

Heritage Statement  
Design and Access Statement  
for

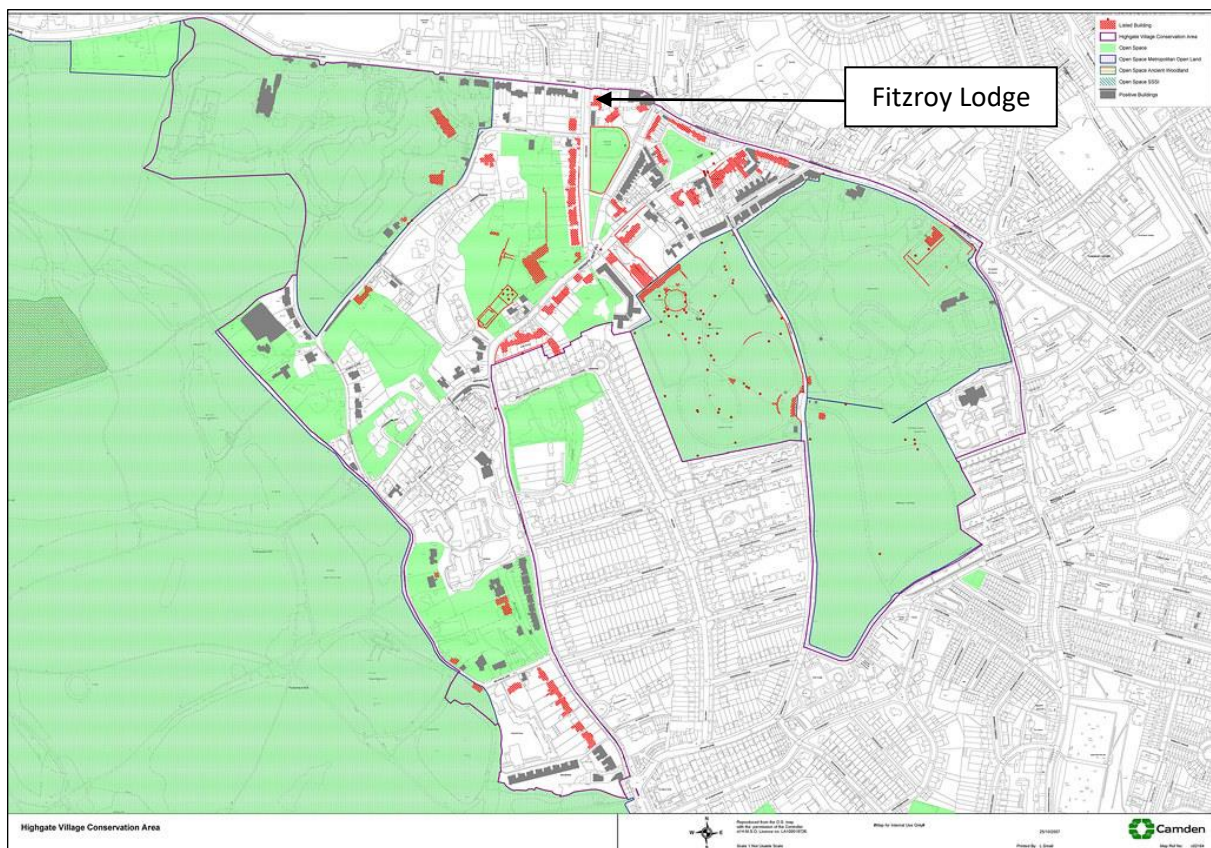
Replacement of Conservatory Windows, Doors and Roofing System,  
Retaining Existing Base and Walls  
**Flat 5, Fitzroy Lodge, The Grove**  
**London, N6 6LH**

**Introduction**

This Heritage and Design and Access Statement supports a Planning Application for the replacement of the timber and glazing to the existing conservatory. The existing supporting walls will be retained, and the main body of the existing house will be unaffected.

The property is Grade II Listed and lies within Highgate Conservation Area, consequently the document 'Highgate Conservation Area Appraisal and Management Proposals' has been consulted for guidance as has the Historic England website.

**Location**



Map obtained from Camden Council website

**Existing Property**

5A forms the top floor of the original section of Fitzroy Lodge

Fitzroy Lodge is listed  
Grade : II  
List Entry Number : 1079224  
Date first listed : 10-May-1974  
Statutory Address : FITZROY LODGE, THE GROVE N6

Detail :

1. 4415 THE GROVE N6 (East Side) Highgate ----- Fitzroy Lodge TQ 2887 40/57II
2. Early C19 3-bay villa, stuccoed with 1st floor cill band, set back left angle. low pitched hipped slate roof with central chimney. Recessed sash windows with glazing bars those in angle in round arched recesses. Recessed modern door in raised stucco surround. Projecting right wing of 2 storeys and attic, 1 window, attic storey altered. Sash windows with glazing bars below. 1st floor cill band continued. Low pitched hipped slate roof has eaves broken to accommodate large modern window

Extract from 'Highgate Conservation Area Appraisal and Management Proposals'

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

**Existing Conservatory**



conservatory

The existing conservatory was constructed on an existing second floor balcony.

The existing conservatory consists of timber windows and doors to the side elevations, East and West, and double doors to the South elevation, opening on to a small balcony.

The existing conservatory suffers from significant and terminal deterioration in the timber structure. There are numerous leaks from the roof area. Poor initial design, with no access to the rear house abutment to clear gutters has resulted in an enormous build-up of debris, resulting in damage to the fascia of the main building.



Debris build up to rear abutment



Timber deterioration

**Heritage Impact**

The existing conservatory was constructed subsequent to the Listing and is not mentioned in the Conservation Area Appraisal.

The proposal includes the retention of the existing walls, coping stones and iron railing to the balcony.

**Materials**

The structural materials used for the replacement conservatory will be aluminium, powder coated to a white finish. This product has been chosen for its maintenance free properties. Clearly the existing conservatory timbers have suffered from a lack of maintenance due to inaccessibility. In due course this has resulted in leaks, which over time have the potential to negatively impact the integrity of the main building. Aluminium structural framework is practical solution to the accessibility issue.

**Design**

The overall design is roughly similar, the conservatory framework will be installed in the same location and to the same height as the existing, but with three relatively minor amendments, one being the introduction of a structural boxgutter to the rear conservatory roof/house abutment to carry water away from that elevation. An opening roof vent has been designed to the rear to facilitate safe clearing of debris from the boxgutter. The second is the change to tilt/turn openings, to facilitate cleaning from inside the conservatory as well as compliance with current Building Regulations on fire exit. Thirdly, the change from double doors to bifold doors, to provide better access to the retained balcony on the South elevation is not assessed as having any detrimental impact on the overall property.

Overall the design amendments to the external fabric of the conservatory are minor in nature, will have a very positive effect on the maintenance of the main building and no detrimental effect on the property or wider Conservation Area.

**Access**

The replacement of the conservatory will have no impact on the general accessibility of the overall property of Fitzroy Lodge, however the fire exit facility from Flat 5, and access to certain elements of the property for maintenance purposes will be improved.