

Listed Building Application  
4 Fitzroy Lodge

Design and Access Statement

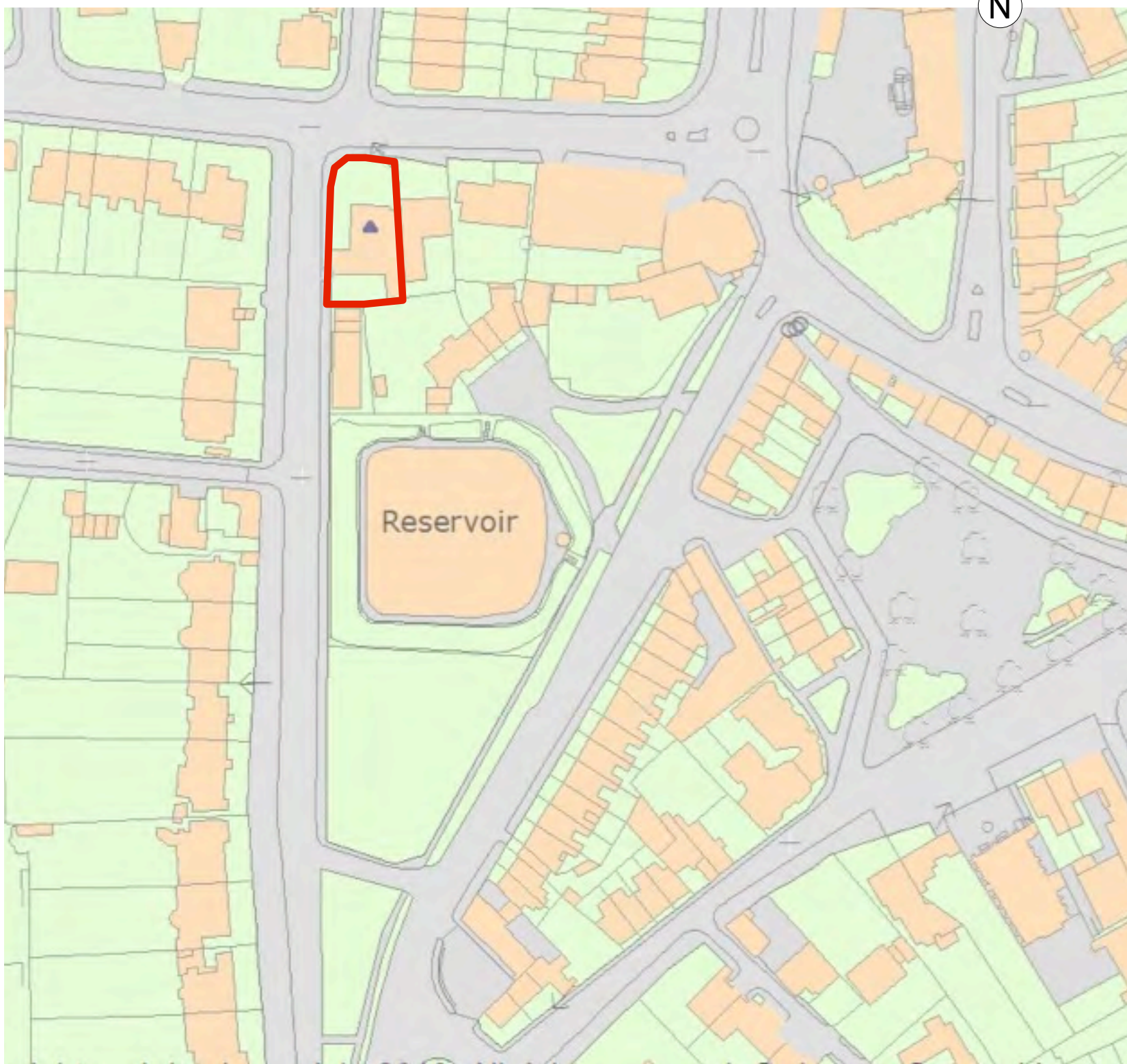
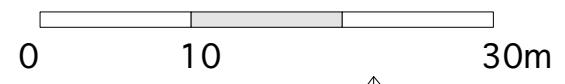


4 Fitzroy Lodge  
The Grove , London N6

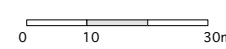




site plan scale 1:500 @A3



Location scale 1:1250 @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.



