

Richards Music Centre, Highgate
November 2022



HERITAGE STATEMENT RICHARDS MUSIC CENTRE

Quality Assurance

Site name:	Mallinson Sport Centre
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Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Highgate School Capital Projects to determine the impact of proposals to the Richards Music Centre (RMC). Founded in 1565, Highgate School has a longstanding relationship and influence over the surrounding development of Highgate, contributing a wide variety of architectural styles, scale of development and materials. The school grounds and buildings have evolved extensively overtime, occupying numerous sites within and around Highgate Village.
- 1.2 The site is centred on The Richards Music Centre, a single storey (with attic) red brick building. This twentieth century building is a relatively late addition to the school estate, constructed in the 1930s with waves of successive alteration. The building within the site is not locally or statutorily listed, nor is it considered to be a non-designated heritage asset.
- 1.3 The site is currently used as a temporary accommodation for the Sports and Exercise (SpEx) department, providing some storage as well as changing rooms. A later extension to the east end of the building presently accommodates the School IT department.
- 1.4 The site is located within Highgate Conservation Area, a designated heritage asset. This area is predominantly characterised by residential housing comprising the historic village core of Highgate and was first designated in 1967, before the boundary was subsequently extended in 1990 and 1994.
- 1.5 This report seeks to satisfy the NPPF (2021) requirement to determine the impact of proposals upon the significance of heritage assets. This work will assess the significance of these assets, and determine the current contribution of the site to their significance before assessing the impact of the proposals upon this contribution. This assessment will be informed by a photographic site survey as well as extensive archival research undertaken at local and national archive resources, including the School's Archive.
- 1.6 It is noted that Nos. 14 – 22 Hampstead Lane to the south of the site are locally listed, however it is considered that due to distance from the site, intervening development as well as their reduced sensitivity in terms of their non-designated status, that the proposals will pose no impact and have been scoped out of this report. Please note that while No. 3 Bishopwood Road is identified as locally listed by the council, this building has since been demolished and replaced with a contemporary structure comprising the new Junior School building.

