

Heritage Statement of

87 HIGHGATE WEST HILL

For Squarefeet Architects

Kelly Madigan MA

L~P:ARCHÆOLOGY

Heritage Statement of

87 HIGHGATE WEST HILL

Client:	Squarefeet Architects
Local Authority:	Camden Council
NGR:	528146, 187116
Planning App:	N/A
Author:	K. Madigan
Doc Ref:	LPI360L-HS-v.1.2
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Abstract

A site located at 87 Highgate West Hill is proposed for redevelopment. This report contains results of cartographic, historical, and documentary research into the site undertaken by L – P : Archaeology on behalf of Squarefeet Architects.

The site lies within a Council designated Conservation Area for Highgate Village. The site is part of a Grade II Listed Building within a larger terrace of houses that also possess a Grade II Listing.

The elements of the northern area of the property that are proposed for redevelopment and refurbishment include the garage and storage area, the glazed walkway and street facade. These are not part of the original design of the property but are Victorian and 1920's additions reflecting the evolution of the house.

The facade is a significant assets to the property and immediate surrounding area and if the proposed new garage door design is similar to the existing door the visual elements of the facade will remain unaltered and the character and setting of the Conservation Area will remain unchanged.

Although it is proposed that features in the northern area of the property are to be changed, it will have a minimal impact on the Listed Building and its setting. As these features are not visible from the street themselves, there will be a likewise minimal impact upon the character of the Conservation Area.

1. Introduction

- 1.1. This Heritage Statement has been researched and prepared by Kelly Madigan of L - P : Archaeology on behalf of Squarefeet Architects.
- 1.2. The report considers land at 87 Highgate West Hill, London N6 6LU. The site has a dual address as it is also 6 Holly Terrace, London N6 6LX. For the purposes of this report the site will be referred to as 87 Highgate West Hill as the area of the property proposed for redevelopment fronts onto this road.
- 1.3. The site is centered on National Grid Reference 528146, 187116. It is bounded to the north by Highgate West Hill, to the west and east by residential properties and to the south by the main house of 87 Highgate West Hill.
- 1.4. The site that is proposed for redevelopment is the garage and storage building in the rear garden. It has been declared structurally unsafe and thus it is proposed that the present structure is removed and a new structure created within the same footprint. The top level would have a garage and the lower level would be a gym. The glazed walkway that joins the house and garage structure would be refurbished.
- 1.5. The site falls within a Conservation Area as defined by the Local Planning Authority. 87 Highgate West Hill is a Grade II Listed Building.
- 1.6. The assessment is based on the results of documentary and cartographic research as well as published and unpublished literature.

2. Planning Background

2.1. In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF) (DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT 2012). Section 12 of this document sets out planning policies on the conservation of the historic environment.

2.2. In considering any planning application for development the Local Planning Authority, Camden Council, is bound by the policies provided by NPPF. Camden Council are also bound by policies contained within their Local Development Framework (adopted 2010) which states:

POLICY DP25 - CONSERVING CAMDEN'S HERITAGE

CONSERVATION AREAS

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area;
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

LISTED BUILDINGS

To preserve or enhance the borough's listed buildings, the Council will:

- f) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- g) only grant consent for a change of use or alterations and extensions to a listed building;
where it considers this would not cause harm to the special interest of the building; and
- h) not permit development that it considers would cause harm to the setting of a listed building.

2.3. Under Article Direction 4 (1) the Local Planning Authority have afforded the area in which the study site is situated special protection, where measures are taken to protect the special character and appearance of the area and thus retaining its attractiveness as a place to live (WWW.CAMDEN.GOV.UK).

2.4. The site lies within the Highgate Village Conservation Area. The Highgate Conservation Area Appraisal was published in 2007. The entry concerning the site is as follows:

The Holly Terrace properties overlook the south-facing slope, forming a line of houses of extensive group value, with an entity in their own right in terms of scale, date and aura of independence. The terrace has a centrepiece, in the form of a raised parapet on the centre house. 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.

2.5. Conservation Area Consent will be required for proposals that will impact the character of the area as defined in Local Development Framework (as referenced in 2.2).

2.6. The site area contains a listed building as designated by English Heritage. Any material impact upon the listed building on the site will require Listed Building Consent (APPENDIX I).

2.7. In accordance with government guidelines and best practice, this report has been completed at the early stages of the planning process to accompany a future planning application and to inform all parties of any archaeological concerns affecting the development site.

3. Aims of the Statement

3.1. The statement seeks to address the following issues:

- ◆ To assess the character and setting of the asset.
- ◆ To assess the significance and condition of the asset.
- ◆ To assess the impact of the proposed development on the surrounding built environment and Conservation Area.

4. Methodology

4.1. A site visit was undertaken on 26th May 2012.

4.2. The following sources were consulted:

- ◆ Camden Local Studies Library.
- ◆ Internet sources and databases.
- ◆ Greater London Historic Environment Record.

5. Description of Heritage Asset

5.1.LOCATION

5.1.1. The building is situated on an elevated position to the immediate south of an east to west stretch of Highgate West Hill. It is to the rear of the house of 87 Highgate West Hill in the northeast corner of the garden (1). It sits behind an ornate street facade (2). To its east is a retaining wall (3) and to the west is the covered walkway (4) which provides sheltered access from the porch (5) to the house (6). Beyond the walkway is a narrow path leading from a doorway in the street façade to the service entrance of the house (7). This is bordered by a tall garden wall shared with the adjacent property (8)(FIGURE 1).

