



ARCHITECTS & DESIGNERS



2 Fitzroy Close
Design & Access Statement

CONTENTS

Contents	2
Design statement	
Introduction	3
Drawing Issue	3
Existing House and Local Area	3
Site and Topography	4
Relevant Planning History	4
Relevant Planning Policies	5
Proposals Overview	6
Summary	7
Access Statement	7
Illustration of Site Location	8
Illustration of Site Context	9

DESIGN STATEMENT

2 Fitzroy Close
London
N6 6JT

Introduction

This document has been prepared by Witcher Crawford Architects. It accompanies the Planning Application for a two storey side extension to the east of 2 Fitzroy Close, London N6 6JT.

This document is supported by the following drawings:-

Drawings

W1390 P30 – Site Location and Block Plan 1:1250 / 1:500 @ A1

W1390 P31 – Plans as Existing 1:100 @ A1

W1390 P32 – Elevations as Existing 1:100 @ A1

W1390 P33 – Elevations as Existing 1:100 @ A1

W1390 P34 – Plans as Proposed 1:100 @ A1

W1390 P35 – Sections as Existing & Proposed 1:100 @ A1

W1390 P36 – Elevations as Proposed 1:100 @ A1

W1390 P37 – Elevations as Proposed 1:100 @ A1

Existing house and Local Area

Fitzroy Close is located within the Highgate Village Conservation Area, on the East side of Fitzroy Park. The distinct character of the Conservation Area is created by individually designed houses of varying scales, mostly detached, ranging from various historic periods but predominantly post-war in the case of Fitzroy Park. These are brought together in a setting of mature trees, planting and private un-adopted roads. Fitzroy Close comprises of 5 detached houses in varied styles of contemporary construction from the 1970's / 80's.

No. 2 Fitzroy Close is a detached two-three storey dwelling on the south side of the close. It was built as a pair, together with No. 1 Fitzroy Close (located downhill of the western boundary) with both houses distinguished by their mono-pitched roofs. Neither properties are listed. The Highgate Conservation Area Appraisal and Management Strategy of 2007 contains a description of the pair making the following observations:

Two houses on the south side were built as a pair with monopitched roofs. Both have been altered. No 2 has had a heavy glazed double-height porch added, whilst No 1 has been completely remodeled and extended in a radical and dramatic fashion by Jim Beek of Square One Architects. The external walls have been clad with horizontal layers of natural slate and the double-height entrance and stair projection has full-height opaque glazing. A water feature stands in front of the main entrance. A high vertically boarded fence screens the garden and new swimming pool block from the road. Occupying a corner site, the house is highly visible in long views up and down Fitzroy Park.

Since approved planning applications in 2015 and 2016, no. 2 has undergone several alterations. Approved changes include rendering the brick walls white, upgrading the upvc window frames to dark grey aluminium and grey aluminium coping to the parapet walls. A roof extension has been added with a glass atrium. This has achieved a more contemporary architectural statement to complement the dark monolithic properties of its pair, No. 1 Fitzroy Close.

Site and Topography

No. 2 Fitzroy Close is situated to the south eastern corner of Fitzroy Close. Fitzroy Close rises from west to east with the end of the close seeing a further step up in level to the boundary of Heathfield Park 6 Merton Lane. This change in level is marked by retaining walls that runs along the eastern boundary of No. 2 Fitzroy Close. Mature trees stand above this retaining wall and screen the private tennis court on the grounds of 6 Merton Lane, a substantial newly built residence.

The retaining wall wraps around the south-eastern corner of the site, to form the southern boundary with the garden of 'Sunbury', Fitzroy Park. This means the south eastern wing of No. 2 Fitzroy Close is nestled into the site. Again mature planting and trees wrap around the boundary and the level changes and trees are such that the site is entirely screened from its neighbour to the east and partially from its neighbour to the south.

The section of land proposed to be developed is currently underused. Because it is screened it is relatively dark therefore has little amenity value as an outdoor space, the main garden area being to the west of the house.

