NORTH HILL, HIGHGATE

THE MOST ARCHITECTURALLY DIVERSE STREET IN BRITAIN?

ocal residents suspect that no other road in London, Britain or, who knows, the world compares with North Hill, Highgate in terms of the variety of its domestic architecture.

This side of this leaflet organises 35 dwellings in North Hill in the order in which they were built, enabling you to trace the evolution of English domestic architectural styles across the last 400 years.

The reverse side presents the dwellings in walk order, starting from Highpoint at the top of North Hill and ending just 800 yards on at the Esso service station at the junction with Archway Road. Both points are on the 143 bus route originating from Archway tube.

ARCHITECTURAL STYLES

Stuart (1620-1700)

Queen Anne (1700-1720)

Georgian (1720-1800)

Regency (1800-1830)
Victorian (1830-1900)

Arts & Crafts (1860-1910)

Edwardian (1900-1914)

High Victorian Gothic (1855-1885)

Queen Anne Revival (1890-1910)

Mock Tudor (1900-1939)

International Modernist (1925-1939)

Art Deco (1925-1937)

Modernist (1945-2010)

Neo-Georgian (1980-2010)

1962 Cuban missile crisis

1963 Assassination of JF Kennedy

1990 World-wide web; Tim Berners-Lee

1973 British accession to EEC



(HIGHGATE SOCIETY)

This leaflet has been originated by the Highgate Society using funding from Haringey Council. A more detailed version of the leaflet is available at www.highgatesociety.com from which information is available on other selfguided walks.

Designed by Nicholas Moll Design www.nicholasmolldesign.co.uk



22

18

2005

4 North Hill This is the earliest Gothic Revival style house in North Hill. It exemplifies the Venetian Gothic style with its steeper roof, smaller windows and

Highpoint, 1 North Hill Designed by Lubetkin

philosophy known as International Modernism.

tennis courts, the solution to the use of land is

Highpoint I (1935), on the right, in particular

remains a symbol of the energy and hope

that spread throughout Europe between the

the staff of the Gestetner duplicator factory.

The penthouses have exceptional views over

wars. It was built to provide rented homes for

With the landscaped private gardens at the

back, incorporating a swimming pool and

and Tecton Highpoint is an internationally

celebrated example of the architectural

It is listed Grade 1.

London.

exterior wall.

both economic and elegant.

sharper junction between the upright and curved sections of the windows The pointed arch and the use of bricks

of different colours provide interest to the

Despite these innovations we continue to see the heavy use of entablature to throw water from the wall and a pediment to conceal the roof. Differences in design between the two sections of the roof suggest that they may have been constructed at different times.

Hillcrest **Estate** This block is one of a number erected by Hornsey Borough Council shortly after 1945 named after British military

Council in its pre war construction. With its concrete frame and simple brick detailing the building conveys a sense of municipa standardisation and responsibility. Most flats have private balconies. Those facing north are used more often for storage than for sun-bathina. As in North Hill Court

The design is based on a standard

template used by the London County

the entrance door is situated at mezzanine level, a fashion peculiar to this period

North

Hill

Court,

North Hill

This block of



59 North Hill These two houses were

built in 2004 on the site of a former car

repair workshop. Although 20 years later

than Bramalea Close or 9 North Hill their

Like the Georgian cottages lower down

the hill the houses are mirror images.

For the first time in North Hill security

Innovation is concentrated on interior

Though there are many elements of

from Georgian times might not have

appreciated the austerity of the entrance.

features, such as sophisticated security,

Georgian revivalism in the facade, a builder

gates are integral to the design.

sound and media systems

design is much less modern

Rowlands Close, North Hill This dates from the late 1920s, a decade of reaction against the elaborate detailing of the Victorian and Edwardian periods.

The somewhat monumental design, typical of the period, emphasises the horizontal at the expense of the vertical. White banding which highlights the top floor differs from the Georgian practice. as for instance in buildings, 94-96 North Road or Morven House, of highlighting the plinth supporting the upper floors.

The iron balconies may reflect the importance attached to fresh air and exposure to the sun in the 1920s and

Highcroft Highcroft, built during the

These flats share a common main

entrance, serviced by a concierge. The

leases provide for porterage, cleaning

leasehold flats.

1920s, is North Hill's first block of private



Laurel House, 59 North Hill Typical of

of this house , stucco rendering and a

very heavy horizontal entablature. Note

the decorative strip below the roof and

the brackets that support the guttering.

