Fitzroy Lodge

Listed Building Application

Proposal for internal alterations to ground floor flat (3b)

DESIGN AND HERITAGE STATEMENT

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Introduction:

Flat 3b of Fitzroy Lodge occupies the ground floor area of the side wing to the South.
The proposal only involves changes to the internal area that has already been converted to a flat.
No historic features remain inside.

The changes are required to create a more open living space and at the same time remove partitions and suspended ceiings that have been insensitively installed so that they obstruct the windows.

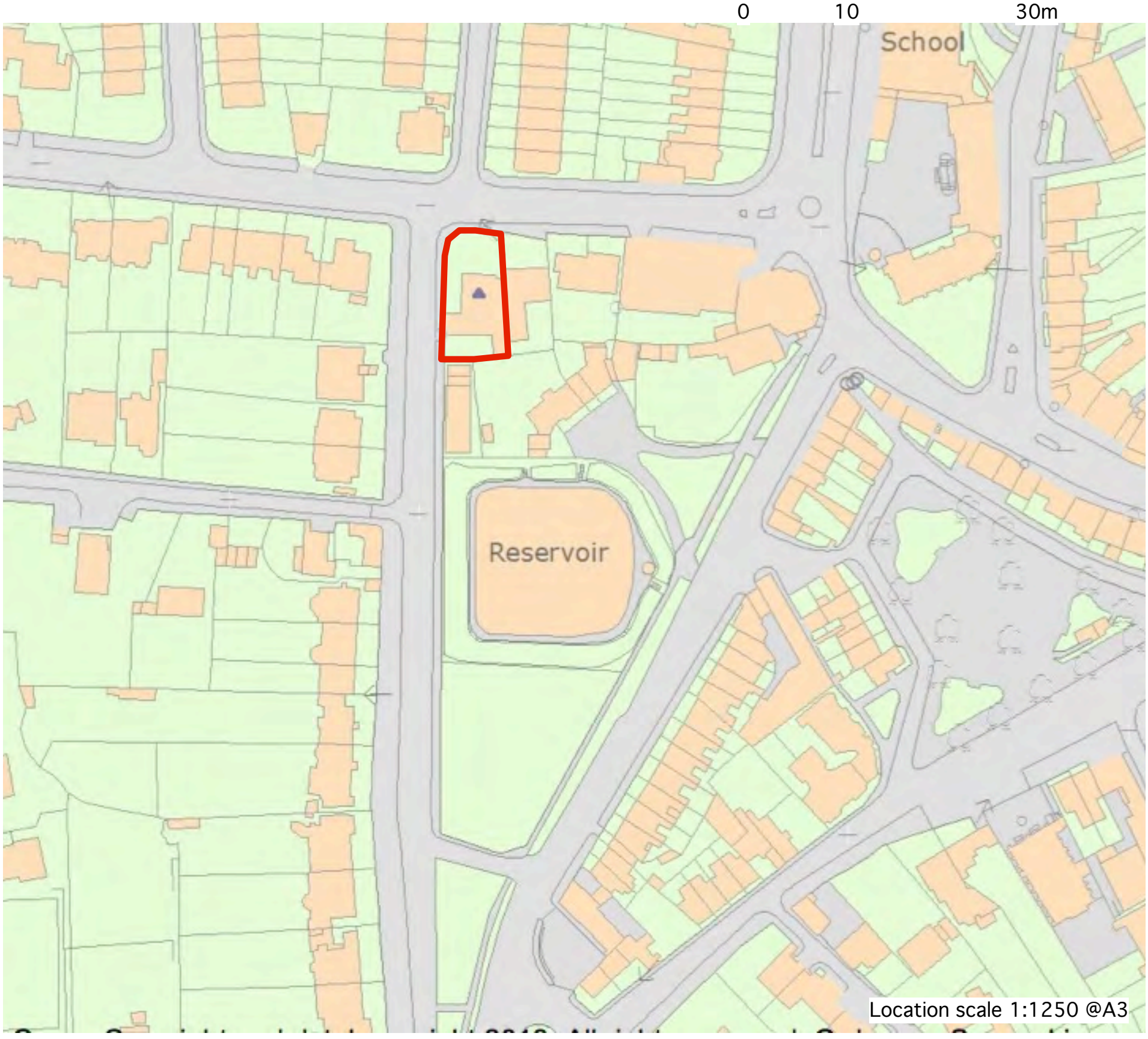
The underfloor heatiing will allow the radiators to be removed and at the same time will improve the energy usage of the flat due to the insulation that is porposed between the joists.