**Description:**

The existing cast iron stair is on the 20th Century addition to the original Fitzroy Lodge. It seems to have been added at some point after being converted to flats and is a dominant feature of the front of the building that faces onto the road.

The stair only serves flat 4 and then only as an alternative route as it is served mainly by an internal stair on the South side of the building.

Currently the stair has deteriorated to the point that it is unsafe. The design of the stair was never satisfactory as it cuts across windows and has poorly designed fixings to the building that are poorly weathered and poorly integrated with the render finish.



The applicant would have the right to replace the stair with one that is identical but this application is to remove

This vented soil pipe obstructs the stairs and vents under a window. The proposal is for it to be removed to a level (marked A). The pipe is proposed to be vented with an AAV (air admittance valve) at this point.

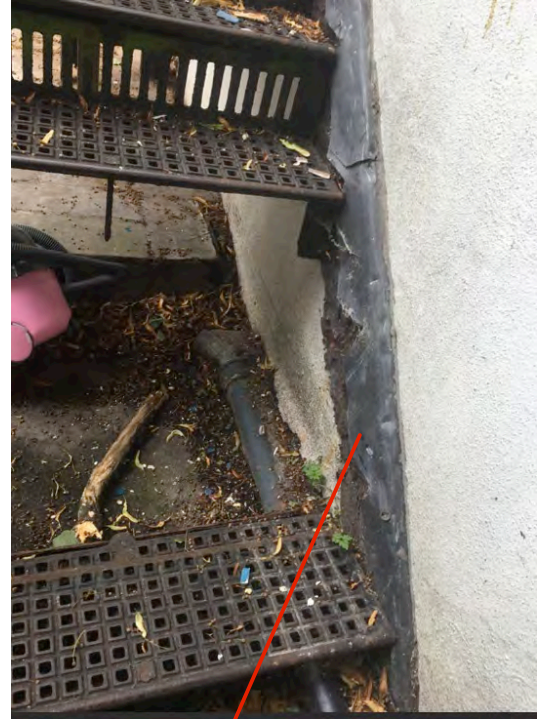


example of a standard AAV termination

propped landing meets top of stairs that run across facade.



poor integration of stairs has a rainwater pipe running through it.



steps are so badly corroded that they have fallen away.

Note the connection to the front facade that is crudely bolted into the brickwork and the stringer flashed over in lead. The proposal is to remove the flashing and fixings then make good the render with lime based render. New (far fewer fixings) to be resin anchored to the masonry. The whole wall is to be rendered over when completed and repainted to comprehensively cover the wall leaving no marks from the old fixings.



