

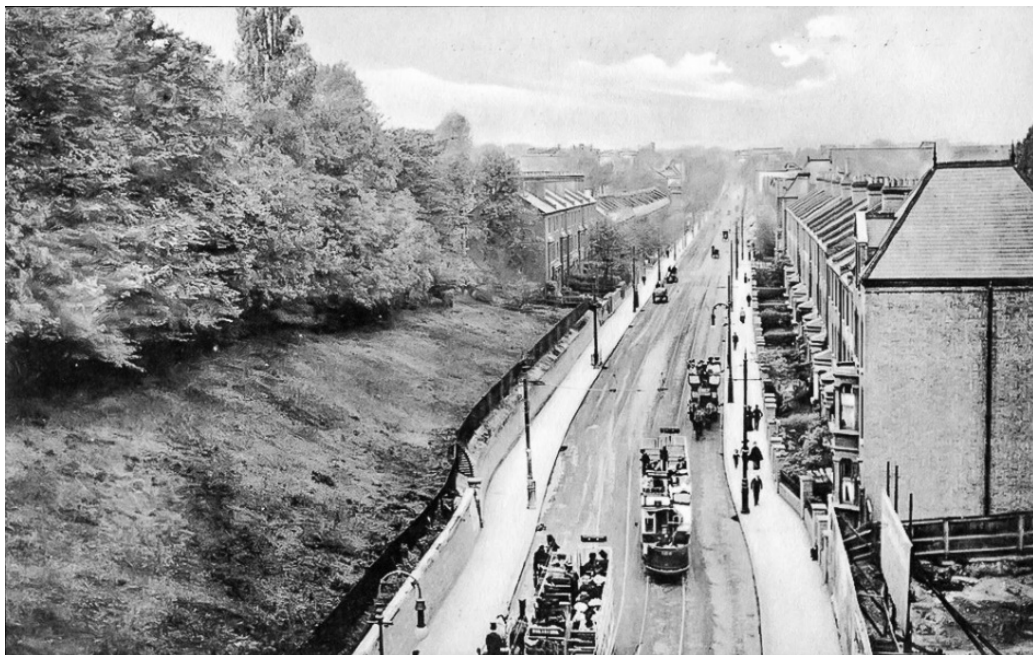
Introduction

This heritage statement relates to **431A** Archway Road, London, N6 4HT, which lies within the Highgate Conservation Area. The primary objective of this statement is to discuss the historical significance of this address, the contextual surroundings and assess the potential impact of proposed planning applications on its preservation. The proposed design for this planning application includes minor works to a ground floor flat which includes the replacement of existing windows to provide better air flow and a more thermally efficient building. The front bay windows will be replaced with a traditional sash with horns to replicate what was there originally.

Archway history

Archway takes its name from the Highgate Archway, which was a viaduct built in 1813 to connect Holloway Road with the Great North Road by bypassing Highgate Hill. The viaduct, along with Archway Road, was designed by John Nash. The original viaduct was replaced in 1897 by Sir Alexander Binnie with a cast iron arch, which still exists today. During the 1960s, Archway Road expanded. The Archway area is also home to significant historical landmarks like the Whittington Hospital, which was originally known as the Holborn Union Infirmary between 1877 and 1879. Archway Underground Station was opened in the year 1907 as Highgate Station, and the Archway Tower was completed in 1963.

Highgate Hill in London, extending from Archway to Highgate village, was home to Europe's first motorized cable car from 1884 to 1909. During the Elizabethan period, the area was a hamlet and a popular location for city merchants and labourers. Builders purchased land for development, and the railway's construction led to the creation of model workers' flats, like Coleridge Buildings, equipped with modern amenities.



Heritage Statement - 431A Archway Road

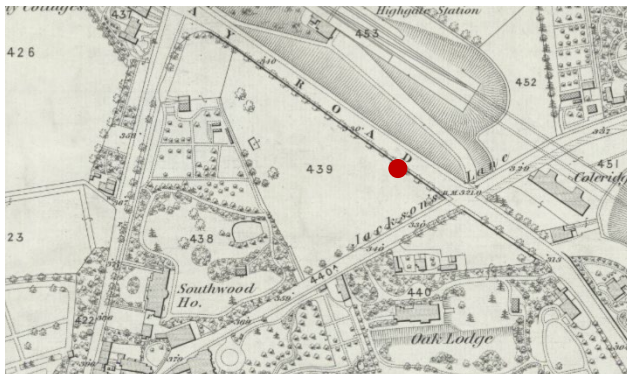
Archway Road

Archway Road is an important route in North London which experience a significant historical disaster during its construction. This incident was partly due to the challenging topography of the area. In 1808, authorities recognised the complexity posed by Highgate Hill's steep gradient for carts carrying heavy loads and therefore it was decided to create a bypass as an alternative known as Archway Road. This new route branched off at the Archway Tavern and featured a long tunnel stretching to the northeast of Highgate village. However, the brick arched tunnel collapsed in 1812, just three years after completion. A decision was made to dissect the hillside instead and build a bridge. This alteration facilitated smoother passage along Archway Road. Archway Road is a crucial route to the A1 and passes through Islington and Haringey in London.

