

Statement of Significance

**7 The Grove, Highgate, N6 6JU
(Garden Landscape & Features)**



May 2022

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1.0 Introduction

A 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 and prepared by Neil Burton BA FSA IHBC, a director of The Architectural History Practice Ltd. This short statement, commissioned in March 2022, covers the garden landscape and should be read in conjunction with the earlier report.

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 Outline 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 (and later became known as Dorchester House), stood between the south end of The Grove and the site of the present Witanhurst. In c1682 Dorchester House and its large garden were acquired by William Blake and in the mid-1680s he built the present numbers 1-6 The Grove on part of the mansion house garden. The mansion house was briefly converted into a charity school for girls but was pulled down in the 1690s. The massive retaining wall at the foot of the upper gardens of numbers 1-6 was originally part of the enclosure of the Dorchester House pleasure grounds.

In 1610 a new house was built on a two acre site to the north of Dorchester House. In c1670 this property came into the hands of Sir Francis Pemberton who pulled down the 1610 house and built himself a new mansion, later known as Grove House. After Sir Francis died in 1699 the house and grounds 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, by now called Southampton House, was demolished before 1808 and George Fitzroy, 3rd Lord Southampton, incorporated most of the grounds in Fitzroy Farm, but from the early 1830s he began to sell off his Highgate property for redevelopment and it appears that numbers 7 and 8 The Grove were built on part of the former Grove House/Southampton House estate in 1833.²

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*.

² Information from Highgate Literary and Scientific Institute archivist.

John Rocque's map of the country 10 miles round London which was published in 1746 (fig.1) shows the land immediately north of 1-6 The Grove, on which numbers 7-9 The Grove were later built, as a rectangular plot planted with trees, possibly an orchard. John Tomson's map of the parish of St Pancras published in 1804 (fig.2) appears to show the same area of land as part of a formally laid-out pleasure garden, presumably belonging to the nearby Grove House/Southampton House. Both maps make it clear that the house and garden at 7 The Grove do not stand on part of the former garden of Dorchester House.

John Prickett's map of Highgate dated 1842 (fig.3) shows the newly-built numbers 7 & 8 The Grove and it is clear that although the houses were originally a semi-detached pair of equal size, the garden of number 7 was always larger than the garden of number 8, extending further to the west and wrapping round the west end of the garden of number 8. This is made clearer by the first Ordnance Survey map published in 1870 (fig.4), which also shows the detailed layout of the garden at that time. The eastern and western parts of the garden of number 7 are shown separated by what was probably a brick wall, but the alignment of the paths shows that the two parts of the garden were connected inside the southern boundary wall.

At some time between 1842 and 1870 a substantial addition the size of an entire new house was made on the south side of number 7. The additions 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. Mr Lodge was the manager of the Marine Insurance Company from 1839 until his retirement in 1888.³ The 1891 census shows his son Theophilus Lodge living next door at number 8; there are some indications that openings were made through the party wall to connect the two houses and the gardens may also have been linked.

After the death of Mr Lodge, the house was occupied for at least a decade by John Burnet Geake. 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 to 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 1948 the house was subdivided in a rather complicated fashion to provide a new maisonette, which forms the basis of the present number 7A.⁴ The maisonette had a new entrance door replacing a window opening at the south end of the façade. The rear garden was retained undivided as part of number 7.

³ Obituary in The Times 6 April 1893

⁴ Documents in the present owner's possession

There is no obvious connection between the changing ownership and occupation of the house and the layout of the back garden. The arrangement shown in the 1870 Ordnance Survey map, with numbers 7 and 8 The Grove having gardens of unequal size apparently continued until at least the Second World War, with minor variations. The 1895 Ordnance map (fig.5) shows openings at the north and south ends of the dividing wall between the upper lower gardens of number 7; the 1938 Ordnance map (fig.6) shows a single opening in the centre of the wall.

It appears that at some time during the Second World War the garden of 8 The Grove was enlarged at the expense of number 7. An aerial photograph taken in 1947 (fig.7) shows the layout of both gardens at that time and the 1952 Ordnance map (fig.8) confirms the new arrangement, which is similar to that which now exists.

