

Heritage Statement

7 The Grove, Highgate

N6 6JU



July 2021

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1.0 Introduction

This Heritage Statement for 7 The Grove, Highgate, in the London Borough of Camden was commissioned in March 2021 by Lisa Shell Architects on behalf of clients. The report was prepared (under the restrictions imposed by the Covid 19 epidemic) by Neil Burton BA FSA IHBC, a director of The Architectural History Practice Ltd. As part of the research, the Greater London Historic Environment Record was accessed through Heritage Gateway.

7 The Grove, Highgate (National Grid Reference TQ 28180 87337) is a semi-detached house built in the 1830s and later extended. The building was listed grade II in June 1954. The whole of The Grove lies within the Highgate Conservation Area.

2.0 Development History

The houses now numbered 1 to 12, The Grove, occupy the frontage of an estate that belonged, at the beginning of the seventeenth century, to the eminent family of Warner, several members of which held prominent positions in the City during a century and a half.¹ The Warner's mansion house, which was called The Blue House, stood between the south end of The Grove and the site of the present Witanhurst. Numbers 1-6 The Grove were built in the 1680s on part of the garden of the old mansion house, which was briefly converted into a charity school for girls but pulled down in the 1690s. The massive retaining wall visible in the upper gardens of numbers 1-6 is of considerable antiquity and probably formed part of the terracing of the Blue House grounds and it seems likely that the garden of number 7 was also part of the grounds.

In 1610 John Warner leased to Richard Lyllie, a Kentish Town bricklayer, two acres to the north of his house on which Lyllie immediately built a house. In c1670 the property came into the hands of Sir Francis Pemberton who pulled down Lyllie's house and built himself a new mansion, later known as Grove House. Sir Francis died in 1699 and the house and grounds then passed through the hands of several owners until in 1782 it was acquired by Lieutenant-General Charles Fitzroy, 1st Lord Southampton (1764-1797). The mansion house is shown on a map of Highgate made in 1804 (figure 1) but was in fact demolished in 1800. The same map shows the site of the present number 7 as part of a formal garden presumably belonging to Grove House.

¹ The early history of the site is extracted from the *Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate*.

From the early 1830s the 3rd Lord Southampton began to sell off his Highgate property for redevelopment and it appears that numbers 7 and 8 The Grove were built in 1833.² The first occupier of number 7 was William Thorn. He may have been a solicitor. In 1837 the house was occupied by William Dundee who may have been a Gentleman Captain of the 62 Infantry. By 1839 the house was home to William Henry Saltwell who was a solicitor and he also appears as the occupier of number 7 in the returns for the 1841 census.

All Lord Southampton's land was copyhold and the court books³ record that in April 1841 Southampton surrendered to George Knights Smith 'land on the west side of the new road a continuation of The Grove and two messuages' and also a further messuage in the same location. George Knights Smith was a wholesale furrier and the 1841 census shows him living at number 9 The Grove. The most likely explanation of the court book entry is that Smith acted as a property developer, building a house for himself and two further houses as a speculation. This appears to be borne out by Prickett's map of Highgate published in 1842 (figure 2) which shows numbers 7 and 8 as a pair of houses of equal size, with number 9 as a large detached house to the north. Numbers 7 and 8 are shown as clearly separate properties with separate gardens. There is no evidence to support the suggestion in the statutory list entry that the present 7,7A and 8 The Grove may originally have been a single house, although all the parts were occupied by the same family in the 1890s.

At some time between 1842 and 1863 (when the survey was made for the first Ordnance Survey, see figure 3) a substantial addition the size of an entire new house was made on the south side of number 7. It was probably part of the same programme of aggrandisement that the porch was added and an elaborate iron and glass canopy was installed over the path leading from the street to the front door (figure 4). Map evidence suggests this as a possible date for the addition of the bow window to the rear of the house, which brought the glazing closer in alignment with the new south wing. Inside the house, the original planform was altered on the ground floor to create a large entrance hall and many of the fittings, especially the elements of the main stair and some surviving chimneypieces, appear more typical of the 1850s than the 1830s. The precise date of these additions and alterations is unknown but they were probably made by Robert John Lodge, who came to live at number 7 in the 1850s and remained in occupation until his death in 1893.

² Information from Highgate Literary and Scientific Institute archivist.

³ Court Rolls of the Manor of Cantelowes, transcribed and online at, <http://www.camdenhistorysociety.org/cantelowes-court-rolls>, accessed 11 May 2021

Mr Lodge was the Manager of the Marine Insurance Company from 1839 until his retirement in 1888.⁴ The 1861 census shows him living at number 7 with his wife, nine children and a staff of five servants and the returns in the 1871, '81 and '91 censuses show that most of his children remained living at home. The 1891 census shows his son Theophilus Lodge living next door at number 8 and there are some indications that openings were made through the party wall to connect the two houses.

After the death of Mr Lodge, the house was occupied for at least a decade by John Burnet Geake, who is described in the 1901 census as a draper supplying silk and cotton fabrics for furnishing. It may have been Mr Geake who was responsible for some of the decorative features of the interior which have a later nineteenth century character. He and his wife Grace lived in the house until 1912 when the house was acquired by Ellen Zambra, a widow. She remarried in 1912 Edwin Lodder who took up residence at number 7. Ellen outlived him and died in 1943, leaving the house to her son Nelson Zambra.

