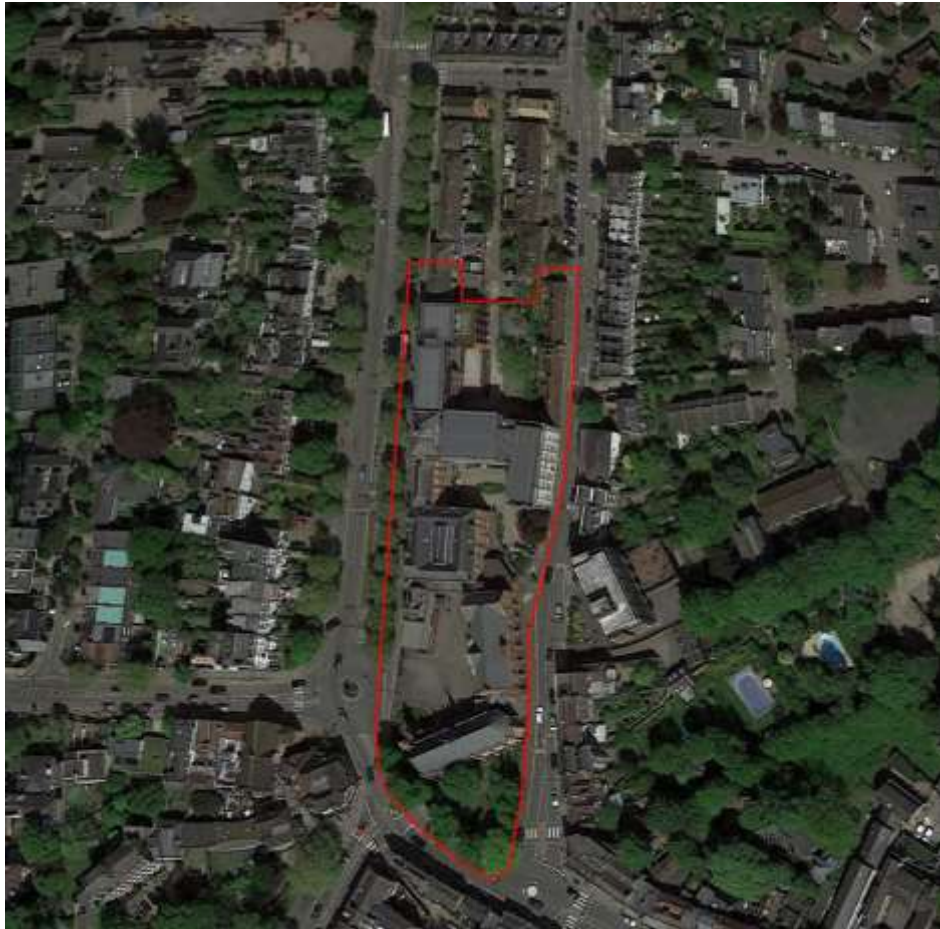


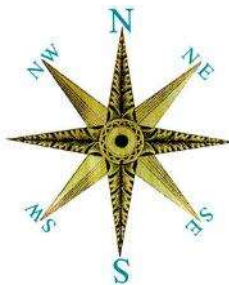
HIGHGATE SCHOOL, SENIOR SCHOOL CAMPUS (ISLAND SITE), LONDON BOROUGH OF HARINGEY N6 4AY

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT



June 2022

COMPASS



ARCHAEOLOGY

HIGHGATE SCHOOL,
SENIOR SCHOOL CAMPUS (ISLAND SITE),
LONDON BOROUGH OF HARINGEY N6 4AY

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT

NGR (CENTRE): TQ 28353 87562

Authors: Heidi Archer with revisions by James Aaronson

June 2022

COMPASS ARCHAEOLOGY LIMITED
250 York Road, Battersea
SW11 3SJ

Telephone: 020 7801 9444

e-mail: mail@compassarchaeology.co.uk
Website: www.compassarchaeology.co.uk

© Compass Archaeology Ltd

Abstract

In June 2022 Compass Archaeology were commissioned by Highgate School to conduct an archaeological desk-based assessment (DBA) on the site of the Senior School Campus in support of an application to redevelop the existing site.

During the course of the DBA it has become clear that the study site lies within a historic landscape, being centrally located within Highgate and an integral part of the development of the settlement. The history of Highgate is strongly linked with the founding of Cholmeley's School in 1565.

Prior to this, little evidence for prehistoric to Saxon activity has been uncovered in the immediate vicinity of the study area, although this has some bias due to the lack of archaeological excavations in the area. Activity increases in the medieval period with the creation of a number of roads through the area providing passage to traders and travellers to and from the city. This most likely prompted the creation of a settlement atop the high, well-positioned hill.

The main phase of activity occurs in the post-medieval period, following the creation of the School. From 1565 the small site steadily expanded and altered to suit the needs of the pupils. By the 1860s the pressure on resources was such that a major redevelopment was required and the present Big School and Chapel complex was constructed in 1866-7. Post-medieval and modern development continued across the study site, changing with the curriculum and available technology, resulting in over two centuries of growth from individual schoolhouse to Senior School campus stretching between Highgate High Street and Castle Yard.

Due to the site's location within an Archaeological Priority Area, known history of the site, likelihood of encountering 17th – 21st century finds and features associated with the previous land use and school complex, and in light of the loss of potential archaeological remains and stratigraphy through excavation associated with the proposed development, some form of archaeological mitigation may be deemed necessary. This could take the form of an appropriately worded condition attached to an approved planning application, rather than any pre-determination action.

Contents

	Page
1 Introduction	1
2 Acknowledgments	2
3 Objectives of the report	3
4 Methodology	3
5 Archaeology, the historic environment and planning	4
6 Site location, geology and topography	12
7 Archaeological and historical background	14
8 Cartographic & documentary evidence for post-medieval development	29
9 The present site	47
10 The proposed development	66
11 Archaeological potential for the study site	71
12 Conclusions	73
13 Sources	74

Figures

		Page
	<i>Front Cover - Aerial view of the study site</i>	
Fig.1	Site location, marked in red	1
Fig.2	Study site outline, marked in red	2
Fig.3	Study site location (red) in relation to the Highgate Conservation Area (pink) and Highgate Village Archaeological Priority Area (blue)	9
Fig.4	Listed Buildings within the study site boundary	11
Fig.5	Study site showing the different elements of the study site	12
Fig.6	Extract from the BGS (Sheet 256: North London) with study site location marked in red	13
Fig.7	Location of Roman GLHER entry (green) in relation to the site location (red)	15
Fig.8	Distribution of medieval GLHER entries (purple) in relation to the site location (red)	16
Fig.9	Distribution of post-medieval GLHER entries (blue) in relation to the site location (red)	18
Fig.10	Distribution of Modern GLHER entries (pink) in relation to the site location (red)	21
Fig.11	Location of trenches in the Garner Quad, undertaken in 2011	23
Fig.12	Plan of the redevelopment site, with the extent of excavation shown in phases	24
Fig.13	View of the excavation area from the south, showing infilled ditch features to the left of, and below the 1m scale	25
Fig.14	View of the in situ area of burning in the north-western corner of Area 2, taken from the north-west. Scale 1m	26
Fig.15	Layers of burning from brick firing, observed in Evaluation Trench 2. Scale 0.4m	26
Fig.16	Extract from the SUMO GPR Survey results of the Chapel Quad. Adapted from drawing 'GPR Survey – Timeslices at 0.35-0.40m and 0.55-0.60m', supplied by The Client	27
Fig.17	Extract from the Interpretation of GPR Survey Results Adapted from drawing 'GPR Survey - Interpretation with Example Radargrams' supplied by The Client	28
Fig.18	Extract from Rocque's Survey, with study site location marked in red	29
Fig.19	Extract from the OS drawings 1808-7, with site outline marked in red	30

Fig.20	Extract from the 1815 enclosure map of Hornsey (1815), site outline marked in red	31
Fig.21	Drawn survey of the chapel (1824), referred to in the affidavit of Thomas Townshend. Reproduced with permission from the Highgate School Archives	32
Fig.22	Pen and ink drawing of the chapel and schoolhouse: pre-1833	33
Fig.23	View of Cholmeley School and Chapel	34
Fig.24	Watercolour of the old school house, produced in 1833	35
Fig.25	Extract from Stanford's Map of London (1862) with site outlined in red	36
Fig.26	School photograph, taken in 1864	37
Fig.27	Extract from the OS First Edition 25-inch series (1870) with site outline marked in red	38
Fig.28	Extract from the OS 1:1056 map (1895) with study site outline shown in red	39
Fig.29	Extract from the OS 25-inch map (1896), with study site outlined in red	40
Fig.30	Plan of the school (1900), produced by C. Pemberton Leach, Architect. Reproduced with permission from the Highgate School Archives	41
Fig.31	Extract from the OS 25-inch map (1914), with study site outlined in red	42
Fig.32	Extract from a newspaper cutting showing the school in the 1920s. Reproduced with permission from the Highgate School Archives	43
Fig.33	Lower ground floor plan of the Science Building. Reproduced with permission from the Highgate School Archives	44
Fig.34	Extract from the OS 25-inch map (1938) with study site outlined in red	45
Fig.35	Extract from the OS 1:1250 map (1952) with study site outlined in red	46
Fig.36	Plan showing the direction of view of figs.37-56	47
Fig.37	View of the Charter Building, looking towards the Garner Building Facing S	48
Fig.38	Garner Quad seating area and terrace. Facing NE	49
Fig.39	Rear of the Garner Science Building. Facing S	49
Fig.40	View of the Garner Building and Charter Building. Facing N	50
Fig.41	Overview of the Garner Quad. Facing N	51
Fig.42	View of Central Hall to the right of frame and the Big School to the left. Facing SSW	52

Fig.43	Central Hall and the Link Block. Taken from the Science Quad facing W	53
Fig.44	Science Building. Facing approximately NNW	54
Fig.45	Access to the lower level of the Science Building. Facing NE	54
Fig. 46	Tunnel linking the Island Site to Dyne House. Facing ESE	55
Fig.47	View of the Island Site from Dyne House. L - R: Big School, Central Hall and Science Building. Facing W	56
Fig.48	Science Building. Facing N	57
Fig.49	The Big School. Facing SW	57
Fig.50	View of the Chapel Quad. Facing S	58
Fig.51	Chapel. Facing S	59
Fig.52	Shakespeare Steps. Facing E	60
Fig.53	Gateway on the western side of the Chapel leading to the burial ground. Facing SSW	61
Fig.54	Burial ground. Facing E	62
Fig.55	View of the burial ground. Facing S	63
Fig.56	Interior of the crypt area beneath the Chapel. Facing E	64
Fig.57	Extensions to the existing Science Building shown in orange	66
Fig.58	South elevation of the Science Block development	67
Fig.59	West elevation of the Science Block developemnt	68
Fig.60	View of the extension from Southwood Lane, facing NNW	69
Fig.61	Proposed Island site access improvements at basement level (lift pits, fire escape stairs and tunnel link with Dyne House)	70

Figs.1-5, 7-10 and 36 reproduced from OS data with the permission of the Ordnance Survey on behalf of The Controller of HMSO ©Crown Copyright 2014. All rights reserved. Compass Archaeology Ltd, licence no. AL 100031317

Fig.20 reproduced with permission by Bruce Castle Library and Archives

Figs.21, 30 and 32-33 reproduced with permission from the Highgate School Archives

Figs.22 and 24 reproduced from Hinde, Highgate School

Figs.57-60 provided by ed toovey architects

Fig.61 provided by Hopkins Architects Limited

1 INTRODUCTION

- 1.1 This document forms the summary of the findings of an archaeological desk-based assessment (DBA), conducted on the site of Highgate School Senior School Campus (Island site), London Borough of Haringey N6 4AY (fig.1). The site is hereafter described as the Island site.

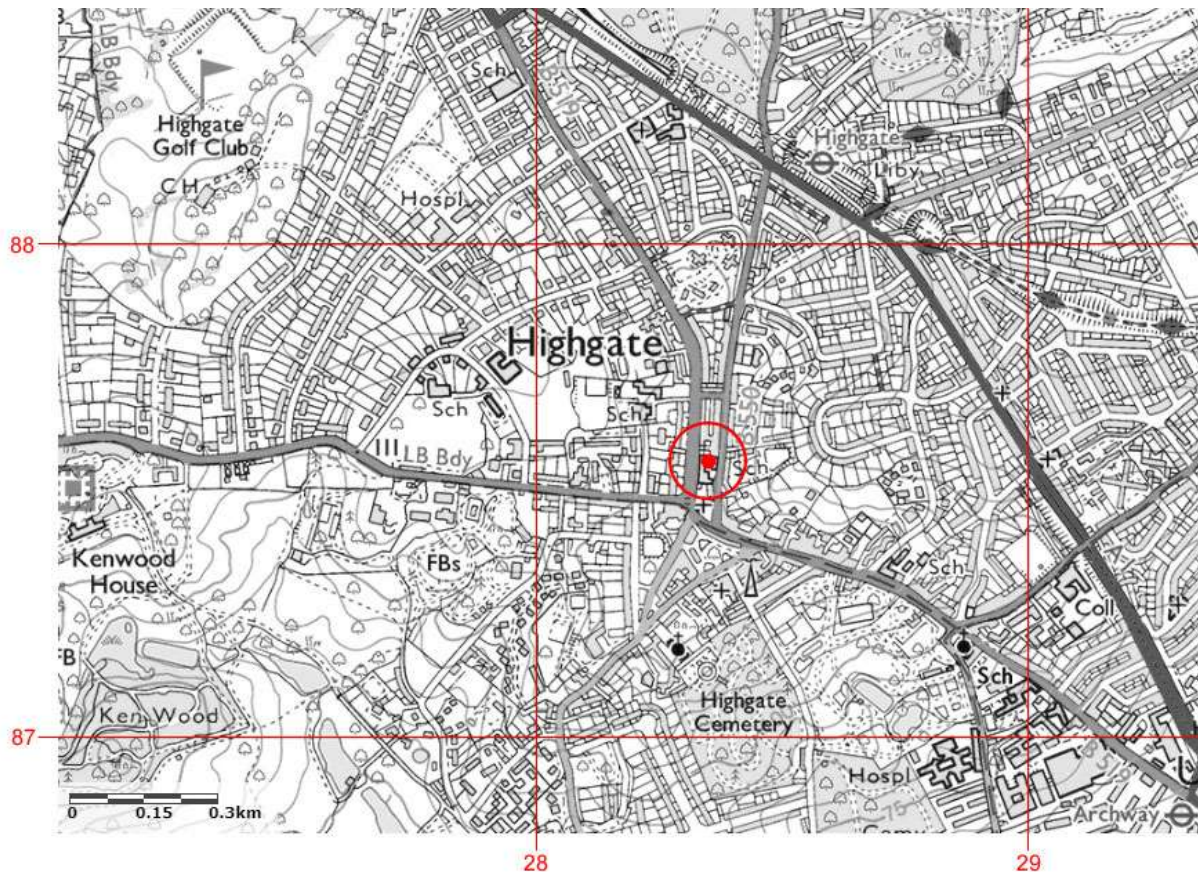


Fig.1: Site location, marked in red

- 1.2 The DBA has been commissioned to accompany a number of planning applications within the Island site as shown in figs.2 and 5. These are:
- The extension and re-furbishment of the existing Science Building
 - The extension of the existing Central Hall to facilitate circulation, access to the tunnel to Dyne House and to provide toilets, a substation and other facilities



Fig.2: Study site outline

2 ACKNOWLEDGEMENTS

- 2.1 Compass Archaeology would like to thank Gwyn Jones, of Highgate School for commissioning the DBA. Further assistance regarding the proposal schemes was provided by Ed Toovey of ed toovey architects and Mike Burnell of Hopkins Architects Limited.
- 2.2 Further thanks to Julia Hudson (Archivist and Records Manager at Highgate School) and Henley Henley-Smith (Curator) for their assistance with sourcing original documents regarding the study site. Thanks also to Mike Hammerson (Highgate Society) for his help concerning the history of this area. Thanks also to the staff at Haringey Local Studies Library and Archives (Bruce Castle) and Susan Trackman at Highgate Literary and Scientific Institute for sourcing further background material.

3 OBJECTIVES

3.1 The objective of the assessment is to establish the archaeological potential of the study site within the context of the proposed redevelopment. This takes into account three principal elements:

- Reference to the archaeological and documentary background.
- Consideration of the previous impact of land use and development on potential archaeology.
- Potential impact of the proposed development.

4 METHODOLOGY

4.1 The assessment has been carried out in accordance with Historic England guidelines, (Historic England, 2016), and the recommendations of the Chartered Institute for Archaeologists, (CIfA, 2017).

4.2 A visit was made to the site on the 5th September 2018, alongside a visit to the Highgate School Archives. In addition, entries held by the Greater London Historic Environment Record (GLHER) were examined. Material held by Compass Archaeology was also utilised. References to the various sources were noted, and relevant material photocopied/scanned or photographed as appropriate.

A search of the GLHER was made along a 250m buffer line of the study area, (dataset 17120). The results of the search are presented in Section 7.

4.3 The findings of these investigations have thus been collated to produce this document, which forms a summary of the known archaeological potential for the site, the possible impact of any prior land-use upon that potential, and the perceived impact that the current proposal may have on any surviving potential.

