

DESIGN, ACCESS & HERITAGE STATEMENT

HGY/2026/2029

Proposed Extension and Internal Alterations and Rear Ground Floor Alterations

11 Glasslyn Road, London N8 8RJ
Haringey Council



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1. Introduction

This application seeks planning permission for the construction of a modest single-storey rear side-return extension, together with alterations to the existing rear elevation and internal remodelling of the ground floor at 11 Glasslyn Road, London N8.

The proposals are intended to improve the quality and functionality of the existing family home by making more efficient use of the underutilised side return whilst enhancing the relationship between the principal living accommodation and the rear garden. The scheme has been carefully designed to preserve the character and appearance of both the host dwelling and the Crouch End Conservation Area.

2. Site Context

11 Glasslyn Road forms part of a continuous terrace of late Victorian houses on the north side of Glasslyn Road within the London Borough of Haringey.

The terrace is characterised by a consistent building line, traditional architectural detailing and long rear gardens.

The property occupies a typical mid-terrace position and contributes positively to the established character of the street.

Whilst the principal elevation remains largely intact, the rear elevations throughout the terrace display a wide variety of historic additions and alterations reflecting the evolving needs of successive occupants.

The application site lies within the Crouch End Conservation Area but is not a Listed Building.

3. Planning Context

The proposal relates solely to domestic alterations to an existing single dwelling.

No increase in the number of residential units is proposed.

The application consists principally of:

- Small infill extension to rear side return
- internal reconfiguration of the ground floor;
- relocation of the kitchen;
- lowering the floor level of the existing office;
- enlargement of existing rear openings;
- installation of new glazed doors to improve access to the garden.

There are no alterations proposed to the principal elevation, roofscape or upper floors.

4. Existing Building

The property is arranged over basement, ground, first and second floors.

At ground floor level the existing layout has developed incrementally and results in a fragmented arrangement of rooms. The kitchen/dining and office spaces are separated from one another and from the rear garden by relatively small openings and differing floor levels.

Whilst perfectly serviceable, the arrangement no longer reflects the way a modern family occupies the building.

The existing rear elevation contains later alterations of no particular architectural significance.

5. Proposed Development

The proposed development comprises a modest single-storey infill extension within the existing side return, creating approximately **9m²** of additional accommodation.

The extension is designed as a simple contemporary addition with a flat roof positioned below the existing rear wall. It occupies a location traditionally associated with later domestic additions to Victorian terraces and remains clearly subordinate to the original building.

The proposal also includes:

- internal remodelling of the ground floor;
- relocation of the kitchen;
- lowering the office floor level to improve circulation;
- enlargement of existing structural openings;
- installation of new glazed doors providing improved access to the rear garden.

The upper floors and principal street elevation remain unchanged.

6. Design

The design seeks to retain the architectural integrity of the original Victorian house whilst accommodating the requirements of modern family living.

Rather than extending significantly into the rear garden, the proposal infills the existing side return, making efficient use of previously underutilised space. This approach limits the visual impact of the development and preserves the openness of the garden.

The flat roof sits comfortably beneath the existing rear wall and ensures the extension remains clearly subservient to the original dwelling.

Large glazed openings improve daylight penetration deep into the plan whilst creating a stronger visual connection with the rear garden.

7. Heritage Assessment

The proposed side-return extension follows a pattern of alteration commonly found throughout Victorian terraces and remains entirely subservient to the host building. Located to the rear and largely screened from public views, the extension does not alter the appearance of the principal elevation or the established roofscape, which are identified within the Conservation Area Appraisal as key contributors to the area's special architectural character.

The proposal respects the original form and proportions of the dwelling through its modest scale, low flat roof and simple contemporary detailing. The extension is readily legible as a modern intervention while remaining visually recessive against the historic fabric.

The significance of the Conservation Area is therefore preserved.

8. Access

No alterations are proposed to the principal means of access from Glasslyn Road.

Internally the proposals significantly improve accessibility by reducing changes in floor level between the principal living spaces and improving circulation through the house.

