

# **Highgate Conservation Area Appraisal and Management Proposals**

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## **Part 1: Conservation Area Appraisal**

### **Introduction**

#### **Purpose of the appraisal**

Conservation Area Appraisals and Management Strategies are recognised as being of considerable importance in providing a sound basis for guiding the types of alterations and development that are likely to be acceptable or unacceptable in each area. The purpose of the documents is to provide a clear indication of the Council's approach to the preservation and enhancement of the Highgate Conservation Area. The Appraisal and Management Strategy are for the use of local residents, community groups, businesses, property owners, architects and developers and is an aid to the formulation and design of development proposals and change in this particular area.

The documents will be used by the Council in the assessment of all development proposals.

It should be noted that the London Borough of Haringey has designated a Highgate Conservation Area, which covers the area to the east and north of the High Street (please refer to map in Appendix 6).

### **The Planning policy context**

#### **National planning policy**

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Designation provides the basis for policies designed to preserve or enhance the special interest of such an area.

Section 4 of the Planning Policy Guidance 15, Planning and the Historic Environment, 1994, gives guidance regarding planning issues in conservation areas.

Planning Policy Guidance 16, Archaeology and Planning, 1990.

#### **Local planning policy**

The Council's policies and guidance for Conservation Areas are contained in the Replacement Unitary Development Plan 2006 and the Supplementary Planning Guidance 2006.

Links to these policy documents can be found at the end of this report

## **Summary of special interest of the Highgate Conservation Area**

The essential character of the Highgate Conservation Area is of a close-knit village crowning one of the twin hills to the north of London. Highgate's proximity to London, combined with the benefits of its elevated position, providing clean air, spring water and open spaces, has ensured that from its earliest beginnings in about the 14<sup>th</sup> century, it has been a very popular place to live or visit. The generally 18<sup>th</sup> and 19<sup>th</sup> century character of the present buildings may conceal the existence of earlier structures; for example, a late medieval jettied timber structure has been identified within one of the High Street buildings across the borough boundary in Haringey. The early village high street with its characterful small-scale houses and traditionally fronted shops and businesses and the open square, around the site of the original pond remain the heart of the village. Large and fashionable historic houses from the 17<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries stand clustering around the historic core, and imposing properties set in landscaped gardens stand on the hill slopes below the village enjoying the southern aspect. From Highgate looking south there are wide-reaching views of London with Crystal Palace and the North Downs forming a distant backdrop.

The Highgate Conservation Area, in particular, enjoys a wealth of open spaces and green surroundings. Lanes and farm names live on alongside open areas of allotments and parks, Hampstead Heath, Highgate Cemetery, Waterlow Park, South Grove reservoir, Fitzroy Park allotments and the many large gardens contribute to the informal landscape setting and rural atmosphere which is an important part of the Conservation Area character. Highgate Cemetery, opened in 1839, forms a large and important part of this Conservation Area. Dating from the 19<sup>th</sup> century, many of the monuments and tombs within the East and West Cemeteries are individually protected by statutory listing, while in recognition of the importance of the landscaping the cemeteries are included in the List of Historic Parks and Gardens.

The character of the Highgate Conservation Area is formed by the relationship of topography, open spaces, urban form and architectural details.

### **Conservation Area designation history**

Highgate was designated as a Conservation Area in 1968 and extended in 1978 and 1992. In April 1978 the Council designated West Hill and the eastern part of the cemetery, including Holly Village. On 4<sup>th</sup> February 1992 the Conservation Area was extended to include the Whittington Hospital site. At that time the South Highgate/ Dartmouth Park areas were designated as a Conservation Area. Holly Village and the area around St. Anne's Close and Highgate Road were transferred to Dartmouth Park Conservation Area.

A designated strategic view cuts across the western edge of the Conservation Area between Kenwood and St Paul's.

Part of the Conservation area is designated as an Archaeological Priority Area.

## **Location and Setting**

### Location

Highgate is situated in north London and occupies the north-east corner of the Borough of Camden. Highgate village is divided between the London Boroughs of Camden, Haringey and Islington, and lies close to the boundary with the London Borough of Barnet (please refer to map in Appendix 6). The northern edge of the Conservation Area follows the Borough boundary along Hampstead Road and runs through the middle of the High Street, curving south down Dartmouth Park Hill. The ancient village of Hampstead lies about two miles to the West, and the Highgate Conservation Area borders the Metropolitan Open Land of Hampstead Heath along its western boundary.

### General character and plan form

The Highgate Conservation Area has a variety of plan forms. The historic village, centred around the High Street, has a relatively random pattern of plot sizes which tends to reflect the importance of the individual properties. The Conservation Area also contains late Georgian and Victorian terraced developments which conform to a regular plot size, typical of speculative development of the period.

The tight knit and informal development, and the early 19th century speculative development are in marked contrast with the large open areas of Highgate Cemetery, Waterlow Park and the allotments in Fitzroy Park. Further contrast is given by the large imposing properties of Fitzroy Park set within generous landscaped gardens. The whole western boundary of the Conservation Area borders Hampstead Heath which with the wooded landscape of the northern part of Highgate West Hill forms a very rural character.

### Topography

The village of Highgate lies at the top of Highgate Hill, 129.2 m. above sea level and 4.8 m. below the highest point of London, in Hampstead, to the West. The highest parts of the hills are covered by sand and gravel while the lower reaches gradually change to London Clay. The area has many springs, streams and ponds.

## **Historic development**

The village of Highgate originated as a hamlet at the south-eastern corner of the mediaeval Bishop of London's estate. The area of Highgate was within the diocese of the Bishop of London from the 7th century and eventually became divided between the parishes of St Pancras and Hornsey. The Bishops used the rich parkland for hunting from 1227 until the confiscation of church lands by Henry VIII in the 1530's. Highgate has a long history of being an area divided between different authorities. It used to straddle the boundaries of St Pancras and Hornsey parishes, then the Borough councils of the same name and now the London Boroughs of Camden and Haringey.

Although the direct route to the north was opened in 1386 as a toll road by the Bishop of London, Highgate Hill was not developed as a main thoroughfare until the reign of Queen Elizabeth I. There is evidence of buildings in Highgate Village from the Canteloves manor court rolls that date from the 15th century and there was some ribbon development along Highgate Hill in the 16th and 17th centuries. It became a popular spot for the wealthy to build their country retreats. Lauderdale House dates from the 16th century. By 1553 there were five licensed inns in Highgate, reflecting the numbers traveling through the area. The expansion of the village into a small town occurred in the 18th century. West Hill was not constructed until the end of the 17th century and prior to that Millfield Lane was the route north linking Highgate Road with Hampstead Road. The Bishop of London established a tollgate in the fourteenth century (1386) at the highest point on the hill, where the North Road and Hampstead Lane now meet and where the Gatehouse Public house stands. The tollgate was probably known as 'High Gate', it was closed in 1876 as were all tollgates, and it was finally removed in 1892. There was an ancient footpath from the foot of Swains Lane to St Michaels until 1905 when Mr. Burdett Coutts gave land to widen Swains Lane and paid £1000 in return for gaining control of the footpath. Inns such as the Gate House, the Angel, the Flask, and others provided stopping points on what, by the 18<sup>th</sup> century, had become the main driving road from the North to London; over 40 have been recorded in Highgate over the centuries.

The hamlet that grew up in Highgate had no parish church of its own until 1832. The only chapel was found within the grounds of Highgate School (within Haringey). The Village was attractive to non-conformists as it lay outside the restrictions of the Five Mile Act 1665 that precluded non-conformist clergymen from preaching within 5 miles of corporate towns.

By the late 17th century the first larger brick houses were built. Nos 1-6 The Grove were built by William Blake who developed the land in order to raise money for an orphanage he had established. Relating to the 18th century Cherry and Pevsner state "the whole area still has the character of a favourite 18th century residential settlement near London." The main period of the development of Highgate was during the 18th century by which time a small town had been created. Historically, the centre of the town lay around Pond Square, today a quiet backwater. The ponds were created in 1845 and continued to supply drinking water until 1864, when they were filled in, For much of the 18th and 19th centuries, the spread of Highgate was limited by the rights of large estates on the south and west facing slopes leading down to the Heath. Some large mansions were built, such as Fitzroy House in 1770,

a Palladian villa later demolished in 1828. The grounds extended across the area now covered by Fitzroy Park and its houses. The carriageway to the house became Fitzroy Park.

In the 19th century, Highgate remained one of the most desirable parts of London in which to live, with smaller scale houses being built among the fine 18th century residences. Sir Sydney Waterlow gave one of the area's most outstanding houses, Lauderdale House, to St Bartholomew's Hospital as a recuperation centre. Subsequently it was passed to the London County Council for restoration and for the use of the Public.

Waterlow Park was given to the community in 1889 by Sir Sydney Waterlow and became such a popular place that when Sir Sydney last visited the park in 1904, all the local children lined up and cheered him. A memorial statue to him was unveiled in 1900 by the Duchess of Argyle. The park now belongs to London Borough of Camden.

Highgate West Cemetery, the older part, dating from 1838, was established by the London Cemetery Company. The original 20 acre site had been part of the grounds of the mansion belonging to Sir James Ashurst, who was Lord Mayor of London in 1693, where St. Michael's Church now stands. The cemetery was consecrated in May 1839 by the Bishop of London; it was immediately successful and became popular as a place of burial and a focal point for visitors who came to enjoy the magnificent views over London as much as the artistry of the memorials. 'In such a place the aspect of death is softened' wrote The Lady's' Newspaper in 1850.

In the 1960s the United Cemetery Company had run out of money and Highgate Cemetery was under threat. In 1975 the Friends of Highgate Cemetery was founded. The cemetery is now owned by a company whose directors are members of the Friends of Highgate Cemetery.

Millfield Lane had a few cottages and farm buildings established by the 18th century, by which time the land had become part of the Southampton Estates, owned by the Fitzroy family. By the mid 19th century the benefits of the proximity of the Heath had resulted in the construction of some larger villas on what had been market gardens on the south facing slopes. The development of this edge to Highgate proceeded gradually but consistently over the next century. Development in the late 19th century continued as the houses along West Hill were developed and Bisham Gardens was constructed.

A small hospital was built on the site of what is now the Whittington Hospital in 1846, moving from Kings Cross: it included isolation rooms for smallpox together with a vaccination centre. The hospital, together with three nearby hospitals erected for the treatment of fever, was taken over by the London County Council in 1929. The hospitals were amalgamated after the Second World War and renamed the

Whittington Hospital. In 1948 the National Health Service assumed responsibility for the unified hospital in the area.

During the 20th century there have been some important architectural contributions to the Conservation Area. After the Second World War a number of houses were built in the Fitzroy Park and Millfield Lane area, as well as in the village. Several such houses were designed by architects for their own occupation. They tended, therefore, to be low-budget houses, but embodied original thinking about construction and lifestyles. In *Modern Buildings in London* (1964), Ian Nairn describes areas of Highgate as, 'A leafy sequence of streets where there are enough modern buildings to act as happy inflections to a connected walk... Here half a dozen people have contributed separately, and the total effect transforms what might elsewhere have been quite modest designs.'

In the post-war period, several of the larger houses were sub-divided into flats while the 1870s Athlone House, formerly known as Caen Wood Towers, was adapted for hospital use. It has since closed and the site has been sold for development, the eastern half into three blocks of flats which were designed to minimize visibility from Hampstead Heath. Other larger properties, such as Witanhurst, sold in 2007, are at risk as no viable use can be found for them. Some of the large landscaped gardens have been developed as exclusive housing estates, often with restricted public access and high security. In the 21st century, the Conservation Area is facing unprecedented pressure for residential development, often involving the demolition of existing single family dwellings to create luxury residences of high specification with potentially inappropriate scale and design for the character of the area.

## Character Appraisal - Sub Areas

1. HIGHGATE VILLAGE.
2. FITZROY PARK.
3. WATERLOW PARK & CEMETERIES.
4. THE WHITTINGTON HOSPITAL.
5. MERTON LANE & MILLFIELD LANE.

Each of the sub-areas is described in detail in the following text.

### Sub-Area 1: HIGHGATE VILLAGE

Sub-Area One forms the historic 'core' of the Conservation Area, developed along the major roads which crossed the high ground to the north of London. This area has the most intense development within the Conservation Area, rich in form and detail. It has all the elements expected of a village with a shopping frontage in the High Street, grand houses, simple cottages, public buildings and a central square. The grand houses reflect the fact that Highgate has been a desirable residential area since the late 17<sup>th</sup> century. There are a series of strong edges that define the village core around which the rest of Highgate has developed.

**Bacon's Lane** This narrow lane lies on the slope south of South Grove, and benefits from views of the trees in Highgate West Cemetery. The narrow entrance to this private road is marked by a metal barrier and by rough hewn granite bollards and kerbs, and is concealed by the high red brick walls to the corner properties. On the east side of the lane the older garden walls have robust brick buttresses which are in need of repointing and repair. The enclave was developed in the 1950s when a distinct group of eight houses were built on the site of the Old Hall kitchen garden and orchard and of a 19<sup>th</sup> century house. Mr Osborne, the then owner of the Old Hall, offered building plots for sale to a number of architects who built their own houses. The name 'Bacon's Lane' was derived from the account in John Aubrey's *Brief Lives* of how Francis Bacon, First Earl of Verulum, conducted an experiment in stuffing a live goose with snow at the foot of Highgate Hill. Bacon caught a chill and was carried to Lord Arundel's house, on the site of the Old Hall, where he died.

There is a sense of openness: boundaries between properties are minimal, reminiscent of the former garden, although some of the houses are deliberately concealed from the rest of the group. The siting and design of each property has its own style but the group is cohesive and a covenant on the site prevented the houses from rising more than two-storeys. **Nos 1 & 2** by Peter Cocke of Architects Co-Partnership, c1960, are low-rise one-storey dwellings. **No 3**, built for the Rubens family, is a solid, double-fronted, two-storey property of a more conventional form with a pitched roof and a distinct

stone-clad chimney/balcony feature at the rear, reminiscent of the 1950s. **No 4**, a house by and for the Australian architect W L Yuille, dates from 1957, and responds to the site and to existing trees. It is a single-storey building of a pinwheel shape, with top-lit rooms. **No 5** was designed by Anthony Cox, an architect who specialised in school design for Hertfordshire County Council. **Nos 6, 7 & 8** were designed by Leonard Manasseh and were built on the site of the 19<sup>th</sup> century house. No 6, his own house dating from 1959, impacts on the skyline due to its unequally pitched roof which is punctured by a raised skylight. Rectilinear in plan, the house expresses clarity of structure and materials, using reclaimed bricks. A statue of a lady in the garden by Daphne Hardy Henion, is visible from the road. Although the house enjoys wonderful views of the cemetery, the site suffers from subsidence.

**Bisham Gardens** to the west of Highgate High Street, differs from other streets in the village, due to the speculative 19<sup>th</sup> century nature of its densely and uniformly developed terraces and semi-detached properties. The houses were built on the site of Bisham House, which survived at least until 1875. The street sits along the contour of the hill and there are views towards St Michael's Church to the west. It is dominated by two-storey terraced housing, influenced by Dutch architecture, constructed from red brick with stone and stucco dressings most of which have been painted white, and with slate-covered roofs. Of a repetitive design, the houses have projecting square bays, each containing two windows at ground and first-floor levels, and a third-floor gable window, in front of a mansard roof. The entrance bays have projecting brick porches originally surmounted by balconies. The houses have retained their original fenestration with small fixed lights in the upper sashes. Many front doors survive: painted timber with glazed upper panels, stained glass consisting of coloured square quarries in doors and fanlights. Several properties have original glazed tiling lining the recesses to the front entrance doors, and have retained their coalhole covers. A mixture of rooflights have been installed, together with dormers of varying proportions and materials, sometimes negatively impacting on the Conservation Area.

The front boundary walls along Bisham Gardens, originally rugged piled brickwork with engineering brick copings, have changed over time; many examples on the north side are intact, whereas many on the south side have been rendered and painted. Few of the original cast-iron railings remain.

On the south side **No 2** projects forward of the established building line and consists of a single-bay gabled front elevation. At the west end are three pairs of substantial semi-detached houses and one detached house of a different form. On the north side, **Nos 1 & 3** are a double-fronted semi-detached pair. The detached house, **No 23**, is built in London stock brick beneath a string course of rich red bricks surmounted by a stuccoed parapet. This converted industrial building adjacent to the radio mast (see paragraph below) is raised

above street level behind a plain stock brick wall. The semi-detached houses, **Nos 26-32**, are two storeys high, with angled bay windows. **Nos 34 & 36** are three storeys with canted bays at ground and first-floor levels. Most houses on the north side have dormer windows set into the rear north-facing roof slope, many of which have been enlarged. The insensitive rear roof additions on the south side of the street are highly visible in long views from Waterlow Park and from Highgate West Cemetery.

The view to the west end of Bisham Gardens is marred by the tall radio mast. Although this tower is a local landmark, it is out of keeping with the Conservation Area by way of its height, scale and detailing. At the east end of the street, on the north side, the untidy backs of properties on Highgate High Street are visible.

**Hampstead Lane** runs west from the High Street towards Kenwood House and Hampstead. The road slopes downhill towards the west and forms the borough boundary with Haringey. As such, only the south side of the road is in the Conservation Area. There is a range of mid to late 19<sup>th</sup> century houses, and some 20<sup>th</sup> century infill. Although there is variety in the detail and materials, the overall character is determined by the scale and relationship of the buildings to each other and to the road.

