

Listed Building application and Design Statement



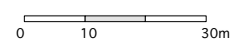
3a Fitzroy Lodge
The Grove , London N6



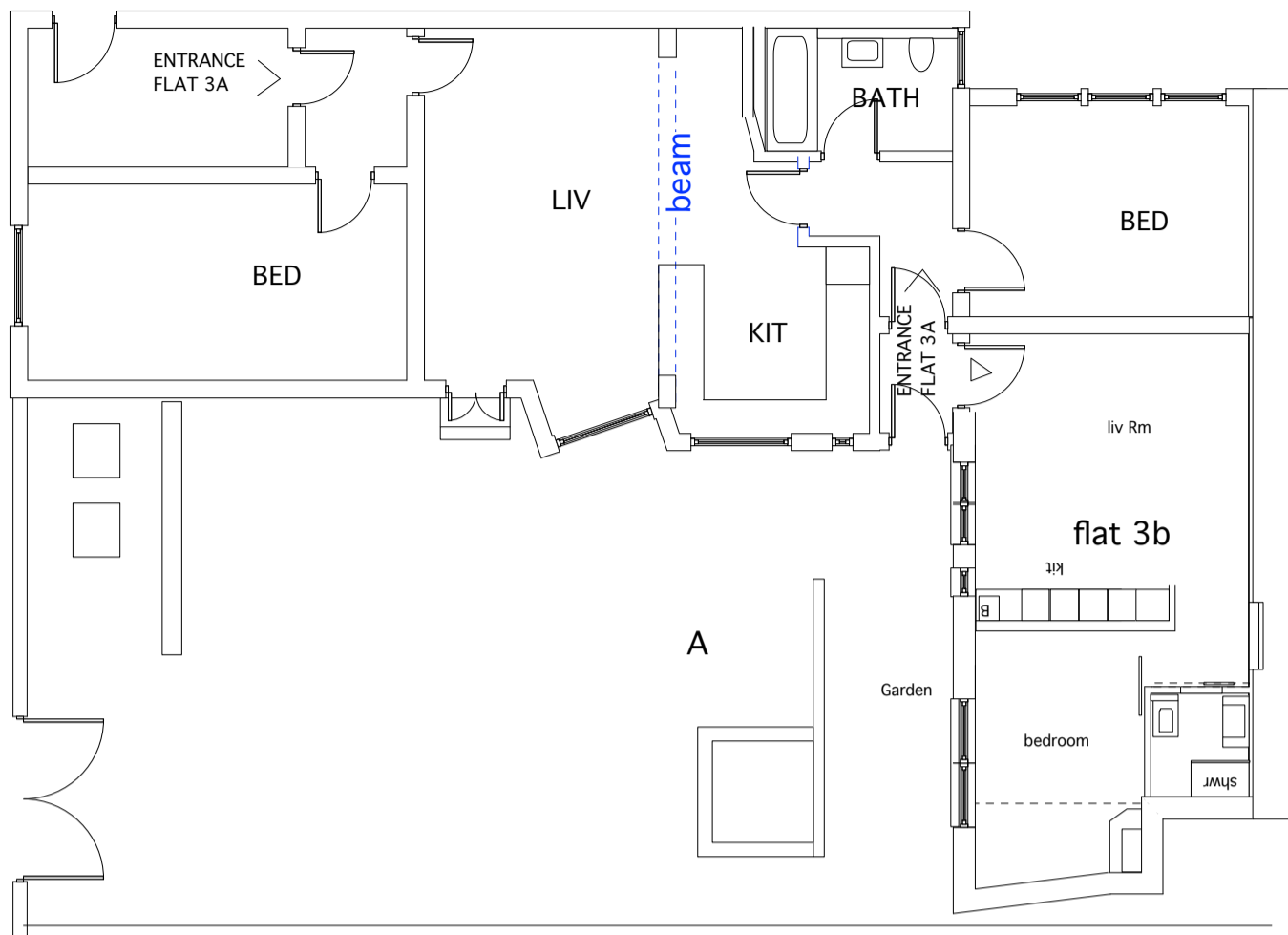
site plan scale 1:500 @A3



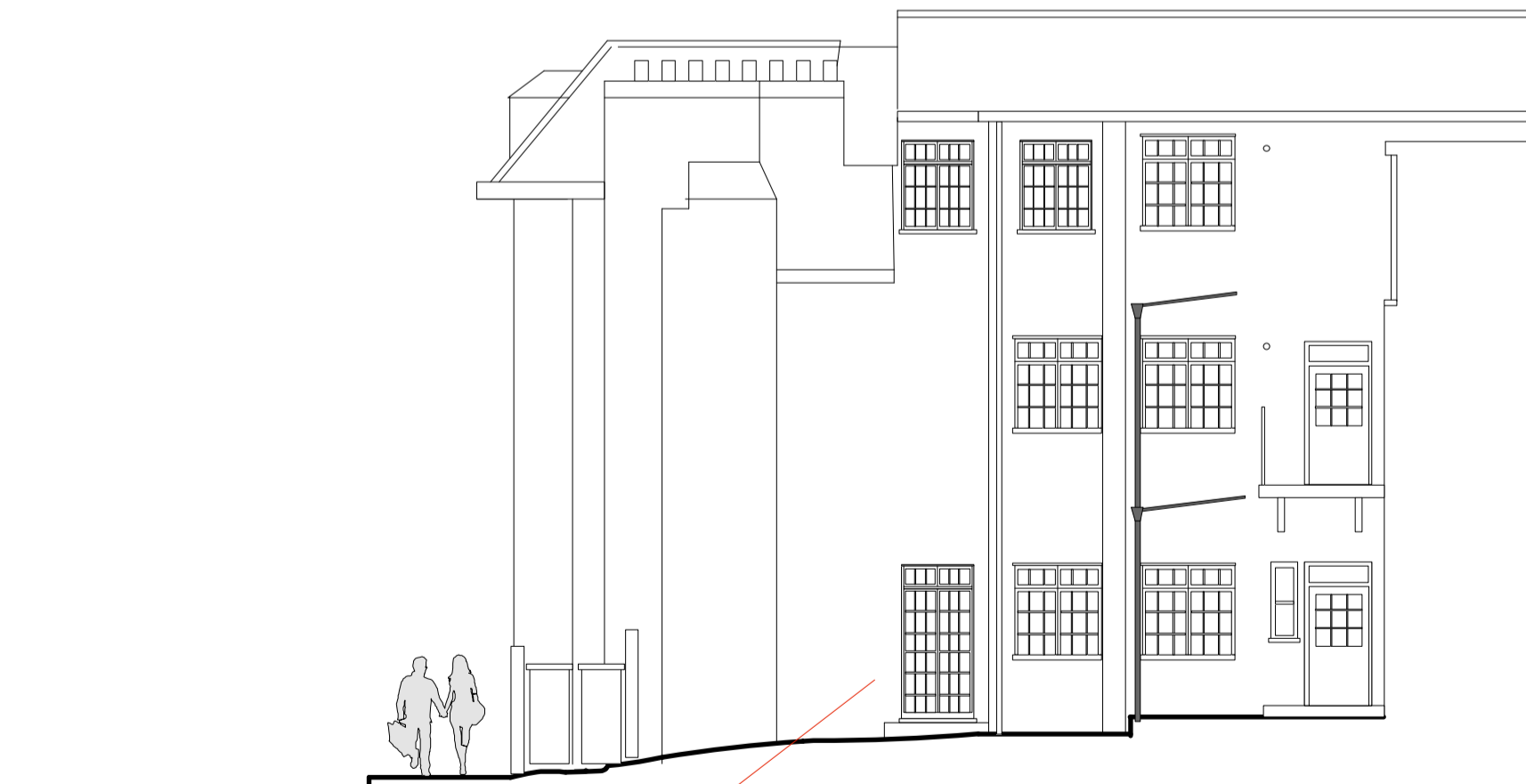
Location scale 1:1250 @A3



Proposed



Proposed plan

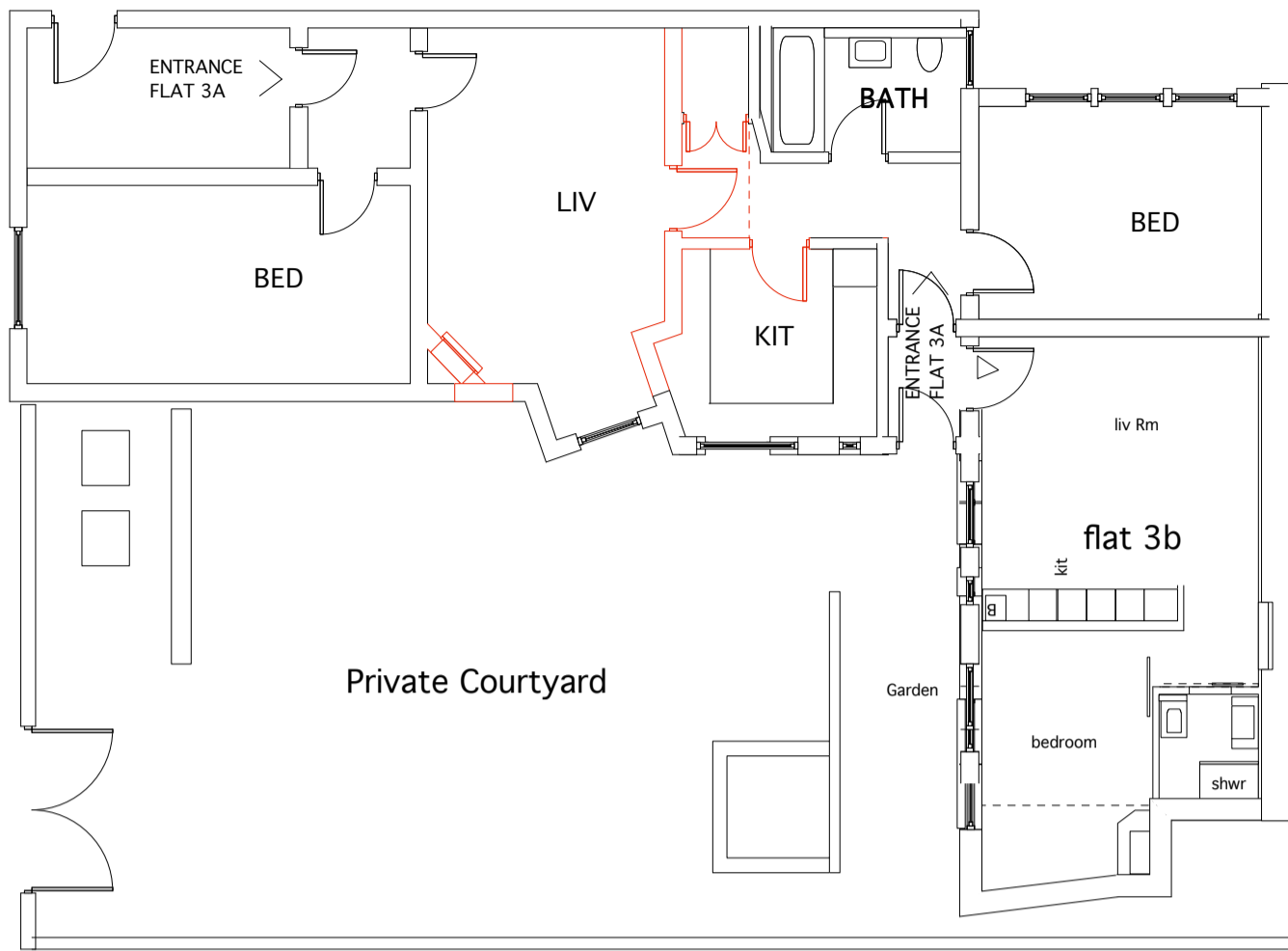


Proposed courtyard elevation (North)

new doors to match style of double windows above

0 1 2 3m
scale 1:100

FLAT 3A
FITZROY LODGE



Existing plan

Red lines denote proposed demolition



Existing courtyard elevation (Noth)

Note: window previously approved for this position

0 1 2 3m

scale 1:100

FLAT 3A
FITZROY LODGE

Description:

The property is in the 20th Century addition to the original Fitzroy Lodge. It is a flat that is situated on the ground floor and occupies most of the ground floor area under the main block. There is an entrance off of the communal lobby and stairs that is situated near the road and a second entrance from the communal courtyard on the other side.

The flat plan has a partial hall way serving the bedroom, bathroom and kitchen on one side of the flat and then leads to a living room that is in the middle of the building. There is a second bedroom that is served by a hallway to the entrance from the communal stairs.

