

Clark Designs Limited

Building Surveyors & Designers

Design and Access Statement for
Proposed loft conversion incorporating
Rear dormer, removal of lean-to extension
Replacement with rear single storey infill extension
And internal alterations
7 Glasslyn Road, London N8 8RJ

1.1 Introduction

This Design and Access Statement provides information additional to the submitted Application Form, drawings and Photographs.

1.2 The Property and Planning History

The property is a two storey mid-terraced period property and is located in a Conservation Area. Construction is circa 1900s and it was converted into ground and first floor two-bedroom flats probably sometime in the 1970s/1980s. The ground floor flat benefits from a lean-to conservatory addition constructed between the rear projection of this property and the boundary of the left-hand neighbour No. 9 Glasslyn Road.

An application for a Certificate of Lawfulness was submitted in November 2025 (HGY/2025/3225) for the deconversion of two self-contained flats into a single dwelling house. This was approved on 26/11/26.

1.3 This Proposal

My client has just purchased the property and is going to convert the property back to a single dwelling house as a family home.

This application is to demolish an existing lean-to to the existing kitchen and re-build with a flat roof and parapet and to open the back of the building to provide a modern living space. There will be internal alterations – removing partitions, doors etc. to return the house to a single dwelling.

There will also be a loft conversion incorporating a rear dormer.

1.4 Design

The design is to remove the compartmental areas used to split the house into two flats. The rooms will be returned as close to the original footprint as possible. We will, however, add an en-suite to the main bedroom, instead of the current kitchen. We will also be converting the loft with conservation roof lights to the front, a new staircase over the top of the existing and a dormer to the main roof. There are a number of dormers along the rear of the neighbouring properties.

Presently, there is a small kitchen extension on the ground floor with a lean-to extension from that. This is quite old and not in good condition. The plan is to demolish this and construct a new infill extension with a flat roof and parapet. Walls will be removed from the lower ground floor to create one large kitchen/family room with bi-folding doors to the rear garden.

1.5 Access

Access will be via the existing front door and bi-folding doors to the rear.

1.6 Summary

This will be a major overhaul of an existing property that has been converted into two flats. This will now create a large family dwelling and although extending and creating a more contemporary feel, the rest of the house will retain its period features. There are many other houses in this street which have had loft conversions and extensions, so this will not be out of keeping.