In 1913 after Ellen Zambra's marriage various minor alterations were made to the house including a small single-storey addition on the south end housing a scullery and larder, and the subdivision of the first floor front room of the original house to provide a bathroom, with a new partition cutting crudely across a ceiling with painted decoration. She may also have been responsible for the installation of the painted timber chimneypiece in the rear reception room in the south wing.

In 1948 the house was subdivided in a rather complicated fashion to provide a new maisonette, which forms the basis of the present number 7A.⁵ The maisonette had a new entrance door replacing a window opening at the south end of the façade, with an entrance hall formed within a ground floor front room leading to a new stair rising in the central corridor of the southern part of the building. The stair served the first and second floors of the southern half, which were separated from the rest of the house.

Comparison of plans before and after alteration (figs 7-10) show that some changes were also made to number 7. Externally, the iron canopy was removed. Internally, the original entrance hall passage was reinstated. In the southern part of the house, a passage was taken out of the large south west room on the ground floor to supply the place of the original spine corridor which now contained the stair of the new maisonette and the scullery added in 1913 became a garage. At some later date, the garage was reconstructed as an addition to number 7A and then given an additional storey in 2011.

⁴ Obituary in The Times 6 April 1893

⁵ Documents in the present owner's possession

In 1988 the basement storey of number 7 was refurbished to form a self-contained flat and as part of the works the open front area was partly roofed over and two former coal vaults were tanked and fitted up as kitchen and dining room. The architects for this work were McAdam and Norton of Limehouse.

From this summary development history it is clear that number 7 The Grove has seen a considerable amount of alteration since the original house was erected in 1833. The whole of the southern half of the building was probably built in the 1850s to enlarge the accommodation for the family of Robert Lodge and alterations were made to the interior including changes to the planform of the ground floor and new decorative features. Further internal alterations were made in the early twentieth century when bathrooms were formed in some upstairs front rooms and a major alteration was made in the late 1940s when a full maisonette with its own front door was created. Besides these changes to the planform there have also been many changes to the fittings and decorative details. Some of these changes can be documented and dated but many cannot. In several of the rooms, plaster cornices have been replicated and re-run along inserted partitions to give an appearance of completeness, and some of the doors and doorways to the main rooms are clearly replacements or have been repositioned.



Figure 1: A detail from Tompson's map of the parish of St Pancras published in 1804, showing the approximate location of the unbuilt number 7 The Grove. (North is to the right)



Figure 2: A detail from George Prickett's *Plan of Highgate* dated 1842



Figure 3: A detail from the 25" Ordnance Survey (London III) surveyed in 1863 and published in 1870



Figure 4: A view of 7 The Grove in 1945, showing the iron and glass canopy (London Metropolitan Archives)

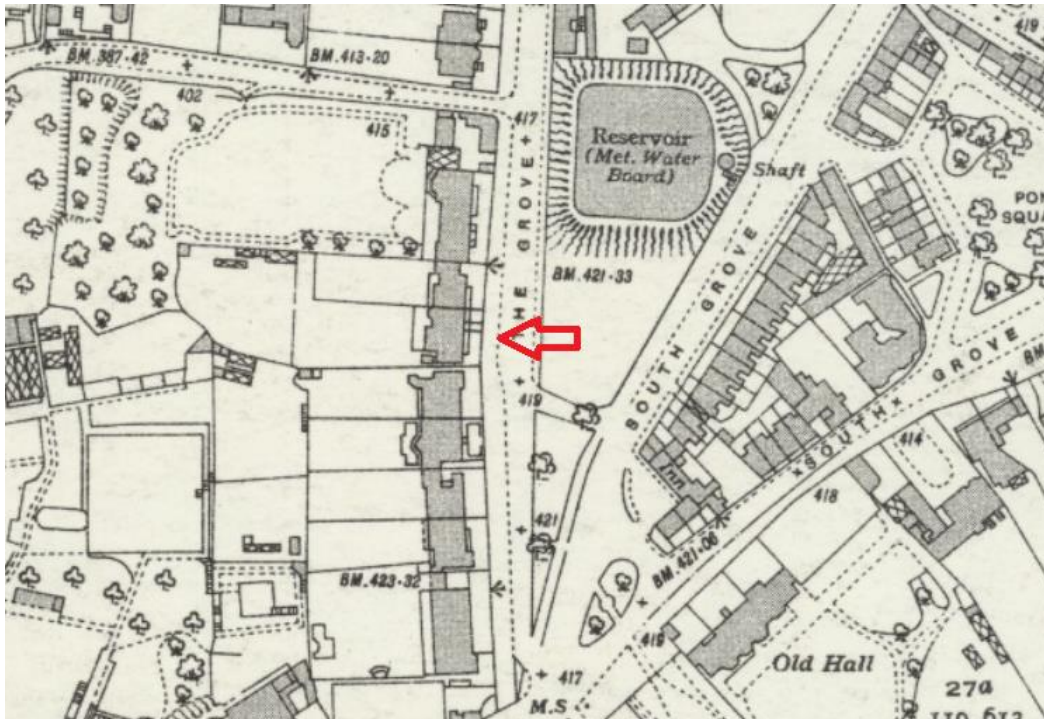


Figure 5: A detail from the 25" Ordnance Survey (London III) surveyed in 1936 and published in 1938

