

175 Archway Road lies within the Highgate Conservation Area. The special interest of Highgate Conservation Area derives from the history of the area and evolution of the original settlement. Highgate's historical narrative is discernible in the varied sequence of built development, spanning in time from the medieval village through to its expansion in the Victorian period and its consolidation in the 20th century. The predominant building type of this section of Archway Road is the shopping parade - a terrace forming a unified architectural composition comprising ground-floor shops and upper-floor flats - reflecting the road's late-Victorian transformation into a high street servicing the new residential streets behind. Shop fronts have undergone repeated renewal, but there are several well-preserved examples, while original components are frequently incorporated within modern shop fronts or concealed by later cladding. Nos. 143-177, a terrace of twelve (originally seventeen) two-storey houses and a parade of seven shops, formed part of the eastern frontage to the Winchester Hall estate development, in red-brick with stone dressings, canted bay windows. No. 175 is considered to positively contribute to the significance of the Conservation Area.

The submission is poor quality and does not contain specific annotations, it hard to be certain where the insulation is proposed to be added, the proposed front elevation still shows the window surrounds, even though the description states it would only have brick cladding and no build-up is shown, though this would be at least 100mm in addition as stated in the accompanying statement. It is unclear what the actual depth of the build-up would be given the front elevation proposal includes a cladding system. Additionally, there are no junction details, the eaves of the building are very thin and there is minimal overhang, particularly to the gable ends which are effectively flush. It is unclear how the roof build-up and the edges of the build-up would be detailed to each side of the flat.

The front elevation has decorative window surrounds to both windows with the bay window decorated by Corinthian pilasters and dentilled brickwork eaves. As set out above it is unclear exactly where the EWI proposed and if it would include the bay window. The external appearance of the building and its consistency with the others within the terrace is important in how it contributes to the Conservation Area. The concealment of the original features and the buildings important features would be considered to cause harm to the significance of the Conservation Area. Additionally, the thickness of the wall build-up would affect the relationship between the eaves, windows, doors, and wall surfaces. The projection of the wall build-up would also be noticeable at the junction to the adjacent buildings, and as discussed above no information on these junctions or what these would look like, or the exact depth of the build-up has been provided.

The addition of external insulation will disrupt these important relationships and would be considered to cause harm.

Whilst the rear elevation is less sensitive to change than the front elevation, the rear at No 175 is visible from Cromwell Avenue. The proposed EWI on this elevation would still disrupt the important relationship of the walls to the windows, doors and roof and alter the projection of the rear gable. Similar to the above, there is concern over the quality of the junctions around the

edges of the insulation as this information has not been provided. This would similarly be considered to cause harm.

The proposed material for the EWI is EPS and this is one of the materials which is not particularly compatible with traditionally built buildings (such as at 175 Archway Rd) as generally this can increase the likelihood of damp conditions internally. This risk is further increased where there are complicated junctions between the existing building and the insulation which are common in terraced houses, and as discussed above, there are concerns over the details of the application and the insufficient information regarding the details and junctions. The Bristolian guide to wall insulation discusses these issues thoroughly and it is recommended that the applicant seeks specialist advice so an appropriate retrofitting scheme can be undertaken in line with best practice guidance.

Overall, the proposed ESI would conceal the original brickwork, important architectural features and disrupt the relationship of the walls to the roof, windows and doors this would be considered to cause less than substantial harm to the significance of the Highgate Conservation Area. There is insufficient information to fully assess the impact of the proposal on the designated heritage asset as no information has been provided on the junctions between the insulation and the various interfaces between the adjacent buildings, roof and building elements such as windows, gable ends and eaves. As the Highgate Conservation Area is a designated heritage asset great weight should be given to the asset's conservation, and any harm caused to the significance of a designated heritage asset requires clear and convincing justification and should be weighed against public (not private) benefits. Accordingly, as the proposals are considered to cause less than harm to the significance of the Conservation Area, Conservation would not support this application.