The opening up of the space will incidentally make the flat generally more accessible:
- wider openings for existing doorways
- larger kitchen
- WC that ican be approached straight on with a wider door

Fitzroy Lodge is located in the Highgate Conservation area

site plan scale 1:500 @A3

0 10 30m



Location scale 1:1250 @A3

0 10 30m

Listing Citation

Overview
Heritage Category:
Listed Building
Grade:
II
List Entry Number:
1378989
Date first listed:
10-May-1974
Statutory Address:
FITZROY LODGE, THE GROVE
The building or site itself may lie within the boundary of more than one authority.

County:
Greater London Authority
District:
Camden (London Borough)
National Grid Reference:
TQ 28221 87458
Details
CAMDEN

TQ2887SW THE GROVE 798-1/5/1834 (East side) 10/05/74 Fitzroy Lodge (Formerly Listed as: HARINGEY THE GROVE Fitzroy Lodge)

GV II

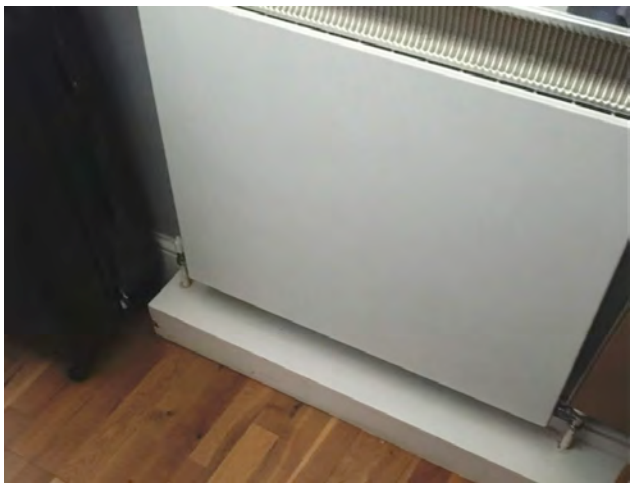
Villa. Early C19 in 2-part composition. Stuccoed brick, with hipped slate roof on deep projecting eaves with tall stacks. Main part a square composition 3 windows wide and 2 storeys high, with ground floor windows set within relieving arches. 2 window return to left similarly treated. Continuous sill band at first floor. All windows are sashes with glazing bars; mid-C20 glazed door. To right a projecting wing, 3 bays deep and with one window return, 2 storeys with high attic which has been altered. C20 extension and rooftop conservatory not of special interest. INTERIOR not inspected. Formerly listed in the London Borough of Haringey, was transferred to LB Camden on 1.4.94.

Listing NGR: TQ2822187458

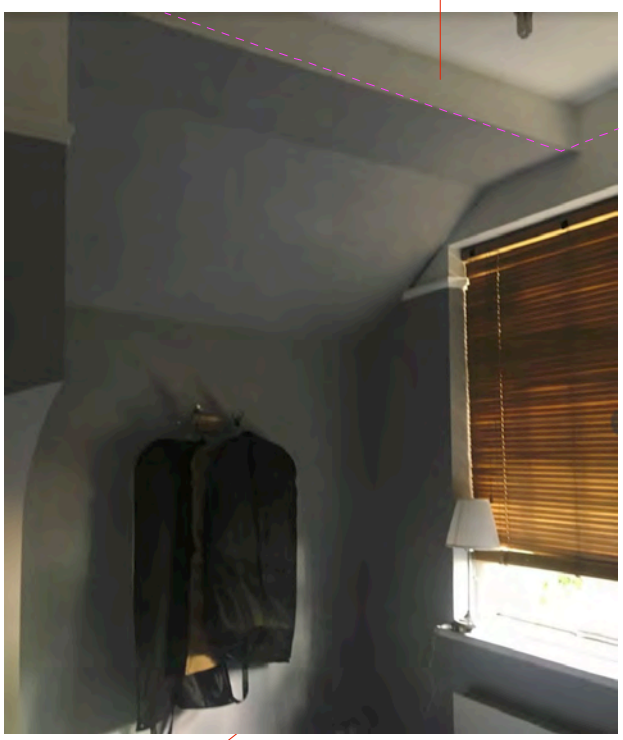
Extract from the Conservation Area Appraisal:

Situated at the junction with Hampstead Lane, on the east side, is Fitzroy Lodge (listed grade II). This ‘L’-shaped early 19th century house is set behind a brick wall and enhanced with mature trees. It is constructed from brick with stucco render and a hipped slate roof with deep projecting eaves and tall chimney-stacks. The main portion is a two-storey composition with a continuous cill band at first-floor level and a central square headed entrance door with unusual glazing pattern. A three-storey extension was built on the north side in the early 20th century, which is rendered and painted to match Fitzroy Lodge.