At the junction of Highgate West Hill with Hampstead Lane stands the Gatehouse Public House. The earliest mention of the Gatehouse in the licensing records was in 1670. Curiously, the borough boundary between Middlesex and London ran through the building. When the hall was used as a courtroom, a rope divided the sessions to ensure prisoners did not escape to another authority's area. More recently, Camden and Haringey shared responsibility for the building, but in 1993 the boundary was moved a few feet to allow Camden overall control. The building was rebuilt in 1905 in the present mock-Tudor style and is a prominent landmark, forming a group with No 1 Hampstead Lane. Comprising three storeys, this imposing building is typical of the Edwardian period, constructed from red brick with half-timbered, heavily gabled upper floors. The corner location is accentuated by a turret. A plaque on the flank wall reads, 'Hornsey Parish 1859; S, P & P 1791'. The service area contains well preserved granite cobbles, and the pavement outside is finished in York stone paving. There are vistas from the Gatehouse into Pond Square. **No 1** is a gabled red brick building with slate-covered pitched roofs, contemporary with the Gatehouse. It houses two restaurants at ground floor level, Zizzi and Dim T. The building sits hard on the pavement and the ground floor has been opened up to provide a fully glazed shop front with a large projecting bay window above, set beneath a projecting timbered gable. The gabled north-east wall of No 1 contains an engraving showing the original building on the site.

**No 3** dates from the late 20<sup>th</sup> century and attempts to be contextual with its neighbours; it is a twin-gabled three-storey building, with white-painted render and red brick soldier course lintels over the window openings. The effect is somewhat spoiled by the use of unsightly uPVC windows. There is a retail unit at ground-floor level. A banal flat-roofed rear extension constructed from Fletton bricks is visible from the road. **No 3a** is a two-storey, flat-roofed house, built from concrete blocks, by and for S & M Craig dating from 1967-68. Incorporating a double garage, the building stands apart from its neighbours, preserving a gap in the townscape giving views of the backs of historic properties facing Pond Square. The house is screened by a concrete block wall and trees. **No 3b, Three Bells**, also dating from the 1960s, is set back from the road behind a high red brick wall with a curved return. The house is rendered and painted white and has a single aspect roof facing east, contrasting with the square form of No 3a. There is a garage at lower ground level. Three Bells provides a marked contrast to the form of Fitzroy Lodge (See The Grove).

**No 5** is a three-storey 1860s detached house, occupying a prominent corner site to the west of The Grove. Adhering to an Italianate style, it has a projecting gabled west wing, and shallow pitched, slate-covered roofs set above moulded cornices. The house has recently been restored. Painted brickwork has been cleaned, albeit by sandblasting leaving a rough surface. The brickwork is also spoiled by the use of weatherstruck repointing. **Nos 7-15** form an 1880s terrace consisting of five houses known as Grove Lodge, laterally converted to form a series of flats. The terrace was built in London stock bricks with painted rustication at ground and basement levels. The end houses, Nos 7 & 15, project slightly forward and contain a chamfered bay window at ground floor, double twin corbel brackets to the eaves cornice and a single pitched dormer. Spindly cast-iron fluted columns with Corinthian capitals hold up the entrance canopies to Nos 7, 13 and 15. No 7 has a boxy side extension. The entrance to No 15 is located at the west side of the house, the door opening set beneath a projecting first-floor bay window. No 11 contains the entrance to Grove Lodge; the upper ground floor fenestration of its neighbours contains three-light windows alternating with round-headed openings, forming single light doors or converted windows. A balustraded garden wall survives at the west end of the terrace; the wall in front of No 7 is leaning. **No 17, West Cottage**, is double-fronted with two pointed gables, with a larger bay projecting forward of the entrance bay. A two-storey bay window with tiled hipped roof projects forward of the main bay. The east end has a one-storey 1920s extension. Garden walls along this part of the road are generally of brick; many have been painted. Nos 17-19 were possibly built together as a neo-Gothic pair, but are not symmetrical and they have been changed by later alterations. **No 19** has lost much of its original character; it is a two-storey building raised on a basement with an attic storey, which has a flat-roofed side extension. The main slate roof is adorned by two pointed dormer windows. Regrettably, the facades are painted dark blue, and hardwood casement windows have been fitted

throughout. The garage at lower ground floor level detracts from the composition.

**No 21** is a detached house, set back from the building line. The house is three-storey brick, rendered and painted, with bay windows flanking the central entrance. The front elevation is dressed with moulded string courses, hood mouldings to the windows, and a moulded cornice enriched with a dentil course. There is an extension on the east side of the house, visually interesting and in scale with its surroundings. **Highwood Lodge** is an example of late 20<sup>th</sup> century infill development, a two-storey, flat-roofed dwelling with an integral garage which fails to relate to its neighbours due to its form and detail. **Nos 23, 25, 27 & 29** form a short, symmetrical terrace of four villas, their rendered finish mainly painted white. The end properties, Nos 23 and 29, project forward, with moulded cornices and string courses, three round headed windows in the upper storeys and projecting square headed porticoed entrance doors. A two-storey brick bay window was added to No 29, which although breaking the symmetry of the group is sympathetic to the whole in terms of scale and form. The central houses, Nos 25 & 27, are two storeys with a mansard attic storey. The ground floor windows have round heads. **No 31 & 33** are symmetrical double-fronted semi-detached houses comprising three to four storeys. Constructed from a pale gault brick with slate-covered roofs, they have gabled projections at each end and three-light ground-floor windows in between. Oversized dormers have been constructed in the front roof pitch of No 31, breaking the symmetry of the whole. A full-height side extension to No 31, topped by a high-level conservatory, is set back from the building line and does not detract from the overall composition. A brick boundary wall with piers adjacent to the entrance steps survives in part. A flat-roofed garage has been constructed between **Nos 33 & 35** with little regard to its context. **Nos 35 & 37** are a pair of villas constructed from a pale stock brick in an Italianate style. Unfortunately No 35 has been painted, but it does retain some high quality ironwork in the form of a ground-floor balcony screen. (See Fitzroy Park Sub-Area for buildings and sites to the west fronting Hampstead Lane.)

**Highgate High Street.** From the south Highgate High Street has a steep gradient, rising up from Highgate Hill. The High Street forms the edge of the Conservation Area and the borough boundary with Haringey. (There is a separate Conservation Area Appraisal for the conservation area in Haringey.) It skirts Waterlow Park and Lauderdale House on the west side (see Waterlow Park and Cemeteries Sub-Area). Reflecting its history as an important thoroughfare out of London, the High Street boasts a rich collection of 18<sup>th</sup> and 19<sup>th</sup> century architecture consisting of tightly grouped rows of buildings. Many of the properties contain shops at ground-floor level. The High Street has an outstanding collection of historic shopfronts from both the 19<sup>th</sup> and 20<sup>th</sup> centuries. In conjunction with this appraisal, the Conservation and Urban Design Team has undertaken a photographic survey of these shopfronts.

To the north of Waterlow Park, a Victorian mansion is set behind a high brick wall within generous gardens which have been adapted for educational use as Fairseat. The frontage of the High Street commences with a four storey Victorian terrace in red brick with moulded dressings in painted stucco, with shops at ground floor level. The original surrounds to the shopfronts survive, including their pilasters and corbels, but the frames have been insensitively replaced and make no contribution to the Conservation Area. **No 9**, on the south side of the junction with Bisham Gardens, includes a corner shopfront with the entrance set on an angle. North of Bisham Gardens the High Street continues with **Nos 11–15**, a three-storey red brick building which appears to be contemporary with adjacent development in Bisham Gardens. It is divided into three units, accentuated by pointed gables with inset windows, and with shops on the ground floor. The shopfronts vary: although non-original, each has been well considered and contributes to the interest of the High Street. There is a high quality York stone pavement in front of these properties.

**Nos 17, 19 & 21** are a fine terrace of red brick Georgian houses, built by Robert Harrison in 1733 (listed grade II\*). They have raised ground floors and segment headed windows, and parapets with stone copings above a moulded brick cornice. The tiled roofs have later dormers. The entrance to the eastern-most house, **No 17**, includes a shop window at ground-floor level; **No 19** is a private residence, while **No 21** is used, in part, as a dental surgery. The adjoining house, **Englefield, No 23**, is a two-storey, four-bay terraced house dating from c1710 (listed grade II), set back from its neighbours, with two dormers set in the tiled roof above a console bracketed cornice surmounting a dentil course; the dressings and string courses are in fine rubbed red bricks. The panelled timber entrance door has a pedimented door case. Next door is a pair of late 18<sup>th</sup> or early 19<sup>th</sup> century three-storey terraced houses, **Nos 25 & 27**, in yellow stock bricks (listed grade II). The timber shopfront at **No 25** is a simple design appropriate in terms of scale, while the double front to **No 27** is well proportioned and detailed. **Nos 31 & 31a** (No 31a is Highgate Health Centre) contains a carriage entrance on the east side of the front elevation paved with cut York stone cobbles, while the passage is paved with York stone flags. The entrance leads through to a small courtyard which serves **No 29**, a late 18<sup>th</sup> or early 19<sup>th</sup> century three-storey dark red brick house set well back from the High Street (listed grade II). This dark red brick house includes a blind bay above the central entrance door. Dormers are set in the roof behind the parapet. Within the courtyard is a row of three garages and a single-storey extension to No 31.

**Nos 31, 31a, 33, 35 & 35a** form a terrace, originally of four houses with later shops (listed grade II). No 31 is late 18<sup>th</sup> century but was re-fronted in the middle of the 19<sup>th</sup> century, although it retains an early 19<sup>th</sup> century wooden shopfront. Nos 33 & 35 comprise a two-storey plain fronted three-bay building with a basement and an attic floor lit by two dormers set in a tiled roof. An incongruous rendered panel has been added to the brick face adjacent to the

shopfront. No 35 contains a 20<sup>th</sup> century shopfront, and No 35a a mid-19<sup>th</sup> century shopfront. The houses retain their original tiles but have later dormer windows. The pavement outside Nos 33 & 35 is narrow, with a step down to road level, framed by matching cast iron ribbed bollards. The **Angel Public House** terminates the terrace. A plaque states the Angel was reconstructed in 1930 in an interwar neo-Georgian style; the front elevation is symmetrical and consists of a central bay with a round headed window, flanked by three windows on either side. The two-storey building is in rough red bricks with brick quoins and slip tile heads to the windows, and is topped by a mansard attic storey. The cobbled **Angel Yard** to the rear of the pub contains a former coach house which served the original building, until recently open-sided with a workshop in the roof void, as well as stables and ancillary accommodation. All were in a very poor and deteriorating condition, but have recently been sensitively restored and converted to residential use, together with a fitness studio in the western section of the south range.

Some time during the twentieth century, the junction of South Grove with Highgate High Street was opened up by the demolition of the former forge to accommodate a bus turning circle and terminus. The opening is a contrast to the contained character of Pond Square.

The High Street continues with the three-storey terrace of **Nos 43, 45 & 47**. This was originally built as a group; this portion of the street has been more prone to redevelopment, not always in a sympathetic style. Overall, the scale of development is smaller. Regrettably, No 47 has been rebuilt, and although the overall height of the parapet remains constant, bright London stock bricks have been employed *in lieu* of the original warm red bricks. The windows are inappropriate; the shopfront, at ground floor level lacks form and scale. **No 49** has a betting shop on the ground floor and is a white painted brick building enriched with a stuccoed panel with moulded surround between first and second floor levels, which would have contained the name of the former occupant. The parapet wall to No 49 is set at a lower level to that on Nos 43-47, behind which is a slate-covered pitched roof.

**Nos 51, 51a, 51b, 53, 55, 57, 59, 61, 63, 65 & 67** are all listed grade II and are covered by the same listing description as Nos 10a, 10b, 16, 17 & 18 Pond Square. No 51, Lloyds TSB Bank, is a mid 19<sup>th</sup> century property, with a 20<sup>th</sup> century bow-fronted shopfront constructed from stained oak with four panelled doors beneath plain-glazed fanlights. No 53 is the early 18<sup>th</sup> century Prince of Wales Public House which was re-fronted in the early 20<sup>th</sup> century. This is a three-storey building with a tiled roof, hipped at the west end. The sash windows are set in London stock brickwork that has been cleaned and re-pointed. The symmetrical timber shopfront comprises bay windows flanking two separate central door openings. The front elevation has been cluttered by a series of down-lighters and burglar alarms and by illuminated signage. Nos 55 & 57, built in carved and moulded soft red bricks, provide a contrast to the

buildings on either side. No 57 dates from the early 19<sup>th</sup> century and No 55 from the late 19<sup>th</sup> century. No 55 has an embellished gable at third-floor level dressed with painted stonework and a slate-covered pitched roof with red clay ridge tiles, while No 57 extends to three storeys, with a parapet wall enriched with carved swags. Both have period shopfronts; No 55 has a separate, canopied door to the upper floors. It is thought that No 57 was re-fronted in 1893 in a neo-Georgian style, to match its new neighbour, No 55. The adjoining building, No 59, was built for C Lynne, c1811, and re-fronted in the middle of the 19<sup>th</sup> century. It has a moulded cornice and pitched roof. The 20<sup>th</sup> century timber shopfront comprises a central principal bay, flanked by smaller bays, both of which contain entrance doors.

No 61 is of two storeys, with a tiled roof behind a parapet. It dates from the 18<sup>th</sup> century and was re-fronted in the mid to late 19<sup>th</sup> century. Projecting lamps illuminate the shopfront. No 63 was built c1828 for R Colson. It is an articulated four-bay stuccoed building with rusticated ground floor, moulded cornice and stone coped parapet wall that projects forward of the building line. Both Nos 61 & 63 have been painted cream, with a black plinth band. No 65 is unusual for remaining in residential use. Built of brick with a parapet to the slate-covered roof, it probably dates from the early 19<sup>th</sup> century. The openings to the sash windows are rendered and painted, as is the surround to the front door. A narrow passage is situated on the west of the house and leads from Highgate High Street down to Pond Square and provides vistas from the High Street into Pond Square. No 67 is an early 19<sup>th</sup> century three-bay house built in London stocks with flat arches in red brick to the windows and plain stone copings to the parapet wall. At ground floor level the building is divided into two uneven bays, each of which is filled with simple period shopfronts. An iron bracket, formerly supporting a sign, survives at second-floor level. Two lanterns have been mounted between the first-floor windows above the shopfront. The brickwork to the ground floor has been painted. York stone paving survives complete with coalhole covers outside No 67. A white painted brick wall terminates the lines of buildings on the south side of the High Street.

**Highgate West Hill, the north section** lies in the heart of the village and then runs south descending dramatically towards Kentish Town. From the junction with Hampstead Lane at The Gatehouse the west side follows the line of the reservoir, which creates a sense of openness. Two drives lead to the well set back **Nos 45 & 46** a substantial pair of semi-detached houses consisting of a ten-bay frontage, built for J Davis in 1729 (listed grade II\*). Built in dark red brick they have high mansard roofs behind parapets. The side extension of No 45 has a wooden door case with Corinthian fluted pilasters. No 46 has a wooden portico with Doric columns. To the north-east situated close to the road is **No 47**, a detached house known as **Apothecary House**, built c1730 (listed grade II\*). This is a symmetrical five bay brick house with a central portico, with two dormer windows set in the tiled roof behind a bracketed cornice. An

extension with a rectangular plan form was constructed on the south-west side in the 19<sup>th</sup> century. The house was restored in the late 20<sup>th</sup> century.

Located on the east side of the road at the junction with Highgate High Street are **Nos 49 & 50**, a two-storey group in brick, dating from c1850 (listed grade II), with brick rustication to quoins and all openings and with a dentil course. Until 1902 it was home to the Highgate District Police Station and Justice Room. It is robustly detailed and makes a definite terminus to the terrace adjoining its north-west elevation.

The short terrace forming **Nos 51, 52 & 53** (listed grade II), comprises a three single-bay houses dating from c1849, with rusticated stucco to the ground floors, a moulded string course and London stock bricks above, topped by a slate-covered roof with a single dormer. **No 54** (listed grade II) is a two-storey house, c1739, with an attic set into the tiled mansard roof. The front door has a pedimented door case, with dentil enrichment, a full architrave and restrained Doric pilasters, flanked by square bay windows. The ground floor has a painted render finish. **Pond House, No 55** (listed grade II) is a tiny two-storey house. The house is thought to be early 18<sup>th</sup> century, but was re-fronted in the early 19<sup>th</sup> century. It is in poor condition. Set back from the main frontage is **No 57** (listed grade II) a mid 18<sup>th</sup> century stucco two-storey house. It sits behind a high brick wall incorporating garage doors which slightly spoil its setting.

South of the entrance to Pond Square is a terrace that begins with **Nos 58 & 59**, an 1870s building in yellow brick with red brick string courses and dressings, recently cleaned. It includes projecting bays and gables with hipped, slate-covered roofs. There is an arched entrance leading through to offices at the rear of the courtyard. **Nos 60-63** is a terrace of late 19<sup>th</sup> century houses in gault brick. They rise above adjacent buildings and comprise three storeys plus basements and a high mansard roof with neo-Gothic style dormers. They have stuccoed canted bays to the first floor which add to their prominence. The terrace abutting No 63 (**Nos 64-70**) also has two storeys with a mansard roof and basement but the scale is smaller partly due to the lower roofline. The mansard roof form is curious because it has a concave curve on the lower roof slope. Original boundary railings survive at Nos 59, 63, 68, 69 & 70 and iron gates at Nos 60 & 61. No 70 has an interesting arch and high double gate that leads into a yard. **Nos 72 & 73** are two-storey cottages with a pitched roof. At the end of the terrace is The Flask public house, possibly built in the early 18<sup>th</sup> century (listed grade II). The courtyard of this old coaching inn is now used as a beer garden.