5.1.2. These features differ in level with the facade porch and garage street level and the garden, glazed walkway and storage areas on the same terraced level as the ground floor of the house the two levels are joined by two sets of steps (FIGURE 2).

5.2.THE NORTHERN AREA

5.2.1. The garage and storage building sit behind a street façade that gives access on to Highgate West Hill. This is a substantial and decorative façade that not only provides a function of demarcating the border of the property but also provides security and access to and from the rear of the property for visitors on foot and vehicular access to and from the garage.

5.2.2. When viewing the building from the street frontage the garage door is on the eastern side of the elevation and possesses four folding wooden doors in a frame. The main entrance to the rear of the property occupies the central area of the elevation that comprises of two doors between a set of double pilasters with egg and dart capitals columns and a thick entablature. The western side of the elevation has a double door. All doors possess a similar design as they are thick black painted doors made of wood with prominent stud work on the stiles. The doors are in neoclassical style which is more typical of early 19th century design (CALLOWAY 2012:177) (PLATE 1).

5.2.3. The garage and storage building is a two storey structure made of London stock

brick. Entrance is gained to the garage area either through the garage doors themselves or through a doorway in the western side of the porch. The garage has two dormer windows with cross leaded glass which was popular in the 1920's to evoke a loosely historical ideal (CALLOWAY 2012:425). The roof is topped by small a cast iron railing with fleur de lis design (PLATES 2 AND 3).

- 5.2.4. The storage area beneath is only accessible form the garden through a large segmented arch opening in its south facing wall. It has a coal store and a window, although the frame and glazing have been removed. The revetments of the retaining wall are clearly visible. (PLATES 4 AND 5).
- 5.2.5. The porch is oval in plan and has a high ceiling in order to create a feeling of space. Its walls are white washed and there are several ornate cast and wrought iron decorative elements including a lantern and umbrella stand (PLATE 6).
- 5.2.6. A soap stone staircase leads to the covered walkway. It is a curved structure that leads to the house to allow the inhabitants to walk in the dry between the house and the rear entrance. Much of the side panels of glass have been removed as the frames are rotten but the roof remains (PLATE 7).
- 5.2.7. Trellising has been placed on the walkway and on the wall of the garage and storage building in order to aid the growing of climbing plants, mainly ivy over the structures. This adds character to both buildings.



Plate 1 - Street façade on Highgate West Hill, facing south.



Plate 2 - Interior of garage.



Plate 3 - South facing elevation of garage building.



Plate 4 - Coal store in lower floor of structure.



Plate 5 - Revetments in retaining wall in lower floor of structure.



Plate 6 - The porch with arched access to garden and wrought iron fixtures.



Plate 7 - The glazed walkway, facing south.

5.3.HISTORICAL DEVELOPMENT

- 5.3.1. 87 Highgate West Hill, along with the rest of Holly Terrace was constructed in 1807 by George Smart of Tinker's Acre, Lambeth for the Cooke Family. At this time there was a spate of building homes for well-to-do families in the Hampstead area. Hampstead Heath, 0.5km to the west of Highgate West Hill, was a popular recreation area to the north of an overcrowded capital city. Hampstead was an area that provided the benefits of society in the clean and fresh air on the hills above London and was within easy reach of the City (WEINREBB AND HIBBERT 1983:365). Construction on Highgate Hill afforded houses a southern aspect with not only views of London but utilisation of the natural light that City dwelling no longer afforded. From the late 17th century onwards this elevated area became a fashionable place in which to live.
- 5.3.2. Pevsner, the noted architectural historian, identifies Holly Terrace as eleven houses, mostly built in 1807 on the site of a larger house, with some delightful verandas, balconies and gates facing south towards London over the former Holly Lodge estate (PEVSNER 1969:414).
- 5.3.3. It would be reasonable to assume that there has been a boundary wall to define the northern limit of the property from the thoroughfare beyond since the construction of the property in 1807. Also, given the couple of meters in difference between the street level and the garden of the property it would be reasonable to assume that steps to a rear access existed in the original design of the back garden to the house.
- 5.3.4. The doorway on the western side of the elevation is the oldest part of the elements of the buildings with which we are concerned, in function if not in design. A small staircase at the rear of the house leads to a path which is adjacent to the western garden wall, the path leads to a staircase and thence to the doorway. This is the service or 'tradesmens' entrance to the house through which former servants, staff and deliverymen would have come and gone. The doorway itself is not original to the 1807 build of the house but a later replacement for a pre-existing entrance to the house.
- 5.3.5. No other houses in the terrace have a covered walkway and therefore if it was

supposed to be an original feature of the house as designed by George Smart, one can assume that other houses in the terrace would possess them also.

5.3.6. 87 Highgate West Hill appears on the first edition Ordnance Survey map in 1863 with not only the steps of the tradesmen's entrance but also the covered walkway and rear porch building (FIGURE 3). Therefore the walkway pre-dates 1863 and was likely built to the personal request and requirements of the then house owner. The neoclassical doorway design of the porch is typical of early Victorian architecture and thus correlates to the pre 1863 date of construction. The doorway of the porch that fronts onto Highgate West Hill, has informed later the replacement service access and garage door design in the façade.

