



Highgate School, North Rd, N6 4AY Heritage Statement

Prepared for:
Highgate School
Document Date: 27/09/2022
Report Reference: 2250/01
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1. INTRODUCTION

Clayton Surveying Ltd were appointed by Quadra Claims Services to provide surveying support following an insurance claim by Highgate School concerning damage to the boundary wall and railings following a vehicle impact that occurred in July 2022.

2. DESCRIPTION

Highgate School is a Grade 2 listed building positioned in the centre of Highgate. The prominent school house and chapel buildings were constructed in 1867, with the origins of the school dating back to 1565.

The school has developed organically over the years into the established site that we see today, and it is the boundary wall and railings serving the chapel at the junction of North Road and Hampstead Lane that form the basis of this application for Listed Building Consent.

The setting is described as a well-developed area with an interesting mixture of traditional Victorian architecture alongside more contemporary structures providing multiple building uses, including residential, retail, pubs and restaurants as well as the educational buildings that form Highgate School.

The Victorian chapel and school house are constructed from traditional red clay facing brickwork with sandstone detailing around window openings, arches and at the roofline. The steeply pitched roofs are covered with traditional slate.

The boundary in question is shown below prior to the vehicle impact.



001 – Boundary railings prior to the impact damage

The cast iron railings are secured by iron supports embedded in to the reconstituted Portland stone coping stones and facing brickwork of the low-level wall. The existing coping stones were in reasonable condition prior to the accident, with only minor levels of weathering and general wear and tear visible.

This heritage statement has been prepared to illustrate the repairs that are proposed following damage to the railings, gate, standards and masonry wall following a vehicle impact.



002 – Damaged wall following the vehicle impact



003 – Additional view of the damaged railings

3. PROPOSAL

It is proposed to repair the damaged gates, railings and masonry wall back in to their pre-loss condition using matching materials.

The individual materials are detailed below.

Element	Defect or Issue	Recommendations
Brickwork	Brick wall partially demolished in the impact.	The bricks have been tidied away with any sound, undamaged bricks being set aside for re-building. A small number of reclaimed bricks will be required to supplement the retained bricks. Any reclaimed bricks will be required to match the original bricks in terms of size, colour, texture and finish.
Mortar	Existing mortar needs to be cleaned off bricks before they can be reused.	Hydraulic lime mortar to be used for the rebuilding of the wall and bedding of coping stones. Colour and mortar type to match existing, along with the pointing profile.
Stone copings	A localised extent of reconstituted Portland stone copings were damaged in the vehicle impact.	Reconstituted Portland stone copings are to be supplied and installed to match existing.
Iron railings, gates and standards	The metalwork suffered extensive damage in the impact with several sections being damaged beyond repair.	The schools conservation specialist metalwork company, CT Metals, have undertaken a 3D laser scan of the existing railings and gates in order to prepare a fabrication drawing. Replacement cast iron sections are to be fabricated using new grey iron, to ensure the replacement gate and railings match existing in every regard.

4. HERITAGE CONSIDERATIONS

The proposed repairs are intended to provide a like-for-like reinstatement of heritage assets damaged by a vehicle impact.

The work is to be undertaken by a conservation specialist contractor who is used extensively by the school for the maintenance of their assets. The materials to be used are all to match the original items, and the completed work shall have no visual or material difference to what was there previously.

No other works are included in this application, and it does not involve changing the layout, height, configuration, appearance or intended use of the asset.

The boundary wall and railings form an integral part of the schools safeguarding measures, and although the site has been made secure using temporary fencing, the school are understandably keen to have the boundary reinstated as soon as possible.

The images below show the proposed repairs to the railings in more detail.



004 – General view of proposed right hand gate support and masonry wall



005 – 3D scan showing the damaged metalwork in blue