The approved proposal is intended to improve the provision of daylight in the living room and involves the removal of a wall separating the kitchen from the living room as well as the formation of a new opening in the wall where there is a redundant fireplace.

The fire place is black cast iron with inset tiles and is set in a corner and is believed to have been replaced during the conversion in a flat.

The room and the flat itself and has long been stripped of any decorative architectural elements such as cornices or mouldings.

The previously approved proposal involves the opening up of the kitchen to the living room and the insertion of a window to replicate the one on the top floor (directly in line above),

The Fire place has been removed in the flat above and so no additional support will be required.

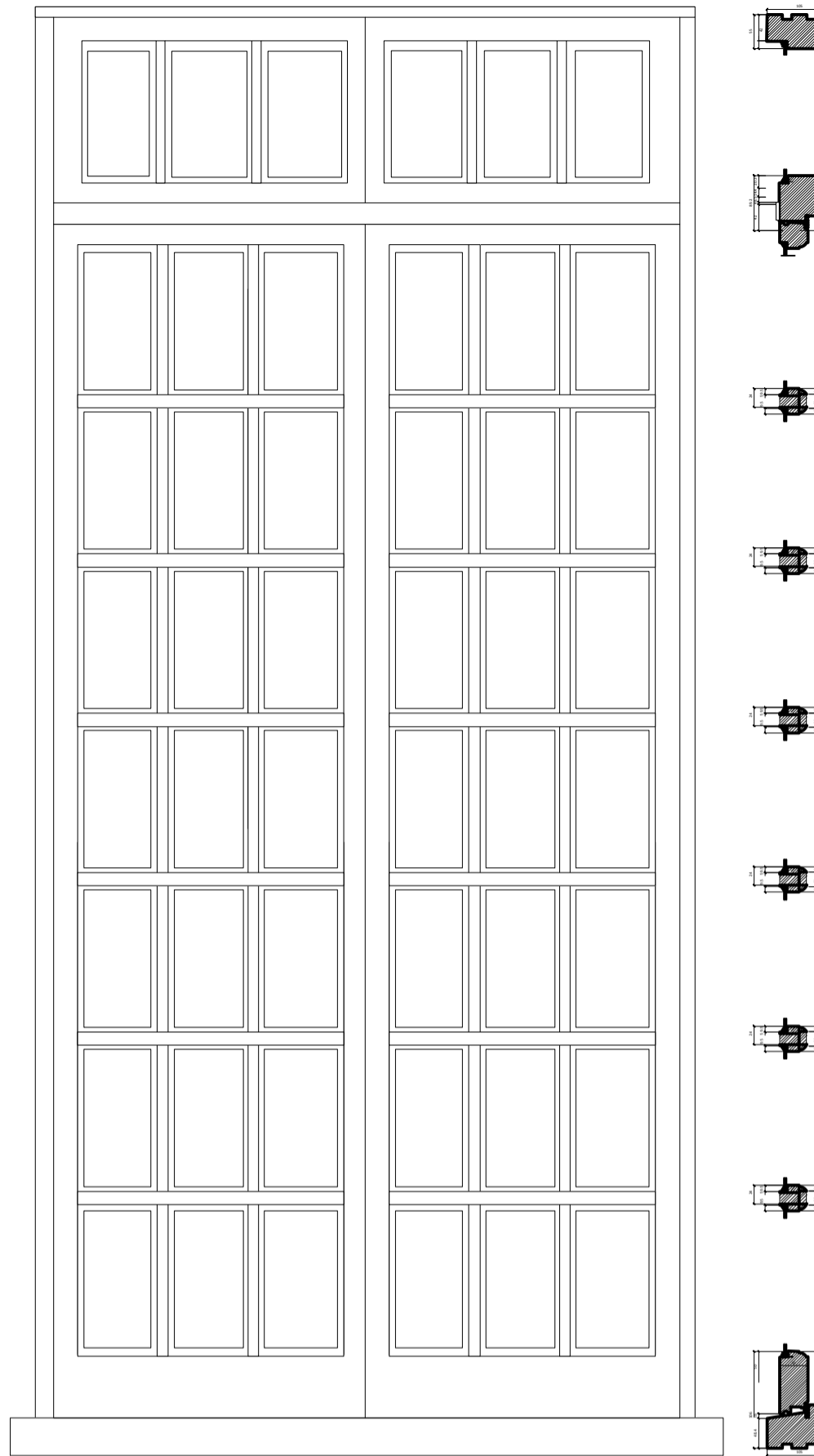
This proposal involves inserting a double door to match the double windows above and in the same position.