The road turns at the junction with South Grove and changes from being part of the village to a steep descent towards Kentish Town and the centre of London. In contrast the frontage on the south side is characterised by high boundary walls, some screening rear service areas. **Nos 78 & 79** were once a single house (listed grade II) but are now subdivided into two dwellings, taking the

form of a gabled neo-Gothic cottage in red brick with a fish-scale slate roof. The east flank wall is gabled. Tiny triangular dormers are set in the roof pitch. The entrance to No 79 is embellished with an iron trellis. In stark contrast, to the south-west on the slope of the hill, the boundary treatment consists of a powerful line of rendered and brick walls and doorways forming the rear service entrances to houses in Holly Terrace. **No 80**, dating from 1834 (listed grade II), is opposite the east boundary wall to Witanhurst (see Fitzroy Park Sub Area) and comprises two storeys and an attic floor. The brickwork has been painted. The steep pitched roof is covered with fish-scale and diamond shaped slates. The tall chimney-stacks project above the ridgeline. The gable ends are enriched with carved bargeboards. **Nos 81, 82 & 83** are a group of three terraced houses (listed grade II). Nos 81 & 82 date from the middle of the 18<sup>th</sup> century and were built as a single dwelling on the site of a house dating from the 16<sup>th</sup> century. The building is three-storeys high, with a projecting wing on the north side (No 81). In the centre section (No 82) the three window bays are contained within arched recesses which rise through the first and second floors. Nos 81 and 82 have large chimneys. **No 84** (listed grade II) started life as two houses built on the site in the late 18<sup>th</sup> century, and has had many subsequent alterations. It is built of London stock brick, with gauged brick flat arches to the window heads. It is now a YHA Hostel.

A doorway in the rendered boundary wall to the south of No 84 Highgate West Hill leads through to **Holly Terrace** which enjoys wonderful views over London, beyond the immediate drop down to the Holly Lodge Estate to the south. To the front of the terrace is a long, narrow York stone walkway lit by gas lamp stands, and concealed and enclosed by an abundance of foliage. The thoroughfare is reached up a flight of steps from Highgate West Hill, which is marked by a lantern over the entrance gate. The path leads to a group of eleven houses (listed grade II) and including **Nos 87 & 89** Highgate West Hill and **No 9a Holly Lodge Gardens**. Built by George Smart for the Cooke family, c1806-13, 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.

The panelled red brick perimeter wall to **Witanhurst** lies on the north of the road as it starts to descend steeply. At the junction of South Grove and The Grove are **North and South Lodges** (listed grade II), the entrance to Witanhurst, facing the open space created by the junction. They form a large gatehouse c1929 by the Hon J A Seely and P Paget, in multi-coloured stock brick with hipped tiled roof and two segmental-arched vehicle entrances in a neo-William and Mary style. The building is currently under-occupied, and is deteriorating due to a lack of maintenance. South-west of

Witanhurst are a few houses. The first property occupies the site of a once-famous public house, The Fox and Crown, which is marked today by a fine carved brick panel in the east elevation of **No 40**. This ornate red brick building in a neo-Queen Anne style, dates from 1898, and is currently being refurbished as a new health and fitness centre. This property is set back from the road and has full dormers and an unusual configuration of windows. It has an elaborate front boundary treatment including cast-iron gates. Within its curtilage, to the south, is a late 20<sup>th</sup> century two-storey mews development, **Nos 38 a, b & c** Highgate West Hill. Continuing down the hill are **Nos 38 & 39**, which both sit close to the narrow pavement and are wide two-storey houses. No 38 has replacement windows that do not enhance its appearance. Set back from the road is **No 37**, built in a mock-Tudor style with dark red brick, casement windows with leaded lights, a large pitched roof and tall chimneys visible from the hill. **No 36** is a red brick flat-roofed interwar house, adhering to the 20<sup>th</sup> century Modernist tradition, with steel casement windows and a well-detailed car port at the front of the property.

**Pond Square** is a quiet and tranquil backwater lying close to the heart of the village, an informal gravelled square which has at its centre a shady enclosure of mature trees with an area of grass. It is a retreat from the bustle of the High Street and West Hill and to some extent from South Grove. Green yet light, it is a place to rest in or to pause, rather than simply to cross; it is a place for congregation and for relaxing. The edge of the square is protected by riven stone bollards. The built form around Pond Square provides a strong sense of enclosure, as well as a series of inviting vistas through alleys or secondary roads at a number of locations around its edge and at three of its corners. Buildings around the square provide an interesting roofscape with a lively juxtaposition of roof forms and chimneys.

Pond Square takes its name from the ponds which provided drinking water to the village, until 1864 when they were filled in. The square is designated as a Public Open Space in the UDP, is listed in the London Squares Preservation Act 1931, and is registered as a Village Green and as Common Land. The London Borough of Camden holds Pond Square in the deed of 19<sup>th</sup> July 1884, which states:-

*“in trust to allow, and with a view, to the enjoyment by the public of the open space in an open condition, free from buildings and under proper control and regulation and for no other purpose, but [the local authority, Camden] shall not allow the playing of any games or sports thereon and [the local authority, Camden] shall maintain and keep the same in a good and decent state and may enclose or keep the same enclosed with proper railings and gates...”*

Between **Burlington Court** (see South Grove) and its neighbour, **No 6** Pond Square, there is a small space designated in the UDP as the Burlington Court Triangle, containing trees and shrubs surrounded by cast-iron railings. On the

west side is a group of 18<sup>th</sup> century houses, **Nos 1-6** (all listed grade II). Nos 1-5 are all two-storeys. No 1 has a slate mansard roof with two dormer windows, forming a strong end statement to the edge of the square. Constructed from brown brick, it retains its original sash windows and has good railings to protect the shallow garden. No 2 also has a slate mansard roof containing two dormer windows. The coping runs at the same level as No 3 and the brickwork has been painted. Unfortunately, the windows have been modified. No 3 is slightly recessed, with a slate mansard roof behind a parapet. The brickwork has been painted white, as has the paling fence in front of a substantial hedge. Nos 4 & 5 are a pair of handsome small houses set back from the pavement, with a dormered, tiled mansard roof behind a brick parapet. There is a blind window bridging the two properties at first-floor level, and a charming front door under a shallow flat canopy. Simple iron railings surmount a low front wall. No 6, Rock House, is a mid to late 18<sup>th</sup> century dwelling (listed grade II\*), taller than the rest of the group as it rises to three storeys. The principal elevation faces South Grove, and is marked by a fine central door with Doric columns. Constructed from brown brick, it has a white rendered projecting bay window at first-floor level. The front boundary is a simple low paling fence, painted white.

The west side of Pond Square has a narrow road linking to The Grove, which provides a glimpse view of the round conduit house on the reservoir site (listed grade II), framed by the gable end of No 1 and the curve of the back wall of No 55 Highgate West Hill.

The north and west edges of the square are largely made up of the rear elevations of Highgate High Street and Highgate West Hill, screened by walls, gates and garage doors, but with sufficient variation in treatment and mass to provide a satisfactory sense of enclosure. The rear areas of **Nos 41- 67** Highgate High Street have been subject to much change. In some instances a single property fills the full width between the High Street and Pond Square; elsewhere a separate building has been constructed against the rear wall of the High Street property. In their present form these alterations represent a variety of 20<sup>th</sup> century interventions. However, their form and scale are in sympathy with the buildings of the area and provide a coherent and interesting enclosure to the north side of Pond Square. **No 16** (listed grade II) is a three-storey building with an informal white-rendered elevation and a slate roof. **No 14b** is a narrow gabled building, rendered with a slate roof. The ground floor has been modified with an unsuitable picture window and a glazed door opening directly onto the pavement. Next door are two modern, utilitarian, three-storey buildings built to the back of the pavement with garages and a service entrance at ground level. Both have flat roofs, and horizontal ribbon windows, one constructed in brown brick and the other clad in white weatherboarding. At the north end of the square are **Nos 20 & 21** which abut the pavement line. They form a strong termination, with their three storeys and hipped roof. One wing faces South Grove, whilst a balcony overlooks a walled yard. The building

abuts another alley which provides a view of the Gatehouse public house at the junction of Highgate West Hill and the High Street.

**South Grove.** The road leads roughly east-west from the High Street to Highgate West Hill and its character expresses the contrast of the tight-knit urban grain of the village with the more open spaces associated with the spacious private gardens of the larger houses and the wider streets to the west. At its eastern end, South Grove forms the south side of Pond Square. **Nos 2-11** are listed. Nos 2 & 3 are narrow two-storey early 18<sup>th</sup> century terraced houses with later shops. No 2 has a late 20<sup>th</sup> century tile-faced flat-roofed penthouse which is somewhat out of keeping. At the rear are one and two-storey extensions with a roof garden over, crude in form and in the choice of brick. No 3 has a tiled roof and a dormer window. No 4 is an early 19<sup>th</sup> century three-storey terraced house constructed from yellow stock brick with a later shopfront. The rear elevation has been painted white. The slate-covered roof falls to a central valley gutter. Nos 5, 6 & 7 form a small terrace of early 18<sup>th</sup> century narrow cottages, comprising two storeys with an attic storey lit by dormers. The front elevations are rendered and painted. No 5 remains in use as a single family dwelling; Nos 6 & 7 have been converted to a wine bar and restaurant. At the front the property has been extended forwards to create an entrance pavilion. The pavilion somewhat overwhelms the small 'parent' terrace. No 8 is a three-storey early 18<sup>th</sup> century house adjoining No 9. The ground floor has been extended to form a single-storey shop with a shopfront that is sympathetic to the building. No 9, Russell House, retains its original 18<sup>th</sup> century form, with incised stucco decoration and a square-headed doorcase with reeded pilasters. Modern railings enclose a forecourt which projects onto the pavement area.

Church House, No 10 (listed grade II\*), is an early 18<sup>th</sup> century red brick house. The entrance door has a fine portico supported on stone columns. The parapet wall is panelled with red rubber dressings. The garden wall, of stock bricks, has fine traditional cast-iron railings with an overthrow to the gateway. No 10a (The Highgate Society) was built in 1848. The building rises to the level of the second floor of Church House and is constructed from similar brick. A single round-headed window dominates the front elevation. The front boundary consists of a low brick wall, topped by plain patterned railings. No 11, built as a detached house and taken over by the Highgate Literary and Scientific Institution in 1840, comprises two storeys in stuccoed brick with a hipped Welsh slate roof and a rendered brick return with a tall chimney-stack. The formal entrance front leads to a glass-roofed corridor. The junction between South Grove and Swain's Lane is marked by two pairs of fine cast iron bollards. On the west side of the junction are **Nos 12, 13 & 13a**, a three-storey 1880s robustly-detailed red brick building with two residential buildings attached to the south. The ground floor of No 12 has a shop with a doorway beneath a moulded and chamfered canopy. The terrace has gables at second-floor level. The fenestration pattern is of note with small-paned upper lights in each

window. **Highgate United Reformed Church** is a Congregational church and former schoolroom dating from c1859 by T Roger Smith (listed grade II). The church is set back from the normal building line, behind a raised stone-flagged courtyard planted with shrubs. The gabled front elevation is dressed in Bath stone ashlar. To the east is the schoolroom and vestry, accentuated by a short octagonal tower with spire. **Moreton House** (listed grade II) is a wide house dating from c1715 of three-storeys with a cellar, set back behind a low brick wall with simple iron railings. The entrance path has York stone flags. The house is faced in brown bricks with red brick dressings and a string course. The parapet wall is articulated by recessed brick panels. The string course rises to provide a surround over the entrance door, albeit insensitively repointed. The door case is supported on fluted stone columns. An extension, containing a garage, has been built using contrasting yellow bricks. **No 15** is a tall three-storey house from c1868 (listed grade II) in a pale gault brick with a moulded cornice.

To the west of Pond Square, the road narrows, and there is residential development on both sides giving a stronger sense of enclosure. The Victorian walls and gateposts to **No 16, The Lawns**, survive, with replica cast-iron railings adhering to the original 19<sup>th</sup> century pattern installed as part of the redesign of the house. It was once the site of Grignions and Hull's school. A Victorian house on the site was replaced by a 1950s house by Leonard Manasseh (one of the Bacon's Lane group). This in turn was radically extended and remodelled in 2001 by Eldridge Smerin architects, doubling its size with a series of double-height glazed extensions wrapped around the 1950s envelope, and a flat roof topped by a dramatic glazed studio overlooking central London. New landscaping was undertaken in conjunction with the sculptor William Pye, and includes rows of silver birch trees planted on a grid pattern on the forecourt. The house won a RIBA Award in 2001, a Civic Trust Award in 2002, and a Camden Design Award in 2002. It was also short-listed for the RIBA Stirling Prize, and the judges commented, 'We considered the Lawns to be an exemplary example of how the 21st century house can be incorporated into historic conservation areas as part of the continuing evolution of domestic architecture'. The house makes a refreshing contribution to the Conservation Area. **Old Hall Cottage, No 17**, is a single-storey building that sits hard on the pavement with a square-headed rendered front elevation and plain extension to the rear. Unightly uPVC replacement windows on the street frontage detract from its character. To the rear is the **Old Coach House**, a red brick building, formerly with garages on the ground floor, serving the adjacent Old Hall. The building is asymmetrical, with a pointed gable on the east side and formerly a square headed wing to the west. The property has recently been completely remodelled and extended to form a single family dwelling, with a spectacular new glass roof feature at first-floor level, contributing to the skyline on the south side of the street. New materials include terracotta-painted render, glass and metal cladding.

**The Old Hall** is a fine brick house (listed grade II\*) set behind a brick wall (also listed grade II\*) with stuccoed square piers at the central entrance gate, surmounted by stone spheres. The wrought iron entrance gate and overthrow are particularly fine. The house was built on the site of Arundel House whose grounds were divided up in the late 17<sup>th</sup> century. The main block dates from c1694 with later refronting and some rebuilding in the late 20<sup>th</sup> century. It is constructed from brown brick with red brick dressings. **No 21 South Grove** is a mid 19<sup>th</sup> century addition. The road widens past the Old Hall to form a triangular space. In the centre of the road is South Grove Square, a small, grassed island bounded by railings, designated in the UDP as an open space. It links with the open space facing The Grove. **The Parish Church of St. Michael** (listed grade II\*), dates from 1832, and is set well back from the road on the site of Ashurst House which was built c1690 for Sir William Ashurst, Lord Mayor of London. The foundations survive beneath the church. The church was designed by Lewis Vulliamy, and built by William and Lewis Cubitt. The chancel of 1878 was designed by CHM Mileham, and the church was enlarged in 1903 by Temple Moore. Constructed from grey brick, it is ornamented with Portland stone dressings. The spire, topped by a stone cross, dominates local views. It was restored c1950 following war damage. A late 20<sup>th</sup>-century two-storey church hall extension was constructed from contrastingly lightweight materials on the south side, to the design of Cowper Poole Reynolds and Towns.

**Voel House, No 18**, is set back behind a gravelled drive in which survives an early milepost, an important historic feature within the streetscape (listed grade II). The front boundary to Voel House is marked by a mature holly hedge. This red brick house (listed grade II\*) dates from the late 16<sup>th</sup> and early 17<sup>th</sup> centuries, and was re-fronted and altered in the 18<sup>th</sup> century. It has a multi-coloured stock brick second-floor addition and a stuccoed ground floor. To the west is a block of 51 flats, **South Grove House**, built in 1935-1936 on the site of the former South Grove House, once the home of Dr Henry Sacheverell. Built in a neo-Georgian style, it is four-storeys high, occupying the full depth of the site so that the flats at the rear directly overlook Highgate West Cemetery. The exploitation of the slope of the land, together with careful landscaping, has helped to reduce the impact of this large building on its surroundings. The brick facades are punctured by sash windows set in moulded surrounds and a string course above the ground floor. The brick quoins to the front elevation are picked out in white paint, as are the edges of the lower concrete slabs to each of the balconies that project from the east side of the block. The architectural treatment is more utilitarian on the rear elevations, including those adjoining St Michael's Church. To the west is **Bromwich House**, No 1a Witanhurst Lane, reached down a long drive paved with granite sets. The entrance is marked by ornate timber entrance gates reminiscent of a portcullis. The house itself is totally concealed from the road, since it is low-lying. It was built in a distinctive post-modern style, with a glazed pyramid-shaped roof.

The north side of South Grove has an interesting variety of domestic buildings. **Burlington Court**, occupying an important corner site adjacent to Pond Square, is a turn of the 20<sup>th</sup> century three-storey mansion block, adorned by a pediment, with shallow balconies between bay windows. The block is constructed from fine red brickwork, decorated with white-painted dressings, and with blue brick infill panels. Most of the original timber sashes survive. **No 20, Chesterfield**, is a robust three-storey block of flats, roughly contemporary with its neighbours, built in red brick with a superb shell canopy over the main entrance door. **No 21** is set at right angles to the road, and presents its flank elevation to the street. It is a pleasing 19<sup>th</sup> century cottage in weathered London stock brick with a pantiled roof, and a garden running along one side. **No 22** is a small two-storey modern infill house that is refreshingly simple: a minimalist approach with uncluttered lines and straightforward details. Unfortunately the over dominant design of the projecting single-storey garage does not maintain the quality of the house. **St Michael's Terrace** is a row of late 19<sup>th</sup> century houses, in red brick with a mansard attic storey and shallow ground-floor bay windows. The porch of No 2 has been altered.

