DESIGN AND ACCESS STATEMENT

Including Heritage Statement

4 Glasslyn Rd, London N8 8RH

To Accompany Householder Application for Planning Permission



Picture taken 06.11.2026

1. Introduction, Site, & Context

This statement supports a planning application for minor alterations to 4 Glasslyn Road, a traditional single-family mid-terraced house (**Use Class C3**) within the **Crouch End Conservation Area**. The property is not listed, sits outside the curtilage of any listed buildings, and has no Tree Preservation Orders (**TPOs**). No trees, hedges, or mature planting will be impacted, and the primary residential use, layout, street setback, and principal site access remain completely unaltered.

2. The Need, Proposal, & Benefits

The property suffers from poor thermal efficiency, becoming uncomfortably hot in the summer and too cold in the winter. To resolve this and adapt for the future, the proposed scheme introduces a series of high-quality upgrades designed to drastically lower energy consumption, improve ventilation, and optimize occupant comfort without harming the external heritage aesthetic.
The works comprise:

- **Thermal Envelope Upgrades**: Sensitive upgrading of windows from single to double glazing, a draught lobby and a new solid pitched warm roof with 2 x 3in1 Velux Windows to the side extension.

- **Rear Modifications**: Replacement of the current timber rear bi-fold doors for powder coated aluminium sliding doors, and the installation of a new window in the extension to replace the existing double doors.

- **Garden**: Making Good of existing damaged garden walls.

Waste disposal, composting, and recycling facilities remain entirely unaffected.

3. Planning History & Precedents
A review of the **Haringey Public Register** confirms an established local timeline of progressive residential alterations. The host property itself benefits from a clear precedent of modernization via three approved applications: **HGY/2009/1485** and **HGY/2009/0344** (single-storey rear/side extensions), and **HGY/1999/1092** (rear roof slope dormer window).

Furthermore, comparable sustainability and efficiency upgrades have been approved nearby, providing a strong policy precedent.

4. Policy Framework & Core Design Principles
The scheme has been designed in strict compliance with **Chapter 12 of the NPPF**, **Policies D3 and D4 of the London Plan**, **Policy SP11 of the Haringey Local Plan**, and **Policies DM1 and DM12 of the Haringey DMP**. *(Note: The Crouch End Conservation Area lacks a formally adopted Character Appraisal)*.

The development anchors itself on three core principles:

- **Material Integrity & Heritage Preservation**: Utilizing context-matching materials to complement the existing architectural fabric while ensuring new elements respect the style of the street scene.

- **Environmental Optimization**: Significantly improving thermal performance and passive ventilation.

- **Neighbor Amenity**: Maintaining privacy boundaries, preventing structural overshadowing, and ensuring acoustic compliance.

Crucially, the vast majority of these alterations—including the new draught lobby fully satisfy the technical criteria and spirit of Permitted Development rights. **This application is primarily required due to changing the damaged modular rooflight extension roof to a solid warm pitched roof with rooflights and slate tiles.** Due to their scale, subordinate nature, and sympathetic design, the works cause zero harm to the historic character of the property or the wider conservation area.



Heritage Statement

Property: 4 Glasslyn Rd, London N8 8RH

Proposal: Draught lobby, single for double glazed windows "like for like", Side Extension roof replacement. Replacement of the current rear bi-fold doors for sliding doors, and the installation of a new window to replace the existing double doors at the rear.

2. Historical Context & Significance
First designated in 1993, the Crouch End Conservation Area is celebrated for its highly cohesive Late Victorian and Edwardian domestic architecture. The primary heritage value of 4 Glasslyn Road lies in its front elevation, which directly sustains the architectural rhythm, historic streetscape, and uniform aesthetic of the residential row, while the rear possesses a lower conservation value due to previous alterations.

3. Impact of the Proposal on Heritage Assets
The proposed alterations have been meticulously designed to respect and enhance the architectural character and heritage significance of the host building and the wider Crouch End Conservation Area. Because the vast majority of these enhancements strictly adhere to the technical criteria and spirit of Permitted Development rights, the overall impact on the historic asset remains completely minimal and positive.

