



**8 HOLLY TERRACE, LONDON
N6 6LX**

**Heritage report, incorporating
design and access.**

**Application for remedial works to
strip and re-slate the roof, repairs to
brick vaults, renovation of
windows, repairs to render and
balcony and alterations to internal
lighting.**

April 2025

DRYARCHITECTS



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Number 8

Figure 1

1.0 Introduction

DRY Architects Ltd has prepared this Heritage Assessment and Design and Access Statement to support the replacement of roof covering, on a like-for-like basis, replacement lead to the roof, repairs to render, repairs to sash windows, structural repair to brick vaults and metal balcony and alterations to internal lighting.

The terrace, numbers 8-11 were designated grade II as a group in 1954, listing reference 1379112.

Nos 8-11: comprising 3 storeys and basements. 2 windows except No.8 with 3. No.8 with cast-iron trellis veranda with tented canopy to 1st floor, supported on slender cast-iron columns.

The building has not been changed too much over time. Only a rear conservatory extension dating from the 1980's. The building requires mostly repairs to the fabric and renewal of electrics and heating

The proposals include removing defective slate roof tiles and failed lead flashings and repairing roof timbers. Re-covering of the roof with reclaimed slates and new natural slates, together with code 4/5 lead flashings.

The existing vaults to the front of the house, situated below the front light well have some structural issues, primarily caused by root damage from trees. The brick arches have failed, the brickwork is bowed and requires structural repair and re-building. Please refer to the structural report attached to this statement.

Repairs to the timber support beam of the metal balcony and missing parts to the cast iron trellis. The cracking render to the side elevation will be removed and replaced with a like-for-like render. Internal alterations comprise the upgrading of lighting.



Figure 2

2.0 Existing site context & access

No.8 forms the end of terrace of 4 Georgian listed houses. It differs from the other 3 houses, with additional third windows and a cast iron decorative balcony. Access is via a long footpath off Highgate W Hill (picture figure 4) The house is within the Camden Highgate conservation area.

The terrace was constructed in 1817, and is listed grade II

In terms of boundary enclosures, the property forms part of an end of terrace and fronts onto a private footpath, that leads onto the main road. The property is completely hidden from view from any roads or paths.

There are no proposed changes to surface materials relating to access. The house is a private residence and not covered by the provisions of the Disability Discrimination Act.

- The house provides 277m² area of residential accommodation
- There is a large garden to the rear.

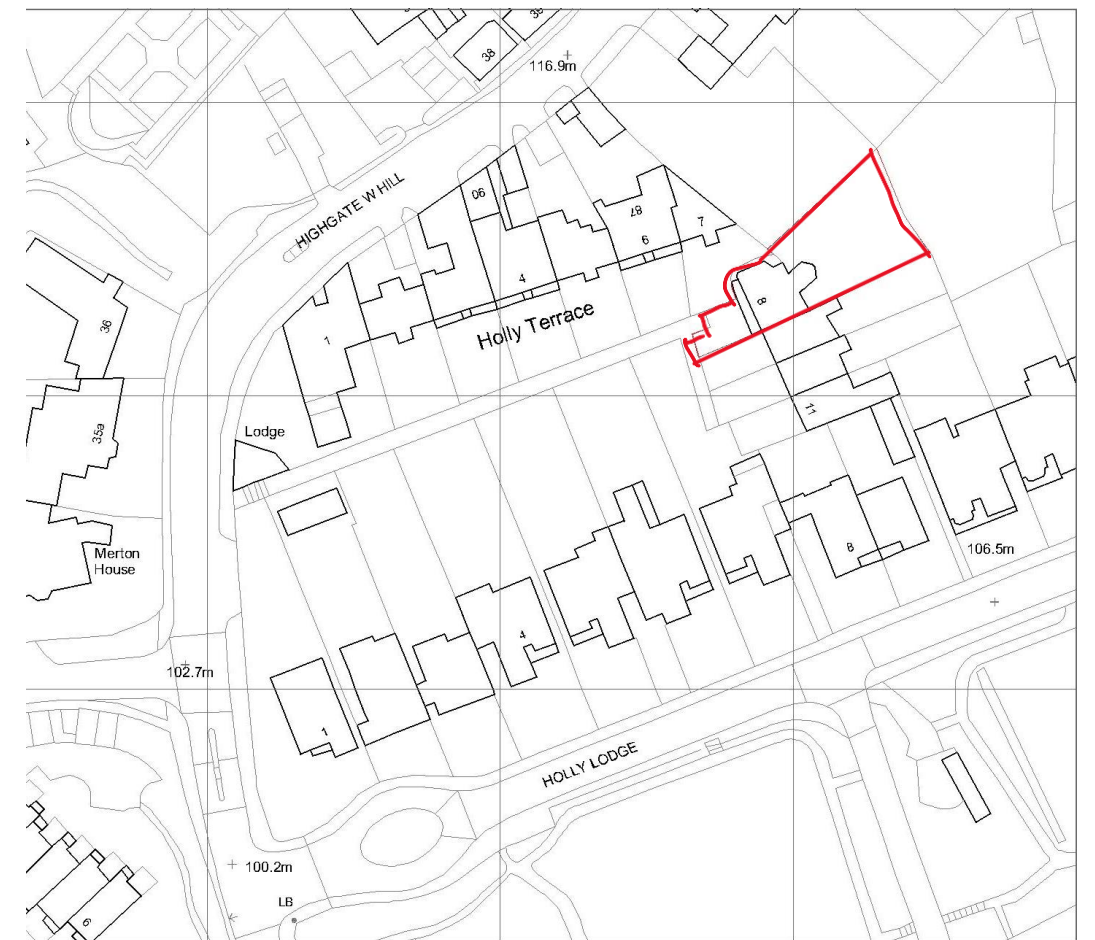


Figure 3



Figure 4- Gated entrance leading to Holly Terrace

2.0 Conservation area- Camden Highgate Village Conservation Area



The Historic England listing

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
List Entry Name:	1, 1A AND 2-11 HOLLY TERRACE INCLUDING 87 AND 89 HIGHGATE WEST HILL AND 9A HOLLY LODGE GARDENS
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
Location	
Statutory Address:	1, 1A AND 2-11, HOLLY TERRACE
Statutory Address:	87 AND 89, HIGHGATE WEST HILL

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:	TQ2812587078

Details

TQ2887SW 798-1/5/919 10/06/54
CAMDEN HIGHGATE WEST HILL Nos.87 AND 89
GV II
See under: Nos.1, 1A AND 2-11 HOLLY TERRACE.
TQ2887SW 798-1/5/919 10/06/54
CAMDEN HOLLY LODGE GARDENS No.9A
GV II

GV II
See under: Nos.1, 1A AND 2-11 HOLLY TERRACE.
TQ2887SW 798-1/5/919 10/06/54
CAMDEN HOLLY TERRACE (North side) 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: TQ2812587078

Figure 5

FRONT BALCONY



Balcony propped and rotten sections of timber cut out. New hardwood beam in matching size spliced jointed to existing beam, refer to engineer's report.



FRONT ELEVATION SHOWING BALCONY



Missing or rusted sections of wrought iron balustrade to be re-made and welded on.

