

HERITAGE STATEMENT HIGHGATE SCHOOL DECANT

Quality Assurance

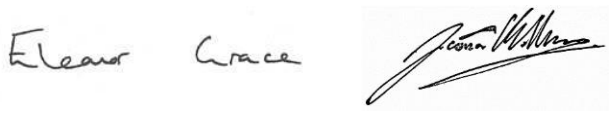
Site name:	Highgate School Decant, Sports Pitch
Client name:	Highgate School Capital Projects
Type of report:	Heritage Statement
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Appendix 1

LISTED BUILDING DESCRIPTIONS

Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Highgate School Capital Projects to determine the impact of the proposed temporary accommodation at the synthetic sports pitch adjacent to the Mallinson Sports Centre. This application is linked to the primary planning applications for the Science Block, Dyne House and Richards Music Centre redevelopments for Highgate School.
- 1.2 Founded in 1565, Highgate School has a longstanding relationship and influence over the surrounding development of Highgate, contributing a wide variety of architectural styles, scale of development and materials. The school grounds and buildings have evolved extensively overtime, occupying a number of sites within and around Highgate Village.
- 1.3 This assessment focuses on the impact of the proposed temporary decant building which is to be erected on the existing Synthetic Sports Pitch within the school's 'Bishopswood Road'. The assessment identifies heritage assets which may be impacted by the proposed development, and includes significance and impact assessments.
- 1.4 The school grounds are almost exclusively located within the Highgate Conservation Area, a designated heritage asset. This area is predominantly characterised by residential housing comprising the historic village core of Highgate and was first designated in 1967 before the boundary was subsequently extended in 1990 and 1994.

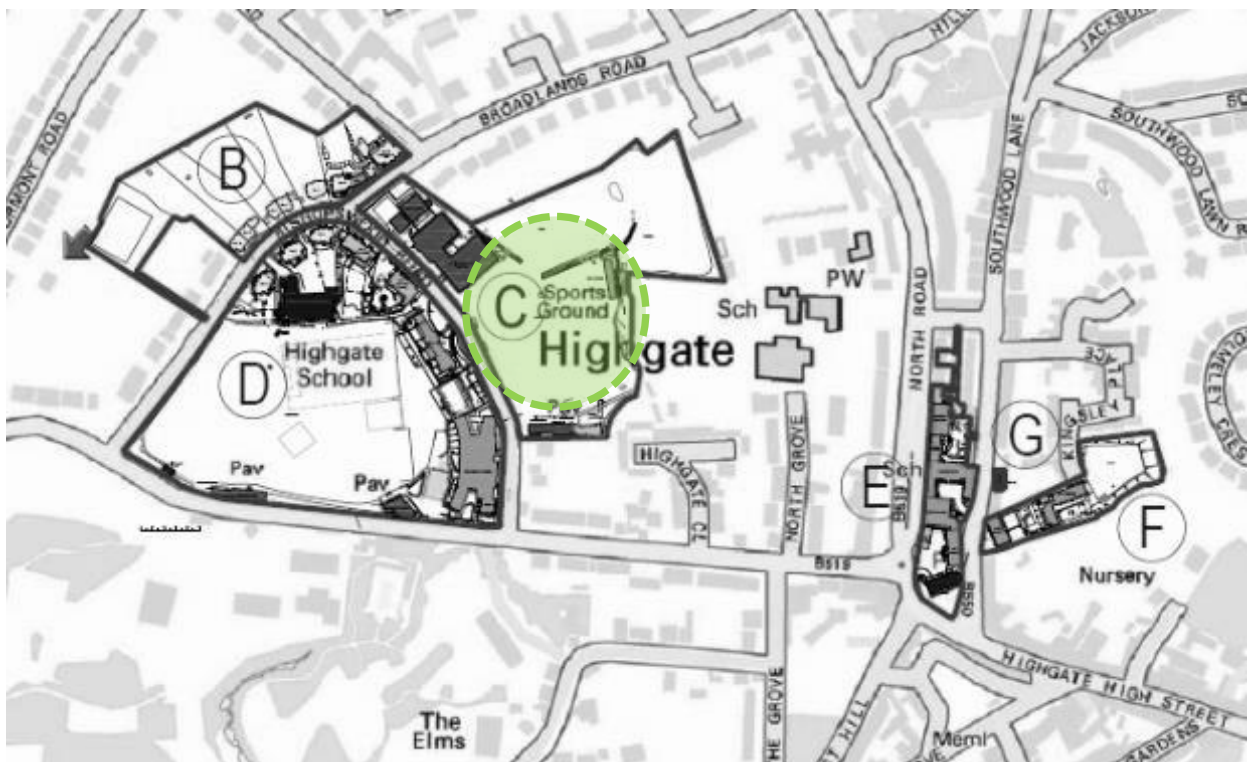


Figure 1. Location Map of School Sites in Highgate. The application site forms part of the 'Bishopswood Road' site, marked C on this map. The location of the site is indicated by the green circle.

Authorship

- 1.5 This document has been prepared by Eleanor Grace BA (Hons) MSc (Principal, Heritage and Design) and Fiona Williams MA (Hons) MSc (Associate, Heritage and Design) and reviewed by Sean McEntee BArchSt MA (Associate, Heritage and Design).

2.0 Legislation, Policy and Guidance

- 2.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- Section 66(1) reads: *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
 - In relation to Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

National Planning Policy Framework

- 2.2 The revised National Planning Policy Framework (NPPF) was published on 20th July 2021, replacing the previously-published Frameworks. With regard to the historic environment, the over-arching aim of the policy remains in line with philosophy of the 2012 framework, namely that “our historic environments... can better be cherished if their spirit of place thrives, rather than withers.” The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.
- 2.3 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a “manner appropriate to their significance” (Paragraph 189).
- 2.4 NPPF directs local planning authorities to require an applicant to “describe the significance of any heritage assets affected, including any contribution made by their setting” and the level of detailed assessment should be “proportionate to the assets’ importance” (Paragraph 194).
- 2.5 Paragraph 195 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, “to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.
- 2.6 An addition to the 2021 NPPF is outlined in paragraph 198. This states that local planning authorities should have regard to the importance of the retention ‘in-situ’ of a historic statue, plaque, memorial or monument irrespective of its designation. The paragraph goes on to suggest an explanation of historic or social context should be given rather than removal.
- 2.7 Paragraph 199 requires that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

- 2.8 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, “clear and convincing justification” (Paragraph 200). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to ‘wholly exceptional’ for those assets of the highest significance such as scheduled monuments, Grade I and grade II* listed buildings or registered parks and gardens as well as World Heritage Sites.
- 2.9 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 201 states the following:
- 2.10 “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a. the nature of the heritage asset prevents all reasonable uses of the site; and
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.”
- 2.11 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in “less than substantial harm”, paragraph 202 provides the following:
- 2.12 “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.”
- 2.13 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.
- 2.14 In the case of non-designated heritage assets, Paragraph 203 requires a Local Planning Authority to make a “balanced judgement” having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.15 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.
- 2.16 With regards to conservation areas and the settings of heritage assets, paragraph 206 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. While it is noted that not all elements of a conservation Area will necessarily contribute to its significance, this paragraph states that “proposals that preserve

those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”

- 2.17 Broader design guidance is given in Chapter 12, ‘Achieving well-designed places’. The 2021 NPPF introduces the requirement for local authorities to prepare design guides or codes, consistent with the principles set out in the National Design Guide and National Model Design Code Documents. These should reflect ‘local character’ in order to create ‘beautiful and distinctive places’ (paragraph 127).
- 2.18 Paragraph 134 states that significant weight should be given to development which reflects local design policies, and/or outstanding or innovative designs which promote high levels of sustainability or help raise the ‘standard of design’ providing they conform to the ‘overall form and layout of their surroundings’.