Relevant Planning History

No. 2 Fitzroy Close

2016/1070/P - Planning Approval was granted for the erection of a recess infill first floor extension to the rear elevation.

2016/1004/P - A Certificate of Lawfulness (Proposed) was granted for alterations to rear single storey extension to remove central glazed opening to be infilled with a wall and removal of double doors to be replaced by sliding doors on the ground level of the west side elevation.

2015/0926/P – Grant of non-material Amendments to approved planning permission 2014/6914/P.

2014/6914/P – Planning approval was granted for an extension at roof level and changes to the external appearance.

No. 1 Fitzroy Close

Planning approval was granted in 1997 for the demolition of the existing dwelling and replacement with a new two storey dwelling with additional basement. Permission was subsequently renewed in 2002. Further permission was approved in 2007 to extend the winter garden at the rear and cover the roof terrace.

Note: These consents have been implemented and are described in the Conservation Area Appraisal (mentioned above).

No. 5 Fitzroy Close –

2013/1616/P - Planning approval was granted to erect a pool enclosure for an existing swimming pool and an associated outbuilding for a family house.

2012/5789/P - Renewal of planning permission 2009/4343/P granted for the erection of a new glazed and rendered rear addition at roof level including the creation of two roof terraces; a two-storey side extension on eastern elevation; and a full height glazed front entrance to the dwelling house.

No. 4 Fitzroy Close

2013/2988/P - Approval granted for the retention of a window at second floor level on the south west elevation.

2012/2618/P Approval was granted for the erection of an external lift shaft from ground to second floor level as an amendment to planning permission granted 13.01.2012 (Ref: 2011/4859/P) for the erection of a single storey extension at roof level to the existing dwelling house.

2011/4859/P Approval was granted for the erection of a roof extension at second floor level to the existing dwelling house.

Heathfield Park, 6 Merton Lane (directly east of 2 Fitzroy Close)

P9603136R2 - Planning consent was granted for a substantial new build, white rendered dwelling with ancillary guest accommodation.

Relevant Planning Policies

Planning Policy Statement 5 (PPS5), policy HE8 superseded by National Planning Policy Framework (NPPF).

Policy DP25 - Conserving Camden's heritage

Policy DP24 - Securing High Quality Design

Policy DP26 - Managing the impact of development on occupiers and neighbours

No Article 4 Directions apply to this site.



Image 2- Front aerial perspective as approved 015/0926/P

Proposals

A two storey extension is proposed to the underused east side of the house to provide a boot room and improved house keeper's accommodation at ground floor and facilitate the creation of an improved utility room accessed directly off the kitchen at that level and to create a new and improved master suite and study at first floor level.

The ground floor element will be just 2.6m wide, retaining a walkway access to the rear garden.

The first floor element will be wider at 4.5m and will cantilever over the ground floor creating a cover to the walkway. This will suspend the first floor structure over the bank to the east, in order not to impact on the root protection areas there.

The new roof will take the form of the adjacent existing mono-pitched roof and will abut the existing parapet wall, ensuring the original character of the house is retained.

A new entrance door with glazed side panel will provide access to the new boot room. Access to the external walkway will be gained via a concealed timber gate which is to blend with the vertical timber cladding proposed at ground floor level.

As mentioned above, the south-eastern corner of the house sits nestled into the topography at a lower level than the neighbouring sites to the east and south, and is significantly screened by trees and planting. This means that the extension will remain largely screened from view of the neighbours to the south and east.

The proposed extension will be set back 750mm from the principle façade and the roof slope set lower than the existing which will ensure the extension will remain subservient to the host building.

The new master bedroom will be provided with a large picture window, the top of which will follow the slope of the roof.

The new master en-suite bathroom is proposed to be served by a conservation style roof light. There will be no windows at first floor level to the rear or side in order to avoid overlooking concerns.

It is proposed to construct a balcony at first level along the front of the proposed extension and adjacent bay (over garage). The balcony will have a minimalist glazed balustrade, the front face of which will be in line with the column to the main entrance porch. It will create a canopy over the entrance to the boot room and the garage.

