



PROPOSED ALTERATIONS AT
55 GLASSLYN ROAD
LONDON N8 8RJ

DESIGN AND ACCESS STATEMENT

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Introduction

Property

Location

Glasslyn Road runs from West to East and no 55 is one of a pair of similar houses in a terrace on the North side of the street. The property is in Crouch End Conservation Area.

House

The property is a two storey house becoming three storeys to the rear

Proposals

Outline proposals

The owner wishes to remove the solar panels on the front roof slope, replace the existing Velux with a new one with same dimensions and add a further one to match. On the rear roof slope the existing Velux will be replaced with a new one with the same dimensions and a further Velux will be added to match the existing one

Planning history

There was an application HGY/2013/2600 for the erection of a single storey rear extension at lower ground floor level which was implemented

Planning Policies

DM Policy 2017 – DM1 and DM9

London Plan 2016 – 7.4, 7.6

Local Plan 2017- SP12

NPPF2021

Use and Amenity

The work will consist of the removal of the solar panels which are not functioning properly and the installation of 2 new Conservation Veluxes and the replacement of 2 existing veluxes

Siting

The position of the new Veluxes will be in keeping with the Conservation area guidelines

Layout

The internal layout of the attic room will be much improved by the additional rooflights

Impact on neighbouring properties

There will be no impact on neighbouring properties

Materials

The Veluxes will be Conservation type

Refuse

There will be no change to the refuse arrangements

Parking

There will be no change to the parking arrangements

Access

There will be no change to the access arrangements

Summary

The overall design objective is to be in keeping with the existing terrace in terms of design, scale and material. It also takes precedence from similar neighbouring properties and recent applications. It is considered that the proposals have been prepared according to policies in the City Plan, UDP and London Plan. The proposals are of the highest standards of sustainable architectural quality – ie using high quality materials and take account of local character. The proposal will enable the owner to make the attic room into a more useable an attractive room