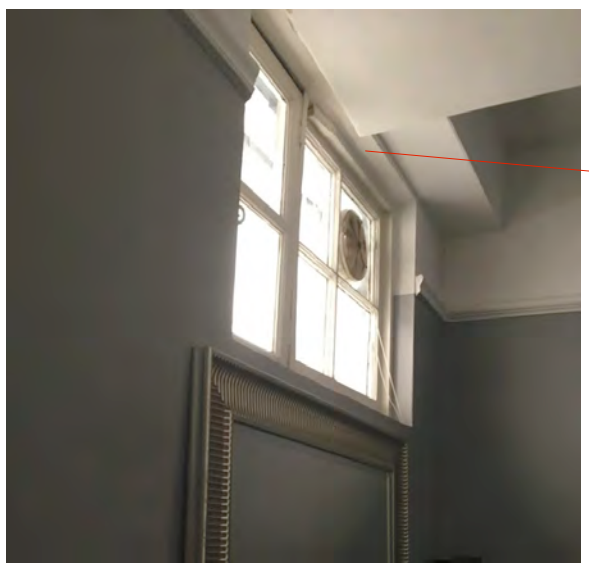
radiators to be removed and replaced with
underfloor heating (between joist) trays with insulation.



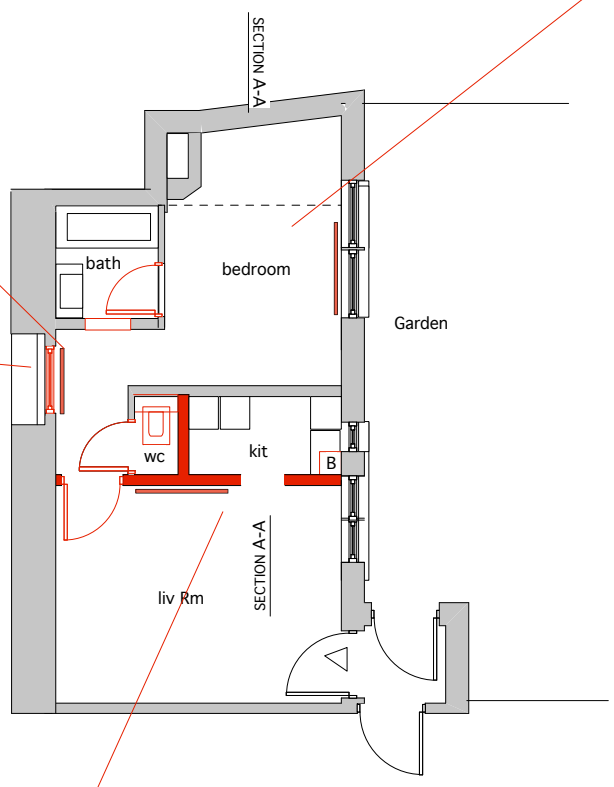
bulkhead in bedroom to remain in place and to be used to set the level of a suspended ceiling

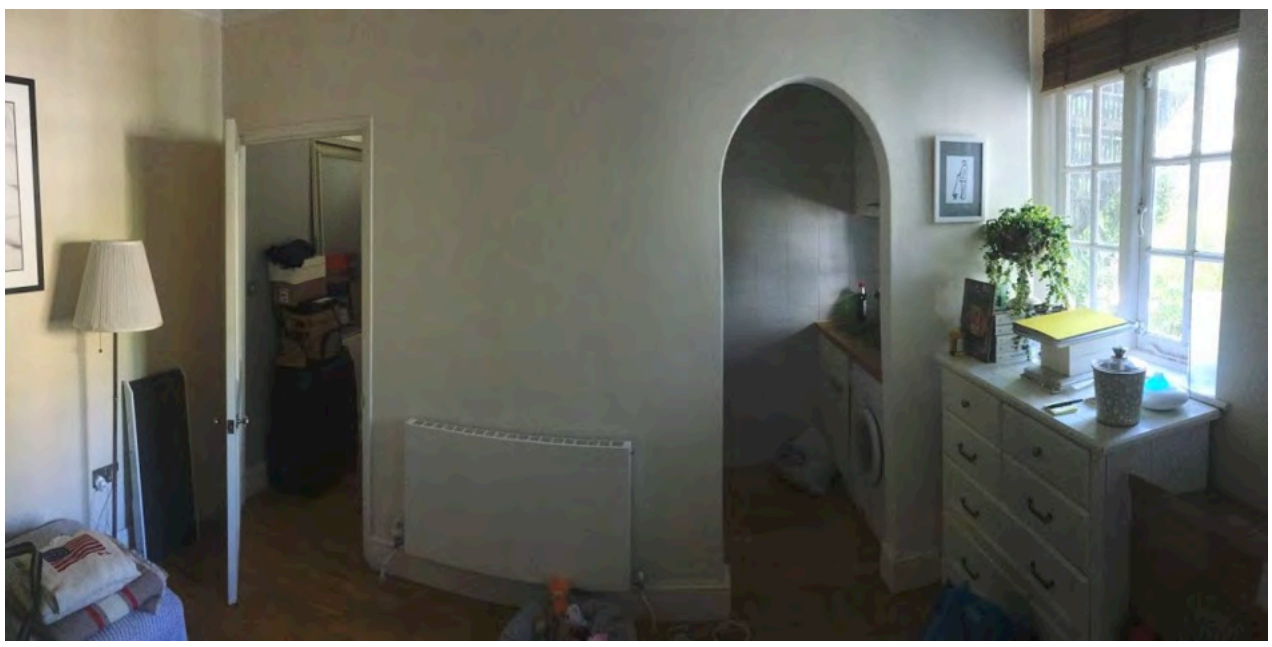


suspended ceiling that obscures window aperture to be removed and replaced with one that is set higher and clears the window