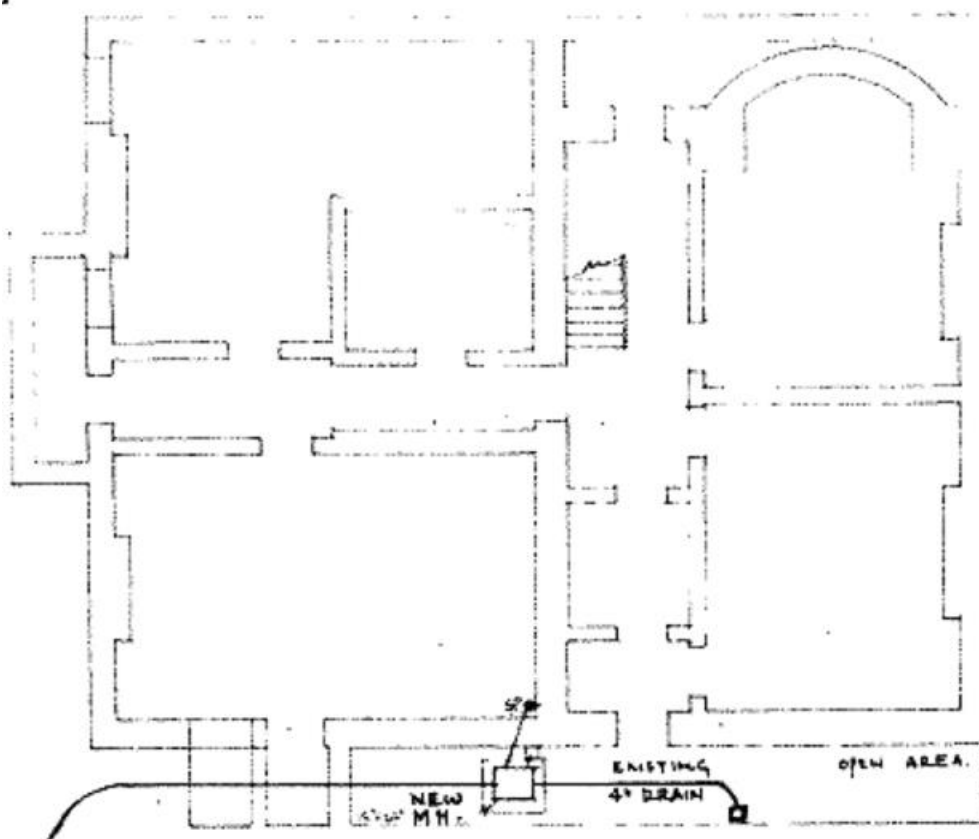


Figure 6: The basement plan in 1945 (Camden drainage records)

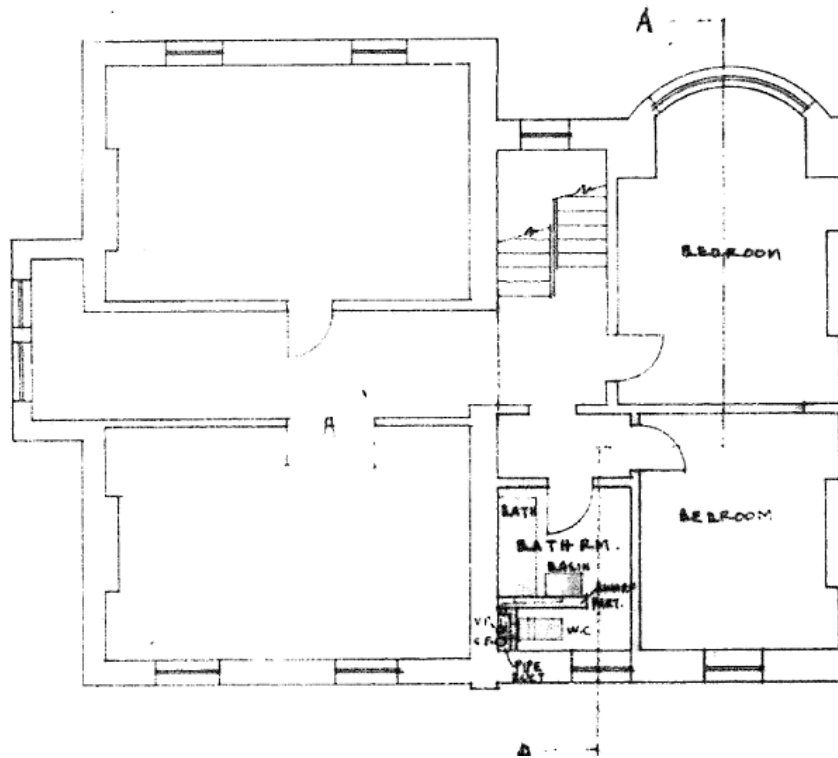


Figure 9: The first floor plan in 1945 before subdivision (Camden drainage records)

