



# Fitzroy Yard

## Heritage, Design & Access Statement | MAY 2021





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## 01 INTRODUCTION



Location Plan

### Summary:

The application seeks permission on behalf of the client for:

- part-demolition of the existing rear terrace volume in favour of enlarged garden;
- forming an opening in existing roof to create a semi-internal terrace and balcony with stair;
- demolition of existing glazed courtyard cover;
- associated adjustments to the existing terrace;
- re-purposing of existing window sets.

This Statement should be read in conjunction with the application drawings.

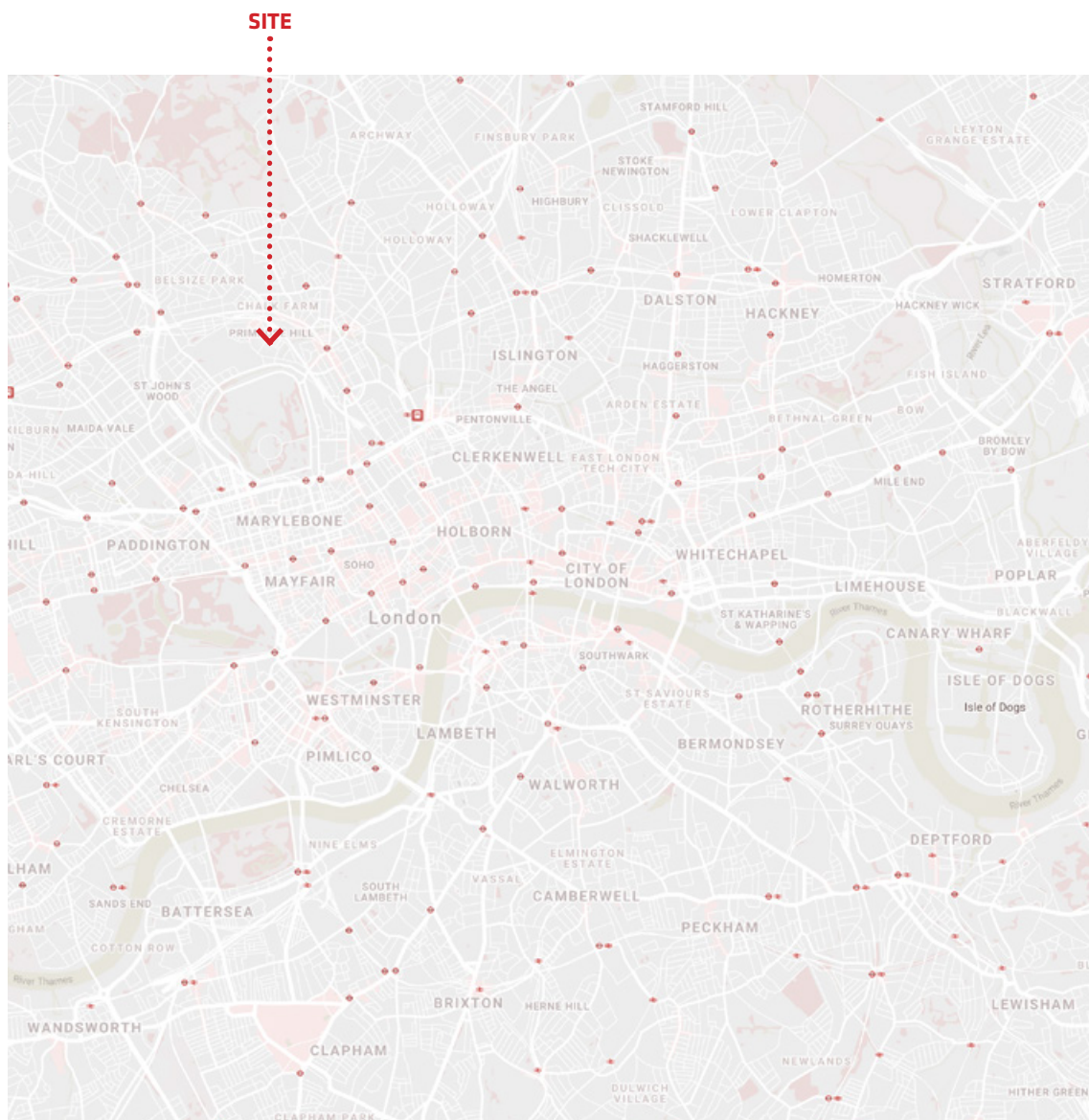


## 02 CONTEXT

### Background and Context:

This application relates to Fitzroy Yard, an unlisted building comprising part-basement, ground, and first floors. It is a low-lying structure occupying a rectangular shaped infill site within a Victorian terrace block.

