ROAR

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19 Glasslyn Road, N8 8RJ

Design & Access Statement

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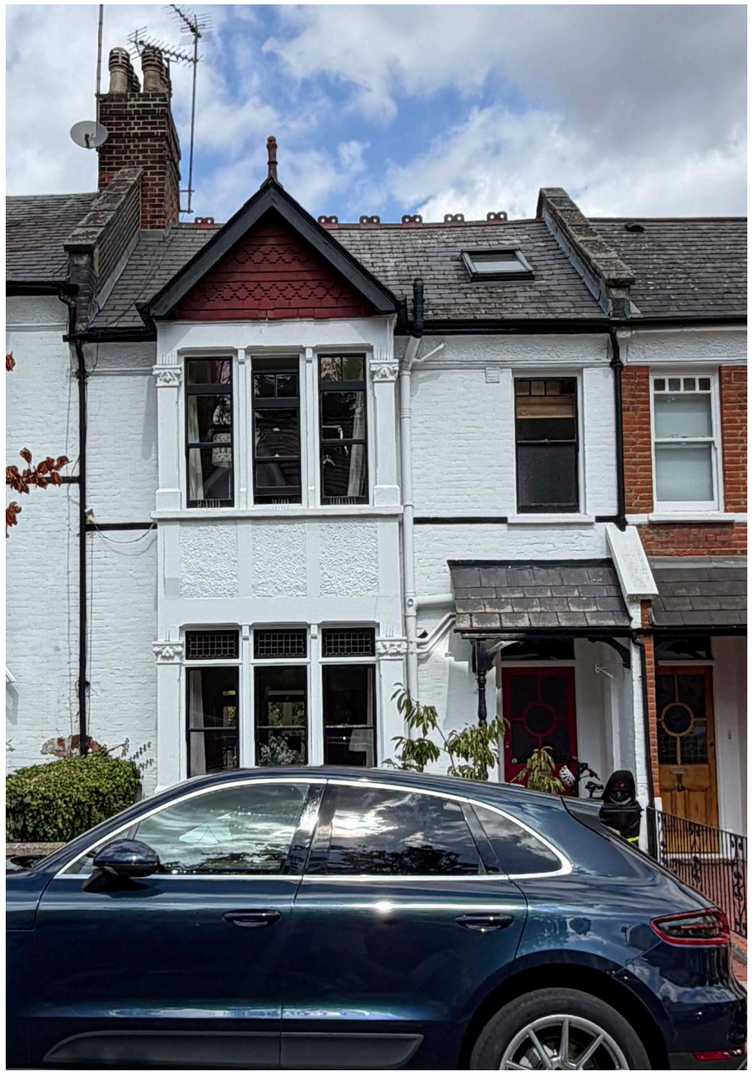
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1.0 Introduction - Existing Building

This document has been prepared by ROAR on behalf our clients Alex Smedley and Megan Protheroe and describes the proposed alterations to 19 Glasslyn Road, London, N8 8RJ in support of the Household Planning Application made to the London Borough of Haringey.



Site Location Plan



Existing Painted Front Elevation

2.0 Existing Building & Context

The property is located within the Crouch End Conservation Area. There is a mix of semi-detached and terraced properties. The property is not a listed building.

No. 19 Glasslyn Road is a four-storey terraced residential dwelling located on the northern side of Glasslyn Road. Houses on both sides of the road are of similar Victorian character with similar architectural detailing.

The materiality of the street is primarily uniform on the front elevations and consist of dwelling houses in brick and render. The rear of the properties are inconsistent with a variety of heights, forms, openings and architectural detailing.

As Glasslyn road is on an incline, the properties are stepped to work with the slope between the flank walls. The result is that the buildings are split level and produce small closed off rooms.

There are no online records of any planning applications for this property.