stairs cut across head of window

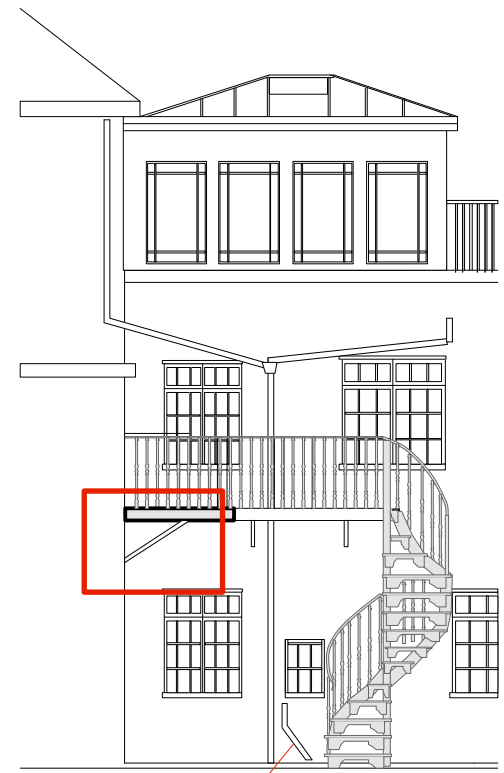




The proposed stair and access way to be detailed as shown on the manufacturers Victorian range of external stairs. These are in powder coated cast iron with perforated decorative treads and