5 ARCHAEOLOGY, THE HISTORIC ENVIRONMENT AND PLANNING

5.1 National policy

5.1.1 This desktop assessment represents one element in the archaeological planning process, whereby early consideration of potential archaeological remains can be achieved, and if necessary appropriate further mitigation measures put in place. The report conforms to the requirements of the National Planning Policy Framework, (NPPF), adopted in 2012 and most recently updated in July 2021, which replaced PPS 5 ‘*Planning for the Historic Environment*’ and policies HE6 and HE7.

5.1.2 The NPPF (July 2021) contains 16 core principles that dictate plan-making and decision-taking; one of which concerns the preservation and enhancement of heritage assets (Section 16 paragraphs 189-208).

5.1.3 The NPPF recognises that heritage assets, defined in Annex 2 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

5.1.4 Paragraph 194 of the NPPF states that

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

5.1.5 The NPPF also directs the Local Planning Authority (LPA), to require development sites with known heritage assets, or potential heritage assets with archaeological interest to submit an appropriate desk-based assessment and, where necessary, field evaluation.

5.1.6 Archaeological interest is defined as *a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point*. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

5.1.7 In considering any planning application for development, the local planning authority will be mindful of the framework set by government policy, in this instance the NPPF, current Development Plan Policy and other material considerations.

5.2 London Plan

- 5.2.1** Due to the site being located close to areas of archaeological sensitivity the following policy, taken from the *London Plan* (March 2021), is particularly relevant:

HC1 Heritage conservation and growth

A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant 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 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.*

C 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 avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

5.3 Local Policy

- 5.3.1** The site lies within the London Borough of Haringey whose Local Plan includes its own policies regarding archaeological remains and development found in the Borough Council's Development Management Development Plan Document (adopted July 2017) and the Highgate Neighbourhood Plan (Adopted version) 2017. The former includes Policy DM9: Management of the Historic Environment, which states:

.....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.....*

.....Heritage statements will be required to set out how development proposals will conserve, enhance or restore a heritage asset and its setting. The level of detail provided in the statement should be proportionate to the importance of the asset, having regard to its significance and potential impact on this. The Council strongly advises applicants to seek the advice of specialist historic consultants, particularly where a proposal is likely to result in significant harm to an asset.....

H *Proposals affecting a designated Archaeological Priority Area will be considered having regard to:*

- a The significance of an archaeological asset and its setting;*
- b The impact of the proposal on archaeological assets; and*
- c The priority given to preserving and managing the archaeological asset and its setting in situ.*

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*

- 5.3.2** The site being part of the wider Highgate School campus comes within the remit of the Highgate School Supplementary Planning Document (adopted March 2021), which states:

5.6.3 *.....an Archaeological Assessment, desk-based and non-desk-based, is required to be carried out in relation to a specific site and development proposal in consultation with Greater London Archaeology Advisory Service. This is to be submitted for assessment by the Council at the detailed planning application stages. In accordance with the requirement of national policy, in cases where desk-based assessment has led to indications of highly, possibly nationally, important archaeological remains then a stage of field evaluation by an archaeological contractor may be appropriate to understand the significance of a site and the harm from a proposed scheme before an application can be determined.*

5.6.4 *Within the Highgate Conservation Area Appraisal and Management Plan, it is recognised that the School is facing considerable pressure for new school buildings and facilities as well as the refurbishment of their historic school buildings. The Council will*

continue to ensure the conservation of Haringey's heritage assets, their setting and the wider historic environment in the assessment of development proposals for the School at the detailed planning application stage.

5.65 In considering proposals, the Council does not seek to be prescriptive in terms of the preferred or acceptable architectural style that they would expect to come forward at any site. Designs that are contemporary, and those that replicate the historic features might both be considered appropriate. The Council will however require the School to demonstrate a robust, heritage-led approach to design based on a thorough understanding of the significance of any affected heritage assets. The school should demonstrate how proposals will conserve the significance of the heritage asset concerned.

5.66 A Heritage Statement is required to be submitted at the detailed planning application stage in relation to each emerging proposal. The Council will establish with the School, through the pre-application process, the nature and level of detail required for the Heritage Statement for each proposal. The Council will also advise, at this time, if there is a requirement for any other heritage or archaeological study to be undertaken.

5.4 Archaeological Priority Areas

5.4.1 Haringey Council have recently reviewed the boundaries, setting and significance of their Archaeological Priority Area (APA), (Oxford Archaeology, 2021). The study site now contains the recently reviewed Tier 2 Archaeological Priority Area of 'Highgate Chapel Burial Ground' (APA 2.13b); based on the site of several chapels of ease and burial grounds associated with pre-grammar school and post-grammar school activities, and also falls within the wider 'Highgate' archaeological priority area (APA 2.18); based around the medieval settlement of Highgate established in the 14th century.

5.4.2 The review defines a Tier 2 APA as:

comprises local areas within which the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest. Planning decisions are expected to make a balanced judgement for non-designated heritage assets considered of less than national importance considering the scale of harm and the significance of the asset. Tier 2 APAs will typically cover a larger area than Tier 1 APAs.

5.4.3 Due to this designation the following guidance set out within the Haringey Development Management Policies (2017) is also relevant:

Policy DM12 Management of the Historic Environment

A. The Council will support proposals that secure the preservation, conservation or enhancement of a heritage asset and its setting, or which secure opportunities for their sustainable future use. The Council will seek private and public funding contributions to improve their appearance, public access where appropriate, legibility, understanding through interpretive signage and public realm improvements.

B. Total or substantial loss of significance of a heritage assets or part of it, would only be acceptable where:

a. The loss is essential to deliver significant heritage benefit such as restoration of a more significant aspect of the asset, reinstating historic street pattern or frontage, or public

- benefit such as affordable housing opportunities, which outweigh the significant loss; and/or*
- b. The parts concerned are considered not to preserve or enhance the character and appearance of the asset and the surrounding environment; and/or*
 - c. It has been demonstrated that options for adaptive reuse are unachievable (this should be supported by relevant documents as per the validity checklist).*
- C. In addition to above, applications for new development affecting a heritage asset or its setting including subdivision of plots, infill and backland development, would only be granted where they preserve or enhance the asset's significance, character, appearance and setting.*
- D. The Council will support modern contemporary designs that ensure high aesthetic standards and are sympathetic to the local character and appearance of the asset, and promote the conservation and appreciation of the historic environment, where appropriate. New development should respect:*
- a. Existing historic property layouts, including burgage plots;*
 - b. Traditional uses or mix of uses;*
 - c. Scale and typology of existing built form;*
 - d. Characteristic materials and local detailing;*
 - e. Local view and topography; and,*
 - f. Trees, landscaping and public realm features that contribute to the amenity value and character of the asset.*
- E. Application for alterations or extensions to a heritage asset or affecting their setting should:*
- a. Always be subordinate in appearance and integrate with the host building;*
 - b. Not upset the existing scale or proportions of the host building or adversely affect the character or setting of the neighbouring buildings;*
 - c. Be confined to the rear or least important facades;*
 - d. Preserve, repair or reinstate, especially in case of conservation areas at risk or those protected by Article 4 directions, the characteristic external features that contribute to the heritage asset's significance such as original chimneys, windows, doors, boundary treatment, roof coverings;*
 - e. In case of listed buildings, respect original plan form and where appropriate repair and reinstate significant features such as fire places, plaster work, cornices, skirtings, architraves, panelling and walls; and,*
 - f. Retain traditional characteristic walls, gardens, boundaries where these form part of the local street scene or add to the local visual character and appearance of the historic environment.*
- F. The Council will support reuse of vacant listed buildings, especially those on the Heritage and Risk, or locally listed buildings including innovative ways for their sensitive adaption. Works should, however, respect the architectural and historical integrity buildings including significant internal features, and do not harm their structural stability. In order to facilitate their re-use the Council will consider proposals that would not otherwise be granted planning consent (such as alternative uses and enabling development), provided it accords with English Heritage guidance and is justified on the basis of independent financial appraisal. The Council will require S106 legal agreement to ensure that the historic asset must be occupied.*

Policy DM15 Archaeology

- A. *Proposal for development involving ground disturbance in Archaeological Priority Areas (as identified on the Proposals Map) will need to be assessed and may require an Archaeological Evaluation Report subject to advice from Greater London Archaeological Advisory Service (GLAAS). The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ or excavation.*
- B. *Whilst there are no Scheduled Ancient Monuments within the borough at present, the Council will press for their designation on appropriate sites and if designated, development affecting the monument or its setting would normally be refused.*

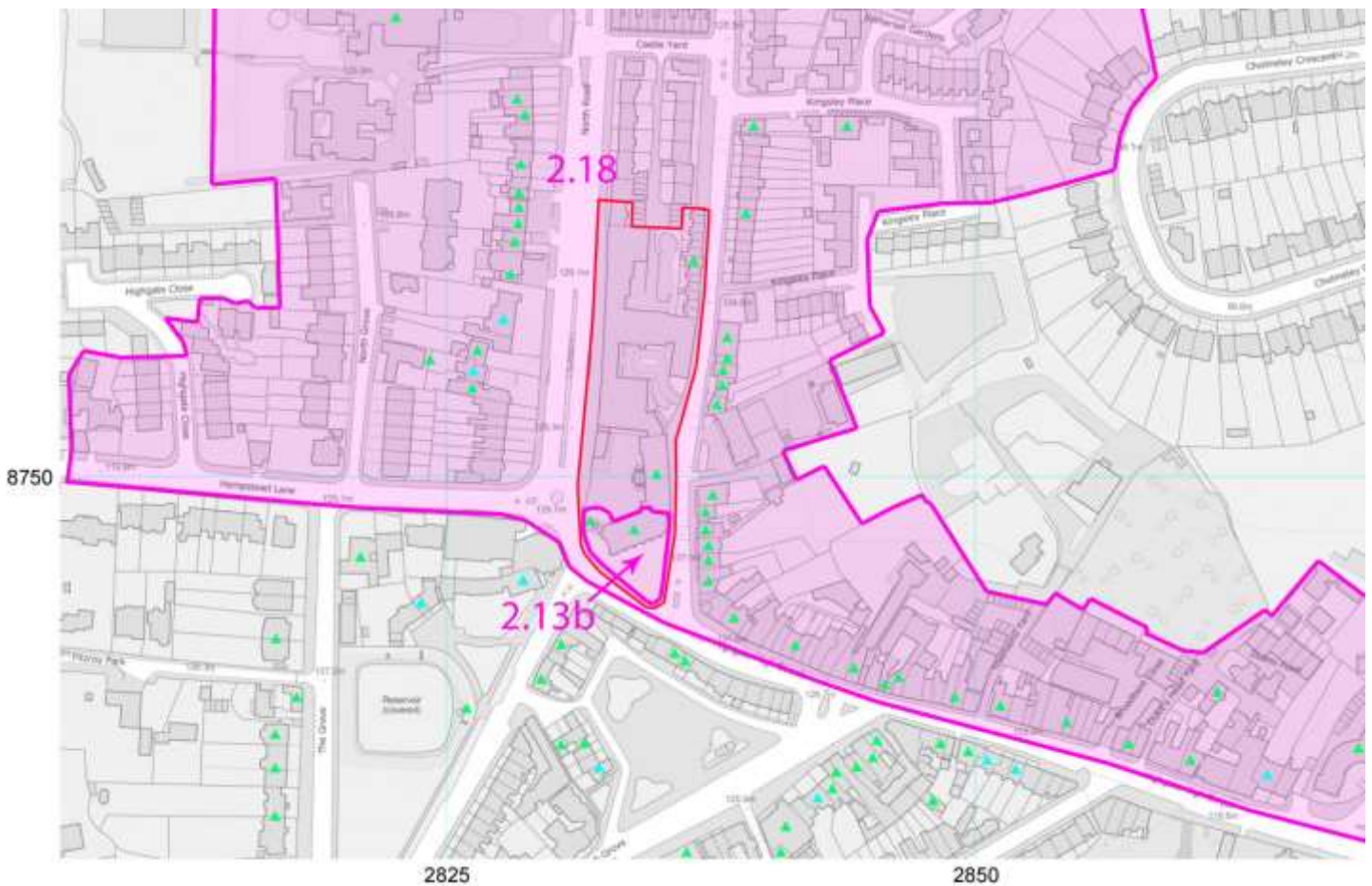


Fig.3: The site (red outline) in relation to the locally designated APAs, (pink), and Listed Buildings, (Grade II* in blue, Grade II in green)

5.5 Conservation Areas

- 5.5.1** The site lies within the locally designated Highgate Conservation Area (fig.4) and as such the following guidance is also relevant:

Haringey Local Plan: Strategic Policies

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.*

5.6 Scheduled Monuments

- 5.6.1** The site does not contain, nor is it close to, any scheduled monuments, where there would be a presumption in favour of preservation in situ and against development proceeding.

5.7 Listed Buildings

- 5.7.1** The Senior School Campus on the western side of Southwood Lane contains the Listed Buildings of *Sir John Woolaston's Almshouses* (Grade II: UID 1189375), *Boundary Wall to Graveyard of Former Highgate Chapel* (Grade II: UID 1346211), *War Memorial at Highgate School* (Grade II: UID 1346210), *Highgate School Chapel* (Grade II: UID 1084325), *Tomb of Thomas Causton in Graveyard of Former Highgate Chapel* (Grade II: UID 1084326) and *Highgate School, Old School Building* (Grade II: UID 1263619) (fig.4).



Fig.4: Listed buildings within the site boundary

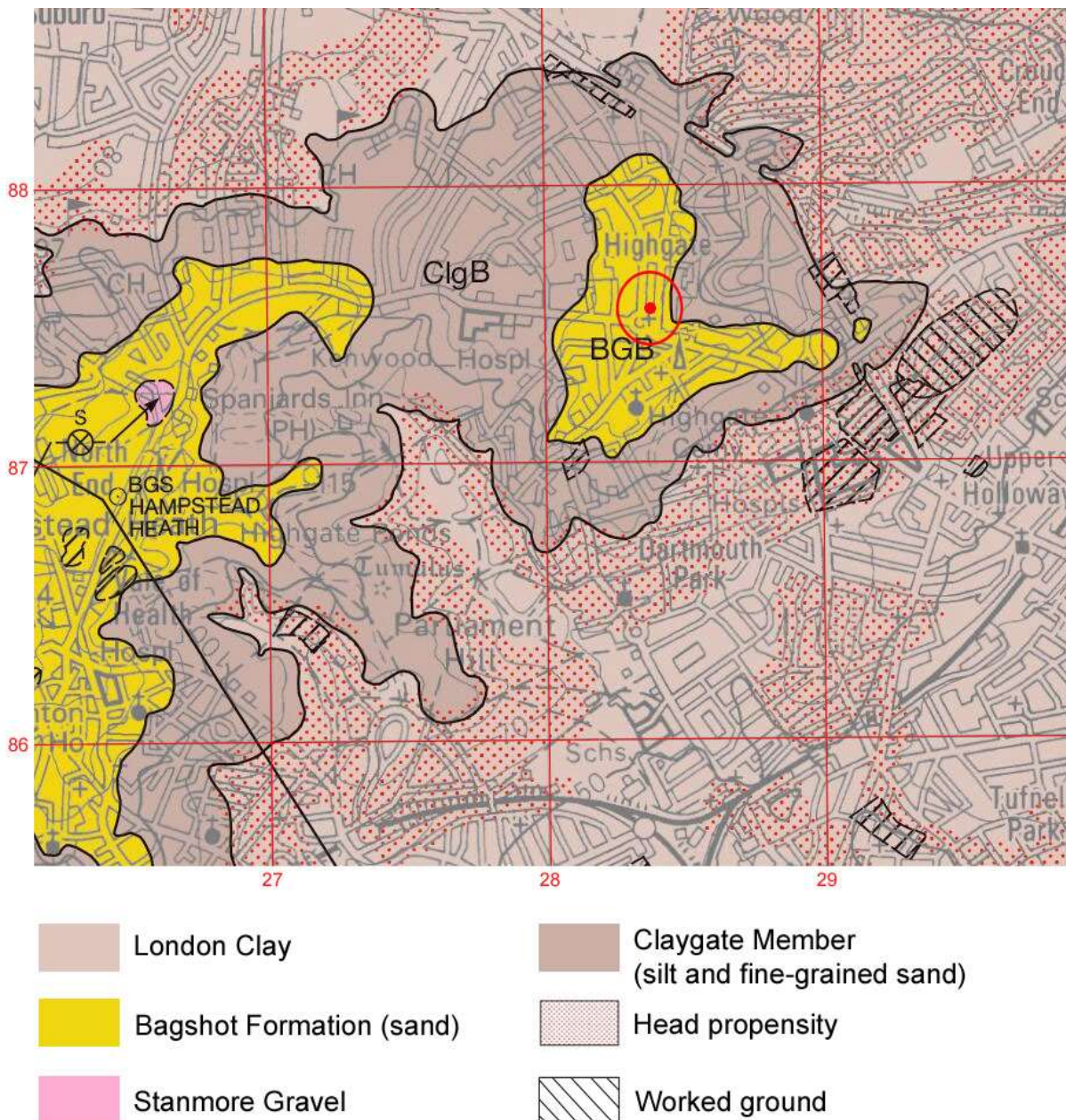


Fig.6: The study-area in relation to the British Geological Survey 1998

6.3 Topography

- 6.3.1** The site sits on the crest of a hill at approximately 128-129mOD. The land noticeably drops away on all sides to approximately 124mOD, with a more pronounced drop on the eastern side of Southwood Lane, towards Dyne House. Many of the school buildings are terraced to accommodate this change in the landscape.