5.3.7. The garage and storage building does not appear on the Ordnance Survey map of 1915 (FIGURE 4) but does appear on the 1936 map (FIGURE 5). The building therefore dates to a twenty year period between 1916 and 1936, judging from the architecture and style of the garage it would be safe to assume that it was built in the earlier half of this twenty year period (see 5.2.3). It was during this time that owning a personal motor car and employing a chauffeur was a common and fashionable thing to do amongst those that could afford it. The garage building was not a repurposed building but was built specifically to house the owner's motor car and had to be elevated in order to compensate for the difference in level between the street level of Highgate West Hill and the garden. Consequently the space beneath was utilised for storage.

5.4.CHARACTER

5.4.1. The area of Highgate is characterised by late Georgian and Victorian terraced developments. These conform to regular sized plots in which both the aspect and prospect of the terraces could convey the status of the inhabitants of the house to the outside world. The rear of these terraces saw the more service functioning's of the households where servants and tradesmen could go to and from the house, relatively unseen.

5.4.2. This northern area of the property, in opposition to the southern aspect of the house, was always intended to function as the service, trade and the unglamorous part of the property, from which the business of the house was

conducted. In many ways this 'service' type of character still exists in this northern part of the property in that this is where deliveries, post and the car function from. The porch, walkway, garage and storage area are not original features of the property but do assist in characterizing this northern area of the property as a routinely functioning areas for easy access to and from the property.

5.5.SETTING

- 5.5.1. The façade of 87 Highgate West Hill is part of a long series of boundary walls at the rear of the properties. They are all white washed and have black painted doors but are of varying heights and designs and are in themselves individual parts of a greater visual whole. So the building is coherent in colour and purpose to others in the street scene but does not share the same fabric and dimensions (PLATE 8).
- 5.5.2. The site is within the central area of this façade and the architrave and pilasters above the central doorway are a unique feature of this street façade and arguably makes the 87 Highgate West Hill unique within the street scene. The doors are amongst the oldest in the street scene with many of the garage doors in particular having been replaced with sliding metal garage doors.
- 5.5.3. Highgate West Hill is a major local thoroughfare for traffic and thousands of people pass the rear of the property in vehicles every week. The façade is within the line of sight for vehicles coming around the bend from the south. The height of the substantial architrave of the porch building draw the eye of the passer by.
- 5.5.4. With regards to the setting within the house complex itself, the garage and storage building is a dominant feature of the rear garden area. The rear of the house is of white paint stock brick with a mixture of window design. The window design in the rear of the house is very different to that of the garage. There is a flat archway in the north facing façade of the house which is similar in stature and almost offers a mirror, in character if not in structure, to the segmented arch that gives access to the storage area, this is the only similar characteristic that the buildings share (PLATE 9).



Plate 8 - 180 degree panorama of street scene demonstrating the line of garages and rear entrances to the rest of the terraced houses. 87 Highgate West Hill is marked in the rectangle.



Plate 9 - 360 degree panorama of rear garden of 87 Highgate West Hill.

6. Assessment of Significance

6.1.CONTRIBUTION

TO THE HOUSE

6.1.1. The purpose of the garage and storage area are to provide vehicular storage and coal and garden storage for 87 Highgate West Hill and they have, for the most part, contributed in this manner since the 1920's. However, the need for a coal supply to the house is redundant given the installation of central heating to the house. The garage is still in use but the structure has been defined as structurally unsafe and it is questionable how much longer it can fulfill its function.

6.1.2. The glazed walkway and porch adds a charm to the property and is unique rear entrance and access that is not shared by other houses in the terraces original construction and thus is a distinctive Victorian addition to the property.

TO THE AREA

6.1.3. The façade that fronts on to Highgate West Hill is not an original feature of the property and consists of three parts of differing date spanning almost 110 years in the lifetime of the property. Despite this it is made distinctive through its neoclassical design and prominent architrave. As a consequence the façade that fronts on to Highgate West Hill makes a unique design statement and contribution to the roadway.

6.1.4. Although there are folding garage doors, inferring the presence of a garage behind them, the garage, porch and walkway are not at all visible from the roadway and Conversation Area.

6.2.SIGNIFICANCE

6.2.1. As a whole the garage, storage area, walkway and street façade are only significant in their relationship to the house in the fact that they help to characterise the history of the house with its original service entrance, the decision to create a glazed walkway in the early Victorian period and then in the early 20th century to construct a garage for the new fashion of owning a

motor car.

- 6.2.2. The garage and storage building is not unique in design, fabric or form and is incongruous to the design of the house. Many other properties in the terrace have garages fronting on to Highgate West Hill and thus it is not a unique functioning structure in the street scene. The building is therefore of low significance to the house and to the surrounding area.
- 6.2.3. The walkway is not an original feature of the house but it is an added, highly functional feature of the property that leads from the house to the porch. It is not unique in its design as a glazed walkway but it is a unique feature of the house and of the area. Consequently, it is of medium to high significance of the house and area.
- 6.2.4. The porch is unique in that no other house in the surrounding area has a rear entrance of this type. With its neoclassical design and white washed walls and studded door frame, this structure is significant to not only to the control and access to the house but also to the street façade. The design of the door informed the design of others in the façade to create an impression of uniformity. The architrave and pilasters of the porch building are unique in the street scene. In considering this the porch is of high significance to the house, street scene and to the setting.
- 6.2.5. The façade as a whole is of high significance to the house, to the street scene and to the historic character of the area.