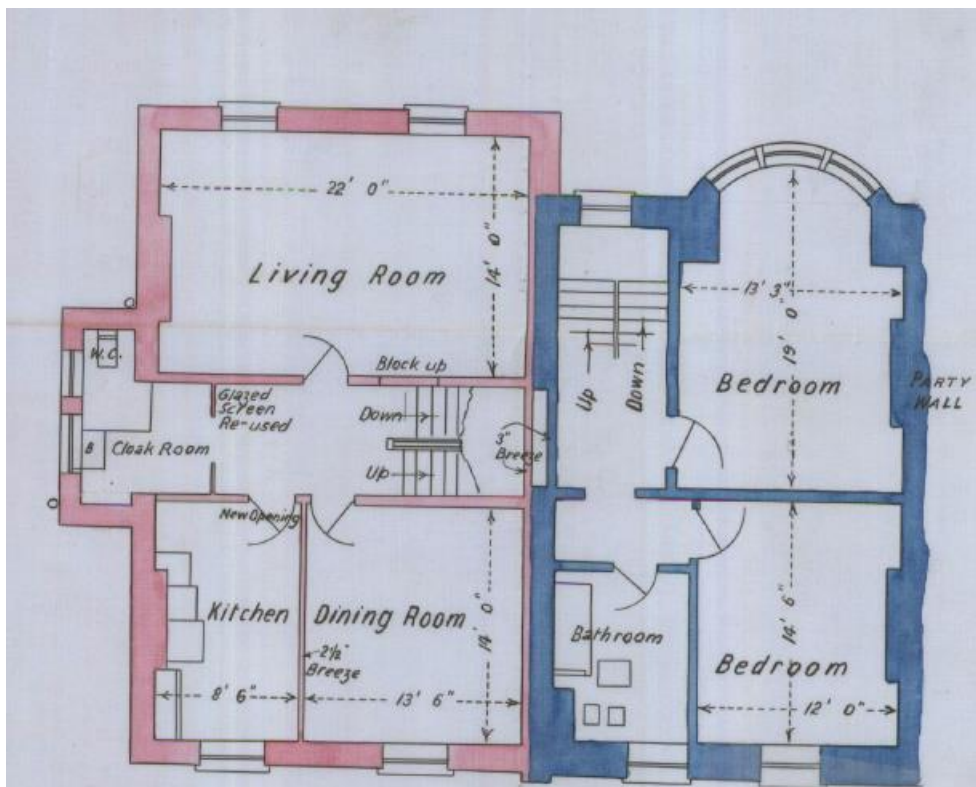


Figure 10: The first floor plans in 1948 after subdivision (Client's records)

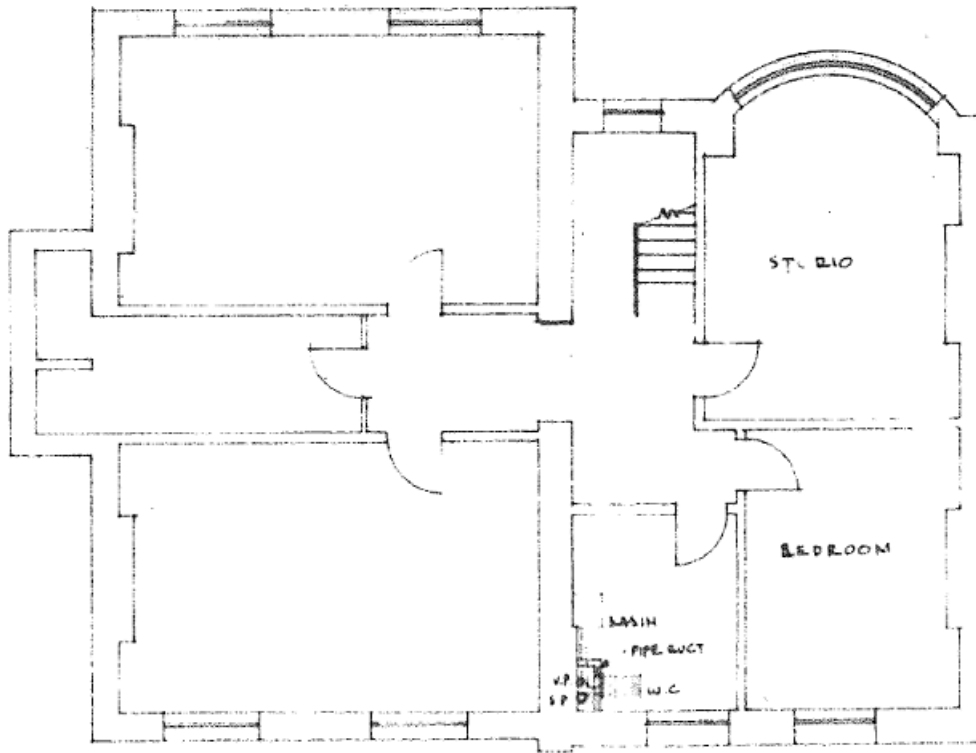


Figure 11: The second floor plan in 1945 (Camden drainage records)

