

Lipton Plant Architects

LOROMAH ESTATES 2 2 5 / 2 2 7 ARCHWAY ROAD

CONTRACT SUM: TBC

CONTRACT PERIOD: TBC

DESCRIPTION: 225 Archway Road is a listed villa built between 1886 & 1888 at the same time as the semi detached villas located adjacent to no. 225 Archway Road between the Cholmeley Park and Causton Road junctions. The site, surroundings and planning policies relating to it are described in detail in the Historical Development Study, Conservation Area and Building Study prepared by Purcell Miller Tritton.

The listed villa has been converted into 5 flats and is owned by Loromah Estates who are an established landlord in the area with a portfolio of 150 flats, of which 47 are in Haringey. The flats owned by Loromah are mainly 1 and 2 bedroom flats offering good value market rents.

Our proposals create 6 x 1 bedroom and 8 x 2 bedroom flats converted from existing villa 2 x 1 bed & 3 x 2 bed and Existing no. 227 2 x 1 bed.

The flats are in a good repair internally but do not maximise their potential. The outside of



the building and the grounds are not in good condition. The front garden contains a large number of grade C trees which have been allowed to grow to a point where they are causing subsidence to the listed building. The brief is to refurbish the flats internally and externally and to improve the setting of the villa, particularly when viewed from the Archway Road. The villa is a valuable building in its present condition with good rental yields. Simply refurbishing the villa to the standards envisaged cannot be justified financially on its own. Therefore our brief was also to examine ways of building additional housing units on the site in a way which would enhance the setting of the listed building and the conservation area.

The scheme consists of repairing, refurbishing and remodelling the listed villa with improved landscaping including enhanced screening from the Archway Road. This already has planning consent.

Where this proposal differs from the previous consent is that no. 227 is incorporated into no. 225 Archway Road. This allows for lateral conversions.