The site is located within the Central Area sub area of the Primrose Hill Conservation Area, and the is accessed from Fitzroy Road; a primarily residential road leading to and with views toward the Royal Park of Primrose Hill, which has been identified as a significant view. Only the entrance alley is visible along this view and the whole building is hidden from public view.



Overview map  
[image source: Google Maps]



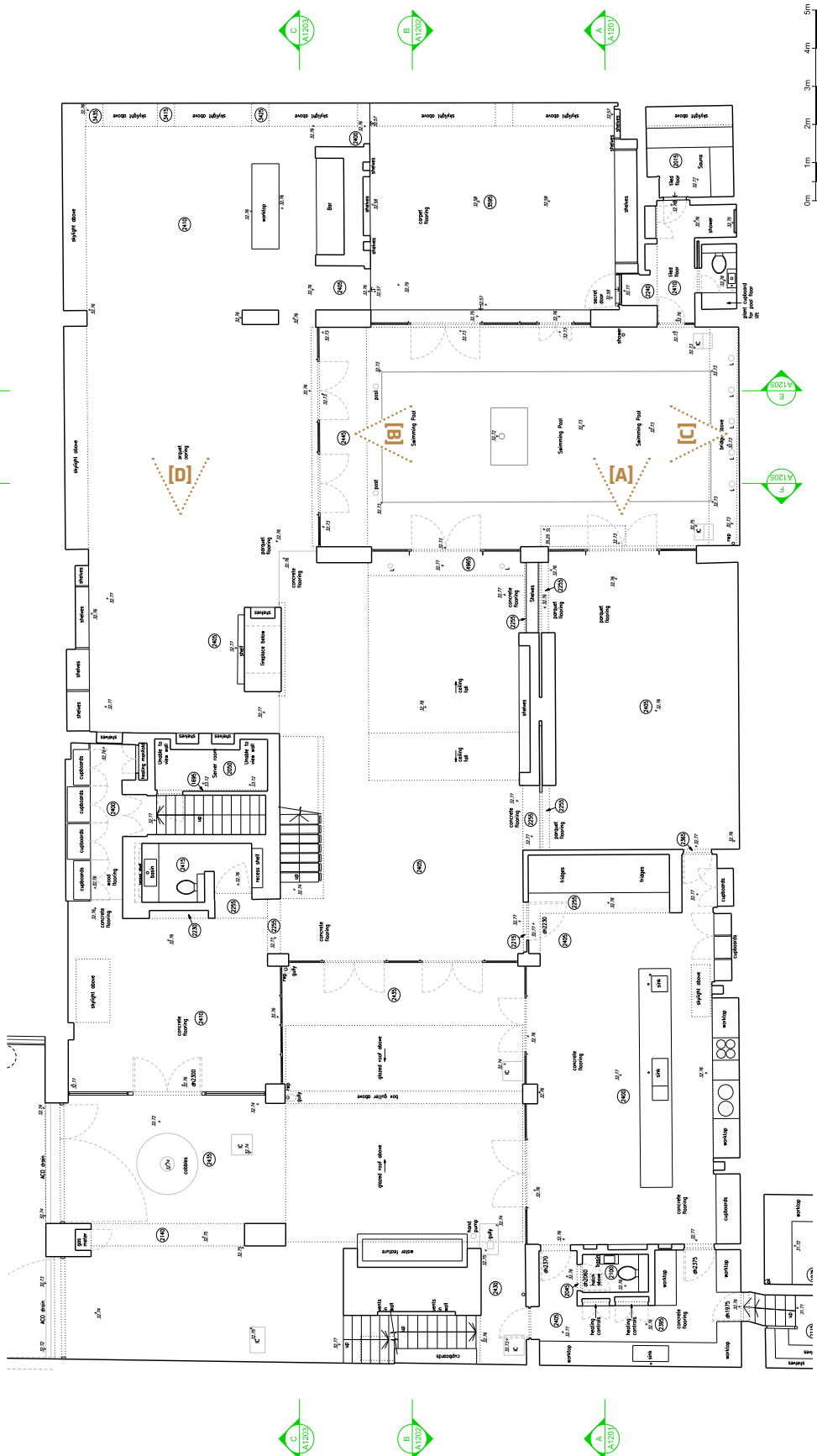
Extent of visibility of the site (alleyway on LHS only) from Fitzroy Road looking towards Primrose Hill  
[image source: Google Street View]

