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STATEMENT OF SIGNIFICANCE

In respect of

2 Holly Terrace, London, N6 6LX

On behalf of

Emily Banks

AHC REF: PM/10092

Date: June 2022

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1.0 INTRODUCTION & SCOPE OF REPORT

- 1.1 This report has been prepared and written by Patrick Christopher Maguire, IHBC, Associate Director at Asset Heritage Consulting Ltd., on behalf of Emily Banks in order to provide an independent appraisal of the heritage significance of this listed building.
- 1.2 2 Holly Terrace is a Grade II listed building. It was added to the statutory list in 1954 as part of a group listing that includes 1-11 Holly Terrace (see list description at **Appendix 1**). The entrance gates/garden walls, and lamp-posts that service Holly Terrace are also separately listed at Grade II.
- 1.3 This group of listed buildings was constructed in c.1806-13 by George Smart for the Cooke family. It is located within the Highgate Conservation Area (first designated in 1968 and extended in 1978 and again in 1992). The conservation area boundary traces the southern edge of the access lane to Holly Terrace, with the area to the south forming the Holly Lodge Estate Conservation Area.
- 1.4 Ms Banks has recently purchased and moved into 2 Holly Terrace and, as part of this, has assembled a professional team to prepare a scheme of sympathetic alteration and renovation to the listed building. Her ambitions for the building are principally centred around carrying out sensitive changes to meet the needs of modern living.
- 1.5 With this process in mind, the purpose of this report is to elucidate and assess the significance of this listed building in built heritage terms in order to inform the development of this emerging scheme, ensuring that it takes fully into account the heritage significance of this designated heritage asset.
- 1.6 With this in mind, this report sets out the historical background to the development of 2 Holly Terrace and its immediate surroundings and focuses on assessing what is 'significant' about the building as a heritage asset, including through its contribution to the character and appearance of the conservation area and to the settings of nearby listed buildings. It then goes on to assess where the building might have 'capacity for change'.

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- 1.7 As such, this report complies with the requirements of paragraph 194 of the revised National Planning Policy Framework (NPPF) and the onus it places on those planning changes to historic assets to begin the process of change with a clear description of the significance of the assets affected, albeit that the requirement in the NPPF is only such that, *'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*.
- 1.8 As noted above, this report is intended to inform the emerging plans, with the findings of the report aiding in the development of the emerging proposals.
- 1.9 It is anticipated that this report will form part of a pre-application submission to Camden Borough Council, with the input of Council officers presenting the opportunity to develop the scheme further.
- 1.10 Following the pre-application process and once a full application scheme has been drawn up, it is anticipated that this Statement of Significance will be accompanied by a Heritage Impact Assessment, which will consider the effects of the proposals on the significance of the listed building and other relevant heritage assets as identified in this report.
- 1.11 This two-stage approach of understanding 'significance' before moving on to assess the impact of potential change on that 'significance' has for some time been regarded as good conservation practice in the design and application process (see, for instance, English Heritage's (now Historic England) 'Conservation Principles', 2008) and, following the introduction of the short-lived PPS5 in 2010, the NPPF in 2012, and its subsequent iterations, is now effectively a standard requirement for most applications affecting heritage assets.
- 1.12 The use of this approach will help to demonstrate to the Council that the heritage value of the site has been fully considered in formulating both the emerging pre-application submission and the forthcoming full application scheme.
- 1.13 Taken together, these two reports and other supporting documentation will (as set out in the NPPF and the Local Authority's own policies on the historic

environment) enable the Council to validate the forthcoming applications accordingly.

2.0 HISTORICAL BACKGROUND & DESCRIPTION

Historical Background

- 2.1 Holly Terrace was developed from 1806 on the site of an earlier house. The site (including the northern portion of what is now the Holly Lodge estate) was acquired in 1706 by Quarter-Master Major Thomas Kemp, who in 1712 sold it to Robert Osbaldeston of Kensington ('No. 48 West Hill and Hollyside' in, Lovell, P., & Marcham, W., (eds.), *Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate* (London, 1936) 69-71).
- 2.2 Osbaldeston, whose will was proved in 1715-16, bequeathed this property, as part of a larger estate, to Dame Elizabeth Child. Child leased the land acquired from Kemp (which included a house situated towards the centre of what is now Holly Terrace) to William Bridges of Highgate in 1722 for 41 years. Child, who died in 1741, left her estate to John Cooke of Hatton Garden (d.1807), her godson and nephew (the son of her brother, John Cooke) (*Ibid.*).
- 2.3 George Smart of Tinker's Acre, Lambeth, a builder working in various parts of London, developed the Holly Terrace estate for the Cooke family from 1806, demolishing the earlier house once occupied by Thomas Kemp. The first lease signed was for No.3 in 1806. This was a 99-year lease, with the lengths of the first leases on the other buildings, signed over the next few years, adjusted so that they all ended in 1905; a 95-year lease was signed for No.2 in 1810, with all the leases assigned by 1819 (*Ibid.*).
- 2.4 To the south, Smart also built Holly Lodge, described in 1809 as a '*capital messuage lately erected*', for its leaseholder, Sir Henry Tempest. John Cooke and his brothers (the sons of the John Cooke who acquired the estate in 1741) conveyed the lease to the entire estate, including Holly Terrace and Holly Lodge, to John Hillman in 1824, at which point it was described as, '*land on the south-east side of the road from Kentish Town to Highgate (West Hill) and 16 messuages, 11 whereof are in Holly Terrace and four more above, and one below in the occupation of Mrs. Coutts, and 13 acres of land, and garden ground on the top of the hill on the north-west side of the road in the occupation of Mr. Agar*' (*Ibid.*).