7 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 7.1** The following section is drawn from a survey of the Greater London Historic Environment Record (GLHER) and should be read in conjunction with figures 7 – 10 below.

A search of the GLHER based upon a 250m line buffer was undertaken, (dataset 17120). After consolidation of data, including grouping of some of the entries by site or period and removal of some less pertinent items these have been reduced to 24. The entries cover a range of material – including archaeological excavations, documentary and antiquarian records, and isolated findspots. These are discussed in chronological order by period below. Entries from within the search area are referred to by the number given them in the following tables, sites beyond the confines of the search area are simply referred to in the text by the relevant MLO number.

7.2 *Prehistoric*

- 7.2.1** Very limited prehistoric activity has been found within the immediate vicinity of the site and Highgate village, with finds being produced from the wider area. A single Late-Bronze Age dagger, probably from Shepherds Hill, was found in gravel works in 1848, c600m northeast of Highgate School. In the same direction in Queens Wood, almost 1km away, a collection of flint implements were excavated, but no evidence of an associated settlement was recorded. Between 1978 and 1981 a Mesolithic settlement located close to the Leg of Mutton Pond in Hampstead Heath was excavated, producing over 61,000 flint implements.
- 7.2.2** More recently on Parliament Hill, 1.6km to the southwest, a linear feature containing a substantial amount of burnt material and over 70 sherds of Late-Bronze Age / Early-Iron Age potter was recovered, along with two worked flints. This feature has tentatively been interpreted as some form of ritual monument atop the highest point in the landscape.
- 7.2.3** Although no prehistoric entries were returned from the GLHER search the site does appear to sit within a wider prehistoric landscape. It is probable that due to the site's location atop the high, well-drained ground Highgate was at least seasonally exploited by early communities, but so far the limited amount of archaeological intervention in the area has led to an internal bias in the archaeological record.

7.3 Roman

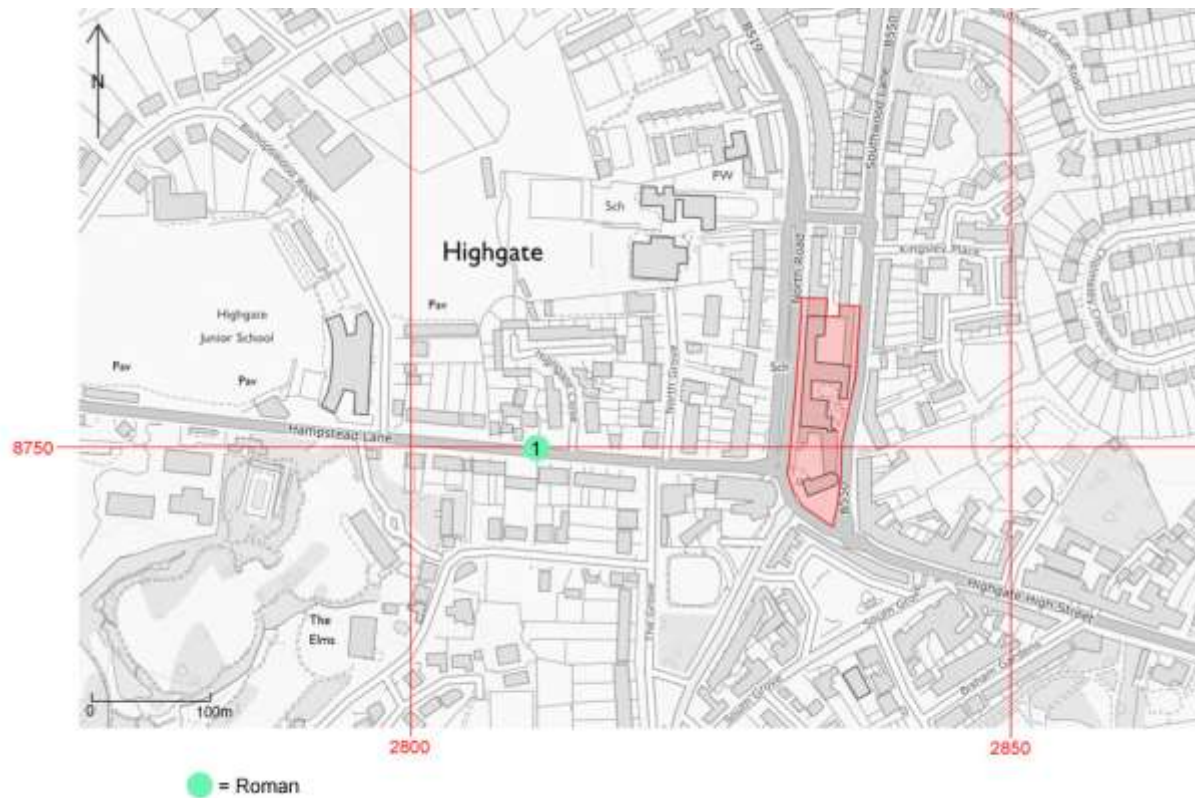


Fig.7: Location of Roman GLHER entry (green) in relation to the site location (red)

No.	GLHER ref.	TQ ref.	Description	Sources
1	MLO17774	2810 8750	Findspot? A rumour is reported that a 4 th century hoard was found, but no part of it was seen.	RCHME (1928). <i>An Inventory of the historical monuments in London vol.III Roman London.</i>

7.3.1 Only a single entry relating to the Roman period was returned in the search. Chance finds from the wider area have been found however, including coins, pottery sherds and tile / brick fragments. At Southwood Lawn Road, c300m northeast of the Science building a complete ring-necked flagon was found, alongside another flagon base and a small red potsherd (MLO1651), interpreted as a possible kiln site or burial. There are references to a Roman ‘pavement’ having been found at the Holly Lodge estate sometime between 1947 and 1949 (MLO17833), and even a Roman coin hoard in Highgate Village (MLO17774) but no evidence of the latter has even been seen. Further afield, 1.2km north in Highgate Woods, a series of 1st to 2nd century pottery kilns were excavated in the 1960s and 1970s, suggesting it was a site used by itinerant potters who returned to the site between AD50 and 160, using an unidentified route to London to transport their wares.

7.3 Saxon

7.3.1 There is an absence of valid evidence for Saxon occupation within the Highgate area, although the Saxon manor of Hornsey into which the later settlement of Highgate would have fallen existed by the 11th century.

7.4 Medieval

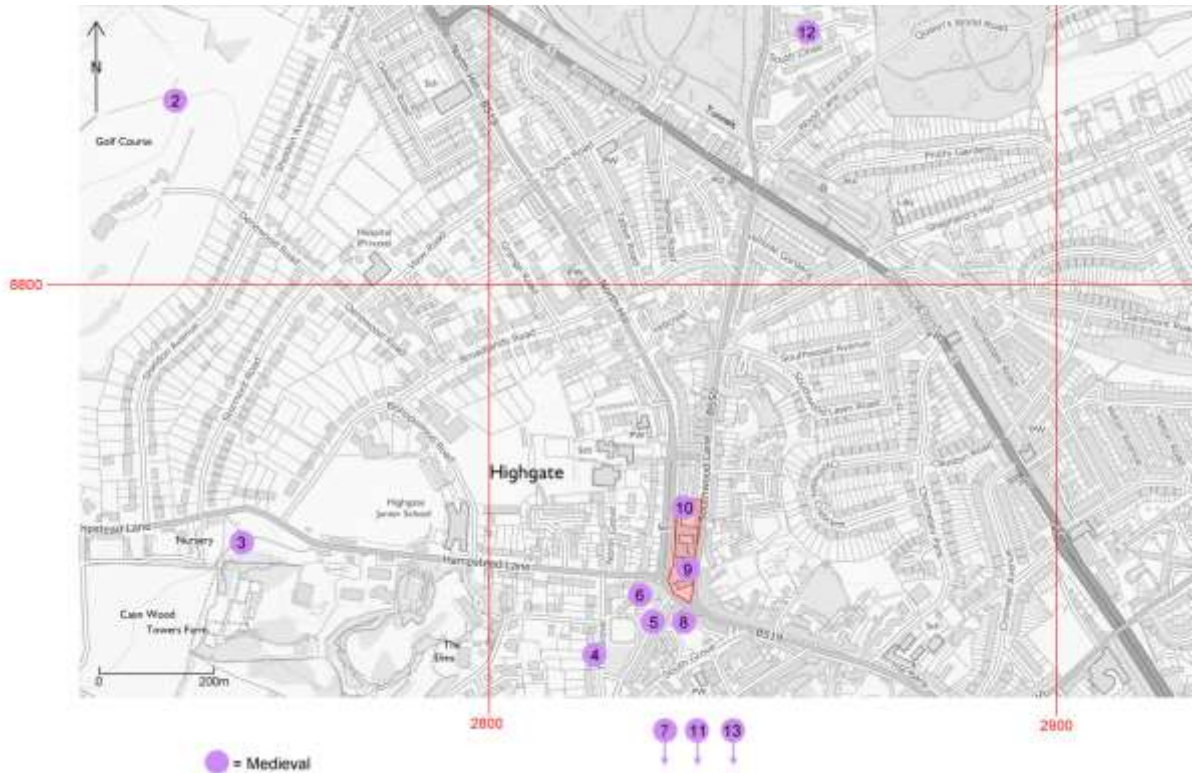


Fig.8: Distribution of medieval GLHER entries (purple) in relation to the site location (red)

No.	GLHER ref.	TQ ref.	Description	Sources
2	MLO27335	2744 8827	Highgate wood and deer park.	
3	MLO24770	2757 8755	Hampstead Lane. The lane was part of the turnpike managed by the Turnpike Trust in 1710. It is likely that the road is of medieval origin.	Victoria County History – <i>Middlesex</i> .
4	MLO17897	2820 8735	The Grove; a possible medieval road or path between the church and Hampstead Lane.	
5	MLO209	2830 8740	Settlement developed from the later medieval period onwards, situated near the gateway to the Bishop's Park.	Article in monograph: Prickett, F. <i>History and Antiquities of Highgate</i> .
6	MLO217	2830 8745	Site of the tollgate? Built in c1386. Arch, with two rooms above, staircase in east buttress. Demolished to widen the road.	
7	MLO17871	2833 8694	Swains Lane. A medieval track, mentioned in 1492 as Swaynes Lane. One of the earlier routes up Highgate Hill.	

No.	GLHER ref.	TQ ref.	Description	Sources
8	MLO17822 MLO17823	2835 8742	Hermitage, see below. Park Gate Tollgate. Built by the Bishop of London in the 14 th century. Located to the west of the entrance to the park.	Denyer. <i>St Pancras through the Ages</i> .
9	MLO20012 MLO10683	2835 8750	Highgate High Street. Site of chapel of the Bishop of London probably founded in the 14 th century, with hermitage and high gate. Obtained by Sir Roger Cholmeley for Highgate School. Also used as a chapel of ease for Hornsey parish. Hermitage. 14 th century references to the hermitage connected with the collection of tolls for road improvement and Highgate chapel. The last hermit received a grant of a house in 1531 for life.	Article in monograph: Prickett, F. <i>History and Antiquities of Highgate</i> .
10	MLO4510	2835 8760	26 North Road – Highgate School. Evidence of medieval activity was identified during an evaluation by Compass Archaeology in 2011. Features comprised 15 th century made ground, 16 th century deposits associated with a brick clamp and a 17 th – 18 th century pit.	Compass Archaeology (2011). <i>26 North Road, Highgate N6 4BE. An Archaeological Evaluation</i> .
11	MLO17862	2852 8564	Highgate Road. The road from the Old Mother Redcap's in Camden Town, through Kentish Town (on the present Kentish Town High Street) up Green Street (Highgate Road) and Highgate Hill.	Denyer. <i>St Pancras through the Ages</i>
12	MLO23319	2858 8852	Medieval road.	
13	MLO46415	2866 8636	Highgate Road. The road changed direction between 1674 and 1745 to go up West Hill to the centre of Highgate.	

7.4.1 Highgate is first documented in 1227 in a Royal Charter of Henry II confirming the rights of the Bishop of London and the Holy Trinity Priory, Aldgate, to the wood which formed a private hunting park. It is believed that Highgate probably fell within the southeast corner of the Deer Park, and the name derives from ‘the Gate in the High Hedge’ surrounding the park (GLHER entries 2 and 5).

7.4.2 There were numerous roads leading up Highgate Hill from the capital which ensured a regular passage of trade and travellers (GLHER entries 3-4, 7 and 11-13). The constant flow of traffic probably contributed towards the establishment of the Toll Gate in the 14th century which ensured the longevity of the road (GLHER entry 8). It may be that the opening of the Toll Gate also lead to a wider opening up of the landscape, and certainly by the 15th century there is some evidence of the backfilling of the Deer Park boundary (see section 7.7 below). Although tolls were abolished in 1856 the gate survived until 1892.

7.4.3 This is turn probably led to the development of the settlement which became Highgate, from a small collection of properties around a hermitage atop the hill and a ‘Green’ with ponds (GLHER entry 9).

7.5 *Post-medieval*



Fig.9: Distribution of post-medieval GLHER entries (blue) in relation to the site location (red)

No	GLHER ref.	TQ ref.	Description	Sources
14	MLO107457	2824 8736	Highgate Reservoir. The land here was formerly part of Highgate Green, purchased in 1844 by the New River Company who built a reservoir here in 1846. Today the site is covered.	Website: London Parks and Gardens Trust. 2007. London Parks and Gardens Trust Site Database. http://www.londongardensonline.org.uk . CAM054
15	MLO106821	2827 8755	15 North Road. During excavation work an 18 th century bell-topped well was identified. Exceeds 4m in depth.	Stabler, K. (2012). <i>15 North Road. Discovery of well during renovation work.</i>
16	MLO56330	2830 8745	Post-medieval cemetery.	

No	GLHER ref.	TQ ref.	Description	Sources
17	MLO108605	2834 8745	Highgate School chapel of ease and burial ground.	Website: London Parks and Gardens Trust. 2007. London Parks and Gardens Trust Site Database. http://www.londongardensonline.org.uk . HGY019
18	MLO12275 MLO35956	2835 8750	Highgate School. A charter was obtained for the undertaking of an institution in 1565 by Sir Roger Cholmeley. The school was built between 1576 and 1578, rebuilt in 1819 and 1865-68. Chapel for school and inhabitants of Highgate. In 1834 the ecclesiastical district was created with the new church of St Michael's to the south.	Article in monograph: Prickett, F. <i>History and Antiquities of Highgate</i> . Plan of Chapel.
19	MLO103807	2837 8737	Pond Square Gardens. The highest point in Camden, formerly the old centre of Highgate Village. At one time the site of the Highgate lock-up. In 1884 the site was opened up and the ponds drained to create a public space. The garden is now surrounded by several row of terraced houses.	Website: London Parks and Gardens Trust. 2007. London Parks and Gardens Trust Site Database. http://www.londongardensonline.org.uk . 189
20	MLO74229	2840 8746	82 Highgate High Street. A watching brief undertaken by Pre-Construct Archaeology in July 1999 (HGE99) revealed post-medieval made ground. These were presumably to level the area and contained fragments of yellow stock brick suggesting a Victorian date or later.	Pre-Construct Archaeology. <i>Watching Brief at 82 Highgate High Street</i> .
21	MLO60635	2846 8741	64 Highgate High Street – Mineral Water Factory. Archaeological excavations by HADAS in 1978 reveals remains of the former water works and laboratory attached to the pharmacy situated on the premises since the 1830s. The factory remained in use until c1888. A brick cistern was preserved in the new development.	Article in monograph: Schwitzer, J. <i>The Soda Water Site Explored</i> .

7.5.1 The Post-medieval development of Highgate is closely linked with the establishment of the Grammar School in the 1560s. After the establishment of the school Highgate became an increasingly fashionable place for London's wealthy elite to build their country retreats. This continued use of the area and dominance of the road network is well reflected in the archaeological record.

7.5.2 In general, the history of the school was be split into three distinct phases: the original 1565 construction; an 1820s – 1860s expansion / partial rebuild and; the 1860s rebuild – several elements of which form the present day Senior School. These phases are discussed in further detail in section 8 below.

7.5.3 Highgate School was founded in 1565, being established as one of approximately 800 grammar schools introduced throughout Henry VIII's reign following the dissolution

of the monasteries (GLHER entries 17-18). The site was formed in April 1565 when Edmund Grindal, Bishop of London donated Highgate chapel and two acres of land so Sir Roger Cholmeley, a local knight and founder of the free school. The official document for patent read that the school was to be ‘for the education, institution and instruction of Boys and Youths in Grammar...[and should also make provision] in some convenient manner for the Relief and Support of certain poor persons dwelling within the said Town or Hamlet of Highgate’.