Policy Considerations:

-National Planning Policy Framework

-Haringey Local Plan 2013

-Haringey DM policy DM1 Delivering High Quality Design

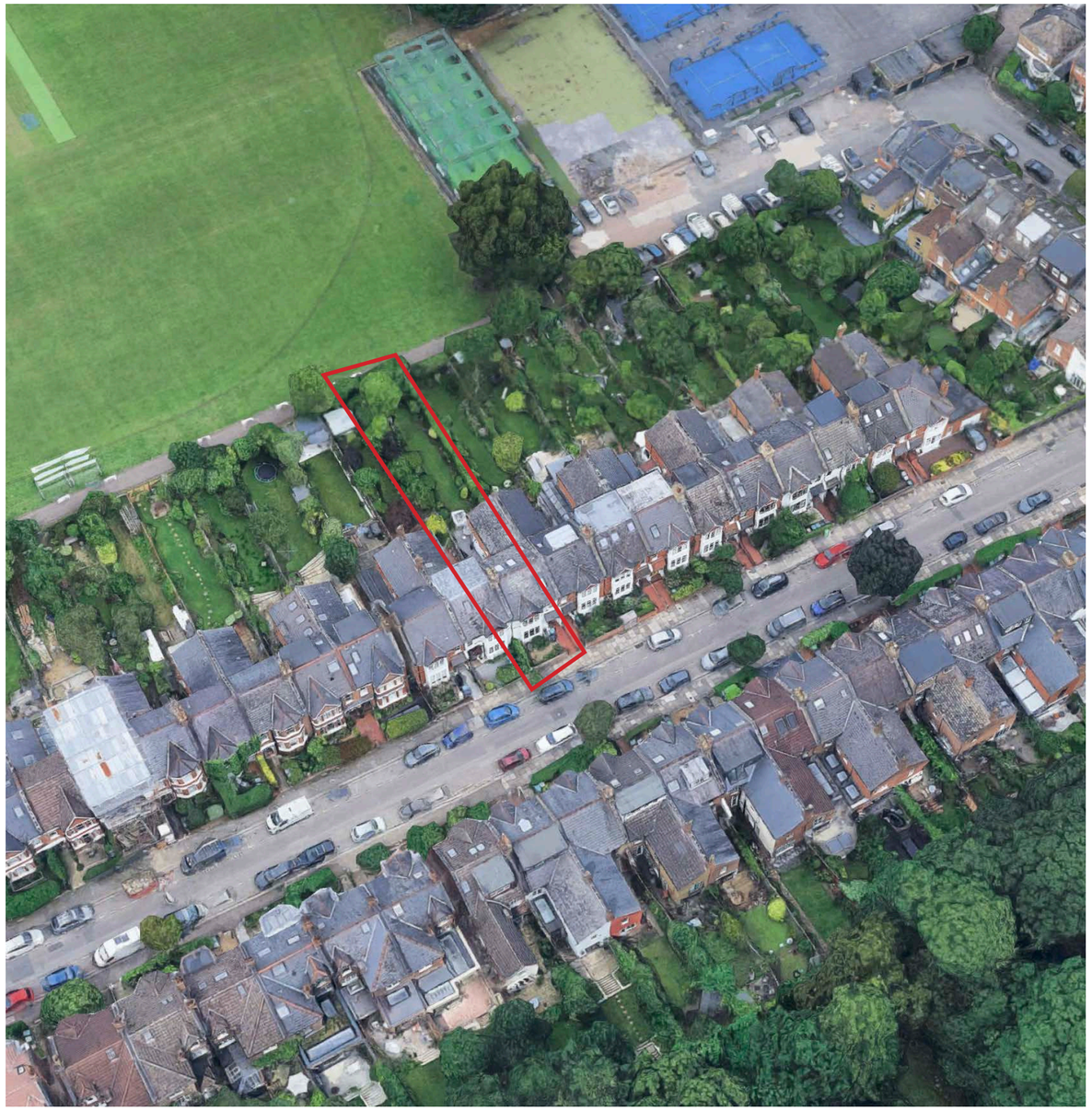
-London Plan policy SP0-Presumption in favour of sustainable development

-London Plan policy SP11 Design

-London Plan policy SP12 Conservation

-London Plan policies 7.4 and 7.6

-London Plan policy 7.6, Architecture 7.8 heritage and archaeology



Aerial view

2.0 Existing Building & Context

The property is a London terraced house which is structurally sound but in need of repair to some external elements.

