

10 FITZROY PARK
LONDON N6 6HU

DESIGN AND ACCESS STATEMENT
March 2025

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 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 It is proposed to build a discreet timber enclosure, housing an electric sauna, ho/cold plunge and covered decking area. This structure will replace the existing shed which is currently hidden behind along the east edge of the garden. The proposed material is timber, matching the existing rear extension, built in 2008, which is made from dark stained timber and glass. This has been designed to be of modest scale, and will complement the overall appearance of the property and its setting.

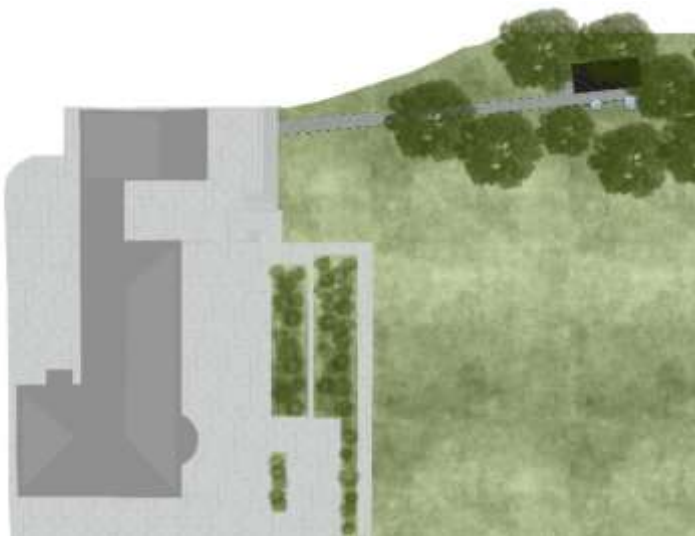


Figure 1 - Top view of the site property and a section of the garden with the proposed shed.

3.0 APPLICATION SITE

3.1 Location

- 3.1.1 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 Description of the Site

- 3.2.1 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.
- 3.2.2 10 Fitzroy Park was designed by architect E.V. Harris and his colleague Donald McMorran 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 right.”*
- 3.2.3 The house is made of a narrow red brick, has a graded hipped slate roof, with tall chimneys, hidden partly behind the high parapets.
- 3.2.4 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 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 introduction of a glass canopy over the front courtyard.
- 3.2.6 Further planning permission and listed building consents were granted for new dormers and associated changes to attic, as well as for the erection of low-height new boundary wall to the front of the house in Jan 2024.
- 3.2.7 Our clients, the current owners, continue to enjoy the house and the grounds keeping both, in excellent order.



Figure 2 – View of the rear elevation, showing extension completed in 2008.

4.0 THE PROPOSALS

It is proposed to build a small timber shed comprising an electric sauna, plunge pool, and covered decking area. This will replace the existing shed in the same location.



Figure 3 – Aerial view of the application site (marked in red)

4.1 Use

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

4.2 Amount

The amount of development has been kept to a minimum to house a small sauna and covered decking area.

4.3 Layout, Scale, and Appearance

Proposed is a simple timber shed, of rectangular plan form, three metres high, built of dark stained timber, and glass, matching the existing extension on the main house. Small timber decking is proposed in front of the shed, with two tubs (hot and cold)

The proposed structure will replace the existing shed, which is located between trees on the east corner of the garden.

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 minor impact on the character of the house and of the conservation area.



Figure 4 – View of the rear extension and existing shed, hidden behind trees.



Figure 5 - View with superimposed proposed spa structure.

5.0 ACCESS

- 5.1 Access to the front of the property will remain unchanged.
- 5.2 No change is proposed to the way out from the back hall to the private garden at the rear of the house.
- 5.3 There will be a small discreet timber pathway from the gym door to the new shed decking, to level uneven terrain.
- 5.4 The parking arrangement remains unchanged.

6.0 PLANNING POLICIES

- 6.1 The following National and Local policies are relevant for the proposals:
 - THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
 - NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2023
 - NATIONAL AND STRATEGIC PLANNING POLICY AND GUIDANCE (NPPG)
 - HISTORIC ENGLAND'S GOOD PRACTICE ADVICE IN PLANNING NOTES 1, 2 and 3
 - THE LONDON PLAN (2021)
 - CAMDEN PLANNING POLICY - Camden Local Plan 2017-2031 including policies D1 – Design, D2 – Heritage,
 - Camden Planning Guidance: Design, January 2021, Home Improvements, January 2021
 - Highgate Conservation Area Appraisal and Management Strategy (2011)
- 6.2 The proposed scheme is located within substantial grounds of the main house. The new feature will be well hidden within mature trees and bushes. It will replace the existing timber shed, with added small area of timber decking and small hot/cold tubs. The proposed design is appropriate for this type of structure, using dark stained timber materials, in harmony with the existing extension to the main house.
- 6.3 The proposed development is designed to a high standard. The footprint, scale and height match the existing shed, and will be discrete alteration (replacement) within the grounds. The proposed structure is designed to blend-in within the surrounding landscape.
- 6.4 In this way the proposals comply with the National and Local Policies.
- 6.5 For further detailed discussion on the compliance of the proposal with the national and local planning policy, please see Heritage Statement prepared by MVHC Ltd.

7.0 CONCLUSION

- 7.1 The proposed timber sauna enclosure with timber decking, was designed to complement the existing landscaped garden setting and its historic context. These alterations are based on the careful and well-considered conservation-led approach applied for the previously consented improvements of this listed grade II family house.
- 7.2 The proposed level of intervention is minimal, and acceptable in the conservation terms, with all works to be of a high design and workmanship quality. It is substantiated by the research undertaken as well as by other supporting documents (Heritage Appraisal of the significance submitted as part of the previous schemes, approved in January 2024, for the works to the main house.
- 7.3 The proposed materials and architectural details complement the character and appearance of the subject property and the context of the area. The proposed structure within the grounds of this listed building is designed with the highest architectural standards, making sure to avoid any harm to the character and appearance of the Conservation Area or the setting of the application site or any other Heritage assets in the vicinity
- 7.4 The significance of the heritage asset is not challenged. The proposals will have negligible impact on the setting of the identified heritage assets. There will be no adverse effect on historic fabric or on the appearance of the main house and its setting. On contrary, its heritage values and interest will be preserved and enhanced.
- 7.5 The proposed scheme is consistent with the spirit of local policies and national conservation principles, particularly NPPF policy principles guiding the determination of applications for consent relating to all heritage assets. 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.