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- 2.5 Mrs Coutts, who occupied Holly Lodge, which she sub-let from Tempest, was the widow of Thomas Coutts (b.1735), the banker, who died in 1822. She died in 1837, leaving her substantial fortune to the step-grand-daughter of Thomas Coutts (the step-daughter of his youngest daughter from his first marriage), Angela Burdett-Coutts (1814-1906, Baroness Burdett-Coutts from 1871). Burdett-Coutts extended Holly Lodge and expanded the estate with various acquisitions of surrounding land.
- 2.6 After the death of Burdett-Coutts in 1906, the entire estate was put up for sale in lots; however, it failed to sell. Further attempts in subsequent years were unsuccessful but outlying lots at Holly Terrace, South Grove House, and, to the south, Brookfield Stud were eventually sold separately in 1922.
- 2.7 This is important, as it accounts for the stark difference in the subsequent development of Holly Terrace and the Holly Lodge estate. Indeed, the remainder of the Holly Lodge estate was sold as a single lot in 1923 to the Central London Building Company, who sold it later that year to London Garden Suburbs Limited. It was under the auspices of London Garden Suburbs Limited that the Holly Lodge estate was developed in the second quarter of the 20th century on the principles of a garden suburb (and it is now a distinct conservation area).
- 2.8 The late Georgian/Regency houses at Holly Terrace retained a distinct character. Holly Terrace continued to function as a terrace of private houses but instead of overlooking the pleasure grounds of Holly Lodge (which were landscaped by J.B. Papworth in 1825), it increasingly overlooked the 20th-century garden suburb development.
- 2.9 Returning to Holly Terrace in a little more detail, the main element of this (Nos.1-7) presents an ordered frontage to the south. This façade faces onto private gardens to the south and, while facing away from the road, is very much the 'front' of the terrace. Each of the constituent properties is of three bays, although it is clear that even this frontage was never intended to have a truly symmetrical character, notably with No.1 to the west wider than other frontages and No.7 to the east narrower. It is unclear if the substantial projection at the front of No.1, enclosing the western side of the garden, is an original feature but it was in place by the early 1860s.

- 2.10 The properties are generally two storeys, plus basement and attic accommodation, except the central property, No.4, which has a full second floor. This was almost certainly an original feature, intended to form a central pavilion to the terrace, rather than a later change. This likelihood is supported by the building line to No.4 being set very slightly forward of the adjacent properties. If a later change, it had certainly occurred by 1939, when it can be seen on the aerial image at **Fig.1** (Historic England ref.EPW061150).



Fig.1. Aerial image from 26th May 1939 (Historic England ref.EPW061150)

- 2.11 There have also been various changes to the frontages over time, which further emphasises the asymmetry of the terrace. Notably, metal verandahs have been added to Nos.3-6. These Victorian additions include full-width verandahs to Nos.3, 4, & 6, alongside a smaller covered porch, over only the central bay, on No.5. At No.5, the ground-floor windows either side of this porch are full-height, with metal balconies.
- 2.12 Other changes that have occurred relate to the dormer windows. There must always have been dormers to these properties, as the attic spaces have clearly always served as living accommodation but the number of dormers present on the individual properties vary from two to three, with some properties lacking a dormer in the central bay.

- 2.13 I have heard it suggested that the number of dormers may have been designed to offer a symmetrical rhythm to the terrace as a whole, with three dormers on the outer and inner properties (Nos.1 & 7 and 3 & 5), and two on the middle properties (Nos.2 & 6) but this is certainly not the case. Even if one puts aside the obvious differences between the frontages of Nos.1 & 7, No.5 only had two dormers as late as 1939 (aerial image at **Fig.1** above). As such, there has clearly been some change to the numbers of dormers on the constituent properties over time, which could conceivably have included the removal as well as the addition of dormers.
- 2.14 The northern side of the terrace is very much the rear, despite facing towards the road. The curve of the road means that the yards here range in size, getting larger from west to east. OS map evidence indicates that the area to the north of No.1 was largely infilled by 1863 and, indeed, may always have formed an integral part of this property.
- 2.15 The range of yard sizes has resulted in a variety of extensions and projections to the rear of the properties over time. For instance, Nos.3 & 4 have full-length rear wings that stretch along their party wall. There is no consistent form to the rears of these properties and it is unlikely there ever was.

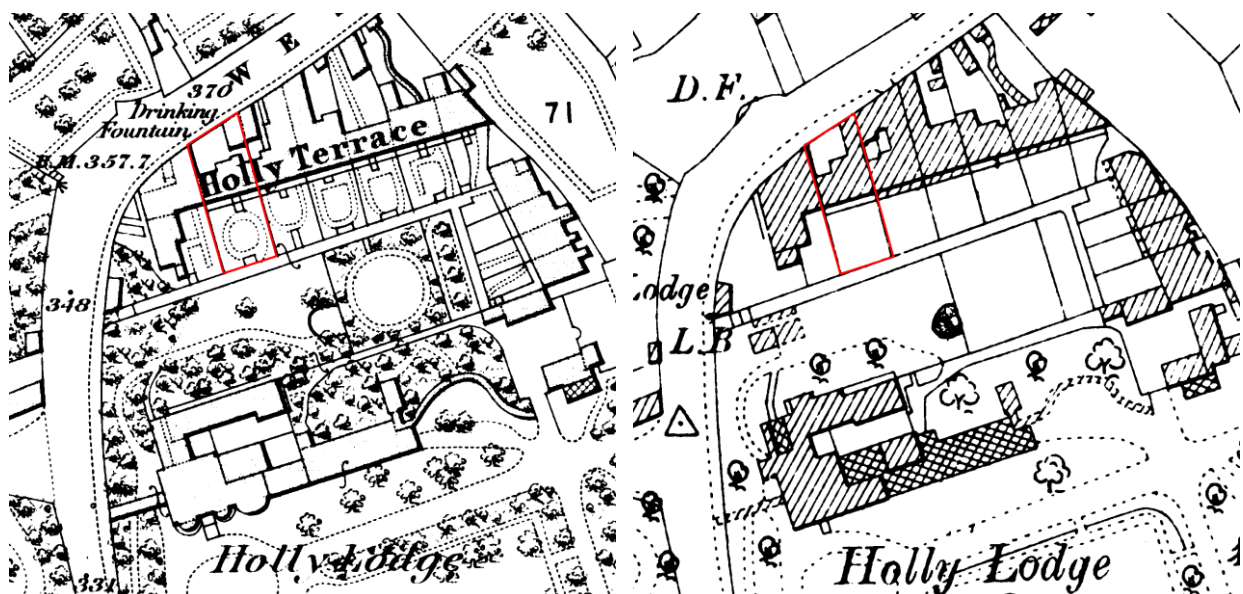


Fig.2. Left, 1870 (surveyed 1863) OS map. Right, 1896 (surveyed 1893/4) OS map. 2 Holly Terrace and its garden/yard are outlined in red

