

DESIGN AND ACCESS STATEMENT

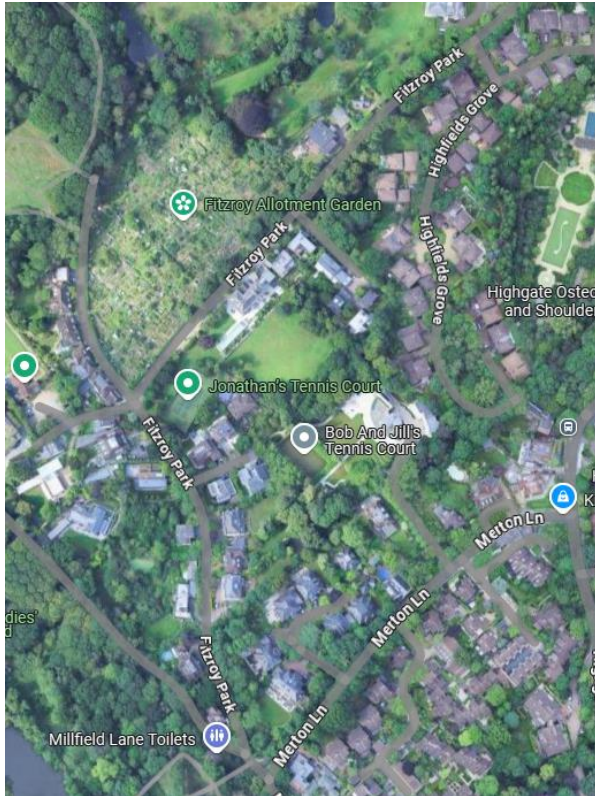
June 2025



4 FITZROY CLOSE
LONDON, N6 6JT

INTRODUCTION

This statement is submitted in support of a planning application for a minor alteration to the ground floor of the property at 4 Fitzroy Close, London N6 6JT. The proposed work consists of opening a new window on the front elevation to serve the existing garage space, to improve ventilation and natural light.



Aerial photos

THE SITE

Fitzroy Park is a gently winding, private residential road lined with mostly detached private dwellings of varying sizes on plots of greatly varying sizes. The houses date from a very wide historical and stylistic range. The mature landscaping and adjoining Hampstead Heath contribute to a pastoral character even in the most densely built up parts even if the aerial view may not fully reflect this character. The building is included in the Highgate Conservation Area and No. 4 Fitzroy Close is not a listed building.

THE USE

The property is currently being used for residential purposes and will continue to be used for residential purposes.

THE PROPOSAL SUMMARY

The proposed development involves adding a new window to the south-west façade to improve ventilation and natural light. This window will be aligned in height with the existing bathroom window on the front (south east) elevation.

AMOUNT, SCALE AND LAYOUT

The external alterations are minimal, involving only the installation of a small window that matches the height of the existing bathroom window but is twice its width. The overall footprint and built volume of the property will remain unchanged. No changes are proposed to the internal circulation or access arrangements within the building.

APPEARANCE AND ACCESS

The proposed window will be designed to match the existing fenestration in style, proportion, and materials, ensuring visual consistency with the rest of the building's elevations. While it will be twice the width of the existing bathroom window visible on the front elevation, it will maintain the same height. This increase in width is considered necessary to provide adequate ventilation to the associated interior space. Color and finish will be in keeping with the architectural character of the building and the surrounding area. The building is externally isolated and accessed via a private entrance, and due to its detached setting, it is not visible from the main street. Therefore, the proposed alteration will have no visual impact in relation to the streetscape or the surrounding public realm. There will be no changes to access from the public highway, and the proposed alterations will not affect the accessibility or safety of the building's entrance or the unit.

CONCLUSION

The proposed alterations are modest in scale and have been carefully designed to respect the character and appearance of both the host property and its surrounding context within the Highgate Conservation Area. By introducing a single, well-proportioned window that aligns with the style and materials of the existing building, the development maintains architectural coherence while addressing the practical need for improved ventilation in the interior space.

The intervention does not result in any increase to the property's footprint or volume and avoids any harm to the streetscape, particularly given the building's secluded position and lack of visibility from the public realm. The use of high-quality, matching materials ensures that the external appearance remains consistent with the surrounding built environment.

Overall, the proposal is entirely in keeping with local planning policy objectives aimed at enhancing existing residential dwellings in a sensitive and sustainable manner. It preserves the character of the Conservation Area, has no adverse impact on neighbouring amenity or public views, and contributes positively to the long-term usability of the home.

IMAGES



Figure 1. Front (south east) Façade



Figure 2. Front (south east) Façade



Figure 3. South West Façade



Figure 3. 4. 5. Rear (north east) Façade



Figure 6. 7. North West Façade



Figure 8. 9. Front (south east) Façade – Existing Bathroom Window



Figure 9. 10. South west Façade – Proposed Location for New Window on the Existing Wall

Prepared by:

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