Planning Practice Guidance (PPG) (2021)

- 2.19 The Planning Practice Guidance (PPG) was updated on 20 July 2021 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance.
- 2.20 In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance and explains how the tests of harm and impact within the NPPF are to be interpreted.

Historic England Conservation Principles: Policies and Guidance 2008.

- 2.21 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. It states that:

“New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (page 59).

Historic England Conservation Area Designation, Appraisal and Management Advice Note 1 (February 2016)

- 2.22 This document sets out the guidance on how to manage change in a way which conserves and enhances historic areas. It highlights that *“change is inevitable, however, not necessarily harmful and often beneficial”*. It goes on to advise that *“work in designating, appraising and managing Conservation Areas should be no more than is necessary, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.”*

Historic England Making Changes to Heritage Assets Advice Note 2 (February 2016)

- 2.23 This advice note provides information on repair, restoration, addition and alteration works to heritage assets. It advises that *"The main issues to consider in proposals for additions to heritage assets, including new development in Conservation Areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting."* (page 10)

Historic England Managing Significance in Decision Taking in the Historic Environment Historic Environment Good Practice Advice (GPA) in Planning Note 2 (March 2015)

- 2.24 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include: *"assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness."* (page 1)

Historic England: Historic Environment Good Practice Advice in Planning Note 3 'The Setting of Heritage Assets' December 2017

- 2.25 This document sets out guidance on managing change within the settings of heritage assets which is identified as being separate from the concepts of curtilage, character and context. It clarifies that:

"the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Extensive heritage assets, such as townscapes, can include many heritage assets and their nested and overlapping settings, as well as having a setting of their own. A Conservation Area will include the settings of listed buildings and have its own setting. The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it. (page 2). "Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset (page 4). The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations.... Sustainable development... can have important positive impacts on heritage and their settings. However, the economic and social viability of a heritage asset can be diminished if accessibility from or to its setting is reduced by badly designed or insensitively located development."

- 2.26 The document advocates the following 5 step approach to assessing setting:
- Step 1: Identify which heritage assets and their settings are affected
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

- Step 4: Explore ways to maximise enhancement and avoid or minimise harm
- Step 5: Make and document the decision and monitor outcomes

Local Policy

The London Plan (2021).

2.27 *The London Plan was adopted in March 2021, the following policies are relevant to heritage and this application.*

2.28 *Policy D1 London's form and characteristics*

- A. *Development Plans, area-based strategies and development proposals should ensure the design of places addresses the following requirements:*

Form and layout

1. *use land efficiently by optimising density, connectivity and land use patterns*
2. *enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions*

Quality and character

- 12) *respond to the existing character of a place by identifying the special and valued features that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute to the local character*
- 13) *be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.*

2.29 *Policy HC1 Heritage conservation and growth*

- A. *Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.*
- B. *Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with*

their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

- 1. setting out a clear vision that recognises and embeds the role of heritage in place-making*
- 2. utilising the heritage significance of a site or area in the planning and design process*
- 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*
- 4. delivering positive benefits that sustain conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Haringey Development Management DPD (July 2017)

Relevant local policies are as follows:

2.30 Policy DM9: Management of the Historic Environment Haringey's Heritage Assets

"A: Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B: Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

C: When considering the impact of proposals on the historic environment, the Council will have regard to:

- a) The priority given to sustaining and enhancing the significance of a heritage asset and its setting;*
- b) Character appraisals and management plans or other guidance, where they are available;*
- c) The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;*

- d) The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;*
- e) The desirability of securing a viable use for a heritage asset consistent with its conservation;*
- f) An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and*
- g) The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.*

Conservation Areas

D: Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

E: Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

Listed and Locally Listed Buildings

F: In addition to (A-C) above, the Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they:

- a) Do not lead to substantial harm or total loss of their significance;*
- b) Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;*
- c) Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and*
- d) Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.*

G: Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings.

I: All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.

Enabling development

J: The Council will approve proposals for enabling development where it is demonstrated that:

- a) It is the only viable means of securing the long-term future of the asset affected;*
- b) And it is the optimum viable use, supported by an appropriate options appraisal; and*

c) *The proposals address relevant policies (A-I) above.*

2.31 Policy DM5: Locally Significant Views and Vistas

“A: Development proposals within the viewing corridors of the Locally Significant Views must demonstrate how the proposal:

- a) Enhances the viewers’ ability to recognise and appreciate the landmark being viewed;*
- b) Makes a positive contribution to the characteristics and composition of the local view, where possible; and*
- c) Has had regard to the Council’s Tall Buildings and Views Supplementary Planning Document.*

B: Obstructions to the Locally Significant Views should be minimised and will be assessed by the Council on their level of impact on the views.

C: Development proposals should consider opportunities to create new local views and vistas through the design and layout of new development.

D: Existing identified viewpoints and viewing points should remain publicly accessible.

E: Proposals should have regard to views identified in Conservation Area Appraisals and Management Plans (See Policy DM9).”

Strategic Policies (2013) (with alterations 2017)

2.32 SP11: Design

“All new development should enhance and enrich Haringey’s built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey’s sense of place and identity;*
- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;*
- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in ‘Secured by Design’ and Safer Places;*
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;*
- Seek the highest standards of access in all buildings and places; and*
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.”*

2.33 SP12: Conservation

“The Council shall ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment. The borough’s heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.

▪ *The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul’s Cathedral as protected in the London Mayoral “London View Management Framework” Revised SPG, July 2010, and key local views.”*

Highgate Neighbourhood Plan (2017)

2.34 Core objective 5: Development and Heritage: To preserve and enhance Highgate's unique character.

“Sub-objectives: SO5.1 To guide the design and form of both new development and alterations to existing buildings and boundaries to preserve and enhance Highgate’s Conservation Areas and ensure Highgate’s rich archaeological history is recorded and, where necessary, preserved.”

2.35 Policy DH2: Development Proposals in Highgate’s Conservation Areas

“Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate’s Conservation Areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.”

3.0 Methodology

Heritage Assets

- 3.1 A heritage asset is defined within the National Planning Policy Framework as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)” (NPPF Annex 2: Glossary).
- 3.2 ‘Designated’ assets have been identified under the relevant legislation and policy including, but not limited to: World Heritage Sites, Scheduled Monuments, Listed Buildings, and Conservation Areas. ‘Non-designated’ heritage assets are assets which fall below the national criteria for designation.
- 3.3 The absence of a national designation should not be taken to mean that an asset does not hold any heritage interest. The Planning Policy Guidance (PPG) states that “non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.” (Paragraph: 039 Reference ID: 18a-039-20190723)
- 3.4 However, the PPG goes on to clarify that “a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

Meaning of Significance

- 3.5 The concept of significance was first expressed within the 1979 Burra Charter (Australia ICOMOS, 1979). This charter has periodically been updated to reflect the development of the theory and practice of cultural heritage management, with the current version having been adopted in 2013. It defines cultural significance as the “aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups” (Page 2, Article 1.2)
- 3.6 The NPPF (Annex 2: Glossary) also defines significance as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”
- 3.7 The British Standards BS7913 (2013) notes that “the attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. There are many different ways in which heritage values can be assessed.”
- 3.8 Significance can therefore be considered to be formed by a collection of values.

