



HERITAGE STATEMENT

22 Bryanstone Road

Crouch End

Haringey

London

April 2026

This Heritage Statement is to be read in conjunction with the Householder planning & demolition in a conservation area application for 22 Bryanstone Road, Crouch End, Haringey, London

Heritage Statement

This Heritage Statement accompanies a Householder Planning Application for the replacement of the existing outdated dormer with a more contemporary and sympathetic design. It should be read alongside the submitted drawings.

Introduction

22 Bryanstone Road lies within the Crouch End Conservation Area, an area characterised by its 19th-century origins and subsequent phased development. The conservation area contains a rich variety of Victorian residential architecture, contributing to its distinctive historic and architectural character.

History of the Area

A defining feature of the Crouch End Conservation Area is its historic street layout, centred around key junctions and a vibrant town centre. Residential terraces extend to the east and west, with larger plots and semi-detached properties to the south. This creates the character of a suburban residential district anchored by a strong commercial core.

Crouch End retains a village-like atmosphere within London, supported by a thriving local economy and long-standing Victorian shopping parades. Limited public transport links have helped preserve its distinct identity, making it an attractive location for families seeking a quieter environment while maintaining access to the wider city.

The specific sub-area relevant to this proposal is Crouch Hall Park, developed in the 1880s by the Imperial Property Investment Company. The area is arranged in a grid-like pattern and is predominantly composed of Victorian terraces built in a variety of styles. The architectural variation suggests that multiple contractors contributed to the rapid development of the neighbourhood.

22 Bryanstone Road

The application property is located on the eastern side of Bryanstone Road, forming part of a mid-terrace row of Victorian houses that share a broadly consistent architectural style. Over time, some variation has emerged through painted or rendered façades. Several properties, including No. 22, feature coloured glass within their front doors and bay windows.

The house is two storeys with an existing loft conversion used for residential purposes. Internal renovations have previously been carried out, including the opening up of the ground floor and installation of a modern kitchen. Externally, the property was historically

pebble-dashed but is now finished in rendered brick with timber-framed windows and doors.

The Proposal

The proposal seeks to replace the existing dormer with a more up-to-date design that remains sensitive to the character of the conservation area. The design has been carefully considered in relation to the site, its historical context, and the materials and forms typical of the surrounding properties.

The proposed materials will be sympathetic to those found locally, enhancing the architectural quality of the property while respecting its historic character. Similar upgrades have been carried out on neighbouring properties, including No. 2 Bryanstone Road.

As the dormer is not visible from the street, its visual impact on the conservation area is minimal. The proposal has been designed to ensure no adverse effect on neighbouring amenity and to maintain the overall character of the terrace.

Conclusion

The proposed dormer replacement is in keeping with the existing property and the wider conservation area. It enhances the architectural quality of the building while remaining respectful of its historic features. The design supports modern family living, consistent with similar developments on Bryanstone Road and within the surrounding area. The impact on the conservation area is considered minimal and acceptable.