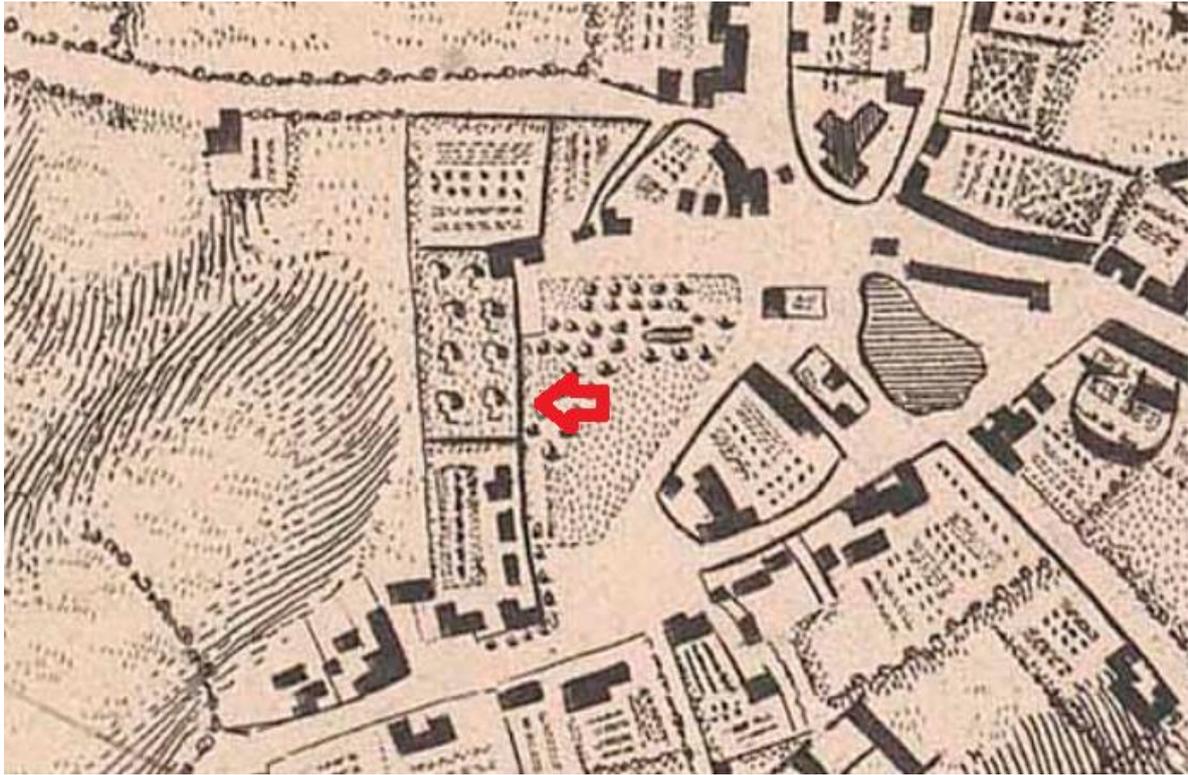


Figure 1: A detail from John Rocque's map 10 Miles round London published in 1746, showing the approximate location of 7 The Grove.



Figure 2: 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 3: A detail from George Prickett's *Plan of Highgate* dated 1842