- 2.16 The 1870 (surveyed 1863) OS map (**Fig.2**) indicates that No.2 had a central closet wing in place by that stage, although its footprint appears to have been different to the existing closet wing, projecting out at its north-eastern corner. This map also shows the origins of the coach-house/garage block, in the north-eastern corner of the yard.
- 2.17 The 1896 (surveyed 1893/4) OS map (**Fig.2**) indicates that by this stage the gap between the garage block and the eastern bay of the rear elevation of the house had been infilled. Maps do not show cross-hatching over this infill, indicating that it was solid and not glazed. This would not be an uncommon location for a scullery, which were often placed in extensions to the rear of the ground floor from the mid-19th-century onwards (e.g. Historic England, 'Conserving Georgian & Victorian terraced housing' (July, 2020) 16).
- 2.18 This infill was not removed until the mid-/late 20th century and examination of the existing ground-floor window opening in the eastern bay of the rear elevation indicates that this was reformed following the removal of the infill. For instance, the window itself is a modern horned sash and the opening has a flat head, while other window openings on the rear of this and adjacent buildings tend to have a slight camber (**plates 1 & 2**). Internally the window opening lacks the angled, panelled reveals/shutters and upstand found on all other windows to principal rooms, confirming that it has been either inserted or reformed at a later date.

Description

- 2.19 The rear elevations and yards of the Holly Terrace properties are visible when travelling down Highgate West Hill. These rear elements of the listed terrace have a highly-varied character, only really unified by their shared palette of white render (in some areas lightly rusticated) and slate roof coverings (**plate 3**).
- 2.20 The full-height rear projection to No. 4 extends all the way to the street boundary, as does the single-storey projection to No.3, which incorporates a garage and roof terrace.

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- 2.21 The street boundary to No.2 comprises the garage/coach-house block, which presents a garage opening to the street, and an attractive boundary wall, with a simplified pediment over the central entrance (**plate 4**).
- 2.22 The garage block is not an attractive feature of the view and has been visibly extended upwards, with an unsympathetic mansard set behind a parapet that has been lifted to match the adjacent parapet level to No.3.
- 2.23 The upper parts of the rear elevation of the house can be seen from the road. This reads from here as two-storeys plus attic, with the casement dormers to the attic clearly being modern replacements or insertions (those to the outer bays have an unusual detail of glazed cheeks).
- 2.24 Centrally placed is a substantial closet wing. The parapet of this sits below that of the main house, although a substantial mansard extends beyond this (with a pitch so steep that it is essentially an additional storey clad in slates).
- 2.25 Moving into the yard, the garage/coach-house is a 19th-century, brick-built outbuilding, retaining mid-Victorian sashes with marginal glazing, but it has been very poorly treated, notably through the addition of the timber-clad mansard in the mid-/late 20th century (**plates 5 & 6**). Internally, this has involved inserting a first floor that cuts across the historic window heads (**plate 7**). The stair here is also a mid-/late 20th-century insertion and there is nothing of interest internally within the garage (**plates 8 & 9**). While I use the term 'garage/coach-house' in this report, the use of domestic windows suggests that the original use of this building was more likely an outbuilding directly associated with the function of the house, such as domestic offices.
- 2.26 Returning to the main building, the closet wing provides a rear entrance. This has a rather grand, lugged, Baroque architrave, which must be a modern addition (**plate 10**).
- 2.27 As noted above, there was historically an infill/link between the house and garage/coach-house on the left-hand bay of the rear elevation, and the window opening here is a modern insertion or reinstatement (see paragraph 2.18 above). It is likely for this reason that the ground level between the left-hand

rear bay and the garage/coach-house is set slightly higher than the flagstones of the main yard, enclosing the plinth of the closet wing.

- 2.28 To the right of the closet wing, there is a light-well, accessed from the basement kitchen and from stairs in the yard. This gives access to a small vault beneath the yard (**plates 11 & 12**). There is no light-well to the left, although there may historically have been (see paragraph 2.41 below).
- 2.29 Moving to the front of the building, this is accessed from the alleyway to the south. The houses are set at a higher ground level than the alley and set back from this behind gardens and planted boundaries. In most cases, only the upper portions of the principal elevations are visible from the alley (**plates 12 & 14**).
- 2.30 From within the private garden to No.2, views across the front of the terrace take in the upper portions of the adjacent buildings, alongside glimpses of later verandahs (**plate 15**).
- 2.31 The southern elevation of No.2 is clearly its principal or 'front' elevation. Like the rest of the terrace, it is faced in plain, white stucco and is arranged as three bays set over two storeys plus basement and attic. The ground floor is set higher than the garden level, accessed from a stone stoop, with the basement windows, set into the lightwell, visible from the garden (**plate 16**).
- 2.32 There is a simple cornice and above this the parapet expresses the bay divisions with panels of closed balustrading over each bay. At roof level, these panels currently relate to dormers on the outer but not central bays.
- 2.33 The main entrance incorporates a round head and simple keystone detail. The doorway has reeded jambs, a dentilled lintel, and a radial fanlight, alongside a six-panel door.
- 2.34 Windows are generally the original, unhorned, glazing-bar sashes, although the central first-floor window has been replaced with a horned sash. Basement windows are replacement plate-glass sashes of no interest (**plate 17**). There is a narrow lightwell, served by a stair to the eastern side (**plate 18**).

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- 2.35 Moving into the building, this has a simple floorplan, dictated by its wide frontage, with principal rooms set either side of a central stair and with stacks located on the party walls. Rooms are the full depth of the house, with windows to the front and rear in most cases. The centrally-placed closet wing is accessed from half-landings, its floor levels set between those of the main building. This contains bathrooms on the upper floors and a secondary entrance hall on the ground floor.
- 2.36 As is common in houses of this sort, the original service spaces were in the basement, including the kitchen and likely a servants' hall. Reception rooms were on the ground floor, with the dining room immediately above the kitchen and served by a dumb waiter (almost certainly a Victorian insertion). Bedrooms were on the upper floors.
- 2.37 The original stair remains and is typical of its period, with an open string, simple, turned newels and stick balusters (**plate 19**). Between the ground floor and the first half-landing only, there are turned balusters, which are likely later replacements (**plate 20**).
- 2.38 Moving through the building, the basement incorporates a hallway with modern linoleum floor finishes (**plate 19**). A glazed and timber screen (a mid-20th-century addition with obscure glazing and nailed joints) separates this from the entrance to the front lightwell (**plate 21**). On the western side of the hall is the kitchen. This has modern fittings and finishes, including a suspended ceiling (**plate 22**). The western wall is boxed out to negotiate the chimneybreast. The only item of interest in here is the dumb waiter in the north-eastern corner, which serves the dining room above (**plates 23 & 24**).
- 2.39 On the eastern side of the building, a further room (probably originally a servants' hall) retains its shutters on the window to the front lightwell (**plate 25**). There is little else of interest here (and it is unlikely these basement rooms historically incorporated much in the way of architectural embellishment) and the lack of a window to the rear indicates the presence of a vault to the rear of the building.