### **Existing Building:**

Fitzroy Yard is a primarily two-storey building of contemporary construction and architecture relative to the Victorian surroundings of Primrose Hill. Notwithstanding, the building is not visible or accessible from the public realm. As seen in the above image, only the entrance alleyway and discreet gate are the publicly visible elements of the site.

Its materiality consists predominantly of patinated copper, with slim profile galvanised metal windows and white render. High level Party Walls surround the property boundary, with metal fencing above toward the rear (north-east) and a series of mansard copper roof volumes toward the front (south-west) of the property.

The property was formally a mixed-use occupancy consisting of offices and studio flats. However, it has been used as a single family dwelling house since its extension and change of use, permitted and implemented in the late 2000's.



Existing Ground Floor Plan with photograph viewpoint references  
 [image source: Author]



**[A]** View of existing pool courtyard and ancillary wing structure, due north-east  
[image source: Author]



**[B]** View of existing pool courtyard, due south-east  
[image source: Author]



[C] View of existing pool courtyard and ancillary wing structure, due north-west  
[image source: Author]



[D] View of existing pool wing internally, due north-east, showing unused ancillary space  
[image source: Author]





Aerial photo showing site and context looking due south  
[image source: Apple Maps]



Aerial photos showing site and context looking due east (above) and west (below)  
[image source: Apple Maps]



## Relevant Planning History

Below is a summary of the relevant planning history for Fitzroy Yard.

### 2016 Fitzroy Yard

**Reference:** 2016/5359/P

**Description:**

Creation of an enclosure over the existing external domestic walkway at first floor level of dwelling house (Class C3).  
Drawing Nos: Cover Letter (28/09/2016); [242] SK1, SK2, 100 RevP1 - Site Location Plan, 101 RevP2, 102 RevP2, 103 RevP2, 110 RevP1, 110 RevP2, 200 RevP4, , 201 RevP4, 202 RevP3, 310 RevP3, 311 RevP3.

**Status:**

Grant Full Planning Permission (conds)

### 2016 Fitzroy Yard

**Reference:** 2016/2812/P

**Description:**

Erection of a glazed roof over the existing swimming pool, installation of associated plant equipment on 1st floor roof, and erection of a glazed roof over the entrance courtyard.

Drawing Nos: Planning Statement, Plant Noise Impact Assessment by EEC dated 24.2.16, WBS.FY.AHU001 (Pool ventilation), 242.100 Rev P1 (Location Plan), 242.101 Rev P1, 242.102 Rev P1, 242.110 Rev P1), 242.200 Rev P1, 242.201 Rev P1, 242.310 Rev P1

**Status:**

Grant Full Planning Permission (conds)

### 2013 Fitzroy Yard

**Reference:** 2013/0794/P

Erection of gates at the entrance to Fitzroy Yard. Drawing Nos: Site location plan; FYC/P 301.

**Status:**

Refused

### 2011 Fitzroy Yard

**Reference:** 2011/6090/P

**Description:**

Installation of a combined vehicular and pedestrian gate between 29 and 31 Fitzroy Road (Retrospective).

Drawing Nos: Site Location Plan; Drawing No(s) 1 & 2.