**No 23** (listed grade II) consists of a single-storey 'L'-shaped dwelling raised on a basement, and enclosing a small walled garden. The south part of the house has a hipped pantiled roof, while the return rises to a parapet wall. The enclosing wall, facing onto South Grove, is built in new yellow London stock bricks. It forms a group with the attached **Nos 24 & 25** (listed grade II), single-storey early 19<sup>th</sup> century cottages raised on basements. The back wall forms the enclosure to the yard of the Flask Public House in Highgate West Hill. The basements originally housed the stables of the adjacent Flask Public House. All three properties were empty and unoccupied for many years. They have recently been sensitively restored and brought back to use as desirable cottage residences.

**Swain's Lane, northern section.** The east side of Swain's Lane presents an unsightly collection of single-storey brick enclosures clustered around the BBC radio mast, a local landmark albeit out of keeping with the Conservation Area due to its form, scale and siting. Nearer to South Grove, to the rear of Highgate Literary and Scientific Institution, stands Institution Cottage (listed grade II), formerly a gardener's cottage. It is a late 18<sup>th</sup> century house with brown brick and a slated hipped roof. On the west side of Swain's Lane is **No 107**, a late 20<sup>th</sup> century neo-Georgian two-storey house with round-headed dormer windows set in the pitch of the tiled roof. The entrance to this property, a former lynch gate, pre-dates the house and has double painted timber doors set below a narrow tiled roof. The gateposts carry weathered memorial stones with carved lettering. Almost opposite Bisham Gardens are **Nos 91–103**, a terrace of 1970s three-storey brick houses set at right angles to the street, with continuous first-floor glazing and second-floor balconies, taking advantage of

southerly views over Highgate West Cemetery and beyond. Designed by Haxworth and Kasabov, they have integral garages at ground floor level, a line of continuous glazing at first-floor level. (For the southern stretch of Swain's Lane, refer to Sub-Area 3 Waterlow Park and Cemeteries.)

**The Grove** runs almost due south from the junction with Hampstead Lane to the triangle formed by Highgate West Hill and South Grove at the south end. The street reflects the desirability of Highgate at the end of the 17<sup>th</sup> century and was said to have contained the grandest houses in London. This sets the tone for its distinct character. The setting of the houses well back from the road, behind front gardens and a wide gravelled area contrasts with the smaller scale and more intimate spaces in the centre of the village. On the east side, the railings of the reservoir are lined with mature trees, set in soft grass verges. On the west side, the gravel surface creates an informal walkway, lined with trees. However, car parking on the gravel detracts from the character and appearance of the Conservation Area. At the southern end of The Grove the two triangular grassed areas are designated in the UDP as The Grove Square. They are listed in the London Squares Preservation Act 1931. The qualities of the open space are central to the character of the area. On the east side, covering a large part of the frontage, is Highgate Reservoir, designated in the UDP as a Private Open Space. The vast, green covered bulk of the reservoir enclosed within its boundary of cast-iron railings and occasional sections of timber fencing is a dominant feature of the road, although there is no public access. Both the railings around the reservoir and the rotunda-shaped conduit house are listed grade II. Thames Water, responsible for the reservoir, are currently undertaking landscape restoration works. The railings are being refurbished and the reservoir roof is being replanted with birch species.

The houses, described by Pevsner and Cherry as '*the finest group in Highgate*' include eleven listed buildings. Nos 1–6 were built in the 1680s by William Blake on the site of Dorchester House. At the south end, at right angles to the road, is **The End House**, which may have been constructed as an extension to No 1. The gabled flank elevation is in old red brickwork, incorporating a fine panelled door. The brickwork has been recently re-pointed in an unsympathetic manner. **Nos 1 & 2** (listed grade II) were built as semi-detached houses, possibly the first in London. Around 1900 the houses were converted for use as a school. An extensive conversion was undertaken by Seeley and Paget c1930-31 to create a single dwelling house with eight dormer windows set into the tiled roof. Nos 1 & 2 share a paved forecourt entered via an iron gateway with an elegant overthrow. **No 3** (listed grade II\*) had its south wing rebuilt in the 19<sup>th</sup> century, and a second floor was added. Further alterations were carried out by Seeley and Paget c1930. The main wing of the house is three-storeys, in red brick with dentils supporting the eaves box gutter. The front boundary is defined by plain iron railings on a low brick plinth. An English Heritage Blue Plaque

commemorates the fact that J B Priestley (1894-1984), novelist, playwright and essayist lived here.

**No 4** (listed grade II\*) was described by Pevsner as '*the best preserved of the houses*'. The house is two-storey, built in dark red brick. The original ironwork to the basement windows has survived. There is a fine panelled entrance door with two glazed panels. On the north-east side of the house a weather-boarded extension has been constructed between the projecting chimney-stacks; this, in turn abuts a small-scale two-storey extension. The front boundary is a low brick wall surmounted by plain railings. At the junction between Nos 4 and 5 is a massive pier, painted black. The railings to No 5 continue to the central entrance gateway, which is marked by a simple but elegant overthrow and a garlanded lantern. **No 5** is a three-storey semi-detached house (listed grade II) with an entrance door surmounted by a graceful radial fanlight. **No 6** is semi-detached (listed grade II\*), together with its attached railings, wall and lamp. It is of two storeys with two dormers set in the tiled roof above a moulded box gutter, and is constructed from red brick with a fine brick plat band and lighter brick dressings to the openings. The garden walls, terraces and steps to the rear gardens of Nos 1–6 are all protected (listed grade II), and are said to have formed part of the hard landscape to Dorchester House which was demolished in 1688. **Nos 7–12** were built on the site of a house known as 'The Grove' and were built from 1832 onwards. **Nos 7, 7a & 8** (listed grade II) are thought to have been built originally as one house, in London stock bricks with white-painted rusticated stucco at ground-floor level. Elegant wrought iron balconies adorn the pairs of windows at first-floor level.

**No 9, Park House** (listed grade II), was built as a semi-detached house, c1832, with a later extension. The house originally was three-storeys high with a mansard attic storey. At some time in its history, the upper two floors were destroyed by fire, and the property was reduced to two storeys. The upper two floors have been reinstated in recent years in a scholarly and convincing manner, with dormer windows set in the roof slope. The side extension dates from the post-war period, and was designed by local architect June Park (see Fitzroy Park Sub-Area) as a games room, but later converted to a separate residence. The front adheres to a classical style in context with its larger neighbours. The rear was constructed in a more contemporary fashion with large areas of glazing. The front façade is made up of London stock bricks with a rusticated stuccoed ground floor. The house has recently been reconfigured to include a second-floor mansard storey behind a raised parapet. **No 9b** (listed grade II\*) was once the stables to Park House, and has a slate-covered hipped roof, surmounted by a wooden cupola. The enclosing wall is constructed from panels of pale smooth-faced yellow bricks divided by stone piers, with the entrance denoted by a fine carved stone pediment. Each brick panel is pierced by a small feature, framed with dressed stone and containing either small carved

tablets or openings, protected with vertical iron bars. Those on the front elevation have been blocked in with unsightly Fletton bricks. As the road turns into Fitzroy Park on the south side is the imposing brick panelled enclosure to **No 9d**, a modern post-war building deliberately introverted on The Grove frontage, but a positive contributor to its surroundings by way of its rear first-floor balcony with a copper-clad canopy, looking down Fitzroy Park. The house has a simple rectangular plan and is built from yellow stock bricks, with a garage built into the north-west corner.

**Nos 10 & 11** (listed grade II), situated to the north of the junction with Fitzroy Park, are a semi-detached pair of three-storey 1854 Italianate villas, built in pale stock bricks with robust cream-painted rendered dressings and mouldings to string courses and openings. **No 12** is a 1970s building by Lush and Lester, with octagonal features with bands of glazing to the north and south corners, and an interesting inter-play of horizontal levels. The front boundary has a modern mild steel railing with strong vertical members. Situated at the junction with Hampstead Lane, on the east side, is **Fitzroy Lodge** (listed grade II). This 'L'-shaped early 19<sup>th</sup> century house is set behind a brick wall and enhanced with mature trees. It is constructed from brick with stucco render and a hipped slate roof with deep projecting eaves and tall chimney-stacks. The main portion is a two-storey composition with a continuous cill band at first-floor level and a central square headed entrance door with unusual glazing pattern. A three-storey extension was built on the north side in the early 20<sup>th</sup> century, which is rendered and painted to match Fitzroy Lodge. **The Old Well House** is a well-designed interwar block of flats loosely adhering to a neo-Georgian style. The building has a pleasing symmetry, with two floors of dark red brick, a stuccoed second floor and prominent overhanging eaves with a dentil cornice. Canted bays rise up the front of the building. Distinctive chimney-stacks adorn the flank wall facing the reservoir, immediately to the south.

The gardens at the rear of The Grove are designated in the UDP as a partially wooded Private Open Space.

### **Buildings or features which detract from the character of the area and which would benefit from enhancement.**

- |                     |   |
|---------------------|---|
| Bacon's Lane:       | Poor general condition of & inappropriate infill materials to historic brick boundary wall. |
| Bisham Gardens:     | Wall to No 35.  |
| Highgate High St:   | Ugly rear extensions present poor enclosure to the north-east end of Bisham Gardens.        |
| Hampstead Lane:     | Highwood Lodge.   |
| Highgate West Hill: | No 66: random juxtaposition of boundary walls & extensions; blocked gateway.                |
| South Grove:        | No 1: poor proportion & massing of roof extension.  |

Swain's Lane:	No 9: projecting shop.
The Grove:	Damaged railings to enclosed green areas.
	Damaged paths and kerbs.
	Television mast and ancillary buildings.
	No 4: poor pointing large mortar gaps and patchy in places. Poor extension to the side of the building using white ship laid timber boards, weathered badly.
	No 9d: graffiti to front gate and outer wall.
	Car parking on gravel area on west side of road.

## **Sub-Area 2: FITZROY PARK**

This sub-area forms a contrast with the village centre. Fitzroy Park, in its present form, was developed within the framework of the boundaries of older estates. As the large houses were demolished, the surrounding parkland became available for development, particularly in the 19<sup>th</sup> and 20<sup>th</sup> centuries. The character of the area is derived from the close relationship between the topography, the soft landscape and the groups or individual houses built within it. There is an overriding impression of heavy foliage and mature trees as well as the sense of open space denoted by the Heath at the bottom of the hill. There is also a sense of seclusion as the road is private and is gated at its northern end. There are many views from the sub-area, both glimpses and long views.

Fitzroy Park still retains its original atmosphere of houses set in large gardens with many mature trees and boundaries in keeping with the rustic character of the lane. Fitzroy Park itself is an important green pedestrian approach to the Metropolitan Open Land of Hampstead Heath, and this quality is enhanced by its informal, unmade style, which give it a rustic appearance rare in the London suburbs. This quality is important for the setting of both the Highgate Conservation Area and Hampstead Heath, and the impact on it of any proposed development will be a major factor in assessing the appropriateness of any development proposals."

Fitzroy Park is a winding lane that falls from Highgate village and The Grove to Millfield Lane through the former grounds of Fitzroy House built c1780 for General Charles Fitzroy, Lord Southampton. Fitzroy House stood on the site of Sherricks Hole Farm, whose lands covered the south slope of the ridge between Highgate and Kenwood. In 1811 the house was acquired by the Duke of Buckingham. Fitzroy House was demolished in 1828 and the land was sold in lots. Fitzroy Park on the 1914 OS shows little significant change to the land use of the Earl of Mansfield's estate at his Caen Wood seat on the 1868 map. The network of roads, lanes and footpaths remain largely unchanged today. As on the 1914 map, a line of terraced and semi-detached properties and some high boundary walling creates the northern boundary facing onto Hampstead Lane. To the east of Fitzroy Park, towards the boundary formed by Merton

Lane and the properties facing onto The Grove, the 1914 map indicates an area of market gardens, nurseries and allotments. This has significantly changed because of 20<sup>th</sup> century low-density housing, but the earlier character is not entirely lost. Further development of the park occurred in the postwar period and the area has a number of houses designed by and for architects.

**Fitzroy Park.** From the entrance at The Grove the road starts on a gentle slope, and is lined with rough stone bollards. A metal road barrier reminds the visitor that Fitzroy Park is a private road. The south side commences with a small garage court, a detractor from the appearance of the Conservation Area. Set behind a high yellow stock brick wall is **No 2**, a wide-fronted 1950s house designed by local architect June Park. Built from stock brick with a shallow-pitched roof, and employing timber tilt-and-turn windows, the house is cleverly concealed behind a projecting garage block. **No 6** was designed by Danish architect Erhard Lorenz for the engineer Ove Arup and is an interesting, well designed building dating from c1958 which relates happily to its site. It was remodelled and extended in the 1990s by the architect Eva Jiricna. It has yellow stock brick walls, a butterfly roof and features black metalwork. A garage was incorporated into the design at street level, while an extension to the west opens up to a glazed room at first-floor level. Part of the front boundary is defined by distinct steel gates. The garden of No 6 follows the line of the road, and contains dense deciduous planting. The road changes to a steeper incline: on the bend of the road stands **No 8**, dating from 1953, by and for C G Stillman, the then Middlesex County Architect. Raised above road level and set into the bank, it is a two-storey dark brick house with a pitched roof and a terrace connecting to the upper floor. Recently the house has been remodelled and extended: there is a new projection overlooking the road, and the steel fenestration has been replaced with new hardwood windows. Again raised from the level of the road is **No 8a** (listed grade II) by Hal Higgins of Higgins and Nev for the engineer Peter Epstein. Dating from 1965, the house is a notable luxury residence of its period, built into hillside, with a complicated highly three-dimensional plan and massing. It is faced with hand-made bricks on a concrete block inner skin. There are reinforced concrete slabs and flat roofs to the living room, gallery and bridge links, but the striking elements are the steep mono-pitched slate roofs to the adjoining pavilions. The house is currently being restored by architects Studio Mark Ruthven, and being remodelled internally by Clifton Interiors.

The next section of the road is the long frontage to **Highfields Grove**, a 1980s group of 24 houses set in landscaped grounds behind security gates. The land was formerly part of the grounds of Witanhurst. Similar materials have been used throughout although the form of each house is varied. Materials include a warm dark purple brick, hardwood joinery, often with round-headed windows at first floor level, pantiled roofs and black finished metalwork. Permitted development rights were removed as part of the original planning consent, helping to maintain the original architectural uniformity. To the south-west of

Highfields Grove, the boundary fence changes to an unsightly chain link mesh. There follows another group of six houses: **The Hexagon**, formed around a cul-de-sac in a dip in the land, consists of flat-roofed two-storey houses in brick with timber cladding by the architect Leonard Michaels, dating from c1960. **No 1 The Hexagon** has a strange, open timber structure. **No 3** is notable for its glazed first-floor corridor, albeit in poor condition. The site of the houses sits snugly below the road level making the roofscape more visible. **No 10 Fitzroy Park** (listed grade II) was designed by Emmanuel Vincent Harris for his own use. The house is a crisp example of neo-Georgian dating from 1932, and is reminiscent of the architect's municipal designs, such as Manchester's Central Library. The house is single-storey, raised on a garden or basement floor, taking advantage of the slope in the land. It is constructed from red brick with stone dressings and concrete lintels, and has a graded hipped slate roof and tall chimney-stack. A curved screen wall to the north of the house conceals the beautiful terraced gardens and orchard behind. There is a finely detailed granite forecourt on the road frontage. The house was left in trust by Vincent Harris for use by Camden Council. The property was recently sold to a private owner, on the establishment of the Emmanuel Vincent Harris Fund. The house is currently at risk since it is under-occupied and has an uncertain future.

The road curves towards the south and there is another group of 1970s/1980s houses, **Fitzroy Close**, built in the grounds of the former Heathfield House garden. The houses on the north side were designed by Ted Levy, Benjamin and Partners (see Westhill Park in Merton Lane & Millfield Lane Sub-Area). These are smaller detached red brick houses with tiled roofs. Two houses on the south side were built as a pair with monopitched roofs. Both have been altered. **No 2** has had a heavy glazed double-height porch added, whilst **No 1** has been completely remodelled and extended in a radical and dramatic fashion by Jim Beek of Square One Architects. The external walls have been clad with horizontal layers of natural slate and the double-height entrance and stair projection has full-height opaque glazing. A water feature stands in front of the main entrance. A high vertically boarded fence screens the garden and new swimming pool block from the road. Occupying a corner site, the house is highly visible in long views up and down Fitzroy Park. From here, there are views up the slope of Fitzroy Close towards Heathfield Park, where a substantial new house is under construction (accessed from Merton Lane).

The next group are three detached houses with direct views of Hampstead Heath. They are described by Pevsner and Cherry as 'an Art Deco period piece'. **Sunbury** is a particularly well-kept example of 1930s Moderne or Art Deco architecture, with horizontal bands of glazing wrapping around the sides of the house. Original steel bay windows with curved glass panels survive. The screen to the garage is topped by green glazed pantiles, giving a slightly Chinese flavour. The roof is punctured by a dormer window, positioned behind the front parapet, giving direct views of the Heath. The entrance driveway rises above the road from which it is divided by low planting. The concrete pavements

covering the driveway are out of keeping with the style of the house and the wider environment. Its contemporary neighbour, **Ashridge**, adheres to roughly the same plan and overall form. However, in recent years it has been extended and remodelled in a reproduction Arts and Crafts style. The result is quite convincing, although the proportions of the front entrance doors are somewhat squat and the two dormer windows are poorly executed. The front driveway has also been covered in concrete pavements, although it is partly screened by a hedge. The modern rectilinear gate pier lights, in an Art Deco style, are noteworthy. **Kenview** follows a similar design to Sunbury. The central entrance is marked by double doors containing ornate wrought iron panels. The driveway has also been paved. Further south on the east side, creeper and trees screen houses the houses in Haversham Park (see Merton Lane & Millfield Lane Sub-Area). A negative contributor is the electricity substation at the junction with Merton Lane.