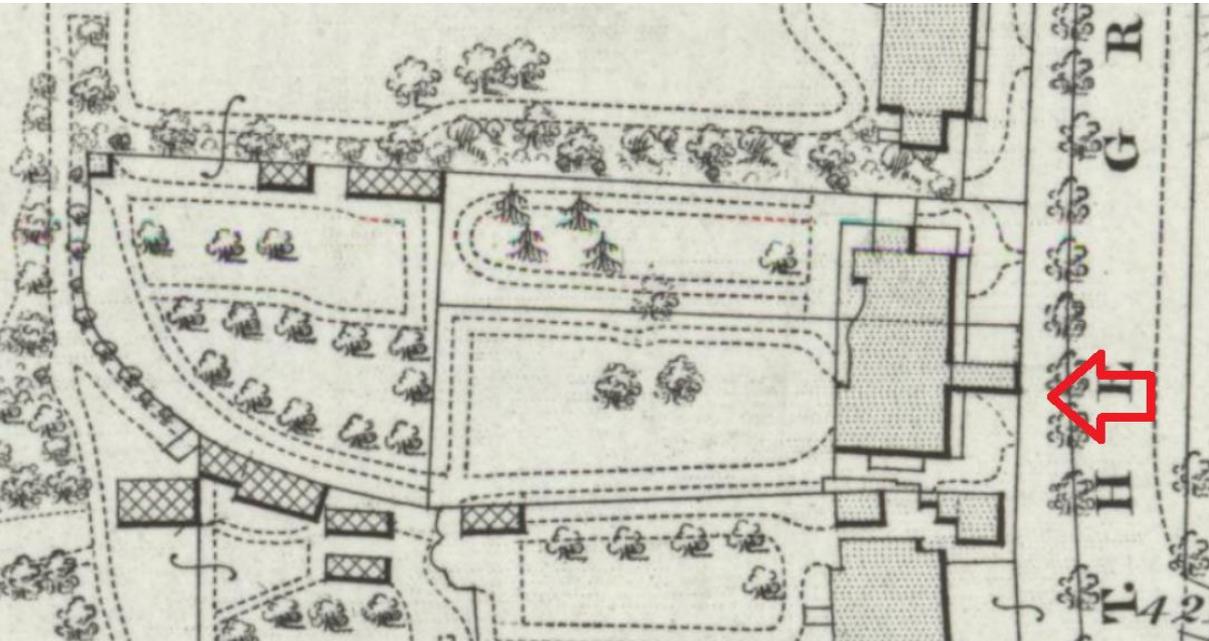


Figure 4: A detail from the 25" Ordnance Survey (London III) surveyed in 1863 and published in 1870