This horizontal element will break up the vertical facade and help 'ground' the property.

Summary

The design and position of the extension and the materials have been carefully considered in relation to the topography and neighbouring properties in order to enhance the street scene. The proposals will not impact on the roots of boundary trees nor require the removal of any trees.

No. 2 Fitzroy Close is well screened from the east and the south by fences and mature trees that sit at a high level, therefore the proposals will not impact detrimentally on the light or visual amenity of neighbouring properties.

The facade fronting Fitzroy Close will be the only elevation where the proposals will be apparent however the set back will ensure subservience and the angle of the existing property on the road will mean that the extension will barely be visible from Fitzroy Park, if at all as illustrated in images 5, 6 and 7.

The extension will utilise underused external space to create much needed and improved accommodation for the occupants.

In summary the proposed extension will:

- be modest in size in terms of scale and massing in relation to the existing building and Highgate Conservation Area.
- respect the original mono-pitch roof design as the form of the new section will repeat the existing adjacent roof form.
- be subservient to the main house.
- have minimum visual impact on neighbouring properties due to the height and density of trees along the boundaries.
- not affect root protection areas and therefore have negligible impact on surrounding environment and biodiversity.
- cause no loss of amenity for neighbouring properties with regards to light or overlooking.
- be “sympathetic to the general appearance, location and setting of the host building...”

Access Statement:

Access onto the site and principle entrance will not be altered with these proposals.

SITE LOCATION

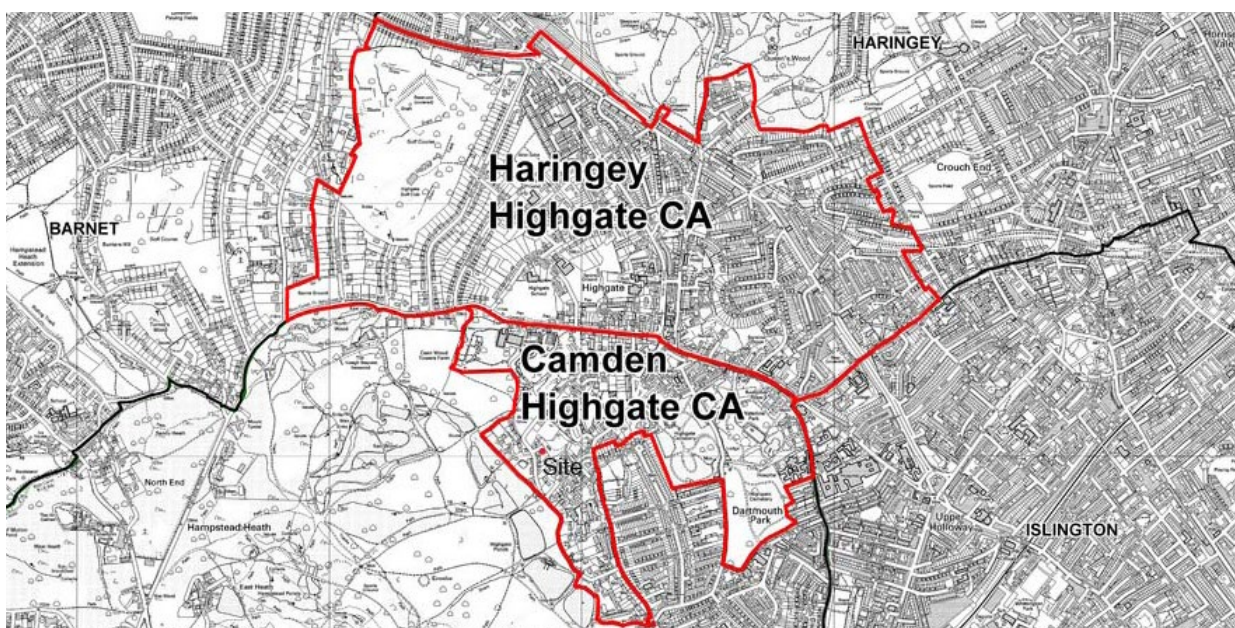


Image 3 (top)- Aerial view with site outlined in red. No.1 Fitzroy Close can be seen to the west, the grounds of Sunbury to the south and the grounds and tennis court of Heathfield Park, Merton Lane to the east.

