

46 Cranley Gardens
London N10 3AL

DESIGN + ACCESS STATEMENT



Loft conversion and erection of a rear dormer roof extension with external steel balustrade to rear dormer window and new rooflights to front elevation roof slope.

submitted to Haringey Council - via Planning Portal

by Studio Tashima

on behalf of Anna Khay & Virgil Andrew

April 2026

Haringey Council London Borough
Planning, Regeneration & Economy
Level 6, River Park House
225 High Road
Wood Green
N22 8HQ

DESIGN AND ACCESS STATEMENT

To Whom It May Concern,

On behalf of Anna Khaybrakhmanova & Virgil Andrew, please find our Design and Access Statement in support of a Planning Application for the proposed alterations to No.46 Cranley Gardens. This statement is to be read in conjunction with the photographs and drawings scheduled below.

Drawings	001	Existing Location Plan	1:625 (DIN A1) / 1:1250 (DIN A3)
	003	Existing Site Plan	1:100 (DIN A1) / 1:200 (DIN A3)
	100	Existing First Floor Plan	1:50 (DIN A1) / 1:100 (DIN A3)
	101	Existing Attic Floor Plan	1:50 (DIN A1) / 1:100 (DIN A3)
	102	Existing Roof Plan	1:50 (DIN A1) / 1:100 (DIN A3)
	200	Existing Rear Elevation	1:50 (DIN A1) / 1:100 (DIN A3)
	201	Existing Section A	1:50 (DIN A1) / 1:100 (DIN A3)
	004	Proposed Site Plan	1:100 (DIN A1) / 1:200 (DIN A3)
	110	Proposed First Floor Plan	1:50 (DIN A1) / 1:100 (DIN A3)
	111	Proposed Attic Floor Plan	1:50 (DIN A1) / 1:100 (DIN A3)
	112	Proposed Roof Plan	1:50 (DIN A1) / 1:100 (DIN A3)
	210	Proposed Rear Elevation	1:50 (DIN A1) / 1:100 (DIN A3)
	211	Proposed Section A	1:50 (DIN A1) / 1:100 (DIN A3)
Appendix		photos of property	

I. INTRODUCTION

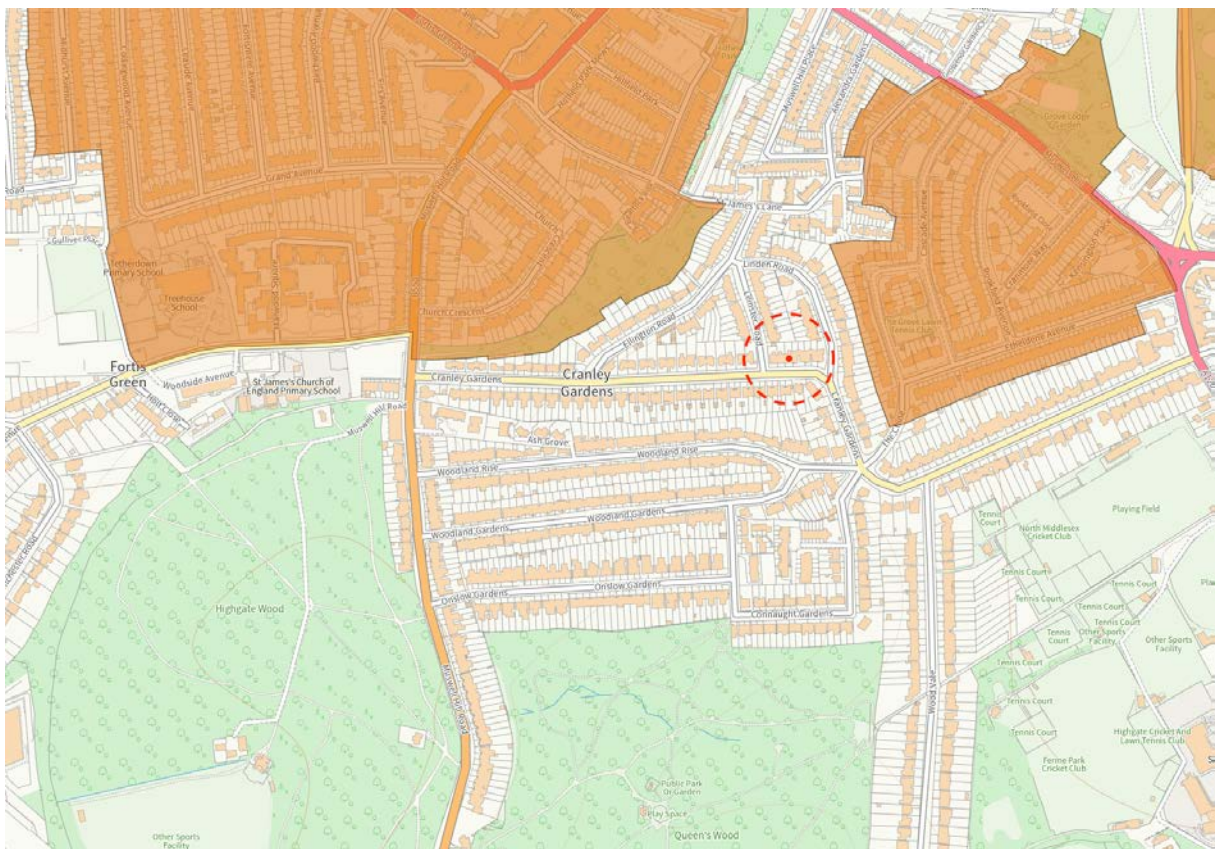
- I.1 This Design and Access Statement is submitted in support of a full planning application for alterations to the property at No.46 Cranley Gardens, London N10 3 AL.