To the front, the house is finished in white-painted bricks and features a square bay window with a gable above, finished in scalloped tiles. All front windows are sashes with stained glass upper panes. To the rear, the first-floor windows are also sashes, while the kitchen and conservatory have been fitted with contemporary glazing. The roof has one Velux window to the front and two to the rear.

Internally, the house has had previous alterations. The two reception rooms have been opened up into one space, and a small conservatory has been added in the side return. At the rear, two original rooms have been combined to create an open-plan kitchen/dining area, and an outside WC remains. The loft contains a bedroom and shower room within the eaves, though headroom is limited.

The side return is particularly generous for a London terraced house, offering good potential for further extension.

The Building Survey found the property in a dated condition and in need of significant refurbishment, with numerous items of dilapidation and disrepair. The roof tiles are delaminating and need replacing, the single-glazed sash windows show signs of weathering, and the conservatory has high levels of damp.



Rear Elevation & Garden



Front Room Bay Window

3.0 Planning Precedents

Research of recent planning applications on the street showed that a number of buildings have been succesfully extended to meet the needs of their owners. Form, materials and proportion have been considered to elevate the existing building, provide design interest and enhance the living standards of its owners.

We have indentified the following examples of similar approved proposals along Glasslyn Road:



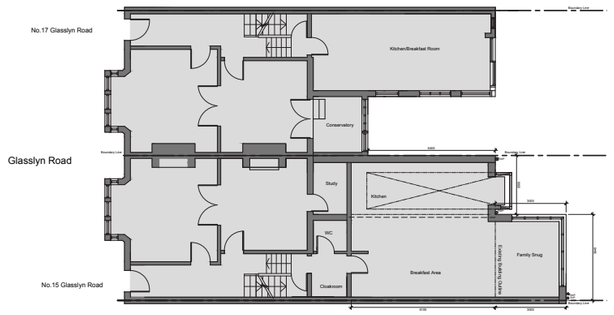
3.0 Planning Precedents

REF: HGY/2018/0143

no.15 Glasslyn road: Rear extension and side infill approved with conditions in 2018

Conclusion:

The proposed extensions would respect the character and appearance of the Crouch End Conservation Area and would not result in an unacceptable impact upon the amenities of neighbouring occupants.



Proposed Overall Ground Floor Plan With Adjacent Property

REF: HGY/2018/0143

no.45 Glasslyn road: Rear extension and side infill approved with conditions in 2020

Conclusion:

Rear dormer roof extensions and front roof lights are a common and established feature of the surrounding area. No.45 has a rear dormer extending across most of the width of the roof. Other examples on Glasslyn Road include full-width dormers similar, or larger than, the proposal. They therefore inform the character and pattern of development of this part of the CA.



FRONT ELEVATION



REAR ELEVATION

REF: HGY/2023/2842 + 2843

no.35 Glasslyn road: Rear dormer + rear extension and side infill approved with conditions in 2023

Conclusion:

The proposal compares favourably with the approved development at No. 35. The proposed ground floor extension would be smaller, and while the dormer would have similar proportions spanning most of the width of the roof, No.19 sits lower in the street scene, it be more traditional in appearance with sash windows.



4.0 Proposed Development

The proposal comprises the replacement of the existing conservatory and infill to the side return between the existing outrigger and the boundary line to no.21 as well as a rear extension.

