



The Lodge, Fitzroy Park, Highgate London N6 6HT

Statement of Justification

March 2012

Building History and Character

The Lodge is situated within the Highgate Conservation Area and is part of a set of houses to the north end of Fitzroy Park built in the inter war years including Westwind, Dancers End and Kenbrook. The Conservation Area Appraisal describes it as having a *"Hansel and Gretel feel... white lime-washed walls, half-timbered cottage with dormers in a tiled roof, gables, metal casement windows with leaded lights, a horse weathervane and wavy topped picket fencing. There is a single-storey entrance lobby on the south side."*

The one storey section is the more detailed with the 2-storey section to the north being simpler in detail and character. The rear of the building steps down one storey to a Garden level below the one storey element, which opens onto the rear garden area and external Swimming Pool.

Proposals and Approach

The house is built of single skin solid masonry and is uninsulated and inefficient and to insulate to modern standards would be difficult and would detract from the existing character. It is therefore considered that the house is unsuitable for a modern family home.

The proposal is to demolish the existing one storey section carefully so that the tiles and details including weathervane can be reused in the new construction, which will be rebuilt exactly the same, matching the existing materials and workmanship.

The 2-storey section to the north will be demolished and rebuilt in similar detail and scale but creating one ground floor level (the existing ground floor level steps down significantly over the length of the house) for Lifetime Homes and an additional storey within the roofspace.

The house from the street will look exactly the same as the existing although the roof line will be higher on the north side to accommodate bedrooms within roofspace but importantly, lower than the adjacent property Westwind therefore maintaining the *"tiled sweeping roofs..."* that *"...unite the group"*.

The eaves level to the north elevation will align with Westwind eaves level.

The step in the rear façade will be levelled out to create one façade line with a new semi circular 3 storey Bay feature similar to the existing recessed bay.



The new windows will be timber windows with leaded lights throughout to add character and unity to the whole house. The cill and lintol details will match the prevalent style on the street i.e. large timber lintols and tile slip cill detail to continue the theme of adjoining houses, which the two-storey part of The Lodge currently does not. Timber insert detail to external walls will be extended to the taller part of house but deliberately not as ornate or detailed as the one storey element

The Garden level will be extended along the footprint of the building and the Swimming Pool will be relocated internally to the north at this level at 90° to the house and will be enclosed within a one storey extension which will not be seen from neighbouring property due to levels at rear. The existing Lawn and garden level will be the same.

The Swimming Pool will be infilled with spoil from the Garden level excavation and part used for rainwater harvesting as required for the Sustainability strategy. The paving to the rear garden will be significantly reduced to create a new lawn.

Given the proposal is to rebuild the house on the existing footprint and to the same style and detailing is not considered to detract from but to enhance the character of the Conservation Area.