- 7.5.4** The original schoolhouse is taken to be of wooden construction, measuring 32 feet long x 12 feet wide, positioned on the site of the present North Road quad. South of this, attached at right angles to form an L stood the 50ft chapel, also timber framed. The complex was re-sited and rebuilt in brick in 1576 at a cost of £490. Extensive evidence of this rebuilding has been uncovered during previous archaeological investigations.
- 7.5.5** In its first few decades the school did not prosper, mainly due to its isolated location from the chapel and village communities. From 1716 onwards the people of Highgate were being married in the chapel and buried in its graveyard, indicating its position within the community, and also, emphasis of the use of the space was on the chapel rather than the school. Lesser reasons for the school’s reputation were its lack of funds and rivalry with Harrow, situated only a few miles away. However, the school continued to slowly expand, and in 1722 permission was granted for the building of a row of Almshouses using the legacy left by Sir John Wollaston, Governor of the school between 1630 and 1658. Provision was also left for a schoolroom for girls’ and space above for the mistress. The girls’ school is mentioned on a number of occasions throughout the 18th century, surviving until 1843 when it was absorbed into St Michael’s School.
- 7.5.6** In spite of its relatively limited success however the school continued to steadily expand, predominantly through grants and funding provided by prominent financiers in the area. Following a lot of public criticism about the quality of the facilities and the education the boys were receiving new schoolrooms were constructed in 1820, entering the second major phase of the school’s history.
- 7.5.7** The fortunes of the school began to change following the introduction of new statutes. In 1830 parliamentary approval was given for the separation of the school and chapel, the latter being eventually demolished in 1833. It was agreed that boys should already have a basic education before arriving at the school where they would then receive a proper grammar education, for the sum of £8 a year.
- 7.5.8** Arguably the most prominent factor in the school’s successes was the appointment of the new Head Master, The Revd John Bradley Dyne, who presided over the school between 1838 and 1874. Expansion and success of the school continued throughout the 19th century, although much of the teaching was still undertaken in the 1820 schoolrooms.

7.5.9 Finally, as part of the third distinct phase in the school's chronology, in 1865 / 1866 the Big School and Chapel were constructed, and in the 1860s land acquired in Bishopswood Road for sports fields, boarding houses and private residences for staff. In 1889 a Junior School was added, using the old Head Master's house in Southwood Lane – renamed Cholmeley House. Many of the present school buildings were constructed during this period, with the campus still confined to the Island site on Southwood Lane.

7.5.10 Elsewhere during the 18th and early 19th century, Highgate village prospered well-supported by the property-owning elite providing work for the relatively small proportion of labourers – the hamlet was generally populated by a more transient community and used by people travelling to and from the city centre.

7.6 Modern

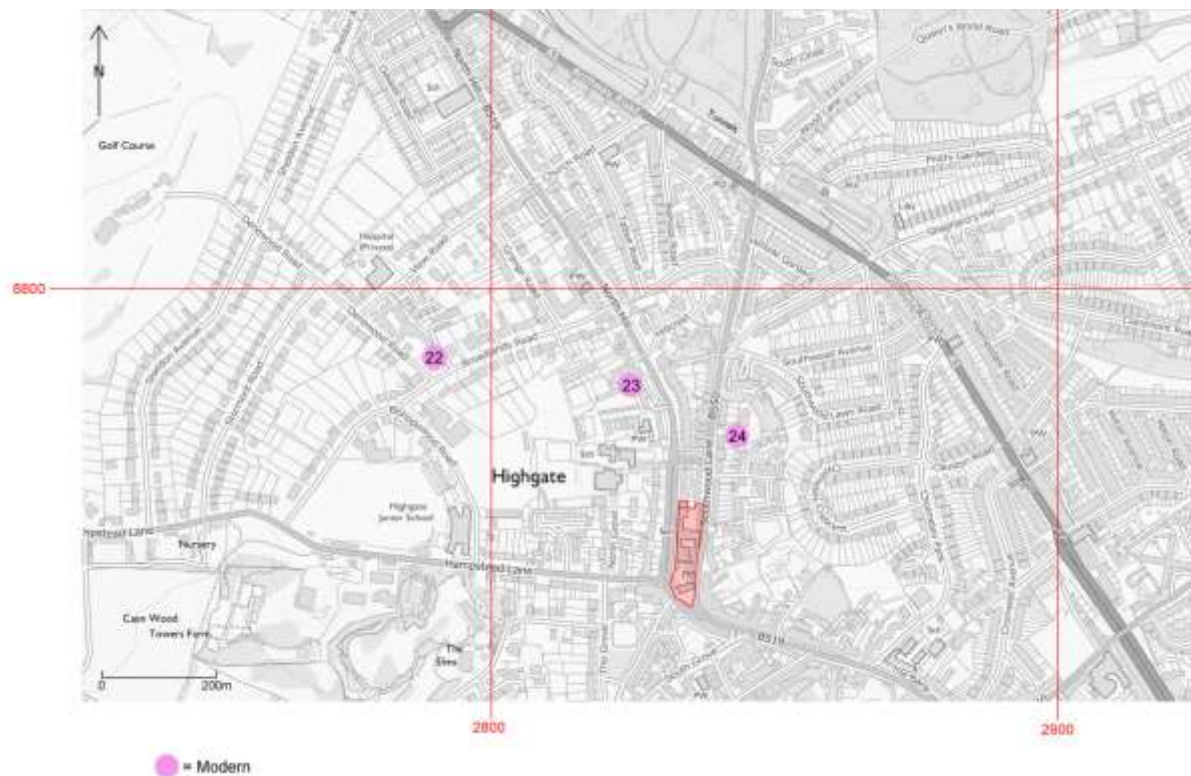


Fig.10: Distribution of Modern GLHER entries (pink) in relation to the site location (red)

No.	GLHER ref.	TQ ref.	Description	Sources
22	MLO106884	2792 8787	Broadlands Road – Byculla and Crosfield V.A.D Hospital. The Byculla Auxiliary Hospital opened in 1916 as a convalescent home for wounded servicemen from the Endell Street Military Hospital. The hospital was named for the house it temporarily occupied. The Hospital was expanded into an adjacent private house in 1917/18. As of 2010 the sites are occupied by Broadland lodge apartment block and Townhouses, built on the site on Denewood (presumably the adjacent private house).	Reid, H. (1949). <i>British Red Cross Society. Story of the County of London Branch</i> . London: British Red Cross Society. Website: Chambers, V. Lost Hospitals of London. Byculla and Crossfield V.A.D Hospital. http://ezitis.myzen.co.uk/index.html
23	MLO108614	2821 8779	Highpoint I and II. Two modernist apartment blocks designed by Lubetkin and Tecton. Highpoint I was completed in 1935 for entrepreneur Sigmund Gestetner, originally designed as social housing for the staff of the business. Highpoint II was added in 1938.	Website: London Parks and Gardens Trust. 2007. London Parks and Gardens Trust Site Database. http://www.londongardenonline.org.uk . HGY021
24	MLO108628	2844 8775	Southwood Lane. Former grounds of the Southwood Hospital (1951-91), now redeveloped as private housing. The grounds comprised a lawn, trees and the remains of a garden of an early 19 th century villa.	Website: London Parks and Gardens Trust. 2007. London Parks and Gardens Trust Site Database. http://www.londongardenonline.org.uk . HGY034a

7.6.1 In the early-20th century Science was being taught in a ramshackle building to the north of Central Hall, connected by an iron bridge. Between 1914 and 1918 a number of appeals were put in to extend the facilities, and, after much negotiation the new Science Building was formally opened in 1928, forming a new quadrangle.

7.6.2 In 1939 the school was evacuated as a precaution to the threat of oncoming war. Boys whose parents did not wish them to stay were relocated to North Devon, the seniors to Westward Ho! and the juniors to Hartland Abbey. Education was disjointed, as the houses available for boarders and spaces available for teaching were spread out and inadequate. The teaching at Southwood Lane was in a similar state, however boys continued to be awarded places at Oxford and Cambridge.

7.6.3 Throughout the 19th, 20th and 21st century the school has undergone a series of renovations, with changes being made to suit the growing needs of the pupils and accommodating the current curriculum. Boarding declined and ceased in the late-1990s, however the school became fully co-educational in 2012.

7.7.2 The evaluation was followed by a programme of open area excavation, completed in three phases (fig.12).



Fig.12: Plan of the redevelopment site, with the extent of excavation shown in phases

7.7.3 A number of finds and features were recorded across the site, representing the development of the area from the medieval period onwards.

7.7.4 Across Evaluation Trenches 2 and 3 substantial ‘made ground’ deposits were encountered to depths of up to c2.6m below present ground level (c125.05mOD), c1.25m in thickness. The existence a deep uniform deposits of ‘made ground’ hints at the presence of some form of large feature. One suggestion is that this deposit represents the backfilling of the eastern boundary ditch of the Bishop of London’s

hunting park. Documentary sources indicate this ditch was infilled in the 14th century when the park was opened up to travellers. This hypothesis is supported by the deposits being found below later 16th century features. A second suggestion is that the infilling is an attempt at large scale landscaping, undertaken in an attempt to level the land during the transformation from hunting park to public park (fig.13).



Fig.13: View of the excavation area from the south, showing infilled ditch features to the left of, and below the 1m scale

- 7.7.5 The most notable feature to be excavated was a series of *in situ* burnt deposits, spreading over several metres, comprising loosely compacted orange-red brick rubble (figs 14-15). The deposits were recorded as a series of layers measuring c0.65m in thickness, observed approximately 0.9m below the previous ground surface (c126mOD). Much of the ceramic building material recovered from the spread was dated 1450-1700. The scatter is taken to be the remains of a 16th century brick clamp – an often temporary structure erected to produce bricks for a particular building. It has been suggested therefore that this feature is the brick clamp used to manufacture the bricks for the creation of the 1576-8 Highgate School complex.
- 7.7.6 A number of other features were also recorded, categorised as ‘backyard activity’, including brick floors, evidence of agriculture / cultivation and general domestic activity, such as drains and cess pits, wells and rubbish pits.



Fig.14: View of the in situ area of burning in the north-western corner of Area 2, taken from the north-west. Each of the different coloured areas represent a different episode of burning within the brick clamp's life. Scale 1m



Fig.15: Layers of burning from brick firing, observed in Evaluation Trench 2. Scale 0.4m

7.8 GPR Survey

- 7.8.1** In August 2018 SUMO Geophysics Ltd undertook a Ground Penetrating Radar (GPR) Survey at Highgate School totalling an area of approximately 2000m², covering the Garner Quad, Science Quad and Chapel Squad.
- 7.8.2** The survey identified numerous anomalies of which five have been interpreted as possible cellars, however their exact extent and nature is unclear. The results of the survey are summarised below.
- 7.8.3** In the Garner Quad discrete features were identified between the depths of 0.5 and 0.7m in the seating area and proximity of the terrace, which are thought to be archaeological in nature. Likewise, similar features were identified in the Science Quad at a shallower depth of between 0.25 and 0.3m, however it is unclear whether these features are modern disturbance or archaeological due to the limited depth at which they were produced.
- 7.8.4** In the Chapel Quad a known cellar was clearly identified, in addition to further associated features recorded at depths of between 0.10 and 0.75m (fig.16).

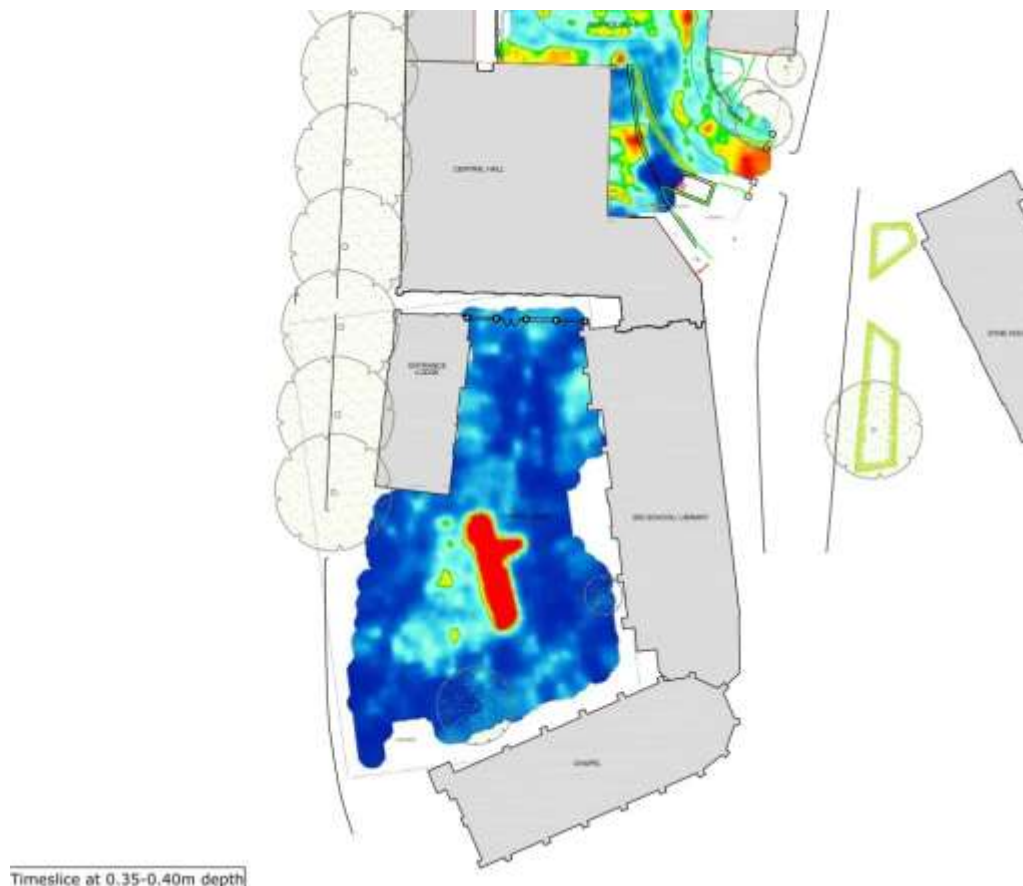


Fig.16: Extract from the SUMO GPR Survey results of the Chapel Quad.
Adapted from drawing 'GPR Survey – Timeslices at 0.35-0.40m and 0.55-0.60m', supplied by The Client

- 7.8.5** The red area shown on the plan above, (fig.16), is the result of steel plates producing a strong signal. These plates are placed over a brick arched cellar / tunnel structure. A survey of the feature shows it to be a red brick arched linear feature, bonded with a pale lime mortar. The feature is aligned approximately NNW-SSE, with both ends bricked up, although these bricks appear modern in date. However, whilst the northern end of the structure, facing towards Central Hall was messily finished and partly collapsing, the southern end, facing towards the Chapel was neater in appearance, with the bricks blocking a possible arched doorway or similar feature.
- 7.8.6** Secondary features of interest recorded during the survey include a number of linear features present in the Science Quad which run parallel to each other but do not touch (fig.17).

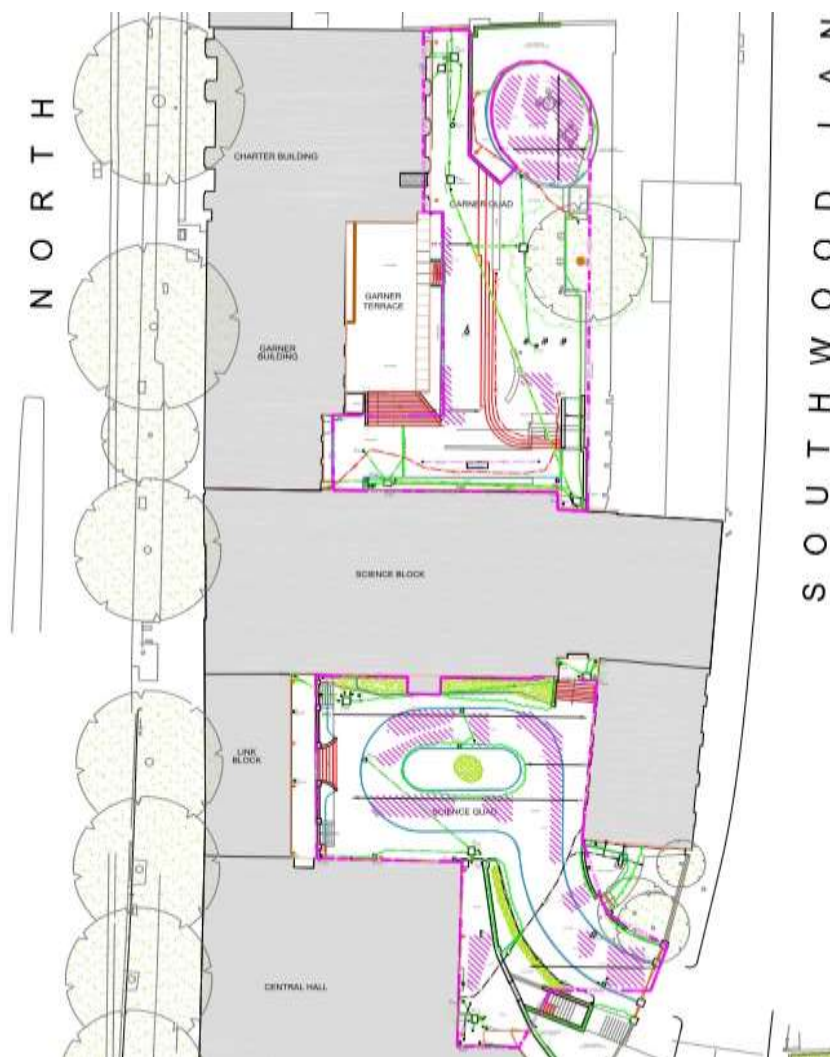


Fig.17: Extract from the Interpretation of GPR Survey Results, showing a number of possible features in pink. Adapted from drawing 'GPR Survey - Interpretation with Example Radargrams' supplied by The Client

- 7.8.7** Although not conclusive, a possible interpretation is that they are similar in nature to the features recorded during the Compass Archaeology evaluation in 2011 (see fig.13).