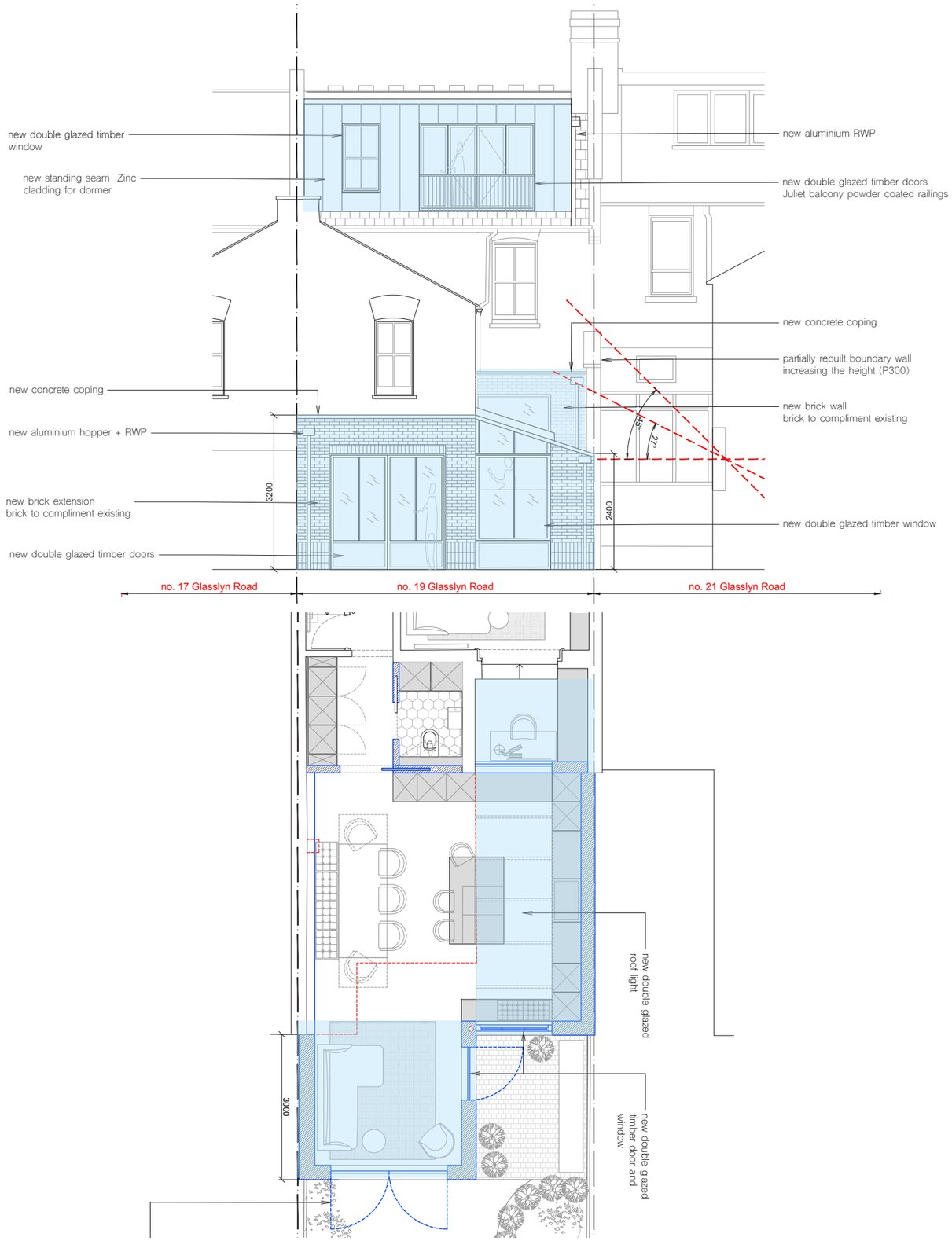
The scale and massing have been considered in respect of Building Research Establishment (BRE) Site Layout for Daylight and Sunlight.

The elevation shows that the 45 degree line drawn from no.21 outrigger window is not interrupted by the ground floor extension. It is worth noting that no.21 is higher up the hill that no.19 which reduces further any potential daylight loss.

For the dormer, the proposal involves the replacement of the existing rear pitched roof with a single storey rear dormer.