**Status:**

Refused

### 2010 Fitzroy Yard

**Reference:** 2010/4742/P

**Description:**

Erection of rear mansard roof extension and rooflights to dwelling house (Class C3).  
Drawing Nos: Site Location Plan; AL(EX)01; AL(-)02; AL(PR)01 Rev B; AL(PR)02 Rev B

**Status:**

Grant Full Planning Permission (conds)

### 2010 Fitzroy Yard

**Reference:** 2010/0293/P

**Description:**

Variation to planning permission granted on the 31/08/2007 (ref 2007/3072/P) for erection of a rear roof extension to residential unit (Class C3) by removal of velux windows and the inclusion of a dormer with sliding doors and Juliet balcony with glass balustrade, as well as a replacement french doors to rear first floor terrace and replacement conservatory at rear lower ground floor.

Drawing Nos: Site plan; AL(PR)01 Rev A; AL(PR)02 Rev A; AL(-)01; AL(EX)01; AL(-)02;

**Status:**

Appeal Part Allowed

### 2009 Fitzroy Yard

**Reference:** 2009/4393/P

**Description:**

Proposal:

Amendments including the retention of a basement level, reinstated trellis and external lighting to roof terrace, steel framed doors and windows and incorporation of part of the rear gardens of nos. 29 & 31, to planning permission reference 2005/0041/P granted on 20/05/2005. (for the alteration and extension, and change of use of former offices and studio flat into a single residential dwelling) and further amendments reference 2006/2146/P granted 24/07/2006.

Drawing Nos: 312/PA00; PA01/D; PA01a Rev A; PA01b Rev B; PA02 Rev D; PA03 Rev D; PA04 Rev D; PA05 Rev D; PA06 Rev D; PA07 Rev D; PA08 Rev D; PA09 Rev D; PA10 Rev D; PA11 Rev D; PA12/ Rev D; PA13 Rev B.

**Status:**

Grant Full Planning Permission (conds) subject to a Section 106 Legal Agreement



(cont.)

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**2006 Fitzroy Yard**

**Reference:** 2006/2146/P

**Description:**

Amendments to planning permission granted on 20/05/2005 (ref:2005/0041/p) for alterations and extension, and change of use of former offices and studio flat into a single residential dwelling (C3).

Drawing Nos: Site Location Plan; PA01 RevB; PA02 RevB; PA03 RevB; PA04 RevB; PA05 RevB; PA06 RevB; PA07 RevB; PA1008 RevB; PA09 RevB; PA10 RevB; PA11 RevB; PA12 RevB.

**Status:**

Grant Full Planning Permission (conds)

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**1991 Fitzroy Yard**

**Reference:** 9110030

**Description:**

Submission of details of materials pursuant to condition 01 of the planning permission dated 09.11.89 (Reg. No. 8903361 R1) for alterations to provide 2 covered links: convert 3 existing first floor flats into 1 residential unit and glazing in of reception area to ground floor studios and provision of covered walkway to link studios.

**Status:**

Grant Approval of Details

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**2005 Fitzroy Yard**

**Reference:** 2005/0041/P

**Description:**

Alteration and extension, and change of use of former offices and studio flat into a single residential dwelling.

Drawing Nos: EX.01 revA; 02 rev A; 03 revA; 04 rev A; 05 rev A; 06 rev A; 07 rev A; 08 rev A; 09 rev A; 10 rev A; 11 rev A; 12 rev A; PA01 rev A; 02 rev A; 03 rev A; 04 rev A; 05 rev A; 06 rev A; 07 rev A; 08 rev A; 09 rev A; 10 rev A; 11 rev A; 12 rev A; existing plans; site photographs.

**Status:**

Grant Full Planning Permission (conds)

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**1989 Fitzroy Yard**

**Reference:** 8903361

**Description:**

Alterations to provide 2 covered links to convert 3 existing 1st floor flats into one residential unit and glazing in of reception area to ground floor studios and provision of a covered walkway to link studios as shown on drawing nos. E-01 E-02 E-03 E-04 101 102 103. as revised on 11th September 1989.

**Status:**

Grant Full or Outline Perm. with Condit

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**2004 Fitzroy Yard**

**Reference:** 2004/3169/P

The change of use from part offices and part residential to wholly residential to create a 6 bedroom dwellinghouse together with the partial demolition at roof level and reconstruction within the existing envelope incorporating a new courtyard garden area and 2 car parking spaces.

