



Planning Policy Reference


Yellow line:
Open Space
The Elms, Fitzroy Park



Red line:
Metropolitan Open Land
The Elms, Fitzroy Park



Light green shaded area:
Conservation Area
Highgate Village



Site Analysis

The plot sits within the Highgate Village conservation area within the London Borough of Camden and borders the designated 'Open Space' of The Elms, Fitzroy Park and in close proximity to the designated 'Metropolitan Open Land' of The Elms, Fitzroy Park.

Fitzroy Park is defined by its loose residential layout of individual houses of a predominantly suburban modernist style. The area also contains Elizabethan and Jacobean style properties in the closer proximity to the ponds.

Halfway along Fitzroy Park and opposite the allotments is a cul-de-sac known as 'The Hexagon' which was developed in the mid 1960's and contains a group of six dwellings. The existing three storey detached house of no.4 is set along the eastern boundary of a generous central plot.

Although each individual dwelling is unique in their massing, form and orientation, they also share a volumetric clarity and common material scheme of brickwork and vertical timber panel fenestration.

The site is served by a single access point from Fitzroy Park, with a shared access to no. 6. Fitzroy park is a private road with a densely planted character that extends from the heath to the heart of the village.

