

# 106

## Heritage Statement

106 Highgate Road  
Fitzroy Terrace  
NW5 9PB



## British Listed Buildings

TQ2885NE HIGHGATE ROAD  
798-1/31/854 (East side)  
Nos.98-108 (Even)  
Fitzroy Terrace

II

Terrace of 6 houses. Late C18, altered and repaired. Believed to have been built to house servants of the Fitzroy family. Yellow stock brick with red brick dressings; central name plaque. 3 storeys and semi-basements. 2 windows each except No.98 with 1. Semi-basement openings mostly segmental-arched; doors mostly part-glazed. Round-arched 1st floor sashes with gauged red brick heads and intersecting tracery; main entrances formerly at this level. 2nd and 3rd floor, gauged brick flat arches to recessed sashes. Coped parapet. INTERIORS: noted to retain good original features.

<http://www.britishlistedbuildings.co.uk/en-478307-fitzroy-terrace-greater-london-authority#.VblQktLbKHs>

## Dartmouth Park Conservation Area

Appraisal and Management Statement  
Adopted 22 January 2009



### Conservation Area Appraisal

7.4 As the Highgate Road is one of the oldest streets in the area this is reflected in the built form which features many fine 18th Century Georgian terrace houses. Development took place in an ad hoc manner and this is clearly seen in the age and styles of building that have sprung up along the road. Although differing in terms of their design the buildings are linked by many common themes.

7.7 Nos.98 - 108 (Fitzroy Terrace), is an elegant terrace (listed) with mansard roof, dating from the early 19th century with three storeys and semi-basement (unusual entrance-level) occupying tight plot widths. Although not visible from the road, the terrace has an unusual, attractive rear elevation.



# 106



104



108



rear



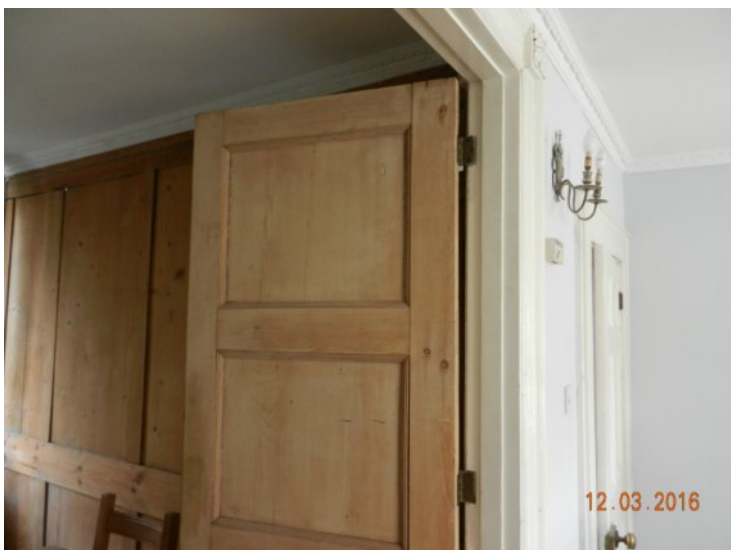
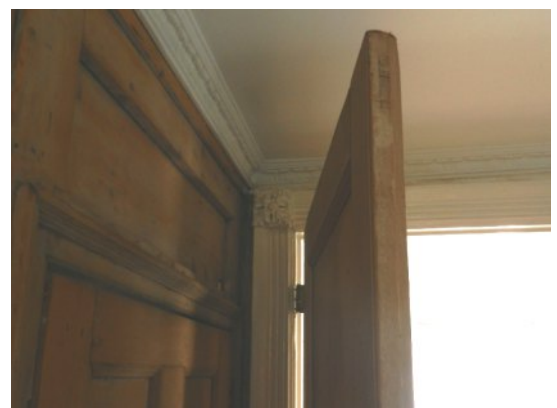
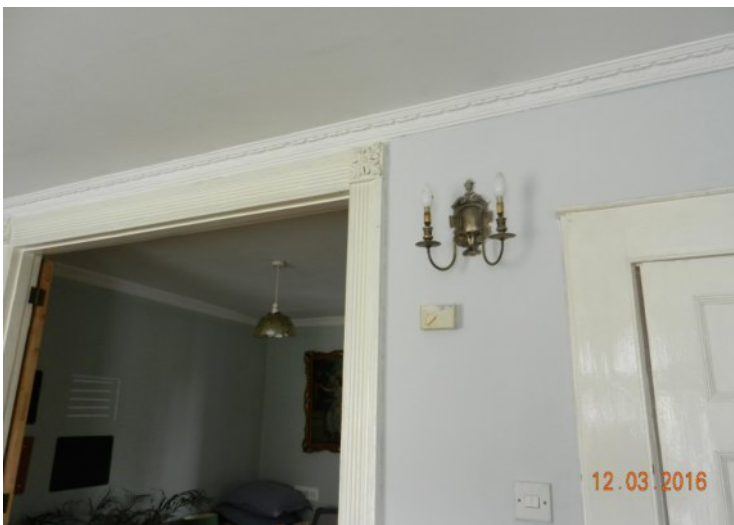
rear garden