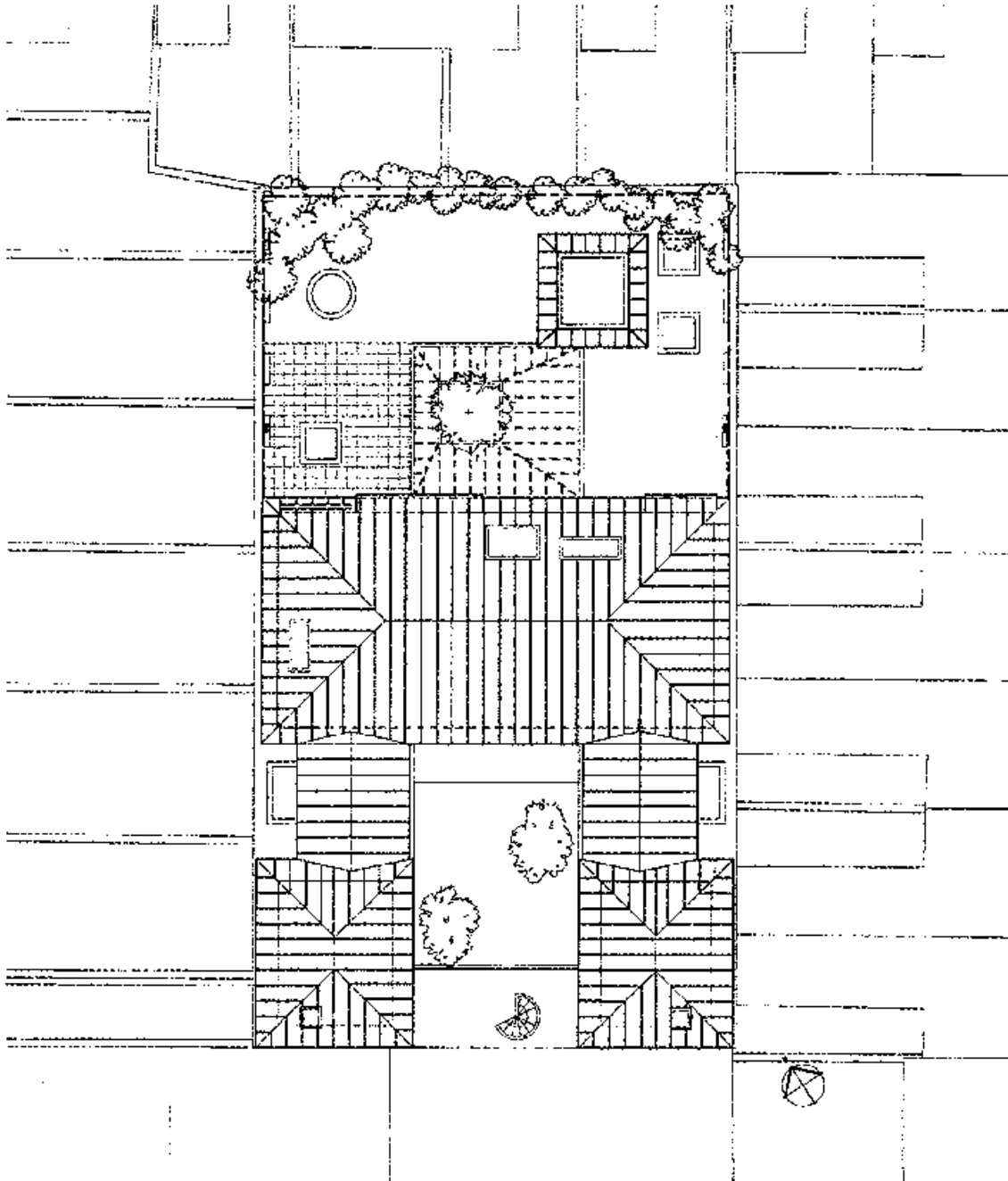
Drawing Nos: Site location plan; 858R/106; 107; 108; AL(0-)-150; 151; 152; 155; 100; 101; 102; 103; 104; 105; 120; 121A; 122; 123; 130; 131; 132; 133; 134A; 135A; 136; 140; 141; 142; 143; planning statement.