Assessment of Significance

- 3.9 It is important to be “proportionate” in assessing significance as required in both national policy and guidance as set out in paragraph 194 of the NPPF.
- 3.10 The Historic England document ‘Conservation Principles’ states that “understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made, or the purpose of the assessment.”
- 3.11 The document goes on to set out a process for assessment of significance, but it does note that not all of the stages highlighted are applicable to all places/ assets.
- Understanding the fabric and evolution of the asset;
 - Identify who values the asset, and why they do so;
 - Relate identified heritage values to the fabric of the asset;
 - Consider the relative importance of those identified values;
 - Consider the contribution of associated objects and collections;
 - Consider the contribution made by setting and context;
 - Compare the place with other assets sharing similar values;
 - Articulate the significance of the asset.
- 3.12 At the core of this assessment is an understanding of the value/significance of a place. There have been numerous attempts to categorise the range of heritage values which contribute to an asset’s significance. Historic England’s ‘Conservation Principles’ sets out a grouping of values as follows:

Evidential value – ‘derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.’ (Page 28)

Aesthetic Value – ‘Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive’. (Pages 30-31)

Historic Value – ‘derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value’. (Pages 28-30)

Communal Value – “Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, **rather than with its physical fabric...** **Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there**”. (Pages 31-32)

- 3.13 Historic England advice Note 12 notes that “interest may be archeological, architectural, artistic or historic”.
- 3.14 The British Standards set out a simpler approach which “is to think of a historic building’s significance as comprising individual heritage values”. These could include townscape characteristics, artistic value, educational value and identity or belonging amongst others.
- 3.15 It is therefore clear that value-based assessment should be flexible in its application. It is important not to oversimplify an assessment and to acknowledge when an asset has a multi-layered value base, which is likely to reinforce its significance.

Contribution of setting/context to significance

- 3.16 In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance - although it should be noted that ‘setting’ itself is not a designation. The value of setting lies in its contribution to the significance of an asset. For example, there may be instances where setting does not contribute to the significance of an asset at all.
- 3.17 Historic England’s Conservation Principles defines setting as “an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.”
- 3.18 It goes on to state that “context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places” (page 39).
- 3.19 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 3.20 The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. It is important to note that impacts that may arise to the setting

of an asset do not, necessarily, result in direct or equivalent impacts to the significance of that asset(s).

Assessing Impact

- 3.21 It is evident that the significance/value of any heritage asset(s) requires clear assessment to provide a context for, and to determine the impact of, development proposals. Impact on that value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.
- 3.22 There are a range of hierarchical systems for presenting the level of significance in use; however, the method chosen for this project is based on the established 'James Semple Kerr method' which has been adopted by Historic England, in combination with the impact assessment methodology for heritage assets within the Design Manual for Roads and Bridges (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This 'value hierarchy' has been subject to scrutiny in the UK planning system, including Inquiries, and is the only hierarchy to be published by a government department.
- 3.23 The first stage of our approach is to carry out a thoroughly-researched assessment of the significance of the heritage asset, in order to understand its value:

Table 1 Assessment of Significance

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives. Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.
High	World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives. Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).
Good	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives. Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association. Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).

Low	Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible	Assets which are of such limited quality in their fabric or historical association that this is not appreciable. Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.
Neutral/ None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.

3.24 Once the value/significance of an asset has been assessed, the next stage is to determine the assets 'sensitivity to change'. Table 2 sets out the levels of sensitivity to change, which is based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.

3.25 An asset's sensitivity level also relates to its capacity to absorb change, either change affecting the asset itself or change within its setting (remembering that, according to Historic England The Setting of Heritage Assets – Planning Note 3, 'change' does not in itself imply harm, and can be neutral, positive or negative in effect).

3.26 Some assets are more robust than others and have a greater capacity for change and therefore, even though substantial changes are proposed, their sensitivity to change or capacity to absorb change may still be assessed as low.

Table 2 Assessment of Sensitivity

SENSITIVITY	EXPLANATION OF SENSITIVITY
High	High Sensitivity to change occurs where a change may pose a major threat to a specific heritage value of the asset which would lead to substantial or total loss of heritage value.
Moderate	Moderate sensitivity to change occurs where a change may diminish the heritage value of an asset, or the ability to appreciate the heritage value of an asset.
Low	Low sensitivity to change occurs where a change may pose no appreciable threat to the heritage value of an asset.

3.27 Once there is an understanding of the sensitivity an asset holds, the next stage is to assess the 'magnitude' of the impact that any proposed works may have. Impacts may be considered to be adverse, beneficial or neutral in effect and can relate to direct physical impacts, impacts on its setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting itself being considered as the asset.

Table 3 Assessment of Impact

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTORS
Very High	Adverse: Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction. Beneficial: The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.
High	Adverse: Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. Beneficial: The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.
Medium	Adverse: Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. Beneficial: Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.
Minor/Low	Adverse: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. Beneficial: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.
Negligible	Barely discernible effect on baseline conditions but a slight adverse or beneficial impact.
Neutral	A change or effect which is neither adverse nor beneficial in impact.
Nil	No change in baseline conditions.

Summary of Assessment

- 3.28 Overall, it is a balanced understanding of the foreseeable likely effect of proposals on significance as a result of predicted impacts which is being sought through undertaking this process. It should be clearly understood that the level of detail provided within these

assessments is “proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance” as set out in Paragraph 194 of the National Planning Policy Framework.

Recent appeals

- 3.29 A proposed development can have both positive and negative impacts upon a heritage asset. Recent High Court rulings demonstrate the importance on the identification of heritage benefits against the heritage harms of proposals.
- 3.30 In the R (Palmer) v Herefordshire Council ([2016] EWCA Civ 1061 case, Lord Justice Lewison concluded that “the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the listed building or its setting.”
- 3.31 This approach was confirmed in *City & Country Bramshill Ltd v Secretary of State for Housing, Communities And Local Government & Ors* [2021] EWCA Civ 320. In this case Lord Justice Lindblom concluded that “*the considerable importance and weight to the desirability of preservation [of the special architectural or historic interest of a listed building or its setting], should tip the scales to produce an unequal balance in its favour. However, the SoS should still take account of the actual severity of any change, or scale of change as the Mayoral SPG puts it, and so the extent of impact, as well as the relevance to its significance, and the importance of the asset. The overall weight to be given to any harm, and the conflict with policy, should be a product of these factors*”
- 3.32 In both of these cases, it is clear that, when assessing the impact of a proposal, the heritage benefits and heritage harms do have individual impacts upon an asset’s significance. However, when taken together, the proposals could legitimately be considered not to have an adverse overall impact on the significance of the asset.

Research Methodology

- 3.33 This Heritage Statement is the result of a robust process which assesses relevant documentary research (including maps, drawings and reports, as well as, archive material where relevant) and professional judgment.

4.0 Historic Development of Highgate School

4.1 Highgate School has undergone numerous phases of expansion and demolition works, resulting in a complicated built environment that defines a substantial extent of North Road and Southwood Lane, alongside other sites at Hampstead Lane, Bishopswood Road and Broadlands Road. Despite the lengthy history of the school in these sites, successive redevelopment works has resulted in a largely nineteenth and twentieth century character to the buildings under the school's ownership. These buildings consequently reflect the eclecticism and variety in terms of materials and decorative detail associated with this period, which range from Arts and Crafts, Neo-Gothic, Brutalist and Modern Contemporary.

4.2 This section will outline the school's architectural history and development, focusing on the development of the Bishopswood Road area in particular.

Early History

4.3 In 1565 a free school for, "the education of boys and young men in grammar" was founded by Sir Roger Cholmeley, Lord Chief Baron of the Exchequer under King Henry VIII. Known during this early period as 'Cholmeley School', the Bishop of London subsequently granted land on the site of an old gatehouse near the bishop's wood, opposite the Gatehouse Inn. Comprising a chapel and school house, little is known about the design of the first iteration of the school. In 1576-1578 a new schoolhouse was erected, and the chapel rebuilt with further enlargements in 1616 and 1623.

Nineteenth Century Improvement and Expansion

4.4 In 1819 the Brougham committee found the school buildings woefully inadequate, prompting a period of significant expansion alongside structural change within the school's management. A new school-house was erected in 1819 with accommodation for 120 boys, and the 'Madras' system of education was introduced.



Figure 2. The School showing the rebuilding works of 1819 and chapel in 1830, prior to the chapel's demolition and school hall's extension.

