

10 FITZROY PARK
LONDON N6 6HU

DESIGN AND ACCESS STATEMENT

June 2023

Note:

In 2015, this application was submitted, and consent was given (Application Ref: 2015/2036/L & 2015/1916/P) for the attic conversion and inclusion of 4 traditional dormer windows. Unfortunately, due to unforeseen circumstances, our clients were not able to proceed with the works within the three-year period conditioned for commencement, and they are now seeking to reapply for the same scheme.

DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

- 1.1 The purpose of this document is to support the Planning and Listed Building Applications for the proposed alterations of 10 Fitzroy Park and to provide further information outlining the development of the design proposals.
- 1.2 This document has been prepared by STUDIOAida Ltd, an architectural practice leading this project and should be considered in conjunction with drawings prepared by STUDIOAida Ltd, as well as Heritage Statement prepared by MVHC Ltd, a practice dealing exclusively with historic cultural environments. Both Practices have over 20 years of experience of working with Listed Buildings in London and the UK.

2.0 SUMMARY

- 2.1 The main proposals are to introduce four new dormer windows to the existing roof, of which three are to be to the rear of the house and one to the side of the house. Internally, a new staircase is proposed to access the existing attic, where a new playroom, studio room, and small bathroom are proposed.

3.0 APPLICATION SITE

3.1 Location

No 10 Fitzroy Park is located on the southern part of the street, opposite Fitzroy Park Allotments. On the south, Fitzroy Park terminates with Millfield Lane, and to the north, it terminates with The Grove.

3.2 Statutory Site

10 Fitzroy Park is listed Grade II building. It was on 20th March 1996. The house is within the Highgate Conservation Area and Fitzroy Park Sub-Conservation Area in the London Borough of Camden.

Detailed analysis and description of the heritage assets are provided in the accompanying Heritage and NPPF Justification Statement.

3.3 The Existing Building

10 Fitzroy Park was designed by architect E.V. Harris and his colleague Donald McMorran in 1932 for his own occupation. Following his death, the house was left in trust for use by Camden Council. The building is a good example of the Neo-Georgian architectural style inspired by Lutyens. Due to the way terrain slopes, the layout of the house appears as a single-storey (with basement) to the front, and a full lower storey to the rear, with the attached side extension added in 2008 that replaced the original garage. The listing further describes a curved wall, at the rear, as: “an offset to the balancing projecting wing of the L-shaped house to the right.”

The house is made of a narrow red brick and has a graded hipped slate roof with tall chimneystacks hidden partly behind the high parapets.



Figure 1 – 10 Fitzroy Park, view of rear elevation as existing

Prior to its purchase in 2004 by the current owners, the property fell into disrepair, and it was placed on the list of *Heritage at Risk* by Historic England.

By doing the necessary repairs and alterations to upgrade this building, the current owners have proved their commitment that removes any uncertainty about the future preservation of this heritage asset.

These repairs and alterations to the property were done in 2007/8, following planning / Listed Building consents. In 2013, further approvals were granted for the introduction of a glass canopy over the front courtyard.

Our clients, the current occupants, continue to enjoy the house and the grounds keeping both in excellent order.

4.0 CONSULTATIONS

Following the Pre-Application consultations, proposals were finalised in accordance with the advice received on 25 March 2015 from Planning Officer Victoria Pound (2015/1366/PRE).

The response received has been positive, and the proposals were acceptable:

"The proposed dormers are considered to be appropriately positioned, and their number and scale not overwhelming to the building's simple roof slopes and prominent chimneystacks."

And

"Internally, the proposed works to the attic level will have a very limited impact on the building's historic fabric, and the use of the attic as a living space will not have an appreciable impact upon the character or hierarchy of the principal floors, as it will be accessed by a secondary staircase."

The response has also advised that an additional photomontage showing the proposed side elevation as a street view is produced. This has been prepared and is submitted with the other proposed documents.

5.0 THE PROPOSALS

The CABE guidance indicates that the proposal should be assessed against a checklist comprising use, amount of development, layout, scale, landscaping, & appearance.

5.1 Use

The use of the site as a single-family dwelling will remain unchanged.

5.2 Amount

The amount of development has been limited to the minimum necessary for the functional adequacy of the proposed works and is wholly consistent with the context of the site.

5.3 Layout, Scale, and Appearance

In order to provide more storage and additional liveable space, a reconditioning of the existing attic is proposed to create a new playroom area and a small studio. The attic, as it is now, has no natural light. It is proposed to insert four new dormer windows.