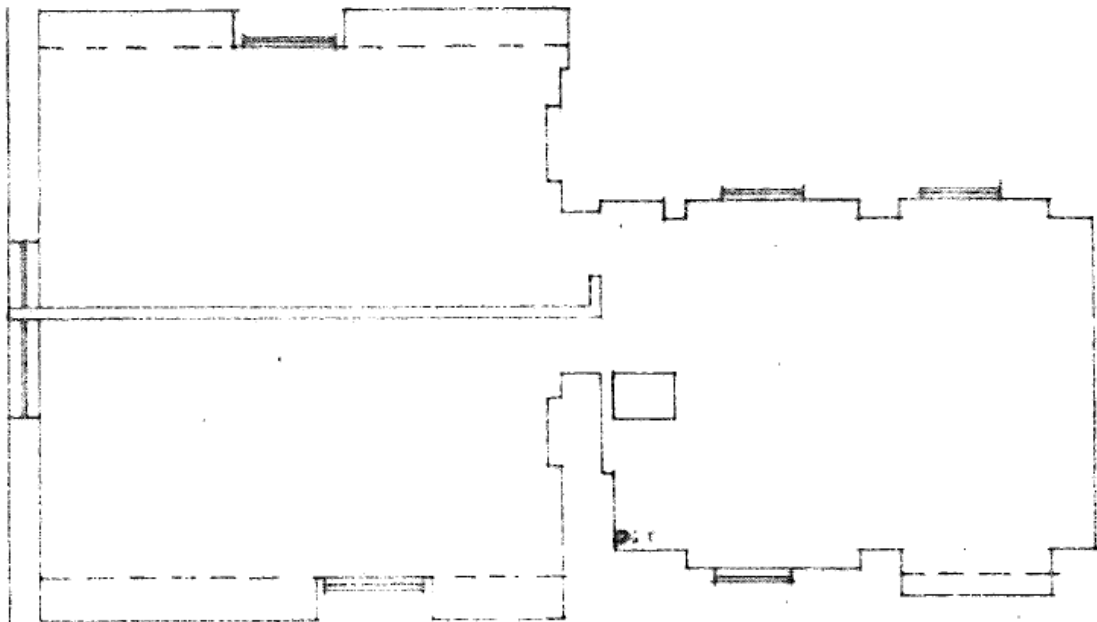


Figure 12: The third floor plan in 1945 (Camden drainage records)

3.0 Brief Description & Analysis

Exterior:

Number 7 The Grove was originally one of a pair of houses, built in the early 1830s. It was later doubled in size, with a substantial southern addition the same size as the original house, so that the original pair of houses now looks like a terrace of three, all three storeys high over a basement, two windows wide and built of yellow stock brick. The basement and ground floors are faced with banded stucco, the upper floors have brick pilaster strips on the party wall divisions and conventional late Georgian rectangular window openings with a mixture of timber sashes and timber casements. The original front doorway to number 7 has an enclosed brick porch with Doric pilasters. The south end elevation has a small central projection rising to the second floor with a lower modern projection to the front. The garden elevation of the original house is of brick, with a full-height bow at the north end. The garden elevation of the addition is faced with render and has round-headed windows to the ground floor. All the windows on the rear elevation have timber blind-boxes.



The front and side elevations



The garden elevation

Interior

Basement

The basement covers the entire footprint of the main building. Its basic planform has changed little since 1945 (see figure 6), but major works were carried out in the late 1980s to convert the front part of the basement into a self-contained flat. The main rooms were refurbished, with new lowered timber floors, doors and door surrounds, although some old doors were retained. Two of the window openings to the front area were cut down to form door openings, the area was partly glazed-in and the former coal vaults were adapted to make windowless kitchen and dining spaces.



The basement reception room, showing the openings into the former front area

Ground Floor:

The entrance hall has retained its original plaster ceiling of the 1830s. In the mid-nineteenth century the wall between the hall and the northern front room was removed to make a bigger hall and the rear room was enlarged by the addition of a lobby taken out of the former front room. The original doorway from the hall to the rear room was blocked-up. The floor has the remains of a mid-nineteenth century parquet covering with ornamental borders. In c1948 the wall between the hall and the front room was reinstated with a new doorway. The doors from the hall to the two northern rooms have large pedimented timber overdoors; that to the front room cannot be earlier than 1948. The front room has an egg and dart cornice, partly renewed. The rear room has a narrow entrance lobby with an opening to the main room which has been widened (on the evidence of the parquet floor). Both the lobby and the main room have an elaborate plaster cornices and the main space has a white marble chimneypiece. The opening from the hallway through the original external side wall to the southern part of the house is surprisingly crude, without any detailing, perhaps as a result of the 1948 alterations. The south west room has been narrowed by the insertion of a corridor along its eastern side and has a modern ceiling and a large timber chimneypiece which is apparently a recent insertion.



