

Heritage/Design and Access Statement



**57 Priory Gardens, London, N6 5QU.
Prepared by Mr S. French at, Jun 2026.**

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The proposal will take the form of a Hip to Gable and dormer roof extension to the existing rear-facing roof slope and insertion of one Velux window into the forward-facing roof slope. These Roof extension and insertion of Velux window are proposed to facilitate a loft conversion.

The proposal is a direct result of the need for additional living accommodation for a growing family.

2.0 Subject Site and Highgate conservation area.

57 priory Gardens lies withing the Highgate conservation Area and is within Sub-Area 5 – Shepards Hill which Lies to the east and north of Archway Road. The property from number 33 – 83 are all Edwardian, semi-detached house. These houses are characterised by there. Step front gardens casement windows, bay windows and half-timber decoration on some of their porches.

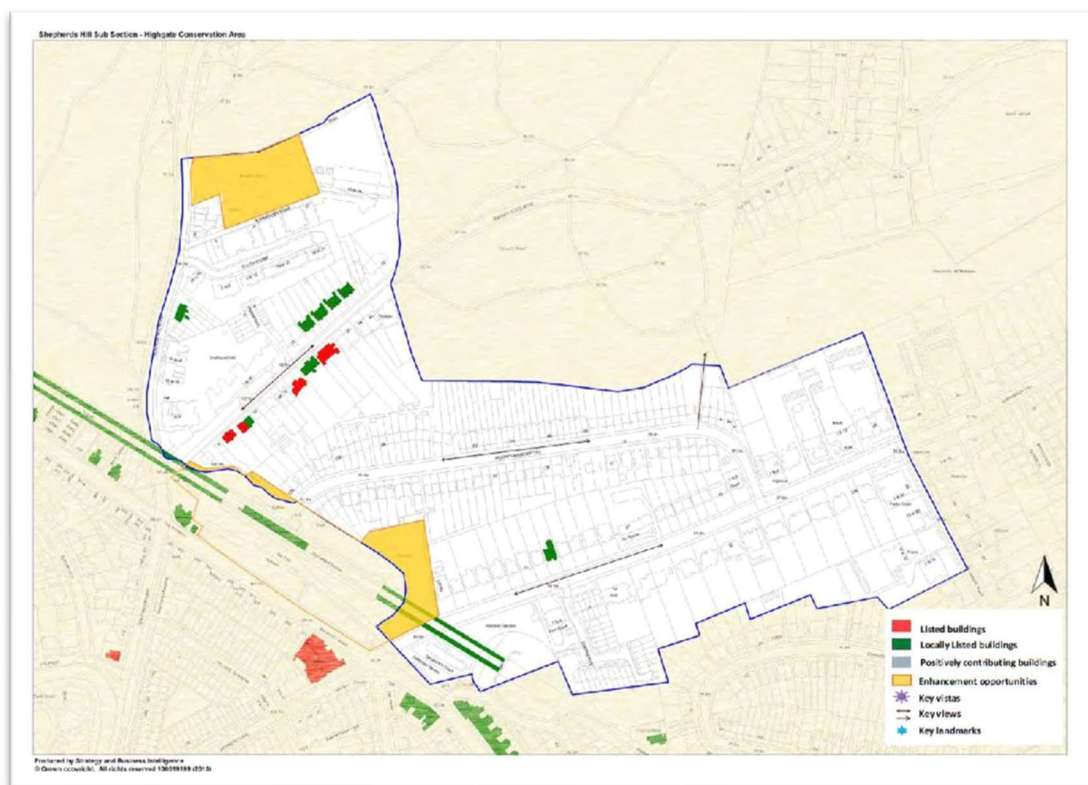


Figure 1 57 Prior Gardens, Sub-Area 5 (Shepards hill) Part of Highgate conservation area.

3.0 Proposed Development

The proposal will take the form of a Hip to Gable conversion and rear dormer roof extension along with the insertion of one Velux window into the forward-facing roof slope. These roof extensions and insertion of Velux window are proposed to facilitate a loft conversion.

The Proposed design of the loft conversion is in keeping with the character, size and scale of other existing approved loft conversions within the conservation area. Materials used in construction will complement those used in construction of the existing house.

The proposal is a direct result of the need for additional living accommodation for a growing family.

There are no specific design guides for conservation area available from Haringey council although they do provide reference to guidance from:

- Historic England
- the Society for the Protection of Ancient Buildings.

Although it is rare for large hip to gable loft conversion to be acceptable within a conservation area there are many examples of approved loft conversions of this type along priory gardens and specifically to this type of house.

The following pictures indicate other similar roof extensions and rooflights installed on other properties already approved in the immediate area which lies within the conservation area.



Figure 2. No 63 Priory Gardens, existing loft conversion



Figure 3. No 55 Priory Gardens, existing loft conversion.



Figure 4. No 51 Priory Gardens, existing loft conversion



Figure 5. No 43 Priory Gardens, existing loft conversion.



Figure 6. No 39 Priory Gardens, existing loft conversion.

4.0 Access Statement

The proposed roof extension will not affect the existing car parking arrangements or change any access to the property. The existing front door and front access to the building, facing Priory Gardens will remain as existing, and the proposed alterations will not affect any means of access.

The street benefits from pedestrian and vehicular access with pavements and parking on both sides of the two way road.

Access to the property will therefore be the same, including the access to the rear garden.

5.0 Summary

The proposal should be considered acceptable for the following reasons:

- The design is in keeping with the character, size and scale of the existing approved loft conversions in the area.
- Materials used in construction will complement those used in construction of the existing house.

6.0 Contractor Commitment & Contact Details

As a conscientious designer undertaking a significant number of conversions within the local area, we are keen to work with the local authority in order to achieve an extension which meets both the requirements of the local authority but also provides our client with the much-needed space to improve the standard of family life. Should the nominated planning officer wish to discuss any elements of the design then I can be reached via the Architects details below:

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