front garden

# 106

## Georgian Interior Features







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David Sherriff  
Snelling & Sherriff

1 April 2016

Dear David

**106 HIGHGATE ROAD (FITZROY TERRACE), LONDON NW5**

I was pleased to meet you at this property on March 30, and as promised I am now writing to you setting out my thoughts.

The house is an attractive mid-terrace Grade II-listed property dating from the late eighteenth century, retaining early and original features of note, including the staircase, panelled partitions, window shutters and (some) cornices. It also includes some more recent unsympathetic alterations, mainly at basement and rooftop levels. At the rear is a semi-derelict brick outhouse, now used for storage.

We discussed three broad areas of suggested change: a conservatory-type addition at the rear, possible adaptations to the roof, and various internal alterations.

**Rear addition**

Construction of this mainly glazed addition would require the demolition of the existing outhouse. This should not be contentious in historic buildings terms. There would need to be a certain amount of excavation at the rear of the building to link the new element with the existing lower ground floor. The formation of a door in place of the present kitchen window is not problematic, since this historically was a door, and the brickwork below the cill is modern. I suggested that the proposed addition should be structurally independent of the back wall of the house. If the southern of the two pitched roof elements gives rise to concerns over the amenities of the neighbour to the south, this part could be given a flatter roof. This would cut across the present door opening (which becomes redundant under your proposals) but this is a modern door, and it could be partially blocked, with some provision for borrowed light to/from the stairway.

## **Roof alterations**

At some point the original butterfly roof has been removed and a flat roof with terrace created. I understand that the local authority does not wish to see any works carried out which might be seen as improving access to, or perpetuating this feature. The client may decide to continue with the existing arrangement, but another option would be to reinstate the original roof form and finish, incorporating rooflights (and possibly solar panels) in the sloping inner faces. Couple with raised internal ceilings, rooflights would increase the feeling of height and light in the top floor bedroom.

## **Internal alterations**

Much of what you propose amounts to minor repair and tidying up which arguably will not require listed building consent. The main thrust of the alterations relates to improved insulation in the walls and windows. Wall insulation which involves going back to the bare brickwork should not be problematic provided we are dealing with modern plaster finishes, and will help the new insulation to line up with existing architraves, skirtings etc. If there is historic plaster this may be more problematic, but I did not see any in my (fairly brief and incomplete) inspection.

There is already aluminium secondary glazing in some of the windows – this is unsightly, and there are certainly better products now available. I also note that some of the windows have shutters, and you might wish to consider bringing these back into working order as a further means of improving insulation. Have a look at this Historic England advice and video [here](#).

We discussed cornices. That at lower ground floor level is modern and rather too fancy for what was a service area. Similarly, the top floor was staff bedroom accommodation, and again would have been plainly treated. The only areas where something more fancy might be appropriate would be on the upper ground and first floors. I suspect the cornice on the upper ground floor is modern – its detail looks suspiciously crisp – and the central ceiling rose is certainly modern. The plain moulded cornices on the first floor bedroom appear to be original and are worth retaining, possible replicated on the upper ground floor.

Much of the pine (panelling and doors) has been stripped. Historically this would have been painted, and you may wish to consider repainting after careful splicing-in repairs – as well as being more authentic, paint will help to conceal the repairs.

Fireplaces – there are no original fireplaces, and that which has been introduced in the lower ground floor is an inappropriate and hybrid piece. Simple timber chimneypieces, perhaps bolection moulded, would go well with the Georgian setting as well as suiting most modern tastes.

I hope these comments are helpful, and wish you every success with the project.

Best wishes

Andrew Derrick  
Director