The proposal includes:

- loft conversion and erection of rear dormer roof extension;
- external steel balustrade to rear dormer window;
- new rooflights to front elevation roof slope.

- I.2 These works are designed to increase the space available, improve the overall functionality, and quality of living for the homeowners and their family, while respecting the building's character and relationship with its immediate context.

2. SITE LOCATION AND PLANNING CONTEXT



Location of No.46 Cranley Gardens (circled red dot) between the Muswell Hill and Rookfield Conservation Areas.

Source: https://my.haringey.gov.uk/custom/haringeyLiteMap.html?layer=con_areas&easting=531275.5&northing=189870.44351724&zoom=12483.28912757989&mapsource=mapsources/Maps&addsearch=true



Aerial view of No.46 Cranley Gardens (Google Maps 2026).

- 2.1 The property, built in the early 1900s, is a two-storey terraced house, likely Edwardian, located between the Muswell Hill and Rookfield Conservation Areas and north of Queen's Wood. It is no listed and not in a Conservation Area.
- 2.2 The house comprises a ground floor flat (No.46, flat A) and first floor (No.46) flat, the latter being the property in this application.
- 2.3 Cranley Gardens is a residential street with mostly semi-detached properties and private gardens. No.42-48, together with No.1-7 are the only terraced houses on the west end and higher ground part of the street.
- 2.4 The proposals have been developed with reference to the City Plan 2019-2040, the National Planning Policy Framework, and the Mayor of London's London Plan. Special consideration has been given to preserving and enhancing the character of the property and improving the sustainability and long-term viability of the building.



Street view of No.46 Cranley Gardens (Google Maps 2021).

3. ACCESS

- 3.1 The property is accessed via Cranley Gardens, through a front garden. There is no car parking space within the boundary of the property - parking spaces are available on the street.
- 3.2 The current proposal does not alter the existing access arrangements. Entry points remain unchanged.

4. EXISTING BUILDING

External fabric and roof

- 4.1 The front elevation of the property is a mix of exposed brick and rendered surfaces and remains largely intact, retaining most of its original architectural features.
- 4.2 At the rear, the elevation is primarily constructed of solid brick, with a mix of London stock and red brickwork. The existing rear windows are made of timber and appear original.
- 4.3 The roof is unaltered and made of clay tiles.

Interior

- 4.4 The property is a one-storey single dwelling with 104m² of GIFA at first floor level and a loft space that is currently not habitable and used for storage.
- 4.5 Internally, the house retains much of its original plan form.

5. PROPOSAL

General Objectives

- 5.1 The proposed alterations stem from a desire to improve the property's spatial quality, and space available. The proposals also aim to restore a consistent and sympathetic character to the property through sensitive refurbishment and loft extension.

External alterations

- 5.2 The rear elevation proposal features a rear dormer roof extension as part of the loft conversion intended.

REASON: To increase the space available for the family and relocate the master bedroom to this upper level.

- 5.3 The front elevation will remain as existing and the proposal includes the addition of two rooflights on the front slope of the roof.

REASON: To provide natural light and ventilation to the proposed internal stair and loft floor new bathroom.

Rear dormer

- 5.4 The proposed rear dormer will not exceed the height of the highest part of the existing roof; the eaves of the original roof will be maintained; the edge of dormer will be ≥ 0.2 m from the eaves measured along the roof slope from the outside edge of the eaves; and no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse. The dormer will not be much visible from the rear garden due to the depth of the existing outrigger that will occlude most of its volume (see photos of rear elevation).

REASON: To ensure the dormer is subservient to the original building and sympathetic with the overall appearance and visual coherence of the building.

- 5.5 The roof, face and sides will be finished with zinc of a similar colour and design to the materials used in the main roof.

REASON: To be sympathetic with the overall appearance and visual coherence of the building.

- 5.6 The dormer will be fitted with generous sliding window frames of similar colour and overall shape to the existing house;

REASON: To maximize the natural light and ventilation to the bedroom.

- 5.7 The windows will be fitted with an external steel balustrade of a similar colour to the surfaces of the dormer.

REASON: To be in keeping with the design and colours of the proposed dormer.

