

NORTH HILL, HIGHGATE

THE MOST ARCHITECTURALLY DIVERSE STREET IN BRITAIN?

Local 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)



THE 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 self-guided walks.

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

HOUSES AND FLATS IN NORTH HILL



TIMELINE

- 1600
- 12
- 16
- 25
- 29 6
- 3
- 34
- 1800
- 13
- 26
- 15 31
- 17
- 35
- 9
- 19
- 1850
- 4
- 20
- 30
- 27
- 11
- 1900
- 32
- 33 1
- 21 23
- 28 24
- 2 10
- 8
- 5
- 1950
- 14
- 7
- 22
- 18
- 2005

MONARCHS

- 1649 Commonwealth
- 1660 Charles II
- 1685 James II
- 1689 William & Mary
- 1702 Anne
- 1714 George I
- 1727 George II
- 1760 George III
- 1800
- 1820 George IV
- 1830 William IV
- 1837 Victoria
- 1850
- 1901 Edward VII
- 1910 George V
- 1936 Edward VIII
- 1937 George VI
- 1950
- 1952 Elizabeth II

EVENTS

- 1611 King James Bible
- 1660 Foundation of The Royal Society
- 1666 The Great Fire of London
- 1688 The Glorious Revolution
- 1707 The Act of Union
- 1715 1st Jacobite Rising
- 1745 Last Jacobite Rising
- 1769 1st Shakespeare Jubilee
- 1776 Declaration of Independence
- 1783 Formation of USA
- 1789 French Revolution
- 1792 First use of gas to light houses
- 1805 Battle of Trafalgar
- 1807 First fare-paying passenger train
- 1815 Battle of Waterloo
- 1819 Peterloo massacre
- 1823 Coleridge moves to The Grove, Highgate
- 1829 Roman Catholic Emancipation
- 1829 London first linked to Birmingham by canal
- 1832 Great Reform Bill
- 1832 Dickens comes to live in North Hill, Highgate
- 1837 Accession of Queen Victoria
- 1837 First computer; Charles Babbage
- 1840 Introduction of universal postal service; Rowland Hill
- 1857 Indian Mutiny
- 1870 First elevator, Otis
- 1876 Queen Victoria becomes Empress of India
- 1879 First telephone patent; Alexander Bell
- 1879 First use of electricity; Edison
- 1885 First petrol-driven passenger car; Karl Benz
- 1897 Diamond Jubilee
- 1903 First aeroplane; Wright brothers
- 1907 Northern Line opens as far as Archway
- 1914 World War I starts
- 1917 Nuclear fission; Rutherford
- 1927 Start of the Great Depression
- 1939 World War II starts
- 1943 First electronic computers; Colossus; Mark I 1944
- 1945 First Atomic Bomb
- 1961 First man in space: Yuri Gagarin
- 1962 Cuban missile crisis
- 1963 Assassination of JF Kennedy
- 1973 British accession to EEC
- 1990 World-wide web; Tim Berners-Lee



1 **86 North Road** This terraced house dates from the Edwardian period, a time when new homes were built for private renting. Like 80 North Hill there is now a recessed entrance to the front door, the porch is faced with ceramic wall tiles and the front door incorporates decorative coloured glass. Like 95-96 North Hill the roof incorporates decorative ridge tiles. These houses have large windows. The link between the upstairs bay and the eaves makes a pleasing feature as do the brackets supporting the plinth protecting the entrance from rain. Overhanging brickwork separates the roof from that of adjoining houses.

2 **Highpoint, 1 North Hill** Designed by Lubetkin and Tecton Highpoint is an internationally celebrated example of the architectural philosophy known as International Modernism. It is listed Grade 1. With the landscaped private gardens at the back, incorporating a swimming pool and tennis courts, the solution to the use of land is both economic and elegant. Highpoint I (1935), on the right, in particular remains a symbol of the energy and hope that spread throughout Europe between the wars. It was built to provide rented homes for the staff of the Gestetner duplicator factory. The penthouses have exceptional views over London.

FREE! LONDON'S NORTHERN HEIGHTS
NORTH HILL HIGHGATE
Is this the most architecturally varied street in Britain?

18 **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 design is much less modern. Like the Georgian cottages lower down the hill the houses are mirror images. For the first time in North Hill security gates are integral to the design. Innovation is concentrated on interior features, such as sophisticated security, sound and media systems. Though there are many elements of Georgian revivalism in the facade, a builder from Georgian times might not have appreciated the austerity of the entrance.

19 **Laurel House, 59 North Hill** Typical of its period are the "quoins" at each corner 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 ground floor from other floors. By now components bought directly from builders' merchants would include the larger panes of glass reflecting improvements in the manufacturing processes and the three section windows from which the classic Victorian bay window emerged.

20 **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 charitable dwellings. 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 access to a water point. The "deck access" design is the forerunner of a style popular in post war public sector housing.

3 **94-96 North Road** 96 North Road dates from 1780. The Georgian facade is simple and unostentatious reflecting the reaction against ornamentation characteristic of the preceding Jacobean period. It exemplifies many design features we associate with the style of architecture named after Andrea Palladio (1508-1580) such as the visual separation of the ground floor, in this case through rendering, and windows in matching positions on each floor but indicating through their size the status of the rooms behind them. The roof of this and the neighbouring house are the only ones in North Road / North Hill to feature a balustrade.