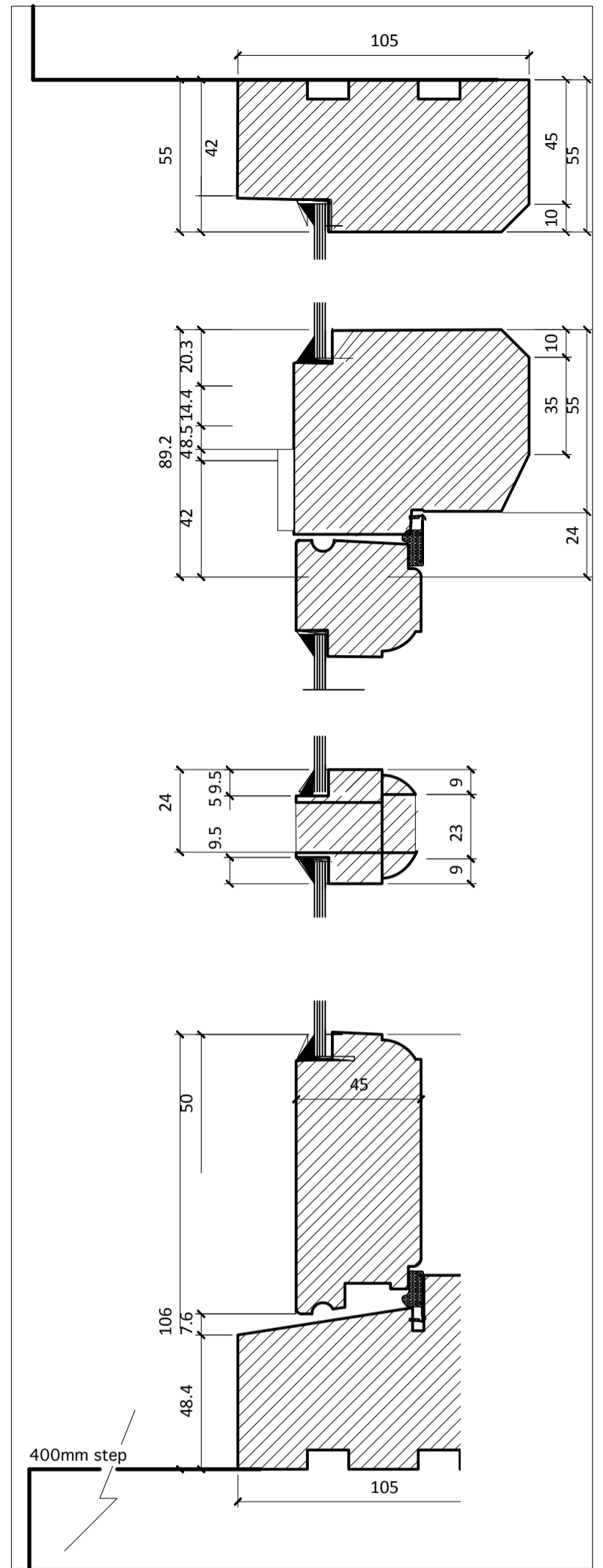
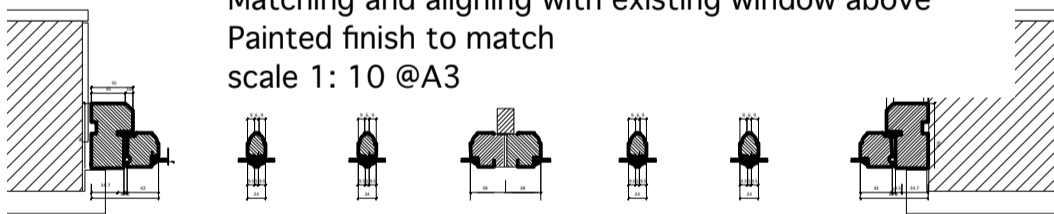
0 1 2 3m

scale 1:100
FLAT 3A
FITZROY LODGE
(Front Elevation)