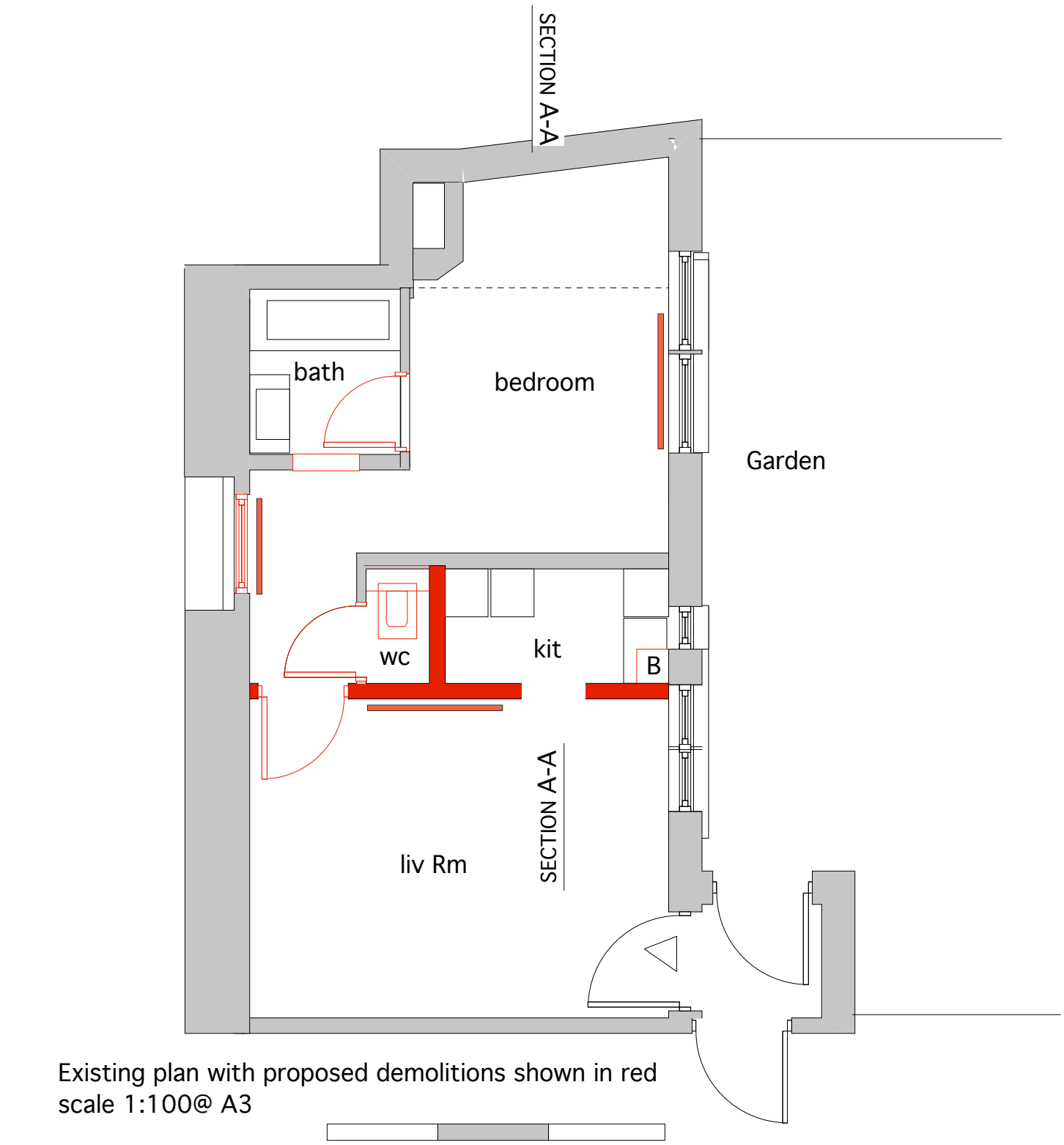


window inserted in late 20C to cover coal shute and inner secondary window.
- window to be removed leaving inner window in shute