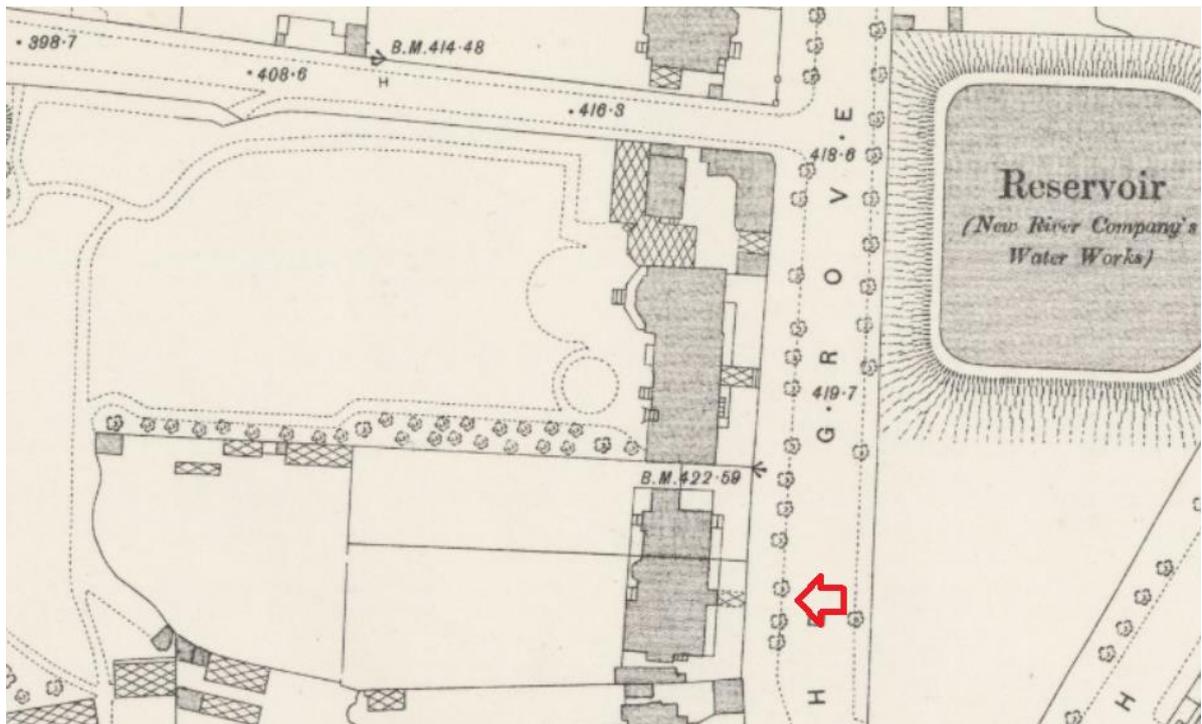


Figure 5: A detail from the 5':1 mile Ordnance Survey (London III.61), published in 1895



Figure 6: A detail from the 25'' Ordnance Survey (London III) surveyed in 1936 and published in 1938

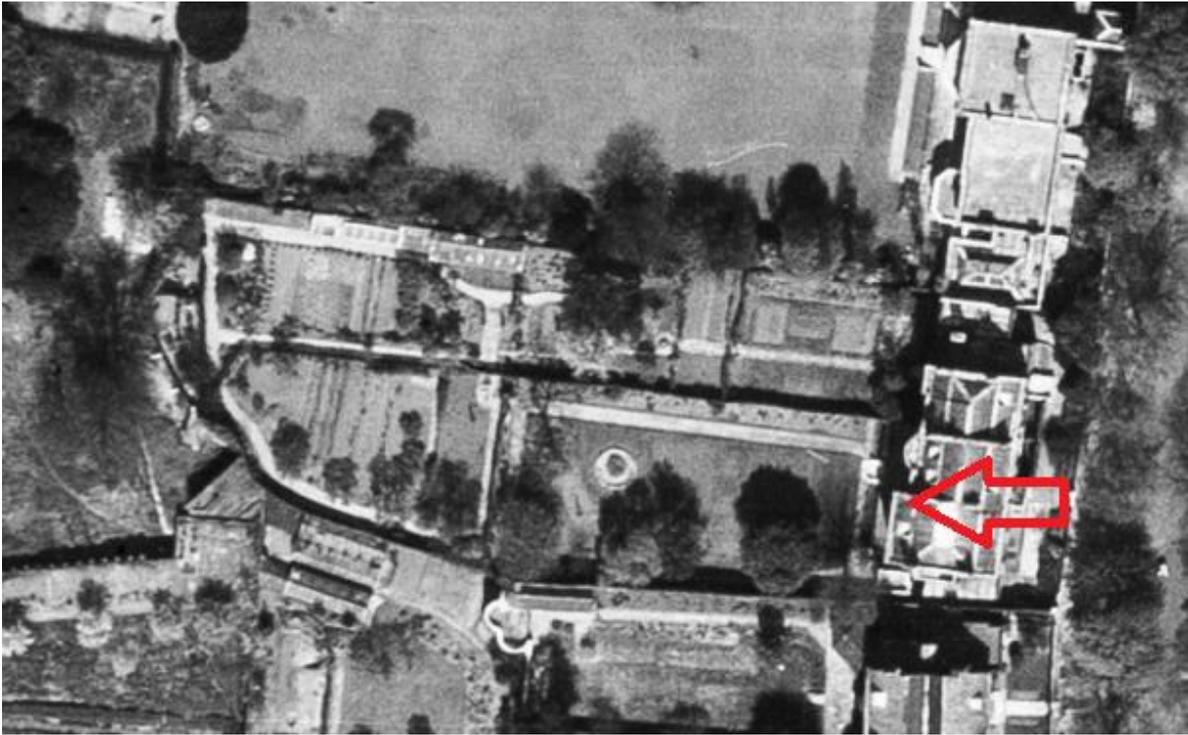


Fig.7: A detail from an aerial photograph of 1947 (Historic England)