Key mitigation and design choices include:

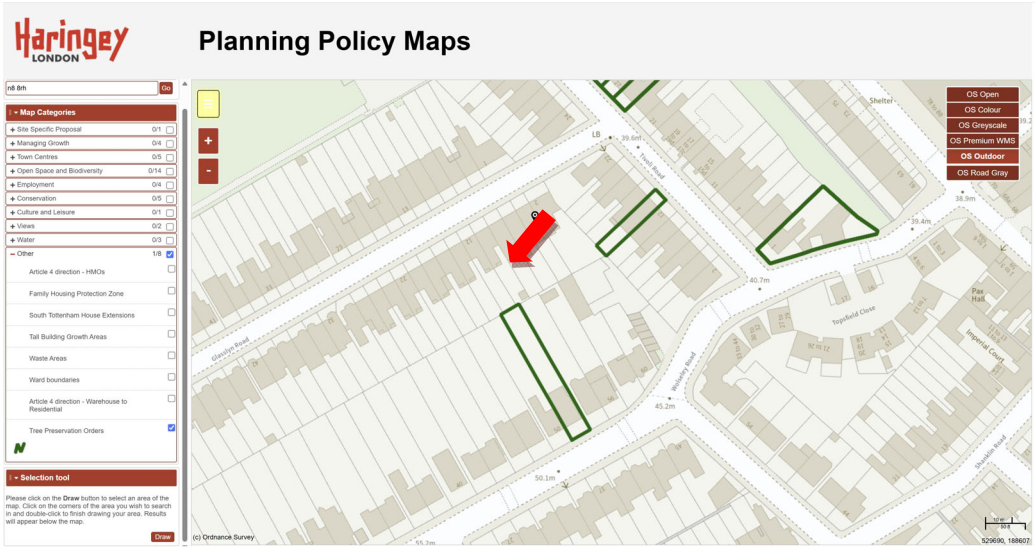
- **Heritage Glazing:** Upgrading from single to double-glazed windows will be carried out on a sensitive "like-for-like" basis, matching the original timber profiles, materials, and proportions to ensure zero disruption to the historic streetscape.

- **Draught Lobby:** The new entrance enclosure is designed in a traditional style that respects the existing architectural fabric and matches the established rhythm of other draught lobbies along the street.

- **Scale, Massing, and Landscape:** The replacement roof for the existing side extension replicates the scale, massing, and profile of the current structure, ensuring no overdevelopment or change in visual bulk. Constructed from high-quality traditional materials that harmonize with the host building, the pitched design will also subtly improve internal thermal performance and reduce external light spillage toward the adjacent property.

- **Visibility:** The most significant landscape modifications are located at the rear of the property with zero visibility from the public highway, ensuring the primary historic street scene remains entirely unaffected.

4. Conclusion:
Overall, the proposal balances modern thermal efficiency requirements with a high level of context-matching finishes, safeguarding the architectural integrity of the property while preserving the character of the Crouch End Conservation Area.


Haringey
LONDON
Planning Policy Maps
Map Categories
Site Specific Proposal
Managing Growth
Town Centres
Open Space and Biodiversity
Employment
Conservation
Culture and Leisure
Views
Water
Other
Article 4 direction - HMOs
Family Housing Protection Zone
South Tottenham House Extensions
Tall Building Growth Areas
Waste Areas
Ward boundaries
Article 4 direction - Warehouse to Residential
Tree Preservation Orders
Selection tool
Please click on the Draw button to select an area of the map. Click on the corners of the area you wish to search in and double-click to finish drawing your area. Results will appear below the map.
Draw
OS Open
OS Colour
OS Greyscale
OS Premium WMS
OS Outdoor
OS Road Gray
(c) Crdnance Survey
529690, 188607

Bird Views:


Glasslyn Rd
Glasslyn Rd
Tivoli


Glasslyn Rd
Glasslyn Rd



Site Photos:



Picture taken 06.11.2026



Picture taken 06.11.2026



Picture taken 06.11.2026