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- 2.40 The basement of the closet wing incorporates a shower room, lit by a small lightwell to the rear, and a four-panel door leads to a vault on the eastern side of the rear of the house (**plates 26 & 27**).
- 2.41 The presence of a blind or blocked window within the vault (**plate 28** - relating to the eastern basement room) raises the possibility that there may once have been a lightwell in this location, with the vault possibly formed when the area above was infilled with the link between the house and the garage/coach-house at some point between 1863 and 1893/4.
- 2.42 Moving to the ground floor, most areas here retain attractive cornice moulding, with a Vitruvian scroll moulding to the frieze and a reed cornice (**plate 29**). Modern timber floor finishes are laid over the original boards (narrow, softwood boards typical of the 19th century) throughout (**plate 30**).
- 2.43 The drawing room to the east has a modern fireplace (**plate 31**). The front window here is set in a deep, canted reveal, with a panelled upstand and shutters (**plate 32**). As noted at paragraph 2.17 above, the rear window opening is a modern insertion or reinstatement and lacks these details.
- 2.44 The dining room to the west has a similar character, although both window openings here are original (**plates 33 & 34**). The simple fireplace here is likely also original, as is the cast-iron hob grate, which is a typical feature of the early 19th century and of the sort found in M & G Skidmore's popular 1811 *Metalwork Pattern Book: Fire Grate, Stove, Balcony and Fencing Designs* (**plate 35**).
- 2.45 Moving to the first floor, the full landing here allows for attractive, long views out to the south (**plate 36**). First-floor rooms have a simple character, with the principal items of interest being the windows and original marble fireplaces (**plates 37-42**).
- 2.46 On the attic floor, there is a box/water tank to the front of the building (**plate 43**). To either side are attic bedrooms, containing little of interest (**plate 44**).
- 2.47 Doors within the building are generally the original six-panel doors, although door furniture is modern.

3.0 ASSESSMENT OF SIGNIFICANCE & CAPACITY FOR CHANGE

- 3.1 The purpose of this section of the report, which is informed by the Historical Background & Description in Section 2.0, is to assess the significance of 2 Holly Terrace in built heritage terms and, where appropriate, to recommend how it possesses 'capacity for change' through sympathetic alteration.
- 3.2 Firstly, it should be emphasised that 2 Holly Terrace appears on the statutory list at Grade II and, as such, its heritage interest is effectively beyond dispute. Indeed, it is no purpose of this report to call this statutory designation, which is clearly warranted in this case, into dispute but rather to elucidate how and where this interest arises, bearing in mind that not all elements of the building will contribute equally (or necessarily at all) to its significance.
- 3.3 As the garage/coach-house pre-dates 1948 (albeit much altered), is ancillary to the listed building, and has consistently been in the same ownership, it clearly forms part of the listed building under Section 1 (5) (a) of the Planning (Listed Buildings & Conservation Areas) Act 1990. Other elements, such as the street-side boundary walls and retaining walls to the lightwells can also be considered as listed by virtue of curtilage.
- 3.4 Curtilage listed structures form part of the listed building and are subject to the same statutory tests, although Historic England's published guidance is clear that: *'Whether alteration, extension or demolition of such buildings amounts to harm or substantial harm to the designated heritage asset (i.e. the listed building together with its curtilage and attached buildings) needs careful consideration. Some curtilage structures are of high significance, which should be taken fully into account in decisions, but some are of little or none. Thus, like other forms of heritage asset, curtilage structures should be considered in proportion to their significance'* (my emphasis - 'Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2' (July 2015; hereafter referred to as 'GPA2') 5).
- 3.5 2 Holly Terrace forms part of a group with the other Holly Terrace properties and, indeed, the group is covered by a single group listing. The statutory list entry (**Appendix 1**) includes the initials 'GV' denoting that the properties have 'group value'.

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- 3.6 Certainly, the core of the significance of Holly Terrace must be its contribution to the architectural character of this significant early 19th-century terrace (architectural interest).
- 3.7 This terrace, almost certainly a speculative development (a common occurrence at the time and consistent with the variety of dates on the initial leases, signed over a fifteen-year period), is relatively typical of late Georgian/Regency development in London and its outskirts.
- 3.8 This character is most strongly felt on the south-facing elevation, which forms part of a planned and largely consistent frontage, exhibiting the simple form often found after the more rigorous enforcement of the Buildings Acts from 1774 onwards. The wide frontages, distinct from the narrow, double-depth plan found in more urban areas, speaks to the width of the building plot and slope of the site.
- 3.9 Clearly, the architectural interest of the frontage represents the most significant element of the significance of 2 Holly Terrace. It is also this element of the building that represents the core of its contribution to the significance of the adjacent listed buildings as part of their settings.
- 3.10 The Council's 'Highgate Conservation Area Appraisal and Management Proposals' (adopted October 2007) highlights the distinction between the terraces and surrounding development: *'the Holly Terrace properties overlook the south-facing slope, forming a line of houses of extensive group value, with an entity [sic] of their own right in terms of scale, date and aura of independence'* (unpaginated but p.19 in the .pdf version).
- 3.11 The frontages of the terrace properties have a degree of uniformity but do also incorporate variations, the most obvious being the presence or not of porches/verandahs and the form and number of dormers. These are largely the result of changes that have occurred over time.
- 3.12 In my view, consistent with this character, No.2 could incorporate a porch, e.g. of the sort found at No.5, without diminishing this aspect of its significance. Similarly, considering the changes that have occurred to the dormers (including

the numbers of dormers) on these properties over time, I am of the view that a central dormer could be incorporated at No.2 while preserving its significant architectural character. Indeed, the central panel of blind balustrading provides a useful reference for the placement of such a feature.