Unlike Morven House there is no

attempt to visually distinguish the

By now components bought directly

the larger panes of glass reflecting

processes and the three section

windows from which the classic

Victorian bay window emerged

improvements in the manufacturing

from builders' merchants would include

ground floor from other floors.

its period are the "quoins" at each corner

Bramalea Close Bramalea Close, built in 1975, is the first development in North Hill to be designed around a close. It is the first to incorporate integral garages.

These are the first houses to use painted brickwork. Cobbles and traditional building material contrast with the innovatory use of interior space.

The garden is reduced to a modest patio but a third storey increases interior space. A skylight and powered ventilation enable bathrooms to be situated in the middle of the house. adjacent to a central staircase, leaving living rooms and bedrooms exposed to maximum levels of sunlight

52 North Hill This 1780 house is

a classical example of a suburban

Regency villa. Note the upstairs bay

window, similar to those of numbers

earlier houses

the front facade

3 and 57 North Hill. There are fewer

but larger windows than in North Hill's

The use of slate made possible a lower

pitch (slope) of the roof. Unlike earlier

Georgian designs the roof overhangs

The inclusion of a canopy or veranda

feature of this period. Like "bungalow"

"veranda" is an architectural term and

faced in roughly textured rendering.

Glazing is now applied across the entire

front wall, the pillars that support the

This reflects the growing desire for

Glass panes in previous dwellings

were as large as they could be cost

effectively manufactured. This house

starts a trend for windows to contain a

larger number of smaller glass panes.

Waterproof felt allows a projecting

lower storey to incorporate a flat roof.

light, airy accommodation.

upper storey being concealed internally.

in the front elevation is a particular

style imported from British India



Veranda Cottages, 61-83 North Hill

Constructed in 1863, these are the first

flats in North Hill designed as flats for

occupation by separate households

and the earliest surviving example of

Despite its small size each flat has its

own entrance reached via an external

staircase. This feature may result from

the requirement of 1870s bye-laws for

each dwelling to have its own internal

forerunner of a style popular in post

The "deck access" design is the

charitable dwellings.

access to a water point.

war public sector housing.

95-97 North Hill These two houses date from around 1910. They were probably built for private renting, not by Hornsey Council as council housing.

The design of the houses is typical of bye-law housing, ie housing being built in conformity with local building regulations.

The windows are large in relation to the size of the house. The decorative plasterwork on the right house is a recent addition.

These are one of two sets of houses in North Hill / North Road to incorporate ridge tiles. Similar tiles are used in 86 North Road. Apparently the tiles are merely decorative

117

North

Hill This

Georgian

was built in

1811. The

house shares

with 82 North

similarities

Hill. The

terrace

(25)

(28)

29

N N

NORTH HILL AVE

•

AS Food

& Wine

(33)

34

35

◆

BAKER'S LANE

NORTH HILL

ARCHITECTURAL STYLES

Stuart (1620-1700)

Queen Anne (1700-1720)

Georgian (1720-1800)

Regency (1800-1830)

Victorian (1830-1900)

Edwardian (1900-1914)

High Victorian Gothic

Queen Anne Revival

Mock Tudor (1900-1939)

International Modernist (1925-1939)

Art Deco (1925-1937)

Modernist (1945-2010)

Neo-Georgian (1980-2010)

1855-1885)

Leaflet Stockists

Arts & Crafts (1860-1910)

NORTH HILI

(30)

32

♦ KENWOOD ROAD

elaborate doorway, the cast iron fanlight and the

Note that the entire terrace has been designed so that the distances between the windows are consistent both within and between the houses

house of this period.



windows taller on the principal than the upper floors are typical of the period.

The layout of the house is too narrow

to allow the front door to be situated directly below the first floor window as would be the normal practice for a





60 North Hill This house is an example of suburban Georgian. It has been built to a high standard. Note how the weights of the sash windows are recessed behind the brickwork giving a clean and elegant window design.

Because land was cheap this house is wider but shallower than later houses. Rooms open from both sides of the entrance hall The protrusion of the external wall

above the roof level provides protection in the event of fire, a threat in days when interior walls were built of wood. The Greek Doric capitol on the porch is a later addition.

193 North Hill This



house was built by Hornsey Urban Sanitary Authority in 1902, based on a standard desian.

Unlike privately rented housing of this period there is no front bay window and no back extension.

