

## 1.0 The site location and environment

The house sits on the north-west end of Fitzroy Close, which has just 5 properties.

Fitzroy Close itself is off Fitzroy Park, a private road running parallel to Hampstead Heath, which forms the eastern boundary of the Highgate Village Conservation Area, within the Fitzroy Park sub-area.

Shown below are maps showing historical development of the area.



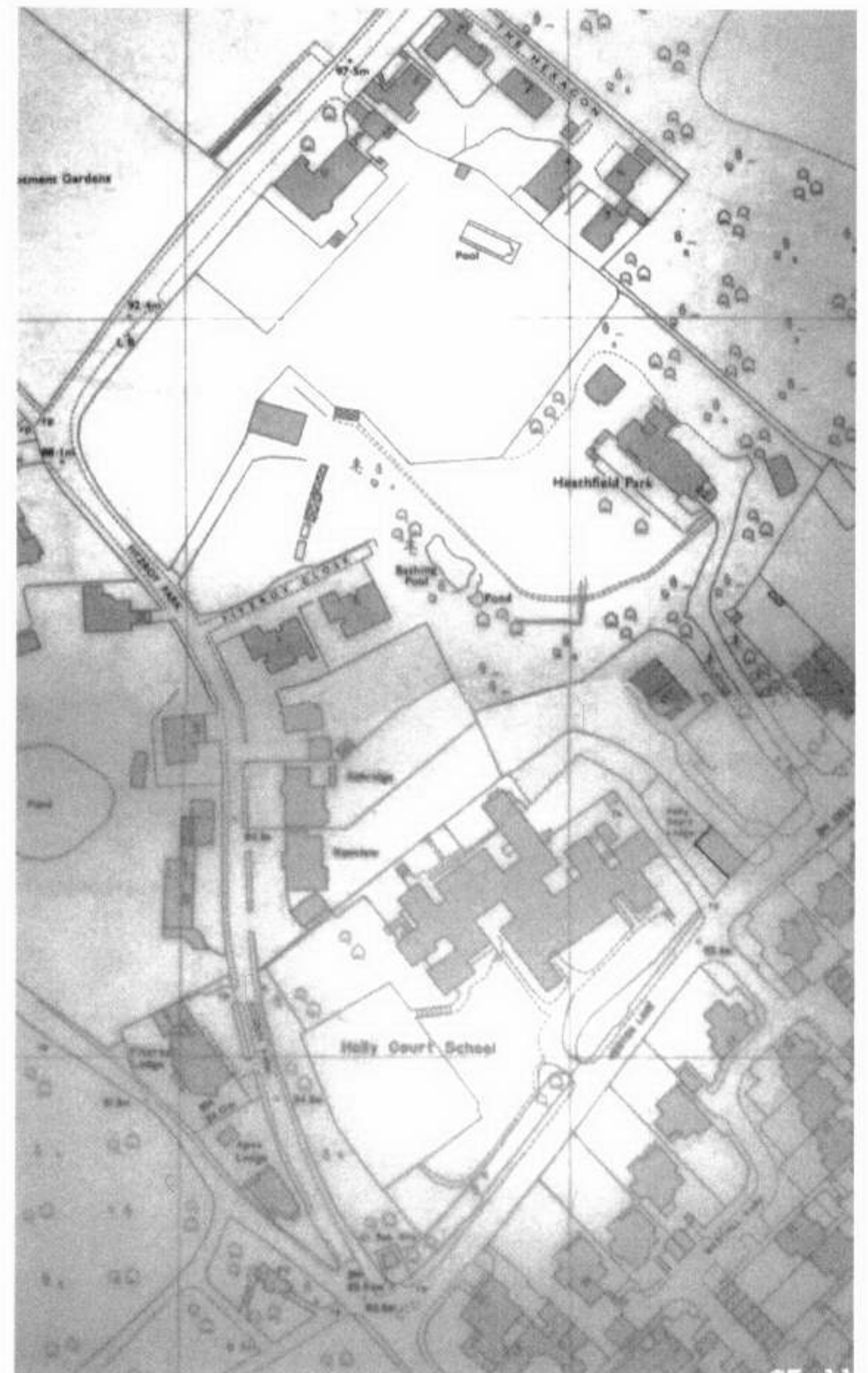
Site map dated 1873



Site map dated 1894



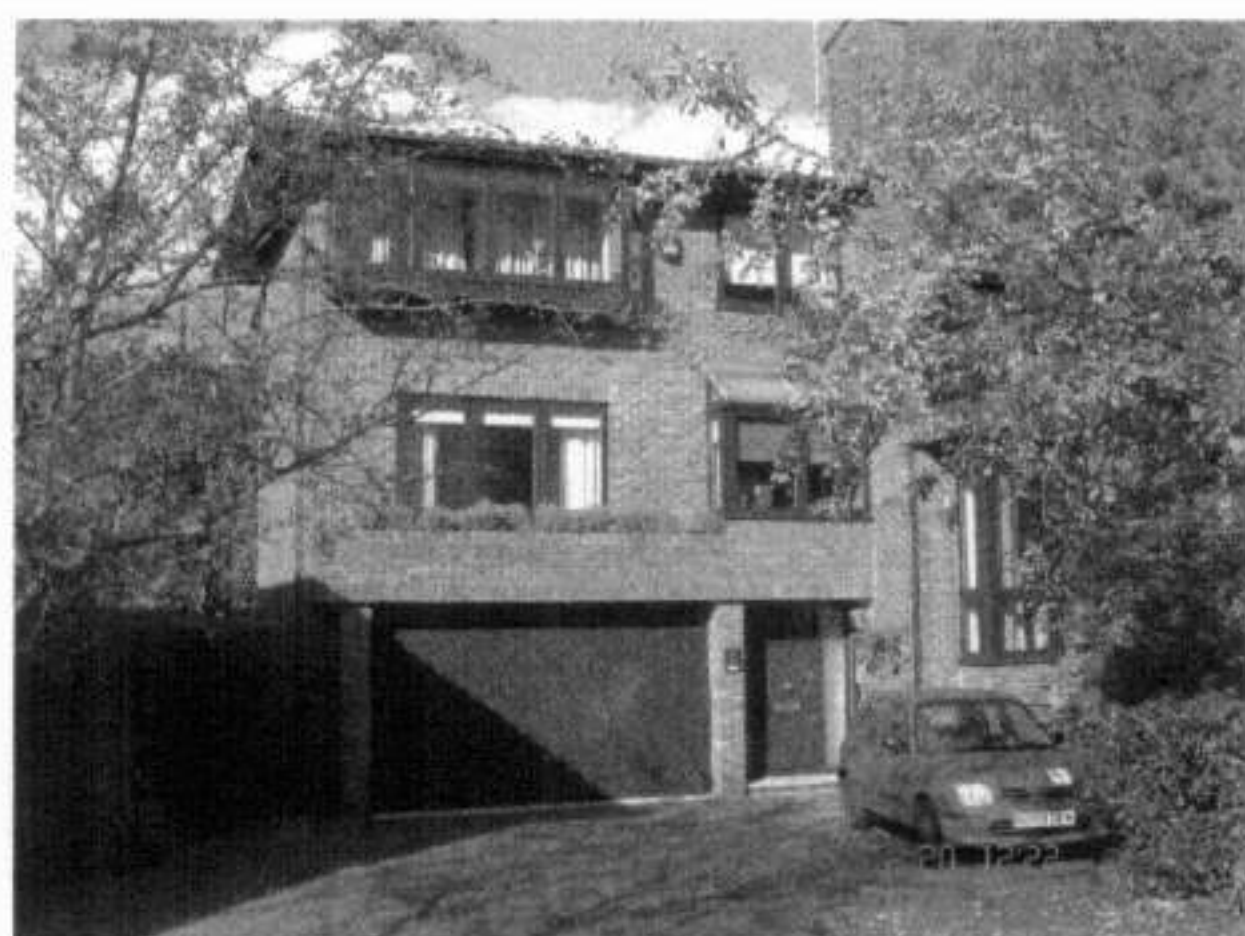
Site map dated 1914



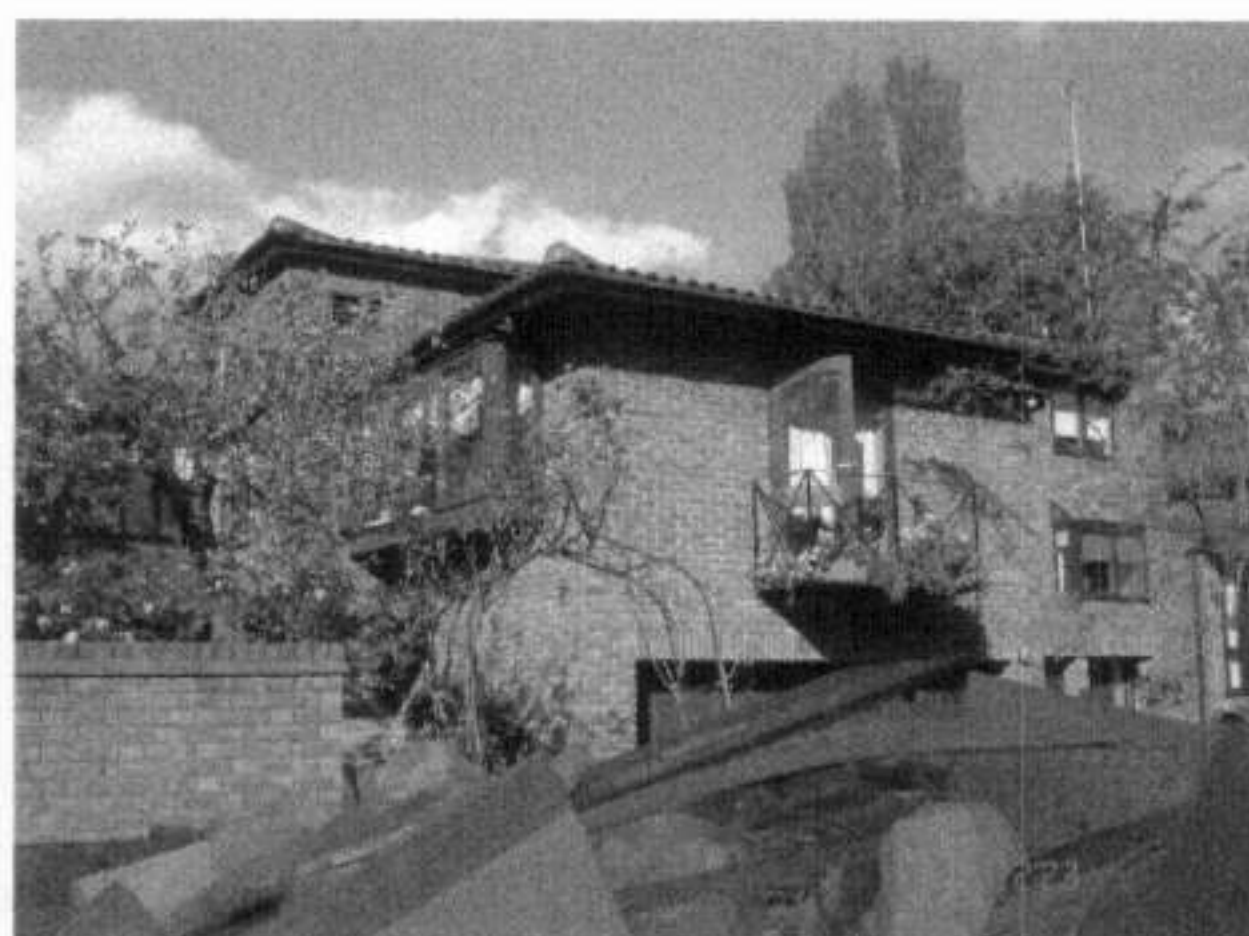
Site map dated 1964



This house and numbers 3 and 4 was designed in 1986, and built as part of a development as a result of the parcelling off of land from Heathfield House. These houses are described in the Camden Council Highgate Conservation Area Statement as “small detached houses built in red brick with mono-pitch tile roofs”. All the houses have had alterations carried out to them since they were built, and none of the roofs are now mono-pitched.

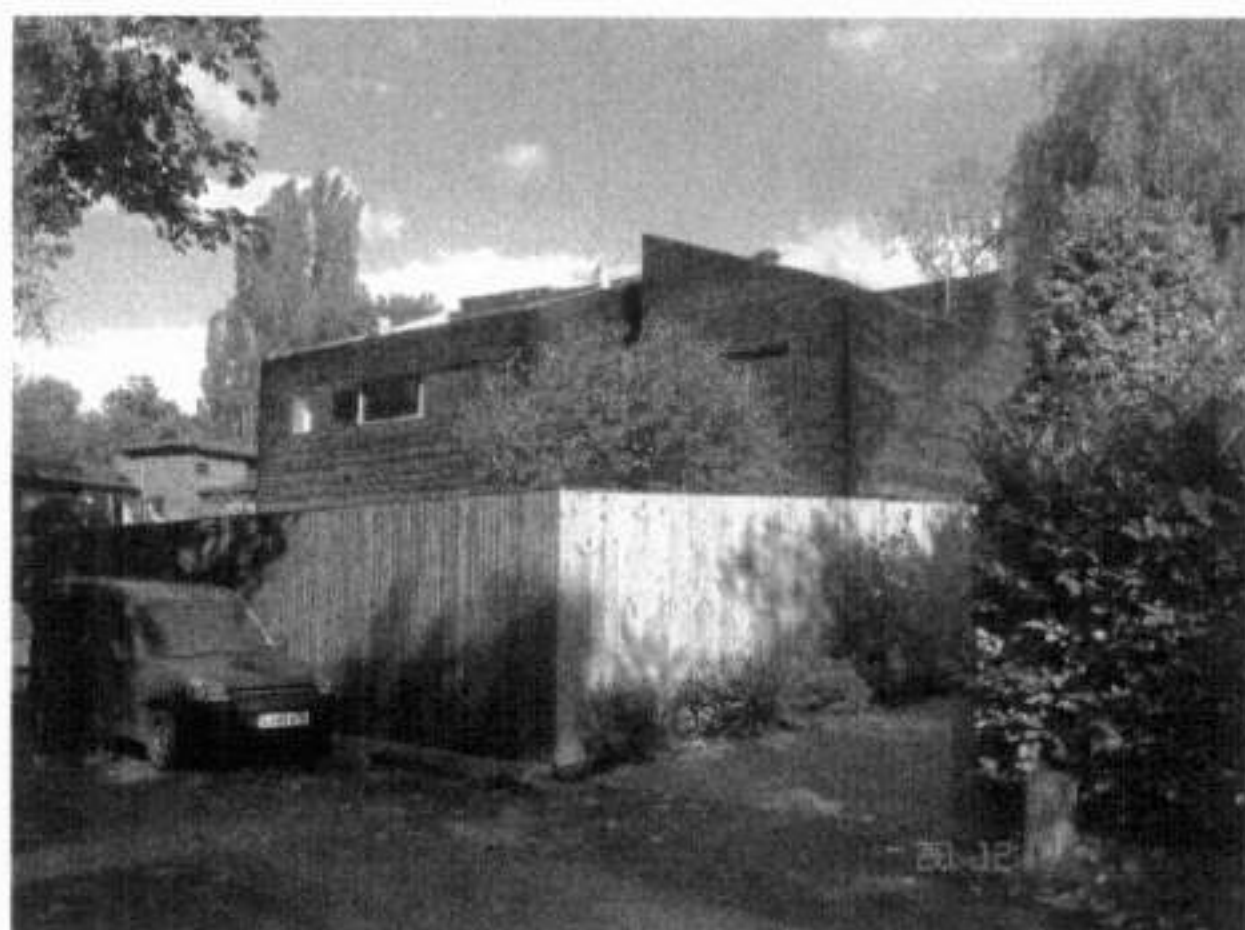


Photograph No 5 (See Key to Site photographs)  
House No 3 Fitzroy close



Photograph No 1 (See Key to Site photographs)  
House No 4 Fitzroy close

On the opposite side of the Close are two other houses, one of which, number 1, has recently been completely rebuilt.



