

HGY/2024/1917: 175 Archway Road

Highgate Conservation Area Advisory Committee objects to this application which we consider must be refused. Generally we support improvements to the fabric of buildings to reduce heat loss but in this case the impact on the front elevation would be unacceptable for the reasons set out below.

Highgate Conservation Area Character Appraisal has photos and a description of this terrace (nos. 143 – 177) on page 78. These are photographs taken today:



The proposal to introduce 100mm external wall insulation (EWI) faced with brick slips (20mm) to the front elevation of this property must be refused because it would interfere with the detailing round the first floor bay window and also the gutter to the 'turret' above. This is a photograph of 177 Archway Road (on the corner with Cromwell Avenue) to illustrate the detailing which would be lost:



Not only would the pilasters with their decorative capitals and bases be lost but also the dentil course in the gutter. It could even be the case that the EWI plus brick slip would project beyond the front edge of the gutters.

Background

During the period when the Department of Transport was pushing to turn Archway Road into a motorway it bought up all the properties on this side of the road for road widening including this terrace. Some very unfortunate alterations were made to the commercial properties at the Hornsey Lane Bridge end of the commercial section as can be seen in the Character Appraisal however those changes must be ignored as they occurred a very long time ago and probably did not have planning permission in any case.

History

It should be noted that the row of buildings on Archway Road were built on the garden of Winchester Hall, a Jacobean mansion on the corner of Hornsey Lane and Highgate Hill, which was demolished, of which this application forms a part, together with the residential properties in Cromwell Avenue, Winchester Place, Winchester Road and Cromwell Place. They were developed by the Imperial Property Company around 1885 and were designed all of a piece. This consistency of architectural details must not be lost.

Setting

This terrace lies within the setting of Hornsey Lane Bridge and St. Augustine's Church, both Grade II listed. There is also a group of locally listed building opposite. The proposed works to 175 would have an adverse impact of the setting of these buildings.



St. Augustine's and the locally listed terrace can just be seen on the left

Impact on Highgate Conservation Area

Details at at least 1:20 are required because the EWI would be extremely likely to extend forwards of the existing pilasters on each side of the front bay, a detail which must be resolved. As it seems this is very unlikely to be achieved, this detail could not be left to Condition. The proposed External Wall Insulation would bring the face of the building at first floor level forward by at least 120mm. The visual loss of the characteristic painted stone pilasters where the bay meets the front elevation would be unacceptable.

Highgate Conservation Area Advisory Committee is of the firm opinion that this application must be refused.