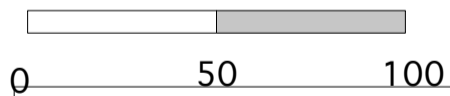
3AFL Proposed window



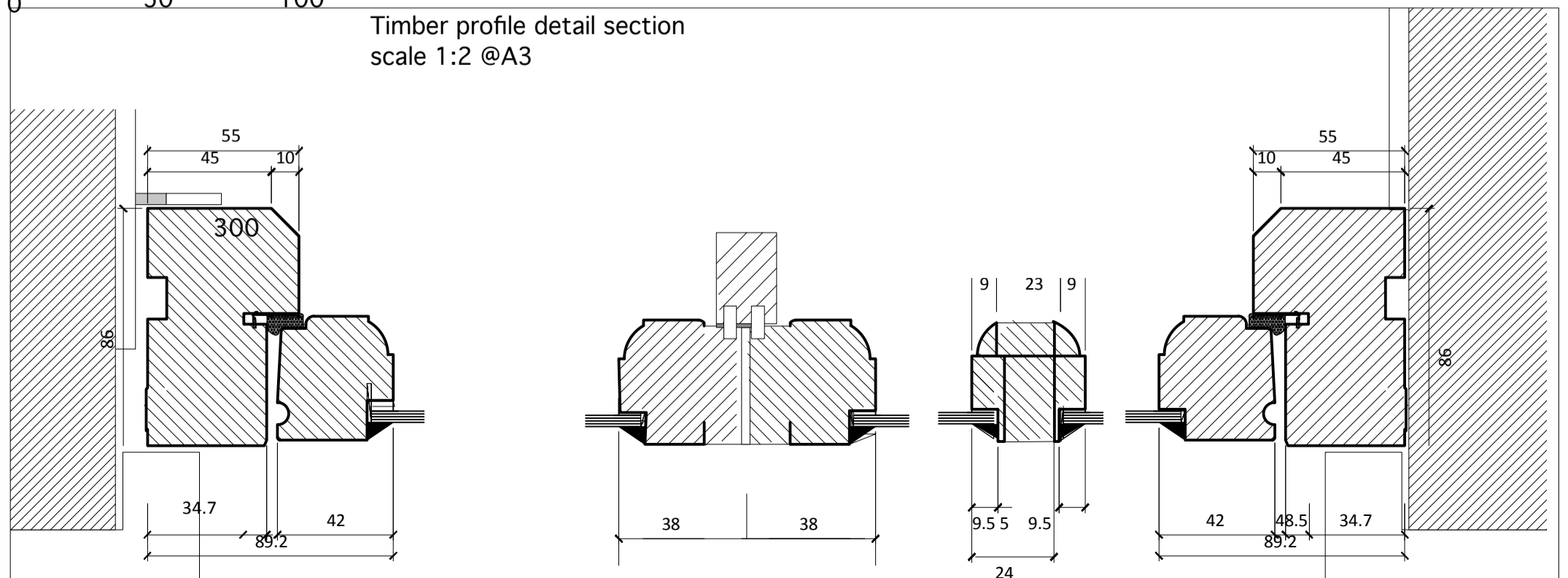
Proposed timber door -
 Matching and aligning with existing window above
 Painted finish to match
 scale 1:10 @A3



Timber profile detail section
 scale 1:2 @A3



Timber profile detail section
 scale 1:2 @A3



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.



courtyard to the South



street frontage from The Grove



North facade of courtyard



street frontage from The Grove



North facade of courtyard

Fitzroy Lodge is located in the Highgate Conservation area

Summary

Proposals:

The internal changes and the new window on the ground floor were approved under 2020/4651/L & 2020/4357/P. The only change to that consent is a double door in the same position as the approved double window which is also the same width.

HERITAGE IMPACT:

The door would have the same pattern and style as the approved window. The lower parts would not be generally visible from the street due to the wall and the fact that it is at right angles to the highway.

Access:

The general accessibility of the premises is not diminished by any of the proposals. The door would have a step that is lower than the one in the corner of the courtyard although it is not intended as a primary entry point. The height of the glazed door is intended to just provide more light for the living room behind.