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Figure 6

FRONT VAULTS



View A-joint between front wall and vault opened up and brick arch failing



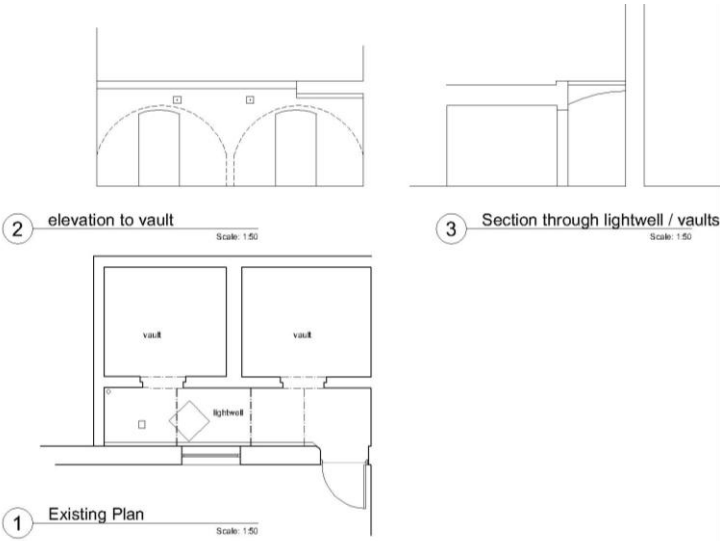
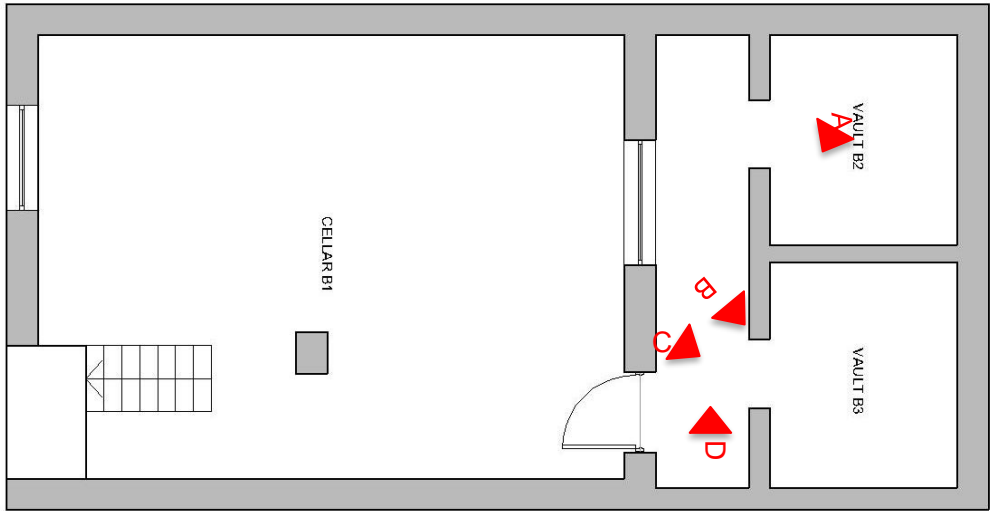
View B- brick arch has failed and joints in brickwork have opened up



