

Response to Highgate Conservation Area Advisory Committee comments of 28/04/26

The owners of 95 North Hill would like to assure Highgate CAAC that they take the responsibility of building conservation seriously and write to respond to their comments.

Background

No.95 appears to have been substantially altered and modernised around the early 1980's and the current owners are undertaking repairs to address issues caused by those works and restore the external appearance of the house in-keeping with its age and the Conservation Area. Works include:

- Removal of Cement render to the side elevation of the house and the pointing of the brickwork & replacement with a traditional Lime-based product
- Removal of UPVC rainwater gutters, downpipes, central heating pipework and data cables off the exterior the house
- Replacement of gutters & downpipes with cast iron
- Removal of a modern timber casement window to the kitchen and reinstating a timber sash window with brickwork arch in style and dimensions to match the remainder of the house and adjacent property

It was further believed that the property formed part of a larger terrace of housing that was possibly damaged in WWI (our elderly neighbours advised that two similar houses adjoining no.97 were destroyed).

Prior to starting works it was not known why the external side wall of no.95 steps out.

Render Removal

In undertaking the works, it has become apparent that another building or terrace of houses may have been attached to the rear section of no.95 (stepped back) and that may be been demolished to build the Rowlands Close development. Where the brickwork steps out, it is would appear that the bricks may have been knitted into another structure, the bricks overall may not have been outward facing and have been damaged historically by other works or events.

The works have revealed the hidden brickwork damage that was concealed behind the cement render of the rear section but it is also worth noting that same render has been removed from the front section of the side elevation and the bricks are not in the same condition.

The damage to the bricks noted in the CCAC objection has not been caused by the current works, the render removal has just exposed historic damage.

The wall was also not provided with lateral restraint because it was originally a party wall and structural repairs have been carried out as part of the works to strengthen this wall.

Furthermore, the cement based render that is being removed was making matters worse by trapping moisture and causing damp issues.

Works have been undertaken carefully by a professional company of contractors to a high standard and that is being supervised by an external qualified Project Manager and design team.

Fireplace (hearth) Feature

The item shown in the photograph was found within the loft space, left by the former owners and has not been removed from the structure by the current owners. The item did not in anyway appear to relate to the fire places within this house and was not required. The rusted condition of the item suggests that it has not been in use and may have been stored externally for a long time.