

10 FITZROY PARK  
LONDON N6 6HU

DESIGN AND ACCESS STATEMENT

November 2023

**Disclaimer:** Following numerous recent crime incidents in the area, our clients have been left fearful for their safety and have no option but to seek some form of physical protection/barrier for the property. Please see police report number CAD 5354/9Oct23 for further information on some of the incidents.

## **DESIGN AND ACCESS STATEMENT**

### **1.0 INTRODUCTION**

- 1.1 The purpose of this document is to support the Planning and Listed Building Application for the proposed alteration 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 a Heritage Statement prepared by MVHC Ltd, a practice dealing exclusively with historic cultural environments. Both Practices have over 20 years experience of working with Listed Buildings in London and the UK.

### **2.0 SUMMARY**

- 2.1 The main proposal is to erect a low-level wall and gate at the front of the property to create much needed separation between the public pedestrian's footpath and the private residence. The owners of 10 Fitzroy Park have experienced several antisocial incidents including having a high-value vehicle stolen earlier in the year, and their son's phone stolen outside of the property. Additionally, there was an attempted theft of their second vehicle. The owners have also reported various burglaries on the street including worker's vans, which are parked outside the property, being broken into. The lack of separation between the road/footpath and the private property, has also allowed for drivers to frequently use the driveway of 10 Fitzroy Park to turn their vehicles. This has resulted in the damage of one of their plant pots as well as a tree being knocked (as pictured below). Pedestrians also frequently enter the driveway to get a closer look into the property through the front windows. Due to the house being very isolated and dark at night, as well as the following incidents, the owners now feel unsafe. We have proposed the creation of a low-level boundary wall, to protect the owners and prevent strangers from trespassing on the property, thus reducing the risk of theft and harm to the property. The proposals will maintain the exterior appearance of the site.



**Figure 1 – Damages to the plant pot and tree on the property of 10 Fitzroy Park.**

### 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. It is notable that the Fitzroy Park Allotments have significantly increased pedestrian flow in the area since the property was designed in 1932.

#### 3.2 Statutory Site

10 Fitzroy Park is listed Grade II building. It has been listed 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 story (with basement) to the front, and a full lower story 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 right.”*

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



**Figure 2 – 10 Fitzroy Park, view of front 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 English Heritage.

By doing the necessary repairs and alterations to upgrade this building, the current owners have proved their commitment, which 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 THE PROPOSALS**

The proposal is to erect a low-level wall and gate, using materials that match that of the existing property, with level planters following the border of the inside wall.

### **4.1 Use**

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

### **4.2 Amount**

The amount of development has been limited to the minimum necessary for functional adequacy whilst conserving the site heritage and ensuring the privacy and security of the property's dwellers.

### **4.3 Layout, Scale, and Appearance**

To provide more privacy and security to the property, it is proposed to insert a low-level wall and gate to create a subtle but effective partition between the public walkway and the private residence.



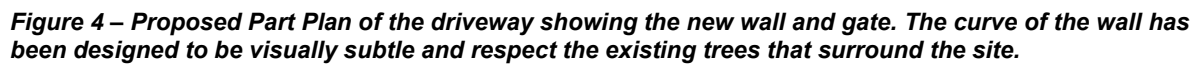
**Figure 3a – Proposed Front (North-West) Elevation showing new low-level wall and gate. The design mirrors the form of the existing building which follows the slope of the terrain. We propose using narrow red brick to build the wall, to match the original building, and solid wood for the gate.**



**Figure 3b – Proposed Front (North-West) Elevation showing new low-level wall with the gate open.**

- 4.4 The materials used for the new gate and wall have been selected to match and complement the existing building materials. This will ensure that the changes to the front of the property cause minimum visual impact.
- 4.5 The proposed low-height wall has been designed to be discreet in appearance and to mirror the existing exterior walls.
- 4.6 No changes to the roof line/ridge, or roof height are proposed, and there will be no changes to the house itself. Therefore, we believe that the proposed changes will have a minor impact on the character of the house or the conservation area.





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

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

Response:

It is considered that the discreetly designed boundary wall and gates will not be detrimental to the architectural quality of the existing building, or to the surrounding area, and that *form, proportions, and character of the building and its setting*, will retain its value and significance. The height of the gate and wall is designed to be at a low level, to preserve the external appearance of the property, whilst adding much required security and a level of privacy.

## 6.2 Core Strategy Policies

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

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

## 6.3 Local Development Framework:

- 6.3.1 *DP 24 – Securing high-quality design.*

Response: See Above

- 6.3.2 *DP 25 – Conserving Camden's heritage*

Response:

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

## 6.4 The other relevant documents - Supplementary Planning Guidance:

- 6.4.1 Highgate conservation area appraisal and management strategy - Roof alterations and extensions:

Response:

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

---

<sup>1</sup> 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.

## 7.0 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 exact 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, the setting of the application site, or any other Heritage assets in the vicinity.

The proposed materials and architectural details follow the character and appearance of the subject property and the context 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.