View D- view of lightwell



View C- cracked brickwork below balustrade and above arch



FRONT VAULTS

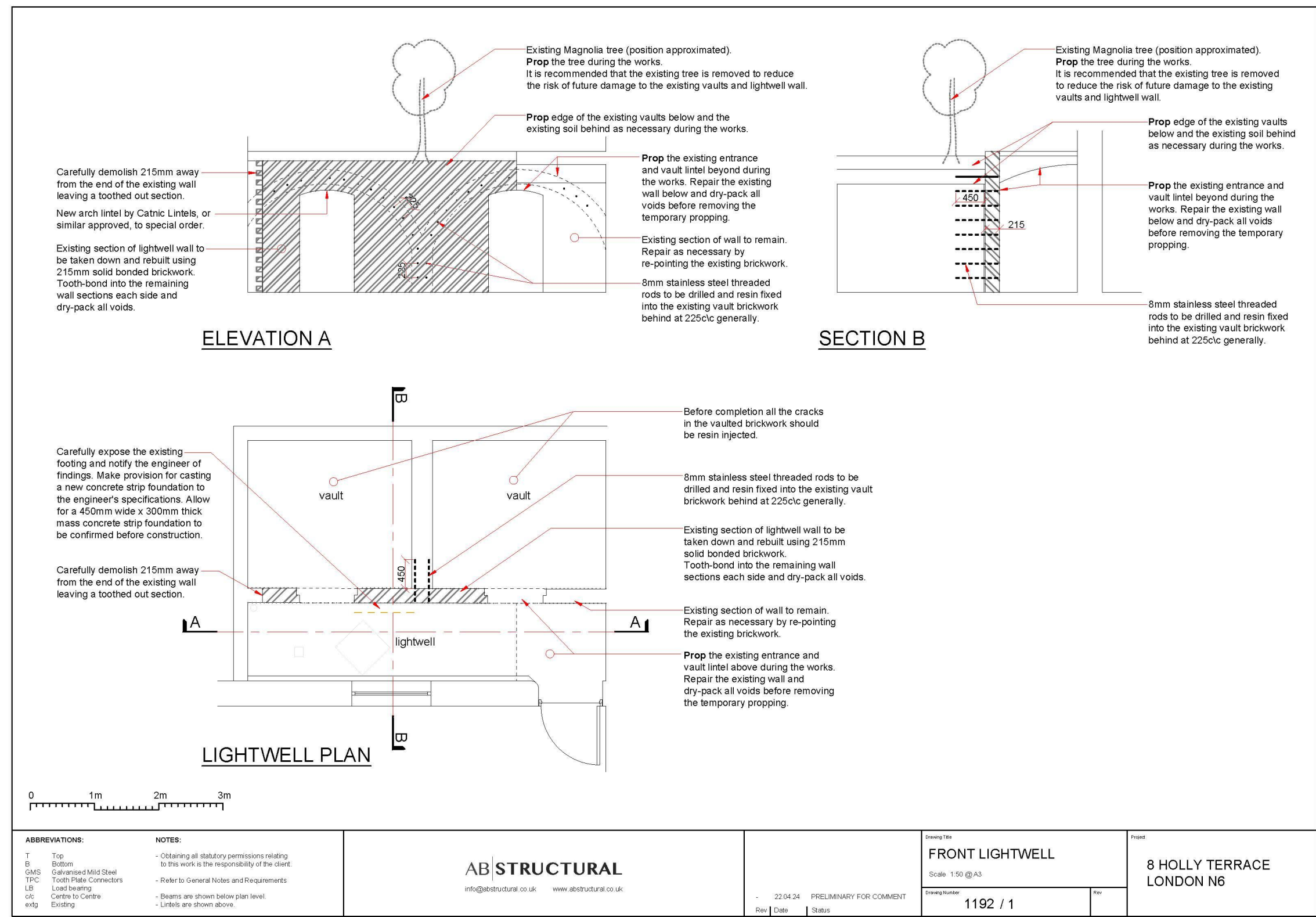


Figure 7

SIDE ELEVATION RENDER



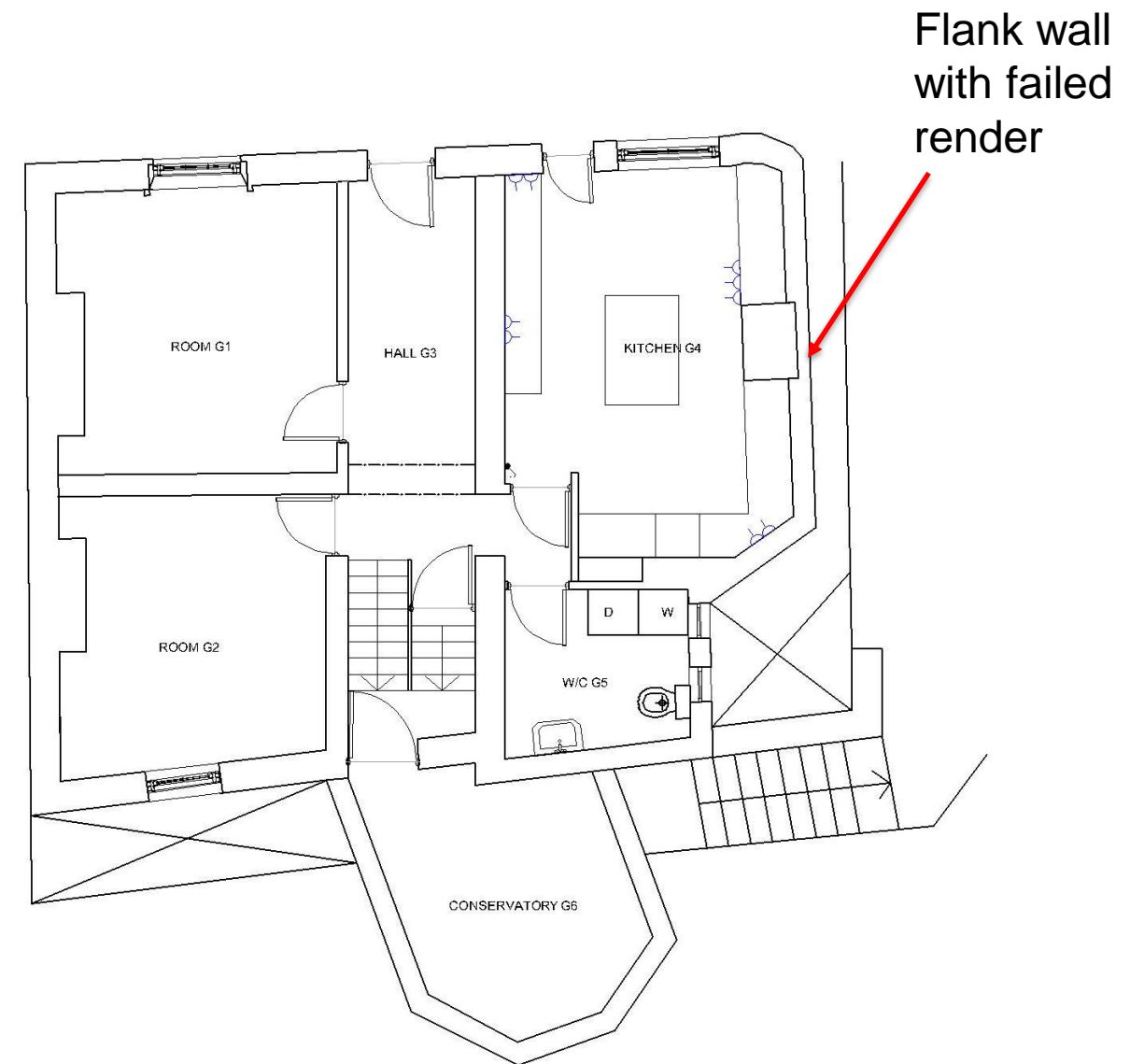
Render cracking and detaching from sub-base



Render cracking and crazing

Detachment between coats (delamination)

Undercoat too weak to support finish coat. Finish coat too thick for backing (typically modelled detail) Lack of adequate keying between coats Salt crystallisation at the interface between render/plaster coats



Lime plaster patch repair

1. Plaster damaged by the removal of fixings.
2. The damaged area is cleaned back to the substrate and the edges of the area to be repaired are slightly undercut, using a sharp craft knife, to help provide a key for the repair.
3. The area is thoroughly dampened, and lime mortar pressed onto the backing. The undercut edges are supported whilst mortar is gently pressed into the recess.
4. The mortar is finished a couple of millimetres below the finished level, and lightly keyed by scratching and allowed to dry.
5. The base coat is dampened and fine setting stuff applied. It is important that the repair is not feathered over the edge of the adjacent plaster, but is butted up against it. A straight edge or the edge of a trowel is run over the repair to strike off excess material and finish the repair flush with the existing surface. If need be, the repair can then be wetted and polished with a trowel to create the desired surface finish.
6. The finished repair, ready for painting.