The design proposal has been developed in reference to several recent and local approved applications, which are within the same Conservation Area.

The design of the dormer is set back from the eaves to ensure the scale of the developemnt remains subservient to that of the existing building and is in keeping with similar approved development in the local area.



4.1 Proposed Development

Layout:

The lower ground floor and ground floor are being renovated to improve the usability and layout of the social spaces to be more suitable for family life. The proposed new roof extension will provide an improved bedroom and ensuite with improved ceilings heights to bring it to current standards.

Access:

The building has direct access from Glasslyn Road through the front garden and this will be mantained.

The property has no off street parking. The proposal is not expected to increase the amount of car ownership for the property. All other aspects of the access to public transport remain unaltered.

Sustainability:

The construction materials used in the renovation and new build elements will be sourced from either recycled materials or sustainably sourced materials such as FSC timber, non ozone depleting and non toxic insulation. Wherever possible material will be locally sourced.

The rear extension will have double glazed roof lights that will increase the natural light in the kitchen and family living spaces and provide opportunities for a welcoming and bright interior.

The proposal will increase the thermal performance of the building by introducing insulation to all new external walls, floor and roof, as well as internal insulation to some of the existing fabric. The new glazed doors and rooflights will be double glazed and fully sealed to adjacent structure for air tightness.

Scale & Trees:

The proposed extension is subordinate to the main property and respects the integrity of the original design. At the rear of this row of terraced houses are mature gardens with trees beyond and a cricket ground. There is no view from ground level of the proposed extension from public areas and therefore no effect upon the local character of the conservation area.

The rear dormer extension is similar to many other houses in the Conservation Area, including large roof extensions at no.15, 45 & 35 Glasslyn road.

The roof extension will be set from the ridge, eaves and parapet walls and be partially screened by the existing two storey outrigger.

The rear domer extension is proportionate and subordinate to the host roof slope and is in keeping with the pattern of development in the area.

The proposed extension will not impact existing trees nearby. Please refer to the arboricultural report accompanying this application.

Materials:

The rear extensions external brick finish will compliment the existing red brick rear elevation.

The amount of glazing has been considered to comply with building regulations (Approved Doc L).

For the dormer, standing seam cladding will establish the addition as part of the roof, sitting subservient to the main house.

For the front elevation, the proposal is for to remove the existing white painted render, taking it back to the original red brick finish.

5.0 Practice Profile

Founded by Craig Rosenblatt and Shaun O'Brien, ROAR is an architecture and interiors practice inspired by the process of making. They collaborate with craftsmen, specialists and clients to create loved and purposeful spaces.

The practice is dedicated to working within the existing context, complementing the building fabric and the character of the area. They specialise in retrofit projects and firmly believe in prioritising retrofit over demolition and rebuild. Their approach focuses on driving the sustainability of our projects through passive strategies and natural materials. Their projects range from small scale residential to large scale commercial.

ROAR Architects offer an open and design-led approach. Client meetings often turn into design workshops and the studio in Farringdon, London, hosts internal pin-up design reviews where they rigorously question, test and develop each design as a team.

Recent achievements include: Don't Move, Improve! 2025 Sustainability Prize, London Borough of Waltham Forest People Choice Award 2024, Haringey Design Awards 2021 Shortlist, Don't Move, Improve! 2021 featured, Architects Journal, Dwell and 25 Beautiful Homes publications.



6.0 Examples of Work



Newton Park Place

We completed a sustainable & natural material led extension to an historic Victorian property in Chislehurst, South East London. With a brief for a minimal retreat for homeowner Kelly Johnson and her family.





Well Walk

Our light touch refurbishment of a Grade II listed Georgian property in Hampstead has conjured a refined and elegant home as well as a perfect backdrop for the client's private collection of ceramics and art.





Glasslyn

A full renovation of a terraced house in the Crouch-End conservation area. Along with improving the thermal perfomance of the entire home, we created an impressive wrap around extension and full loft conversion.