On the north side of Fitzroy Park near its junction with The Grove, the road has a narrow brick pavement and is lined by front boundary walls. The houses were built in the gardens of Hampstead Lane properties. **No 1, Birch House**, is a two-storey 1950s detached house, constructed from brick with render, with gables and overhanging eaves dominated by the chimney breast expressed on the front elevation. The sloping driveway has been excavated to access a lower ground-floor garage incorporated in the main house. In recent years, the house has been remodelled, denoting a Chinese theme, for instance echoed in the dragon bracket lights. Replacement windows are constructed from stained hardwood. **No 3, Tregoze**, is a plain white rendered 1950s house, with a tiled pitched roof and simple details. **No 5, The Summit**, is a mock-Tudor house with a projecting bay on the east side of the front elevation. It is partly concealed behind a stepped brick boundary wall. The house has half timber gables with white render infill. The garage, which has a glazed studio roof, is discreetly built into the front wall.

The next house, **Beechwood Cottage**, forms part of the Beechwood estate. It is located on a sharp corner at a slight angle to the road. Adhering to a neo-Georgian style, it dates from c1930, and is constructed from yellow bricks with a hipped roof behind a parapet. The property is enclosed by a brick garden wall, part of which has temporarily been boarded with plywood, creating an eyesore. Part of this wall has broken glass and barbed wire on top for security purposes. Next to Beechwood Cottage is a pair of metal gates, originally of an open pattern, but now backed by a metal sheet preventing visual permeability. This is the back entrance to **Beechwood House** (listed grade II), which can be glimpsed over the gates. The house was built in 1834, in the grounds of the former Fitzroy House, for a barrister, Nathaniel Basevi. The architect was his brother, George Basevi, a pupil of Sir John Soane and more well known for his design of the Fitzwilliam Museum in Cambridge. The exterior is little changed but the interior has been completely remodelled in the early Georgian style by W B Simpson of Wimperis, Simpson and Guthrie. The exterior is stuccoed with

a slated roof. The site is designated as Private Open Space in the UDP and is a Metropolitan Open Land. Further along on the west side are two single-pitched roof buildings perpendicular to the roadway: squash courts in the grounds of Beechwood, partly built in London stock brick, partly in 20<sup>th</sup> century red brick. Both buildings have a neglected appearance, and there is some incongruous galvanised metal ducting attached, in the form of three huge flues. The main entrance to the Beechwood estate is on Hampstead Lane: double entrance gates flanked by curved screen walls with piers capped by 20<sup>th</sup> century dog statues. The entrance drive is lined with high hedges and mature trees. The boundary of the site is marked by a 20<sup>th</sup> century high brick wall. Other buildings on the site include a swimming pool, a 19<sup>th</sup> century entrance lodge on Hampstead Lane, and the 20<sup>th</sup> century Beechwood Bungalow. There is an abundance of CCTV cameras around the estate.

Adjacent to the Beechwood squash courts stands **Elm Cottage**, one of the first properties to be built after the demolition of Fitzroy House. The house has an 'L'-shaped plan, and is built right up against the road. The facades have been rendered and painted white, the roof is slate-covered, and the chimney is topped by tall clay pots. The area in front of the house is paved with stone flags and the boundary to the roadway is marked by stone bollards. A new boundary fence has been erected around the property, marking its separate ownership from its larger neighbour, **The Elms**. To the south-west of Elm Cottage, the road is bounded by a heavily buttressed brick wall. A blocked entrance, with octagonal stone piers with chamfered tops, marks The Elms (listed grade II), a white stucco early Victorian villa set in idyllic gardens with a wide selection of mature tree species sloping down to Hampstead Heath. The house was also designed by George Basevi, and dates from 1838-40, with later 19<sup>th</sup> century additions and alterations. The property has featured for several years on the English Heritage Buildings at Risk Register, due to its deteriorating state. Consents to restore and extend the house, more than doubling its size, are in the process of implementation. Separate staff quarters, garaging and a swimming pool pavilion are also under construction. The house is in very poor condition, and has been left exposed and vulnerable by the building works. The boundary wall to The Elms continues to the south-west of the house, merging into a banked hedge interspersed with trees along its southern stretch, contributing to the semi-rural feel of Fitzroy Park. The site is designated in the UDP as a large green Private Open Space and is designated as Metropolitan Open Land. **The Elms Lodge** (listed grade II), also by George Basevi, is a white stuccoed neo-Gothic building adjacent to the now disused southern entrance to the main house. The installation of uPVC windows is out of keeping with the special interest of this listed building. **Nos 7 & 7a** are two detached houses elevated above the road. They were designed by June Park in 1957: No 7 was a house for the architect and her husband Cyril Mardell (of YRM Architects), and No 7a was for her mother, hence the shared entrance drive (now unsympathetically covered in concrete pavements). The houses both have concrete frames, with yellow brick infill, and shallow pitched roofs. They

are fenestrated by wooden casement and tilt-and-turn windows. However, each house takes on a different overall form. No 7, the larger house has a highly glazed south elevation facing the allotments with vistas of Hampstead Heath and beyond. There is an unfortunate uPVC glazed lean-to addition on its northern flank. No 7a has an angled feature window on its southern elevation; its undercroft has been filled in.

A timber fence continues along the right hand side of the roadway; its condition is variable. The fence terminates at the north-east end of the allotments where the boundary treatment changes to slender, green-painted iron railings, requiring a general overhaul. The allotments contribute to the semi-rural character of the area, and add a strong sense of openness with views towards Hampstead Heath. They are designated as Metropolitan Open Land. South-west of the allotments is a lane to the north which reduces in size to become a footpath leading to the Heath. The houses built alongside are detached, with broad frontages that sit close to the road. Overall, there is a rustic feel to this stretch of interwar development, and the tiled sweeping roofs unite the group. **The Lodge**, has a Hansel and Gretel feel: it is a white lime-washed, half-timbered cottage with dormers in a tiled roof, gables, metal casement windows with leaded lights, a horse weathervane and wavy topped picket fencing. There is a single-storey entrance lobby on the south side. **Westwind** is similar in character, though not in detail. A larger property, it is also rendered, with small metal casement windows and a tiled roof with gables set into the roof. The house is decorated by horseshoes, and a black metal hanging sign, 'Westwind'. **Dancers' End** follows the lie of the land. The house is similarly rendered and painted white, with black painted joinery. There are also dormer windows in the tiled roof. **Kenbrook** is the northern-most house within the group. A projecting bay, with tall aluminium frame windows dominates the front elevation. The bay is surmounted by a pointed gable clad with rough-hewn cedar boarding. The adjacent large garage block housing three garages, with a first-floor mansard storey above, visually detracts from the Conservation Area due to its insensitive detail, inappropriate form and excessive bulk. From here are views over the allotments up the hill towards Witanhurst. The path passes the lower end of the allotments before accessing the Heath. Here private gardens of Fitzroy Park properties, such as The Elms and Beechwood, meet the Heath. The boundaries are marked by high fences surmounted by barbed wire for security purposes. The boundary of Athlone House and the Heath is marked by green painted railings with pyramidal tops.

A narrow lane to the left of The Lodge, marked by a wide timber entrance gate, leads towards the **North London Bowling Club** and the former **Fitzroy Farm**, which are located on the western edge of the Conservation Area. There are views up the lane towards Witanhurst and Highfields Grove, in addition to views over the Heath towards the Royal Free Hospital, BT Tower, and towards residential towers in Adelaide Road. Fitzroy Farm is designated as Private Open Space in the UDP. The Bowling Club was established on this site in 1891

on former farmland. The early 20<sup>th</sup> century single-storey clubhouse backs onto a car-parking area. Its principal elevation faces the well-kept bowling green, which is surrounded by mature vegetation, and borders onto the backs of houses such as Westwind and Dancers' End. The clubhouse has a gabled hipped roof with large overhanging eaves. The walls have an unpainted rendered finish and are fenestrated by white-painted double-sash windows. A bakelite clock relieves the gable of the principal elevation. Opposite, to the south, are the well-detailed modern timber entrance gates to **The Wallace House**, a low-lying and low-key modern residence set into the slope of the land, a lightweight and highly glazed pavilion within generously planted gardens. Adjacent is **The White House**, an unassuming 1950s two-storey house with a shallow pitched roof, recently remodelled with new white render, grey powder-coated steel windows, and a glamorous first-floor roof terrace on the rear elevation. The roof of the house known as Fitzroy Farm is visible over substantial timber gates from the car park of the Bowling Club. Planning permission has recently been granted for the demolition of this red brick Arts and Crafts style house, which, although restored, had in recent years suffered fire damage. Planning permission has been granted for a neo-Palladian mansion by the architect Quinlan Terry. **The Water House**, to the south of the Wallace House, is set in generous grounds and has its main entrance in the northern stretch of Millfield Lane (there is a small pedestrian entrance between Nos 51 and 53 Fitzroy Park). The property was originally built in the 1950s, but was remodelled by the architect Richard Paxton. It is a two-storey house, with gables and a shallow pitched roof, an angled stone-clad feature chimney reminiscent of the post-war period, and large areas of glazing at ground-floor level. The landscaped grounds include a pond (giving the house its name). There is a separate studio building on the site.

Fitzroy Park continues to meander southwards along the edge of the former grounds of Fitzroy House. The houses on the south side face the Heath and they appear to turn away from the road. They include **Farm End Cottage**, a small interwar house built in a neo-Vernacular style, with steep pitched tiled roofs, gable ends, and white rendered walls, remodelled recently. The property has a bulky, oversized, and over-dominant roof extension which is totally out of keeping, dating from the early 1990s. **No 49** is a detached house, with rendered walls beneath a sweeping tiled roof (currently being refurbished). **No 51**, an 'L'-shaped 1950s property, has been partly sunk into the ground, exploiting its sloping site. This two-storey building in yellow brick, has a shallow-pitched roof, and a horizontal emphasis provided by weatherboarding, and by a continuous ribbon window at first floor level facing the garden and the Heath beyond. The garage block faces the road and the property is entered by foot through a high quality steel gate with a vertical emphasis, probably contemporary with the house. **No 53** dates from 1952 and was designed by the architect Stephen Gardiner. It is a flat-roofed house of a cuboid form, the first floor of which is clad in horizontal white-painted weatherboarding. A garage is incorporated into the front portion of the building. The garden elevation has a

first-floor balcony. **No 55** is a flat-roofed two-storey red brick 1950s dwelling, with casement and tilt-and-turn painted softwood windows. There is a slightly later two-storey extension on the northern side of the property. The house is set in generous gardens containing a sizeable pond, which stretch down to the northern stretch of Millfield Lane as it skirts the Heath. Next door, set at a slight angle from the road, is **Fitzroy Lodge**, a neo-Queen Anne style double-fronted house, reminiscent of the work of the architect Edwin Lutyens, which is thought to have been constructed in the mid 1920s. A solidly built red brick house, with a steep pitched tiled roof and small-paned painted timber casement windows, it has a flamboyant raised brick centrepiece topped by stone urns. The garage is a separate brick structure with a tiled hipped roof. The boundary is marked by chamfered stone posts with chain links, and the entrance is adorned by a copper nameplate and light. The adjacent **Apex Lodge** is the last house in the road. It takes its name from its narrow, triangular, well-treed site, at the junction of Fitzroy Park and Millfield Lane. It is a mid-20<sup>th</sup> century house which has recently been modernised. The walls are rendered, the steep gables are framed with bargeboards and the windows have been renewed in hardwood. A small one-storey extension with a pitched roof has been constructed on the south side.

**Merton Lane.** The north side of Merton Lane which runs between Highgate West Hill and the Heath is in this sub-area. From Highgate West Hill the houses are raised behind sloping grass verges and consist of substantial detached, neo-Georgian, mid 20<sup>th</sup> century properties set in generous gardens. Included in this group are **Nos 35a & 36 Highgate West Hill** and **Moreton House**. **Heathfield Park** is accessed from Merton Lane by a long narrow track. The site is largely concealed from the road, and is designated as a large, partially wooded Private Open Space in the UDP. The original house has been demolished and an enormous and ambitious replacement residence for a private client is currently being built on the site. Designed by Studio Azzurro Architects, it is a hi-tech modern design, topped by a vast barrel vault, and employing large areas of glazing of a reflective nature. A separate building containing servants' quarters is also under construction. **Park Villa**, an otherwise unremarkable property, is set behind high cast-iron gates of a continental feel which make positive contribution to the Conservation Area. **Nos 2 & 3, Holly Court Lodge**, is an elegant two-storey stucco lodge with a modern extension, adjacent to stuccoed piers. **No 5**, formerly a gatehouse, has been altered, and boasts yellow-painted walls and large dormer windows. **Nos 1-7 Haversham Place** is a gated development of executive-style detached houses dating from the latter part of the 20<sup>th</sup> century. The two-storey double-fronted houses are designed in a watered-down neo-Classical style, with brick elevations, tiled roofs and simple wooden sash windows. Set within large gardens, they are well screened from the road. The gardens are designated as wooded Private Open Space in the UDP.

Rough stone bollards line the roadway as found in Fitzroy Park. There are views up Merton Lane towards Holly Terrace, and in the opposite direction over the Heath towards the Royal Free Hospital and the residential towers in Adelaide Road.

The following houses have been included within the Fitzroy Park Sub-Area as, together with the gardens in which they stand, they are considered to be representative of the large private villas which formerly occupied this part of Highgate.

**Athlone House**, formerly called Caen Wood Towers, described by Pevsner in the Buildings of England Series as '*the ambitious Victorian villa*' was built in 1870-1871 in formal landscaped gardens by Solomon and Jones for Mr Edward Brooke. It was built in '*red brick, with Jacobean gables, a big porch under the square tower, supporters on the tower instead of pinnacles, conservatories, outbuildings with an ugly French Turret and a superb view to the south*'. This elaborate property is set into the hillside overlooking the Heath and is visible in long views such as from Kenwood House. As such, it is a positive contributor to the Conservation Area. In the post-war period, having ceased to be viable as a private residence, it was converted to a hospital. Several temporary outbuildings were erected at this time. However, with the dawn of the 21<sup>st</sup> century, the hospital became surplus to requirements and was subsequently closed down and the buildings sold to a private developer. The main house and outbuildings currently stand empty, and are at risk due to their vacant and deteriorating condition. Demolition of many of the curtilage structures has commenced to make way for new residential development in the grounds designed by the architect David Chipperfield. The scheme includes the refurbishment of the main house as a luxury 21<sup>st</sup> century single family dwelling, together with the restoration of 19<sup>th</sup> century buildings on the site, such as the coach house, the gatehouse and Caen Cottage, which are situated close to the high stock brick boundary wall on Hampstead Lane. The site is designated in the UDP as publicly accessible Private Open Space. It is also Metropolitan Open Land. Protected species have been found in the grounds, including grass snakes and slow worms. Caen Wood Towers Farm currently operates as a small-scale agricultural settlement on a belt of land between Athlone House and the Heath.

**Witanhurst** is located on the eastern edge of the sub-area, its rear elevation dominating the junction between South Grove, Highgate West Hill and The Grove. However, few visitors to Highgate see more than a glimpse view of the building since it is effectively screened by the eastern boundary wall along Highgate West Hill. Witanhurst is a vast neo-Georgian mansion (listed grade II\*) built for Sir Arthur Crosfield in 1913 to the designs of George Hubbard. The design incorporated part of Parkfield, an early 18<sup>th</sup> century house. It is said to be the second largest private residence in London, after Buckingham Palace. It is an 'L'-shaped building of red brick

with Portland stone dressings, a tiled roof, tall chimneys and dormer windows. The gardens are designated in the UDP as Private Open Space. Several garden structures, including the pergola, garden steps, retaining walls, gateway, fountain, pond and four sculptures surrounding the pond in the Italianate garden are also protected (all listed grade II). The tennis pavilion, c1913 (listed grade II), was designed by Sir Harold Peto, and is said to have been used by the Queen when she played tennis here as a young girl. The two-storey North and South Lodges (listed grade II) flank the main entrance adjacent to No 1 The Grove. The left hand side of the gatehouse was designed c1929 by Seeley and Paget, while the right hand side was extended in the later 20th century. The main house and garden structures are at risk due to vacancy and fast deteriorating condition. They have featured on English Heritage's Buildings at Risk Register for several years. Although the house temporarily took on a high profile when the television programme 'Fame Academy' was filmed here, to date no viable use has been found to ensure a healthy future for the house, gardens and outbuildings.

**Buildings or features which detract from the character of the area and which would benefit from enhancement.**

Athlone House:	vacant buildings on site.
Fitzroy Park:	visual clutter of signage, lights, CCTV cameras, burglar alarm boxes. Concrete forecourt paving in front of several properties. garage block at north end.
Beechwood Cottage	vacant property with excessive security measures and unsightly boarding on boundary wall.
Beechwood entrance gates	metal sheeting preventing visual permeability.
Beechwood squash courts	three huge galvanised metal flues.
No 10	vacant property.
The Elms	building at risk, unfinished building work.
The Elms Lodge	unsightly uPVC windows. Garage block adjacent to Kenbrook. Electricity sub-station at junction with Merton Lane.
Merton Lane	Heathfield Park, unfinished building work.
Witanhurst	buildings and structures at risk due to vacancy and lack of maintenance.

