

HERITAGE STATEMENT FOR  
PROPOSED ALTERATIONS

9 HOLLY TERRACE, HIGHGATE, N6 6LX

No. 9 Holly Terrace is part of a short terrace of 4 properties known as Nos 8-11 Holly Terrace which were constructed circa 1817. The terrace is orientated North-South and faces onto a pedestrian access path to the East. The properties have 3 upper stories and a basement and are mostly stuccoed.

They were built by George Smart for the Cooke family (Survey of London: Vol. XVII, The Village of Highgate (Parish of St Pancras part I): London: -1936: 71) and subsequently became part of the Burdett-Coutts Holly Lodge estate.

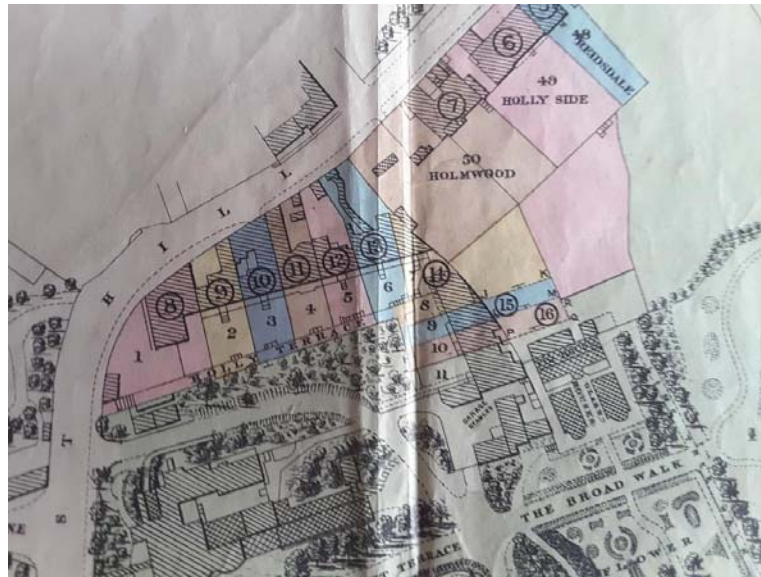
The rear elevation of the original property was understated but typical of houses of this period. It was stuccoed with two windows to each floor level, one to the rear room and one to the stairwell which consequentially did not line through with the room window. The timber sash windows were divided by glazing bars into 4x4 panes with very shallow window heads over.

There was a continuous lightwell running along the back of the terrace to give light to the rear of the basement levels. The width of this lightwell increased towards the southern end of the terrace and it is assumed that this was because the outer edge of the lightwell followed a field boundary on the Estate.

Towards the end of the 19<sup>th</sup> century or the beginning of the 20<sup>th</sup> century the rear lightwell to No. 9 was enclosed to provide sanitary accommodation at Basement and Ground Floor levels with a structure that reflected the footprint of the original lightwell ie trapezoidal with the toilets positioned at the wider end of the lightwell. This structure compromised the daylight into the rear rooms at Ground Floor and Basement levels and it is possible that small windows were incorporated into the external wall to give some borrowed light to the rear rooms. The extension was constructed in stock brickwork in Flemish bond. The roof over the toilet was flat with a brick-on-edge parapet and creasing tiles whereas the remainder of the extension had a sloping roof. There is toothing to the brickwork to the rear wall underneath the junction of the flat roof with the sloping roof. This could be because of two reasons:

- 1, The section with the sloping roof was built at a different time to the section with the flat roof
- 2, When the French windows were inserted (see below) the adjacent brickwork was removed and then re-built in Flemish bond with queen closers back up to the jambs of the French windows. The brick bonding to the right hand jamb is different.

In 1922 the Burdett-Coutts Estate was sold, and Holly Terrace was sold as individual properties. The sale plan shows that No. 9 and the adjacent properties were sold with back gardens separated from the grounds of the Estate. The sale plan also shows the trapezoidal rear extension to No. 9.