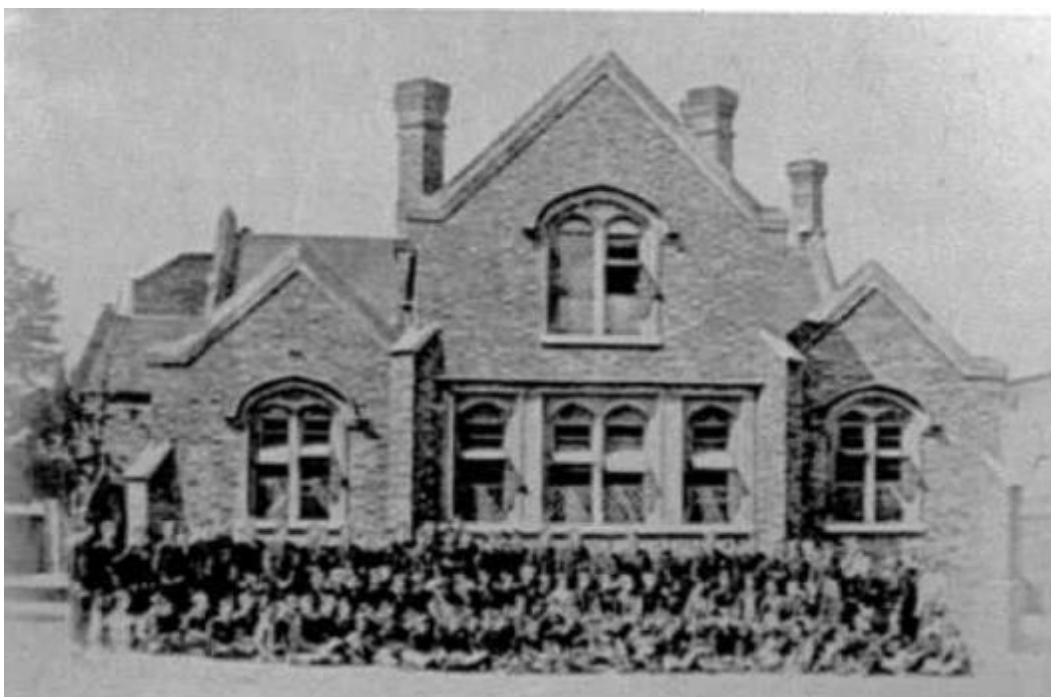


Figure 3. The school c.1860 seen from the south, prior to the redevelopment of 1866-7. This image shows the extended classrooms and window above the library.

- 4.5 The arrival of a new headmaster, the reverend John Bradley Dyne in 1838, saw significant improvement works to the school grounds, expanding the number of pupils from 19 to 130 by 1865. Dyne's tenure as headmaster coincided with evolving attitudes to education during the Victorian Period. At this time, informed by the findings of the Taunton Commission, the beginnings of the separation of education from the jurisdiction of religious institutions, as well as improved methods of teaching, gave rise to a move away from education taking place within a single 'hall'. Increasingly value was placed on the importance of having separate classes and spaces dedicated to training by subject and ability.
- 4.6 Concurrent with expansion within the 'island site', the school gradually acquired more land to the west. In 1848 the school leased a field on Hampstead Lane using it as a sportsground. This land was then purchased by Dyne himself by 1869. A cricket pavilion was constructed the following year, and the field was eventually sold to the school Governors by 1879. In 1869 'Fitzroy Lodge' was also purchased as a boarding house, the boys previously having lived in the headmaster's school house.



Figure 4. Extract from the Ordnance Survey Map of 1863 showing the two school sites, indicated by the blue circles. The school site on North Road is to the right of the map labelled as 'Cholmeleys School' and the Hampstead Lane site is to the left marked as a 'Cricket Ground', note Bishopswood Road does not yet exist and the redevelopment of the school within the island site is yet to take place.

- 4.7 Following this purchase, some of the school's new land was subsequently leased in the 1870s, and the houses of Bishopswood Road were constructed by builder Andrew Killby. A new 'school house', creating boarding accommodation was constructed by 1880, as well as a number of private houses built on school land. A swimming bath and gymnasium were also constructed close to Bishopswood Lane by 1885.
- 4.8 New school buildings continued to be built around Bishopswood Road over the closing decades of the 19th century. Whilst some of the houses along Bishopswood Road were later used as boarding houses, when first constructed they were private residential properties. Allotments were also purchased at this time for use by the junior school.

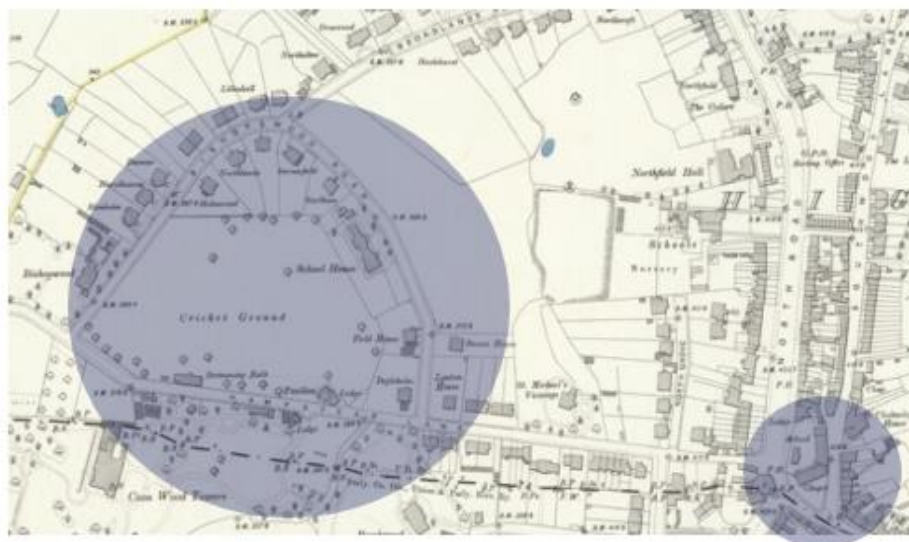


Figure 5. Extract from the Ordnance Survey Map of 1896 showing the two school sites, indicated by the blue circles.

- 4.9 Within the Bishopswood Road site an additional five courts was added to the cricket field by 1899, as well as a woodworking shop and additional classrooms within the grounds of Cholmeley House (future site of Dyne House) to Southwood Lane.

Early Twentieth Century

- 4.10 The rapid expansion of the number of pupils throughout the early twentieth century led to an expansion in the number of boarding houses during this period with the addition of Grindal, Cordell, Mansfield, Bishop Sandys and Field Houses along Bishopswood Road. An additional field was also purchased at the junction of Hampstead Lane and Bishop's Avenue in 1922. A 'new' five court was constructed within the site in 1924.
- 4.11 During the inter-war period, work to the school estate was unsurprisingly slow paced. In 1936 the junior school moved to Bishopswood Road in 1938, within a newly built brick school house (now demolished). During the Second World War the government requisitioned the school for military use and the majority of staff and pupils were evacuated, returning only in 1943. In 1943 the boarding houses were purchased from their owners, forming part of the wider school estate.



Figure 6. 'new' Junior school building, Bishopswood Road 1938 (now demolished).

- 4.12 Following the end of the war to meet the rapidly increasing school population in 1958 a central dining hall was provided within the Bishopswood Road site located within the playing field and the 'new' five court had been refurbished. By 1963 the buildings of Highgate School formed a mixed architectural grouping on the top of Highgate Hill. Further works within the wider school grounds also occurred at this time including the creation of tennis courts as well as installation of a large covered swimming pool at the corner of Bishopswood and Broadlands Road.



Figure 7. View of the senior field, 1988. Buildings seen left to right: Bishop Sandys (1925), Dining Hall (1958), Field House (1929), Grindal House (just seen (1920)) and School House (now Mills Centre (1880)).



Figure 8. View of the Senior field, 1988. Buildings seen left to right: Cholmeley House & the Junior School (1938) (just seen), The Tuck Shop (1912) and the Old Fives Court (1899), the 1914-18 Memorial Pavilion.