cast balustrading with a turned effect.

Propped fixings to have bolts covered by render only exposing the steel props as indicated in the proposed elevation

example of stair model

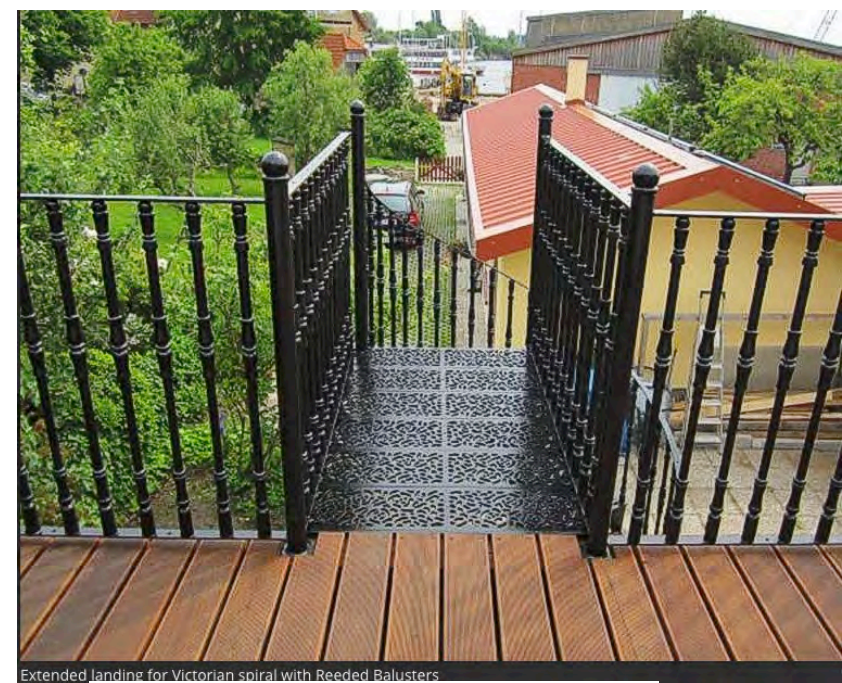
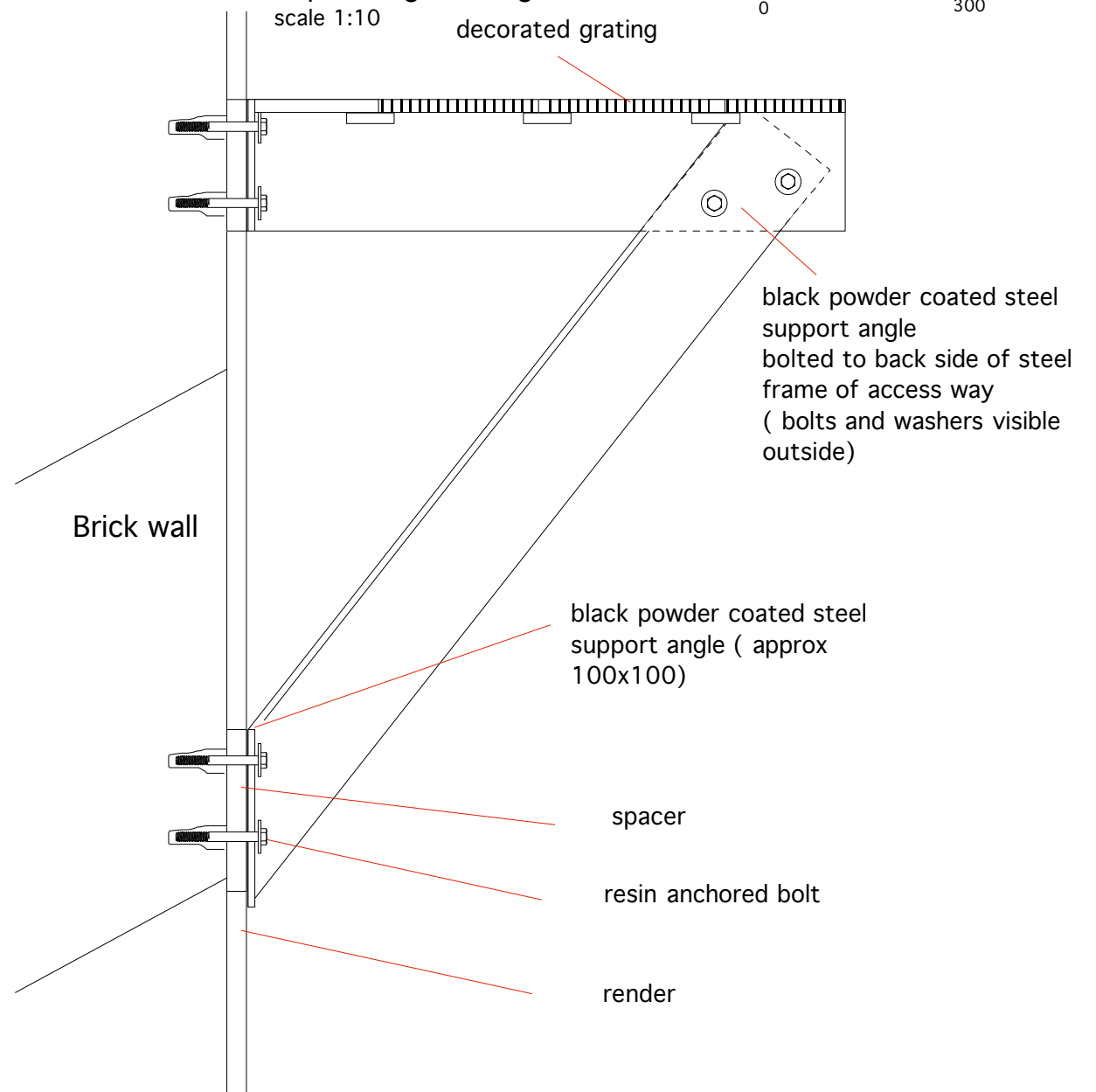