7. Proposed Development & Impact

7.1. PROPOSED SCHEME

- 7.1.1. Given the structural state of the garage and storage building is its intended to demolish it and build a new, similar sized building in its place with a garage on the first level and a gym underneath. This would require the floor level to be dropped by approximately 1m and accessed by a series of small steps down into the gym. A proposed elevation of the new structure indicates that it would be similar in design to the current building and thus remain sympathetic to the house (FIGURE 6).
- 7.1.2. The retaining wall in the east and the facade onto the street would be retained but cleaned and renovated. The folding garage door would be replaced by a metal rising door (FIGURE 7).
- 7.1.3. The architects aim to reuse as many bricks from the demolished building as possible and find matching bricks when needed. The new windows are to be timber framed and double glazed. The existing cast iron railing on the top of the building would be retained.
- 7.1.4. The glazed walkway is proposed to be replaced with a similar structure.
- 7.1.5. It is proposed that the new and refurbished elements of the structure be will match the existing as far as is possible and give the structure a new lease of life. For additional information of the proposed development please refer to the Design Statement (SQUAREFEET 2012).

7.2. IMPACT

- 7.2.1. The majority of the proposed development will not be viewable from a public viewpoint. The only part of the project that will be viewable is refurbishment to the facade.
- 7.2.2. The proposed development does not involve the loss of any original features to the property. It does involve the replacement of the later Victorian walkway with a similar structure and the demolition and replacement of the 1920's garage and storage area with a garage and gym building in the same footprint.

- 7.2.3. There will be an overall low impact upon the setting and character of the property and street scene. As the proposed development seeks to reuse the original material and make the replacement structures of almost identical dimensions there will be no great change in physical and visual changes to the property. The facade is to be retained and refurbished and the only major alteration to the appearance would be the replacement of the garage door.
- 7.2.4. There will an historic impact to the building in that the Victorian walkway and 1920 garage building would be replaced. However, no impact will be made to the original Georgian fabric of the building.
- 7.2.5. The proposed development would prevent further deterioration of the existing structures and would have a low visual impact on the street scene and Highgate West Hill's character and setting.

8. Summary and Conclusions

- 8.1. A site at 87 Highgate West Hill is proposed for redevelopment. The house was constructed as part of a terrace of buildings in 1807. The northern area of the property with which we are concerned was the purposed as service area of the house. It had a tradesmen's entrance from the time of its inception. By the 1860's a covered walkway from the house to the porch in the boundary wall was constructed. In the 1920's a garage was constructed to house the car and the underneath was utilised for coal and other storage.
- 8.2. The proposed redevelopment involves the demolition of the current garage and storage building and the construction of a new garage above a gym. The glazed walkway is to be replaced with a similar structure, the remaining features including the porch and facade are planned for refurbishment.
- 8.3. Where possible original materials are to be kept and reused and new materials used will be similar and sympathetic to those they are replacing. The dimensions of the existing structures are to be retained with the exception that the gym will be 1m lower than the present storage area.
- 8.4. The glazed walkway is an important feature of the house and if it is to be replaced due to its current state of repair, it should be done so as close as is possible to the existing structure.
- 8.5. The most significant aspect of the structure is the neoclassical street facade of the property as this is the only part of the structure that can be seen from the street and if altered will impact the visual setting of the structure. Care should be taken to match any alterations to the existing design in colour, decoration and material as much as is practicably possible.
- 8.6. The proposed development does not alter the relationship with the house nor does it significantly impact the setting character of the listed building or conservation area. Although there will be impacts upon the historic additions to the northern features of the house, they are in an increasing state of disrepair with the garage and storage building beyond structural rescue.