8 CARTOGRAPHIC & DOCUMENTARY EVIDENCE FOR POST-MEDIEVAL DEVELOPMENT

8.1 The post-medieval development of the study site can best be illustrated with reference to cartographic and documentary sources. The following section discusses several of these in chronological order.

8.2 **John Rocque, *Exact Survey of the Cities of London, Westminster and the country ten miles round*, 1746**

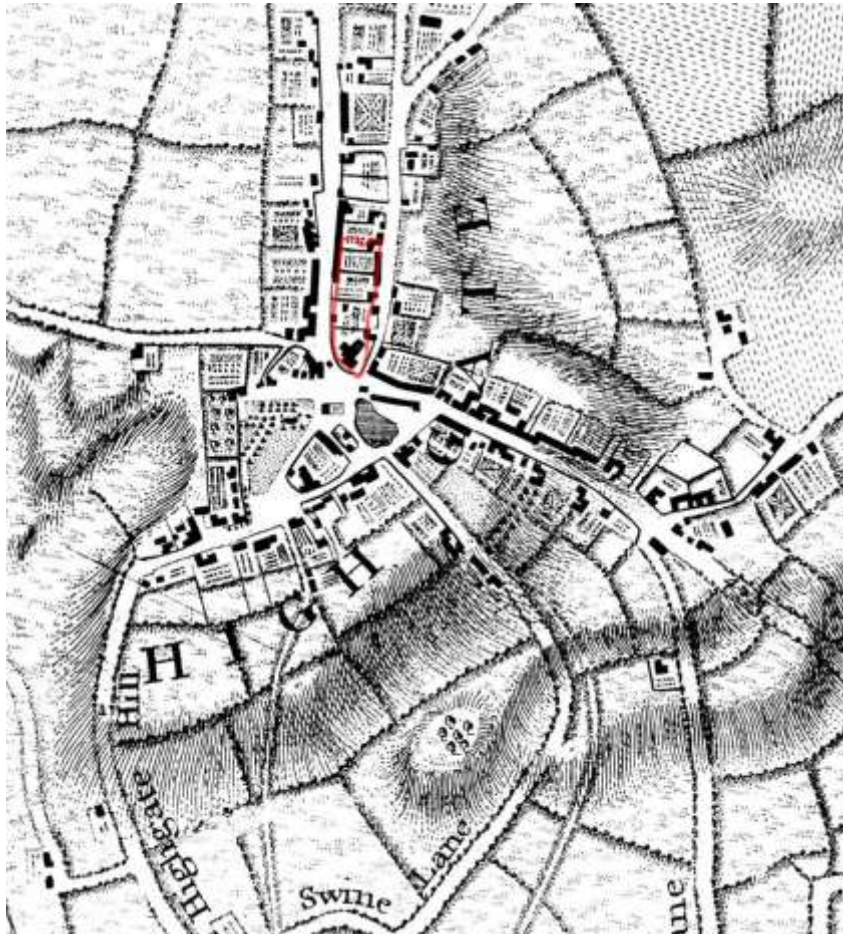


Fig.18: Rocque's map, with study site location marked in red

8.2.1 The above extract from Rocque shows Highgate and its environs as it existed in the mid-18th century. Hampstead Lane existed from at least 1677 and is believed to have been one of the major routes through the medieval deer park. This route, along with North Road existed by the 14th century when a toll-gate was constructed, and it is likely many of the surrounding routes also had medieval origins. Upkeep of these roads was largely the responsibility of the tenants, until 1555 when the vestries arranged for residents to provide labour on the roads for their upkeep (Richardson 1983).

8.2.2 The study area lay within the manor of Hornsey, owned by the Bishop of London, with much of the area to the west being a remnant of the deer park. The rectangular outline of the present day site is already in an early stage of creation, and numerous individual buildings are marked including the early Chapel and the row of almshouses.

8.3 Ordnance Survey, *First Edition Surveyor's Drawings* (2 inch to 1 mile), 1807-8

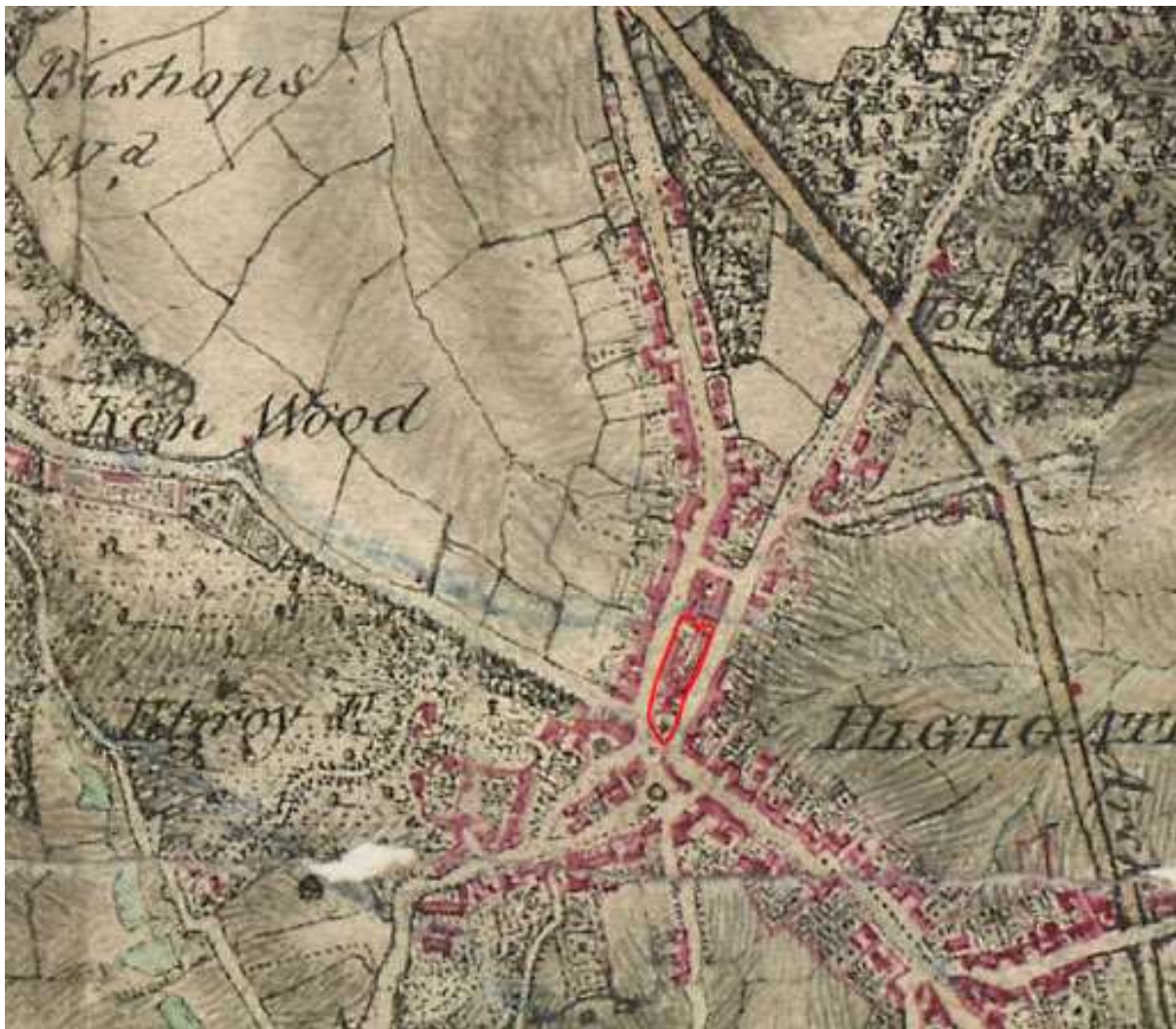


Fig.19: Extract from the OS drawings 1808-7, with site outline marked in red

- 8.3.1** This small-scale map depicts the area in a similar way to Rocque's map. The development of Highgate village can clearly be seen along the main roads in a ribbon pattern, with a clear concentration within the island of the study site itself. The school itself is shown, with the churchyard marked in black at the southern end of the island site.
- 8.3.2** The general layout of the area has remained unchanged since the post-medieval period, most likely much earlier based on the number of established medieval routeways mentioned in the GLHER. The school sits at the south of a narrow island, bounded by roads on all sides.

8.4 *Hornsey Enclosure Map, 1815*



Fig.20: Extract from the 1815 enclosure map of Hornsey, site outline marked in red
reproduced with permission by Bruce Castle Library and Archives

- 8.4.1 The 1815 Enclosure Map shows the study site and surrounding area in more detail than the previous figures, with individual buildings, boundaries and land ownership marked.
- 8.4.2 At the time of the map's creation Highgate Village was a prosperous settlement, well frequented by drovers, who used it as their last stop before Smithfield Market, and coach travellers. The village boasted nineteen licensed public houses, and even after Highgate Hill was bypassed by Archway Road in 1812 coaches still continued to use it as a stopping point.
- 8.4.3 In 1814 the school comprised a chapel and schoolhouse for forty boys, shown on the Enclosure Map, with the Almshouses to the north. This map also shows one of the last depictions of the school chapel, prior to its demolition in 1833 and rebuilding in the 1860s.
- 8.4.4 In contrast to the area of the former deer park to the west, which was under the sole ownership of the Bishop of London, Highgate Village was divided into numerous plots with small estates attributed to different individuals. The area to the east, currently the Dyne House campus of Highgate School was owned by CW Hicks Esquire and Mary Melton.

8.5 *Plan of the Chapel, 1824*

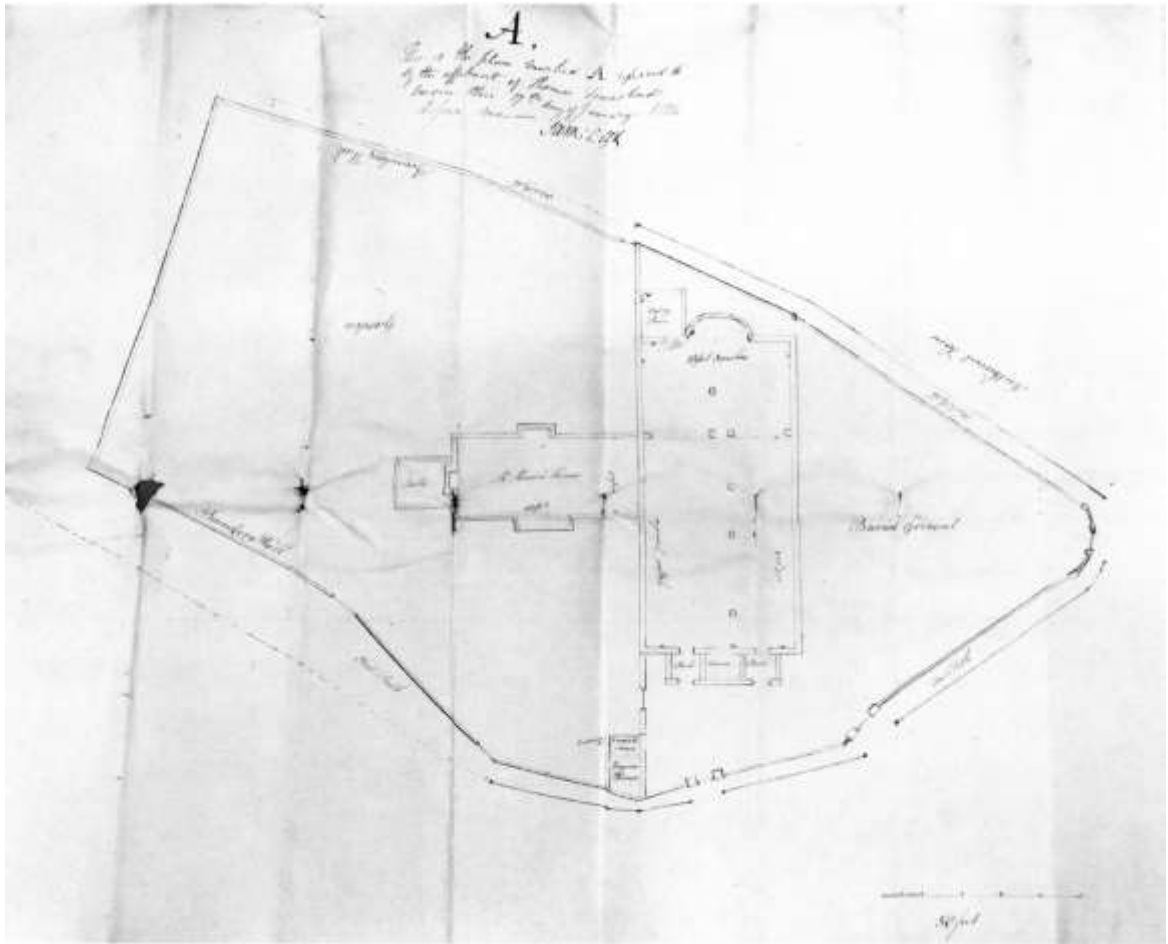


Fig.21: *Drawn survey of the chapel (1824), referred to in the affidavit of Thomas Townshend. Reproduced with permission from the Highgate School Archives*

- 8.5.1** The above plan shows the school chapel which was located at the southern end of the Island Site until its demolition in 1833. The building comprised an east-west aligned main chapel, measuring 79 feet in length x 35 feet in width, with a vestry at the north-east corner and entrance porch at the west. Adjoining the chapel to the north was Mr Mence's House – the Reverend Samuel Mence who became Master of the school in 1816.
- 8.5.2** The school itself formed part of Mr Mence's House, housing forty pupils and four boarders, a feat which would have been a struggle considering the size of the property.
- 8.5.3** Limited information about the construction of Mr Mence's House is known, however it appears to be the only building on the site which aligns with the brick arched structure seen on the GPR survey undertaken by Sumo Geophysics Ltd in August 2018.

8.6 *View of the Chapel and Schoolhouse, 18th century*

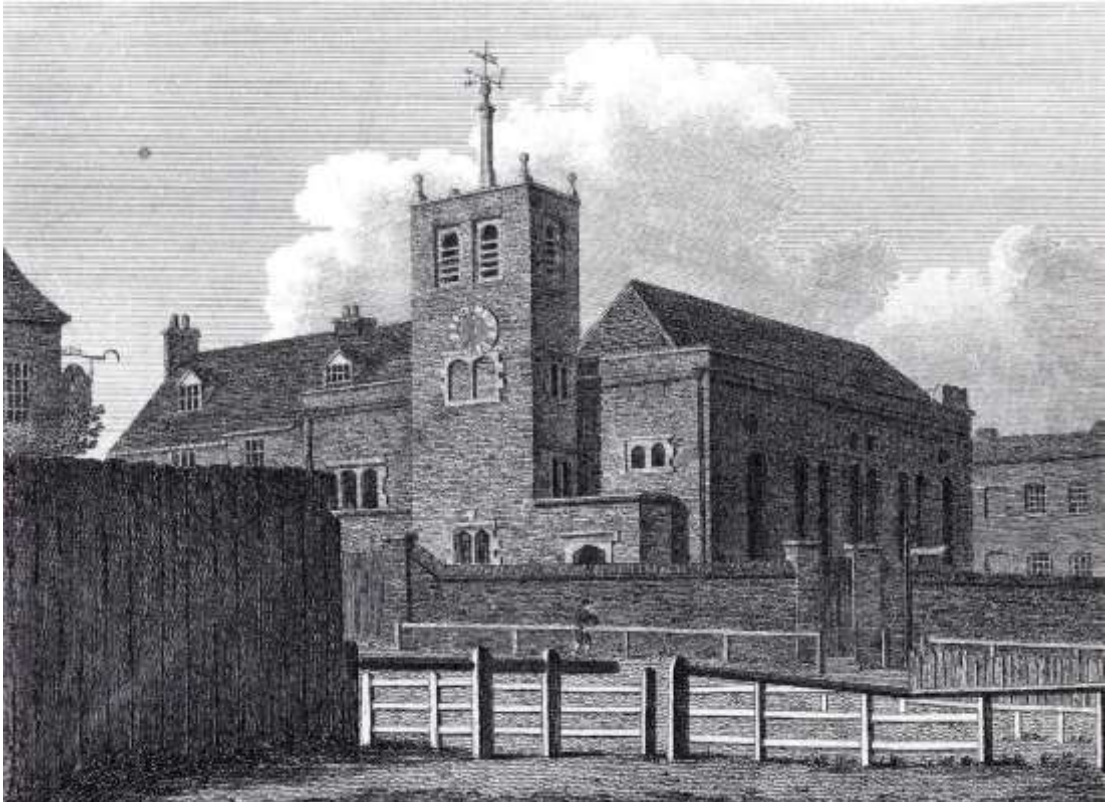


Fig.22: *Pen and ink drawing of the chapel and schoolhouse: pre-1833*

- 8.6.1** Elevation view of the schoolhouse, looking approximately north-east. The tower and porches marked on the 1824 are easily visible, as is the schoolhouse behind. The drawing is taken to have been produced looking from an open area of land at the top of Highgate West Hill, with the building seen to the left of the drawing being The Gatehouse public house, which appears on cartographic sources from at least the early 19th century.

8.7 *Chapel and Schoolhouse, pre-1833*



Fig.23: *View of Cholmeley's School and Chapel.*

- 8.7.1 A drawing showing a clearer view of the schoolhouse, which appears to be in a slightly more run-down state than shown on figure 8.5. The variation seen across the images and plans is more likely to be attributed to artistic license rather than any major changes in construction across the short period of time shown.
- 8.7.2 The chapel was pulled down in the 1830s, however the surviving standing ruins appear to have been acquisitioned by the schoolboys who used them to play Eton Fives against – the school's most popular game.