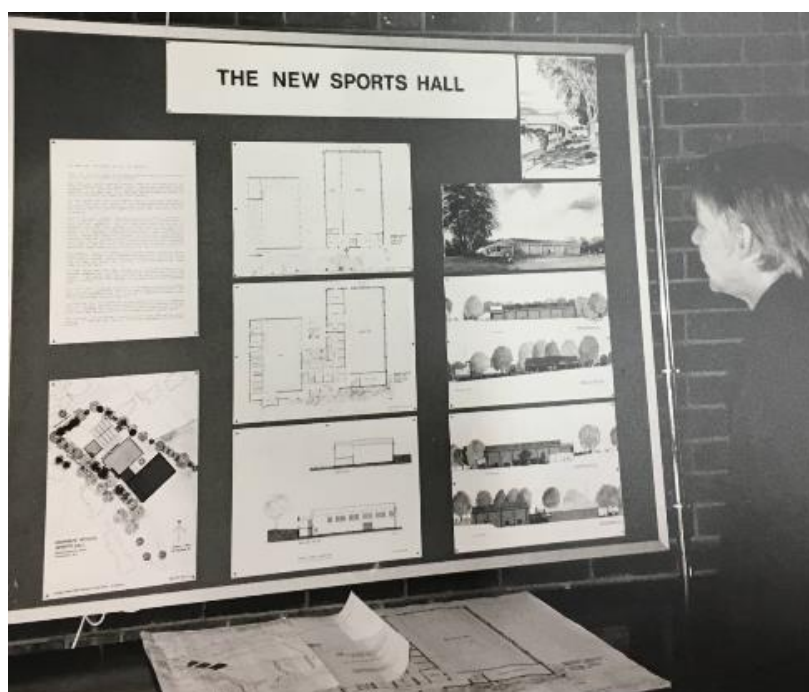


Figure 9. Designs for the MSC on its open day, showing expansion from the old swimming pool south.



Figure 10. Newly completed Mallinson Sports Centre in the 1980s.



Figure 11. Mallinson Swimming Pool Under Construction.

Modern Improvements

- 4.13 In May 2017 a new junior school was created at the Bishopwood Road site, transforming the south eastern corner of the playing field and demolishing the old buildings within the site. The large curved buildings create a dramatic aspect to Bishopwood Road, with the two facades making extensive use of brick and glazing.

Summary



Figure 12. Map showing the acquisition of land in Highgate by Highgate School. The black line indicates Highgate Conservation Area Boundary.

- 4.14 The architectural history of Highgate School is complicated, reflecting the consistent use of the land under the school's ownership as a working educational establishment and as such regularly updated to reflect contemporary mores in education. As such the built fabric of the school can largely be ascribed to four periods: mid-nineteenth century foundation buildings, late nineteenth century extension, twentieth century expansion and contemporary restoration, extension and intervention.
- 4.15 This has created a hugely varied appearance within the school sites. Phases of building work are clearly identifiable as each development reflects contemporary understanding of architectural design as well as the latest understanding of educational needs. As such contemporary additions can be seen to create a strong contribution to the character of the school sites.
- 4.16 This eclecticism is also true of the Bishopswood Road area where rather than one connected complex, individual buildings have retained their own architectural identity, resulting in considerable variety as each addition to the site expresses the architectural fashions of the time. The overall character is therefore high-quality and varied, featuring a number of interpretations of decoration with brick of all hues used for artistic effect. While the built character of the site largely dates to the twentieth century, each element, comprising the refurbished five courts, squash courts, 1960s swimming pool and 1980s sport centre each have their own architectural style and the complex as a whole, has a disjointed appearance which fails to match the quality of the other buildings within the school's ownership in and around Highgate.

5.0 Site Assessment

- 5.1 The site is located within the playing fields to the west of Highgate town centre. To the north the Mallinson Sports Centre is located to south of the junction of Broadlands and Bishopswood road, completed in the 1980s and is the largest structure within the surroundings comprising a number indoor facilities including a main sports hall, a 25m 6-lane pool hall with spectator seating, a gym, and other ancillary spaces including changing rooms, toilets, reception and administration rooms.
- 5.2 The site comprises the extent of an existing synthetic Sports Pitch positioned centrally within the Junior Field. As outlined in the historic development section this field is located within an area which reflects the longstanding relationship with Highgate School. Consequently the surrounding buildings include the Mills Centre, Junior School and Richards Music Centre. Further playing fields under the ownership of St Michael's CofE Primary school are located to the east East along a line of mature trees and the rear gardens of residential properties to the South-East.
- 5.3 The Junior Field has high fencing along its westerly boundary on Bishopswood Road and the Synthetic Sports Pitch is fully enclosed within high post and netting fence surrounding.



Figure 13. Aerial view of the site, comprising part of the synthetic pitch within the junior field.



Figure 14 View of the field looking south west. Note school buildings to the western field boundary.

6.0 Significance Assessment

- 6.1 This section will determine the significance of the heritage assets identified as sensitive to the proposals.

Highgate Conservation Area

- 6.2 First designated in 1967, the Conservation Area was extended in 1990 and 1994. The schools sites fall largely within two Sub-Areas of the Conservation Area, identified as 'Sub-area 1' reflecting the village core, and 'Sub-Area 9', known as 'Bishops' within which the site falls. Sub-area 9 encompasses the Bishopswood Road buildings, sports field and junior school.
- 6.3 The Highgate Conservation Area Appraisal and Management Strategy (2013) (HCAAMS) defines the character of the area and contribution of various spaces and buildings within the area. This document was adopted as Supplementary Planning Guidance on the 4th of October 2007. This section will summarise the character and appearance of sub-area 9 using information from the appraisal document as well as informed by a site visit and independent historic analysis.

Sub-area 9: Bishops

- 6.4 Originally the hunting park belonging to the Bishop of London, a sense of openness defines much of the character of this part of the Conservation Area. Hampstead Lane provides one of the older routes through this area to the south, creating a winding access and unfolding views.
- 6.5 The development of this area largely dates to between 1914 and 1930, notably post-dating the ownership of the cricket ground by Highgate School. The streets were developed in piecemeal fashion and many of the residential properties reflect the arts and crafts tradition of Walter and Charles Quennell, two prominent developers in the area. The nature of the leases issued by the Ecclesiastical Commissioners created a control over the quality of development in this area, regulating plot size, cost and rate of construction. This established a distinctive high quality to the designs of the houses in this area. The individual design of buildings however varies considerably, and this variety in style establishes one of the defining characteristics of the area. The surroundings include some cul-de-sacs of twentieth century development. These areas are however largely enclosed and do not feature overtly in longer views. Residential houses appreciably reflect their sporadic date of development, comprising individual groupings of shared decorative detail. The overall significance of the conservation area is therefore considered to be good, with a moderate sensitivity.
- 6.6 Notable views identified within the HCAAMS include the outlook over the school's playing fields, buildings and pavilions from Hampstead Lane. The character of the Bishopswood Road in particular is defined by its relationship to the school properties. It is noted that Broadlands Road experiences an increased sense of enclosure due to the variety in gradients along its route, creating unfolding views.
- 6.7 The overall contribution of the site to the conservation area is considered to be **neutral**, reflecting a modern sports pitch which is consistent with the long-term use of the area for sports by the school.