- 3.13 The presence of a leafy front garden to the south of the building is an important part of its setting (and those of adjacent properties), allowing 'breathing room' to the principal elevation and articulating the increasing importance of the links between houses and their gardens found in the Georgian and, increasingly, Victorian periods. That said, the precise form of the garden is clearly not of great interest, e.g. raised beds and paving are clearly modern replacements, and there is certainly scope for alteration within the front garden that would preserve its contribution to the significance of the listed building as part of its setting.
- 3.14 On the southern elevation, it is worth noting that windows to the ground and first floor are largely original (the central window on the first floor is a later replacement) and have little capacity for change. The basement windows are, however, plate-glass replacements of substantially less interest.
- 3.15 To the rear, as one expects of Georgian terraces, any sense of uniformity drops away entirely and there is substantial variation along Holly Terrace. In this regard, I note particularly the guidance set out in Historic England's 'Conserving Georgian & Victorian terraced housing' (July, 2020) that, *'The rear of a Georgian terrace is generally easier to alter without compromising architectural integrity. Extensions are therefore often later than the main range, or have been substantially altered over the years to accommodate improvements in sanitation and comfort'* (p.12).
- 3.16 As this suggests, a clear distinction between a consistent façade and an informal, incrementally-altered rear elevation is quite characteristic of middle-class terraces of this period. This is highlighted in the Council's 'Highgate Conservation Area Appraisal and Management Proposals' (adopted October 2007), which states that, *'There is a great contrast between the front and rear of the terrace. The rear of Holly Terrace backing onto Highgate West Hill has an assortment of rear extensions, garages, service yards, and rear boundary walls'* (unpaginated but p.19 in the .pdf version).

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- 3.17 Certainly, the rear elevation of No.2 lacks the high architectural interest of the frontage, although it retains a degree of interest (for instance, unhorned, glazing-bar sashes relate well to the historical character of the building and the bay divisions clearly articulate the internal layout of the building). The closet wing, with its squat proportions and crude mansard, is not an attractive feature. While there was a closet wing to the rear of this property by the 1860s (and likely originally), the existing closet wing is not convincing as a mid-19th-century feature, although one would need to strip the external render and examine the construction materials to confirm whether this was rebuilt at a later date.
- 3.18 The rear of the building is generally less sensitive to change than the frontage. Indeed, if appropriately handled it could accommodate a fair degree of alteration without diminishing its contribution to the architectural interest of the listed building.
- 3.19 I note particularly that there was historically an infill extension in the angle between the garage/coach-house, the closet wing, and the left-hand bay of the main building. A sympathetic single-storey extension could clearly be reinstated in this location while having minimal effect on the character of the building (or indeed, views from the road due to the enclosed nature of this area).
- 3.20 Before considering the interior of the building, it is worth briefly noting the significance of the garage/coach-house. While there has been a structure on this footprint since at least the early 1860s, and part of its historic character can be traced in the brickwork and window openings to its western elevation, it has been unsympathetically altered, substantially diminishing its heritage interest.
- 3.21 Notably, the unsympathetic mansard has clear capacity for change and the incorporation of a more traditional roof form here would be to the benefit of the building and wider site. The interior of the garage/coach-house is of no interest, including the stair, and has substantial capacity for change.
- 3.22 Moving into the main building, as described in Section 2.0 above, this retains its original floorplan and, indeed, the broad function of the rooms, with the kitchen in the basement, reception rooms on the first floor, and bedrooms above. This simple plan-form is of both architectural and historic interest, articulating the historical development and function of the building, as well as the hierarchy of

its constituent elements. There is little scope to alter the floor plan within the existing envelope, e.g. through repartitioning of rooms.

- 3.23 In terms of hierarchy, while the presence of the kitchen in the basement is consistent with the historical development of the building, it should be noted that kitchens have a different function in modern homes, which tend to lack domestic servants, and now form an integral part of the living space.
- 3.24 With this in mind, some changes are to be expected to the basement areas in particular in line with modern living standards. In the same vein, these historically lower-status areas are not notably sensitive to change.
- 3.25 I note particularly that the windows at the front of the basement rooms are later replacements and there may be scope to alter these openings in a sensitive manner (bearing in mind the effect on the principal elevation) in order to increase light into these living areas.
- 3.26 The vaults to the rear of the building are important historic features, characteristic of Georgian terraces of this sort. Assuming the retention of their essential form, they could accommodate sensitive change to make them more functional spaces.
- 3.27 More generally within the building, the most significant features, which have little scope for alteration, are the original stair and the fireplaces in the western ground-floor room and in the first-floor rooms. Cornice moulding on the ground floor is also of interest, as are shutters/panelling, and surviving historic floor boards under modern floor finishes (these finishes can clearly be replaced without harming the character of the building). Timber panelled doors within the building are of architectural interest and would benefit from sympathetic replacement of door furniture.
- 3.28 Otherwise, modern kitchen and bathroom fittings are of no interest and there is clear scope for their replacement. The dumb waiter in the kitchen/dining room is, however, of clear architectural/historic interest.

-
- 3.29 Finally, it is my understanding that the new owner is giving consideration to the suitability of a basement-level extension to the rear of this building to house a gymnasium.
- 3.30 Basement accommodation is an original feature of this listed building and common to terraces of this sort and so I can see no reason in principle why an extension of this accommodation should be unacceptable. Indeed, basement-level extensions were quite common on terraces in the Georgian period: *'Later Georgian and Regency terraced houses have often had their rear yards infilled with a variety of additions and in medium sized Georgian houses there was often a basement level rear extension with a single storey 'back room' above at ground floor'* - Historic England, 'Conserving Georgian & Victorian terraced housing' (July, 2020) 16).
- 3.31 The space being considered, a gymnasium, is one that obviously would not have originally featured in a building of this sort but is becoming an accepted feature of high-status residences. As such, its inclusion will have no harmful impact on the relationship and hierarchy between the existing spaces in the building.
- 3.32 Taking this into account, assuming there are no structural implications for the listed building (e.g. requirements for underpinning) or historic vaults, which may best be avoided by connecting through the basement level of the closet wing, I can see no reason why the incorporation of a basement-level extension beneath the rear yard should, in principle and subject to detailed design, be unacceptable in built heritage terms.