8.8 The Old School House – entrance from Southwood Lane, 1833



Fig.24: *Watercolour of the old school house, produced in 1833*

- 8.8.1** A view of the school, presumably looking approximately north-westwards from a point near the junction of Southwood Lane and Highgate High Street. The watercolour shows the school building which is taken to belong to the second phase of the history of the site, built in c1820. It was also produced at the time the chapel was demolished and the school became a separate, independent entity.
- 8.8.2** The watercolour is approximately comparable with figure 8.9 below, although produced from a different viewpoint. The school appears to be cruciform in plan, with a projection from the north side and situated in what is now the northern part of the Chapel Quad.

8.9 Edward Stanford, *Map of London*, 1862



Fig.25: Extract from Stanford's Map of London (1862) with site outlined in red

- 8.9.1** The above extract from Stanford's Map shows the post-1830s school complex, now under the governance of Dr John Dyne. By this period the school owned properties on Hampstead Lane and two boarding houses on the High Street and the Grove, opposite St Michael's Church. From 1848 Highgate School also owned a large portion of the fields to the west of the study site, which would later become the playing fields. The British School too, shown on the map, was acquired by Highgate School in the late-19th century.
- 8.9.2** Under Dyne the number of boys increased from nineteen to 104, in part due to the 1840s and 50s trend for British middle-class parents to send their sons to public schools, not their local schools. Further, wealthy merchants and members of similar professions who has risen to prosperity during the Industrial Revolution now wished to ensure their sons achieved an appropriate level of education for their new status.
- 8.9.3** The increase in number of pupils meant that the solitary school house, known as the Big School became inadequate, with different schoolmasters competing to be heard. Extensions to the classrooms and library facilities in 1845 had improved the situation, however by the 1860s the school was reaching maximum capacity.

8.10 *Cholmeley's School, 1864*

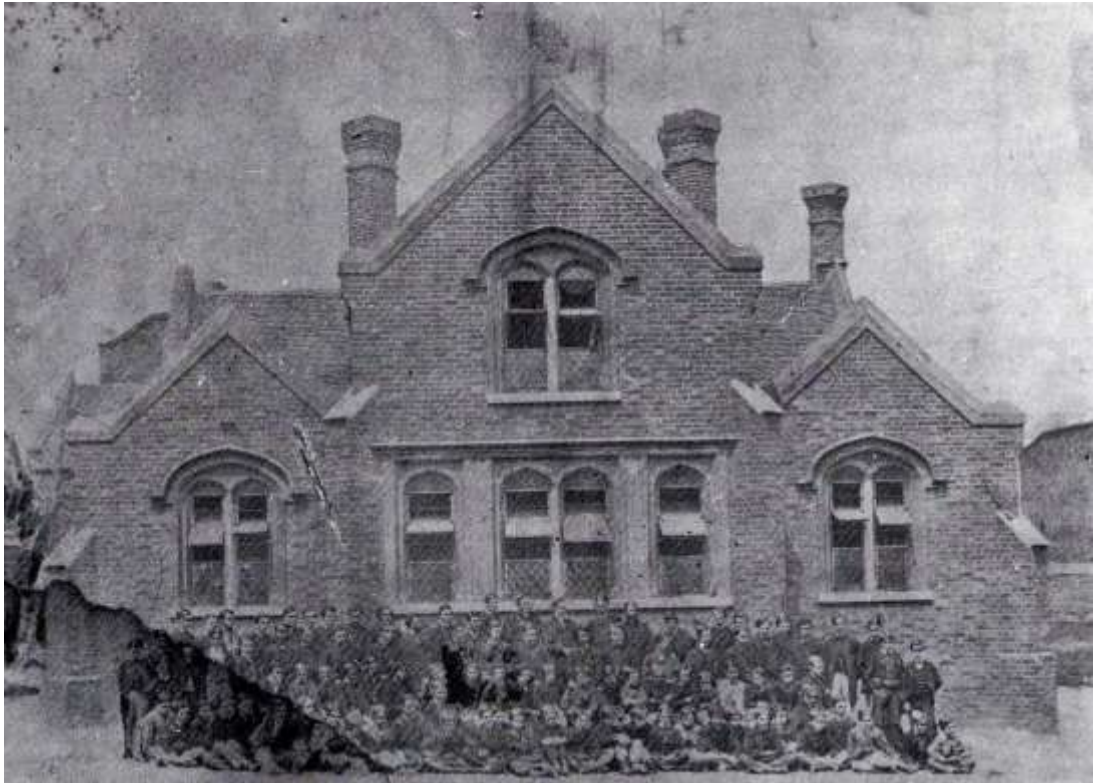


Fig.26: *School photograph, taken in 1864*

- 8.10.1** The above image is believed to be the only photograph of the relatively short lived, pre-1865 school building in existence. The boys are sat outside the rear of the school, with the photographer looking either northwards or eastwards, depending on which way the building was orientated.
- 8.10.2** During the 1840s and 50s the school was extended on a number of occasions and the Head Master's house was pulled down to create a playground space. In the Highgate School Register, Palmer states that 'original school boarders probably lived, with Dyne in a relic of the old schoolhouse which, until 1845, stood to the west of the 1820 buildings'.
- 8.10.3** Head Master Dyne's new house was bought for him from the estate of Mr Bloxham, a Governor who had recently passed away. The house was located at the southern end of Southwood Lane, on the site of the present Dyne House.

8.11 Ordnance Survey First Edition, 25-inch, surveyed 1863-69, published 1870



Fig.27: Extract from the OS First Edition 25-inch series (1870) with site outline marked in red

- 8.11.1 Away from the school Highgate Village was expanding steadily, with suburban development now occupying the lengths of all roads leading to and from the area. The majority of the development comprised large detached villas for the newly emerging, wealthier middle classes.
- 8.11.2 The 'remains of Grave Yard' marked on the map is a testament to the previous chapel being used as a chapel-of-ease for Highgate and the surrounding area, not just for the school.
- 8.11.3 The plan of the school as seen on the above photograph is clearly visible, with its three-bay rear and stepped front.

8.12 Ordnance Survey, 1:1056, 1895



Fig.28: Extract from the OS 1:1056 map (1895) with study site outline shown in red

- 8.12.1** When the new school building was being considered, proposals were made in 1862 for the main site to be abandoned and the institution be moved further west to Hampstead Lane, because of the extra space this site would provide. Although plans were prepared for this, they were not followed through because it was considered to be too expensive.
- 8.12.2** By the end of the 20th century the school existed in a form recognisable as its present day incarnation. The new school house and chapel occupying the southern part of the island site were constructed in 1866-67, with a service commemorating the laying of the chapel corner stone of the 24th February 1866. The lodge in the northeast corner of the site appears to be a remnant of the earlier complex, with the same building appearing on earlier maps.
- 8.12.3** This new range of buildings, along with land acquired on Bishopswood Road to the west now provided a comprehensive place of education, comprising a larger schoolhouse, extensive sports fields, boarding houses and private residences for the faculty.

8.13 Ordnance Survey, 25-inch, 1896

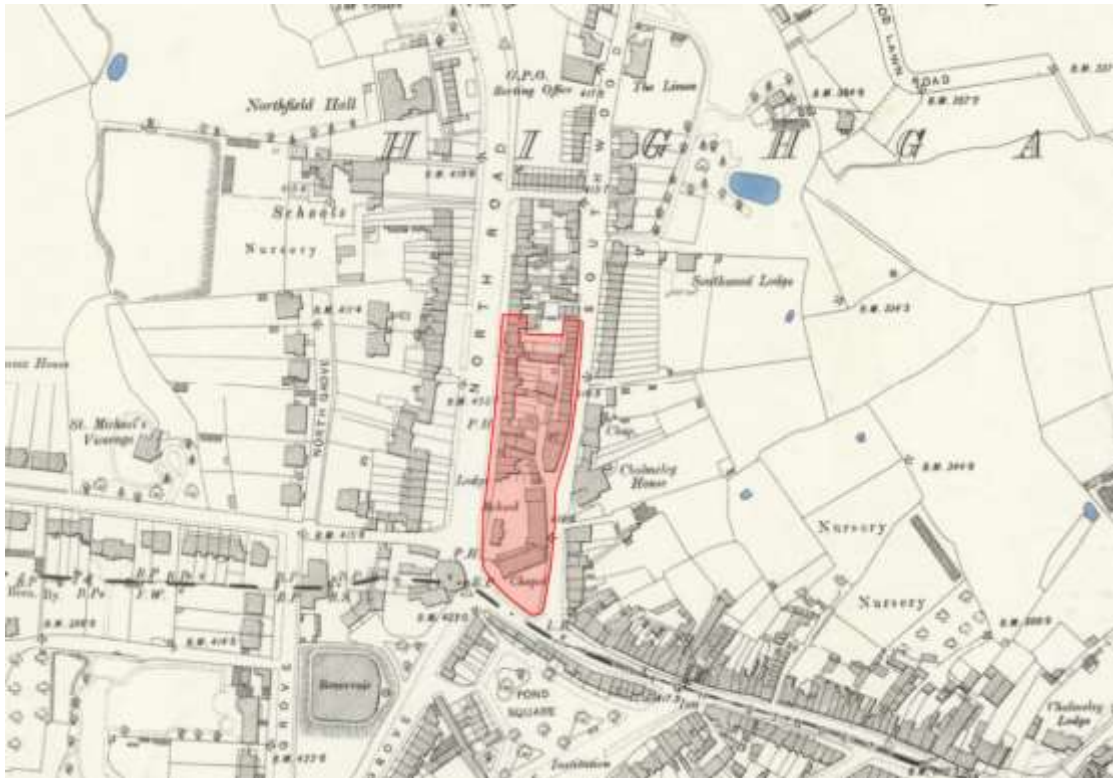


Fig.29: Extract from the OS 25-inch map (1896), with study site outlined in red

- 8.13.1** This extract provides a view of the new school within its wider environs, at the centre of the village. Expansion is still very much focused along the road, with development divided evenly between North Road and Southwood Lane. The larger detached villas along North Grove sit conspicuously to the west of the study site.
- 8.13.2** The reservoir to the south of the site occupied the old village green. The land was purchased by the New River Company in 1844, with the Highgate Service Reservoir being opened in 1846. The site is currently covered, with two stretches of original cast iron railings remaining visible.

8.14 *Sir Roger Cholmeley's School Highgate, 1900*

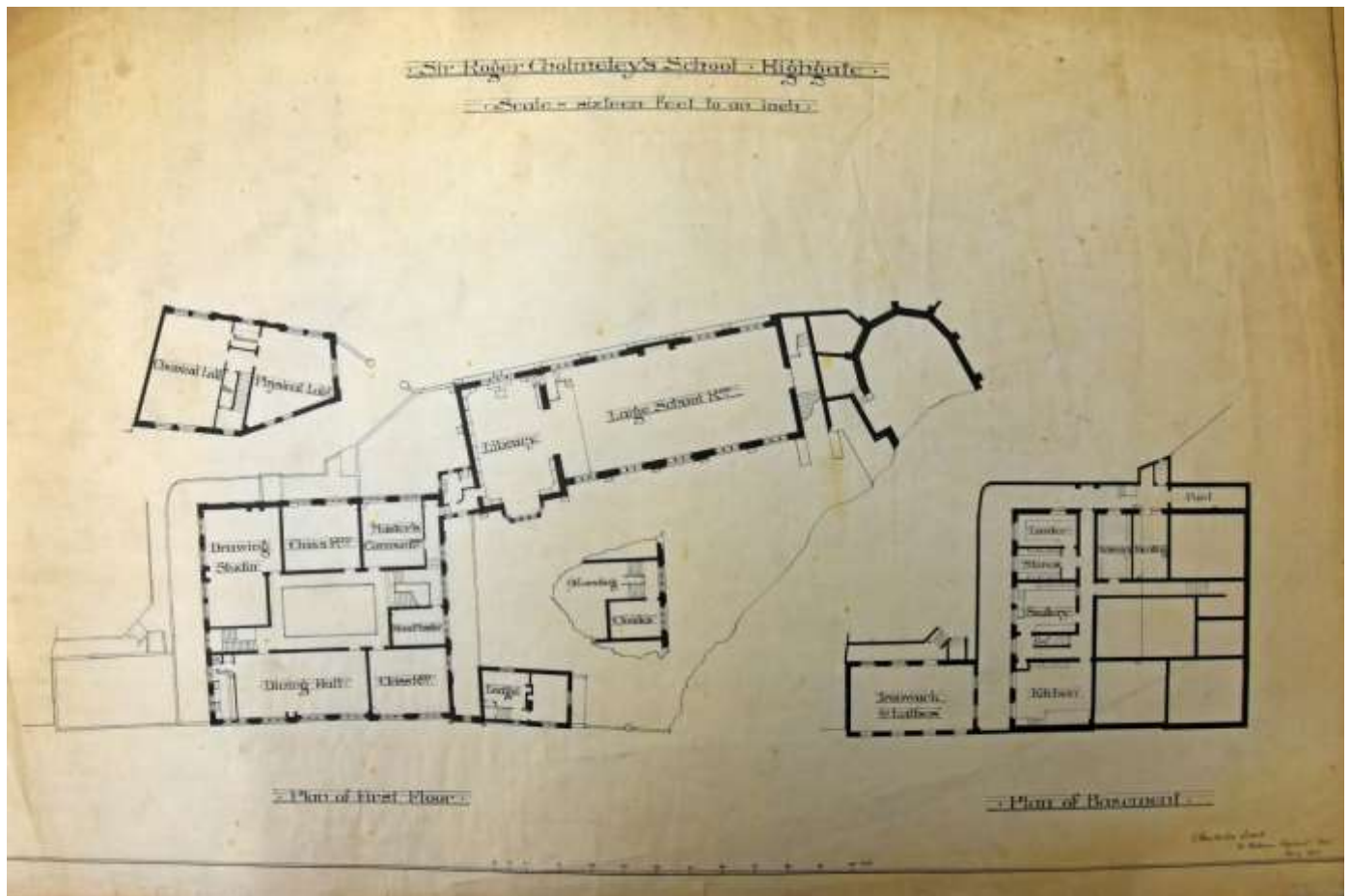


Fig.30: *Plan of the school (1900), produced by C. Pemberton Leach, Architect. Reproduced with permission from the Highgate School Archives*

- 8.14.1** The Central Hall, designed by Claude Pemberton Leach was added in 1897-9. Pemberton Leach was a former pupil at the school, appearing on Headmaster Dyne's attendance slate in July 1869 at the age of 11, along with six brothers (Cholmeleian 2015). Claude's brother, General Sir Edward Pemberton Leach was awarded the Victoria Cross for his military action in Afghanistan in March 1879.
- 8.14.2** The construction of the new block marks the steady expansion northwards towards Castle Yard. The building provided additional classrooms as well as a drawing studio and dining hall, with general domestic facilities consigned to a basement.

8.15 Ordnance Survey, 25-inch, 1914



Fig.31: Extract from the OS 25-inch map (1914), with study site outlined in red

- 8.15.1** At the beginning of the 20th century the school began to take on a more uniform appearance, with many of the smaller individual properties between Southwood Lane and North Road being acquired and repurposed. Pemberton Leach's Central Hall can also be seen.

8.16 Demolition of the Chapel, 1927

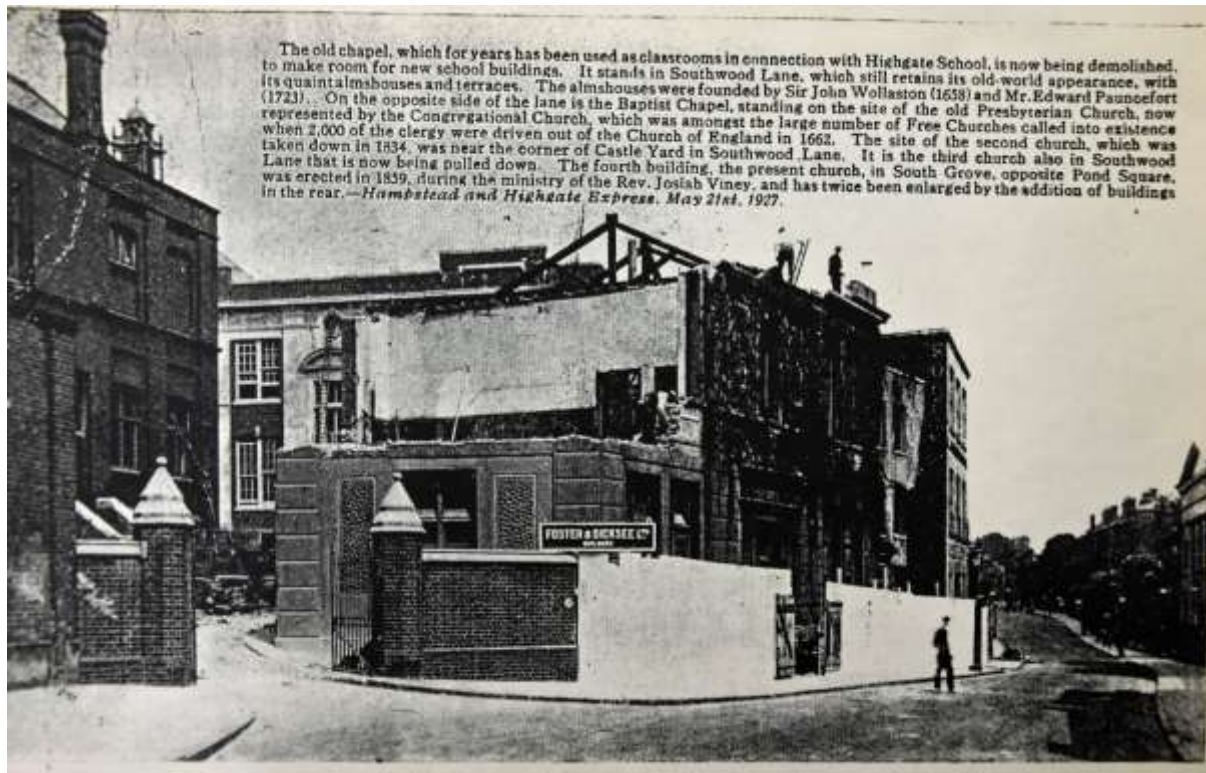


Fig.32: Extract from a newspaper cutting showing the school in the 1920s. Reproduced with permission from the Highgate School Archives

- 8.16.1** The area seen in the foreground of the cutting was occupied throughout the 19th century by the British School, which had a reputation for being overcrowded. In the 1870s the school was taken over by the Hornsey School Board and a new, more suitable premises was built on North Hill in 1877. The old building was sold by Highgate Congregational Chapel to the Highgate School, who turned the small complex into laboratories, expanding the 1920s Science Building.