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CARTOGRAPHIC

ORDNANCE SURVEY – 1863

ORDNANCE SURVEY – 1870

ORDNANCE SURVEY – 1915

ORDNANCE SURVEY – 1936

ELECTRONIC

www.camden.gov.uk

www.britishlistedbuildings.co.uk

www.english-heritage.org

STATUTORY AND GUIDANCE

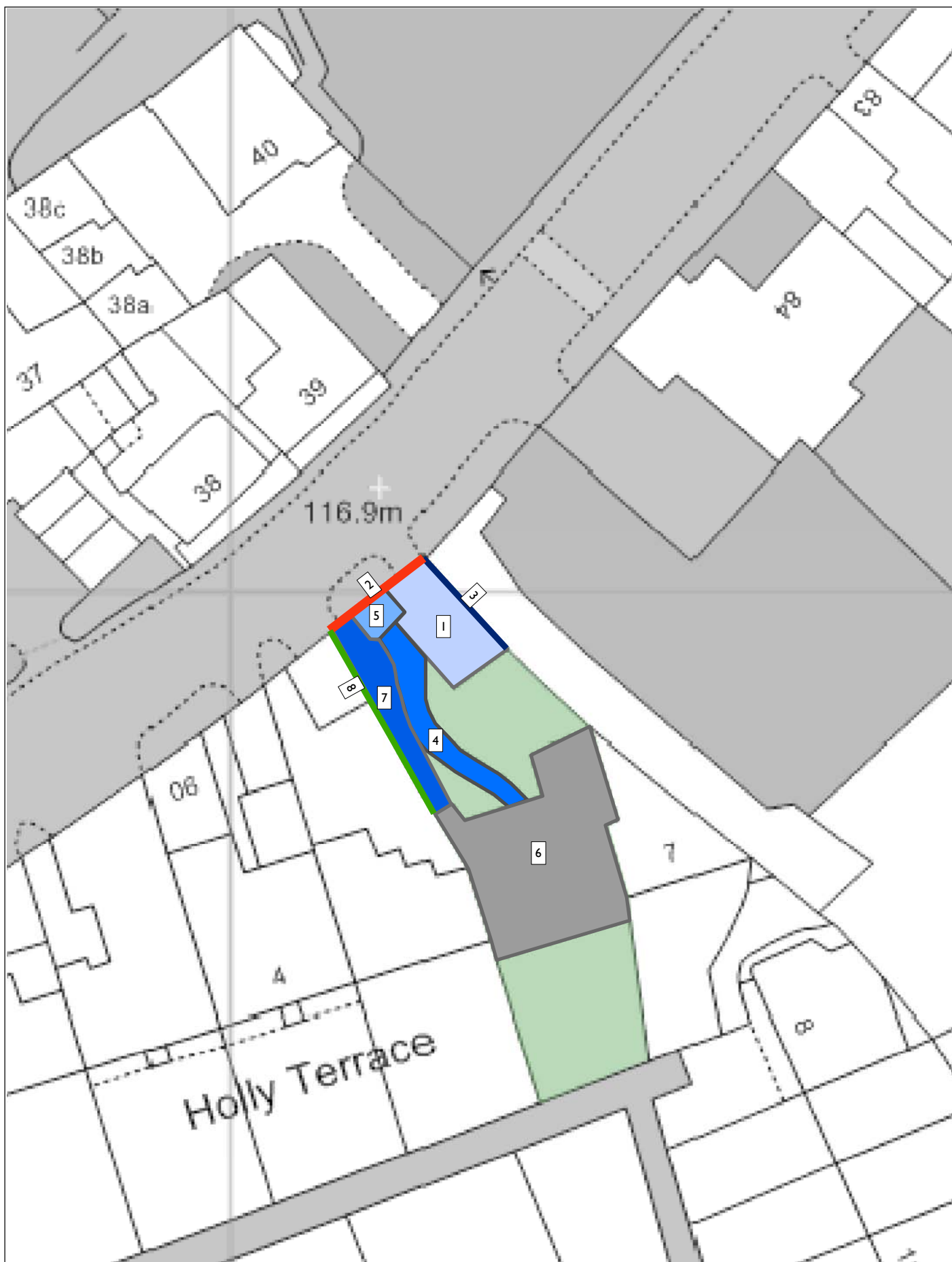
NPPF CHAPTER 12 (DCMS 2012)

CAMDEN LOCAL DEVELOPMENT FRAMEWORK 2010

HIGHGATE VILLAGE CONSERVATION AREA PLAN 2007

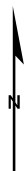
FIGURES

FIGURE I // Detailed Site Location



Scale 1:400 @ A4

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PROJECT // I360L- 87 Highgate West Hill