Photograph No 4 (See Key to Site photographs)  
House No 1 Fitzroy close under construction



Photograph No 5 (See Key to Site photographs)  
House No 2 Fitzroy close

Facing down from the high slope to the east of the Close, off Heath Street, there is a new house under construction.



Photograph No 10 (See Key to Site photographs and images 1 & 2)  
House being constructed on Heath Street overlooking Fitzroy close



## 2.0 Planning History

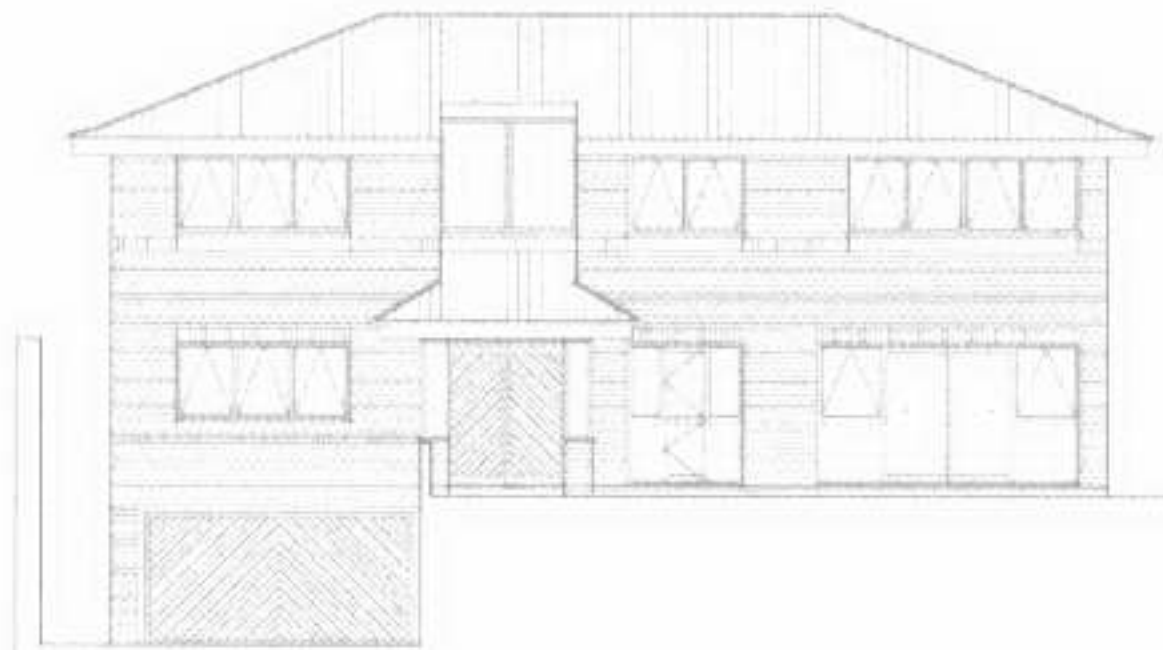
In 1996, and again in 2000 Planning and Conservation area consent was granted for a 2-storey rear extension, which included a balcony (ref P96 00113 and PEX0000008) and in early 2005 Planning and Conservation area consent was granted for the conversion of the lower ground floor garage into a room. (ref 2005/1406/P).

At some other time, a highly unattractive, crude, front porch has been added and the original double volume in the entrance hall has been lost.

## 3.0 Description of the Building

The original dark brick form of the house remains, but the slot of glass and double volume at the front entrance, and the mono-pitched roof is now replaced. There have been many extensions including a post-modern canopy and solid wooden doors with portholes, and a 2-storey rear extension as described elsewhere.

The wooded windows are retained, but have been re-stained a dark mahogany colour.