8.17 New Science Building, 1928

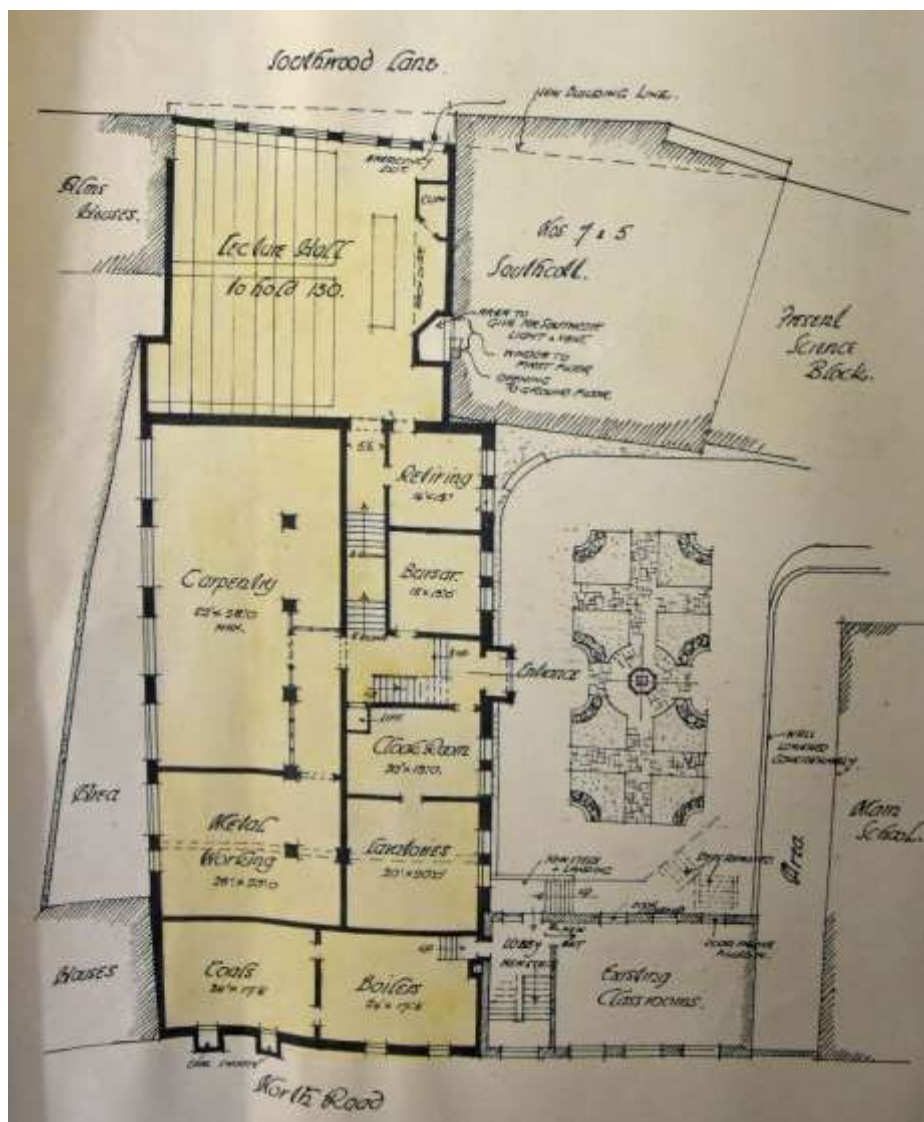


Fig.33: Lower ground floor plan of the Science Building. Reproduced with permission from the Highgate School Archives

- 8.17.1** The new Science Building replaced a number of smaller structures between the main school building and Almshouses, providing up-to-date facilities in not only science, but also the wider materials and technology curriculum. At the opening ceremony the new facilities were showcased to benefactors, including most notably Sir Samuel Hoare, Minister for Air, who viewed a First World War Sopwith Spitfire the school had acquired for its aeronautics class, and an Avro 504K which was assembled in a specially constructed hangar on the Science Building roof.

8.18 Ordnance Survey, 25-inch, 1938

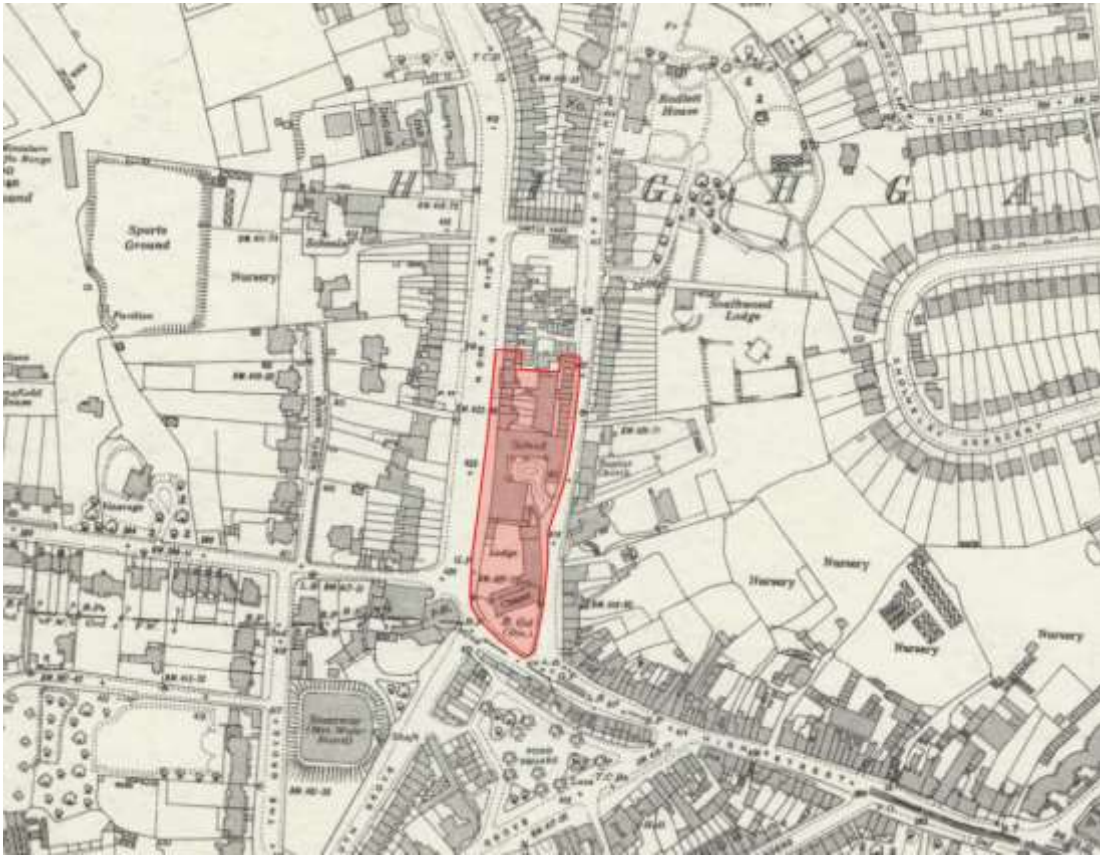


Fig.34: Extract from the OS 25-inch map (1938) with study site outlined in red

- 8.18.1** The erection of the new east-west Science Building almost doubled the area covered by the school, extending the site northwards towards Castle Yard. During the 1930s the new Head Master Geoffrey Foxall Bell turned the school's attention to creating an environment in which all boys could flourish, particularly those who were not academically successful. As a result, a number of new societies were created including the Pioneers (who among other things built a tennis court and playground), the Photographic Society, the Modelling Club and the Leonardo Society (to sponsor museum visits).
- 8.18.2** In 1939 Highgate School was evacuated as a precaution to the threat of oncoming war. Boys whose parents did not wish them to stay were relocated to North Devon; the seniors to Westward Ho! and the Juniors to Hartland Abbey. During the early years of the Second World War the majority of the school buildings were commandeered for use by the Royal Navy. When the school returned from its self-imposed exile in 1942 Dyne House had to serve as the main school campus before the Navy returned the rest of the school buildings to the school in 1943.
- 8.18.3** Away from the site Highgate's suburbs were expanding. Cholmeley Park, to the east of the study site was laid out in the 1910s, with Cholmeley Crescent being laid out but not yet built on by the early 1930s. In general, what had historically been open fields was now part of Highgate's development as a wealthy settlement.

8.19 Ordnance Survey, 1:1250 TQ2887-A, 1952



Fig.35: *Extract from the OS 1:1250 map (1952) with study site outlined in red*

8.19.1 By the 1950s the site is almost identical to its present day layout. The Science Quad is well established and the site boundaries are almost unchanged. From the 1960s the school underwent a building programme to accommodate an increase in numbers and to modernise facilities. The area at the northern end of the site, to the west of the Almshouses was cleared and remodelled in 1982 with the construction of the Garner Mathematics Block, fronting North Road, creating a more open central space known as the Garner Quad.

9 THE PRESENT SITE

- 9.1 A visit was made to the site on September 5th 2018, and a photographic record made of the site as it is. What follows is a short written description of the site accompanied by illustrative photographs. The following section should be read in conjunction with fig.36 for location of figures, and figs.37 - 56 for views of the current site.

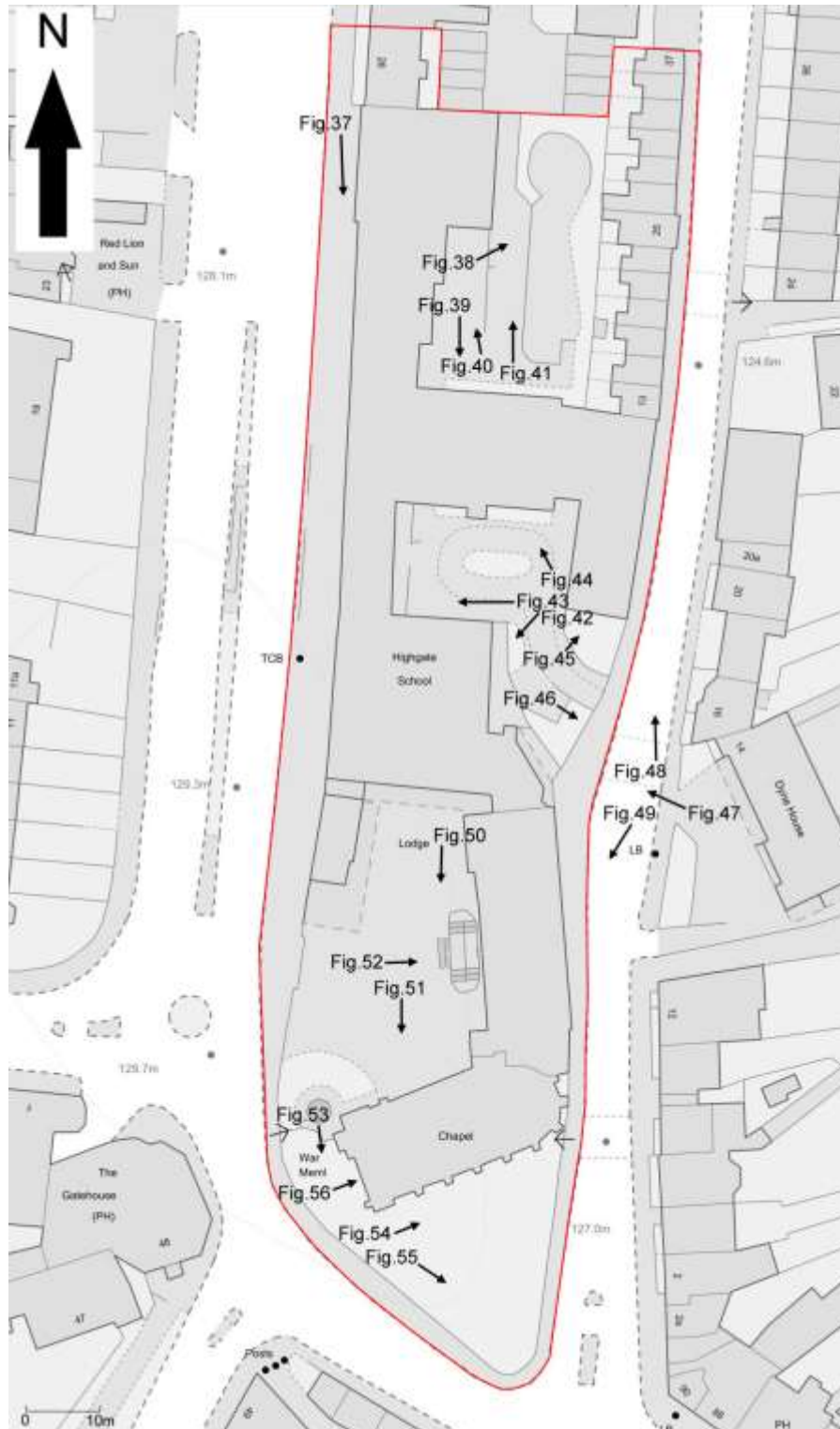


Fig.36: Plan showing direction of view of site photos (figs.37-56)



Fig. 37: View of the Charter Building, looking towards the Garner Building. Facing S

- 9.2** The Charter Building was completed in August 2012, providing a new entrance to the Senior School. The building is four storeys high with an additional basement due to the west-east slope across the site. The area was monitored by Compass Archaeology in 2011, with the most notable feature recorded being a brick clamp thought to be associated with the 1570s rebuild of the original School House.



Fig.38: Garner Quad seating area and terrace. Facing NE

- 9.3** The quad can be accessed from the Garner and Science Buildings and comprises a raised seating area for students.



Fig.39: Rear of the Garner Science Building. Facing S

- 9.4** The Science Building was opened in 1928 with state of the art facilities, including laboratories and workshops. The building has since been expanded to create extra space on the roof however it now requires updating and improved accessibility.



Fig.40: View of the Garner Building and Charter Building. Facing N

- 9.5** Access between the buildings and the quad is provided by short flight of steps, highlighting the differences in site levels across the space.



Fig.41: *Overview of the Garner Quad. Facing N*

- 9.6** The area is semi-basemented, and archaeological investigation recorded a substantial depth of ‘made ground’ deposits associated with earlier activity of the site.



*Fig.42: View of Central Hall to the right of frame and the Big School to the left.
Facing SSW*

- 9.7** The Big School was opened in 1865 to meet the demands of the growing school. Central Hall in the foreground followed later in 1900. Central Hall can only be accessed via three limited / non-accessible doors in the northern, eastern and southern frontage.



Fig.43: Central Hall and the Link Block. Taken from the Science Quad facing W

- 9.8** The Link Block was a later addition, providing a connection between Central Hall and the Science Building, and leading to the Garner Building. The quad comprises a tarmac driveway with central landscaping, with access leading to Southwood Lane.



Fig.44: *Science Building. Facing approximately NNW*

- 9.9** The Science building is set lower than the quad, accessed via a short flight of stairs in the north-east corner and a central doorway. The proposed development entails the extension of the north and west faces to better accommodate student traffic.



Fig.45: *Access to the lower level of the Science Building. Facing NE*

- 9.10** The eastern block of the Science Building sits on land formerly occupied by the British School (presently Highgate Primary School, now relocated to North Hill).



*Fig.46: Tunnel linking the Island Site to Dyne House.
Facing ESE*

- 9.11** The pedestrian tunnel provides access between the Senior School Island Site and Dyne House, opened in 1967. Dyne House is currently used by the Drama department, and is subject to a separate DBA (Compass Archaeology, 2018(R)).



Fig.47: View of the Island Site from Dyne House. L - R: Big School, Central Hall and Science Building. Facing W

- 9.12** Alterations were made to the eastern access to the school in the late 1920s / early 30s with the completion of the L-shaped Science Building forming the Science Quad.



Fig.48: *Science Building. Facing N*

- 9.13** A number of the buildings fronting Southwood Lane in the above view (fig.48), are Listed, including the Highgate Tabernacle (white building on the right side), a 19th century chapel now housing the Highgate School Museum.