7.0 Proposed Development

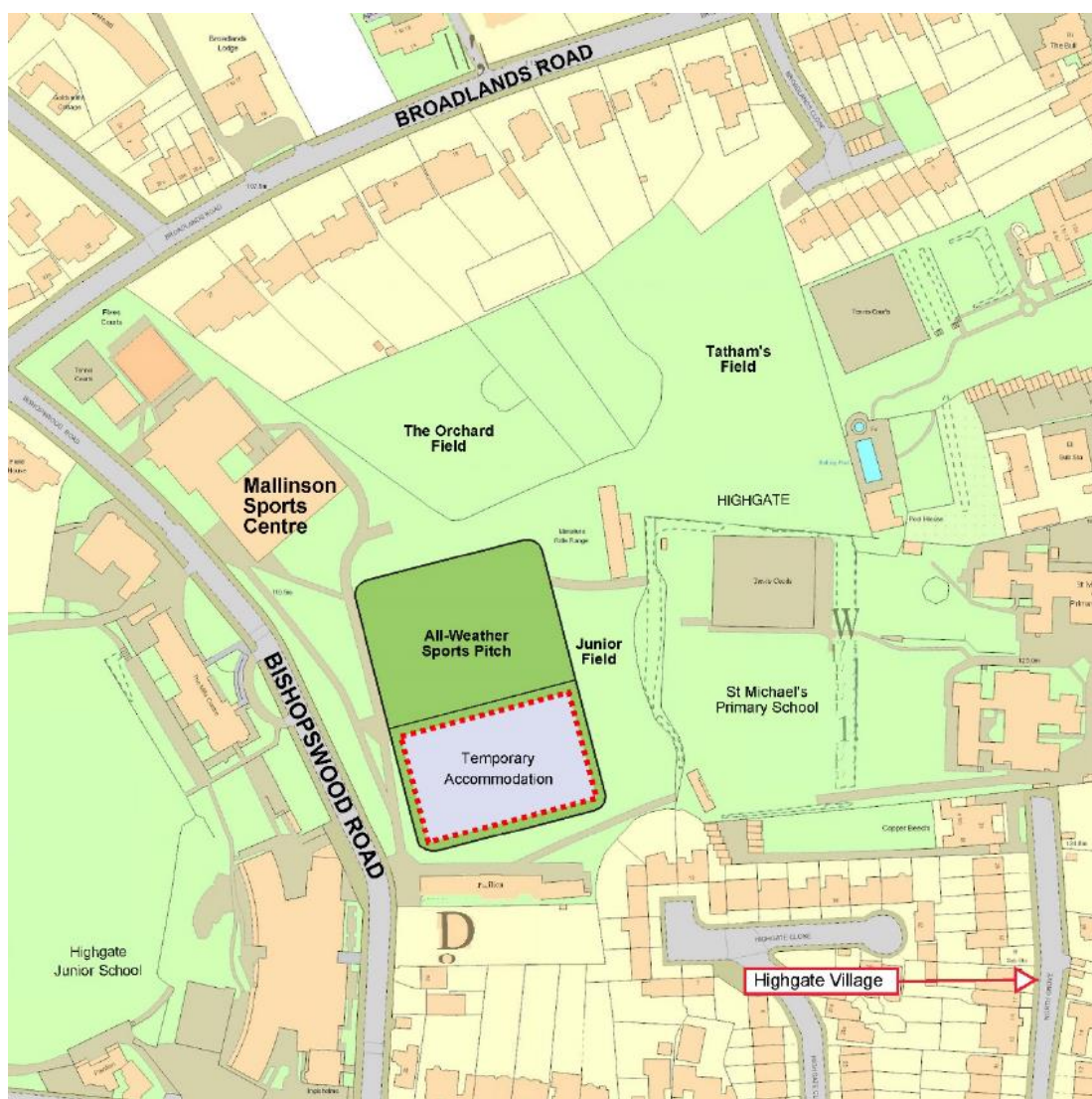


Figure 15. Proposed location of temporary accommodation.

7.1 The proposals include:

- Installation of a single storey temporary modular teaching block at the south end of the site;
- Alterations to existing cricket fencing and new temporary cricket fence divider
- Alterations and extensions to existing pathways to provide access around the perimeter of the site with low level lighting for safety
- Installation of a temporary utilities intake shed and connections to the existing sewer
- Removal of the temporary buildings and paths and reinstatement of the site

- Replacement of the existing damaged synthetic turf with permanent new synthetic turf to meet current standards and SpEx (Sports and Exercise) curriculum requirements

- 7.2 The proposed temporary building would be located within the southern part of the existing synthetic sports field to the east of Bishopswood Road. The proposed building would be similar in footprint and height to the previous marquee: 15m long (parallel to the lodge) and 9m wide. It would be single storey in height with shallow dual-pitched roof.
- 7.3 The temporary building would be clad in timber weatherboarding.
- 7.4 The location of the proposed temporary decant building has been carefully positioned to sit efficiently with the existing circulation routes through the school, whilst ensuring no physical impact to the existing buildings. As noted, the northern part of the quad is the most enclosed and screened from surrounding views, bounded to the west (along North Road) by the late-nineteenth century lodge as well as the enclosed cloister to the north.
- 7.5 The proposals ensure that the larger, southern part of the quad would remain open, with clear access retained via the gates on North Road. This would also conserve the most prominent views from North Road of the Chapel and 'Big Building', as well as the intervisibility between the Chapel, Big School and War Memorial.



Figure 16 CGI render indicating the appearance of the proposals.



Figure 17. Proposed temporary buildings seen from Bishopswood Road.

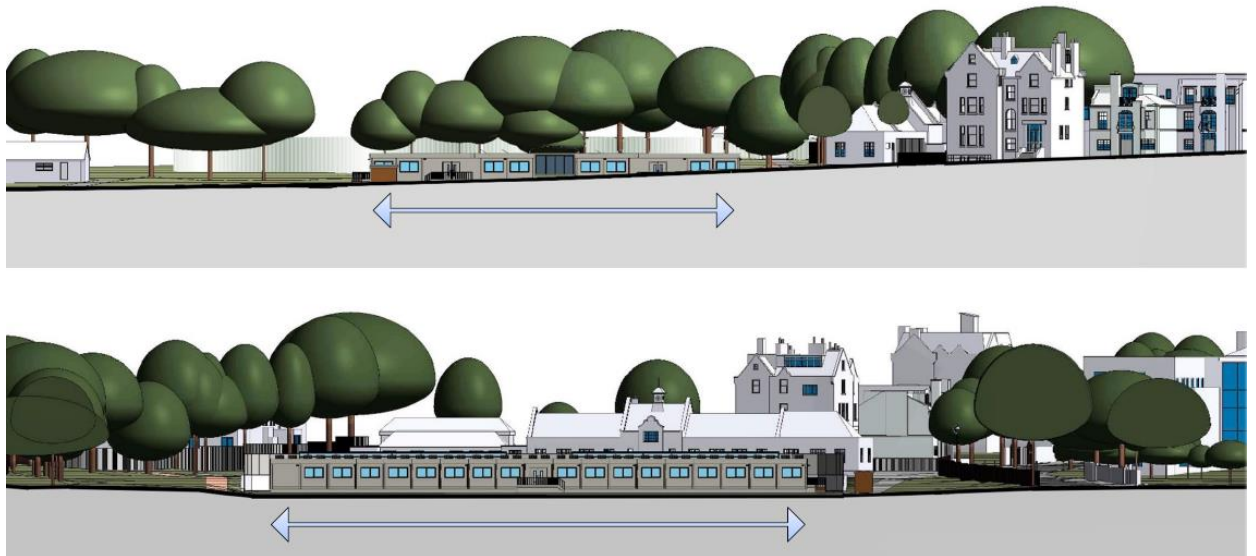


Figure 18. Proposed elevations showing temporary buildings looking east and south (below).