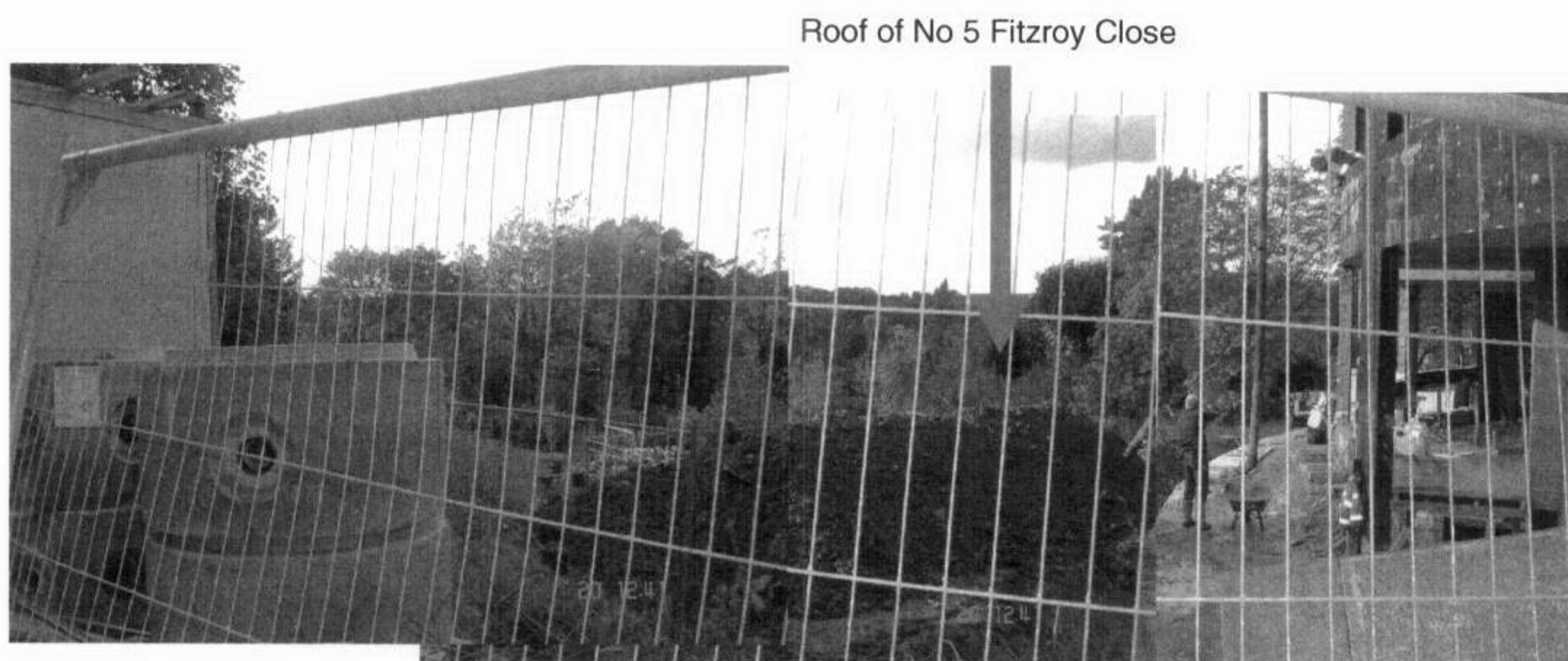


Existing front elevation



Existing rear elevation

The house is very much tucked away within dense planting, and mature trees at the top end of the Close. It is nestled into the side of the slope, such that it is barely visible from anywhere except the new house being built at Heathfield Park, Highgate West Hill.



Photograph No 13 (See Key to Site photographs)

View from taken from Heathfield park (Merton Lane) looking towards Fitzroy close showing glimpses of the roof tops of the houses in Fitzroy close



#### 4.0 Characteristics of The Conservation Area

Camden Council's Highgate Conservation Area Statement describes the Fitzroy Park sub-area thus;

"The character of the area is derived from the close relationship between the topography, the soft landscaping and the groups of individual houses built within it."



Photograph No 9 Looking towards Fitzroy Close from near Kenwood House

Roof of No 5 Fitzroy Close



Photograph No 14 (See Key to Site photographs)  
View of the back of No 5 Fitzroy Close as seen from Fitzroy Park

The Conservation area is in fact also characterised by the collection of "one off" houses.

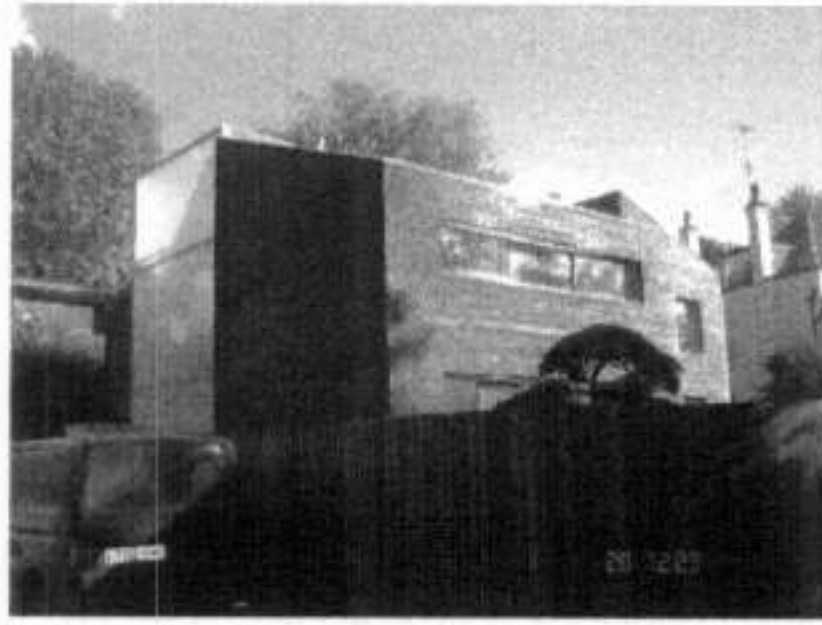
T F T Baker, in 'Hampstead: Settlement and Growth', A History of the County of Middlesex: Volume 9: Hampstead, Paddington (1989), pp. 8-15 states;

"The area has a history of residents commissioning one off high quality architectural buildings...most of the 19th- and early 20th-century houses were a mixture of builders' vernacular and architect designed, the latter mainly in the better-class districts."

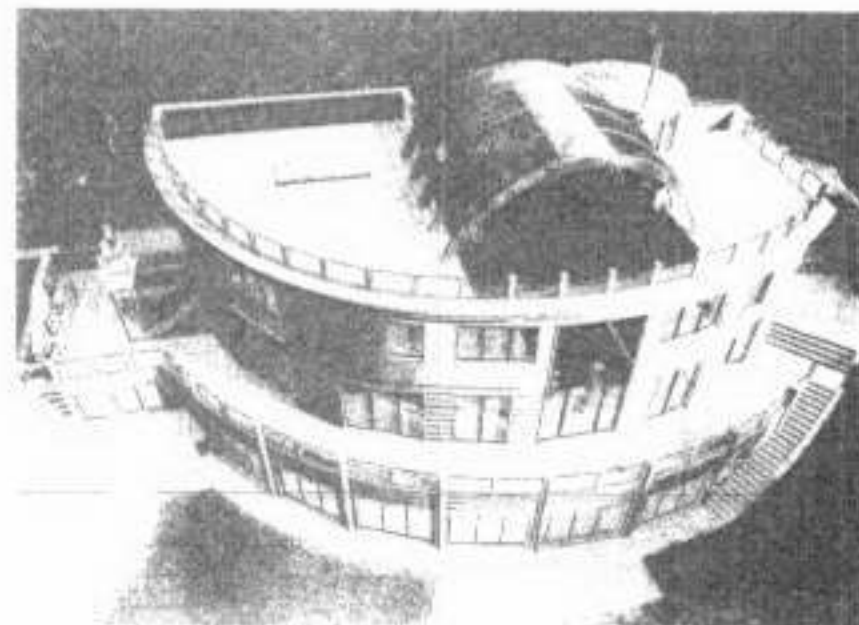


This tradition continues, even though the area is now a designated Conservation Area, and two entirely new houses are being built within view of the application site right now.