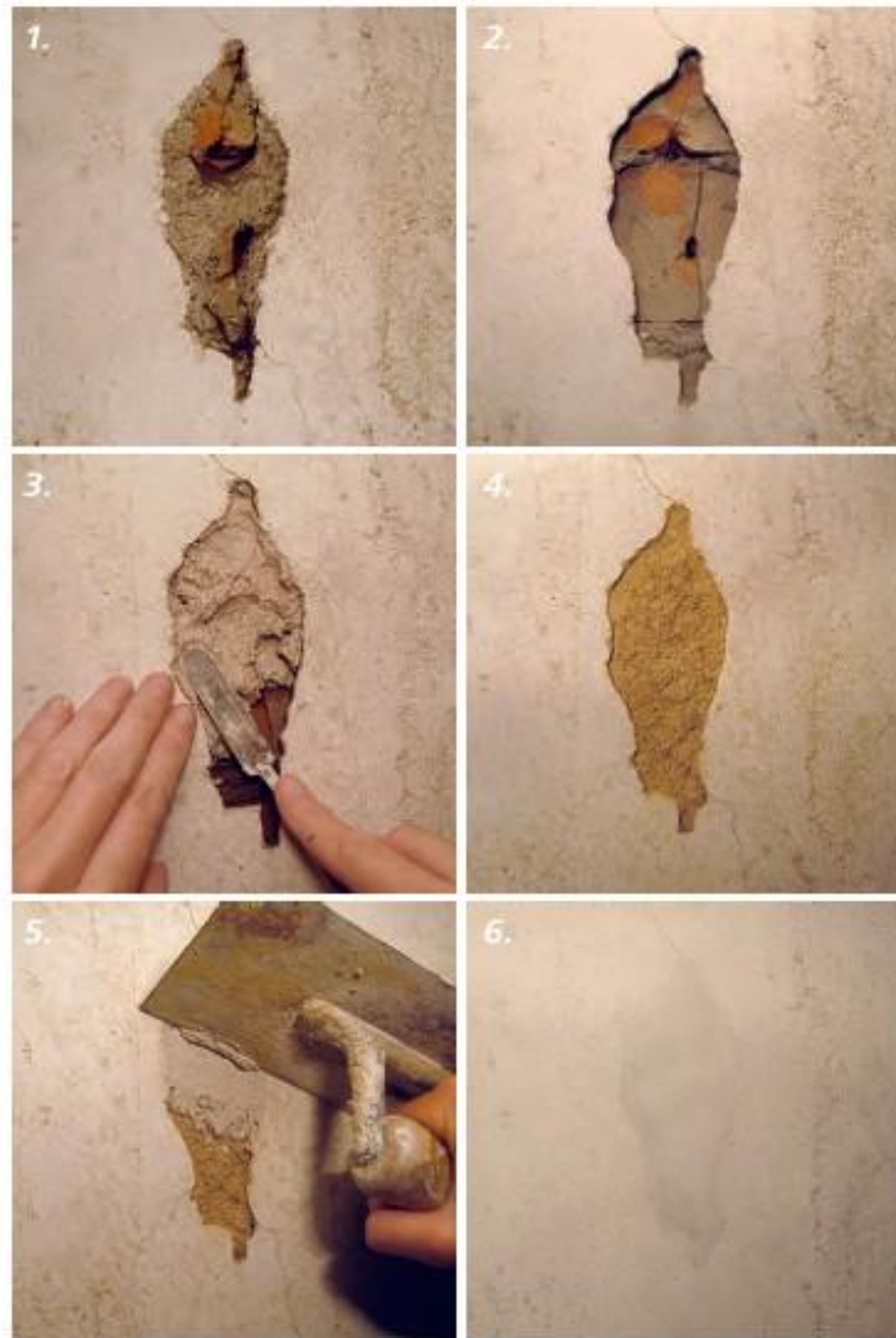
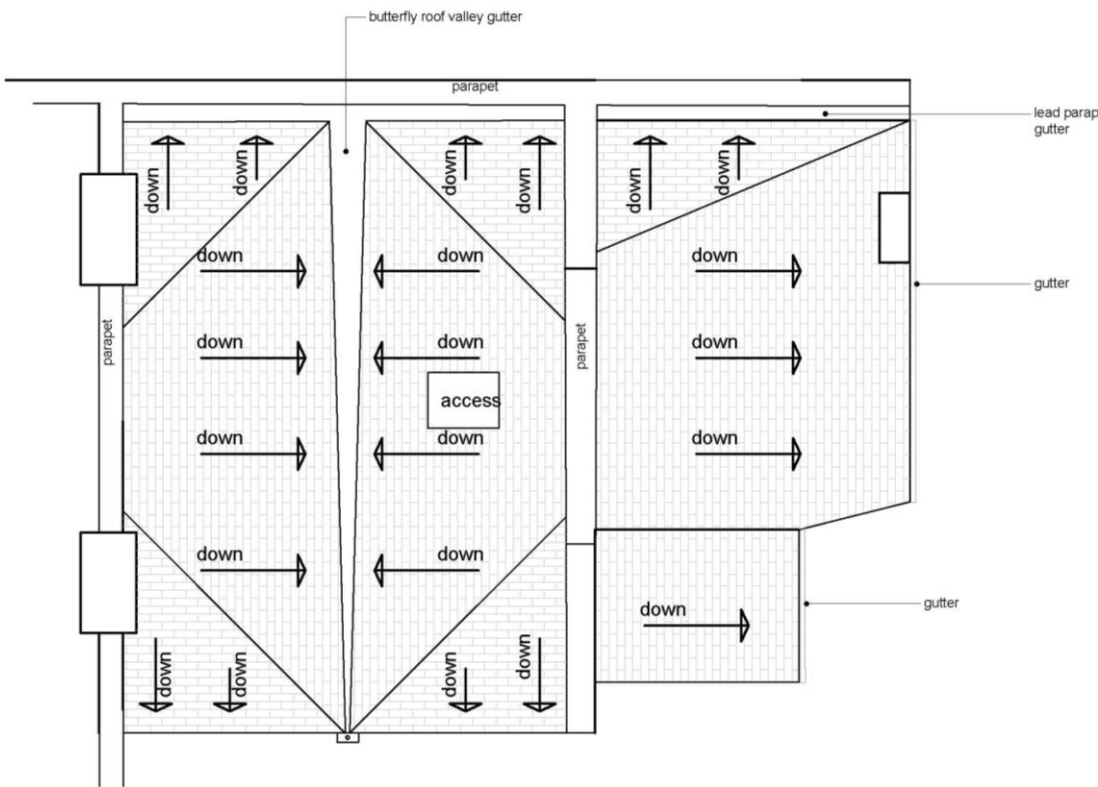
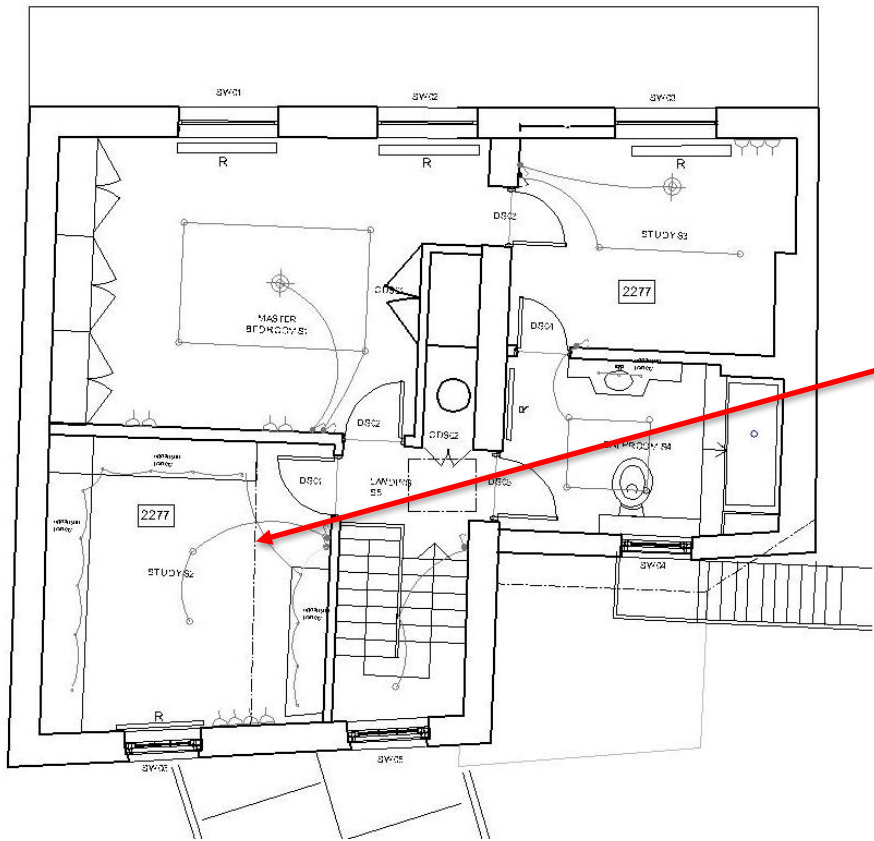