The enlarged glazed doors also provide a more direct relationship between the dining area and the private rear garden.

9. Planning Policy

The proposals have been developed having regard to:

National Planning Policy Framework

The proposal represents good design that responds positively to its context whilst preserving the significance of the Conservation Area.

London Plan (2021)

- Policy D1 – London's Form, Character and Capacity for Growth
- Policy D4 – Delivering Good Design
- Policy HC1 – Heritage Conservation and Growth

Haringey Local Plan

- SP11 Design
- SP12 Conservation

Development Management DPD

- DM1 Delivering High Quality Design
- DM9 Management of the Historic Environment
- DM12 Housing Design and Quality

The proposal is considered to comply with the objectives of the above policies through its modest scale, careful detailing and sensitive relationship with the existing building.

10. Conclusion

The proposal represents a carefully considered alteration to an existing Victorian family house within the Crouch End Conservation Area.

The development:

- preserves the principal architectural character of the host building;
- leaves the street elevation entirely unchanged;
- confines all external works to the rear of the property;
- improves the quality and functionality of the internal accommodation;
- enhances the relationship between the house and its rear garden;
- preserves the character and appearance of the Conservation Area.

The proposal is therefore considered to represent sustainable development that accords with national, regional and local planning policy, and planning permission is respectfully requested.



1 **Location Plan**
Scale: 1:1250





1 Rear Elevation
Scale: 1:50



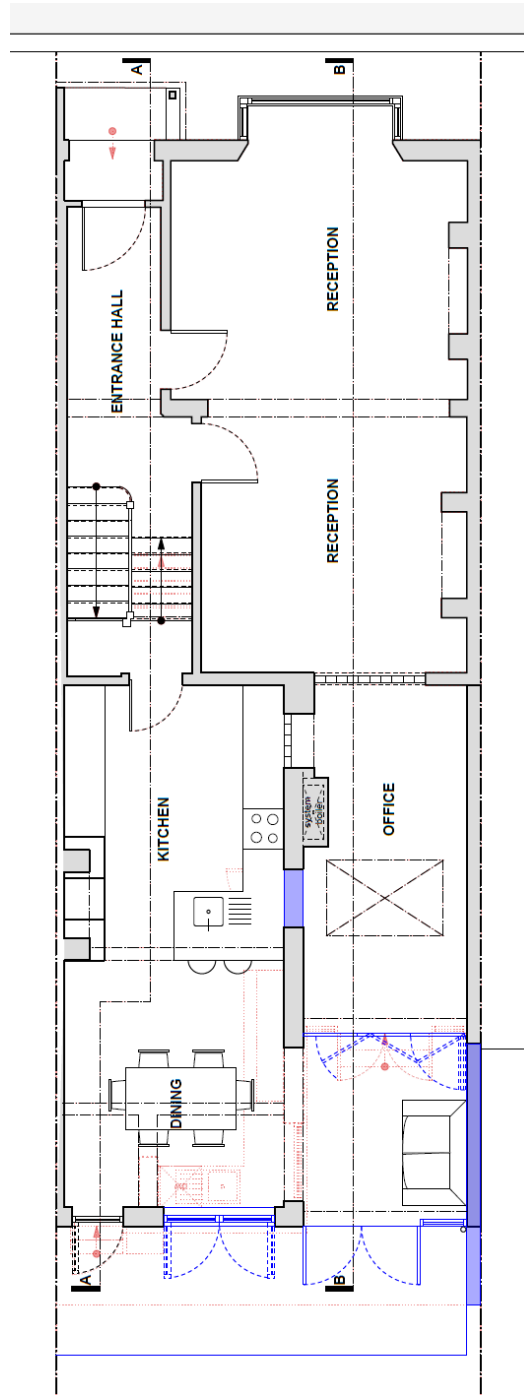
Existing Rear Elevation



1 Rear Elevation
Scale: 1:50



Proposed Rear Elevation



Proposed Floor Plan