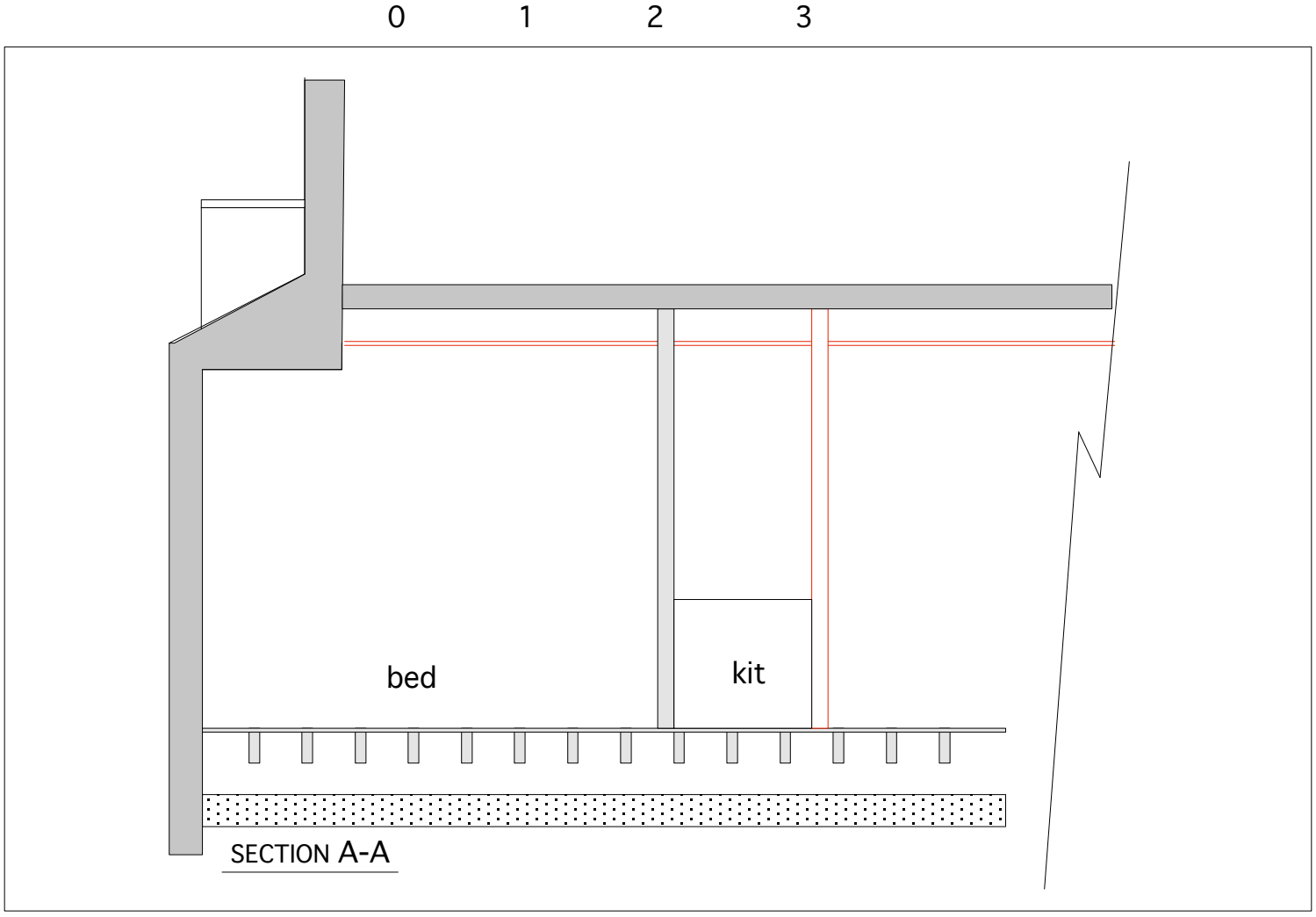




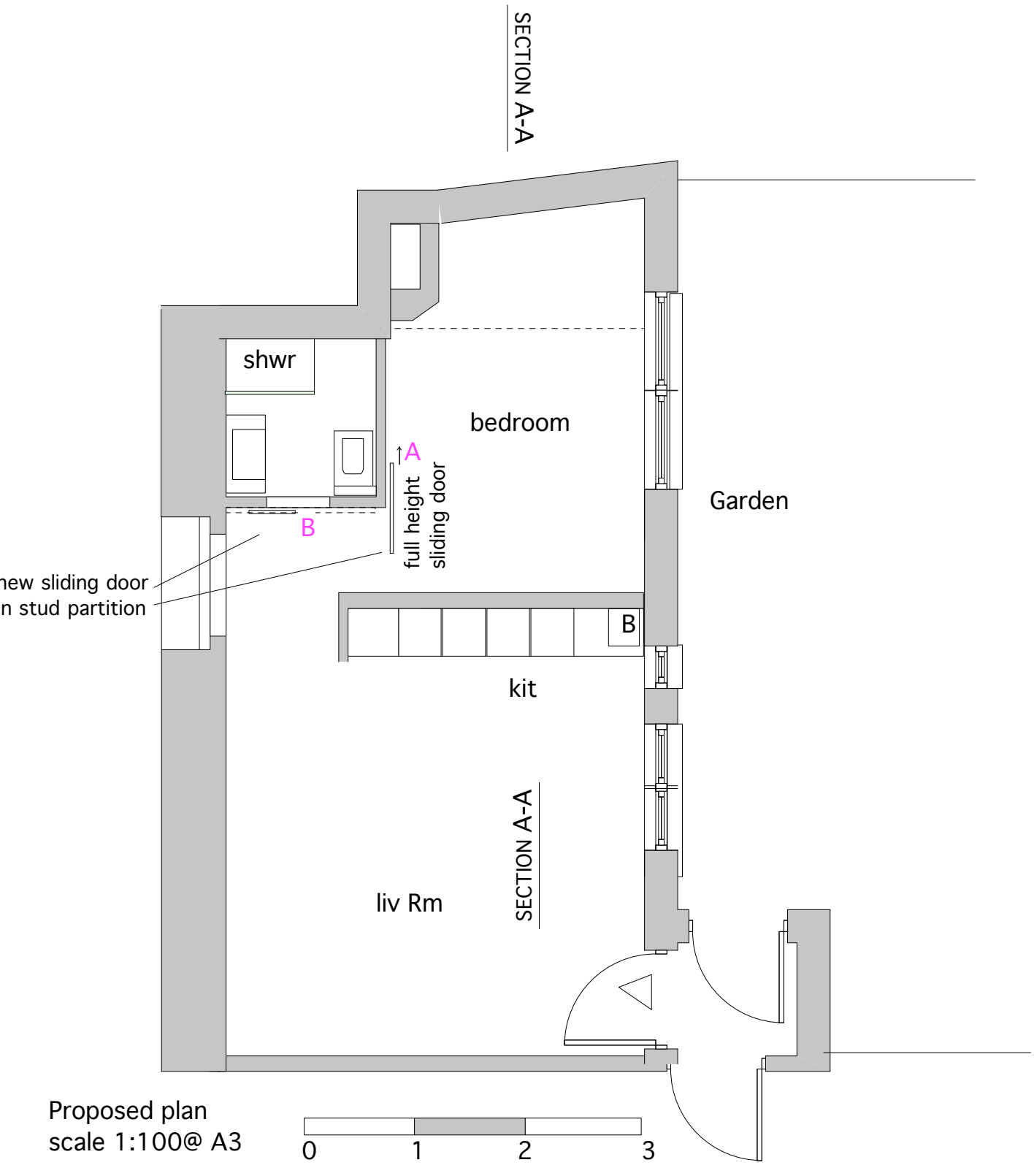
Non structural kitchen partition (added during conversion to a flat) , to be removed .
Note that it obscures the window.
The door which is also contemporary with the added partition is also to be removed (along with the radiator)
Like the rest of the flat, there are no surviving original architectrual mouldings.
The WC is proposed to be relocated in the bathroom and the space used to improve the kitchen