Figure 8- Example of patch repair to plasterwork

ROOF WORKS



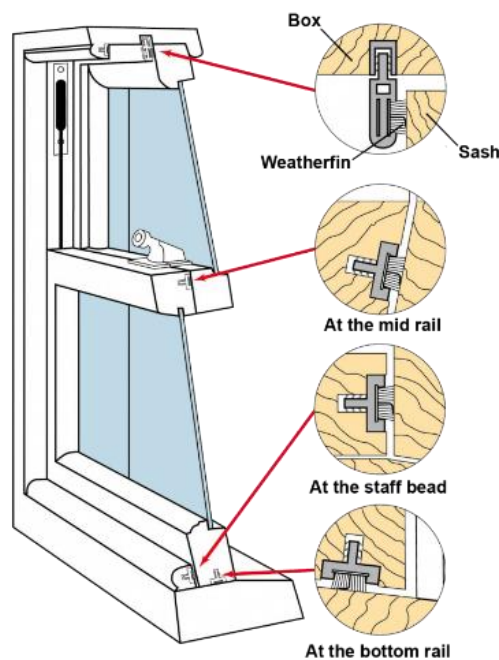
Wet rot to ends of rafters and wall plate to be cut out, and new timber of same section spliced in



Damp coming through second-floor beam from leaking roof.



WINDOW WORKS



1. All windows to be checked for condition, paint work removed, glass inspected. Rot to timber will be removed and new sections in matching timber fixed in and resin between old and new sections. Draught stripping also added into sash windows.

Figure 9

1.Assessment and Preparation:

- 2.The sash windows need to be removed from the frame.
- 3.The damaged area is identified and assessed.
- 4.The old paint and any loose or damaged materials are removed.

5.Scarving and Joining:

- 6.The damaged section of timber is removed.
- 7.A new piece of timber is prepared with a matching scarf joint.
- 8.The new piece is carefully joined to the remaining timber using the scarf joint, ensuring a tight and strong connection.
- 9.Resin may be applied to the joint for added strength and durability.

10.Finishing:

- 11.The repaired area is sanded smooth.
- 12.The window frame and sashes are primed and painted.
- 13.The glass is replaced or repaired, and the putty is reapplied.
- 14.The windows are reinstalled and adjusted.

15.Draught-Proofing:

- 16.Draught-proofing beads and brushes added to windows
- 17.This may involve installing new parting beads, stop beads, or draught-proofing seals.