The front entrance is the first in North Hill to have a glazed panel to the side of the front door as well as above it. Other design innovations include a "string course", a horizontal band of decorative bricks; the decorative curvature to the brick design below the windows; and a very faint brick arch above the windows and door.

3 North Hill Despite its charm exhibits feature from many different periods

this house

and styles of domestic architecture Although Georgian in origin, the dimensions of the glass panes on the first floor window suggest that the window is unlikely to be original - its panes would have been much smaller.

Likewise the protruding oriel window on the first floor is both heavier and more ornate than a Georgian upper floor window would have been

The attractive trellis is typical of this period. However this particular one is likely to be a sympathetic replacement for a wrought iron original.

Morven House, 6 North Hill Morven

It illustrates many Palladian features:

on the lower storey, which visually

the incisions to the stucco plasterwork

distinguishes it from the "pediment" of

the first and second floors: the "aiant

order" whereby the windows on the

main part of the house and in the

left wing are vertically symmetrical;

the way a parapet hides the roof; the

Doric capitals to the front door pillars,

reflecting enthusiasm for Greek culture.

The semi-circular tops to the windows on

from Georgian houses in North Hill.

the ground floor distinguish Morven House

41 North Hill According to the date on

its plague, 1600, this house is the oldest

surviving building on North Hill. Its

it for a Tudor or medieval original,

exterior is too orderly for us to mistake

notwithstanding the date on the plague.

The house has clearly been re-modelled,

probably during the Victorian period

plasterwork and windows with small

and definitely before 1918. By the use

of black painted diagonal timbers, white

panes of leaded glass the restoration is

successful in conveying a distinctively

Tudor appearance.

House dates from the early 19th century



9 North Hill Built in 1965 9 North Hill was designed for his own use by the celebrated architect Walter Segal. Unobtrusively concealed behind garages, the house was an important early example of modern design being featured in a number of architectural magazines.

The deliberate simplicity of the design, the absence of detail and the low profile of the house contrast with the grander and more elaborate statements made by almost every other house in North Hill.

The walls are of load-bearing brick. Unlike previously built houses in North Hill the roof is flat and the upstairs walls consist entirely of plate glass.

of the Art Deco movement. Examples

doors and the curved metal windows,

both fashions peculiar to the 1930s.

By contrast with the asymmetry of

self consciously symmetrical.

many Victorian designs, this block is

As is the case with Rowlands Close and

North Hill Court the design incorporates

vertical element above the entrance door.

North Hill House, 57 North Hill This

Regency villa introduces to North Hill

steeper and shallower sections) and

being at the height of fashion. Note

lead for flashing.

also the expense involved in the use of

The introduction of a window tax to fund

have contributed to the inclusion of side

windows facing the street. Tax was levied

on the number of windows not their size.

A mid-19th century extension has been

added to the right of the house

North Hill

Its first floor

the cost of the Napoleonic wars may

panels into the design of the vertical

the "mansard" roof (incorporating both

the Greek style porch - Greek culture

horizontal banding but this is delicately

counter-balanced by the very strong

are the diagonal glazing on the entrance

This block

from around

1930. Its design introduces to North Hill

a number

of features

characteristic



There is a strong vertical design feature above the entrance door, including for the first time vertical brickwork, but this is interrupted by a perhaps overly strong white horizontal banding which separates the top floor from the rest of the block. Palladio is unlikely to have approved of

the arrangement of the entrance doors which are situated at a level midway between the floor levels of the ground floor and first floor flats.

35 North Hill This villa was built

almost exclusively of brick, the

arches to the left of the house.

around 1892. The facade is built

technology for whose manufacture

had advanced to allow it to be used

decoratively as well as structurally, as

for instance in the rounded and temple

The deep red glazed facing bricks are

characteristic of this period and of the

Queen Anne style of architecture of

Note the unusual double width front

windows to maximise use of the roof-

24 North Hill The design of this 1950s

immediate post war period – there is little

ornamentation even around the front door

Three section metal windows are typical

of this period, though the neighbour has

dormer window and the lintel stretching

above the bay window and giving modest

protection to arrivals at the front door.

Horizontality is the theme of the design.

At this time architects are happy to use

Note how the recent development adjacent

copies the appearance of these houses.

bricks of random colours.