The entrance hall



Ground floor, north west room



Ground floor, south west room

Main Stair

The main stair is a curious hybrid, of different dates with clear signs of alteration. Between ground and first floor it has heavy almost neo-Jacobean newels, a closed string and a moulded oak handrail on metal S-shaped supports. From first to second it has a cut string and turned timber balusters. The upper flights are mid-Victorian in character and could date from the enlargement of the house in the 1850s. The detailing of the lower flights is cruder and probably later. Some alterations may have been made in the 1940s when the house was subdivided.



(Left) The lowest flight of the main stair with a close string, heavy newel and S-shaped metal supports to the handrail and (Right) the flight from first to second floor with a cut string and timber balusters.

First Floor

The first floor stair landing has the same plaster cornice as the entrance hall, which is doubtless original. The surrounds to the two doorways have overdoors like those on the ground floor. The original front room was subdivided in 1913 to make a dressing room and bathroom with a shared lobby, destroying in the process a ceiling painting with cherubs, which is still visible in the larger room. The original plaster cornice with anthemion decoration still survives in both rooms and the lobby, though damaged in places. The rear north room has a delicate pedimented inner overdoor and a segmental arch opening to the bow window. The original plaster cornice with anthemion and egg and dart decoration survives and the room has moulded plaster ceiling decoration and a striking mid-nineteenth century marble chimneypiece.



First floor stair landing



First floor, ceiling in the north front room



First floor, north rear room

Second Floor

The ceiling of the staircase has the same plaster cornice decoration as the entrance hall which is presumably original. An arch at the stair head leads to the landing where a small stair with winders leads to the third floor. This stair is not shown on the drainage plans of 1913 or 1945 (fig.11), but there must have been a stair of some kind providing access to the habitable rooms in the roof space. When both houses were in single family occupation access may have been gained from number 8 (see below).

The detailing on this floor is generally simpler than the floors below, with plain moulded cornices throughout. As on the first floor, the original front room was subdivided c1913 to give a lobby serving a bedroom and a bathroom. The doors to these smaller rooms both have laylights above the door surround. The north front room has fitted cupboards flanking the chimneybreast which has a plain white statuary marble chimneypiece, possibly original. The rear bedroom also has fitted cupboards and a chimneypiece of figured marble.



Second Floor rear room

Third Floor

The roofspace extends across the whole width of the building, with one large room in the northern part of the building and two rooms in the southern part. At some time in the fairly recent past it has been made into self-contained accommodation with a kitchen, bathroom and two living rooms; listed building consent was granted in 1970 for the conversion of the top floor front room into a bathroom and kitchen (ref. EO/5/2/HB). The south western room has a small original chimneypiece, showing it was always a habitable space, probably a bedroom for servants. All the rooms have boarded floors and plain plastered walls and ceilings. Much of the plasterwork appears modern. The north room has two dormer windows cut into the roof slope. The two south rooms each have a single dormer in the roof slope and a small window-opening in the south end wall with modern casements. There is the scar of a door opening in the north end wall that presumably connected to the third floor of number 8, although this is not shown on the 1945 plan (fig 12).



Third Floor south west room

4.0 Assessment of Significance

The assessment of the significance of historic buildings and their settings is not an exact science but is based on detailed knowledge of the building type, a comparison with what exists elsewhere, and the extent to which it may be distinctive or have special meaning for different groups of people. Statutory designations provide some guide to the importance of historic buildings. Numbers 7, 7A & 8 The Grove were all listed at Grade II in 1954. Historic England guidance is that Grade II buildings are of special interest, warranting every effort to preserve them. The list description is included at Appendix 1. The buildings are also within the Highgate Conservation Area.

In 2008 English Heritage published *Conservation Principles*, which identified four principal heritage values which might be taken into account when assessing significance and which can be used to amplify the assessments in the statutory lists. These values are *Evidential*, deriving from the potential of a place to yield (mainly archaeological) evidence about past human activity; *Historical*, deriving from the ways in which past people, events and aspects of life can be connected through a place to the present; *Aesthetic*, deriving from the ways in which people draw sensory and intellectual stimulation from a place; *Communal*, deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

In 2012 the Department of Communities and Local Government issued the National Policy Planning Framework (slightly revised and updated in 2019) which suggests that for planning purposes, the significance of historic buildings should be assessed under the headings of *archaeological, architectural, artistic or historic* (which are closely related to the English Heritage values) and points out that significance derives not only from a heritage asset's physical presence but also from its setting. Heritage Significance is essentially a hierarchical concept, using descending levels of value. These follow guidelines established by James Semple Kerr, which have been adopted by the Heritage Lottery Fund, Historic England and others. The levels of significance are:

- *Exceptional* - important at national to international levels
- *Considerable* - important at regional level or sometimes higher
- *Some* - usually of local value only but possibly of regional significance for group or other value
- *Little* - of limited heritage or other value
- *Neutral* - features which neither enhance nor detract from the value of the site
- *Negative/intrusive* - features which detract from the value of the site

Evidential value/ Archaeological Significance

According to the *Survey of London*, the house appears to have been constructed on made up land which was part of the garden ground of a sixteenth or seventeenth century mansion called The Blue House. The gardens of numbers 1-6 The Grove have substantial retaining walls which were probably part of the original garden layout. There are no obvious remains of built structures in the garden of number 7 and there is probably little below-ground archaeology of any value, though the possibility cannot be ruled out. The original planform of the house has suffered considerable alteration and fittings are clearly of several different periods. Overall, the building is of ***Some Evidential Value***.