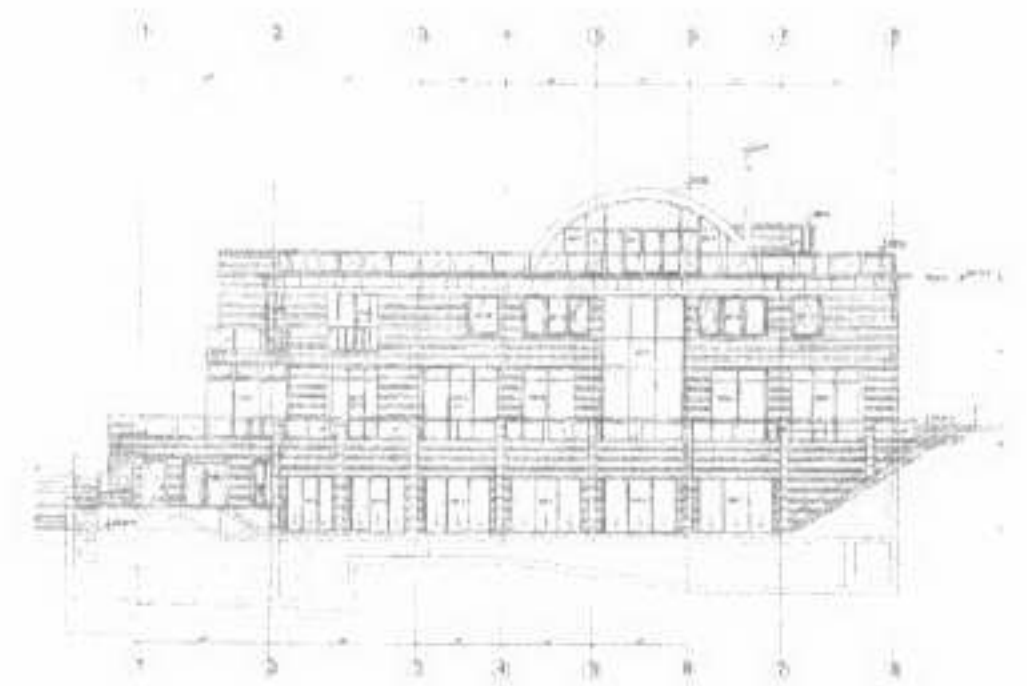
## 5.0 New Houses under construction



Photograph No 4 (See Key to Site photographs)  
New House at No1 Fitzroy Close

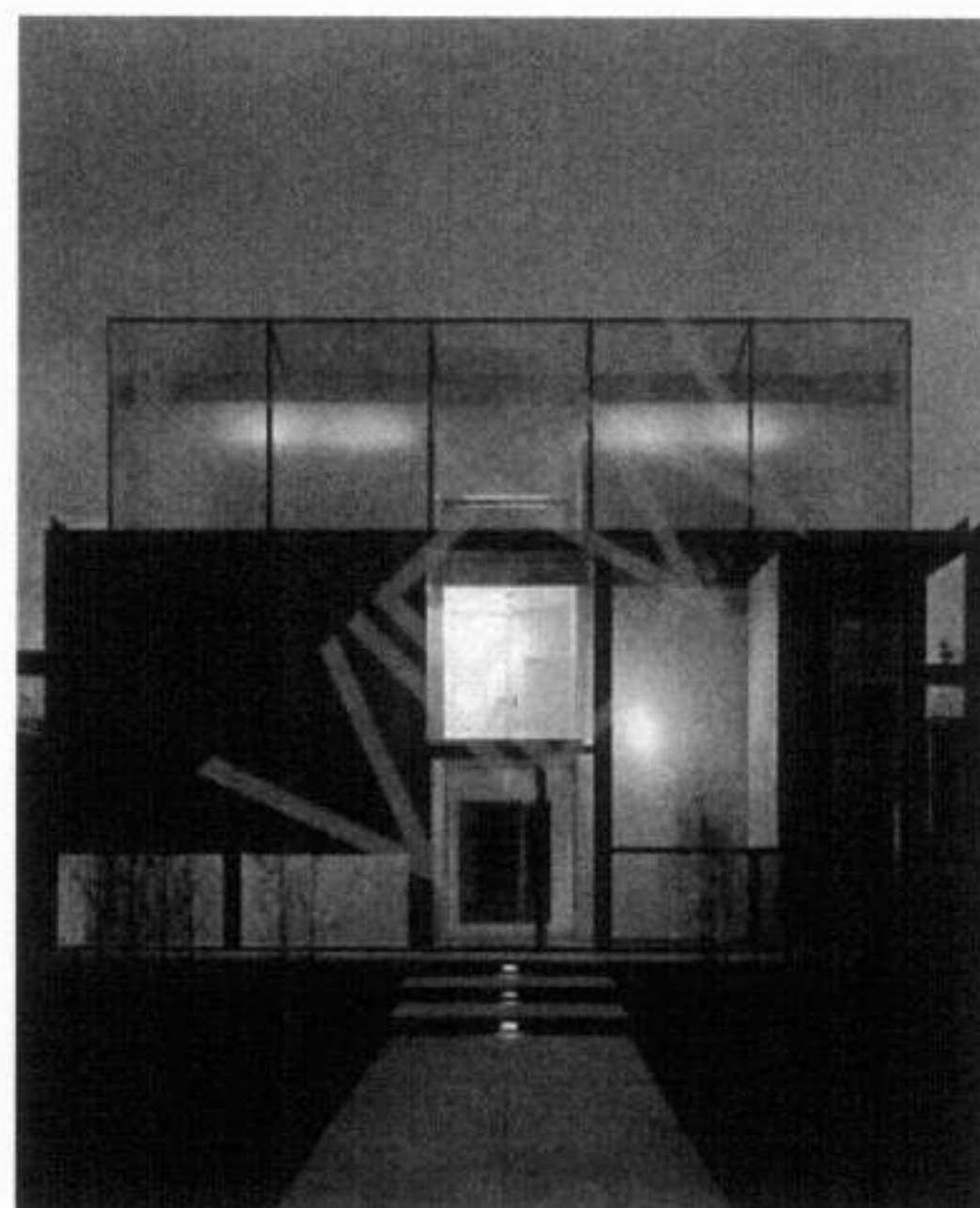


IMAGES 1& 2  
(See key to Site Photographs & Photos No 10 & 13)  
House currently being constructed on Merton lane overlooking Fitzroy close  
– PP 2005/3416



## 6.0 Examples of existing local architecture

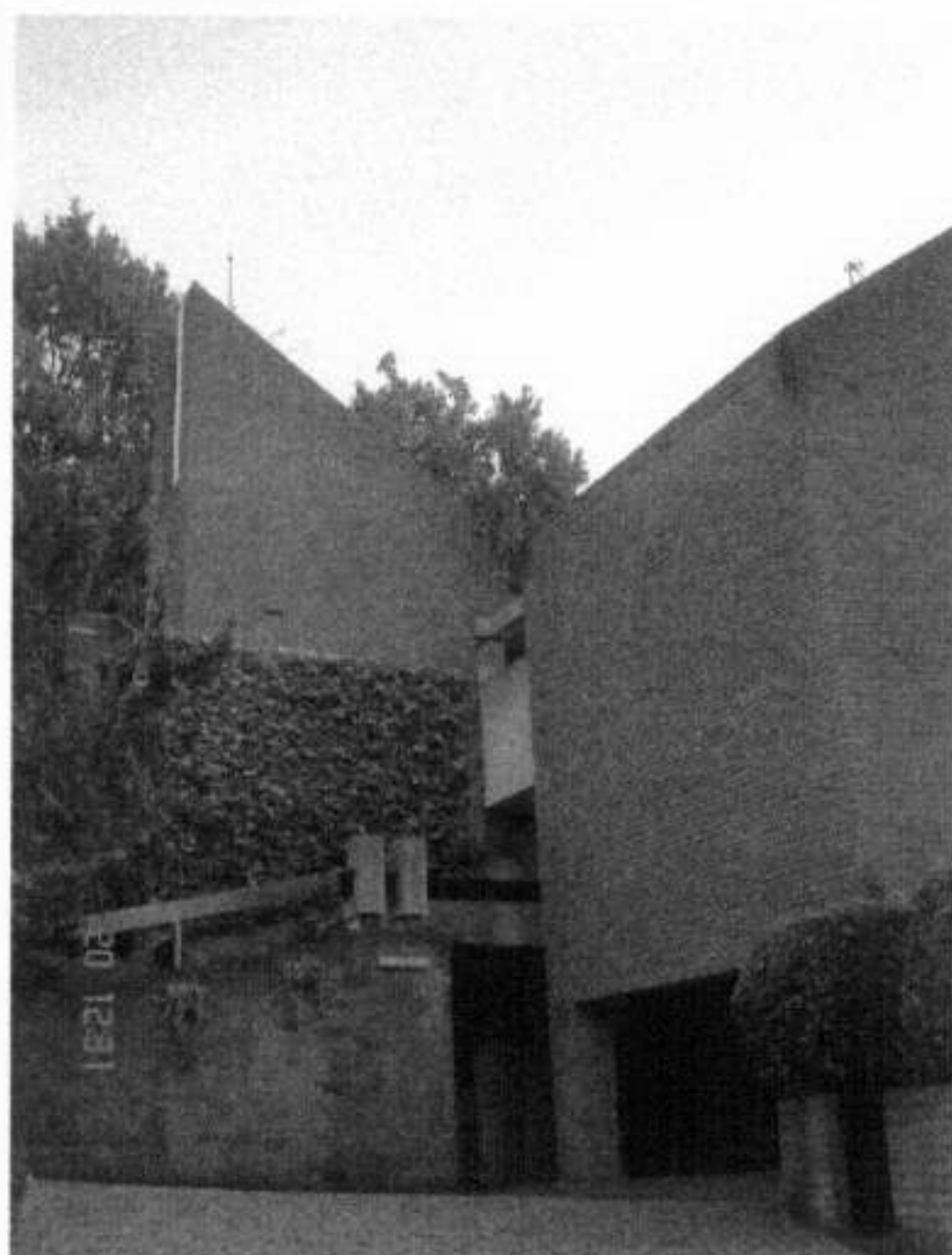
It is true to say that there is no consistent architecture within the Conservation area.



Photograph No 15 (See Key to Site photographs on last page)  
House on South Grove



Photograph No 11 (See Key to Site photographs on last page)  
House on Millfield lane



Photograph No 6 (See Key to Site photographs on last page)  
House at No 8a Fitzroy Park



Photograph No 6 (See Key to Site photographs on last page)  
House at No6 Fitzroy Park





Drawing & photograph No 16 (See Key to Site photographs) - House off Highgate high street



