

Lipton Plant Architects

LOROMAH ESTATES 217 ARCHWAY ROAD

CONTRACT SUM: TBC

CONTRACT PERIOD: TBC

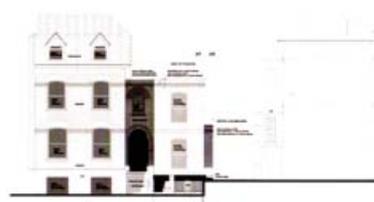
DESCRIPTION: No. 217 is one of a pair of late nineteenth century semi detached villa style houses in a row of similar houses running down from the junction of Archway Road and Cholmeley Park towards the Causton Road junction. The houses date from the 1880's and are shown on the Stanford map of 1886. The area forms part of the Highgate Conservation Area.

Our proposals create 3 x 1 bedroom flats in addition to the 2 x 2 bed and 2 x 1 bed existing flats in the main house. A number of the other houses already have similar extensions either forming part of the original design, or as recent additions such as the one at no. 221.

The extension will be subordinate to the main buildin. It will be kept back in line with the existing garage and lower than the main house in accordance with pre-application advice from the planning department. Materials and proportions will be symptathetic to the existing house using London stock bricks and white painted timber windows.



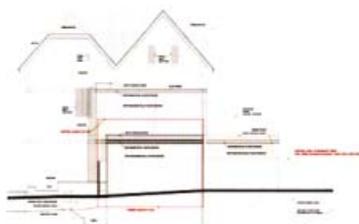
FRONT ELEVATION AS PROPOSED



REAR ELEVATION AS PROPOSED



SIDE ELEVATION AS PROPOSED



SECTION AS PROPOSED



The existing garage annex is only 3.05m wide internally. The design aim is to provide sufficient space for a flat on each floor with a front elevation which is subordinate to the main building. The full width of the existing annex has been retained at ground floor level, but with a set back at the boundary to improve the balance of solids and voids.

The lower and upper ground floor flats are at the same level as the corresponding flats in the main house. This has been done to maximise the space within the flats and the ease of access to them. Because the lower flat is beneath the existing garage level the amount of alteration and underpinning will make it uneconomic to retain the existing structure. It will therefore be demolished and rebuilt. It is probable that the existing bricks can be re-used in the new building.

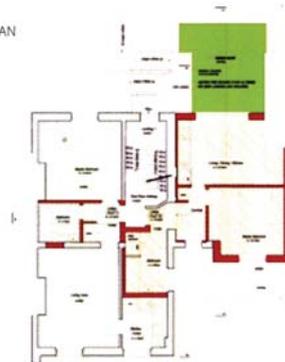
At first floor the cornice of the main building extends as a parapet to the set back porch. This feature is continued on the new extension and provides good proportions to both the existing porch and the new annex which is set 650mm forward of the porch.

As well as rebuilding the annex, Loromah Estates are proposing to upgrade the existing flats. This will include improving communal lighting, providing bicycle storage, increased security, door entry system, upgrading central heating, new kitchens and bathrooms where necessary.

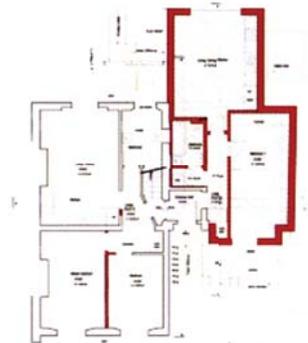
LOWER GROUND FLOOR PLAN AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED



FIRST FLOOR PLAN AS PROPOSED



SECOND FLOOR PLAN AS PROPOSED