**Status:**

Grant Full Planning Permission (conds)



Historic applications 2004/3169/P and 2005/0041/P indicate parts of the rear wing volume previously protruded beyond the current level. Permission was granted and implemented for the part demolition of this volume in favour of a lower one, reflecting that of applications 2006/2146/P and 2009/4393/P. Applications for minor alterations followed thereafter, some of which were implemented such as the first floor walkway. However, the permitted application for a glazed roof over the existing swimming pool (2016/2812/P) has not been implemented.



Previous Roof Plan (ca. 2005)  
[image source: Camden planning application records REF: 2005-0041-P]



### 03 HERITAGE

Fitzroy Yard is an unlisted building, occupying a block infill site within the Central Area Sub Area of the Primrose Hill Conservation Area of the London Borough of Camden.

Based on the historic mapping, the site remained empty throughout the development of the Primrose Hill Area until after the Second World War. Notwithstanding, historic aerial photographs suggest a structure of sort occupied the site prior to this (see ca. 1925 aerial photograph below). Historic records indicate a U-shaped volume initially occupied the site, accessed via an alley from Fitzroy Road, which remains the same access route to this day. The use of the structure during this time is not known.

The earliest known use prior to its current use as a single family dwelling was as mixed-use offices and dwelling units in the late 1980's. Planning history records demonstrates that the property has undergone an number of alterations during its lifetime. The most significant change in this regard occurred during the early 2000's, where permission was granted and implement for a Change of Use from mixed-use office and residential to single family dwelling. The use of the building as such has remained thereafter to this day.



Historic aerial photograph ca. 1925  
[image source: Britain From Above]



Historic OS maps showing the block site in ca. 1895 (above) and ca. 1900 (below; extract of Insurance Plan of London North West District Vol. c : sheet 29) [image source: National Library of Scotland (above) and The British Library (below)]



Historic OS map ca. 1952  
[image source: National Library of Scotland]





## Conservation Area Statement Extracts:

### Planning History Extract:

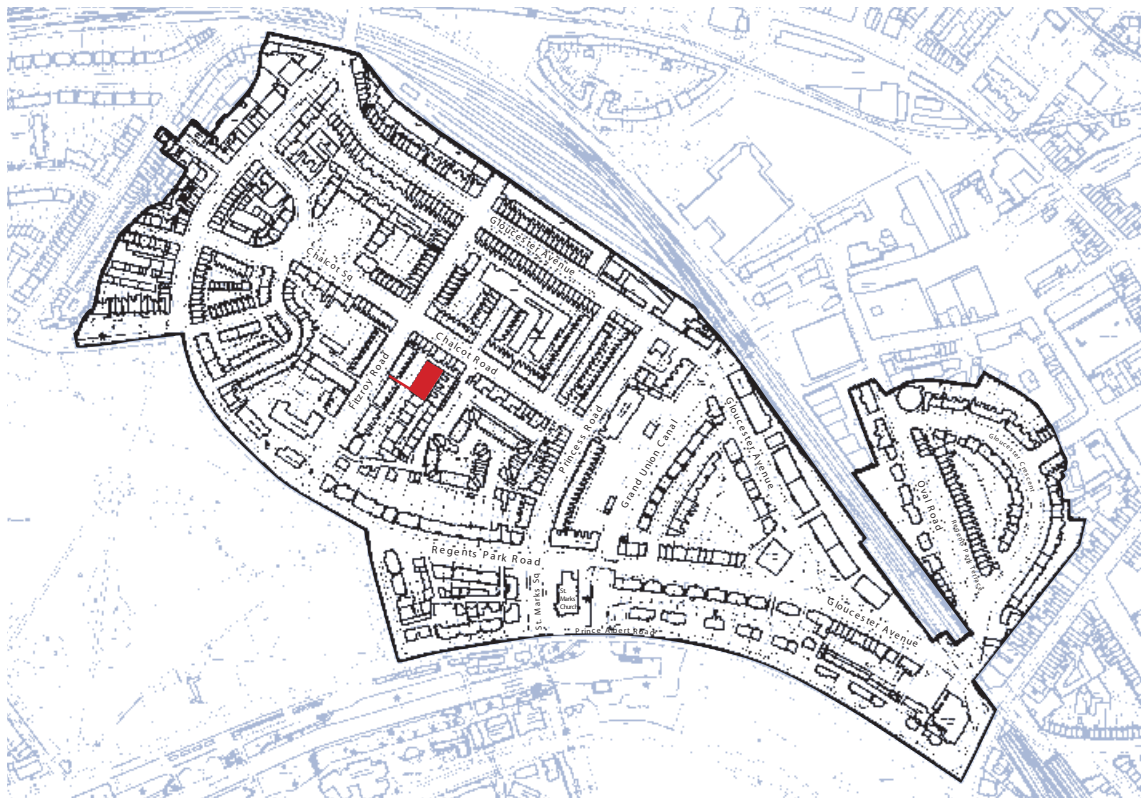
*'The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985. The designation report notes that the character of the area "is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space.'*