8.0 Impact Assessment

- 8.1 In order to assess the effect of the temporary buildings on the significance of surrounding heritage assets, it is necessary to determine the nature and extent of any impacts resulting from the proposal on heritage assets and/ or their settings.
- 8.2 When assessing the impact of a proposed development on individual or groups of heritage assets, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on setting would result in harm to the significance of the asset. It is equally important to identify benefits to settings, where they result from proposals.
- 8.3 The proposed development is considered below in terms of its impact on the significance of the heritage assets, and the contribution which setting makes to their significance. Assessment of impact levels are made with reference to Table 2 in Section 3 and satisfy 'Step 3' of Historic England's GPA 3.
- 8.4 The temporary buildings will introduce a new structures into existing sports fields, introducing development into what is presently experienced as open space. As such views across the field west towards Bishopswood Road will be altered. It should be noted however views from Bishopswood Road itself to those buildings to the west will be preserved. Additionally the proposals continue to retain the majority of the open space within the field so that its open quality remains appreciable from the surroundings. It should also be noted that the character of the field is of a modern sports ground rather than open grass land, and the site cannot be understood as part of a formally designed garden landscape. As such its aesthetic contribution to the surroundings is limited to its open character.
- 8.5 The proposed decant building would therefore result in a change in the character of the conservation area for a temporary period. It would reduce the openness within the southern part of the field and obscure ground level views between the field, Mills Building and Richard Music Centre.
- 8.6 The proposed building would, however, be minimum height as a single-storey structure, and so continue to allow views to the buildings' upper storeys and an appreciation of the full scale of the field beyond. In addition, it would be a temporary building and so removed within the defined time period. As described in detail within the planning statement, the proposed building would provide decant accommodation and so is necessary as part of the wider school improvements.
- 8.7 The materiality and appearance of the temporary buildings is considered not sympathetic to the surrounding conservation area. However, it should be highlighted that the structures are temporary. As such, the harm caused is temporary and reversible. Moreover, the structures respond to the educational use of the listed buildings, providing additional accommodation for the school during the wider programme of works to the school's estates.
- 8.8 As such, whilst the presence of the marquee causes a **moderate adverse** level of harm to the character and appearance of the conservation area, this harm is mitigated by the temporary nature and their support for the educational use of the historic structures during this exceptional period.

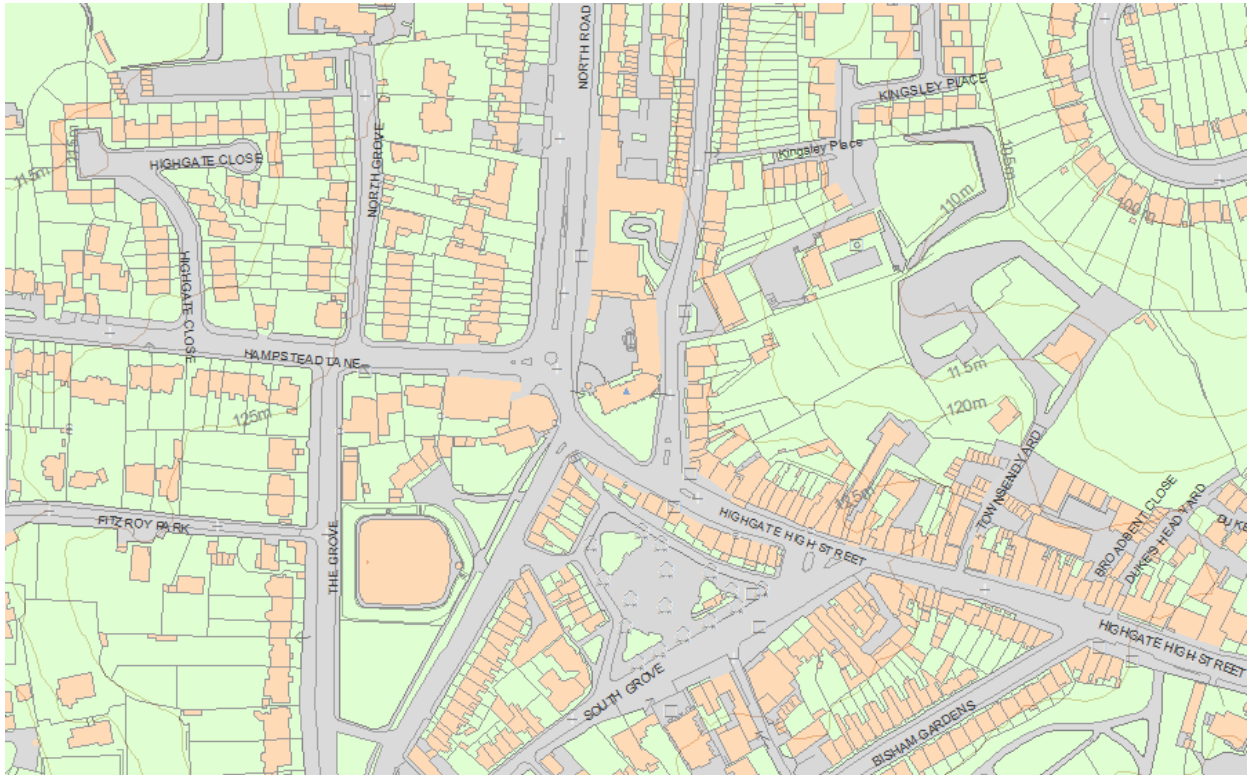
- 8.9 The statutory duty under section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area.
- 8.10 As stated above, the creation of temporary structures within the synthetic playing field will partially interrupt views between the school's buildings and the wider expanse of the junior field. In addition, the materiality of the temporary buildings is of low quality and at odds with the architectural interest of the surrounding conservation area. Therefore, the proposals are considered to cause a moderate adverse level of harm to the character and appearance of the Conservation Area. However, this harm is considered to be mitigated by the temporary nature of the structures which ensures that the character and appearance of the Conservation Area will be restored once the requirement for the temporary buildings is resolved – thereby removing any harm. The residual impact of the proposals is therefore **neutral**.

9.0 Conclusions

- 9.1 This Heritage Statement has been produced on behalf of Highgate School. It accompanies an application for full planning permission for temporary buildings within the Junior Field of Highgate School.
- 9.2 The proposals will introduce a temporary structures into the field which are unsympathetic to the character and appearance of the surrounding conservation area. The level of harm caused is considered to be **moderate adverse**. However the temporary nature of the buildings and their association with the College's educational use is considered to mitigate the harm caused by their presence. Whilst there is some adverse impact caused during their presence, this impact will be entirely restored once the structure's are removed.
- 9.3 In the context of the School's need to sustain their educational uses, it is considered that the development has paid special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area in accordance with Section 72(1) of the Act.
- 9.4 In addition to satisfying these provisions of the Act, NPPF and local policies are also satisfied in that any harms arising from the proposed development would be considered in the context of the public benefit associated with sustaining the uses of the school. In addition, as a result of their temporary nature, there would be no residual harm arising from the proposals on the identified heritage assets.