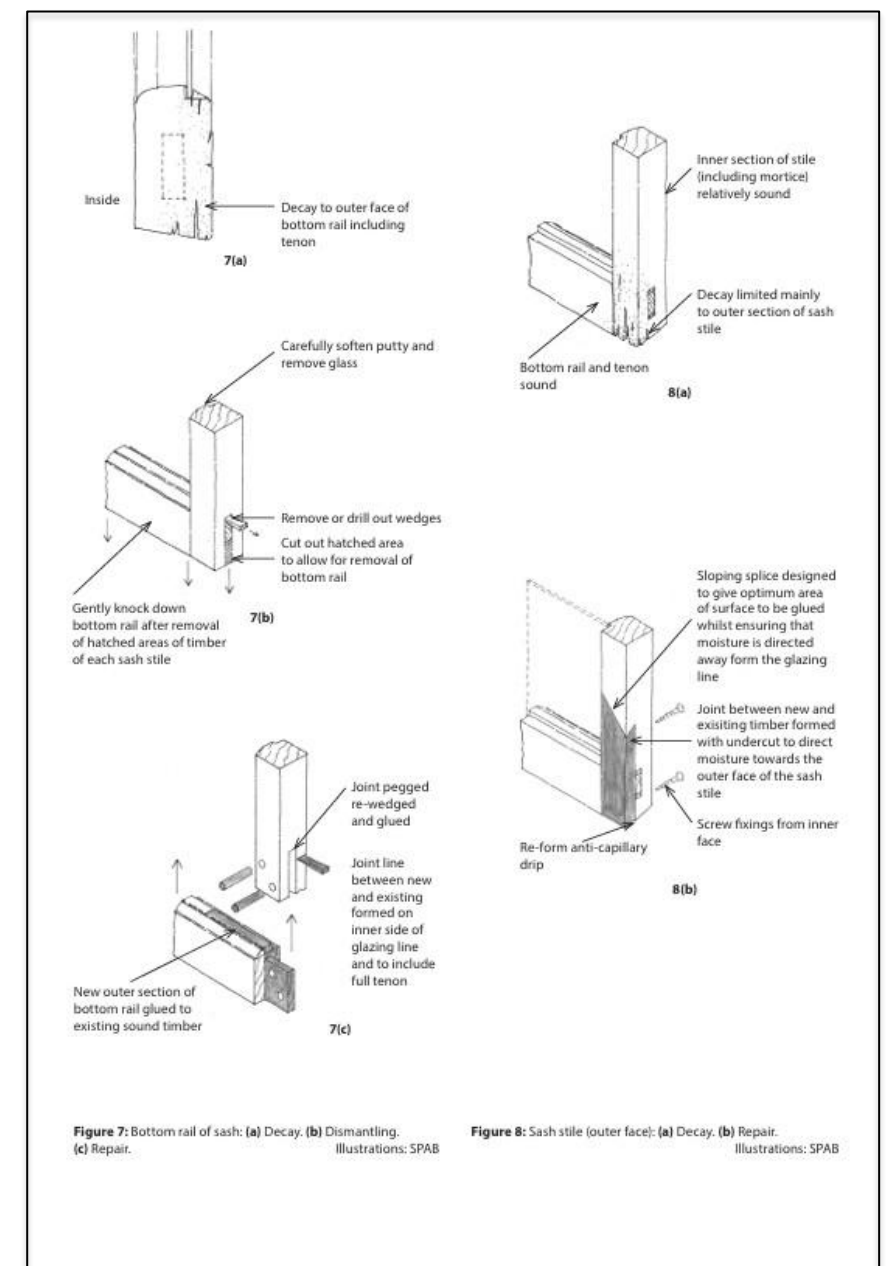
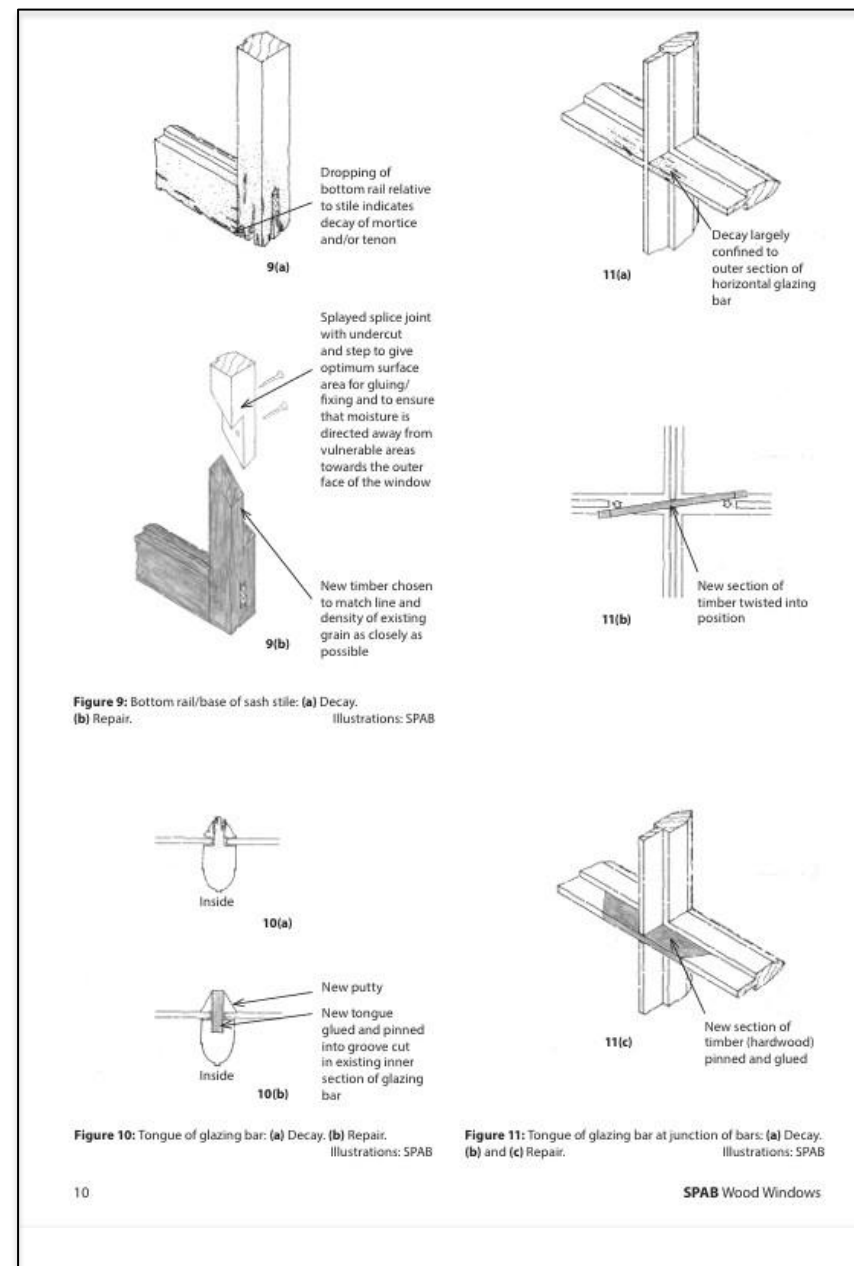
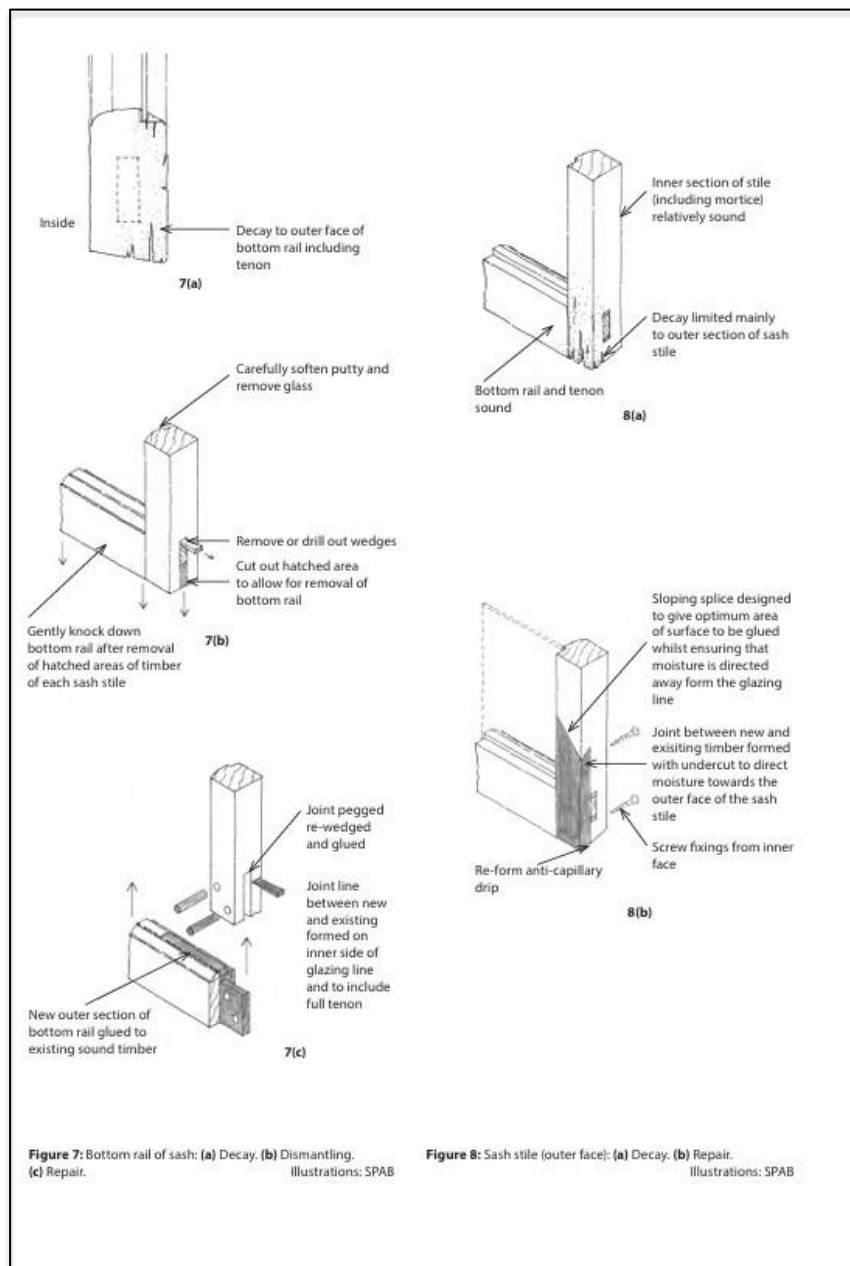