Historical Value and Significance

The house was probably part of a small-scale speculative development of the early 1830s by George Knights Smith on land which was originally part of the grounds of the Warner family mansion but came into the hands of Lord Southampton in the late eighteenth century. Much of the land was sold off by his grandson the 3rd Lord Southampton after 1832 for piecemeal development, creating what is now Fitzroy Park. Although its nineteenth century occupants were interesting local figures, it does not appear that number 7 is associated with anyone of national historical importance. Overall the house is of ***Some Historical Value and Significance***

Aesthetic Value/ Architectural Significance

7 The Grove is a substantial late Georgian and early-Victorian London house, with external walls of London stock brick and an internal structure built principally of timber. The original part of the house has a conventional plan, with two main rooms on each floor linked by a single main stair. Such houses were erected in their thousands by builders without benefit of an architect. What is slightly unusual is that the original house was doubled in size, probably in the 1850s, using the same architectural vocabulary though not to much architectural effect externally. The planform has seen several alterations, notably the formation of a new maisonette within the envelope of the original house in 1948, and the internal fittings and decoration clearly date from several different periods, which lessens any sense of architectural or stylistic coherence. The later fittings are not without interest as examples of later nineteenth and early twentieth century taste but they are not of any particular merit. Because of its Grade II listing, the house is of ***Considerable Aesthetic Value and Architectural Significance***, although the significance is tempered by the very considerable amount of internal alteration.

Communal Value

Number 7 The Grove has always been a private residence and has ***Little Communal Value***, except as a part of the street scene and an element in the Highgate Conservation Area.

5.0 The Proposed Works and their Impact on the Built Heritage

The current proposals are detailed in the drawings and statements prepared by Lisa Shell Architects. The more significant changes are described below.

5.1 Exterior:

All the proposed external works are minor in nature. On the front (east) elevation it is proposed to remove the 1980s covering from the front area and provide new railings of traditional pattern. On the south side elevation it is proposed to add a small single-storey extension behind the existing modern southern addition. The new structure will accommodate a new stair to the basement and a new southern entrance to the house through a new opening in the south end wall. The new addition will be in brick but the south side will be faced with channelled stucco, continuing the finish of the existing modern side extension. To the side/rear of the house, an existing blockwork outbuilding of recent construction, housing a sauna and garden store, will be replaced with a new garden store. The new store will be smaller than the existing structures, exposing more of the historic brick boundary wall.

On the rear (west) elevation, it is proposed to lower the cill of the central window in the south-west room to form a doorway onto the existing terrace. The terrace will be enlarged, retaining the existing steps down to the garden. A new cill band will be inserted across the full width of the rendered part of the elevation above the ground floor windows. The area/lightwell at the base of the projecting bow at the north end of the elevation will be re-opened and protected with a horizontal grill. New sash windows will be installed in the original basement openings. Modern safety handrails, visible from the street, will be removed from the roof and rear bay. The brick parapet at the head of the non-original bow window will be slightly raised and a simple steel rail installed to protect a small roof terrace accessed from the attic. One small conservation rooflight is proposed in the front roof slope and two in the rear slope to light the new third floor bathrooms and landing. These rooflights will be barely visible from ground level.

5.2 Interior:

At Basement level, the original partition walls will be preserved, but the front south room will be subdivided and a new WC will be added below the existing stair. New damp-proofing will be installed with a floor covering of woodblock in the front part of the house and recovered flagstones in the rear part. The front windows which have been cut down to floor level will be restored to their original size and new timber sashes will be installed. The existing opening in the south wall which originally gave access to a side stair, now blocked, will be repurposed to give access to a new side stair rising towards the rear of the house in a new external addition. An original window opening, connecting this new back stair to the Laundry/Utility space will be re-opened and an original doorway between the passage and the TV Room/Guest Bedroom will be reinstated.

At Ground Floor level, it is proposed to restore the original room arrangement in the northern part of the house which dates from the 1830s, retaining an opening between the front and rear rooms whose width will be reduced to the extent indicated by the surviving parquet pattern. Existing cornices will be made good as necessary and the front room will have a new chimneypiece. The doors from the entrance hall to the front and rear rooms will be restored to their original positions and the clumsy later timber overdoors will be removed.

In the southern part of the house, the present small kitchen on the north side will be reconfigured to provide a study and WC. The south west room will be restored to dimensions that are close to the original by partly removing the corridor inserted in the 1940s. The soffit of the 1948 stair within no. 7A now encroaches into the north east corner of the original room and so a niche are introduced and a cornice reinstated to recover the balance and detail of the room. The room will become a kitchen/dining room and the existing timber chimneypiece, which is apparently a fairly recent insertion, will be removed to be replaced by a cooker. A new door opening will be formed in the south west alcove to access the new single-storey extension accommodating a new side entrance to the house and the back stair to the basement.