Image 4 (bottom)- Highgate conservation area

CONTEXT

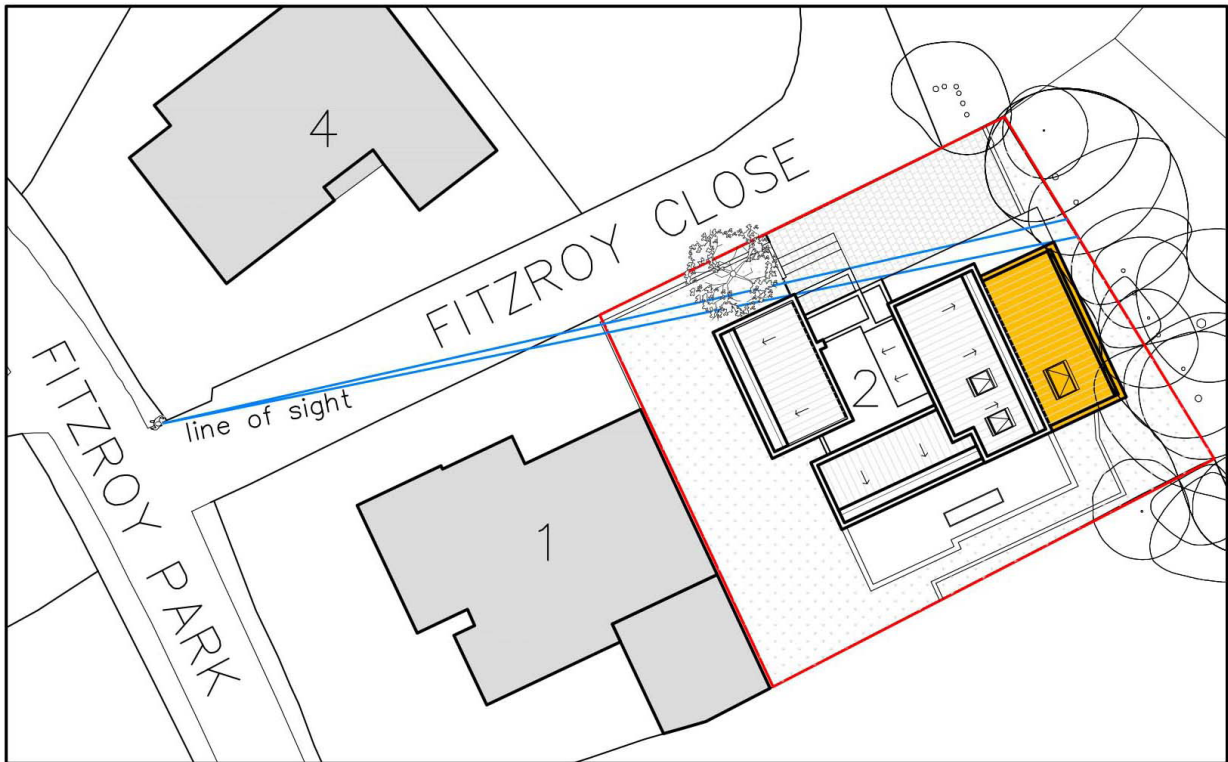


Image 5 - Extract of block plan illustrating lines of sight from Fitzroy Park (proposed side extension highlighted in orange).

Image 6- View of house looking east from Fitzroy Park (prior to commencement of approved works)

Image 7- View of house from front of 1 Fitzroy Close

Note that a tree and the existing front atrium structure obscure views of the east side of the house. The proposed side extension will therefore not be seen from the majority of vantage points and will only reveal itself upon approach to the house, in fairly close proximity.