**Sub-Area 3: WATERLOW PARK & CEMETERIES**

This sub-area contains three major elements: Waterlow Park, including Lauderdale House; Highgate East Cemetery on the east side of Swain's Lane and Highgate West Cemetery on the west side of the upper part of Swain's Lane. The elements are all protected from development by their designated uses and all are open to members of the public, although access to the Highgate West Cemetery has limited access. The sub-area benefits from a

mature and varied green landscape. Swain's Lane forms the structural 'spine-road' joining together the east and west parts of this sub-area.

**Swain's Lane, southern section**, rises from the south (in Dartmouth Park Conservation Area and Holly Lodge Conservation Area) up to Highgate Village. Past the Holly Lodge Estate it is defined by the cemeteries and their high boundary walls. Around the cemetery there is a cluster of houses on the west side of the road. Of particular interest is the John Winter house at **No 81** which was built in 1969 and sits behind a high brick wall. Winter bought the 19<sup>th</sup> century cemetery superintendent's house, St James' Villa, and divided the generous garden into two so that he could build a radically modern new house. The three-storey house is rectilinear in form, with its proportions based on the golden section. It is framed by Cor-ten steel which has weathered to a rust finish in harmony with the woodland character of the surroundings. The facades are highly glazed, giving the house a transparency which contrasts with the verdure of the cemetery. Winter developed a strong feeling for the vocabulary of steel and glass when working for SOM in Chicago and Erno Goldfinger in London. The steep site allows maximum enjoyment of views and prevents excessive overlooking from other houses. Winter built a second house to the north of the cemetery entrance in 1982. **No 85** was characterised by dark blue steel cladding and circular windows, but it suffered from structural problems and was recently demolished. A replacement scheme, the 'Deconstructed House' by Eldridge Smerin architects is currently under construction, with large areas of glazing maximising its close proximity to the cemetery. **Nos 87 & 89** rise up from the road, continuing the walled boundary. No 87 has recently been remodelled by Justin Bere Architects. Both properties have roof-top conservatories exploiting the views.

**Waterlow Park** has been a public park since 1889, when it was given to the community by Sir Sydney Waterlow, a Lord Mayor of London (see Lauderdale House). In commemoration, a robust stone sculpture of Sir Sydney stands in the park (listed grade II). It has been described by Ian Norrie as '*one of the pleasantest of London's parks*'. It may be entered at various points on Highgate Hill, Dartmouth Park Hill and Swain's Lane. The northern boundary of the park is formed by the southern side of Bisham Gardens (described in the Highgate Village Sub-Area); the east boundary, defined by Highgate High Street and part of Dartmouth Park Road, is marked by wrought iron railings set above a low wall of London stock bricks; the south boundary lies between Waterlow Park and Highgate East Cemetery, while the west boundary is defined by a timber fence.

The park is landscaped on the steep hillside with three ponds at different levels. The planned regularity of the tamed and relatively open landscape is in stark contrast with the Arcadian nature of the cemeteries. Notwithstanding, it is home to a large number of animal species, including foxes and bats. The parkland exploits the slope of the hillside, with level terraces for sport and more leisurely

activities, including public tennis courts and a putting green inserted amongst the magnificent mature trees and vegetation. The south elevations of houses in Bisham Gardens, with their array of insensitive roof alterations, form a dramatic cliff edge against the northern skyline.

Some features survive from the former gardens of Lauderdale House, including the enclosing wall to the former parterre and the upper terrace (listed grade II). The old brickwork did suffer from neglect and ill-conceived repairs in which brick types and pointing mixes have been selected and applied without regard to the quality texture and character of the original. However, the hard and soft landscaping around the house have recently been sensitively restored and reinstated by the Council's Parks and Open Spaces section.

**Lauderdale House** (listed grade II\*) is located on the east side of Waterlow Park, and is built upon a formal terrace, framed by an ancient red brick wall to the north, with wonderful panoramic views west and south over Waterlow Park. Lauderdale House is a long two-storey rendered and colour-washed house with a porticoed gable at the west end supported on columns. Built in 1582, it has since undergone many major alterations. Despite a chequered history and extensive alteration the house retains its character and interest.

In 1812 Lauderdale House became a school. The property was bought by Sir Sydney Waterlow in 1871 who leased it at a low rent to St Bartholomew's Hospital as a convalescent home. In 1889 he presented the house to the London County Council, together with the park (see above). A stone plaque on the south wall of the house records the major refurbishment undertaken at the end of the 19<sup>th</sup> century. The house was badly damaged by fire in 1963 and was restored under the auspices of the Lauderdale House Society in the 1970s. The house now has a range of uses, including as a café, an art gallery, a concert venue, an educational facility and a party venue.

Various other buildings are located throughout the park. **The Lodge** (listed grade II) is a mid 19<sup>th</sup> century stuccoed Gothic building serving the park and Lauderdale House, with ornamental gables and barley-twist chimney-stacks. Located on the south-west corner of the park, adjacent to the Swain's Lane entrance, it is an uplifting feature in the landscape. A second **Lodge** is located next to the Dartmouth Park Hill entrance: built in a more restrained style in London stock brick, it serves as offices to the Council's Parks and Open Spaces section. Tucked into the hillside in the southern portion of the park, former 19<sup>th</sup> century park-keeper's outbuildings have recently been converted to use as a **Visitor Centre**. An aviary has been retained as part of the development.

**The Cemeteries** were established by the London Cemetery Company whose founder, the architect and civil engineer Stephen Geary, designed and planned the layout. The original 20 acre site was at one time part of the grounds of the

mansion belonging to Sir James Ashurst. When burial conditions in London became intolerable in the early 19<sup>th</sup> century, parliament authorised the creation of seven private cemeteries within the periphery of inner London, known as the 'Magnificent Seven'. Highgate is considered by many critics to be the finest.

The cemetery was consecrated in May 1839 by the Bishop of London (the West Cemetery). It was immediately successful and became popular as a place of burial and a focal point for visitors who came to enjoy the magnificent views of London as much as the artistry of the memorials. It was extended in 1854 (the East Cemetery). The two cemeteries cover 37 acres in total, and contain over 168,000 names buried in more than 52,000 graves, of which at least 850 are notable. Famous buried here include Michael Faraday, George Eliot, Radclyffe Hall, Christina Rossetti, Carl Rosa, The Dickens Family and Sir Ralph Richardson in the West Cemetery and Karl Marx in the East Cemetery.

The fascination with death had waned with the end of the Victorian era and by the mid 20<sup>th</sup> century the cemetery was sadly neglected. In the 1960s the United Cemetery Company. In 1975 the Friends of Highgate Cemetery were formed to protect the cemetery for posterity. At this time, the West Cemetery was closed, whilst the East Cemetery was kept open for burial. In 1976 Camden Council obtained powers by a special act of parliament to acquire the cemetery. Since then, the eastern part has been operated by the Council, while the West Cemetery has been closed to visitors with the exception of designated visitors' open days. In 1981 the freehold of the land was purchased from the United Cemetery Company for £50. The Cemetery is now owned by a company whose directors are members of the Friends of Highgate Cemetery.

**Highgate West Cemetery** lies to the west of the upper part of Swain's Lane. Stephen Geary designed the Gatehouse in the form of an archway linking the two chapels by a porter's lodge, a group of buildings of Gothic design though laid out on a classical plan. The east boundary of the cemetery along Swain's Lane is formed by a high, buttressed wall of London stock bricks (listed grade II). At the extreme ends of the cemetery, north and south, pockets of land have been developed as private houses. These are welcomed as surprising contemporary interventions into the Victorian landscape (see Bacon's Lane and Swain's Lane).

David Ramsey, the landscape designer, laid out serpentine roads and footpaths leading upwards through the burial area to the remarkable buildings and terrace just below St Michael's Church. The group is approached through an arch flanked by an Egyptian lotus-flower column and obelisks, marking the entrance to the Egyptian Avenue. Flanked by tombs on either side, the avenue leads under a bridge to Circle of Lebanon, a magnificent area of family vaults, influenced by Egyptian, Gothic and Classical styles: catacombs built on either side of a circular passageway, each tomb a square compartment with stone shelves for coffins and cast iron doors. The circle was built around a splendid

cedar tree, which grew in Sir William Ashurst's garden and still dominates the cemetery. A Columbarium (or 'place for urns') is also incorporated in the group. Beyond are the Terrace Catacombs, but the jewel in the crown is revealed on reaching the cemetery's highest point, the enormous late 19<sup>th</sup> century Mausoleum of Julius Beer, proprietor of 'The Observer' newspaper, which was built in marble by Italian craftsmen with no expense spared.

The West Cemetery has been transformed from a typical neatly planned and comparatively open burial ground into a natural, woodland park, with a special beauty and charm. There has been plentiful planting including hornbeam, exotic limes, oak, hazel, sweet chestnut, tulip and field maple. The cemetery is an important wildlife habitat, home to urban foxes, squirrels, badgers, bats, 50 bird species, 18 butterfly species, several spider species including three rarely sighted in this country.

The West Cemetery is now closed for burial (with a few exceptions). It has been listed a grade II\* park for its 'outstanding historical and architectural interest' on the English Heritage Register of Historic Parks and Gardens. The landscape and associated memorials are fragile and vulnerable to the effects of a century of neglect, natural ageing and the aggressive penetration of vibrant plant growth. Nonetheless, the cemetery contains a large number of statutorily listed structures (two listed grade I, two listed grade II\* and over sixty listed grade II). A photographic survey of the listed funerary statutory has been undertaken in conjunction with this appraisal. Photographs accompanied by written list descriptions, can be found on the Council's website [www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/conservation-and-design/listed-buildings](http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/conservation-and-design/listed-buildings).

**Highgate East Cemetery.** The east side of Swain's Lane encloses Highgate East Cemetery, from the heavy ornamental cast iron entrance gates at the north west corner of the cemetery, round to the junction with the walls to the hospital on the south east. The boundary wall of London stock brickwork with cast iron railings over, once provided a formal and restrained enclosure. In its present condition, the wall and railings present a picture of former investment and current neglect: an area where the wildlife and vegetation is struggling to break out into Swain's Lane. The cemetery is a popular tourist site and the entrance, described above, is well managed with simple, but appropriate signage.

**Buildings or features which detract from the character of the area and which would benefit from enhancement.**

1. Poor condition of boundary walls & associated railings to Highgate East Cemetery.
2. Poor condition of the east wall to Highgate West Cemetery.
3. Waterlow Park – wearing surface of paths – institutional and unsympathetic.

4. Swain's Lane – wearing surface of cracked and distorted asphalt to the pavements is unattractive.

#### **Sub-Area 4: THE WHITTINGTON HOSPITAL**

The small sub-area covering the Whittington Hospital is situated on the east side of the Conservation Area, fitting into a parcel of land defined to the west by the boundary of Highgate East Cemetery, to the north by the boundary of Waterlow Park, to the east by Dartmouth Park Hill, and to the south by the Whittington Estate (in the Dartmouth Park Conservation Area). The hospital was built on the site of the original Smallpox Hospital dating from 1846. It consisted of two symmetrical perimeter ranges on the west and east margins, a four-storey sanatorium block on the south of the site, a central range of buildings consisting of two wings flanking a core building together with a variety of ancillary structures.

The majority of the hospital is situated in the London Borough of Islington. Although the site has been subject to change, the surviving hospital buildings stand out as robust examples of Victorian institutional architecture. They are built from London stock bricks with slated roofs and timber sash windows, and adorned by red brick dressings. 19<sup>th</sup> century blocks to the north and east of the site have been retained and sensitively restored. A substantial amount of demolition has taken place on the remainder of the site, and the land has recently been redeveloped to provide the Highgate Wing, an adult mental health unit, designed by Devereux Architects. The new buildings share a common architectural vocabulary: three and four storey blocks built from yellow brick with pitched, slate roofs. The elevations are articulated by vertical bands of patent glazing and colourful composite panels under gable roof forms. The blocks are softened by an abundance of green landscaping.

#### **Sub-Area 5: MERTON LANE & MILLFIELD LANE**

This sub-area has similarities with the Fitzroy Park Sub-Area in that clusters of houses have been built within the grounds of the former large properties which occupied the slopes of the hill. This area acts as the edge between Highgate West Hill and the Heath. Located on a south-west facing slope and providing long views over Highgate Ponds and beyond, this part of Highgate comprises a patchwork of building types and scales that are unified by their relationship to the landscape and the vegetation. Merton Lane and Millfield Lane still have a rural feel due to their scale and relationship with the Heath. Most development on these lanes occurred in the 20<sup>th</sup> century. The comparatively dense housing facing Merton Lane in the north and Millfield Lane in the south, gives a more suburban character, albeit with a range of buildings of considerable variety and

style. The area is much used by members of the public requiring access to the Heath.

**Merton Lane.** To the south of Merton Lane is **West Hill Park**, an estate of 42 dwellings by Ted Levy, Benjamin & Partners. The estate is an interesting late 20<sup>th</sup> century example of low-level high density brick and concrete housing. The distinctive neo-Vernacular, low-key, dark brick buildings with monopitched roofs, step down the hillside in the tradition of courtyard houses. The standards of maintenance, the control of development and the landscape quality within the estate are the result of restrictive covenants. Much of the frontage to Merton Lane is a brick wall, interspersed with prefabricated concrete fencing and earth banks. There is an abundance of planting screening the houses, for instance oak trees and laurels. The estate's internally illuminated box signage facing Merton Lane is visually intrusive. In recent years electronic gates have been installed at the main entrances for security purposes.

**Millfield Lane.** The northern end Millfield Lane is very open, since the road forms the boundary with the Heath. The east side is defined by the high boundary treatment, with glimpses of buildings behind. The buildings are set back and vary in character and design. At the northern end the lower portion of the Westhill Park Estate is visible. **No 48**, with a distinctive copper-clad roof, is visible in long views from the south. **No 44** is out of keeping in terms of its height and bulk. The buildings of the Russian Trade Delegation, the Embassy of the Russian Federation and the Office of the Defence Attaché are higher than their neighbours and the utilitarian wire boundary fence is inappropriate and in poor condition. There has also been an introduction of over-zealous security features, such as an abundance of CCTV cameras (see Westfield, Highgate West Hill). **Nos 40-42, Hill House**, is a huge two-storey neo-Georgian 20<sup>th</sup> century residence with a wide frontage raised above the street level. **No 38** is a later 20<sup>th</sup> century example of architectural interest: a wide-fronted low brick-built house with a stepped-back front elevation, designed by the architect Philip Pank, which has recently been listed grade II for its contribution post-war architecture. **No 36** is an extended 1930s house. **No 34** is a 20<sup>th</sup> century two-storey property with a gable. **No 30**, with a half-timber gable, dates from the interwar period, and is partly visible over the high fencing, hedges and entrance gate bordering the street.

As the lane approaches the bend at its southern end, the houses are hard on the pavement and much older, dating from the 17<sup>th</sup> and 18<sup>th</sup> centuries. **No 24** (listed grade II) is a detached two-storey house from the early 18<sup>th</sup> century that has been altered and extended. It sits along the road and is roughcast with a pantile roof. The right hand bay is gabled with a bargeboard and a finial detail. On the opposite side is **Millfield Cottage** (listed grade II), thought to have started life in the 17<sup>th</sup> century as farm building, but converted to a house by the early 18<sup>th</sup> century. Of a rustic nature, it is detached with a red brick ground-floor plinth, and a painted first floor, with

extensions that sit hard on the pavement. Dominating the view south along the lane is the high tiled pitched roof with late 20<sup>th</sup> century dormers. At the southern end of Millfield Lane, where it returns east towards Highgate West Hill, there is an important collection of small-scale houses, built in the 20<sup>th</sup> century in a variety of materials. Here are good examples of sensitive modern infill. The house on the northern corner of the bend in the road, is a postwar property located in generous landscaped gardens behind an electronic gate. The property has been extended and remodelled in a dynamic fashion, with accommodation over three floors including a roof garden and two balconies.

**Nos 12 & 12a**, comprising Syskon Cottage, Millbrook and the adjoining coach house, are stuccoed 19<sup>th</sup> century houses adhering to an Italianate style. They are set back and raised from the pavement line and have overhanging eaves and a hipped roof (containing an insensitively large dormer window at the rear). There are prominent stucco piers at the entrance. **No 5**, on the south side, is a detached double-fronted two-storey house dating from 1823 (listed grade II), also stuccoed, with later additions. It has a hipped, slated roof and projecting eaves.

On the return towards Highgate West Hill, is the pleasing Moderne or Art Deco **West Hill Court** backing onto the Edwardian **Brookfield Mansions**, which are Arts and Crafts inspired. Although remarkably different in their architectural styles, these two developments form a 'cliff' in terms of their common height, bulk and scale in defining the edge of the Conservation Area at the point where it abuts Parliament Hill Fields (Hampstead Heath). In both cases, views of the blocks from the Heath are softened by a belt of mature trees. West Hill Court comprises two flat-roofed blocks which are three and four storeys high, with white-painted render and grey-painted steel windows and white chamfered corners. They stand in generous grounds with lawns and tennis courts, and mature trees notably Lombardy poplars and London planes. Brookfield Mansions date from the early 20<sup>th</sup> century and form two groups, with two blocks facing onto Highgate West Hill and the remaining blocks at right-angles facing directly onto the Heath away from the road. The main features are the half-timbered gabled upper floors, which contrast with the red brick lower floors, the steeply pitched tiled roofs, the rhythm of the entrance recesses, the bay windows and ornate wrought iron balconies, and the wooden sash windows with multiple panes in the upper lights. The blocks have a spacious, comfortable feel and are set in generously landscaped communal gardens. A service road skirts the northern edge of the site, giving access to car parking and garages, and is overlooked by the surprisingly utilitarian brick rear elevations of the mansion blocks.