pipe reduced and terminated with air admittance valve

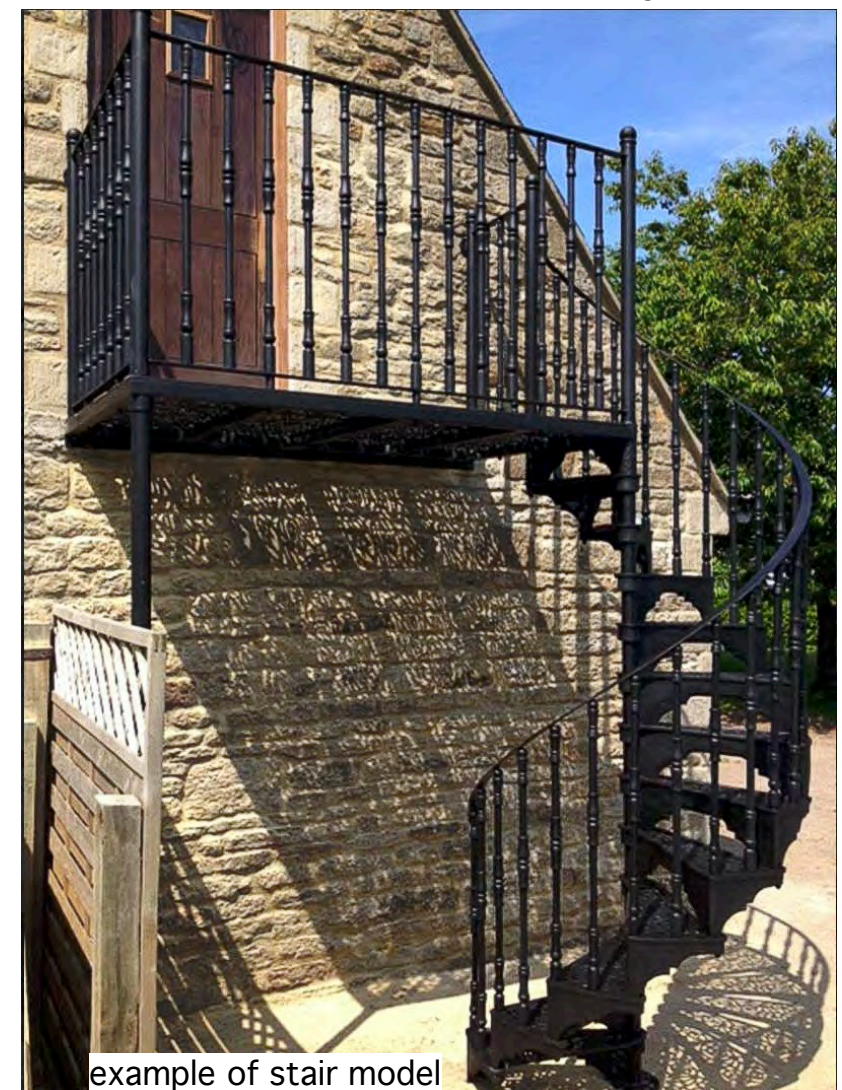
sketch showing support detail ( connection to wall)  
Replicating existing detail