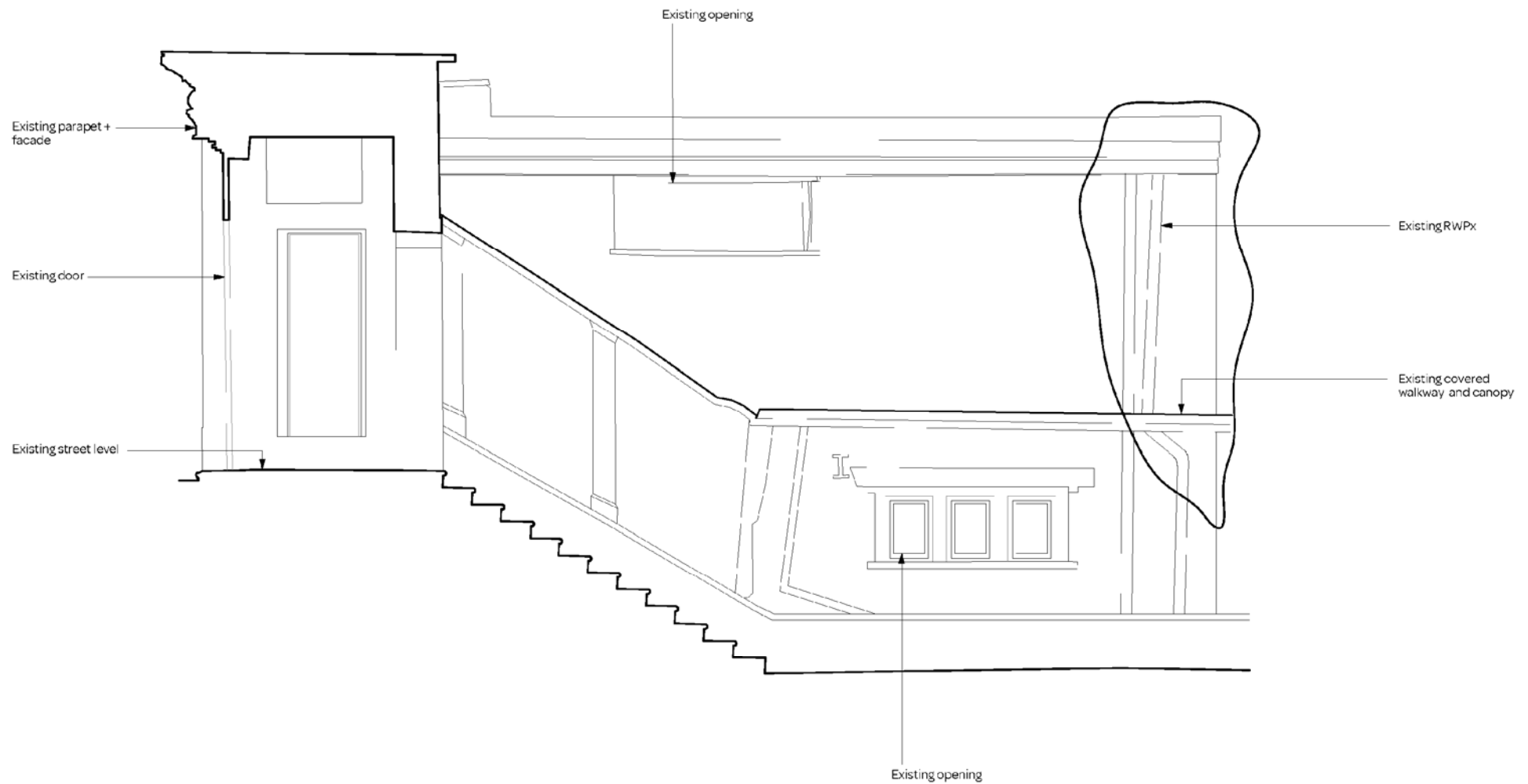
DESCRIPTION // Detail of 87 Highgate West Hill

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DOC REF: LPI360L-HS-v1

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FIGURE 2 // Cross Section of Existing



Not to Scale

PROJECT // I360L- 87 Highgate West Hill

DESCRIPTION // Cross section through existing structure

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DOC REF: LP1360L-HS-v1

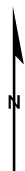
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FIGURE 3 // Ordnance Survey Map - 1863