**Millfield Place.** This is a secluded private lane running north of Millfield Lane, screened from Highgate West Hill by a tall hedge of evergreens, predominantly mixed conifer and fur. The entrance is marked by a wide, white-painted timber gate. There are spectacular southerly views over central London and beyond, looking towards Crystal Palace and the North Downs. **No 1** is a solidly built

interwar double-fronted house of two-storeys with a tiled pitched roof and small-paned metal casement windows. It has a separate garage block employing a similar architectural vocabulary, situated in the former rear garden of No 15 Highgate West Hill. **No 2** (listed grade II) is a detached stucco villa c1842 with a shallow hipped slated roof with projecting eaves and tall corniced chimney-stacks. The main garden is situated to the side of the house, forming a notable gap with No 1. A garage built into the front garden detracts from the house. **No 3** is also a substantial stuccoed 19<sup>th</sup> century house (listed grade II), boasting fine cast-iron railings. At the northern end of the road is **No 3a**, a former 19<sup>th</sup> century coach house, set at right angles so visible in long views. It is constructed from a pale gault brick, with a gable feature on its eastern side, an interesting collection of garage doors and a distinctive glazed canopy. The gardens of the Millfield Place properties are designated as Private Open Space in the UDP.

**Highgate West Hill.** The road forms a distinct edge between the privacy of the Holly Lodge Estate (a separate conservation area) and the informality of the slope facing west over the Heath. A distinctly rural character survives here south of the junction with Merton Lane, having on its western side isolated modern developments well screened from the road, and to its east the introverted edge of the Holly Lodge Estate.

At the lower, southern end of Highgate West Hill, two of the Brookfield Mansions blocks are set well back from the road behind mature trees on the west side (see Millfield Lane). Further up the hill are **Nos 6-14 (consec)** are early to mid 19<sup>th</sup> century houses (listed grade II) which continue the edge of the Conservation Area. They are set back from the road, some in semi-detached pairs, and the boundary of brick walls and shrubs and trees in the front gardens creates a strong visual edge. There have been some crossovers added to the frontage that have slightly disrupted the boundary. No 14 (listed grade II), occupying a prominent position on the south side of Millfield Lane, dates from the mid-19<sup>th</sup> century. It is a double-fronted three-storey property with a slate shallow-pitched roof and white-painted render walls. It was until recently a children's home, but has been remodelled and subdivided into flats, with a number of sizeable extensions.

North of Millfield Lane is a row of 19<sup>th</sup> century properties, **Nos 15-31 (consec)**, which form a closely arranged group of terraced and semi-detached mid 19<sup>th</sup> century houses sitting close to the road as it gently curves up the hill. **Nos 15-18 (consec)** is a terrace of three-storey houses constructed from a pale brick with stucco window surrounds and rustication at upper and lower ground floor. The properties retain some fine examples of decorative ironwork. **Nos 19-26 (consec)** are a group of more ornate semi-detached villas, with more elaborate stucco decoration, string courses, overhanging eaves, hipped roofs, ironwork to the windows, coloured tile decoration (some painted white), stucco piers and low front walls. Large roof extensions and roof terraces at Nos 24, 25 and 26

mar the roofscape, and are highly visible in views down the hill. **Nos 27-31 (consec)** consist of five three-storey stuccoed houses characterised by steep gables known as **'The Captain's Houses'** from an unsubstantiated account that a group of Nelson's officers lived in the houses in their retirement. No 31 has an English Heritage Blue Plaque commemorating the poet Sir John Betjeman (1906-1984) who lived in the house from 1908-1917. Outside No 33, is a milestone marking the three-mile point from central London.

Further north is **Westfield**, the home of the Russian Trade Delegation, featuring 1960s development by Eric Lyons and Dinerman Davison Associates. The somewhat severe, flat-roofed buildings on the site are now looking tired and poorly maintained. The former 19<sup>th</sup> century entrance lodge, built right up against the road, survives in a much altered and deteriorated condition, as do the original stuccoed gateposts. However, the boundary treatment is dominated by heavy security measures including an abundance of CCTV cameras and heavy duty coils of galvanised spikes to deter the public from entering the site. Tucked into the hillside, immediately to the north at **No 33a**, a 19<sup>th</sup> century cottage has been demolished, and a luxury residence is currently under construction as a speculative venture. The architect is N G Philips. Consisting of four stepped levels with a series of roof terraces and an abundance of glazing, the design exploits the southerly views. Further north is the entrance to **Hill Court**, the eastern end of the West Hill Park Estate (see Merton Lane), consisting of low-rise dark brick blocks of flats by Ted Levy, Benjamin and Partners.

### **Buildings or features which detract from the character of the area and which would benefit from enhancement.**

Highgate West Hill:	Forecourt parking and disruption to boundary treatment in front of houses. Prominent roof extensions at terraces to Nos 24, 25 & 26. Russian Trade Federation boundary treatment, lodge, over-zealous security measures such as CCTV and galvanised metal spikes.
Millfield Lane:	No 44 Russian Trade Delegation – inappropriate wire mesh fence in poor condition.

### **Key views, vistas and approaches**

Due to the elevated position of Highgate Village there are many glimpses of distant views. When looking south from Fitzroy Park, Highgate West Hill and Swain's Lane there are outstanding views of London sitting in the Thames Valley with the hills of Crystal Palace and the North Downs beyond. An essential part of the character of Highgate Conservation Area is the open

aspect. From Waterlow Park there is a panorama reaching across from the City to the Royal Free Hospital in Hampstead. On the western side of the Conservation Area the Heath makes an important backdrop closing the vista at the end of Merton Lane, Millfield Lane and Fitzroy Park. Looking into the Conservation Area from the Heath close to Hampstead Lane, Athlone House can be seen sitting in an elevated position with the spire of St. Michael's Church beyond the trees.

### **Commemorative plaques**

PRIESTLEY, J.B. (1894-1984),  
Novelist, playwright and essayist, lived here.  
3 The Grove, Highgate, N6  
Camden 1994

BETJEMAN, Sir John (1906-1984)  
Poet, lived here, 1908-1917  
31 Highgate West Hill, Highgate, N6  
Camden, 2006

## APPENDICES

### Appendix 1. Listed buildings

Those buildings currently on the statutory list of buildings of Architectural or Historic Interest are listed below, along with buildings which are considered to make a positive contribution to the Conservation Area and those buildings or features which are considered to detract from the character of the area. For ease of reference, these are listed by sub area Listed Buildings. Grade II unless stated otherwise

ROAD / AREA	NUMBER / NAME	DATE / ARCHITECT
Fitzroy Park:	10	1932 by E.Vincent Harris (and attached garage)
	Beechwood	1840 by George Basevi
	The Elms	1838-40 by George Basevi
	Lodge house and main entrance to The Elms	1840 by George Basevi
	Pedestrian entrance and garden wall The Elms	1840 by George Basevi
	8A	1965-67 by Hal Higgins
Highgate High Street:	17, 19 & 21	and attached railings 1733 by Robert Harrison II*
	23	Englefield House c 1710 II*
	25 & 27	Late 18th / early 19th century
	29	Late 18th / early 19th century with later additions
	31,33, 35&35A	18th century
	51,51a,51b	mid 19th century (includes Nos.10a,10b,16,17,18 Pond Sq.)
	53	early 18th century
	55	1893
	57	early 19th century
	61	c1811
	61	18th century
	63	c1828
	67	early/mid 19th century
	67	c1826
	K6 telephone box to the east of No 3	
Highgate West Hill:	6,7	early 19th century
	8	early 19th century
	10,11	early/mid 19th century
	12,13	early 19th century
	14	mid 19th century
	45,46	(& attached railings) c 1729 II*
	47	c1730 II*
	49,50,51,51a	c1850

	52,53	c1849
	54,55	c1739
	57	mid 18th century
	74,75,76	early 18th century (The Flask Public House)
	78,79	late 18th century
	80	c1834 for William Cutbush
	81,82,83	mid 18th century
	84	late 18th century
	Witanhurst	main building 1913-20 by George Hubbard for Sir Arthur Crosfield II*
	Tennis Pavilion (Witan Hurst)	1913 by Harold Peto
	North and South Lodges	1929 by Hon. J A Seely and P Paget
	Italianate Garden including walls, steps, gateway, pond and pergola	
Holly Terrace	1, 1a, 2-11(includes Nos 87 & 89 Highgate West Hill & No 9a Holly Lodge Gardens	
Millfield Lane	5	1823
	24 (Kenwood Cottage)	early 18th century
	38	Post-war, 20 <sup>th</sup> century
	Millfield Cottage	Possibly 17th century barn
	Milestone between Merton Lane and Hill Court flats	
Millfield Place	2 (The White House)	1842
Pond Square	1	early 19th century
	2 & 3	mid 18th century
	4 & 5	early 18th century
	6	mid/late 18th century II*
	12	early 19th century
	13	c1811
	K2 telephone kiosk	
South Grove	Old Hall (Nos 1-7)	c1694 II*
	2 & 3	early 18th century
	4	early 18th century
	5, 6, 7	early 18th century
	8	early 18th century
	9	early 18th century
	10, 10a	early 18th century II* (including forecourt railings and gate at No 10)
	K2	Telephone kiosk outside No 10a
	11	mid 19th century (Highgate Literary and Scientific Institute and attached railings and gate
	Two bollards outside No 11	
	Five bollards outside No 12	

	14	c1715 Moreton House and attached railings and gate
	15	1868
	18	late 16th/early17th century II*
	Milestone in forecourt of No 18	
	23, 24, 25	early 19th century
	Church of St Michael and attached walls	II*
	Highgate United Reformed Church	1859 by T Roger Smith
Swain's Lane	Institution Cottage	late 18th century
	Main East entrance to Highgate (Western) Cemetery, Mortuary Chapel and railings	1838-9 by Stephen Geary
	Lodge at East Entrance to Highgate (Western ) Cemetery	1838-9 by Stephen Geary
	Eastern boundary wall to Highgate (Western) Cemetery	1838-9 by Stephen Geary
	North East Lodge and gates to Highgate (Western) Cemetery	1838-9 by Stephen Geary
The Grove	1 & 2 and attached walls and railings	c1688 built by William Blake
	3 & 4 and attached walls and railings and lamp	c 1688 built by William Blake II*
	5 and attached walls and railings and lamp	c1688 built by William Blake; rebuilt c1933 by CH James
	6 and attached walls and railings and lamp	C1688 built by William Blake II*
	Garden, terrace and steps of Nos 1-6 consec. and garden arbour of No 6	
	7, 7a & 8 and attached railings	c1832
	9 & 9a	c1832
	9b	early 19th century
	10 & 11	c1854-5
	Fitzroy Lodge	early 19th century
	Park House	c1832
	Pavilion and railings to the water reservoir	c1845
Waterlow Park	Lauderdale House	1582 II*
	Entrance gates and walls to	

	Lauderdale House adjoining Highgate Hill	
	Garden steps to south of house	
	Garden walls to the south west of House	
	Two sundials	
	Statue of Sir Sydney Waterlow	
	Lodge at Swain's Lane entrance and attached railings, piers and gates	mid 19th century

## Appendix 2. Positive buildings

Positive buildings are defined as buildings that make a positive contribution. There is a general presumption in favour of retaining all positive buildings and any proposals involving their demolition will require specific justification. The following buildings have been identified as positively contributing to the character or appearance of the Highgate Conservation Area. They are also identified on the townscape appraisal map - see Appendix 7

Highgate West Hill	The Cottage Brookfield Nos. 1-4, 5-8, 9-16, 17-24, 25-32, 33-40, 41-48, 49-56 West Hill Court 1-10, 11-38  Nos. 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 35a, 36, 37, 39, 40 South Grove House, 57 to 73 inc.
Millfield Place	1, 3, 3b and the garage to the rear of 15 Highgate West Hill which fronts Millfield Place
Millfield Lane	Cameo Cottage, Nos. 12, 12a, 16, and ancillary buildings to the north west of the Listed Building, Hill House
Merton Lane	Wall fronting No. 1 West Hill Park, No. 1, 2, 3, 23, Merton House
Fitzroy Close	No. 1
Fitzroy Park	Apex Lodge, Fitzroy Lodge, Kenview, Ashridge, Burnbury, Dormers, the Wallace House, Fitzroy Farm, The Bowling green and Club house, The Lodge, Westwind, Dancers End, Kenbrook, the wall to No. 10, No 6, 7, 7a, Elm Cottage, Beechwood Cottage, wall to Beechwood, The Summit, Brett House, Nos. 1, 2
The Hexagon	No 3
The Grove	No 9d, and Nos 1-5

Hampstead Lane	Athlone House, the wall and ancillary buildings of Athlone House fronting Hampstead Lane, Beechwood Bungalow, Beechwood Lodge Nos. 5, 7, 9, 11, 13, 15, 17, 21, 23, 25, 27, 29, 31, 33, 35, 37 and Nos. 1, 1a, 3b, The Gatehouse (PH)
Highgate High Street	The flower stand and single storey lock ups on the corner opposite the Gatehouse pub, The Angel Inn, 37a and courtyard behind, 3, 5, 7, 9, 11, 13, 15
Bisham Gardens	Nos. 1-23, 2-34 inclusive
Pond Square	public lavatories
South Grove	1, 2, 3, 4, 21, 1-6 Chesterfield House, 17, 12, 13, 13a, Burlington Court 1-6
Bacon's Lane	1, 2, 4, 5, 6, 7
Swain's Lane	91-103, 85, 87, 81, 82
Highgate Cemetery West	War memorial, mausoleum south of columbarium and
Highgate Cemetery East	Two mausoleums by main entrance, gardeners lodge on Dartmouth Park Hill
Dartmouth Park Hill	Fairseat, Whittington Hospital large block to the south-west of entrance and Highgate Wing
The Reservoir	Access pavilion

### **Appendix 3. Negative buildings**

Negative buildings are defined as those which detract from the character or appearance of the Conservation Area and which would benefit from enhancement. These buildings / spaces are detailed within the character appraisal section and are also defined on the townscape appraisal map in Appendix 7.

### **Appendix 4. Historic shopfronts**

An audit of historic shopfronts has been undertaken as part of the appraisal. The findings are that all shopfronts in the Highgate Conservation Area make a positive contribution to its character and appearance, with the exception of:-

Nos 3, 5, 7, 43, 47 – all neutral contributors.

## Appendix 5. Streetscape audit

The public realm is largely composed of 20th century paving materials, street furniture and fixtures which reflect the requirements of modern traffic and pedestrians.

Reinforcing the conservation area's predominantly 18th and 19th century appearance there are lengths of historic York stone paving and much of the 19th century granite kerbing. There are a number of historic street lighting columns

ROAD / AREA	FEATURE	
BACON'S LANE	1. Street name-lettering 2. Historic boundary wall 3. Rich vegetation 4. Rough hewn granite bollards and kerbs	1. Beautiful lettering & good use of materials. 2. Sculptural quality; wonderful colour, but at risk from poorly executed repair. 3. Plant/tree growth enhances buildings and unites new & old
BISHAM GARDENS	1 Survival of original features.	1. Details -joinery to entrances, cast iron railings, some entrance paths, cast iron coal hole covers.
FITZROY PARK (north)	1. Rural - country lanes	1. Rough stone bollards alongside road 2. Mix of timber fencing, metal railings, hedges, trees
THE GROVE	1. Street furniture 2. Road surface finish	1. Bollards & occasional street light, 2. Gravel surface on west side between trees
HAMPSTEAD LANE	1. Paving materials	1. York stone paving and cobbles adjacent Gatehouse PH
HIGHGATE HIGH STREET	1. Street furniture. 2. metal work details 3. paving materials.	1. Occasional coalhole cover, eg No 67, cast iron ribbed columns adj Nos 33-35. 2. railings, signage. 3. York stone paving adj to Nos 11-15, 31 & 67, York stone cobbles adj to No 31
HIGHGATE WEST HILL	1. Street furniture 2. Mature trees. 3. choice of fencing materials 4. features	1. Granite kerb & cobbled gulleys/ bollards, both stone & cast iron, milestone adj No 33. 2. Carved brickwork to former public house

MERTON LANE	1. Street furniture	1. Rough stone bollards alongside road
POND SQUARE	1. Open space. 2. Mature trees 3. Green enclosures 4. Ground surface finishes. 5. Street furniture	1. Valuable urban space. 2. Valuable contribution. 3. small green areas - interesting in themselves and soften urban space. 4. Gravel surfacing and stone surface finish to pedestrian areas. 5. Rough stone bollards defining edge of square.
RESERVOIR	1. Metal railings 2. green covering over reservoirs	
SOUTH GROVE	1. York stone paving, raised pavement level, granite setts 2. Street furniture	1. York stone paving at junction with Swain's Lane. 2. Cast iron bollards at junction with Bacon's Lane, milestones including one adj to Voel House, listed K2 telephone kiosk.
SWAIN'S LANE	Boundary walls to eastern & western cemeteries	1. West side; London stocks & stone coping; buttressed. 2. East side; predominantly red bricks; no buttresses
FITZROY PARK (south)	1. Roads appear as country lanes. 2. Rural character 3. Allotments 4. Views into and from the area	
WATERLOW PARK	1. Boundary walls –brick bases with cast iron railings 2. Seats	
HIGHGATE WEST CEMETERY	1. Entrance area-surface treatment – cobbles; cast iron posts & chains	
HIGHGATE EAST CEMETERY	1. West entrance – original cast iron gates 2. Signage	

**Appendix 6. Highgate Conservation Area map 2007 showing context with Borough boundaries and Haringey's Highgate Conservation Area**

**Appendix 7. Highgate Conservation Area townscape appraisal map 2007**

**Appendix 8. Highgate Conservation Area sub areas map 2007**

**Appendix 9. Urban Grain map 2007**

**Appendix 10. Topography map**

**Appendix 11. OS extract 1875**

**Appendix 12. OS extract 1894**

**Appendix 13. OS extract 1935**

## **Part 2: The Highgate Conservation Area Management Strategy**

### **Introduction**

The Government has introduced through new legislation, policy and procedure a new planning system in which the focus is on flexibility, sustainability, strengthened community and stakeholder involvement. Under the new system local authorities are required to produce Local Development Frameworks (LDFs)

The LDF, when it replaces the UDP, will comprise the London Borough of Camden Planning policies known as the Development Plan documents (DPDs), Supplementary Planning Documents (SPDs), and will include a high level of monitoring and community involvement.