### Central Area Sub Area Extracts:

#### Introduction:

*'This sub area is located to the centre of the Conservation Area and is largely flat with a small incline from south east to north west. It is neighboured to the north by the railway line and to the south east by Regent's Canal.*

*The area is urban in character with a high density of development with sporadic areas of greenery. It is dominated by long terraces of mid 19th century houses that are set back from the pavement with small lightwells and railings to basement areas, although there are some earlier and later buildings within the area.'*



Primrose Hill Designated Conservation Area  
[image source: Camden Council's Primrose Hill Conservation Area Statement]



*Alleyways and Block Infills:*

*'The majority of land at the centre of the blocks and neighbouring the railway line is occupied by buildings that accommodate a variety of uses, including industry, offices, artist's studios and residential accommodation. These buildings vary in age and style, but are generally lower in height than the surrounding terrace properties. They are clustered around small enclosed courtyards, or gardens, which are accessed from the main highway by a narrow alleyway. These alleyway accesses are generally contemporary with the 19th century development of the area and are either located discretely between the residential terrace properties on the main roads or through the terraces via gated archways. **Consequently, although these developments occupy a considerable amount of land, they are largely hidden from view, therefore allowing the residential terraces to dominate the townscape.'***

[extracts source: Camden Council's Primrose Hill Conservation Area Statement]

**Heritage Statement:**

As demonstrated in the contextual and heritage research, since the property is neither listed nor visible from the public realm, it does not have any impact on the character of the Primrose Hill Conservation Area. Moreover, since the property is neither listed nor within the curtilage of any listed buildings, the proposed demolition does not impact any heritage assets.



## 04 DESIGN STATEMENT



Proposed Section BB  
[do not scale]

This application seeks approval for part-demolition of the existing rear wing in favour of an enlarged garden and associated adjustments to the existing terrace, in combination with forming an opening to the existing roof to create semi-internal terrace and balcony with steps. The application also seeks approval for the re-purposing of existing window sets to the void left in the existing envelope as a result of the demolition, along with demolition of the glazed roof cover to the existing courtyard. There is no change of use proposed.

Part demolition of the existing rear wing volume, as indicated on the drawings enclosed with the application, is sought in order to significantly improve the quality of external amenity available to the property, which is currently limited to hard-paved pool courtyard and raised terraces. The spaces which currently occupy the rear wing structure are seldom used and ancillary to the primary space of the property. Moreover, there are no bedrooms located within these spaces, thereby the loss of this volume will not impact the occupancy level of the property. Minor adjustments to the resultant remaining terrace by means of a modest external staircase and corresponding guarding are proposed to provide suitable access from the garden area.

In accordance with Policies A1, A2 and C1 of the Camden Local Plan and as demonstrated within the contextual analysis and photographic record of existing conditions, the level of the rear pool courtyard is as such that potential overlooking will be reduced and privacy improved by the removal of the existing terrace to the extent shown on the enclosed drawings. Moreover, sunlight amenity available to the property will be improved as a result of the proposed demolition. The proposal would thereby improve the well-being of neighbouring and building occupants, aligning with Policy D6.d of The London Plan.