Front rooflights

- 5.8 The proposed rooflights will be of a similar colour to the existing roof tiles and protruding no more than 0.15 metres beyond the plane of the slope of the original roof.

REASON: To be in keeping with the design and colours of the existing house.

Internal alterations

- 5.9 The internal plan form will remain as existing and the kitchen will be brought into the main volume of the house connecting it with the adjacent living room through a newly created door opening and the former kitchen will be converted into a study.

REASON: To allow a closer connection between the kitchen and living room.

- 5.10 The proposal includes the removal of the chimney breasts in the bedrooms and new cupboards facing the hallway.

REASON: To increase floor space in the bedroom and the storage available.

- 5.11 A new stair to the loft conversion is being proposed.

REASON: To allow access to the new floor being proposed.

- 5.12 The new loft conversion intends to create a master bedroom, walk-in wardrobe and Ensuite.

REASON: To increase the space available for the family and relocate the master bedroom to this upper level.

6. CONCLUSIONS

- 6.1 The proposed development is sensitive to the building's historic character and setting on the street and area.
- 6.2 The additions are modest in scale and subordinate in form, height, and detailing to the original building.
- 6.3 The internal improvements and spatial reconfiguration significantly enhance the home's functionality, ensuring it remains viable as a long-term family residence.
- 6.4 The proposals will improve the energy efficiency by creating an additional floor that is insulated to current building regulations, and the environmental impact of the building.
- 6.5 The proposals will have no adverse effect on neighbouring amenity, and no visual harm to the area.

We trust this Design and Access Statement clearly communicates the vision, sensitivity, and need for the proposed alterations and respectfully request the Council's support.

With kind regards and many thanks for your consideration.

Sincerely,



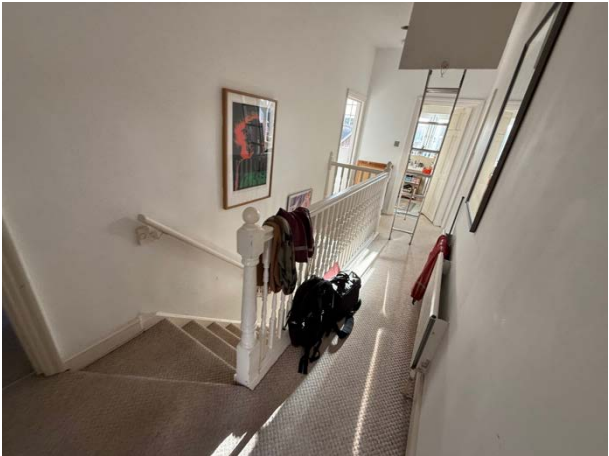
APPENDIX – Photographs



view of the front elevation



view of the stair access to first floor level



view of the first floor hallway



view of the rear elevation



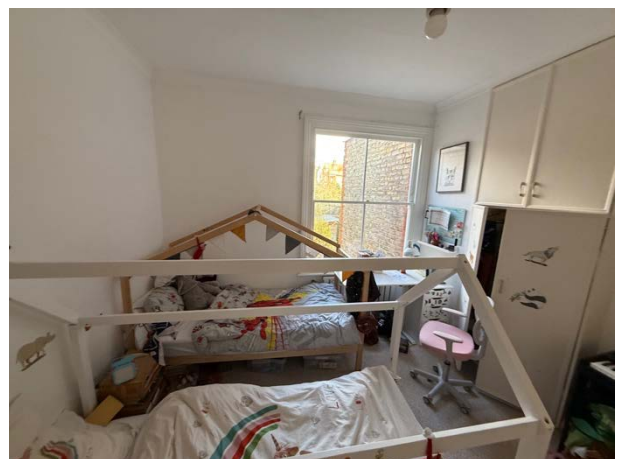
view of the rear elevation parapet wall to No.48



view of the rear elevation parapet wall to No.44



view of the rear bedroom



view of the rear bedroom



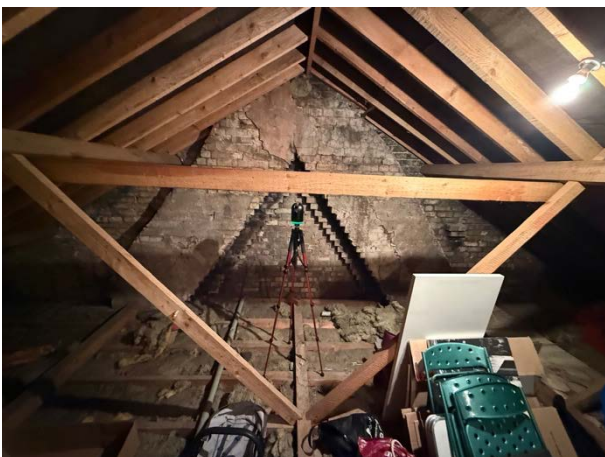
view of the existing kitchen



view of the existing kitchen



view of the corridor from the kitchen



view of the existing loft



view of the existing loft