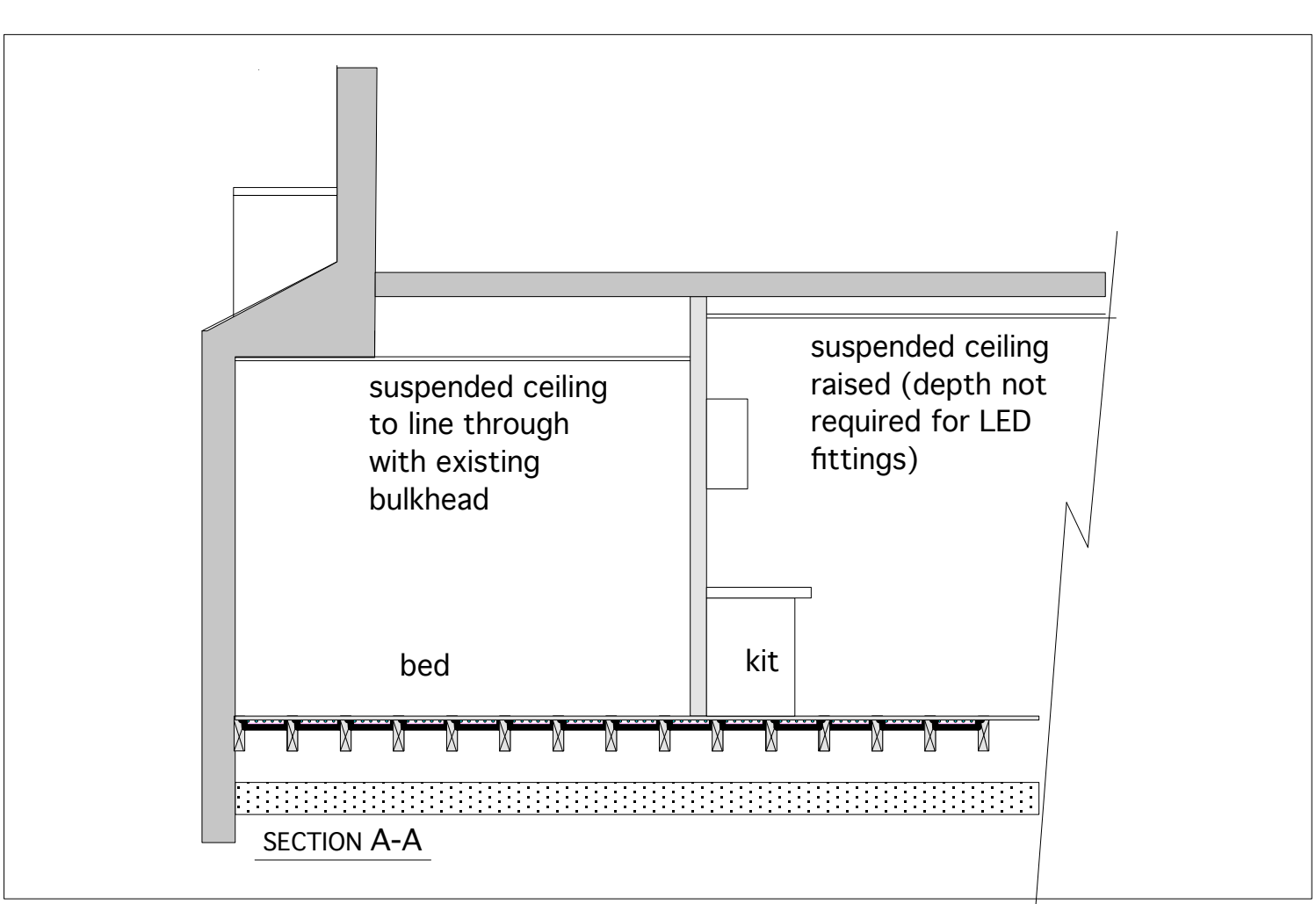
Existing plan with proposed demolitions shown in red
scale 1:100@ A3



Existing section with proposed demolitions shown in red
scale 1:100@ A3



Proposed plan
scale 1:100@ A3



Proposed pection
scale 1:100@ A3

Underfloor heating:

The system that is proposed is one that has a number of trays that sit between the existing joists whereupon they are covered up with flooring such as engineered timber flooring (this is currently installed in the flat).
It will involve removal of the existing flooring which can be replaced after the installation with no change to the finished floor height