Scale 1:500 @ A4

0 25m



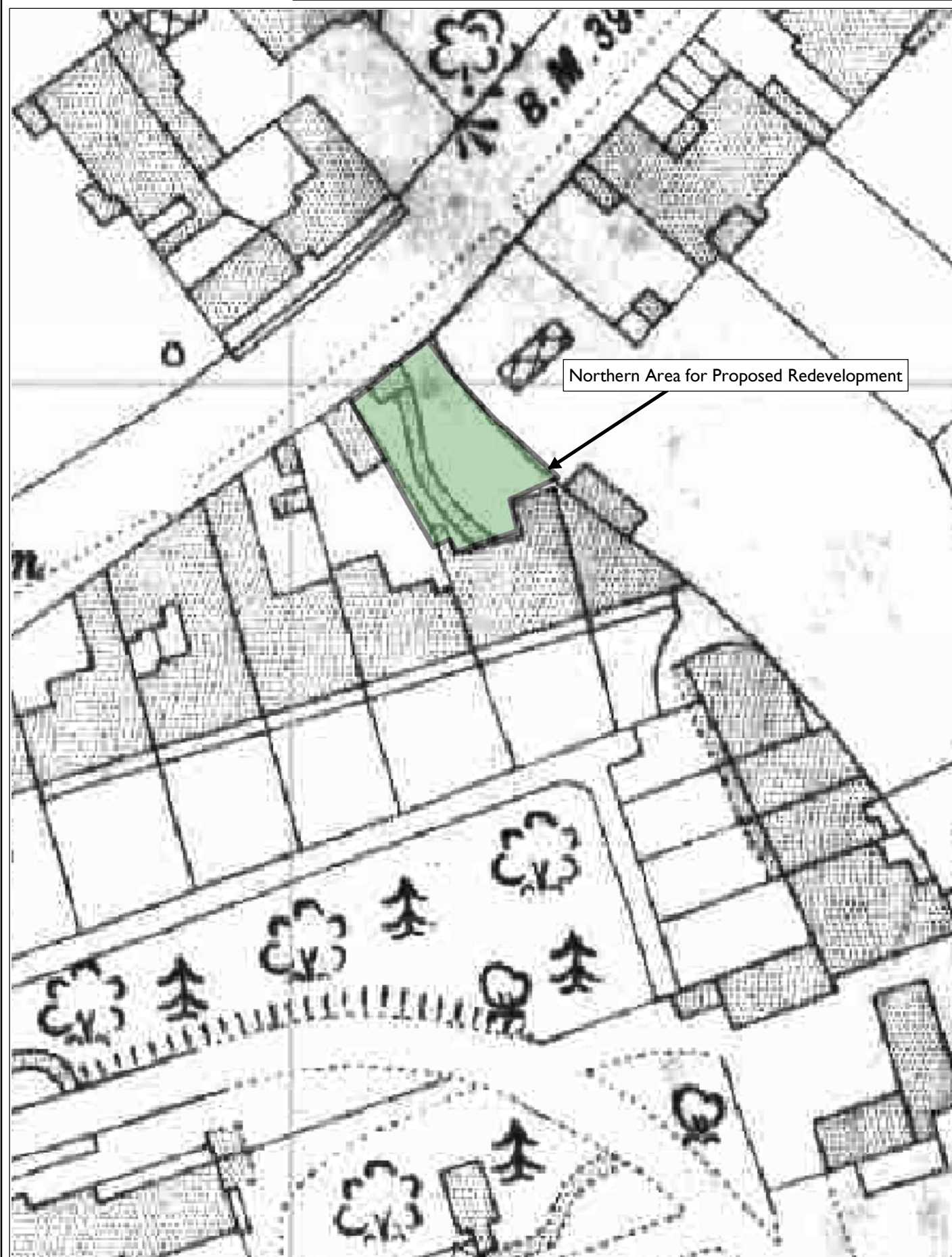
PROJECT // I360L- 87 Highgate West Hill

DESCRIPTION // Ordnance Survey Map - 1863

DOC REF: LPI360L-HS-v1

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FIGURE 4 // Ordnance Survey Map - 1915



Scale 1:500 @ A4

0 25m

PROJECT // I360L- 87 Highgate West Hill

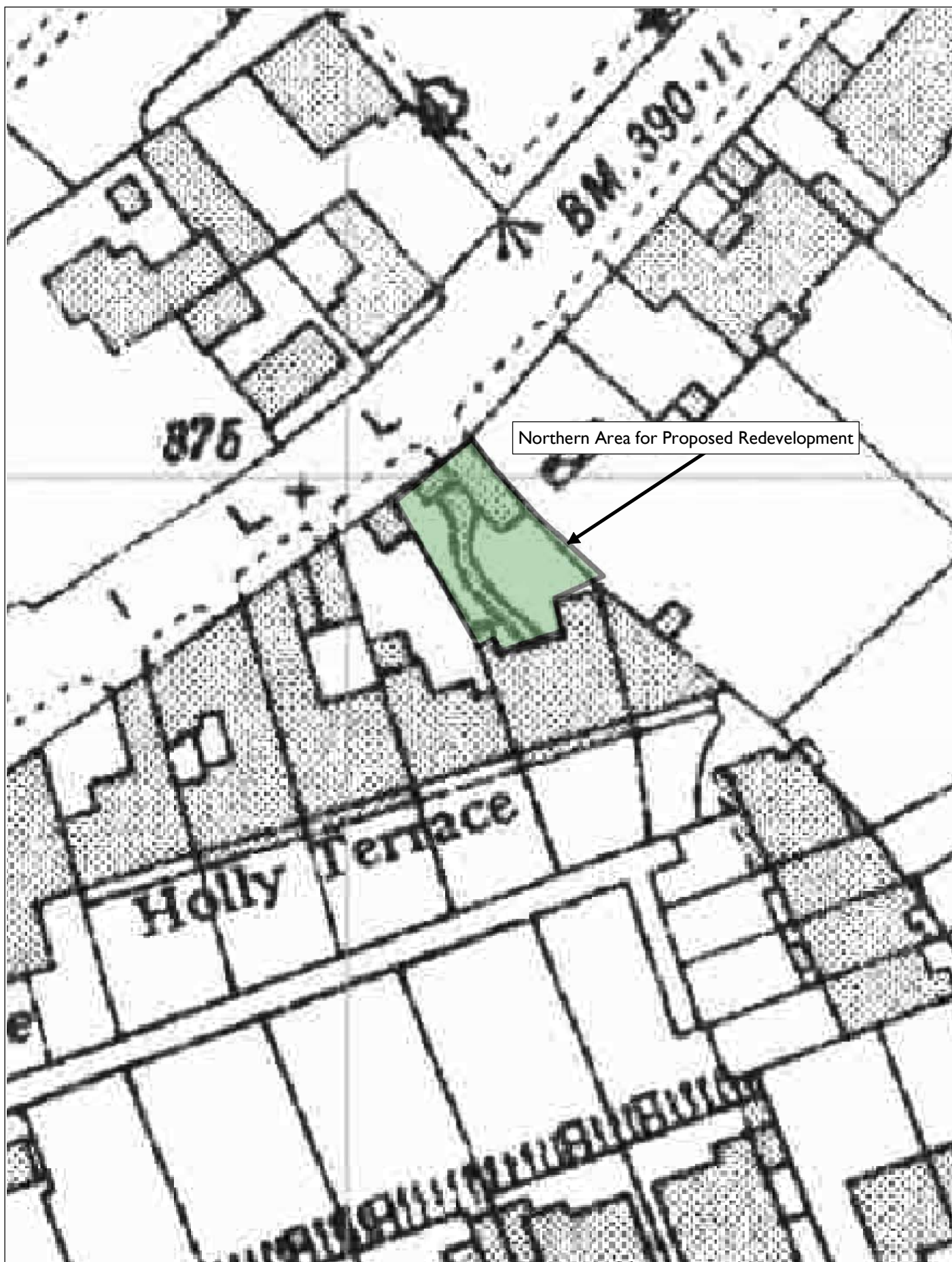
DESCRIPTION // Ordnance Survey Map - 1915

