

Heritage Statement

May 2025

No.5 The Hexagon – Fitzroy Park – London N6 6HR

1- Context

The application building is not listed, but is located within the Highgate Conservation Area, inside the boundaries of Sub Area 2: Fitzroy Park. The property forms part of six houses clustered around a cul-de-sac forming The Hexagon.

The Highgate Conservation Area Appraisal states: -

“The essential character of the Highgate Conservation Area is a close-knit village crowning one of the twin hills to the north of London. Highgate’s proximity to London, combined with the benefits of its elevated position, providing clean air, spring water and open spaces, has ensured that from its earliest beginnings in about the 14th century, it has been a very popular place to live or visit.”

Sub Area 2 – Fitzroy Park: -

The Character of the area is derived from the close relationship between the topography, the soft landscape and the groups or individual houses built within it. There is an overriding impression of heavy foliage and mature trees as well as the sense of open space denoted by the Heath at the bottom of the hill. There is also a sense of seclusion as the road is private and is gated at its northern end. There are many views from the sub-area, both glimpses and long views”

2- No. 5 The Hexagon

The property is a detached building located to the south east end of The Hexagon cul-de-sac which is accessed from Fitzroy Park. The site is a rectangular shape aligned northwest to the southeast and measures approximately 365 sq. meters. The building is aligned southwest to northeast across the site.

The site is bounded to the east and southeast by gardens of properties fronting Highfields Grove. To the southwest and northwest, the property is bounded by the adjacent properties Nos 3, 4, and 6 The Hexagon.

No. 5 The Hexagon building is not listed and has not been identified as a positive building within the Camdem Highgate Conservation Area map. See map below



No. 5 The Hexagon - Highlighted in purple

The properties within the cul-de-sac consist of two-storey houses in brick with timber cladding dating from c1960. The adjacent houses are mainly individual residential properties set in a loose suburban layout mainly of contemporary and modernist styles.

No. 5 The Hexagon is a two-storey detached building with a single storey detached side garage. The existing external fabric of the building is a combination yellow brick and dark stained weathering boards. The existing fenestration and external doors are typical of 1960's design. The existing flat roof is typical of this period's architectural style.



Photo 1 - West Elevation & North Elevation with partial view of the garage



Photo 2 – West Elevation – Entrance door



Photo 3 – East Elevation with partial view of the Garage

3- Description of the Proposed Development

Front Extension – Small Porch

The proposed Porch is a small structure that will not adversely impact the front elevation and it is in line with the existing front porches at No.2 and No.3.

Side Extension – Single Storey Kitchen and Ancillary Rooms

It is proposed that the side extension is to be a single storey structure, set back from the existing front building line as a subordinate extension to the host building.

Rear Extension – Two Storey Rear Extension

The proposed two storey rear extension is not considered to compromise the existing design and proportions of the host building. The existing chimney is to be retained and the new roof will match the existing in height and treatment.

External Finishes

The new brickwork will match the existing and the extensions' architectural form will not dominate the host building. The proposed new fenestration will retain the style of the existing fenestration but with up-to-date thermal insulation properties.

The scheme's proposals include two slim-line rooflights; one over the single storey new kitchen and a second over the first-floor family room.

See Drawings 1515-005, 1515-006, 1515-007 and 1515-008

4- Conclusion

The proposed extensions will not have an adverse impact on the character and appearance of the existing building, surrounding area or the conservation area. The proposed extensions relate to the existing architectural style of neighbouring properties and will be constructed with high quality materials complementing the existing external fabric.

The proposed development would provide an additional bedroom with an en-suite at first floor level and a new kitchen, living room and study at ground floor level and will make the property better suited as a modern single-family dwelling.