IMAGE 3 & 4 (See Key to Site photographs) - No25 Fitzroy Park

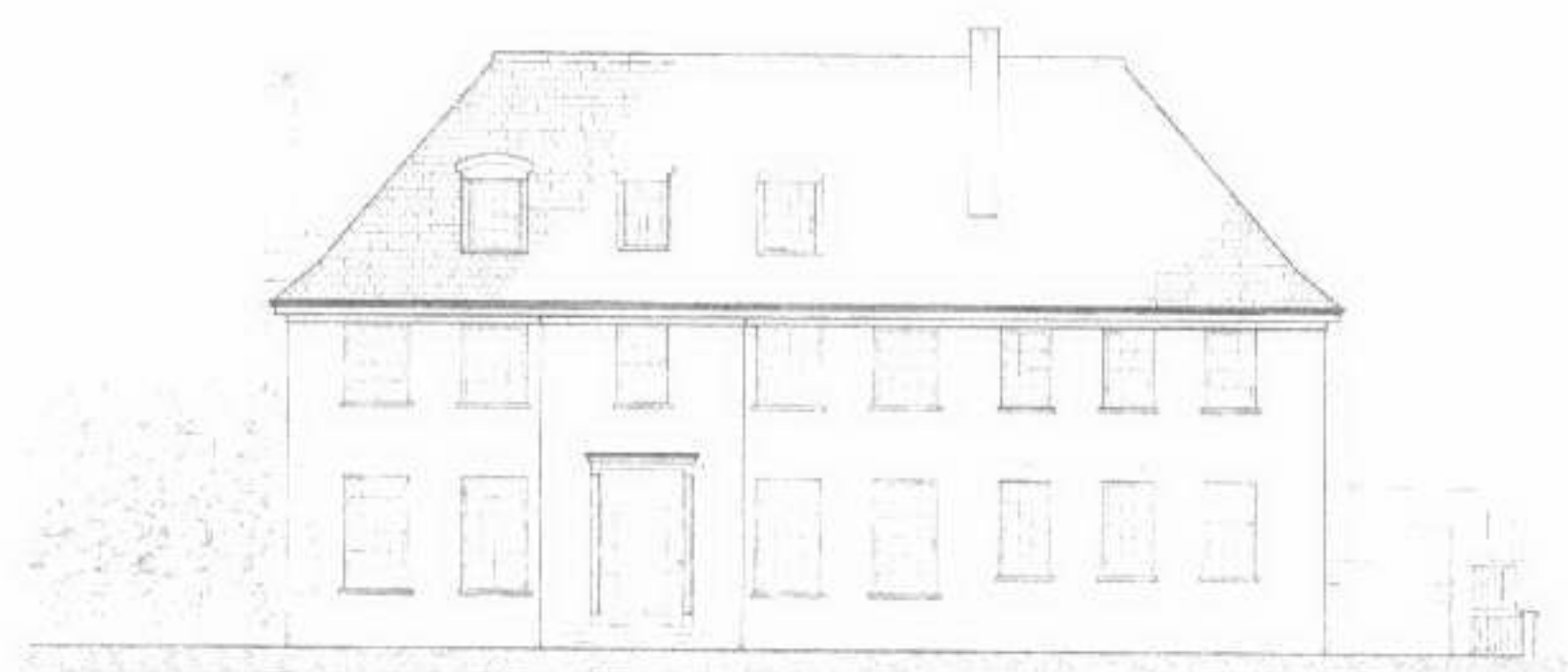


IMAGE 5 (See Key to Site photographs)  
Apex house - Fitzroy Park



## 7.0 Application Proposals

The proposal is to alter the property so that it can accommodate the needs of a modern family with two professional adults plus children all living and working together under one roof.

With the current value of property in this area, it is inconceivable that the small houses originally placed on the site are sustainable within the modern context of a vibrant and developing community, and therefore extensions and additions are inevitable and this is not inconsistent with the aims of the Camden Conservation Policy.

“ Conservation areas are not designated to stop future development.”  
(From Camden Council website)

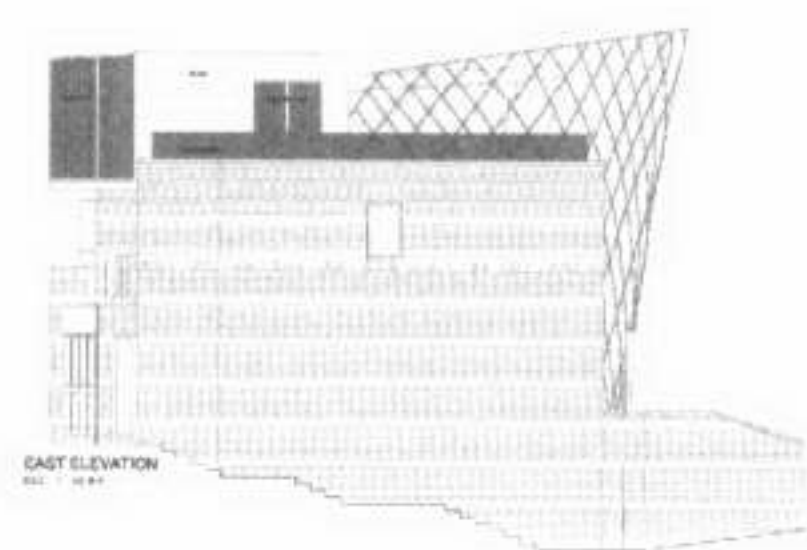


Proposed front elevation

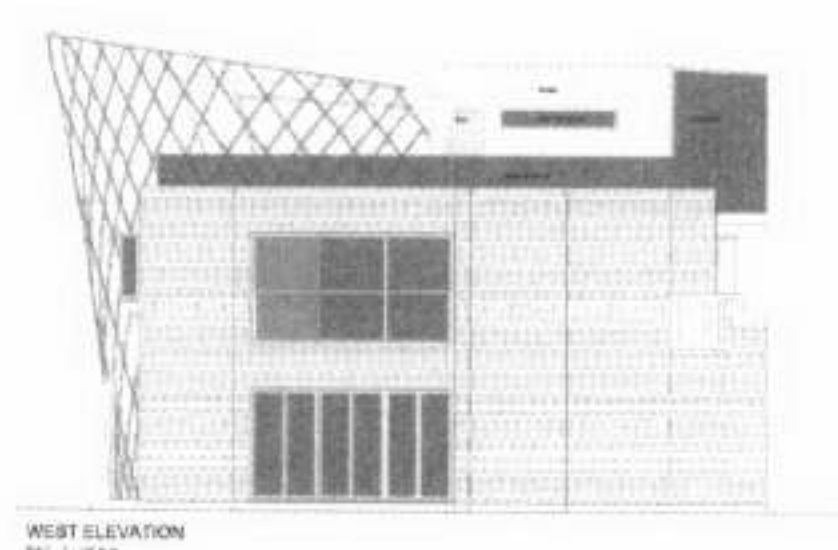


Proposed rear elevation

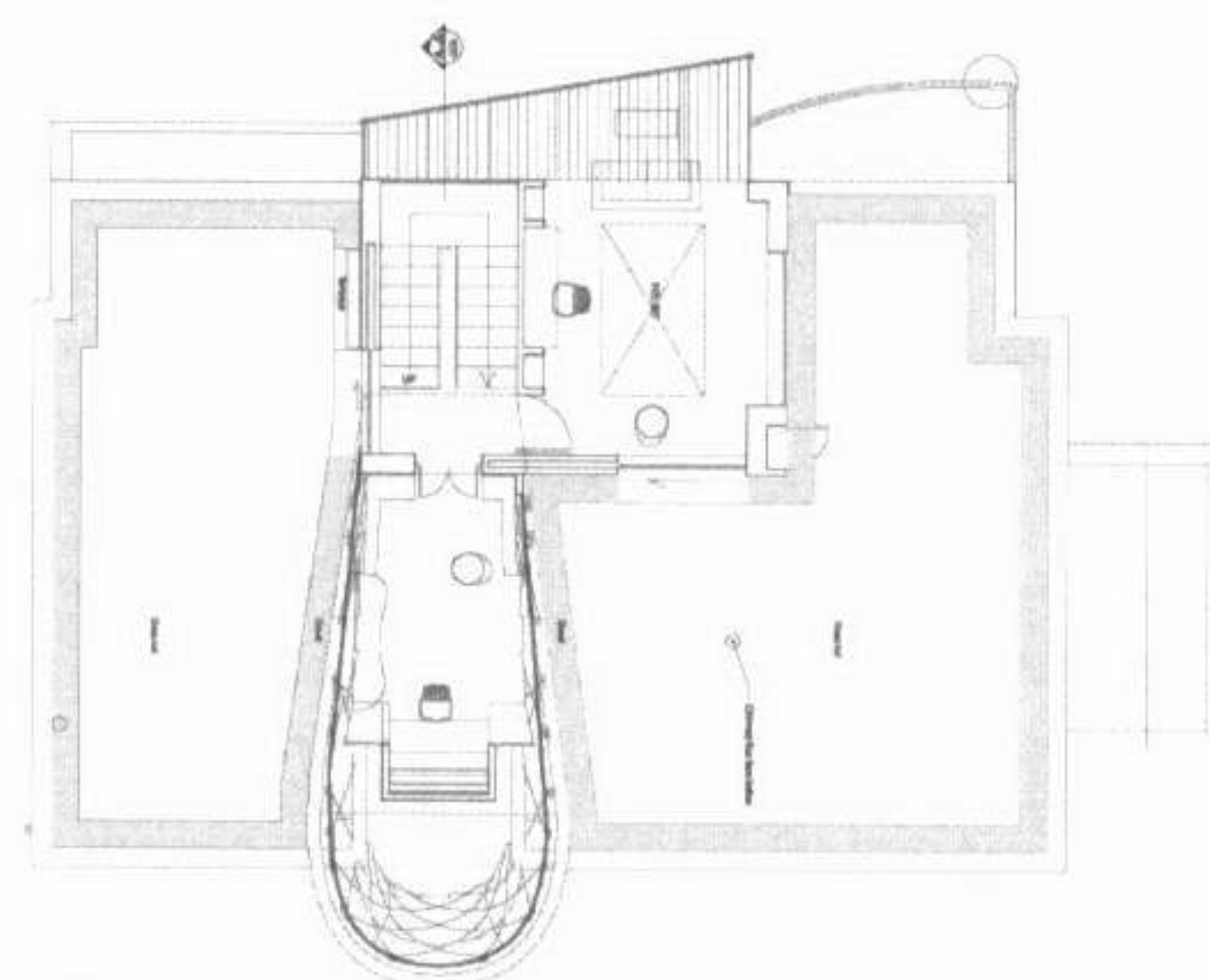
The proposal is to create additional accommodation in the form of two studies at a third floor level in the space currently occupied by the roof void.



Proposed East elevation



Proposed West elevation



Proposed roof plan

### Regeneration and Conservation

The objective is to realise the fantastic potential of the house as a family home, while preserving the special qualities of the site, which make it an important part of the conservation area.

We believe that it is the essential scale of the building, and its specific sitting within the topography and mature landscape, which makes it special.