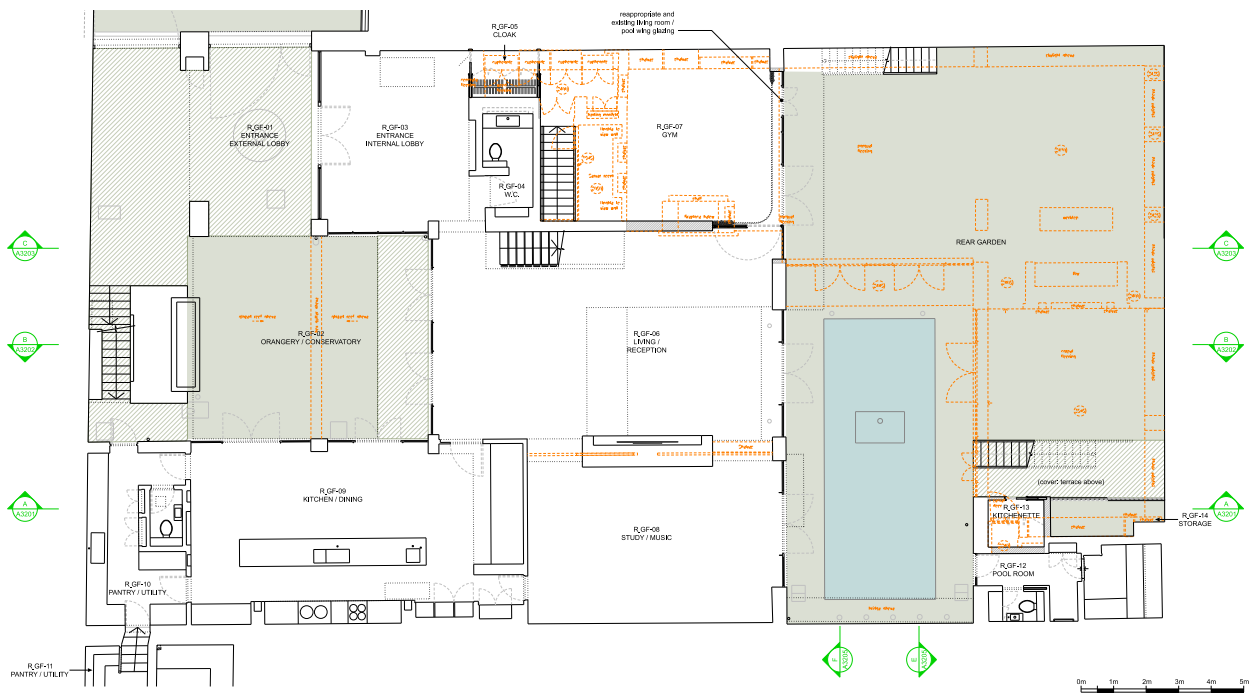


The proposal also seeks to resourcefully re-appropriate the existing glazing, which would otherwise be discarded as part of the proposed demolition works, for closing the resultant envelope in a sustainable and congruous manner. Furthermore, with due regard to Camden's Supplementary Planning Guidance: Amenity, all demolition works would be carried out by a reputable contractor with due regard to any prospective planning conditions and the amenity and well-being of neighbouring occupants. Consequently, and in combination with a considered soft landscaping scheme, the proposal would also thereby align with Policies SI 8 and SI 13 of The London Plan.

As demonstrated in the contextual and heritage analysis, the building is not visible from the public realm and thereby neither contributes to nor impacts the character of the Primrose Hill area.

**Policy Considerations:**

- Department for Communities and Local Government: NPPF [2019]
- Camden Local Plan [2017]
- Camden Conservation Area Statement: Primrose Hill [2001]
- Camden SPG: Design [2021]
- Camden SPG: Amenity [2021]
- The London Plan [2021 amendment]
- London Housing Design Guide - Interim Edition (2010)



Proposed Ground Floor Plan  
[do not scale]



## 05 ACCESS

The proposal will not alter access arrangements to Fitzroy Yard.