4 **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 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 exterior wall. 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.

5 **Montgomery House, Hillcrest Estate** This block is one of a number erected by Hornsey Borough Council shortly after 1945 named after British military leaders. The design is based on a standard template used by the London County Council in its pre war construction. With its concrete frame and simple brick detailing the building conveys a sense of municipal standardisation and responsibility. Most flats have private balconies. Those facing north are used more often for storage than for sun-bathing. As in North Hill Court the entrance door is situated at mezzanine level, a fashion peculiar to this period.

21 **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 1930s.

22 **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. Cabbles and traditional building material contrast with the innovative 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.

23 **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.

6 **3 North Hill** Despite its charm this house exhibits features from many different periods 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.

7 **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.

8 **North Hill Court, North Hill** This block of flats dates from the 1930s and, like nearby "Broadlands", incorporates features characteristic of the Art Deco movement. 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.

24 **Highcroft** Highcroft, built during the 1920s, is North Hill's first block of private leasehold flats. These flats share a common main entrance, serviced by a concierge. The leases provide for portage, cleaning and garden maintenance. They are the first to feature an electric lift to the upper floor. The design reflects the greater demand for homes that were smaller and easier to run and the belief in the therapeutic value of fresh air and sunshine, which resulted in private balconies and the use of metal window frames to allow more sunlight into the living room.

25 **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 3 and 57 North Hill. There are fewer but larger windows than in North Hill's earlier houses. The use of slate made possible a lower pitch (slope) of the roof. Unlike earlier Georgian designs the roof overhangs the front facade. The inclusion of a canopy or veranda in the front elevation is a particular feature of this period. Like "bungalow", "veranda" is an architectural term and style imported from British India.

26 **117 North Hill** This Georgian terrace was built in 1811. The house shares similarities with 82 North Hill. The elaborate doorway, the cast iron fanlight and the windows taller on the principal than the upper floors are typical of the period. Note that the entire terrace has been designed so that the distances between the windows are consistent both within and between the houses. 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 house of this period.

9 **Morven House, 6 North Hill** Morven House dates from the early 19th century. It illustrates many Palladian features: the incisions to the stucco plasterwork on the lower storey, which visually distinguishes it from the "pediment" of the first and second floors; the "giant 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 the ground floor distinguish Morven House from Georgian houses in North Hill.

10 **Broadlands** This block of flats dates from around 1930. Its design introduces to North Hill a number of features characteristic of the Art Deco movement. Examples are the diagonal glazing on the entrance doors and the curved metal windows, both fashions peculiar to the 1930s. By contrast with the asymmetry of many Victorian designs, this block is self consciously symmetrical. As is the case with Rowlands Close and North Hill Court the design incorporates horizontal banding but this is delicately counter-balanced by the very strong vertical element above the entrance door.

11 **35 North Hill** This villa was built around 1892. The facade is built almost exclusively of brick, the 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 arches to the left of the house. The deep red glazed facing bricks are characteristic of this period and of the Queen Anne style of architecture of which the house has some traces. Note the unusual double width front bay window and the use of dormer windows to maximise use of the roof space.

27 **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. 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.

28 **56b North Hill** Built in 1928 this is the first building in North Hill to use clay pantiles for vertical cladding and to be faced in roughly textured rendering. Glazing is now applied across the entire front wall, the pillars that support the upper storey being concealed internally. This reflects the growing desire for light, airy accommodation. 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.

29 **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 capital on the porch is a later addition.

12 **41 North Hill** According to the date on its plaque, 1600, this house is the oldest surviving building on North Hill. Its exterior is too orderly for us to mistake it for a Tudor or medieval original, notwithstanding the date on the plaque. The house has clearly been re-modelled, probably during the Victorian period and definitely before 1918. By the use of black painted diagonal timbers, white plasterwork and windows with small panes of leaded glass the restoration is successful in conveying a distinctively Tudor appearance.

13 **North Hill House, 57 North Hill** This Regency villa introduces to North Hill the "mansard" roof (incorporating both steeper and shallower sections) and the Greek style porch - Greek culture being at the height of fashion. Note also the expense involved in the use of lead for flashing. The introduction of a window tax to fund the cost of the Napoleonic wars may have contributed to the inclusion of side panels into the design of the vertical 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.

14 **24 North Hill** The design of this 1950s house reflects the austerity of the 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 converted them to PVC. So too is the 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 bricks of random colours. Note how the recent development adjacent copies the appearance of these houses.

30 **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 each room.

31 **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.

32 **193 North Hill** This house was built by Hornsey Urban Sanitary Authority in 1902, based on a standard design. 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. Unlike privately rented housing of this period there is no front bay window and no back extension.

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 : 1 ratio 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.

16 **51 North Hill** Its first floor 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 having 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.

17 **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 later construction. 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 the case with thatch or tile.

33 **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.

34 **82 North Hill** This house is likely to have been built near the end of the 18th century. The parapet above the roof is typical of Georgian architecture as are the smaller windows on the upper floor whose rooms would have extended into the roof space. An important feature of the terraced house of this period is the decorative wooden or wrought iron fanlight above the entrance door. During this period the front door would not be glazed as it was in the second half of the 19th century, as for instance in 121 North Hill.

35 **88-90 North Hill** This early 19th century 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. 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 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.

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