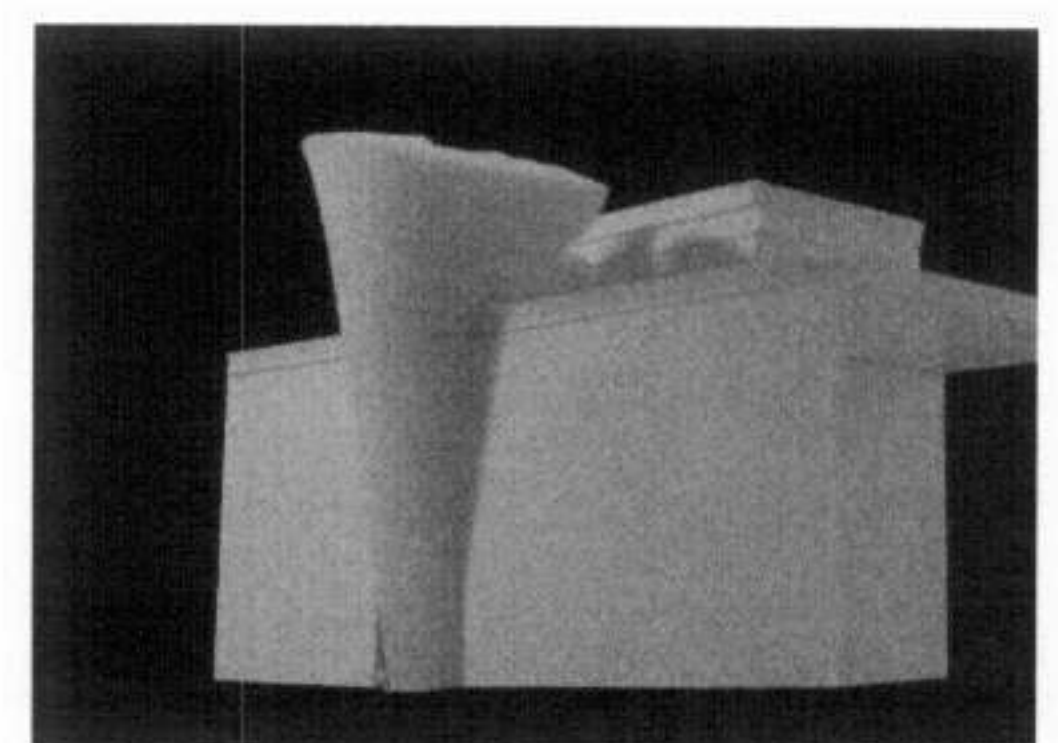
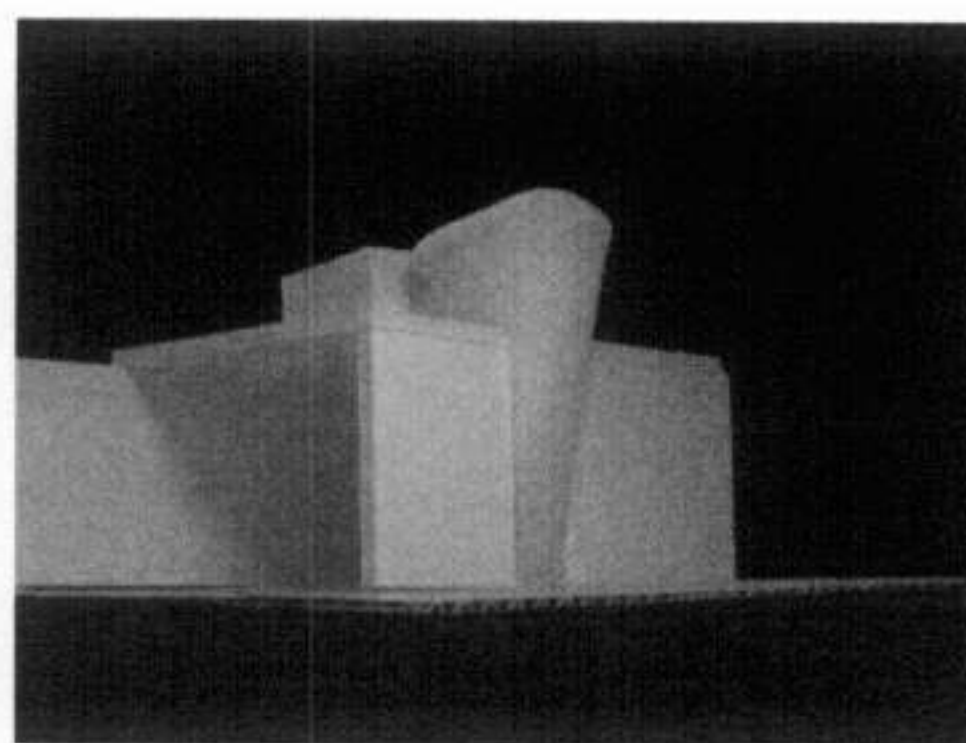
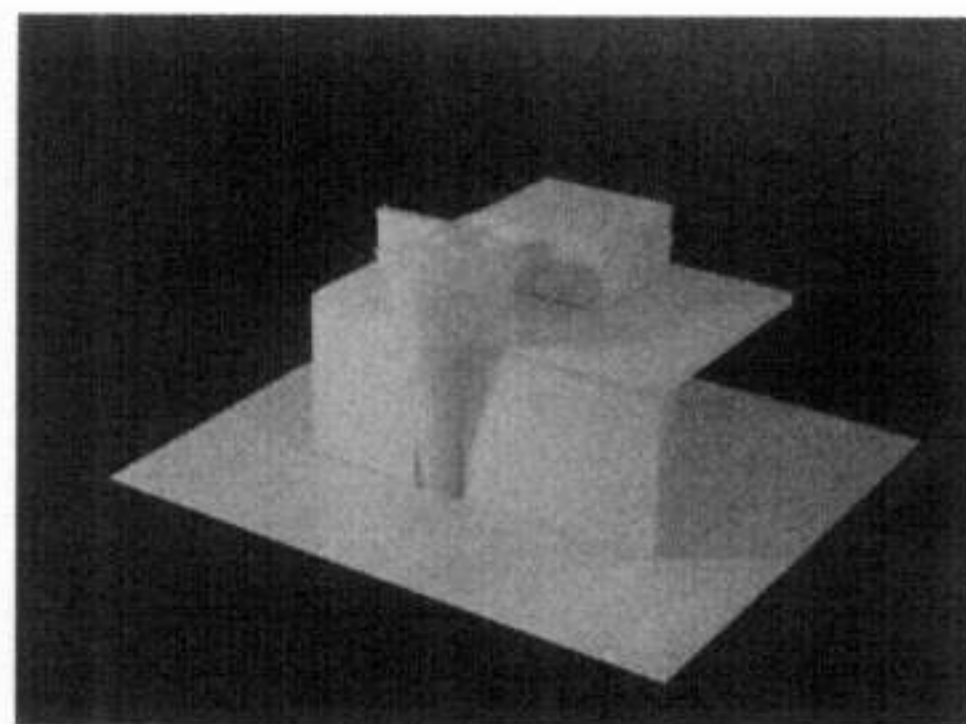
## 8.0 Design Principles

### General considerations

The design proposed has been undertaken with close regard to various guidance documents including Camden Council's Supplementary Planning Guidance notes, national guidance within PPG 3 and PPG 5, and those produced by CABI, including Better Places to Live and Urban Regeneration – The new Agenda for British Housing.

### The new-build element

It is fundamentally wrong to view this application as an "extension." The whole house has been looked at as a whole, and what is proposed is an ambitious, exciting and highly daring piece of contemporary architecture, which will employ highly sophisticated building technology.



Conceptual models

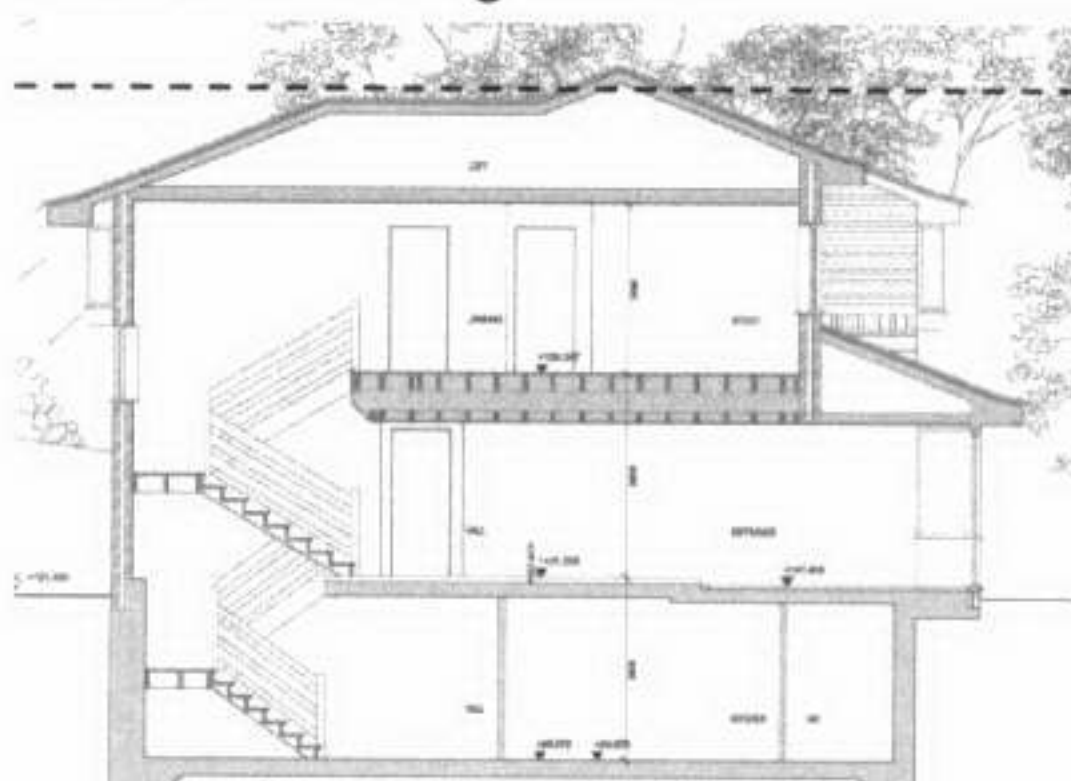


(See dwg 596-015 for section line)