The purpose of this Conservation Area Appraisal and Management Strategy is to provide a clear and structured approach to development and alterations which impact on the Highgate Conservation Area. The special qualities of the Conservation Area, which “it is desirable to preserve or enhance” have been identified in Part 1.

A list of the legislation, council policies and key documents which specifically relate to the Highgate Conservation Area are listed at the end of this document.

### **Monitoring and review**

The planning authority is required by current English Heritage guidance to review its conservation areas on a regular basis. This may involve the designation of new Conservation Areas, the de- designation of areas that have lost their special character or the extension of existing Conservation Areas. The special character of the Highgate Conservation Area has been re-evaluated within the character appraisal and this forms part of the overall review.

As part of the review process the Council is seeking to complete an up to date comprehensive photographic record of all Listed Buildings and establish a visual survey of buildings which make a positive contribution to the Highgate Conservation Area. The photographic survey of Listed Buildings can be accessed via the Council’s web site. The Council will seek to encourage greater community involvement with the management of the Highgate Conservation Area, such as with the Highgate Conservation Area Advisory Committee, local groups and individuals.

### **Maintaining quality**

To maintain the special interest and the particular character of the Highgate Conservation Area in a sensitive and responsive way and to ensure the highest quality developments the planning authority will:

- from time to time, review the Highgate Conservation Area appraisal and produce a management plan from which development control decisions, and where required, design briefs can be produced.
- require all applications to include the appropriate forms and legible, accurate and up to date, fully annotated, scaled drawings.
- keep under review a list of buildings which, in addition to those already included on the statutory list, positively contribute to the character or appearance of the Highgate Conservation Area, to aid decision making and the preparation of proposals.
- require most applications for development within the Conservation Area to include a design and access statement – for information see [www.cabe.org.uk](http://www.cabe.org.uk)
- produce where relevant and possible supplementary planning documents including design guidance and planning briefs – [www.camden.gov.uk](http://www.camden.gov.uk)
- expect the historic details which are an essential part of the special architectural character of Highgate Conservation Area to be preserved, repaired and reinstated where appropriate.
- ensure that professional officers from the Conservation and Urban Design Team and Development Control can advise on all aspects of development which could affect the Conservation Area. **The use of Article 4 Directions will be kept under review.**
- carry out its duties in a fair and equitable manner – [www.camden.gov.uk](http://www.camden.gov.uk)

### **Conservation Area boundary review**

As part of the appraisal survey the existing conservation area boundary was inspected. No changes to the boundary are anticipated as part of this review. The Council will liaise with the London Borough of Haringey regarding any future boundary review of Haringey's Highgate Conservation Area.

### **Investment and Maintenance**

The quality of the public realm and particularly the pedestrian spaces make an important contribution to the historic character of the Conservation Area. The Council will seek to ensure that its own ongoing investment in the public realm in the Conservation Area respects and enhances its special character and will look for opportunities to make specific appropriate enhancement to the public realm and particularly to the pedestrian environment in order to support the preservation of the area's distinctive character. That distinctive character will not be preserved or enhanced by standardised or poor quality approaches to property maintenance.

### **New Development**

From the Conservation Area appraisal it is clear that a key element of the distinctive character and appearance of the Conservation Area is the variety and eclecticism of the historic village and the surrounding properties in contrast with the open landscape. There is considerable pressure to develop within Highgate particularly from the redevelopment of detached houses sitting within garden plots.

High quality design and high quality execution will be required of all new development, including smaller alterations such as shop fronts, signage and extensions which can harm the character and appearance of the area to an extent belied by their individual scale. **All new development will be expected to respect, complement and enhance the special character and appearance of Highgate CA.**

### **Listed Buildings**

The Highgate Conservation Area has many fine buildings and structures which because of their special architectural or historic interest are protected by statutory Listing. They form a very important part of the historic quality and character of the area. To check if a property is Listed and for Listed Building advice contact – [www.camden.gov.uk/planning/listed-buildings](http://www.camden.gov.uk/planning/listed-buildings) or [www.english-heritage.org.uk](http://www.english-heritage.org.uk) See appendix 1

### **Buildings at Risk**

Currently on the Buildings at Risk register are :-

Witanhurst (41 Highgate West Hill) Listed Grade II\*, and the structures within its landscaped gardens, the Italianate Garden, the Tennis Pavilion, the Fountain and Pond within the Italianate Garden along with four sculptures surrounding the pond and the Garden steps and retaining wall. The garden structures are listed grade II and recorded as being in very bad condition.

The Elms (formerly Elm Lodge), Fitzroy Park, Listed Grade II is described as being in fair condition. The house is currently undergoing refurbishment.

Under a single collective entry Listed Grade II\* is Highgate Cemetery (eastern) Swain's Lane. The condition is recorded as fair however the boundary walls, railings and gates to the Eastern Cemetery are undergoing major repairs.

The Cutting Catacombs in the Western Cemetery comprise an entry which states that they re in poor condition and part occupied. However, a programme of repair and conservation of several principal monuments has already been completed in the Western Cemetery.

The Council will ensure that Listed Buildings and structures which are at risk from neglect, decay, under use or redundancy will be added to the register. The Council has the authority to serve an Urgent Works Notice. For information see [www.communities.gov.uk](http://www.communities.gov.uk) and [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

### **Maintenance and Repair**

The Council encourages the routine and regular maintenance of historic buildings and buildings of interest to help ensure the preservation of the special character and appearance of the Conservation Area. [www.maintainyourbuilding.org.uk](http://www.maintainyourbuilding.org.uk)

### **Enhancement Initiatives**

The council will encourage initiatives which will enhance the Highgate Conservation Area and will provide information on current funding sources and if appropriate apply for funding through special schemes.

### **Control of demolition**

Within the Highgate Conservation Area the total or substantial demolition of an unlisted building requires Conservation Area Consent. The Council will normally expect all buildings that make a positive contribution to the character or appearance of the Conservation Area to be retained, unless their loss is considered to be justified.

Guidance regarding demolition can be found in PPG15 [www.communities.gov.uk](http://www.communities.gov.uk)

### **New Development and work to existing buildings within the Conservation Area**

New development or work to existing buildings within the Highgate Conservation Area is likely to require Planning Permission, Conservation Area Consent or Listed Building Consent.

Development proposals will be expected to preserve or enhance the character or appearance of the Highgate Conservation Area. This also applies to developments which are outside the conservation area but would affect its setting or views into or out of the area. See PPG15 [www.communities.gov.uk/guidance](http://www.communities.gov.uk/guidance).

Urban design and landscape principles together with more detailed guidance on sustainable development and landscaping can be found in Camden's Supplementary Planning Guidance. Some key points include:-

- **Quality erosion and loss of architectural detail**

The appearance of characterful buildings within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows and front doors, can have considerable negative impact on the appearance of a historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the appearance and the long-term durability of historic brickwork.

In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

- **Shopfronts, canopies and shutters**

The appearance of shopfronts are an important element in the village character of the Highgate Conservation Area. Characterful historic examples survive and include features such as solid canopies, timber roller shutters, canvas blinds, pilasters, corbels, cornices and stall risers. All historic shopfronts within the Conservation Area contribute to the special character and their retention is particularly important. The Council expects all historic shopfronts to be retained and sensitively restored.

The installation of a new shop front, shutters and grilles and most alterations will need planning permission. Inappropriate and poorly designed shopfronts detract from the character and appearance of the Highgate Conservation Area. The Council expects the quality and design of new shopfronts to respond sensitively to their historic setting.

- **Fascia, signs and advertisements**

The installation of signage, particularly illuminated signage will usually require advertisement consent. A proliferation of signage, even of an appropriate design, could harm the character of the Conservation Area. Hoardings because of their size and scale are not considered acceptable forms of advertising within the Conservation Area. New development may increase pressure for more intensive advertising. This will be resisted where it is considered to detract from the character and appearance of the area.

- **Estate agents boards**

The proliferation of estate agents boards is an ongoing concern. The legislation concerning the display of advertisements is contained principally in the Town & County Planning (Control of Advertisement) Regulations 1992. One control mechanism is the use of Regulation 7. It is not considered at this time that a Regulation 7 Order is justified in the Highgate Conservation Area.

- **Roof alterations and extensions**

The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable.

- **Rear Extensions**

Within the Highgate Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.

- **Gardens and front boundary treatment**

The appearance of front gardens and historic boundaries are an important part of the character of the Highgate Conservation Area. A number of areas within the Conservation Area are under particular pressure for off street parking. This has led to the hard surfacing of front gardens either to create new forecourt parking areas or to recover established driveways. The use of inappropriate materials, out of keeping with Conservation Area, such as concrete brick pavements and tarmac detracts from the character and appearance of the Highgate Conservation Area. The loss of historic boundaries, planting and soft landscaping associated with the introduction of hard standing will be resisted.

The installation of insensitive and inappropriate boundary treatment including excessively high entrance gates, impermeable designs, non-authentic detailing, security grilles, barbed wire, broken glass, excessive security measures all help to create a hostile and visually negative environment which harms the character or appearance of the Highgate Conservation Area will be resisted by the Council.

- **Telecommunication equipment, cable and satellite dishes**

External telecommunications apparatus including cable runs can harm the appearance of an historic building. Guidance on the installation of telecommunication equipment including satellite dishes can be found in the Camden Supplementary Planning Guidance or by contacting the Planning Services above. Excessive satellite dish, cctv and telecommunication equipment installations harm the character and appearance of the Highgate Conservation Area. Enforcement action will be taken against unauthorised installations.

- **Ventilation ducts**

Where appropriate the Council will have regard to the feasibility of installing air-handling equipment so that the position, particularly in visually sensitive locations and in the proximity of residential accommodation, will protect local amenity and preserve the appearance of the Highgate Conservation Area.

## **Sustainability**

The Conservation Area is under increasing pressure from solar panel and other alternative energy installations which are likely to have a detrimental visual impact on the historic character or appearance of the Highgate Conservation Area. As a first step information on how considerable energy savings can be made contact The Energy Saving Trust at [www.est.org.uk/myhome/insulation](http://www.est.org.uk/myhome/insulation)

Half of the UK's CO2 emissions come from buildings. Construction contributes a large proportion of CO2 and the unnecessary loss of building fabric, the use of environmentally friendly and recycled materials will be encouraged.

Information about the Council's commitment to sustainability can be found on the Council's web site [www.camden.gov.uk](http://www.camden.gov.uk).

## **Trees**

The trees within the Highgate Conservation Area are an important part of the local landscape and make an important contribution to the character and

appearance. Advice on all aspects of planting and works to trees can be found at [www.camden.gov.uk/streetscape](http://www.camden.gov.uk/streetscape).

The council's Conservation and Urban Design Team Tree Officers can advise on all aspects of trees on private property within the Highgate Conservation Area. Contact - [www.camden.gov.uk/streetscape](http://www.camden.gov.uk/streetscape) or email [conservation@camden.gov.uk](mailto:conservation@camden.gov.uk) The Council's free publication 'A Guide to Trees in Camden' contains information on the benefits of trees and the law relating to trees in Conservation Areas. email [conservation@camden.gov.uk](mailto:conservation@camden.gov.uk)

## **Parks and open spaces**

The largest park run by the Council is Waterlow Park which includes historic Lauderdale House set in formal gardens and the newly completed Waterlow Park Centre. For information on events and all Camden parks contact [www.camden.gov.uk/parks](http://www.camden.gov.uk/parks)

## **Biodiversity**

In recognition of the value of Biodiversity the Council has produced a Biodiversity Action Plan which can be accessed at [www.camden.gov.uk](http://www.camden.gov.uk). The plan highlights the importance of the borough's green urban spaces. Highgate Cemetery is identified as a Site of Metropolitan Importance for Nature Conservation. The conservation area is home to increasingly rare plants and animals – owls, bats, rare small birds, butterflies and the more uncommon plants. Bats, for example, are protected by law and must not be disturbed or harmed. For advice contact the Council's biodiversity officer or [www.english-nature.org.uk](http://www.english-nature.org.uk) or The London Wildlife Trust.

## Public Realm

Significant areas of York Stone slabs and granite sets, cast iron bollards and historic street lamps along with other examples of increasingly rare historic street furniture contribute to the special historic character and appearance of the conservation area. There also examples of historic street signs. An audit of the historic floorscape and street furniture of the Conservation Area is included with this document. See Appendix 5.

The planning authority will seek to encourage improvements to the public realm including the use of quality materials, the reduction of street clutter, improved street lamp, wayfinding and signage design. The Council has produced the Streetscape Design Manual to raise the standard of street works consistently

throughout the borough. Information and advice can be found in the council's Streetscape Design Manual at [www.camden.gov.uk/streetscape](http://www.camden.gov.uk/streetscape)

Excessive and insensitively designed and positioned signage for privately controlled parking zones, security surveillance and estate names will be resisted.

### **Traffic and parking**

The different sub areas of the Highgate Conservation Area have varying frontages however across the conservation area there is constant pressure to accommodate parking. Alterations to the front boundaries between the pavement and properties can dramatically affect and harm the character of the Conservation Area. Brick walls and piers, railings and hedges are very important to the streetscape and there are a rich variety of details and materials in the conservation area. The Council will expect these distinctive and attractive features to be retained and restored.

Around the reservoir there is simple, low level post and bar barrier to discourage parking. On the west side of The Grove the rolled gravel/hoggin surface is now used for off-street parking between the avenue of mature street trees, seen by some as having a detrimental impact on this historic space and on the setting of the listed buildings. However, this is possible because the land forms part of the curtilage of the houses lining this side of the street.

An ugly and insensitively designed automatic vehicle barrier has been installed at the northern entrance to Fitzroy Park.

### **Enforcement**

The Council has adopted an Enforcement Policy for handling complaints of unauthorised and will investigate and where necessary take enforcement action against unauthorised works and changes of use. In operating that policy special attention will be given to preserving or enhancing the special qualities of the Highgate Conservation Area.

Guidance regarding enforcement issues can be found in PPG18 : Enforcing Planning Control and Circular 10/97: Enforcing Planning Control: Legislative Provision and Procedural Requirements - published by DETR.

The Planning Appeals and Enforcement Team can be contacted on line at [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

### **Technical Advice**

In order to achieve high quality development the planning authority will provide professional, technically experienced officers to assess and advise on all applications. The Conservation and Urban Design Team are supported in their

work by English Heritage who if required can give further specialist technical advice – [www.englishheritage.org.uk](http://www.englishheritage.org.uk)

For advice on design and all work to historic buildings email: [conservation@camden.gov.uk](mailto:conservation@camden.gov.uk)

### **Planning Advice**

For general planning advice, including how to make a valid application, the Planning Services website should be consulted: [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or alternatively: -

The Duty Planner Service  
Camden Planning Services  
5th Floor, Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ  
Phone: 020-7974 1911  
Fax: 020-7974 1930  
Minicom: 020-7974 2000 (Textlink)  
Times: Mon-Wed, Fri 09.00-17.00, Thu 09.00-19.00.

### **Archaeology**

For information about Highgate's Archaeological Priority Area contact [www.english-heritage.org.uk/archaeology](http://www.english-heritage.org.uk/archaeology)  
[www.museumoflondon.org.uk/laarc](http://www.museumoflondon.org.uk/laarc)

### **Archive Information**

Camden's historic archive provides valuable material relating to historic buildings, people and places and can be accessed on [www.camden.gov.uk/localstudies](http://www.camden.gov.uk/localstudies)

### **Planning Information**

Listed Buildings within the London Borough of Camden  
[www.camden.gov.uk](http://www.camden.gov.uk) - listed buildings

Planning (Listed Buildings and Conservation Areas) Act 1990 [www.opsi.gov.uk](http://www.opsi.gov.uk)

London Borough of Camden Unitary Development Plan 2006  
[www.camden.gov.uk/udp](http://www.camden.gov.uk/udp)

Supplementary Planning Guidance (2002)-  
[www.camden.gov.uk/supplementary-planning-guidance](http://www.camden.gov.uk/supplementary-planning-guidance)

Planning Policy Guidance 15 – Planning and the Historic Environment HMSO  
[www.communities.gov.uk](http://www.communities.gov.uk)

Streetscape Design Manual (March 2005) Camden Council  
[www.camden.gov.uk](http://www.camden.gov.uk)

Other useful contacts :-

English Heritage [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

Society for the Protection of Ancient Buildings [www.spab.org.uk](http://www.spab.org.uk)

Georgian Group [www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

Victorian Society [www.victorian-society.org](http://www.victorian-society.org)

20<sup>th</sup> Century Society [www.c20society.org.uk](http://www.c20society.org.uk)

London Borough of Camden Building Control [www.camden.gov.uk](http://www.camden.gov.uk)

The Highgate Society - the Civic Trust-registered Civic Amenity Society for the Highgate area, established in 1967.

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