The existing main stair from ground to first floor level with its ungainly twentieth-century detailing will be replaced by a stair continuing the detail of the earlier upper flights, with a cut string and turned balusters. The existing moulded timber handrail will be retained, but with swept turns.

At First Floor level, the landing will remain unchanged, save that the heavy late-nineteenth or early twentieth century overdoors will be removed. The front room will be restored to its original dimensions, making good the original cornice where necessary. In the former bathroom the timber architrave and shutters will be reinstated. The surviving part of the painted ceiling decoration will be retained and the plaster ceiling mouldings reinstated and the room will be given a new chimneypiece similar to that in the rear room. The front room will become a single large combined bathroom and dressing room and a new opening will be formed to the rear room, which will be the master bedroom. The opening will have panelled double doors.

At Second Floor level, the room layout will remain unaltered and the bathroom will be refitted with the cast iron sanitary ware salvaged from the first floor bathroom. On the landing, the main stair balustrade will be continued across the head of the stair well. The existing stair to the third floor, which almost certainly dates from the 1940s, will be replaced with a new painted timber stair of traditional appearance in the same location but rising in the opposite direction.

At Third Floor level, the reversing of the stair will require an alteration to the original south end wall of the 1830s house and a new enclosed landing will be formed at the head of the stair, lit by a laylight served by a conservation rooflight to the rear pitch. The existing bathroom in the south-east room will be reduced in size and the existing window in the south end wall will be lowered to form a doorway to a small balcony at the top of the projecting closet wing. A small new bathroom will be formed in the south west room. Both new bathrooms will be lit by small conservation roof-lights set between the rafters in the roof slope. The existing recessed dormers on both sides of the house will be retained, though with new sash windows, and the southernmost window on the west side will be lowered to form an access door to a small roof terrace at the top of the non-original bowed projection.

5.3 NPPF Advice

The National Planning Policy Framework (Section 16) advises local planning authorities on decision-making in relation to the historic environment. They are to take account of ‘the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’ (para.192). A key principle enshrined in the NPPF is the conservation of heritage assets and the presumption against harm to an asset’s significance (paras 193 & 194) and significance must be taken into account in assessing the impact of a proposal. Where a proposed development will lead to substantial harm to a

designated heritage asset, local planning authorities are instructed to refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (Section 196). In this case, there will be some alteration, so Section 196 of the NPPF applies because an alteration can amount to 'less than substantial harm'.

5.4 Conclusion

There will be very little change to the exterior of the building. The reinstatement of the front area and railings will be an enhancement. The small single storey addition proposed for the south end elevation will be inconspicuous, will be in keeping with the character of the house and will considerably improve the amenity. Other external changes are very minor. Internally, the alterations of the 1940s, including forming a maisonette in the middle part of the house, did considerable damage to the original planform and character of the building. The proposed works will go a long way towards restoring principal elements of the original 1830s and 1850s planform and will undo some of the unsympathetic later nineteenth century and twentieth century alteration and decorative treatment. Cornices and similar details will be made good and missing features like chimneypieces will be reinstated. As a result, the early and mid-nineteenth century character of the building will be better revealed.

Overall, the proposed alterations are well-considered with due regard to historic character. They will have no adverse impact on the significance of the listed building and will allow a continuing beneficial residential use which will help to preserve the fabric of the building in good condition.

6.0 Sources

Archive Sources

Court Rolls of the Manor of Cantelowes, transcribed and online at,
<http://www.camdenhistorysociety.org/cantelowes-court-rolls>

Camden Drainage plans

Census returns

Historic Maps

Client's own records

Published Sources

The Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate, 1936.

Victoria County History of Middlesex Vol 6, 1980, pp135-40

Appendix : List description

NUMBERS 7, 7A AND 8 AND ATTACHED RAILINGS

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378983

Date first listed: 10-Jun-1954

Statutory Address: NUMBERS 7, 7A AND 8 AND ATTACHED RAILINGS, 7, 7A AND 8, THE GROVE.

County: Greater London Authority

District: Camden (London Borough)

National Grid Reference: TQ 28180 87337

Details

CAMDEN

TQ2887SW THE GROVE 798-1/5/1611 (West side) 10/06/54 Nos.7, 7A AND 8 and attached railings

GV II

Row of 3 houses, perhaps originally one house. c1832 with additions. Yellow stock brick with rusticated stucco ground floor. Centre with plain brick pilasters separating houses through 1st and 2nd floors. 3 storeys and semi-basement. 2 windows each. No.7 with enclosed Doric portico; panelled door and overlight. Plain entrances to Nos 7A and 8 with patterned overlights and panelled doors. Gauged brick flat arches to recessed sashes; 1st floor with margin glazing (No.7 has casements) and cast-iron balconies. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached good cast-iron railings to areas and forecourt; gateway to No 7 with 1 openwork cast-iron box pillar, 2 to No.8. (Survey of London: Vol. XVII, The Village of Highgate, St Pancras I: London: - 1936: 92-4).

Listing NGR: TQ2817887329



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