scale 1:10

0 300



example of stair model/ balustrading



example of stair model



Elevation on The Grove

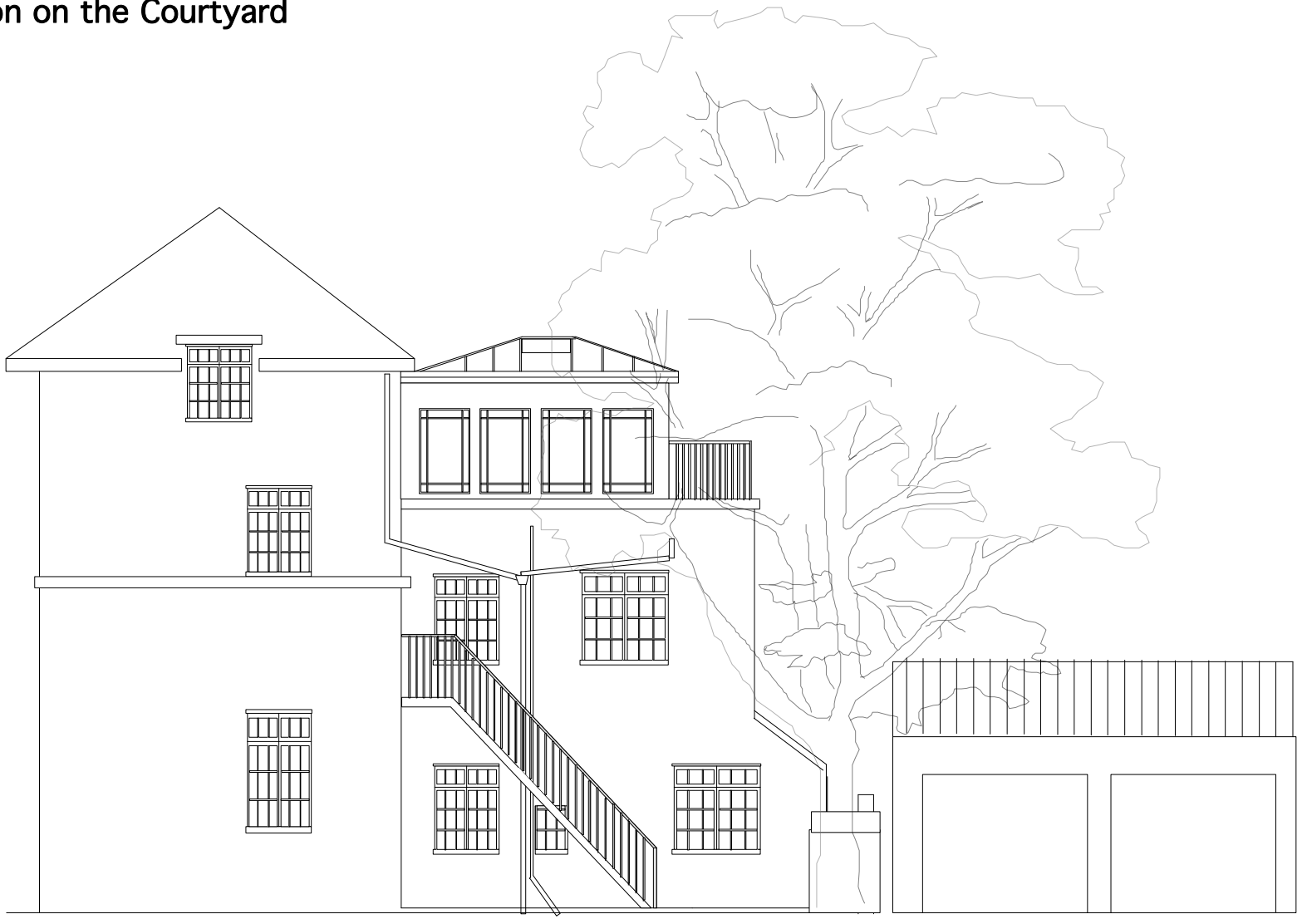


Existing elevation on The Grove (East)



Proposed elevation on The Grove ( East))