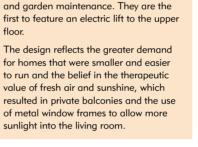
converted them to PVC. So too is the

house reflects the austerity of the

bay window and the use of dormer

space.

which the house has some traces.





121 North Hill This Gothic Revival villa dates from 1880.

Bay windows have extended themselves into bay room ends. The sheets of glass are much larger, allowing the rooms to be lighter. Unusually for a Gothic Revival house the design is symmetrical. The entrance door is recessed and much less prominent than in earlier North Hill houses.



pantiles for vertical cladding and to be

Note the appearance of glazed panels in the front door, the different coloured bricks and the distinctive treatment given to the key stones above each bay window. The roof sections above the bays to the front of the house are now highly complex



Springfield Cottages, 169-175 North Hill Built in 1877 Springfield Cottages, like Veranda Cottages, were erected by a charity

Their design conforms to the 1870 building bye-laws. Results are the vertical brickwork between the dwellings, designed to reduce the risk of fire; the generous space; the taller chimneys; the 9 inch minimum brickwork for each wall and the two courses of blue brick at the base of the building to control against damp.

The bay window enables the living room to meet the requirement that the window area equals one tenth of the floor area of



76-78 North Hill These 1820s houses are the first semi detached houses on North Hill. The 18th century's upper classes were content to live in terraced town houses. The semi-detached house was conceived for suburban settings, where land was less expensive. Its benefits were a private side entrance and direct access to the garden. At this time the external face of houses

is still plain, the pitch of the slate roof is low and the gutters protrude. The houses were probably built by

a speculative builder, unconstrained by the bye-laws which governed construction in central London.



roof is typical of Georgian

architecture as are the smaller windows on the upper floor whose rooms would have extended into the

An important feature of the terraced house of this period is the decorative wooden or wrought iron fanlight above

During this period the front door would not be alazed as it was in the second half of the 19th century, as for instance in 121 North Hill.



The low pitched roof and the high front parapet conceal internal arrangements for channelling rain water to ground level. Note the heavy cornices, a device used above windows and doors to prevent rainwater damaging the

(14) 15

47 - 49 North Hill This "Provincial Georgian" building is so-styled because it did not need to meet the building regulations governing London houses.

The design incorporates a standard 1:1ratio between the width of the windows and the intervening walls.

The conventions of the time led to the kitchen being situated on a lower ground floor, a day room, dining room and perhaps a study on the upper ground floor, the principal bedroom above and on the top floor space for children and servants. The fashion for Greek design explains why

urns decorate the roof.

canopy and its delicate iron supports and railings make this building one of the most ornate of North Hill's Regency

villas. Dating from 1780 it shares many architectural features with 52 North Hill. Although the ground floor windows are

of classic Georgian design, the ground floor has been subject to a more recent extension This results in this house being unique in North Hill in being entered directly from the street. Typically in this period the stucco

rendering is applied only to the front of

the house whilst the roof and chimneys

are hidden behind a stucco pediment.

Woodland Cottage, 18 North Hill This house shares similarities with 60 North Hill but has a number of features - the sills that protrude beyond the brickwork and the roof that projects beyond the front wall of the house - which suggest

Of local Regency design it was constructed around 1820. Sadly it was damaged by fire in 2011. Note the shallow pitch of the roof.

This was made possible once slate was used as roofing material. Being so waterproof slate allowed roofs to be built with a much shallower pitch than had been he case with thatch or tile



80 North Hill This house is a classic example of a house type particularly popular in London's Edwardian suburbs.

Among its distinctive features are a recessed entrance door below an upstairs window, a trapezoid rather than a rectangular bay window end, heavy sills below the windows supported by elaborate brick brackets and elaborate plaster heads to the vertical pillars either side of the windows and door.

Upstairs design features that foretell the inter war period include small areas of "pebble dash" rendering in the gable and the use of vertical wooden boards as a decorative feature on the gable end.



roof space.

the entrance door.



house is faced in stucco, a form of plaster commonly applied to bricks of inferior quality. Moulded stucco gave this house a fashionable appearance when first built

surface of the house.

The band of black pitch or tar that has been applied to the base of the front wall also prevents splashing water damaging the stucco.

NORTH

ROAD

CHURCH

21

20

(18)

19

The Victoria

VIEW ROAD

26

27

STOREY ROAD

HILLCREST

ОКТН НІСГ

The Bull

8



BROADLANDS

ROAD





(12)



NORTH HILL