Figure 10

Method of repair to sash windows

INTERNAL LIGHTING



Example of existing down lights and joinery lights



Example of existing wall lights



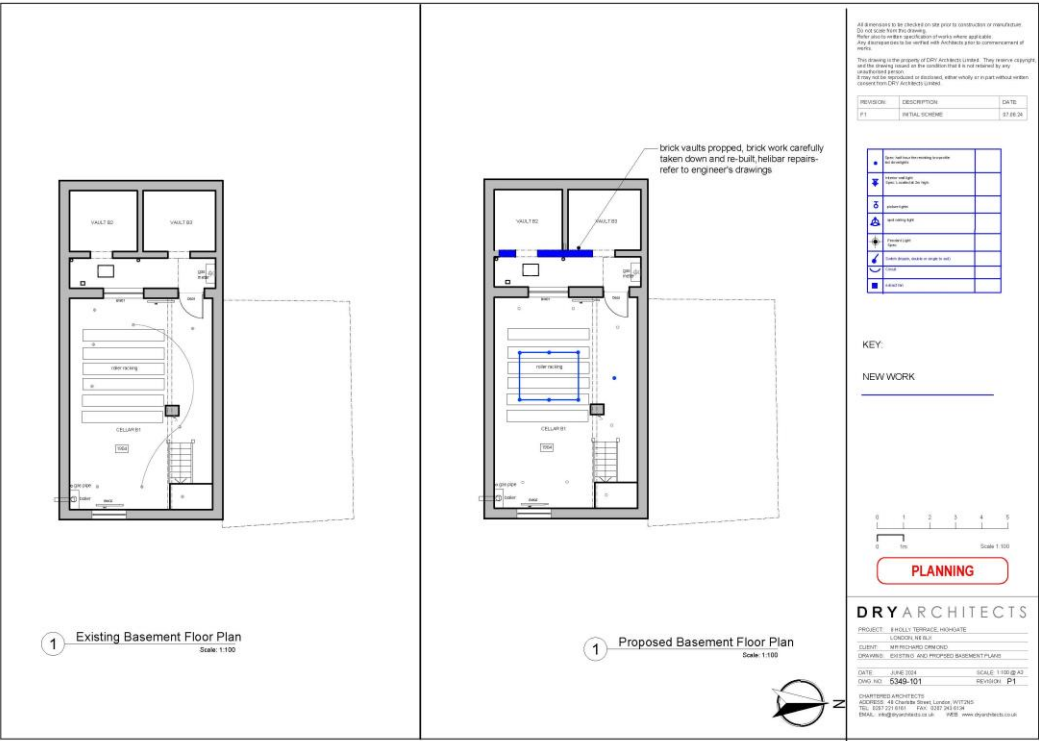
Example of existing track lights



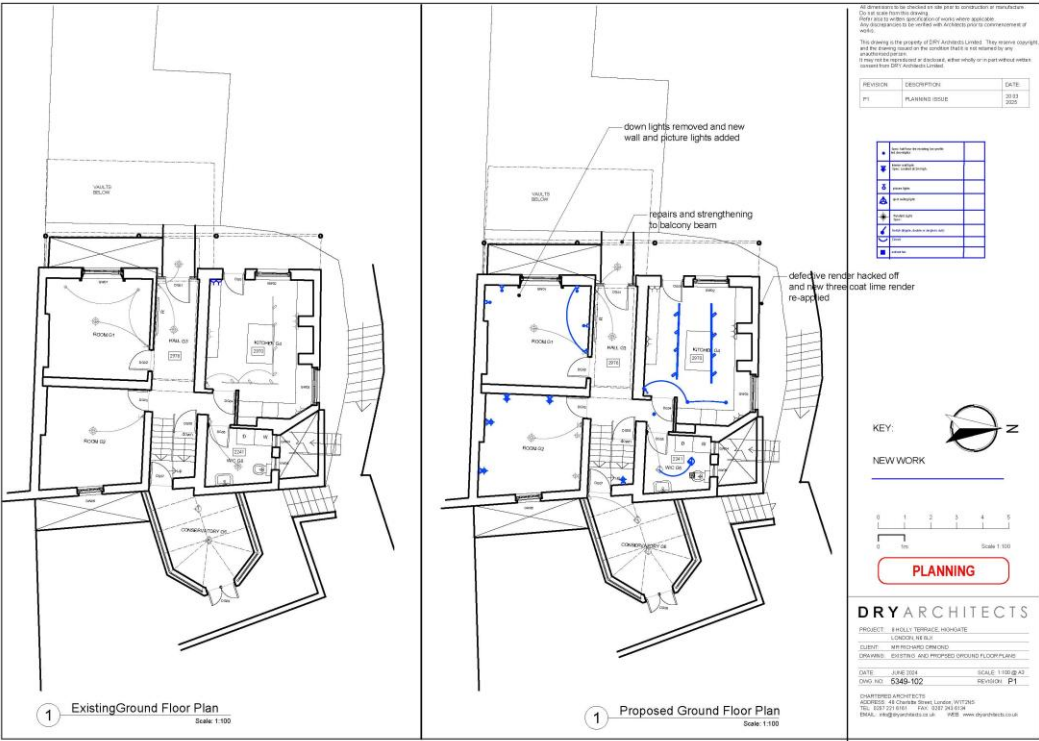
Example of existing ceiling lights

INTERNAL LIGHTING

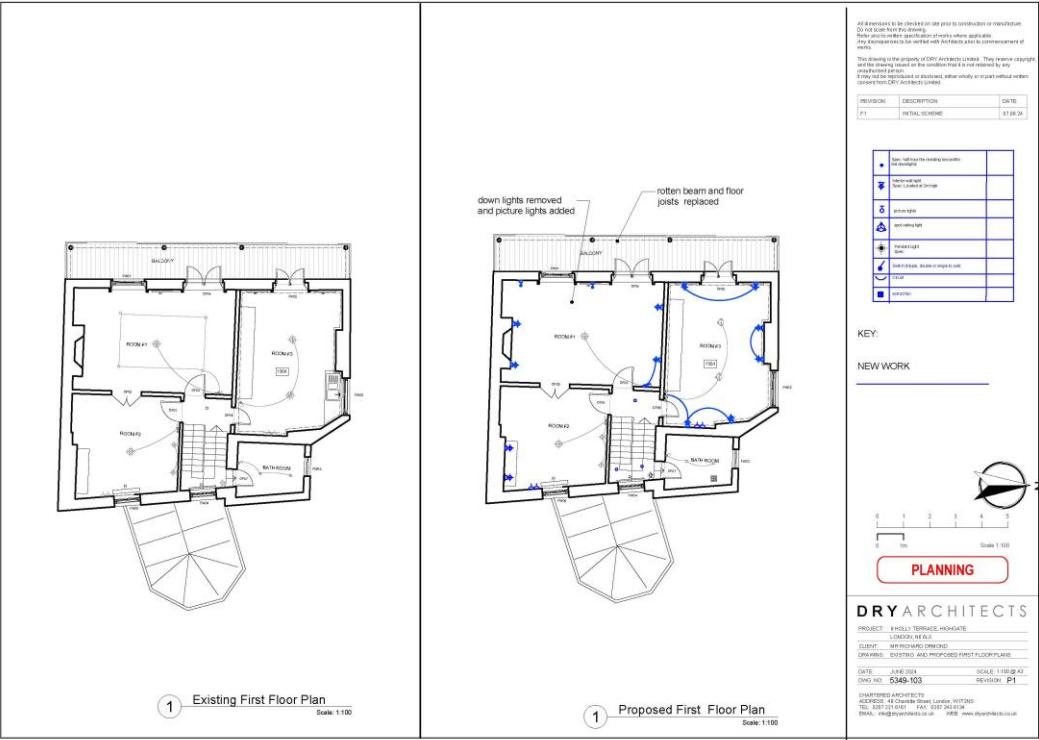
The proposal involves the removal of redundant old fittings and old wiring that no longer complies. The house will need re-wiring to meet new standards. The aim is to remove some down lights and replace them with wall lights, as well as upgrade all the existing fittings. Existing positions will remain where shown, and new locations are shown in blue on the plans.