4.0 CONCLUSION

- 4.1 2 Holly Terrace is a significant listed building that forms part of a significant planned terrace.
- 4.2 Its frontage to the south represents the core of its significance, although this does have capacity for limited, sensitive alteration in line with the character of the terrace as a whole, which is not uniform.
- 4.3 To the rear, there is greater scope for change, bearing in mind the lack of any consistent character along the terrace as a whole (as is quite common to the rear of Georgian terraces). This includes potential for reinstating the infill extension between the house and garage/coach-house.
- 4.4 Internally, the historic plan form of the building remains legible and it contains various features of note, including the original stair. There is clear scope for redecoration and the replacement of modern kitchen and sanitary fittings.
- 4.5 Equally, with careful attention to detail, there is scope for some alteration in the basement area to better reflect the importance of the kitchen as a modern living space.
- 4.6 In considering changes to the building there are, of course, significant potential challenges in preparing a scheme that succeeds in 'preserving' the character of this significant listed building but with good design, careful attention to detail, and awareness of local character and context there is no reason why this cannot be achieved.
- 4.7 Moreover, it is anticipated that this Statement of Significance will form part of a pre-application submission to Camden Council, which will allow the opportunity to further refine the emerging scheme through the specialist input of officers.
- 4.8 In due course and when the scheme has been fully developed, it is also anticipated that this report, accompanied by a Heritage Impact Assessment, will accompany applications for listed building consent and planning permission.

-
- 4.9 Taken together, these two reports should allow the Council to validate any forthcoming applications accordingly.

PLATES



Plate 1. The ground-floor window opening to the eastern bay on the rear elevation is a modern insertion or reinstatement



Plate 2. Original window openings on the rear of this and other of the Holly Terrace properties tend to have a slightly-cambered head



Plate 3. The rear of Holly Terrace has a varied character



Plate 4. The rear of No.2 from the street



Plate 5. The garage/coach-house from the yard



Plate 6. The roof of the garage/coach-house seen from an attic window



Plate 7. A first floor has been inserted in the garage/coach-house, cutting across the window openings



Plate 8. Modern stair in the garage/coach-house



Plate 9. The first floor of the garage/coach-house



Plate 10. The rear entrance set in the closet wing



Plate 11. Retaining wall and light-well to the rear



Plate 12. Vault under the rear yard



Plate 13. The alleyway providing access to the gardens and frontages of Holly Terrace



Plate 14. View of the terraces from the alley



Plate 15. View of the terraces from the garden to No.2



Plate 16. The façade of No.2



Plate 17. Replacement windows to the basement



Plate 18. The lightwell to the front of No.2



Plate 19. The early 19th-century stair, seen from the basement hall

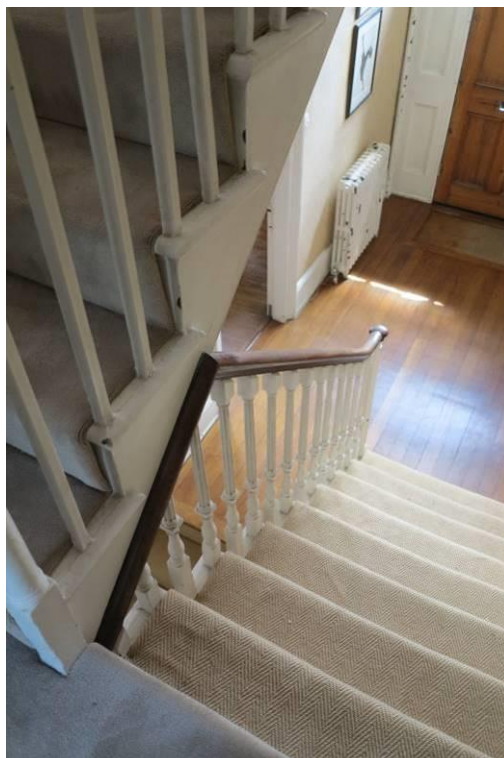


Plate 20. Turned balusters to the flight between the ground floor and the first half-landing



Plate 21. Screen in the basement hall



Plate 22. The kitchen (western basement room)



Plate 23. Dumb waiter in the kitchen



Plate 24. Dumb waiter in the dining room (western ground-floor room)



Plate 25. The eastern basement room



Plate 26. Basement door between the closet wing and vault



Plate 27. The vault to the rear of the eastern basement bay



Plate 28. Blind or blocked window to the rear of the eastern basement bay



Plate 29. Cornice moulding on the ground floor

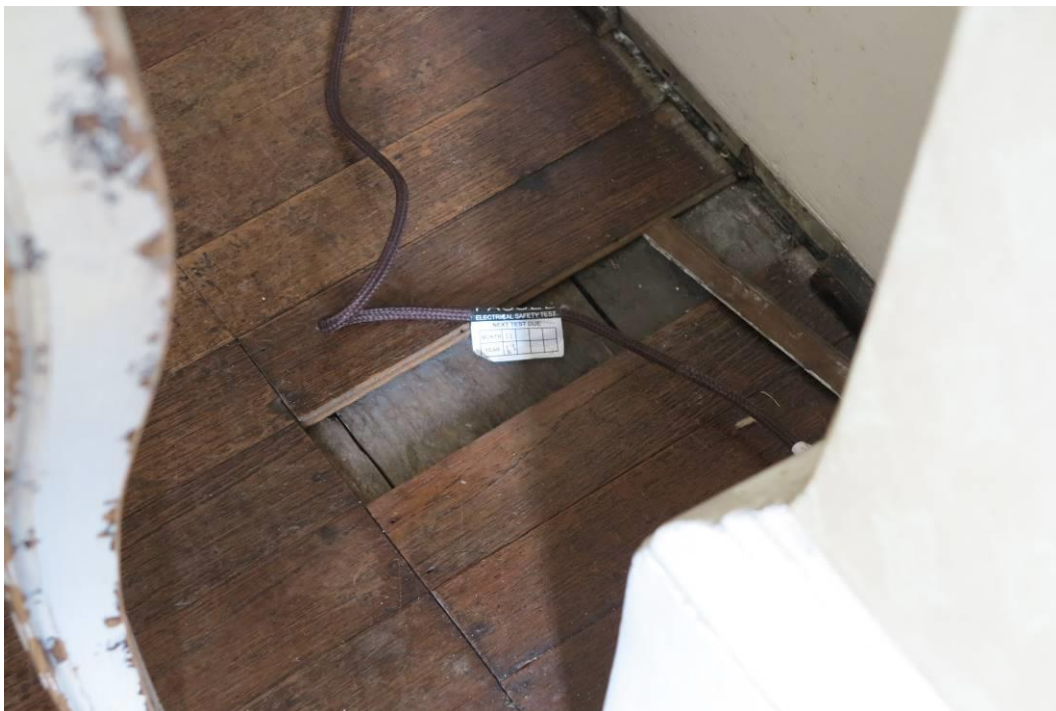


Plate 30. Modern floor finishes have been laid over the original boards on the ground floor