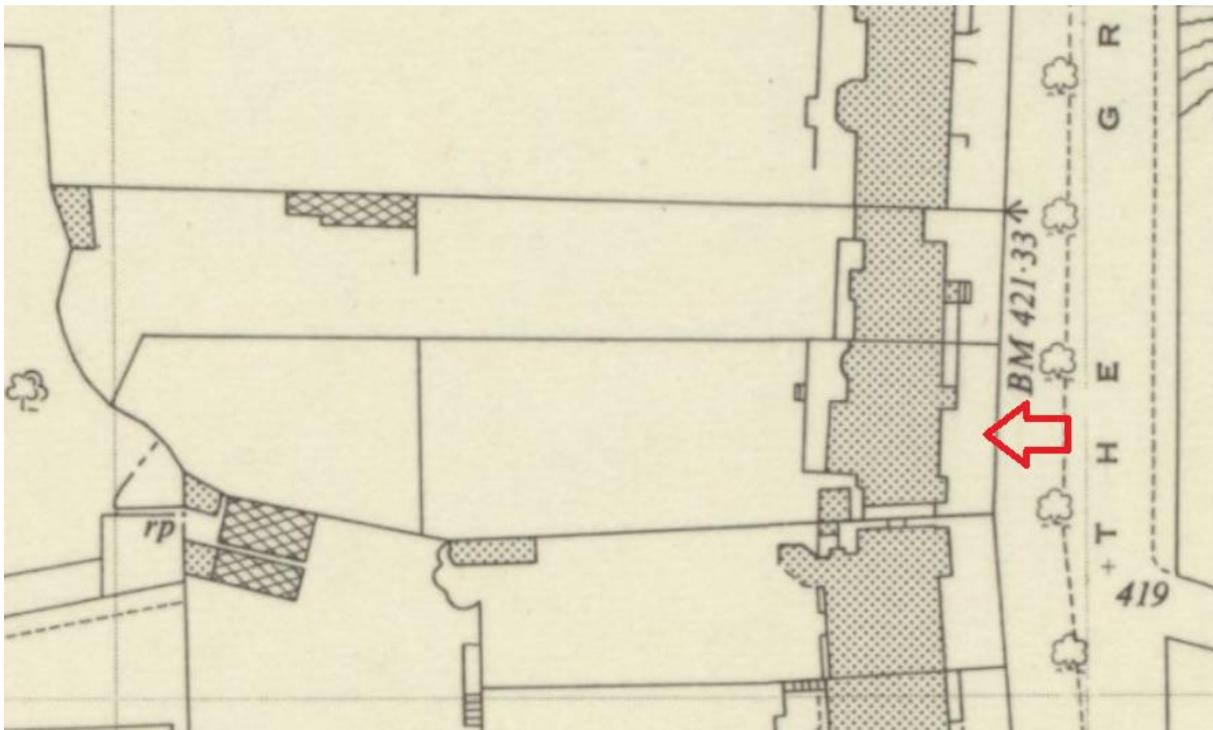


Figure 8: A detail from the 1:1250 Ordnance Survey (TQ 2887 -A) published in 1952

3.0 Brief Description & Analysis

The aerial photograph of 1947 (fig.7), shows that the garden was then largely open, with a large lawned upper garden with mature trees along the southern boundary and what was probably a vegetable plot in the lower garden with some bushes or small trees along the southern boundary. Since that date there has clearly been considerable additional ornamental planting in both the upper and lower gardens, which are now very overgrown. The principal built features are the terrace next to the house, the north and south boundary walls and a brick arcade marking the division between upper and lower gardens.

The terrace along most of the west elevation of the house (fig.10) dates from the early twentieth century. It is not shown on the 1895 Ordnance Survey (fig.5) but does appear on the 1938 map (fig.6). The terrace is paved with stone and has a brick-on-edge balustrade with concrete copings.

The garden boundary walls are clearly of several different dates. The south boundary wall of the upper garden (fig.11) is clearly the oldest. The lower section is of red brick laid in English bond, the upper part is faced with render. This wall is shared with the upper garden of no 6 The Grove and is listed Grade II as part of the curtilage walls of the seventeenth century Dorchester House (see list description in Appendix). The western section of the south boundary wall is of purple brick laid in Flemish bond and probably dates from the nineteenth century. The east part of the northern boundary wall is of red brick in garden wall bond with a brick-on-edge coping and again probably dates from the mid-nineteenth century. The western part is of modern red brick laid in stretcher bond.