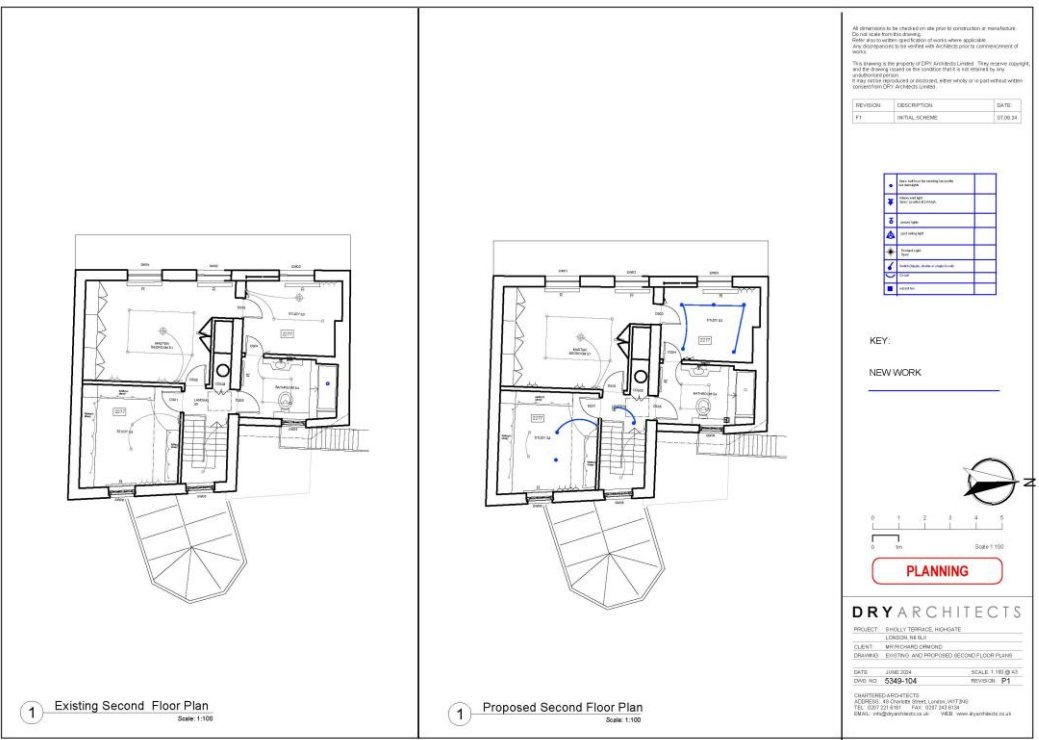
Basement lighting plan



Ground floor lighting plan



First floor lighting plan



Second-floor lighting plan

5.0 Design proposals

This work is for the repair of defective materials on a like for like basis and for structural repair to the balcony and vaults, there by protecting the building against further damage and loss of heritage asset. The existing electrical installation is very old and does not comply with current regulations. The proposals include removing defective slate roof tiles and failed lead flashings and repairing roof timbers. Re-covering of the roof with reclaimed slates and new natural slates, together with code 4/5 lead flashings.

The existing vaults to the front of the house, situated below the front light well have some structural issues, primarily caused by root damage from trees. The brick arches have failed, the brickwork is bowed and requires structural repair and re-building. Please refer to the structural report attached to this statement.

Repairs to the timber support beam of the metal balcony and missing parts to the cast iron trellis. The cracking render to the side elevation will be removed and replaced with a like-for-like render. Internal alterations comprise the upgrading of lighting.

Heritage impact assessment:

Area of works:

Basement vaults

Type of finish:

Brickwork with lime mortar

Proposed intervention:

The existing vaults are structurally unsafe. Both arches have failed; the front wall has come away from the remainder of the vault, and the brickwork is bowing considerably. This movement and damage are caused by the close proximity of tree roots. Carefully take down bowing and unsafe brickwork and failing arches. Clean off bricks and set aside for re-use. Front of vaults to be re-built in existing and matching brickwork, and incorporate new lintels and Helibar steel bars to tie front wall into existing walls of vaults-as Engineer’s details

Impact upon significance:

Minimal, as the wall will be re-built with reclaimed bricks and will ensure the future use of the vaults and prevent further structural collapse onto the front of the house.

Area of works:

Cast iron decorative balcony

Type of finish:

Wrought iron decorative work with cast iron columns and timber joists and timber decking.

Proposed intervention:

Propping of structure to allow the removal of defective rotted timber beam. New section of hardwood timber beam in matching size, splice jointed and bolted with metal plates either side.
Rotten joists and timber boarded deck replaced like for like.

Impact upon significance:

Minor, and it will prevent structural collapse of decorative element of heritage asset.

Area of works:

Repair of windows

Type of finish:

Timber and glass

Proposed intervention:

All windows to be checked for condition, paint work removed, glass inspected. Rot to timber will be removed and new sections in matching timber fixed in and resin between old and new sections. Draught stripping also added into sash windows

Impact upon significance:

Minimal, as only defective sections removed and new pieced in and re-painted to match existing.

Area of works:

Renewal and new light fittings

Type of finish:

C20th century down lights and wall lights and track lights

Proposed intervention:

Removal and lights re-wired and re-placed

Impact upon significance:

- Risk of small areas of plaster damage, but overall removal of down lights and replacement with wall lights and pendants .

6.0 Relevant planning history

[2021/0319/INVALID](#)

External alterations in connection with the erection of a single storey outbuilding in rear garden for ancillary residential purposes (following removal of existing outbuilding).

[2022/5459/T](#)

FRONT GARDEN: 1 x Pear (T1) - Fell to ground level. 1 x Magnolia (T2) - Fell to ground level.

[2008/3400/T](#)

(TPO Ref: C7) FRONT GARDEN: 1 x Laburnum - Remove.

[2005/1945/T](#)

FRONT GARDEN 1 x Magnolia - fell.

[TC9906308](#)

Reduction works to one Bay Hedge, one Elder and one Apple tree in rear garden area.

[TC9806405](#)

Reduction works to one Acacia, two Sycamores, one Holly, one Elderberry and a Bay Hedge on property.

[9217025](#)

Submission of details pursuant to condition 02 of the listed building consent dated 21.09.92 for erection of a rear conservatory extension.

[9191193](#)

Works to Acacia tree: remove dead growth & prune crown for balance.

7.0 Landscaping

There are no proposals for re-landscaping

8.0 Conclusion:

In accordance with the NPPF this heritage statement has addressed the potential effects of a series of proposed changes on the significance of the listed building and conservation area. In doing so it supports the local planning authority with their statutory duties at Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

The proposals accord with the relevant policy set out within the London Plan 2023. There is no compromise of local character and the heritage assets affected are conserved. The proposed alterations will allow for continued and appropriate use of the building.

The proposals would respect the listed building's character and appearance and would preserve its remaining features of special interest architectural and historic interest. There would be no loss of historic fabric of high value and all proposed works are designed will be to be sympathetic and stylistically accordant with the origin and character of the house. All replacement materials are on a like for like basis and repairs undertaken in accordance with SPAB details. Repairs to timbers are reversible and maintain as much of the original structure as possible. The re-use and recycling of existing building materials where ever possible will be undertaken.

Bibliography:

Reference for information and images used in this report:

Camden council archives

British History Online

SPAB