Spreader plate system

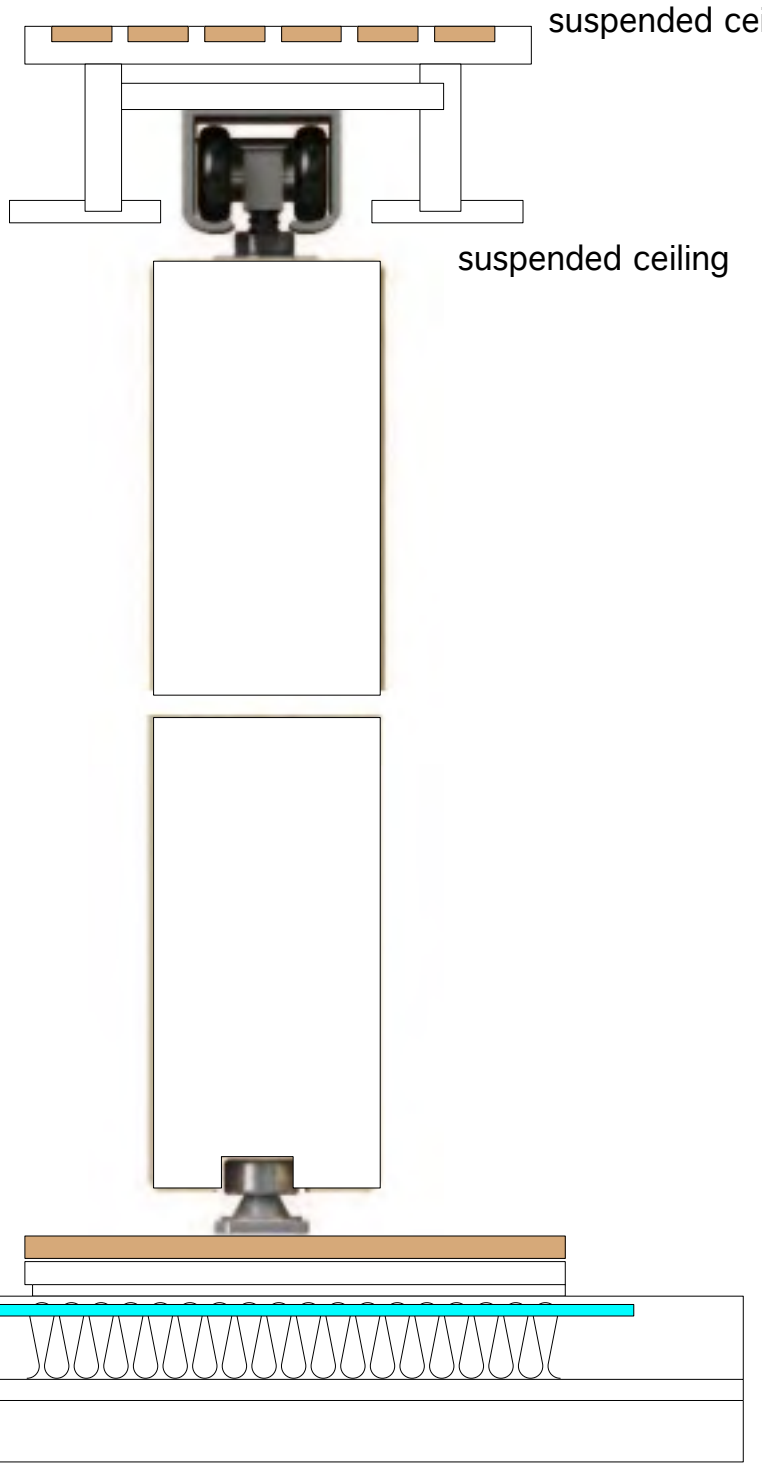
- Aluminum spreader plates are fixed to the joists using screws or nails, the plates have 16mm preformed groves in them set at 200mm centers to accommodate ProWarm™ European Standard Pex-Al-HDPE pipes.
- A standard installation for this system assuming the joists are deep enough would be to fix batons to the sides of the joists (about 70mm from the top of the joist) then a 50mm foiled faced insulation like celotex/kingspan is cut and placed onto the batons, the pipe work is then clipped directly into the spreader plates.

A regular combi boiler like the one presently fitted is capable of running such a system and the
installation will not be visible of have any impact on historic fabric (current flooring is modern engineered timber on chipboard, on joists).

Sliding doors

Sliding doors are proposed in two locations, over a new aprerture in the bathroom stud partition and a second one to the bedroom (both to be invisiblity top hung, with the supporting rail above the line of the suspended ceiling, itself supported on the support rails for the ceiling so as not impact the original ceiling above.
The doors themselves are proposed as white painted timber.

Top rail sliding doors



Relocation of WC

In order to relocate the WC, a branch from the existing stack will have to be taken under the floor, to the bathroom. It is proposed that this would be done using the void below the joists so as not to do any damage and to carry out the installation whilst the floor is up for the installation of the underfloor heating

Summary

A. Reception room has suspended plasterboard ceiling with recessed downlights that partially obscure the window head
B. The kitchen partition wall is made from lightweight blocks the wall partially obtructs the window. The partition has a arched opening in it.
C The kitchen is modern with a modern suspended plasterboard ceiling
D. The WC is also a modern addition
E. The bedroom has a bulkhead to one end to accommodate the roof
F. The bathroom is modern

With the exception of the windows there are no original features left.

Modern radiators have been fitted as shown on the plans (served by a combi boiler in the kitchen)

Proposals:
Demolitions indicated in red show the removal of the WC in the middle of the plan as well as the removal of the partition to the kitchen to open the space up and allow for a larger kitchen
The bathroom is shown as having a WC installed and a new door
The bedroom is shown with a full height new sliding door with an inviisble track set within the suspended ceiling void
The suspended ceiling in the living room is shown as being removed and replaced with one that is higher and does not obstruct the window. It will have low energy light fittings installled.
A suspended ceiling is indicated in the bedroom to even out the height of the ceiling so that it aligns with the bulkhead a the end
The radiators are shown as being removed and the heating replaced with underfloor heating (designed to sit between the joists so as not to affect the floor level)
The secondary window over the old coal shute is shown as being removed

Impact:
The suspended ceilings have been set below the original lath and plaster ceilings that are believed to be still intact. The proposal will not impact these ceilings.
The new suspended ceiling in the living room will be set higher so as to be clear of the window head and will incorporate lower profile recessed low energy light fittings.

Access:
The removal of doors makes the flat more accessible, the sliding doors will be light and easy to operate
The underfloor heating will involve installation of insulation between the joists making the flat more comfortable whilst also not affecting the current floor height or introduing any trip hazards.