The provenance of the brick arcade marking the division between the upper and lower gardens (fig.12) is unclear. There has been a wall of some kind on this line since at least the 1860s but no documentation has been found for the construction of the arcade. It is roughly made with coarse pointing, which may indicate a late nineteenth or early twentieth century date. The arcade is now leaning and is supported by modern brick buttresses.



Figure 9: The upper garden looking towards the house



Figure 10: The northern end of the terrace next to the house



Figure 11: The eastern part of the south boundary wall, probably of 17th century date



Figure 12: The brick arcade dividing the upper and lower gardens

4.0 Assessment of Significance

In 2012 the Department of Communities and Local Government issued the National Policy Planning Framework (slightly revised and updated in 2019 and 2021) 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. The customary 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

The most significant feature of the garden is that section of the southern boundary wall between the upper gardens of number 7 and number 6 which is probably a relic of the garden wall of the seventeenth century mansion Dorchester House and is listed Grade II on that account. This wall clearly has **considerable evidential value and historical significance**. The other parts of the boundary walls and the other built features of the garden, namely the terrace adjacent to the house and the brick arcade between the upper and lower gardens have little archaeological, architectural, artistic or historic significance, although the arcade has some picturesque value.

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. There are three principal areas of proposed work: the garden in front of the house, the terrace and yard at the rear of the house and the west end of the garden where it is proposed to make a new swimming pool with a pool house.

The Front Garden Area

In the front garden it is proposed to set back the existing cast iron railings in front of the southern front area onto a new low wall at the edge of the area and to provide new railings in front of the northern front area to match those in front of the southern area. It is also proposed to install new railings along the southern boundary with number 8 The Grove. New flower beds will be created in front of both areas and several existing flower beds will be widened. The existing York stone paving to the garden area will be retained.

All existing historic fabric (essentially the existing railings) will be retained and new railings of matching pattern will be installed where they have been removed in the past. The works will have no adverse effect on the significance of the listed building and will enhance the appearance of the building and the character of the conservation area.

The Rear Terrace

The existing early twentieth century terrace is relatively narrow, with a brick-on-edge balustrade with concrete copings. It is proposed to provide a new and slightly wider terrace on a new cantilevered concrete slab. The existing stone paving will be re-used, supplemented by new paving as necessary. The brick balustrade will be replaced by flower beds at terrace level but the existing steps will be retained and re-positioned on new concrete foundations. The proposed new terrace will have no adverse effect on the significance of the listed building. The existing terrace and brick balustrade are twentieth century additions of no architectural or historic interest in themselves.

The south end of the terrace connects to an open yard area, where a new garden store/bicycle store will be provided, set against the south garden wall. The new structure will be of timber; it will be enclosed with accoya wood boarding and will have a black zinc-covered monopitch roof with a rear valley gutter against the garden wall.

The new structure will be self-effacing and have no significant effect on the appearance of the main house. The wall against which it will be set is part of the Tudor boundary wall of number 6 The Grove which is listed Grade II (see appendix below). The new structure will be freestanding and independent of the listed wall, although it will be necessary to rake out one line of pointing for the flashing of the rear gutter.

The Pool House

At the western extremity of the garden it is proposed to make a new swimming pool, beyond the brick arcade which effectively divides the garden into two unequal parts. At the north end of the pool it is proposed to make a new pool house to provide changing rooms, a pizza oven and an open-fronted workspace for the preparation of meals. The impact of the proposed new pool house on the setting of 7 The Grove and adjacent listed buildings might be considered a material planning consideration and is probably best assessed under the principal headings suggested in the Historic England Good Practice Advice Note, *The Setting of Heritage Assets*, issued in 2017. These headings are: Location and Siting, Form and Appearance and Wider Effects.