# Elevation on the Courtyard



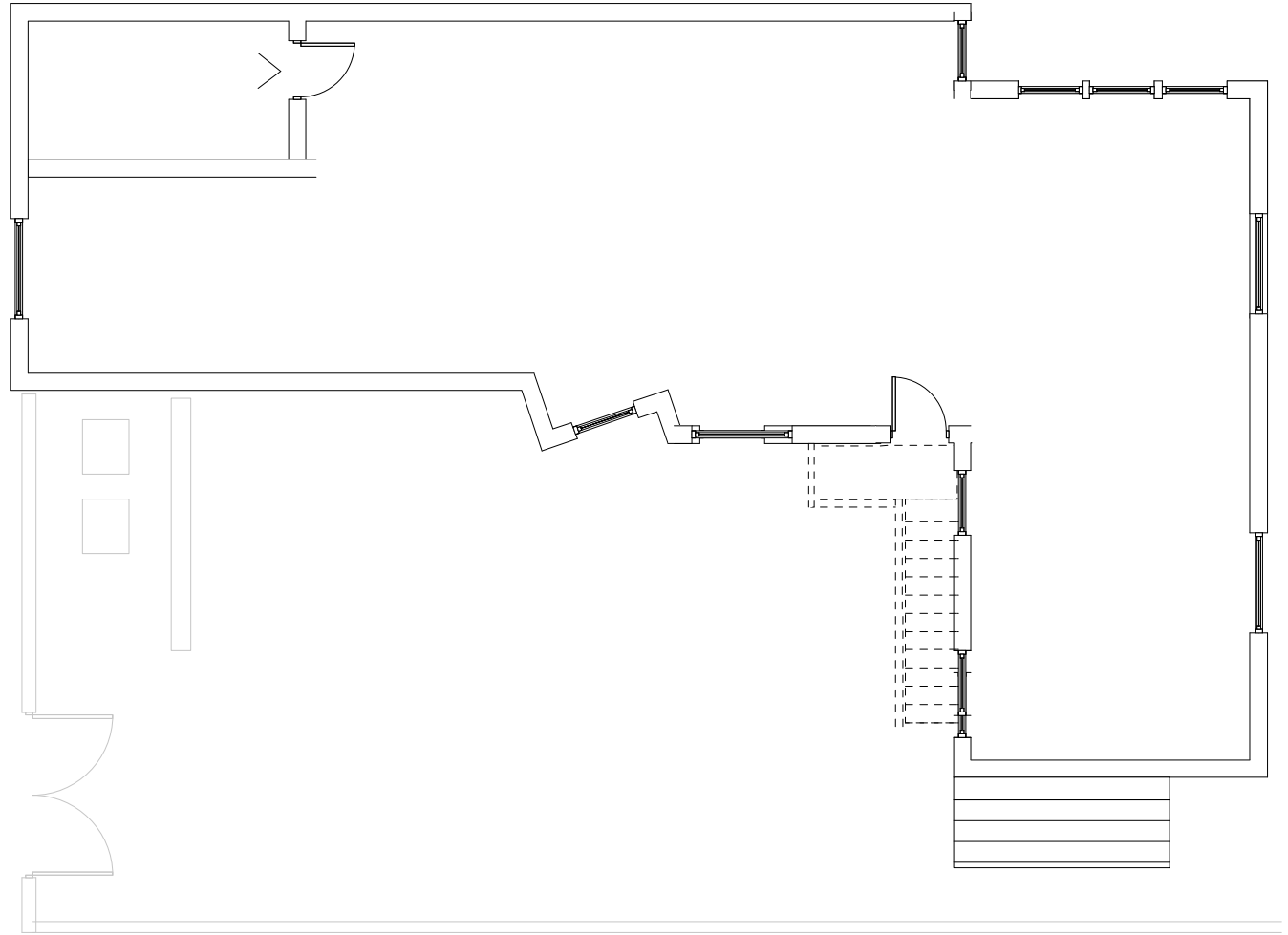
Existing elevation on The Grove (East) - wall not shown for clarity-