Sale Plan 1922

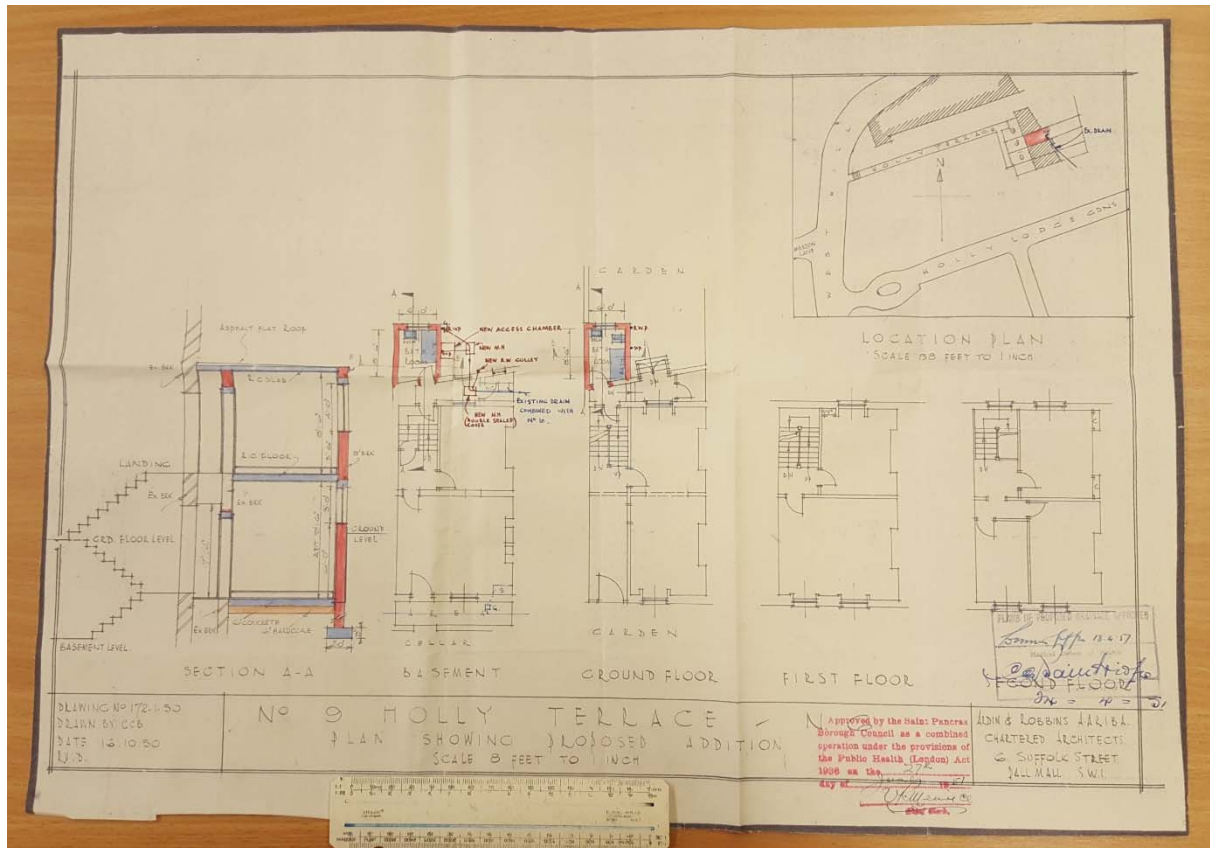
In the following years glazed French doors were inserted into the rear wall of the extension to provide access to the newly acquired garden and additional light to the rear room at ground level. The photograph below, taken in 1929, shows the French doors and a semi-mature garden. It also shows a solid - probably zinc - sloping roof all the way along so it is uncertain when the existing patent glazing was incorporated into the roof above the French doors.



View from rear garden 1929

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In 1951-52 an additional rear extension was constructed, behind the main staircase, to provide bathrooms at basement and ground floor levels to offer better facilities to the lodgers who lived in the house at the time. The owner – Mrs van Hooydonk - was no longer restricted to the footprint of the trapezoidal lightwell and so she modified the northern (thinner) end of the existing extension and built a 3.7m deep and 2.3m wide extension out beyond the existing extension and into the garden. This extension was constructed in multi-coloured stocks in Flemish bond with crittall windows and exposed concrete lintels. It also had a flat roof (higher than the existing one) with a brick on edge parapet on creasing tiles and cast iron external drainage pipes.



Drawing submitted to Metropolitan Borough of St Pancras for approval of drainage from bathroom extension in 1951

The current situation is fundamentally the same as in 1953, before the property was listed in 1954. The property was listed despite the existence of the rear extensions rather than because of them as they detract significantly from the appearance of the rear of the house. The brickwork is more or less consistent but it has been constructed at three separate periods. The windows to the rear extension are timber casements and crittall steel casements which both differ from the timber sash windows to the original house and the exposed concrete lintels over all the windows makes it look like a very utilitarian construction. The rear elevation is only visible from the gardens of No. 9 and the properties on either side. It has no impact on the setting of other listed buildings or the conservation area in general.

The replacement of the French windows and patent glazed roof with less opaque elements provides an opportunity to better reveal the significance of the original rear elevation as suggested in paragraph 6.5 of the Historic England Advice Note 12 “ Statements of Historic significance”.