Location and siting

The new pool house will be sited at west end of the garden, beyond the brick arcade. The larger eastern section of the structure will be set against the north garden wall; the western section will be set slightly forward, leaving an open space between the new structure and the garden wall. The east end will align with the existing open arcade across the garden, replacing an existing round-headed arch. Maps show that this part of the garden was open ground until the mid-twentieth century, when the garden of 8 The Grove was enlarged westwards at the expense of the garden of number 7 and the present brick dividing wall was built. The proposed pool house will not be intervisible with 7 The Grove or with any other listed buildings and will not affect any important views.

Form and appearance

The proposed new structure will be essentially rectangular on plan with a small extension to the west. The whole building will be single-storeyed and with a flat roof. At the west end of the larger eastern portion of the building will be a brick-built pizza oven with a small metal chimney rising above roof level. The main material will be brick, with timber sliding shutters capable of enclosing the whole of the front and a sedum covering to the roof. The structure is modest in scale and rises only very slightly above the level of the adjoining garden wall.

Wider Effects

Wider effects can include such things as change to built surroundings and spaces, change to skyline, silhouette, noise, odour, vibration, dust, etc., lighting effects and ‘light spill’, change to general character (eg urbanising or industrialising), changes to public access, use or amenity, changes to land use, land cover, tree cover, changes to communication and car-parking, and changes to ownership arrangements. In this case the creation of a new swimming pool with a pool house will increase the amount of activity in this section of the garden, but this will not be unduly disruptive or damaging to the setting. Numbers 6 and 8 The Grove both have swimming pools in roughly the same relative location in their gardens and number 8 also has a substantial pool house.

Conclusion

The National Planning Policy Framework, as re-issued in July 2021 (Section 16) advises local planning authorities 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.197). A key principle enshrined in the NPPF is the conservation of heritage assets and the presumption against harm to an asset’s significance (para 199) and such significance must be taken into account in assessing the impact of a proposal. 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 (para 202). In this case para 202 of the NPPF applies because even minor alterations can amount to ‘less than substantial harm’.

The proposed alterations to the front garden and rear terrace will not be harmful. The reinstatement of appropriate railings to the northern front area will be wholly beneficial to the listed building and will also enhance the character of the conservation area. The slight enlargement of the rear terrace and the removal of the mid-twentieth century brick balustrade is a minor alteration which will not affect the significance of the listed building. The construction of a new garden store and bicycle store against the garden wall at the south end of the rear terrace will not adversely affect the setting of number 7 and will have no harmful effect on the listed garden wall.

The proposed new pool house is removed some distance from the listed building and is screened from it by an existing open brick arcade, as well as by planting. The new structure will have no effect on the setting of number 7, or of any other listed building.

6.0 Sources

Archive Sources

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

Historic Maps

Historic England aerial photographs

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, pp122-135

Appendix : List descriptions

NUMBERS 7, 7A AND 8 THE GROVE 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

GARDEN WALLS, TERRACES AND STEPS OF NUMBERS 1-6 AND GARDEN ARBOUR TO NUMBER 6, THE GROVE

Heritage Category: Listed Building

Grade: II

List Entry Number:1378982

Date first listed:14-May-1974

Statutory Address: GARDEN WALLS, TERRACES AND STEPS OF NUMBERS 1-6 AND GARDEN ARBOUR TO NUMBER 6, THE GROVE

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 28138 87293

Details

CAMDEN

TQ2887SW THE GROVE 798-1/5/1610 Garden walls, terraces and steps of 14/05/74 Nos.1-6 (consec) & Garden arbour to No.6.

GV II

Gardens walls, terraces and steps and garden arbour in the rear gardens of Nos 1-6 (qqv). c1600 with later alterations and additions. The northern and western terrace walls were the curtilage walls of the C17 mansion, Dorchester House (demolished c1688-9) which formerly stood east of Witanhurst. Red brick garden walls with parapets, terraces and steps leading to lower garden. In garden of No.6, in north-west corner, remains of a red brick arbour of c1600 with curved bastions (mostly rebuilt overlooking garden); north wall with half round columns and round-arched niches flanking arched doorway with later blocking. (Survey of London: Vol. XVII, The Village of Highgate, St Pancras I: London: -1936: 77-94).

(**NB**, the north garden wall of 6 The Grove forms the southern boundary of the garden of number 7 The Grove)



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