

Important Notes:

These drawings are based on a site survey and whilst every effort is made to ensure accuracy in dimensions, there will be some discrepancies. It is therefore strongly recommended that a site check be made before any site work begins, to confirm all dimensions. Contractors should not scale from these drawings.

Any room layouts shown are for information only, and to give an idea of layout possibilities.

Any details shown are typical and for guidance only. Contractors may vary construction details according to their working methods, material preferences and availability. All construction must be approved by the Building Control Officer and it is incumbent on the contractor to ensure that current Building Regulations are satisfied.

These drawings are to be read in conjunction with building control and structural engineering drawings and are subject to Building Control Approval.

Under The Party Wall Etc. Act 1996 (Section 6) Adjoining Neighbours Must Be Notified In Writing At Least Two Months Before Work Commences

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PROJECT:

61 Cholmeley Crescent
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DESCRIPTION:

Design and Access
and Heritage

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61 Cholmeley Crescent



Street scene



Street scene

61 Cholmeley Crescent



61 Cholmeley Crescent: Aerial View

Design, Access and Heritage:

No. 61 Cholmeley Crescent is located within the Highgate Conservation Area.

It is one of a pair of semi-detached 1930's built houses on the north side of Cholmeley Crescent. Red face brickwork, brick quoin details and white render along with vertical tile detail and a projecting gable roof over the main bay window inform the style of the house.

There is a variety of building styles and loft conversions evident in the street scene, including roof variations that express front and side facing dormers of a diversity of styles and so our proposal, which includes a front facing dormer, will comfortably sit amongst these.

Access to the property is via steps up a steep front garden . There are no changes proposed at ground or first floor level and so access remains as existing.

The Loft, which has previously been extended, requires a sympathetic and proportional enlargement to make it suitable for the owners use, and architecturally integrated into the vernacular of the crescent so that it sits comfortably and sympathetically within its surroundings.

I believe the proposed conversion of the loft, and corresponding roof lines, will cause no harm to the neighbours and the surrounding area. It is in keeping, perhaps more sympathetically so, than many of the loft dormers and conversions visible in the crescent.