

# LIPTON PLANT ARCHITECTS

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## DESIGN & ACCESS/ HERITAGE STATEMENT

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Birch House, Fitzroy Park, London, N6 6HS

### 1.0 INTRODUCTION AND CONTEXT

This application seeks approval to for insertion of a new conservation Velux roof light to the first floor west-facing roof pitch of the property Birch House.

The property is a three storey (plus basement) Arts & Craft style detached family dwelling situated on the private road Fitzroy Park, south of Highgate Station in the London Borough of Camden. The house is not Listed and sits within the Highgate Village Conservation Area.

### 2.0 AMOUNT OF DEVELOPMENT

The proposal comprises of the following:

- 2.1 To form a new roof light to the west side of the roof. This will be a Velux conservation style roof light that is flush to the tiles.

### 3.0 APPLICATION SITE, HISTORIC AND EXISTING CONTEXT

- 3.1 Fitzroy Farm, 'the grounds of which Charles Fitzroy laid out in the artificial style then in vogue' was part of the Estate of Tottenhall inherited by Charles Fitzroy in 1768.
- 3.2 Extending broadly from Hampstead Lane in the north to Millfield Lane in the south, Fitzroy Farm lay between Lord Mansfield's Kenwood to the west and Highgate West Hill to the east.
- 3.3 The road known today as Fitzroy Park formed the carriage drive through the estate to the house, which itself was built c. 1770-1774.
- 3.4 Today Fitzroy Park is a private road with an eclectic mix of modern houses, covering a range of architectural styles. There are also some allotments and a bowls club further towards the southern end of the road. It is situated at the north-east edge of Hampstead Heath, a few minutes' walk from Highgate Ponds.
- 3.5 The host property was built relatively recently, in 1999 in the Arts and Crafts style.

#### 4.0 SCALE OF DEVELOPMENT AND IMPACT UPON NEIGHBOURING BUILDINGS

- 4.1 The roof light itself will not be visible from the private road. Whilst the window will face towards the neighbouring property the pitch of the existing roof and the mature trees between will largely obscure its view. There is already a much larger roof light higher on this façade.
- 4.2 There are numerous rooflights of equivalent or larger scale on the pitched roofs of surrounding neighbouring properties.

#### 5.0 ACCESS

- 5.1 Access to the property remains as existing.

#### 6.0 CONCLUSION

- 1.1 In summary, the proposal follows current policy and is sensitive to the original building in terms of scale, design and materiality. The proposed insertion of this modest rooflight will have no adverse impact upon neighbouring properties and will not be harmful to the character and appearance of the conservation area.

#### 7.0 PHOTOS

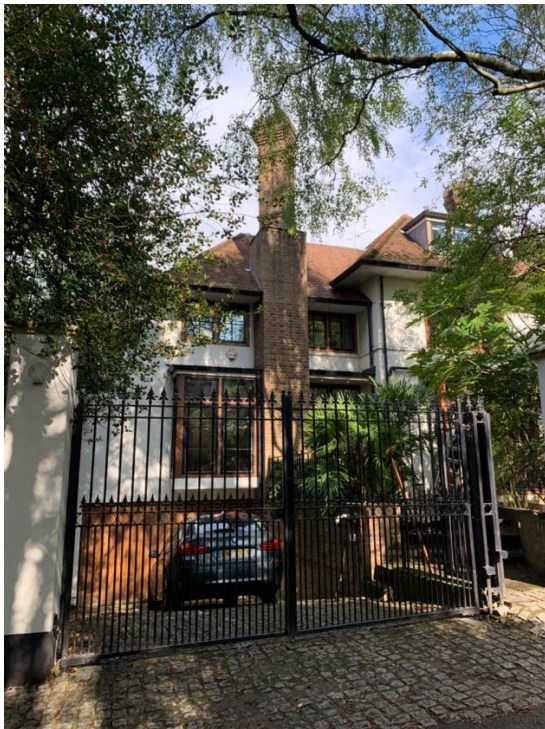


Photo 1



Photo 2

Photo 1 : Front view of Birch House from Fitzroy Park

Photo 2 : View from outside entrance gate to neighbouring property to the west, view of roof of Birch House obscured by the trees and foliage.