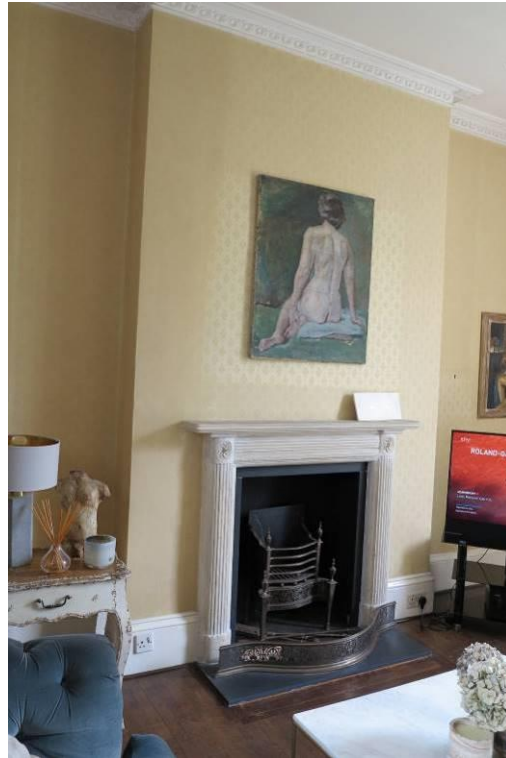


Plate 31. Modern fireplace in the drawing room (eastern ground-floor room)



Plate 32. Window to the front of the building in the drawing room



Plate 33. Window to the front of the building in the dining room (western ground-floor room)

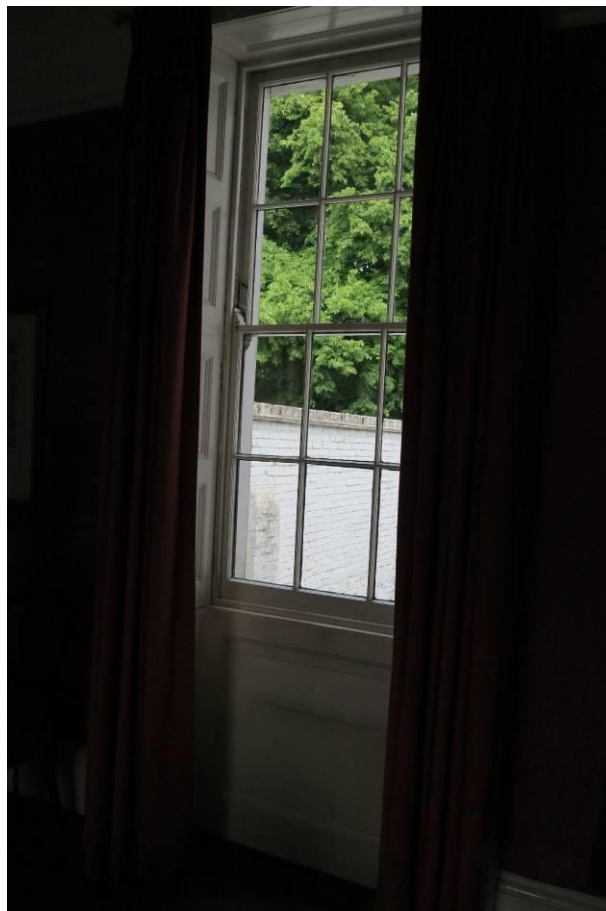


Plate 34. Window to the rear of the building in the dining room



Plate 35. Fireplace in the dining room



Plate 36. First-floor window in the central bay



Plate 37. Fireplace in the eastern first-floor bedroom



Plate 38. Rear window in the eastern first-floor bedroom



Plate 39. Front window in the eastern first-floor bedroom



Plate 40. Fireplace in the western first-floor bedroom



Plate 41. Rear window in the western first-floor bedroom



Plate 42. Front window in the western first-floor bedroom

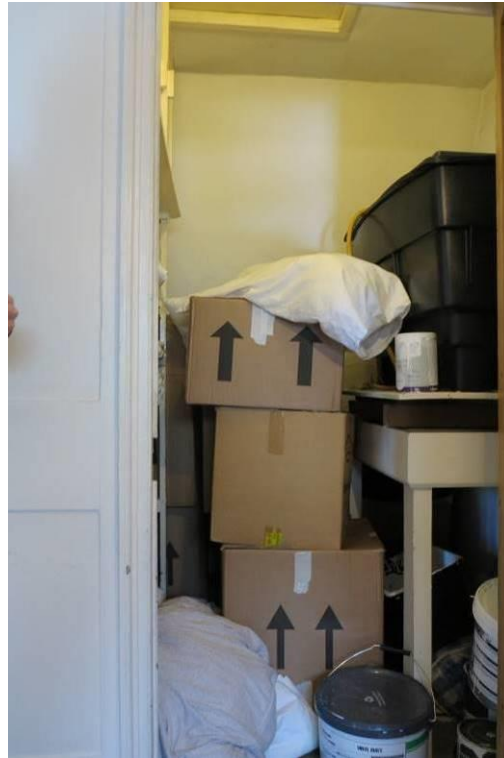


Plate 43. Box room/water tank in the central bay at attic level



Plate 44. Attic bedroom

APPENDICES

APPENDIX 1

Listed building description

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1379112

Date first listed:

10-Jun-1954

Date of most recent amendment:

11-Jan-1999

Statutory Address 1:

1, 1A AND 2-11, HOLLY TERRACE

Statutory Address 2:

87 AND 89, HIGHGATE WEST HILL

Statutory Address 3:

9A, HOLLY LODGE GARDENS

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

Location

Statutory Address:

1, 1A AND 2-11, HOLLY TERRACE

Statutory Address:

87 AND 89, HIGHGATE WEST HILL

Statutory Address:

9A, HOLLY LODGE GARDENS

The building or site itself may lie within the boundary of more than one authority.

