



DESIGN AND ACCESS 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

Design and Access Statement

General

This planning application relates to proposed alterations to a mid-terrace property at 22 Bryanstone Road, located within the Crouch End area of the London Borough of Haringey (N8 8TN).

The works comprise the replacement of the existing outdated dormer with a more architecturally appropriate and contemporary design, similar to improvements already carried out on neighbouring properties. The proposal is for an L-shaped dormer featuring a Zinc façade consistent with other recently constructed dormers in the area. To ensure the design remains sympathetic to the Conservation Area, a more modern glazing system is proposed.

Consideration

In developing this proposal, careful consideration has been given to the existing character and condition of the property. Our aim is to enhance the home's functionality by creating a space suitable for family use while ensuring it remains visually and structurally integrated with the original building. The design has been approached sensitively with respect to both the property and its wider surroundings.

Use

- The proposed extension will provide an improved bedroom space that meets modern standards and reflects contemporary patterns of family living.
- The proposal does not alter the existing residential use of the dwelling. The surrounding area is predominantly residential, making the proposal appropriate for its context.
- Several nearby properties have undertaken similar extensions and improvements, demonstrating a clear local precedent for this type of development.

Location

- The property lies within the Crouch End Conservation Area, and this has been a key consideration throughout the design process.
- The house is surrounded by terraced properties on all sides. Potential impacts on neighbouring dwellings have been carefully assessed, and we believe the proposal will have minimal effect on adjoining homes.
- By enhancing the design and appearance of the property, the proposal aims to make a positive contribution to the character of the surrounding area.

Visibility

- The proposed extension will not be visible from any public roads.
- It may be partially visible from first-floor windows of neighbouring properties on 20–14 Crouch Hill Road and 60–64 Berkeley Road, though views are significantly screened by dense vegetation.

Design and Layout

- The proposal increases internal space, creating a more usable, lighter, and better-configured room suitable for a growing family.
- Numerous surrounding properties have undertaken similar loft extensions, including 3 Russell Road (HGY/2016/1222), which has informed the design approach.
- The relationship between massing and glazing has been carefully considered. Increased glazing to the rear and outrigger reduces the perceived bulk of the dormer and provides improved natural light.
- The rear and side glazing has been angled to further reduce visual massing when viewed from the garden.
- The rear dormer is set back from the eaves to minimise bulk and maintain a sympathetic relationship with the original roofline.
- The overall design closely follows the style and proportions of the dormer at 3 Russell Road, ensuring consistency with established local precedents.

Relationship with Neighbours

- The neighbouring properties at No. 20 and No. 24 have been carefully considered. Due to the significant vegetation and separation distances, we believe the proposal will not adversely affect properties on Berkeley Road or Crouch Hill.
- The extension will not result in overlooking of neighbouring gardens, public highways, or footpaths.

Appearance

- All materials have been selected to complement the existing building and the surrounding Conservation Area.
- Proposed materials include:
 - Zinc Cladding to propose a high quality design
 - Metal frame powdered coated to match the Zinc finish.

Sustainability

- The extension and upgraded fenestration will comply with current U-value regulations, improving the property's thermal performance and helping maintain a strong Energy Performance Certificate (EPC) rating.

Conclusion

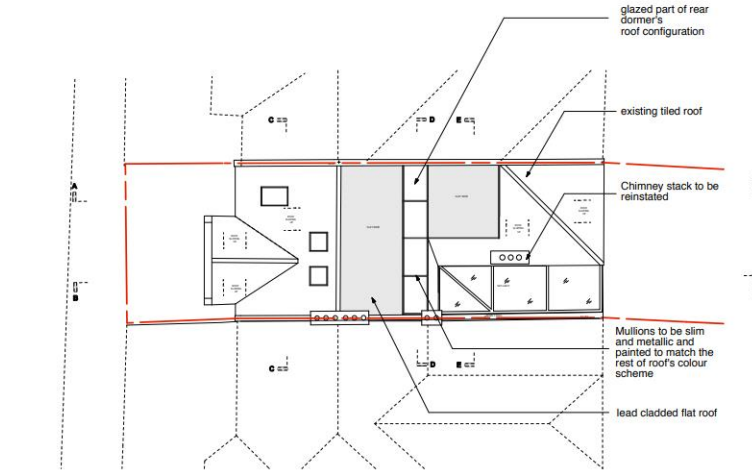
This proposal seeks to replace the existing outdated dormer with a contemporary L-shaped dormer consistent with others in the area. The new design will enhance both the appearance and functionality of the loft space. The proposal respects the existing character of the property, supports modern family living, and remains sensitive to the Conservation Area.

In preparing this design, we have been particularly mindful of:

- Enhancing the original property's character, with the extension reflecting the scale and form of dormers at No. 2 and other nearby examples
- Creating a contemporary yet complementary bedroom space
- Strengthening the relationship between the loft room, rear elevation, and garden
- Aligning with the Council's Core Strategy, the London Plan, relevant Supplementary Planning Guidance, and Crouch End Conservation Area policies

Appendix 1

HGY/2016/1222



0m 5m
DESIGN PROPOSAL _ Roof Layout

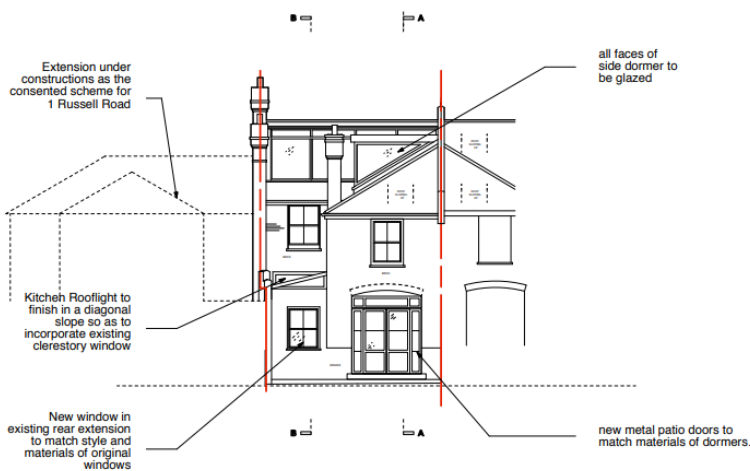
General Notes
All dimensions to be verified on site
To be read in conjunction with all relevant documents
In the event of discrepancy notify the Architect immediately
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Issue Status	Information	Feasibility	Design
P	Permissions	S	Scheme
C	Construction	E	Existing Condition

(.) Issued for Planning (4.04.16/DA)
Revision: Information (date/drawn by)

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03 Russell Road
PROPOSAL
Roof Layout
1:100@A3 April 2016
RR003-P106(.)



0m 5m
DESIGN PROPOSAL _ Rear Elevation

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Rear Elevation
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Site Images