Many of the houses along Archway Road date back to the Victorian and Edwardian eras, characterised by their red-brick façades, bay windows and decorative detailing. Moreover, some of the properties exhibit Georgian architectural elements including: symmetrical façades and sash windows.

Historical Maps

The residential development around 431 Archway Road started around 1890 with further housing development around 1910.



1863



1893

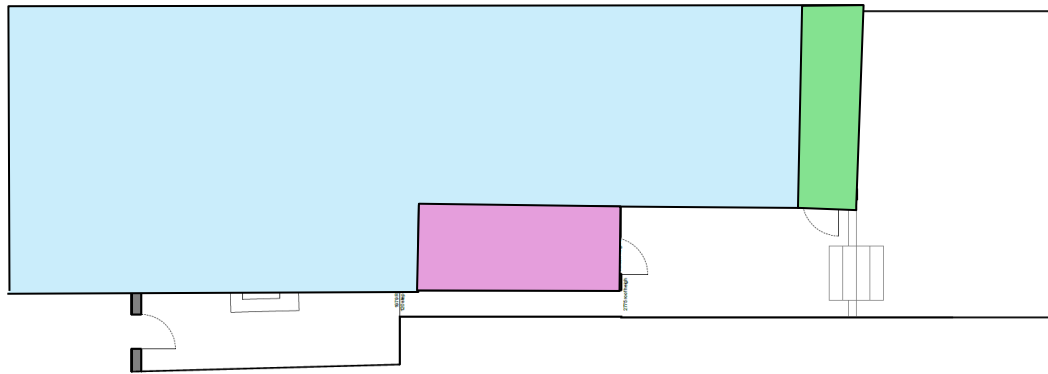


1915

● 431 Archway Road

Reference: National Library of Soland – Ordnance Survey Maps

Historical Floor Plan



- 1900 Original Dwelling House
- 1996 Extension – FP/0005/6838
- 1997 Retention – HGY/1997/1063

Planning Application History:

FP/0005/6838/

Single storey rear extension

Date: 29/03/1996

Decision: approved with conditions

HGY/1997/1063

Retention of single storey ground floor side extension

Date: 12/08/1997

Decision: approved with conditions

Local Planning Policies

SP12 Conservation

- “The Council will support proposals that conserve the historic significance of Haringey’s heritage assets, their settings, and the wider historic environment”.
- “The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change”

As a result of 431A Archway road being located in Highgate conservation area and in line with planning recommendations the design aims to bring back historical elements on the front elevation to the existing building to represent the conservation area characteristics by reinstating sash windows with horn detailing. The rear elevations are highly influenced by the modern additions which were given consent in 1996-1997.

Design Proposal

The design proposes to replace all existing windows and external doors with new ones that will improve the overall energy performance of this ground floor flat and improve the current u-values. The lack of trickle vents in the existing windows is causing damp issues and is harmful to the client's health. One of the main changes is to replace the existing master bedroom external door with a window to create a more secure and private space for the owner at the rear of the flat (image A). In the kitchen, the existing side door will be replaced with a window (image B), and the rear kitchen windows (image C) will also be replaced to provide improved ventilation and thermal efficiency. The kitchen casement windows (image B) will be replaced with a bi-fold door to create an open space to connect the kitchen with the garden. On the street facing front facade, the ground floor casement windows (image D) will be replaced with sash windows with horn detailing to reinstate the historical design feature that added towards the location being given the conservation area designation. A rooflight is proposed for the ground floor single storey side extension to provide more natural light.



Image A



Image B



Image C



Image D

Conclusion

Given that the planned works to flat **431A** Archway Road are minor in nature it has been determined that the proposed planning application is not expected to impact the history of the address. The design will have a positive impact. The current windows on the front façade are casement windows that do not align with the historical character of the Highgate conservation area as per Local Policy SP12. The proposed design will replace the ground floor casement fenestration with a sash window with horn detailing with an improved u-value to provide a more energy efficient home that also aligns with the client's needs.