County:

Greater London Authority

District:

Camden (London Borough)

Parish:

Non Civil Parish

National Grid Reference:

TQ 28165 87031

Details

CAMDEN

TQ2887SW HIGHGATE WEST HILL 798-1/5/919 Nos.87 AND 89 10/06/54

GV II

See under: Nos.1, 1A AND 2-11 HOLLY TERRACE.

CAMDEN

TQ2887SW HOLLY LODGE GARDENS 798-1/5/919 No.9A 10/06/54

GV II

See under: Nos.1, 1A AND 2-11 HOLLY TERRACE.

CAMDEN

TQ2887SW HOLLY TERRACE 798-1/5/919 (North side) 10/06/54 Nos.1, 1A AND 2-11 (Consecutive) (Formerly Listed as: HOLLY TERRACE Nos.1, 1A, 2-5 (consec), 6, 7-10 (consec))

GV II

Includes: Nos.87 AND 89 HIGHGATE WEST HILL. Includes: No.9A HOLLY LODGE GARDENS. Terraced houses, Nos 1, 1A and 2-7 facing south and Nos 8-10 west; approached by a gated path leading off Highgate West Hill. No.11 is known as No.9A Holly Lodge Gardens. The rear portion of No.4 forms No.89 Highgate West Hill; the rear portion of No.6 forms 87 Highgate West Hill. Nos 1, 1A and 2-7, c1806-13; Nos 8-11, c1817. All built by George Smart for the Cooke family. Nos 1, 1A and 2-7: stucco. Slate mansard roofs with dormers. 2 storeys attics and semi-basements. No.4, with extra storey replacing roof attic. 3 windows each. Mostly round-arched doorways with reeded surrounds, radial fanlights and half glazed doors. Nos 3, 4 & 6 with hooded verandahs; No.6, Gothic arched with quatrefoils. No.5 with good delicate and intricate cast-iron porch with canopy, approached by steps with similar cast-iron handrails. Recessed sashes with good cast-iron balconies to 1st floor windows. Cornice and blocking course with panels of blind balustrading. Nos 8-11: similar to above but 3 storeys and basements. 2 windows except No.8 with 3. No.8 with cast-iron trellis verandah with tented canopy to 1st floor, supported on slender cast-iron columns. No.9 with blind boxes. INTERIORS: not inspected. (Survey of London: Vol. XVII, The Village of Highgate (Parish of St Pancras part I): London: -1936: 71).

Listing NGR: TQ2816587031

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

478478

Legacy System:

LBS

Sources

Books and journals

'Survey of London' in The Village of Highgate The Parish of St Pancras Part 1: Volume 17 , (1936), 71

Legal

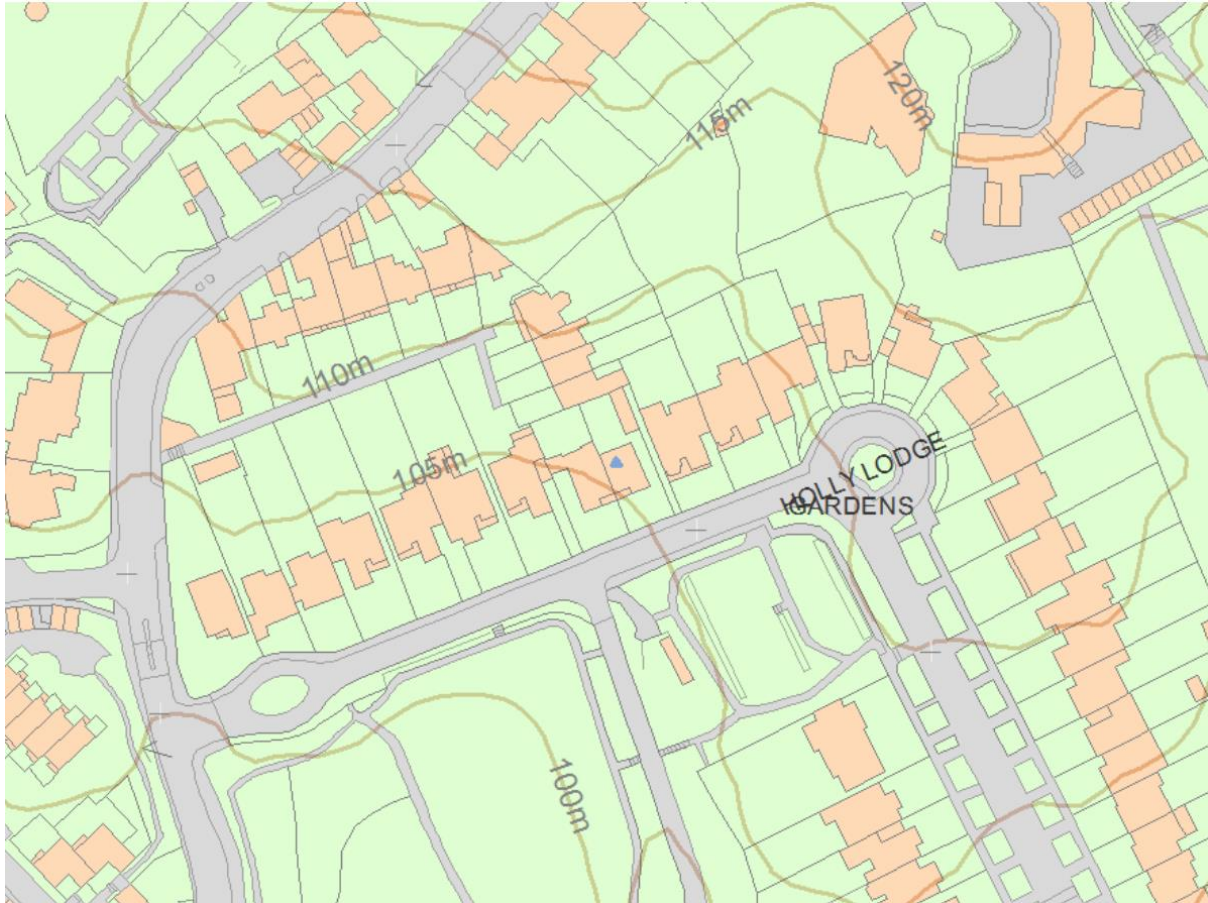
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Map

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End of official list entry