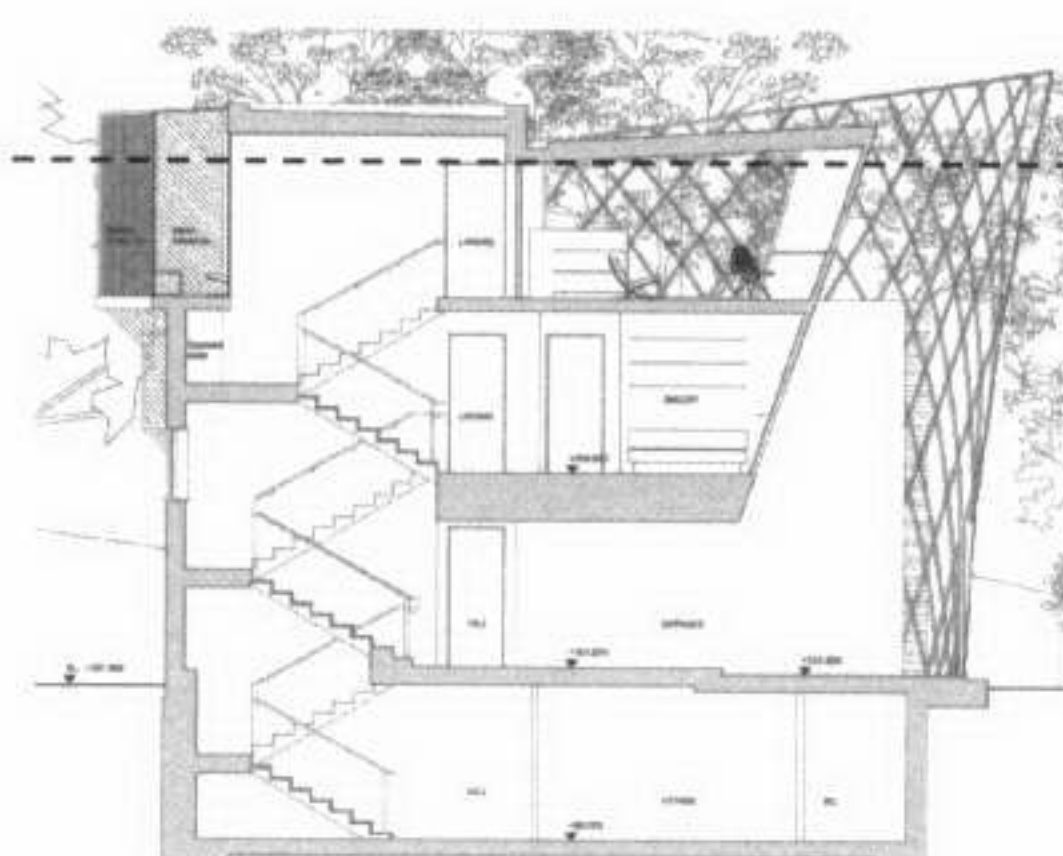
The design addresses the form of the building, the internal environment, particularly with respect to light and energy consumption/conservation, and the function.

The fundamental design idea is to reinstate the double volume glazed strip with a contemporary reinterpretation of it; a "blown" glass bulb, which extends on up above the existing eaves to provide light, passive ventilation and solar energy. In spite of providing an extra level of accommodation, the new parts extend only a small amount higher than the existing roof, which would be replaced with a flat roof, planted with sedum planting.

### Line of existing roofline



Existing Section AA



Proposed Section AA



## **9.0 Policy Issues**

We are confident that not only do our proposals not conflict with any relevant policies of the UDP (particularly in the light of the new guidance on PPG3), but in fact go far to meet the ambitions of many of the policies.

### **Planning Policy Guidelines**

#### **Planning Policy Guidance 3: Housing**

Clearly the proposed extension of an existing house is fully consistent with the spirit of this policy

#### **Planning Policy Guidance 15: Planning and the historic environment**

**Para 2.14** states;

“In general it is better that old buildings are not set apart, but are woven into the fabric of the living and working community. This can be done, provided that the new buildings are carefully designed to respect their setting, follow fundamental architectural principles of scale, height, massing and alignment, and use appropriate materials. This does not mean that new buildings have to copy their older neighbours in detail: some of the most interesting streets in our towns and villages include a variety of building styles, materials, and forms of construction, of many different periods, but together forming a harmonious group.”

#### **4. Conservation Areas**

##### **Assessment and designation of conservation areas**

**Para 4.2** states;

“It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings - on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings... Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings.”

**Para 4.17** states;

“What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.”

#### **Camden's UDP**

##### **Design, Scale & Setting**

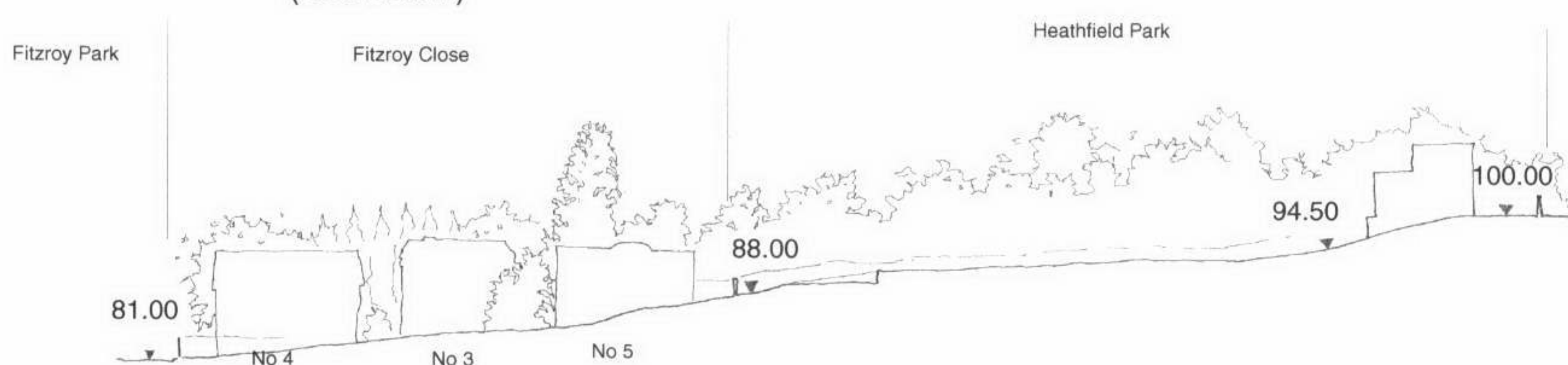
Policy EN13     The proposals meet the criteria of this policy.



Policy EN14     The proposals are entirely consistent with the requirements of the relevant sections of this policy;

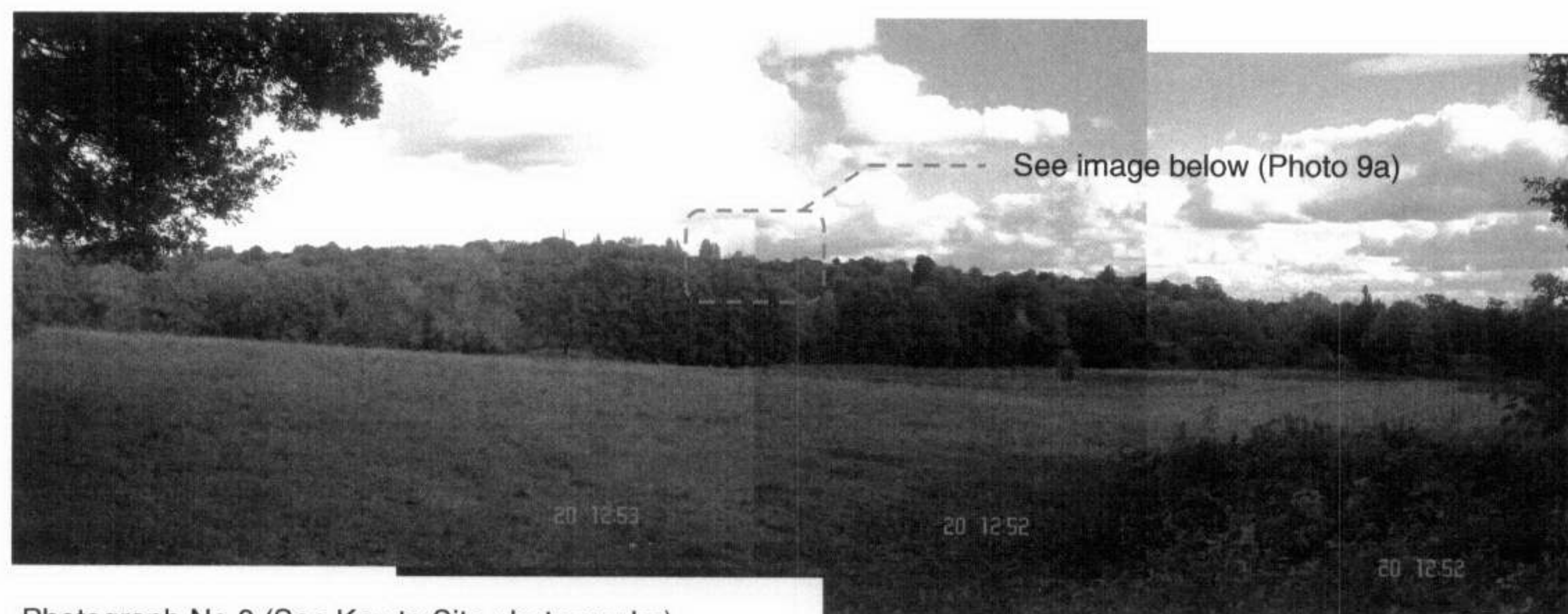
All proposals for development should be sensitive to, and compatible with, the scale & character of their surroundings. The council will take into account the following:

