



Montpelier House
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Date

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Reference

2248-6.01-191111-Heritage Statement

6 The Grove, Highgate N6 6JU – Heritage Statement**Listing Entry**

List Entry Number: 1378981

Statutory Address: NUMBER 6 AND ATTACHED RAILINGS, WALL AND LAMP, 6, THE GROVE

Existing Building

No 6 The Grove is a Grade II* Listed Building located in Highgate, London.

Blew House, (later re-named Dorchester House) was built in 1540 and the first recorded house to be built in the area which is now occupied by three pairs of substantial semi-detached houses built by William Blake in 1688 - No.'s 1-6 The Grove.

No. 6 The Grove would appear to have undergone considerable modifications internally, but both the front and back elevations appear to be very similar to the original.

An extensive internal refurbishment and rear extension project was undertaken in 2005, details of which are on the Camden Council Planning website. The works have been carried out in accordance with the permission.

Proposed Works

The existing boiler has recently failed, and the installation of a new boiler is required to heat the house. Regulations have changed since the installation of the previous boiler, meaning that legally, an accessible flue must be installed as part of any new system.

The current flue runs through the chimney, which is no longer a viable solution. All the options for a new route have been reviewed with a heating engineer, and significant weight has been given to the listed nature of the building when discussing the options.



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It is concluded that the best way to install a new flue with least impact to the listed building, is to run the pipe the shortest distance and terminate it through the external wall at a low level so not visible from the public domain (The Grove). This termination point is in the lower ground floor light well at the front of the building.

Impact of Proposed Works

The proposed drawings show the route from the plant room to the external wall. Legally, boiler flues need to be accessible, so the proposed route runs at high level in the shower room behind the existing (non original) wall, which is already 'boxed-out' to conceal the shower room services, pipes etc.

The photograph below shows the location the flue will run, behind the painted plasterboard, with matching access panels at any joints in the flue.



Basement shower room with boxed out wall for boiler flue to run through

On the front elevation, a small 100mm hole will need to be taken through the existing brickwork and a boiler flue will be terminated in a black finish at the location shown on the proposed drawings and on the photograph below.

There is evidence along the other buildings on the Grove (including No 6) of small modern additions including alarm boxes, CCTV cameras and other boiler flues. Although it is recognised that this should be avoided if possible, in this instance this is the only solution and a small black flue would be the most sympathetic way to heat the family home.



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Front Elevation of building, location of new boiler flue termination to the right hand side of the existing window