Figure 2 – Proposed Rear Elevation showing new dormers in line with the windows below. The dormer windows are designed to match the style of the existing house



Figure 3 – Proposed Side Elevation – The proposed dormer is in line with the windows on the lower floors. The new dormer is designed in a traditional manner, and it matches the style of the existing house.

- 5.4 There are three new dormers to the rear of the house, facing the large garden, and one to the side elevation facing Fitzroy Park towards Highgate and Parliament Hill, all designed in a traditional manner and in keeping with the existing house.
- 5.5 All dormers are designed to be discreet in size, thus respecting the hierarchy of the existing house and its proportions. The dormers will align with the existing windows on the Ground and First Floors, both at the rear and on the side elevations. All windows will have a desirable distance from chimney stacks and the roof ridge and will be set behind the existing parapet.
- 5.6 No changes to the roof line/ridge or roof height are proposed, and there will be no changes to the front of the house. Therefore, we believe that the proposed changes will have a minor impact on the character of the house and the conservation area.
- 5.7 Internally, minor alterations would be required to accommodate the proposed new staircase to the attic. It will be contained within the already modified bedroom wing (formerly servant quarters) and within the footprint of the existing built-in wardrobe so that the layout of the bedroom does not change.



Figure 4 – the existing landing where re-opening of the door is proposed.



Figure 5 – The existing bedroom and the wardrobe where the new stair is proposed to be located

- 5.8 The access to the new stair would be through the re-opened door, to be treated as a jib door, which will be set in the panelling. This door is located on the main staircase landing. It is considered that the impact on the existing internal layout of the upper floor bedroom is negligible. No other changes to the internal layout are proposed.

6.0 ACCESS

- 6.1 Access to the property from the public footpath at the front of the property to the front entrance door will remain unchanged. No change is proposed to the way out from the back hall to the private garden at the rear of the house.
- 6.2 Existing general horizontal/vertical circulation will remain unchanged except for the introduction of the new internal access stairs, to the existing attic, from within the existing bedroom via the re-opened door of the main staircase landing hall.
- 6.3 The parking arrangement remains unchanged.

7.0 PLANNING POLICIES

The following policies are relevant to the proposals:

7.1 Preserved UDP Policies:

- *S7 - The Council will seek to protect and enhance the Borough's historic environment and ensure that all development is designed to the highest standard and protects and enhances its surroundings.*

And

- *B1 - General design principles - The Council will grant planning permission for development that is designed to a high standard.*

Response:

The proposed development is designed to a high standard and is thus consistent with the policy requirement.

- *B3 – Alterations and extensions - Alterations and extensions and Townscape Features The Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area.¹*

Response:

It is considered that the discreetly designed dormer windows addition will not be detrimental to the architectural quality of the existing building or to the surrounding area. The *form*,

¹ *The Council will consider whether:*

- a) the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;*
- b) extensions are subordinate to the original building in terms of scale and situation;*
- c) original features are retained or restored;*
- d) high quality materials that match or complement existing materials are used;*
- e) unsympathetic alterations or extensions are removed or improved;*
- f) the architectural integrity of the existing building is preserved; and*
- g) building services equipment is appropriately located.*

proportions and character of the building and its setting, will be retained, thus the special value and significance will be preserved.

The size of the dormers will be subordinate to the main building, placed behind the existing high roof parapet, and in line with the existing windows below, thus preserving the integrity of the main building.

7.2 Core Strategy Policies

- *CS 14 – Promoting high quality places and conserving our heritage.*

Please see Heritage and NPPF Justification statement prepared by MVHC Ltd, which provides a response to these policies.

7.3 Local Development Framework:

- *DP 24 – Securing high quality design.*

Response: See Above

- *DP 25 – Conserving Camden’s heritage*

Response:

Please see Heritage and NPPF Justification statement prepared by MVHC Ltd, which provides a response to these policies.

7.4 The other relevant documents - Supplementary Planning Guidance:

- Highgate Conservation Area Appraisal and Management strategy - Roof alterations and extensions:

Response:

Please see Heritage and NPPF Justification Statement prepared by MVHC Ltd, which provides a response to the policies.

8.0 CONCLUSION

The proposed alterations to this Grade II Listed property are carefully considered and designed with the highest architectural standards and will be constructed to exacting conservation requirements.

The application proposal is for a minor scheme of works, which will not result in a significant impact on the character and appearance of the Conservation Area or the setting of any adjacent Heritage assets.

The proposed materials and architectural details follow the character and appearance of the area.

It is considered that the proposal adheres to the relevant development planning policies and, therefore, should be granted Planning and Listed Building Consent, with reserved matters as appropriate.