

Heritage and Design Statement

Cholmeley Lodge rooftop guardings



Background:

The communal roof space is currently used for the quiet enjoyment of residents. The original guarding height provided by the parapets would have complied with the current requirements if not for the various structures that could act as a step next to the parapet reducing the effective guarding height and if not for the insulation that has raised the general level of the roof rendering the general guarding height below 1.1m, (the minimum demanded by Part K of the Building regulations). Any solution will have to comply fully with the Building Regulation standards meaning that the actual height above the nearest surface would have to be 1.1m. The guarding also has to have the requisite strength and must not be climbable or have any gaps over 99mm. Cholmeley Lodge has a Grade II Listing and so any solution would have to be acceptable meaning that the guarding should not affect the appearance of the building from outside (ie not be visible) and the installation should not adversely affect the historic fabric of the building. Lastly, there are more practical issues such as ensuring that the guardings of the roof area do not in any way allow water ingress.



English Heritage Citation

Cholmeley Lodge is an Art Deco / Streamline Modern grade II listed building in Highgate, London, designed by architect Guy Morgan

Built 1935

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GV II Block of 54 flats. 1934-5 to the designs of Guy Morgan. Yellow l stone, steel horizontal bar casement windows, concrete balconies and Block plan in the form three curved crescents giving a scalloped outli towers and lifts at rear, with trades stairs and service balconies formir services cores. Six storeys, with curved plan form emphasised by bol balconies on each floor, with projecting bays above the entrance to e the development. Cast stone panels between windows emphasise th the main facade. Four entrance doorways set behind fluted surround canopy and with glazed double doors complete with long handles. Th designed as a sun deck and banks of small individual stores served a In contrast to the stylish streamlining of the main elevation, exploiting views over the City and over Waterlow Park, the north elevation is sir

As can be seen from the Listing, the roof space was intended as an amenity space for residents. This application allows for the roof space to continue to be accessible to residents by bringing up the guarding height to a compliant height.

The application involves the fixing an additional guarding to the inside of the parapet, The parapet is below the compliant height under Part K of the building Regulations. There are also objects on the roof that are capable of acting as a step that further compromise the guarding compliance.

Impact:
as part of the pre-app process, the guarding was proven to not be visible from the street outside.
The guardings could be removed with minimal impact on the historic structure.
Meanwhile, the roof area will once again be available to residents to use and enjoy the views over Central London again.

Access:
The proposal does not impact on the accessibility of the premises but it does make the roof space safer for all residents. The guardings provide an oppotunity to lean and hold on whilst near the edge of the roof which is an improvement over the current bare parapet with a few trip hazards