Fig.49: *The Big School. Facing SW*

- 9.14** The 1866 school building now houses the School Library. The building was designed by Frederick Pepys Cockerell and became a designated Grade II Listed Building in 1994.



Fig.50: *View of the Chapel Quad. Facing S*

- 9.15** View of the 1866-7 school and Chapel built under Headmaster Dyne. The ‘cellar’ feature recorded during the GPR survey was located in the centre of the tarmac space.



Fig.51: *Chapel. Facing S*

- 9.16** The exterior remains unchanged since its construction, although the archways have been fronted by glass doors to provide additional interior space.



Fig.52: *Shakespeare Steps. Facing E*

- 9.17** The Shakespeare Steps were dedicated in 1947, providing access to the upper floor of the Big School. Prior to this, entry was gained via steps in the southeast corner, between the Big School and Chapel, with the space occupied by the Shakespeare Steps being a brick wall with a water pump in front (since relocated to the Chapel cloister). However, a contemporary engraving of the school buildings in 1867 shows a central archway, indicating the space has been changed on a number of occasions to suit demand.



Fig.53: Gateway on the western side of the Chapel leading to the burial ground. Facing SSW

- 9.18** The southwestern corner of the Chapel Quad was laid out in 1921 following the unveiling of the 1914 – 18 War Memorial.



Fig.54: *Burial ground. Facing E*

- 9.19** The burial ground was used by the wider community, operating from 1617 until the construction of St Michael's Church in 1832. Until its demolition in 1833 the first chapel stood towards the southern end of the study site, so it is likely the present burial ground occupies a similar space, with limited truncation occurring as a result of the 1866-7 rebuild.



Fig.55: *View of the burial ground. Facing S*

- 9.20** A plan of the burial ground indicates there were originally 157 plots, including the crypt and a central vault, many of which belong to notable residents of Highgate and benefactors associated with the school. The present burial ground is largely unchanged and in good condition.



Fig.56: *Interior of the crypt area beneath the Chapel. Facing E*

- 9.21** The crypt sits below ground level, supported by a number of brick arches. The central slab seen towards the middle of the above figure covers a staircase indicating a further lower level to the structure. To the left of frame is the Dyne plot.

10 THE PROPOSED DEVELOPMENTS

10.1 The following section details the proposed redevelopment programs for the various elements of the Island site (figs.57-61).

10.2 *The Science Block*

10.2.1 The first proposed redevelopment predominantly consists of the re-furbishment and extension of the current Science Building. The northern extension will be a two-storey building at upper levels with open colonnade at ground level and will allow science laboratories to be laid out more efficiently. The lower western extension to the existing eastern wing of the Science Building will be four storeys high and accommodate a new southern entrance, the new main lift, and fire escape stairs replacing an existing staircase.

10.2.2 The present Science building is L-shaped in plan, four storeys in height, covering a footprint of approximately 730 square metres. The proposed northern extension is rectangular in plan and measures 14m in length (E-W) x 3m in width. The proposed western extension is slightly sub-rectangular in plan, to conform to the current slight NNE-SSW alignment of the eastern block, and measures 14.5m in length (N-S) x 3-4m in width. This will increase the available space by 100 square metres, bringing the new footprint to approximately 830 square metres.

10.2.3 The works will also include the general upgrading and renovating of existing facilities to make the building more accessible, up-to-date and accommodating to current teaching needs (figs.57-60).

10.3 *Dyne House Island Site Works*

10.3.1 The second proposed development is located at the Island site end of the tunnel to the Dyne House site (fig.61). This comprises improved circulation to the tunnel and Central Hall including providing a disabled lift to access all floors of Central Hall as well as the tunnel. In addition the extension will provide a new substation, refuse site and toilets. The latter replaces existing facilities on the site which will be demolished.



Fig.57: Extensions to the existing Science Building shown in orange

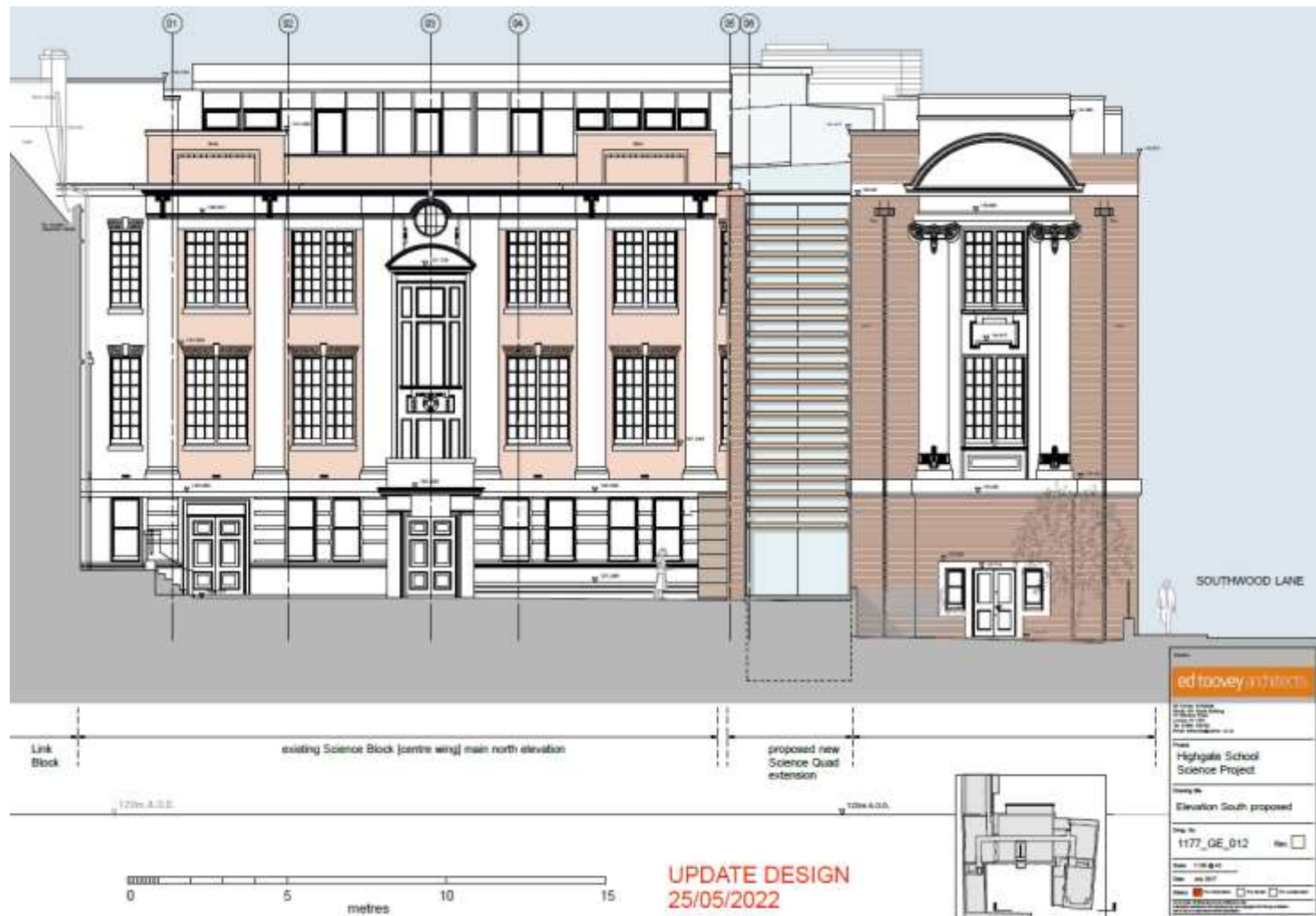


Fig.58: Southern elevation of the new development



Fig.59: Western elevation of the new development



Fig.60: View of the extension from Southwood Lane, facing NNW



Fig.61: Proposed Island site access improvements at basement level (lift pits, fire escape stairs and tunnel link with Dyne House)

11 THE ARCHAEOLOGICAL POTENTIAL OF THE STUDY SITE

11.1 Prehistoric

- 11.1.1** There appears to be very little evidence of significant activity or occupation within the immediate vicinity of the study site. Several tools dating from the Mesolithic to the Bronze Age period indicate that in general, the surrounding area was frequented over a prolonged period. In particular, 61,000 flint implements recovered from close to Hampstead Heath suggests that activity was focused more on this area.
- 11.1.2** It is probable that due to the site's location atop the high, well-drained ground, Highgate was at least seasonally exploited, although the exact nature of this activity is unknown.
- 11.1.3** *Therefore the potential for encountering prehistoric finds or features of archaeological significance is negligible to low.*

11.2 Roman

- 11.2.1** Similarly, there is little evidence of Roman activity in the archaeological record from within the study site and its immediate environs. Chance finds from the wider area have been found, including coins, ceramic building material and pottery, indicating there was a Roman presence. The closest find to the study site was recovered from Southwood Lawn Road, 300m to the north-east, comprising a complete ring-necked flagon alongside a small pottery assemblage.
- 11.2.2** *Therefore the potential for encountering Roman finds or features of archaeological significance is low.*

11.3 Saxon

- 11.3.1** Highgate was yet to be established in the Saxon period. The manor of Hornsey, to which Highgate would later become attributed was in existence by the 11th century.
- 11.3.2** *Therefore the potential for encountering Saxon finds or features of archaeological significance is negligible.*

11.4 Medieval

- 11.4.1** Highgate develops during the medieval period, first being mentioned in a Royal Charter of Henry II in 1227, confirming the rights of the Bishop of London to a wood (located to the west of the study site) which formed a private hunting park. Highgate is believed to fall within the southeast corner of the Deer Park, taking its name from an entrance.
- 11.4.2** The area is well reflected in the archaeological record, predominantly by references to numerous routeways passing through the area. These routeways ensured a regular passage of trade and travellers, eventually contributing to the establishment of a Toll Gate in the 14th century. This steady traffic probably led to the development of the

settlement which would become Highgate proper, providing a stopping point for traders.

11.4.3 However, there appears to be little evidence of structures or finds within the study site dating from the medieval period.

11.4.4 *Therefore the potential for encountering medieval finds or features of archaeological significance is low.*

11.5 *Post-medieval*

11.5.1 The post-medieval development of Highgate is closely linked with the establishment of Cholmeley's School in the 1560s. The school was founded in 1565 as an institution for the instruction of boys, established on its present day island site within the centre of Highgate. The institution has since expanded and developed to suit the needs of the pupils, with the most notable period of construction occurring in 1867 with the creation of the present day Big School and Chapel complex.

11.5.2 The post-medieval period is well reflected in the archaeological record, with investigations on the study site itself producing evidence of the 1570s rebuilding. The most notable feature to be excavated was the remains of a brick clamp, believed to have been used to produce the bricks which the schoolhouse and chapel were built from. A number of features associated with backyard activity from the former buildings on the site were also recorded. Due to the relatively close proximity of these features to the Science Building it is likely that similar backyard features will be encountered during proposed groundworks associated with the extensions.

11.5.3 *Therefore the potential for encountering post-medieval finds or features of archaeological significance is high.*

11.6 *Modern*

11.6.1 Prosperity and expansion of the school continued throughout the 19th, 20th and 21st centuries, with additions to the grounds creating the present day layout. The Science Building was constructed in 1928 to create up-to-date facilities.

11.6.2 The present Highgate School is fully co-educational, comprising Pre-preparatory, Junior Schools located at Bishopswood Road Campus to the west and Senior School on the Island site and the Dyne House site.

11.6.3 *It is likely that modern disturbance / stratigraphy shall be encountered during the proposed groundworks, however this is likely to be associated with previous alterations to the school. Within the Science and Garner Quads, it is likely that deposits from the 1927-8 construction of the Science Building will be exposed, and possibly more recent landscaping from the creation of the Charter Building and seating area.*

12 CONCLUSIONS

- 12.1** It has been demonstrated that the site lies within a historically and archaeologically significant landscape, with evidence of activity becoming more prolific from the early post-medieval period onwards.
- 12.2** There is little evidence of prehistoric activity within the immediate vicinity of the study site. Archaeological evidence of activity has been recovered from the wider area, suggesting that the site sits within a historic landscape. Its location atop a high, well-drained hill would make the site ideally suited to at least seasonal exploitation, however this cannot be proved due to the limited archaeological intervention in the area.
- 12.3** Similarly, almost no evidence of Roman activity has been found. Chance finds from the wider landscape suggests the area was being visited, however this cannot yet be linked to definite industry or occupation.
- 12.4** Much of the area was open land, remaining as such for the majority of its history.
- 12.5** Activity within the immediate vicinity of the study site picks up in the medieval period, with the creation of numerous roads leading between Highgate Hill and the city ensuring a steady flow of trade and travellers, which most probably led to the creation of a permanent settlement atop the hill.
- 12.6** The study site and its distinctive island shape formed with the creation of Cholmeley's School in 1565. The schoolhouse and chapel were located towards the southern end of the study site, with the complex including at least one known cellar which still survives, located beneath the Chapel Quad. It is likely that associated features and deposits still survive in this area in particular.
- 12.7** A rebuild in 1867 gave the site much of its present day layout, with the Big School and Chapel still standing. Later buildings added throughout the 20th and 21st century to the north of the site will have truncated earlier post-medieval features and structures. However, based on results of previous archaeological interventions in the area in general and Garner Quad in particular, it is likely that archaeologically significant deposits still survive.
- 12.8** Due to the site's location within an Archaeological Priority Area, known history of the site, likelihood of encountering 17th – 21st century finds and features associated with the previous land use and school complex, and in light of the loss of potential archaeological remains and stratigraphy through excavation associated with the proposed development, some form of archaeological mitigation may be deemed necessary, attached as a condition of planning to any proposed excavations as part of the development.

13 SOURCES

13.1 Digital Sources

Greater London Historic Environment Record. GLHER@HistoricEngland.org.uk

Highgate School (2018). The Cholmeleian. Summer 2015
https://www.highgateschool.org.uk/images/news/cholmeleian_summer15.pdf

London Archaeological Archive & Resource Centre (LAARC) database
<http://archive.museumoflondon.org.uk/laarc/catalogue/>

13.2 Bibliography

Chartered Institute for Archaeologists, 2017. *Standard and Guidance for Archaeological Desk-Based Assessment*

Compass Archaeology, 2011(a). *26 North Road, Highgate N6 4BE London Borough of Haringey. An Archaeological Evaluation*

Compass Archaeology, 2011(b). *26 North Road, Highgate N6 4BE London Borough of Haringey. Archaeological Post-Excavation Assessment*

Compass Archaeology, 2018 (R). *Highgate School – Senior School Campus (Dyne House), London Borough of Haringey: An Archaeological Desk-based Assessment*

Greater London Authority, 2016. *The London Plan*

Hibbert, B. & Weinreb, C. 1983. *The London Encyclopaedia*

Highgate School, 2018. *Exhibition Boards*

Hinde, T. 1993. *Highgate School. A History*. Bath: The Bath Press

Historic England, 2016. *Greater London Archaeology Advisory Service: Guidelines for Archaeological Projects in Greater London*

London Borough of Haringey, 2013. *Highgate Conservation Area: Character Appraisal and Management Plan*

London Borough of Haringey, 2017. *Development Management DPD*

London Borough of Haringey, 2018. *Highgate Neighbourhood Plan*

Lysons, D. 1795. *The Environs of London Vol.3: County of Middlesex*

Malden, H.E. 1912. *The Victoria History of the County of Surrey*

Ministry of Housing, Communities and Local Government, 2019. *National Planning Policy Framework*

Palmer, A. 1988. *Highgate School Register 1833-1988*

Prickett, F. 1842. *History and Antiquities of Highgate*

Richardson, J. 1983. *Highgate: Its' History since the 15th Century*

Richardson, J. 1989. *Highgate Past: A Visual History of Highgate*

Stokes, M. 1984. 'Highgate Hunting Ground: The Bishop of London's Hunting Park and Lodge at Hornsey', in the *Hornsey Historical Bulletin*, 25

Victoria County History, 1969. *A History of the County of Middlesex, Vol.1: Physique, Archaeology, Domesday, Ecclesiastical Organisation, the Jews, Religious Houses, Education of the Working Classes to 1870, Private Education from Sixteenth Century*, (JS Cockburn, HPF King and KGT McDonnell eds.)

Victoria County History, 1980. *A History of the County of Middlesex, vol.6: Friern Barnet, Finchley, Hornsey With Highgate*, (TFT Baker & CR Elrington eds.)

13.3 Cartographic sources (in chronological order)

Rocque J, *Map of the Cities of London, Westminster and the Country 10 miles around*, (1746)

Ordnance Survey, *First Edition Surveyor's Drawings. 2 inch to 1 mile*, (1807-08)

Anon, *Hornsey Enclosure Map*, (1815)

Stanford E, *Map of London*, (1862)

Ordnance Survey, *London Sheet III* (surveyed 1863, published 1870)

Ordnance Survey, *London Sheet III.61 and III.62, 1:1056 scale*, (1895)

Ordnance Survey, *London Sheet XIX*, (surveyed 1893, published 1896)

Ordnance Survey, *London Sheet II.9*, (surveyed 1913, published 1914)

Ordnance Survey, *London Sheet II.9*, (surveyed 1936, published 1938)

Ordnance Survey Plan, *TQ2887-A, 1:1250 scale*, (surveyed 1950, published 1952)

Ordnance Survey Plan, *TQ2887, 1:1250 scale*, (surveyed 1966, published 1967)

British Geological Survey, *Solid and Drift Geology, Sheet 256: North London 1:50 000*, (1998)