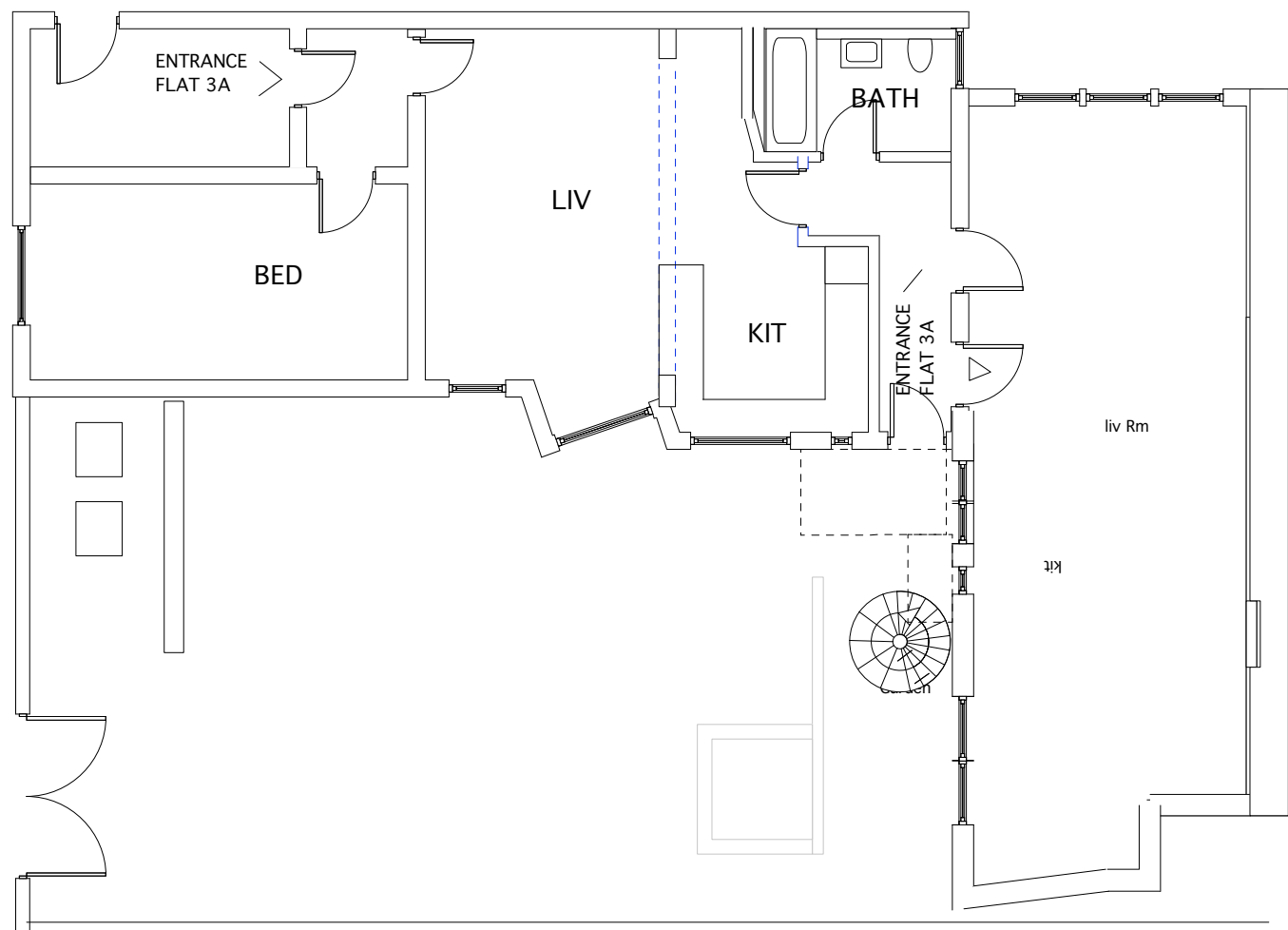
Proposed elevation on The Grove (East) - wall not shown for clarity-

0 1 2 3m

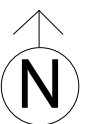
# Plans to Courtyard



Existing courtyard plan (1st floor)



Proposed courtyard plan (1st floor)



0 1 2 3m

scale 1:100 @A3

FLAT 4  
FITZROY LODGE  
REVA



North elevation to courtyard



Existing courtyard elevation ( North)



Proposed courtyard elevation /part section through stairs ( North)



courtyard to the South



street frontage from The Grove



street frontage from The Grove

#### Access:

The proposed stair is not an escape route and is purely for the convenience of the resident of flat 4 to directly access the communal courtyard amenity space. The new stair is safer in respect of the distance that one might fall down it and is better guarded. The levels of grip are matched in the proposed stair with decorative open grates that will be powder coated with a carborundum mix

#### Conclusion and impact of proposal:

Running a metal stair across the front facade of this wing of Fitzroy Lodge was a strange decision when installed but it has been present since before the date of the Listing .

The applicant would have the right to replace the stair on a like for like basis but this proposal seeks to replace the stair with a more attractive one that does not adversely affect the amenity of other flats by obstructing windows.

The choice of stair and access way has Victorian style decorative gratings that allow light to penetrate though and would not cast a severe shadow on the facade.

The spiral stair fits between windows so this represents an improvement over the existing stair.

The stair itself was never an original feature . The new stair and access are minimally attached to the building with stainless steel bolts that could be removed in the future.

The removal of the unattractive soil pipe from the front facade also does not have any Heritage impact and constitutes an improvement to the general appearance of the front facade.