APPENDIX 1

LISTED BUILDING DESCRIPTIONS



HIGHGATE SCHOOL CHAPEL

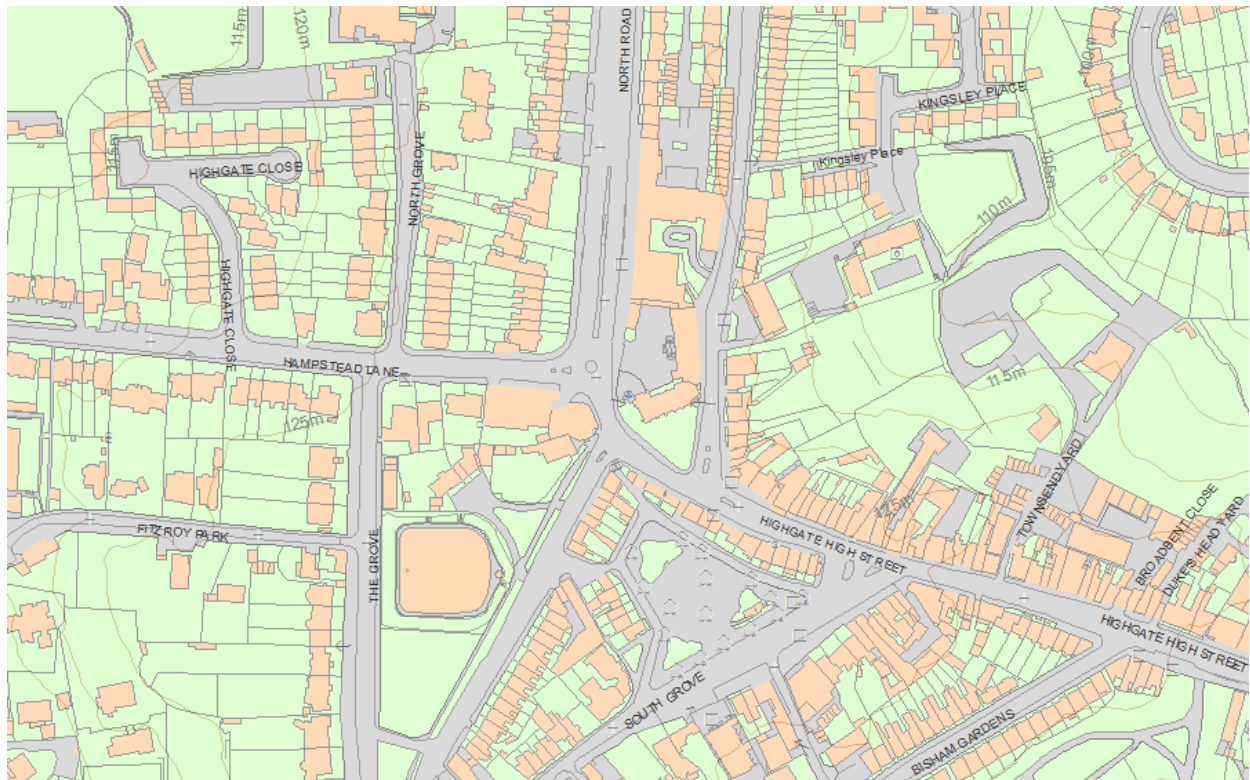
Grade: II

List Entry Number: 1084325

Date first listed: 02-Dec-1994

School chapel. 1865-6 by Frederick Pepys Cockerell. Red brick with some stone dressings and decorations, internally polychromatic use of different coloured bricks with stone and tiles. Slate roof. Chapel partially raised over open undercroft to north and reached up steps to west under clock tower. Five-bay body with five-light apse set liturgically, central timber fleche. Round-arched lancets with central cusped light set between buttresses under parapet of open stone tracery. To south and apse a blind, round-arched arcade with brick moulding in tympanums and stone banding; to north the undercroft has a virtually round-arched arcade with octagonal columns under unusual Ionic capitals, and moulded brickwork in spandrels. Undercroft has within it a pump (moved there), wooden benches and a First World War Memorial. Steps lead thence past Boer War Memorial to entrance door set within ballflower moulding and pointed arch. Interior retains lavish polychromy to walls and floors. The body of the chapel is panelled to dado height, with many memorials. Open timber truss roof. Pews probably early C20, choir stalls probably 1930s. Marble lining to dado height in apse, incorporating stoup; pulpit, lectern and altar rails. Two organs, that at the west end installed 1980s. Good collection of stained glass, including in the apse memorials to Henry Chester, died 1868; Robert Isherwood, 1837; Henry Leak 1863; Thomas Causton 1856; William Bloxan, 1814; all in similar style. Particularly fine are windows on the south side,

which are good examples of 1880s Aesthetic Movement style glass, and the west rose window of uncertain date. One window replaced 1953 after war damage. Highgate School chapel forms part of the major rebuilding of the school, founded in 1565, in the mid-nineteenth century. The ensemble of chapel and school hall is of great architectural and historical importance at the centre of Highgate village. Sources: C A Evans and A P White, 'The Story of Highgate School, 1938-1949', c.1950 S W Kitchener, 'Old Highgate, the Story of a London Village', n.d.



WAR MEMORIAL AT HIGHGATE SCHOOL

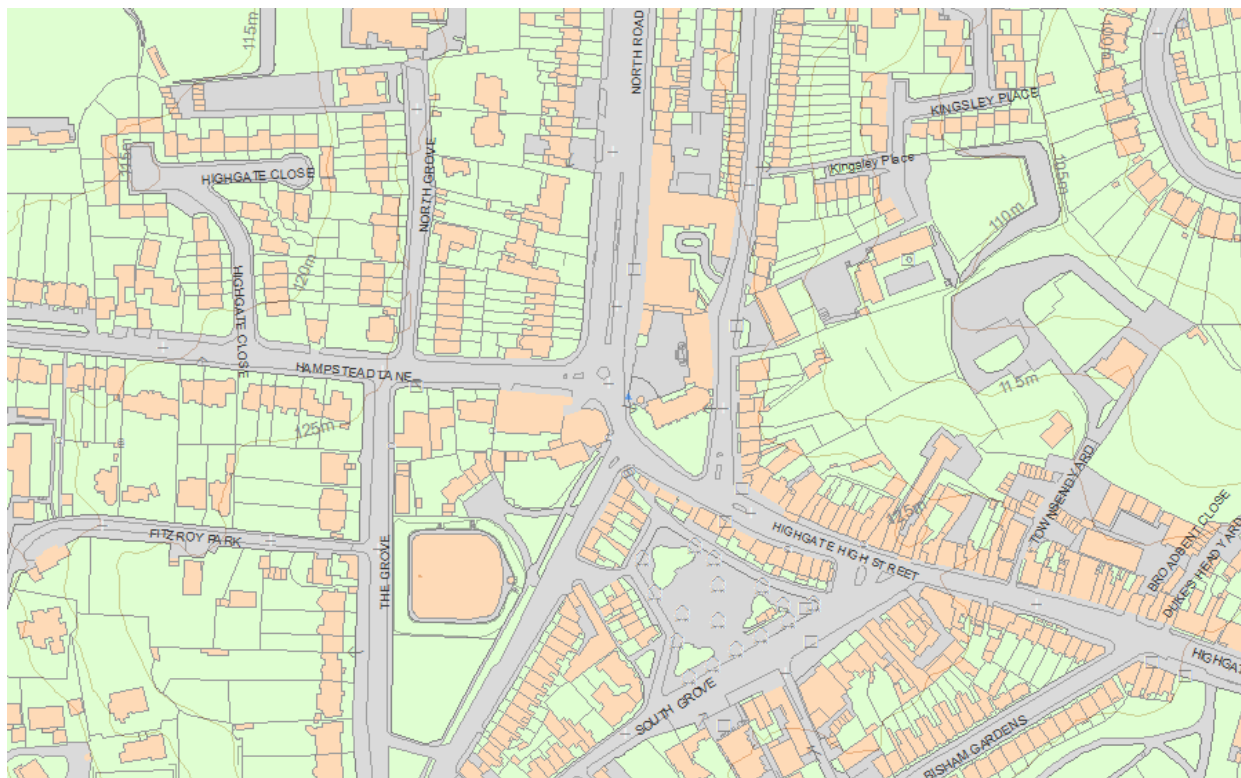
Grade: II

List Entry Number: 1346210

Date first listed: 02-Dec-1994

War memorial. Erected 1921, though the design is the 'Cross of Sacrifice' devised in 1919 by Sir Reginald Blomfield. Portland stone cross on octagonal stepped plinth overlaid with bronze sword. The memorial commemorates those of the school who gave their lives in the First World War.

London Village', n.d. M Seabourne, 'The English School. Its Architecture and Organisation, 1370-1870', 1971.



BOUNDARY WALL TO GRAVEYARD OF FORMER HIGHGATE CHAPEL

Grade: II

List Entry Number: 1346211

Date first listed: 02-Dec-1994

Boundary wall to graveyard, sixty metres long. Eighteenth and early nineteenth centuries, with patching to Southwood Lane. Stock brick, with gate facing Highgate High Street. The Southwood Lane frontage is higher, as the land falls away, and includes thirty metres of early nineteenth century cast-iron railings, square with spear tops and classical urns. The wall is attached to Highgate School chapel (q.v) and makes an imposing contribution to the centre of Highgate village.