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FIGURE 5 // Ordnance Survey Map - 1936



Scale 1:500 @ A4

0 25m



PROJECT // I360L- 87 Highgate West Hill

DESCRIPTION // Ordnance Survey Map - 1936

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FIGURE 6 // Proposed South Facing Elevation



Not to Scale

PROJECT // I360L- 87 Highgate West Hill

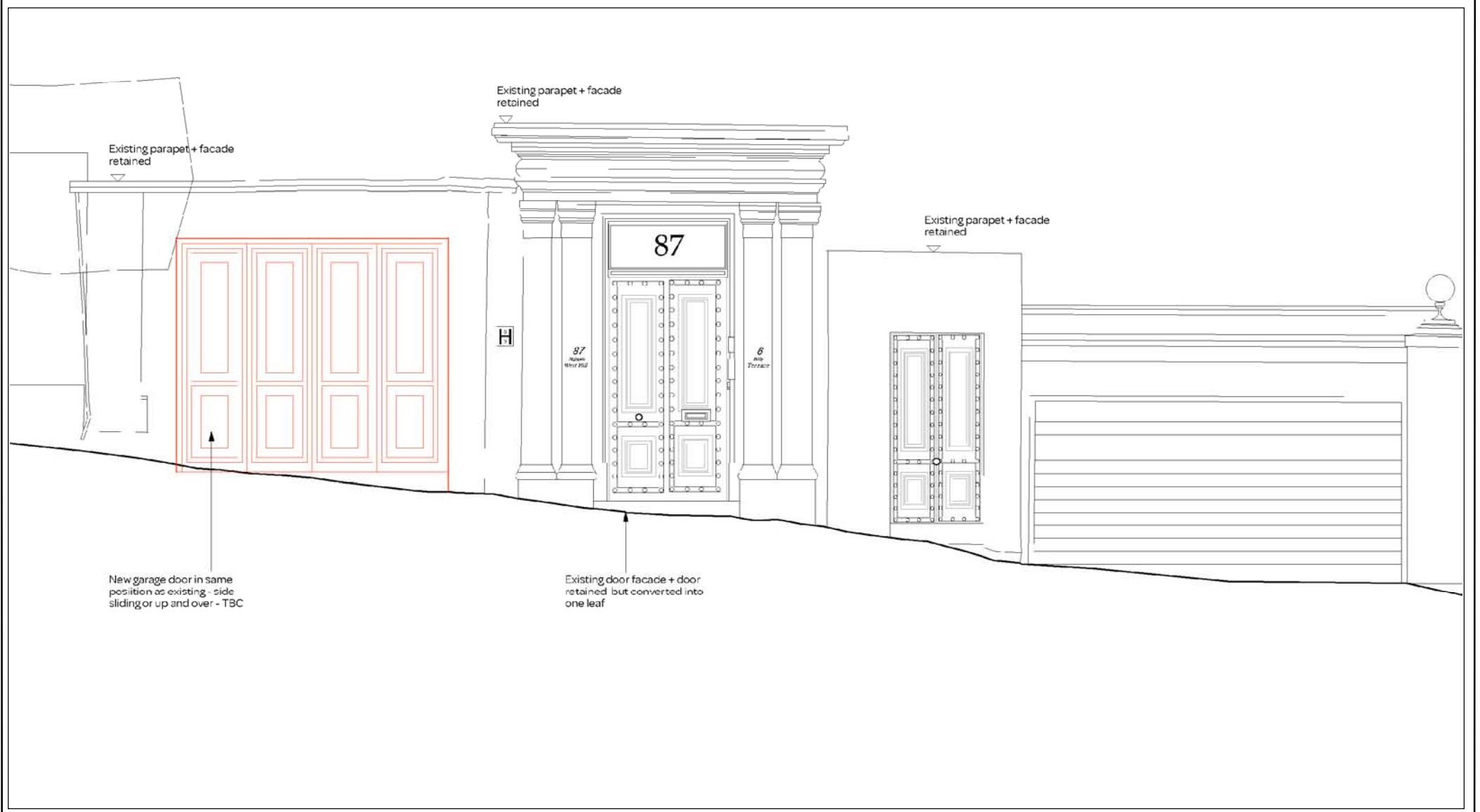
DESCRIPTION // Proposed South Facing Elevation

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FIGURE 7 // Proposed North Facing Elevation



Not to Scale

PROJECT // I360L- 87 Highgate West Hill

DESCRIPTION // Proposed North Facing Elevation

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LISTING DESCRIPTION

APPENDIX I

List Entry Summary

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

Name: No name for this Entry

List Entry Number: 1379112

Location

1, 1A AND 2-11, HOLLY TERRACE
87 AND 89, HIGHGATE WEST HILL
9A, HOLLY LODGE GARDENS

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-Jun-1954

Date of most recent amendment: 11-Jan-1999

Legacy System Information

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

Legacy System: LBS

UID: 478478

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

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

Selected Sources

1. **Article Reference** - *Title*: Volume 17 The Village of Highgate The parish of St Pancras Part 1 - *Date*: 1936 - *Journal Title*: Survey of London - *Page References*: 71
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Map

National Grid Reference: TQ 28165 87031

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1379112.pdf](#)



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