- A     The character of the area – see para 4.0 above, which describes the character of the conservation area.
- B     Prevailing architectural style of the area. – it is accepted that there is not one – see para 4.0 above
- C     The scale and general proportions of the surrounding development, inc bulk, massing, height, footprint, relationship to any nearby 'landmark' building. – which it does (there are no landmark buildings). (See below)



Section BB (See dwg 596-015 for section line)  
showing the relationship between No5 and Heathfield Park

The impact of the proposal on existing views and sightlines. (See below)



Photograph No 9 (See Key to Site photographs)



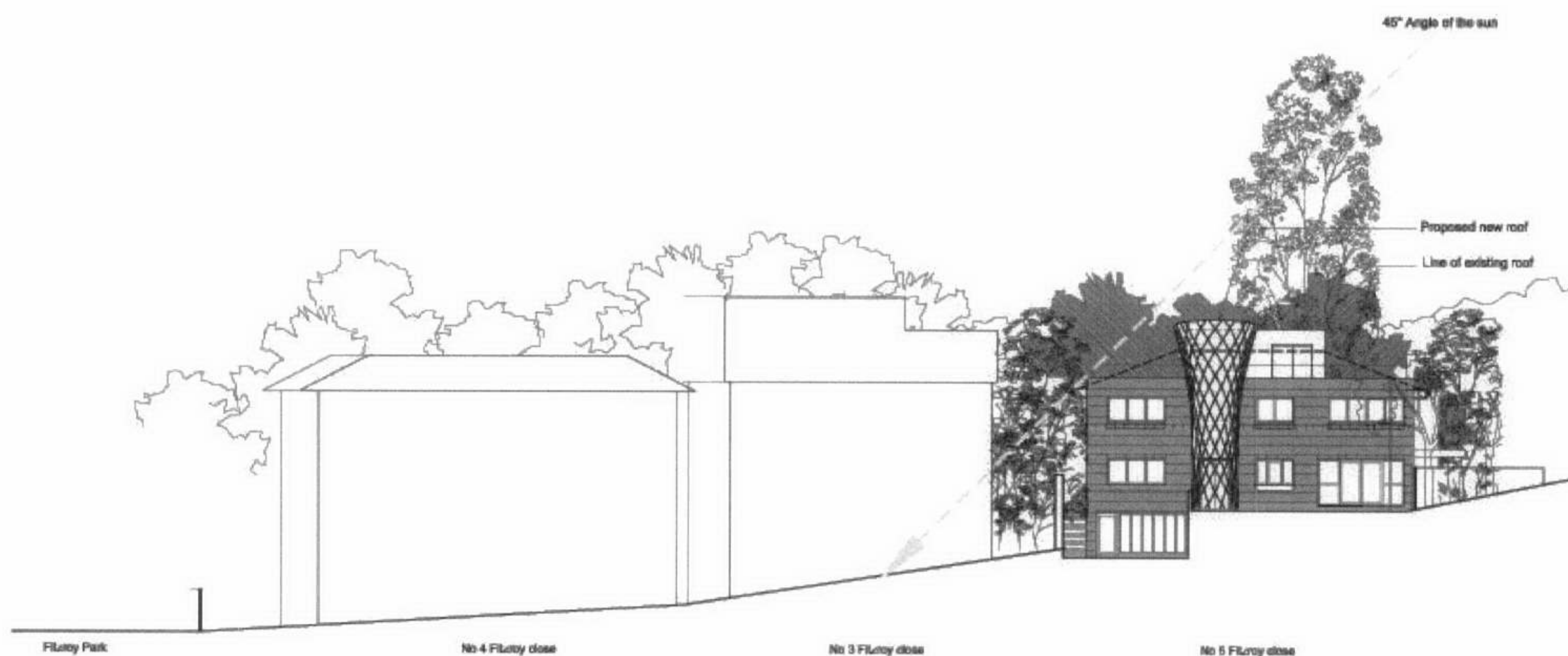
Photograph No 9a (See Key to Site photographs)  
(Close up of photo No 9 looking towards Fitzroy Close)



- EN19 The proposals are entirely consistent with the requirements of the relevant sections of this policy;

In assessing the impact of development, the Council will take into account the following considerations.

- A The implications for daylight & sunlight into and between properties.  
(See below)



- B The extent of any loss of privacy.  
C Degree of visual intrusion.

### Environment

The proposals are entirely consistent with all the environment policies, in particular.

- EN23 The Council will seek to ensure that extensions do not materially reduce the amenity value of existing open space.

- EN24 The Council will resist inappropriate alterations and extensions at roof level. The Council will regard the following criteria:

- A The prominence of the roof concerned  
B The characteristics of the roof and those neighbouring buildings in terms of shape, design, materials. See para 4.0 above  
D The proportions and architectural treatment of the building itself and its relationship to the original style and materials of other buildings in the vicinity.



Where the opportunity arises, the Council will welcome the removal or improvement of existing unsympathetic roof alterations and extensions.

### **Transport Policies**

Nothing in the proposal is at odds with the ambitions of these policies.

### **Housing**

Nothing in the proposal is at odds with the ambitions of these policies.

### **Economic activities**

The proposals go some way to fulfil the ambitions of these policies;

EC2    Where planning permission is required, the Council will assess proposals, which involve working from home in light of residential and environment policies and standards.

Working at home can not only increase employment opportunities and flexibility but can also reduce the need to travel.

### **Special Policy Areas**

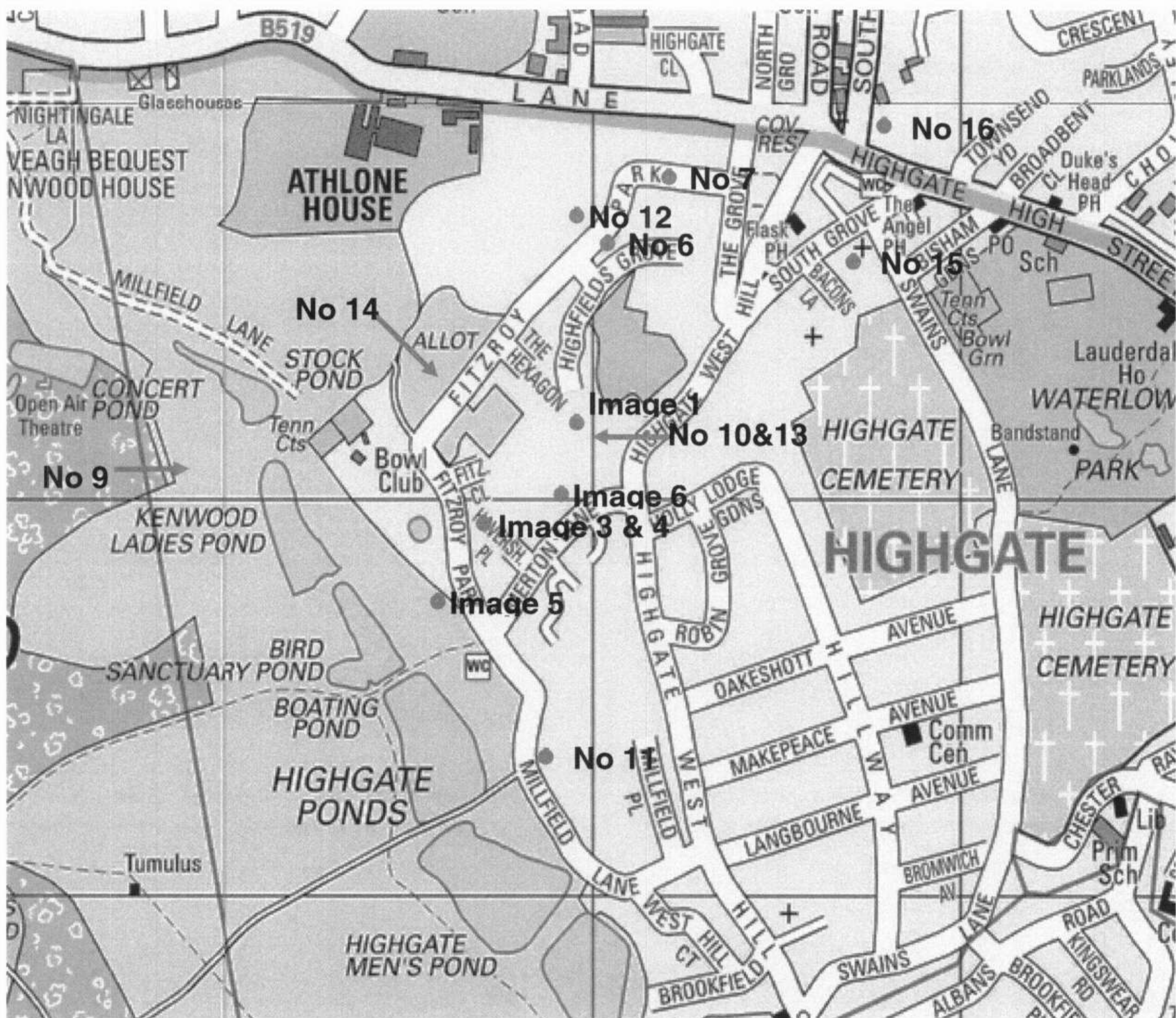
Nothing in the proposal is at odds with the ambitions of these policies.

## **10.0 Conclusion**

Notwithstanding the fact that this site falls within the Fitzroy Conservation Area, the proposal is an architecturally exciting proposal of exceptional quality, and is therefore in complete accordance with the requirements and restrictions of all the relevant policies.

The proposal is not only invisible from anywhere outside the site except for the new house overlooking it (Heathfield Park), but also has no detrimental affect on any of its neighbours. For these reasons, and in the light of other policies, Camden should grant planning and Conservation area consent.





### Key to site photographs

● Photograph Nos

→ Direction of panoramic