Authorship

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

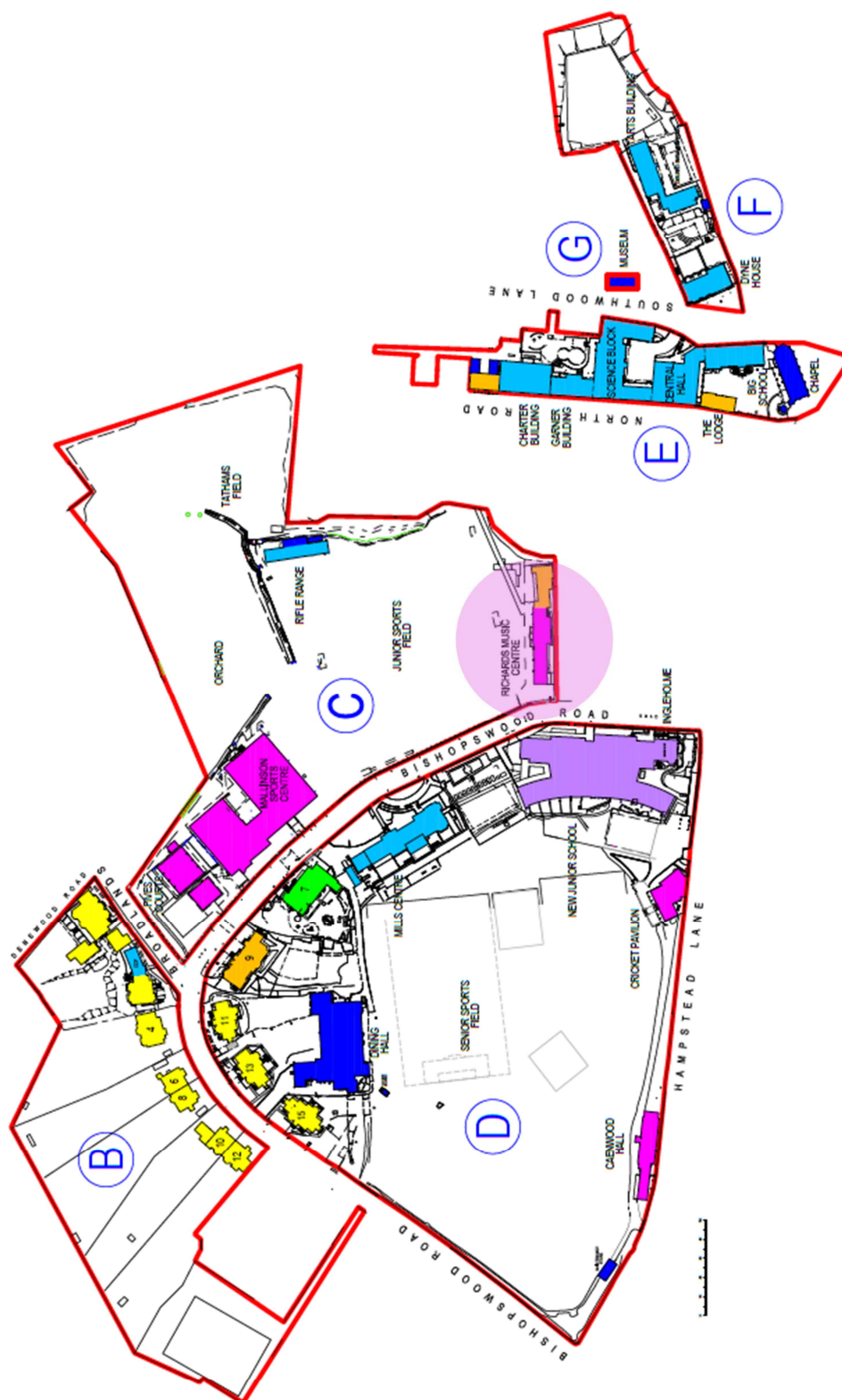


Figure 1. Map of School properties in Highgate. The location of the site is highlighted in pink.



Figure 2. Plan of School Buildings. The location of the site is highlighted in pink.



Figure 3 Highgate Conservation Area Boundary. The location of the Bishopswood and North Road school sites are indicated by the blue circles. The location of the Richards Music Centre is highlighted in pink.

2.0 Legislation

National Policy

Planning (Listed Buildings & Conservation Areas) Act 1990

- 1.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.

Section 16(2) states *“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*.

Section 66(1) reads: *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*.

In relation to development on land within Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

National Planning Policy Framework (2021)

- 2.1 The revised National Planning Policy Framework (NPPF) was published on 20th July 2021, replacing the previous published 2019 and 2012 frameworks.

- 2.2 With regard to the historic environment, the over-arching aim of the policy remains in line with philosophy of the 2012 framework, namely that *“our historic environments... can better be cherished if their spirit of place thrives, rather than withers.”* The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.



- 2.3 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a *“manner appropriate to their significance”* (Paragraph 189).
- 2.4 NPPF directs local planning authorities to require an applicant to *“describe the significance of any heritage assets affected, including any contribution made by their setting”* and the level of detailed assessment should be *“proportionate to the assets’ importance”* (Paragraph 194).
- 2.5 Paragraph 195 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, *“to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal”*. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.

- 2.6 An addition to the 2021 NPPF is outlined in paragraph 198. This states that local planning authorities should have regard to the importance of the retention ‘in-situ’ of a historic statue, plaque, memorial or monument irrespective of its designation. The paragraph goes on to suggest an explanation of historic or social context should be given rather than removal.
- 2.7 Paragraph 199 requires that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*
- 2.8 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, *“clear and convincing justification”* (Paragraph 200). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to ‘wholly exceptional’ for those assets of the highest significance such as scheduled monuments, Grade I and grade II* listed buildings or registered parks and gardens as well as World Heritage Sites.
- 2.9 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 201 states the following:
- “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.”*

2.10 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in *“less than substantial harm”*, paragraph 202 provides the following:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.”

2.11 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.

2.12 In the case of non-designated heritage assets, Paragraph 203 requires a Local Planning Authority to make a *“balanced judgement”* having regard to the scale of any harm or loss and the significance of the heritage asset.

- 2.13 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.
- 2.14 With regard to Conservation Areas and the settings of heritage assets, paragraph 206 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. While it is noted that not all elements of a Conservation Area will necessarily contribute to its significance, this paragraph states that *“proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”*
- 2.15 Broader design guidance is given in Chapter 12, ‘Achieving well-designed places’. The 2021 NPPF introduces the requirement for local authorities to prepare design guides or codes, consistent with the principles set out in the National Design Guide and National Model Design Code Documents. These should reflect ‘local character’ in order to create ‘beautiful and distinctive places’ (paragraph 127).
- 2.16 Paragraph 134 states that significant weight should be given to development which reflects local design policies, and/or outstanding or innovative designs which promote high levels of sustainability or help raise the ‘standard of design’ providing they conform to the ‘overall form and layout of their surroundings’.

Planning Practice Guidance (PPG) (2021)

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

Historic England ‘Conservation Principles: Policies and Guidance’ 2008



- 2.19 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England’s historic environment, including changes affecting significant places. The guide sets out six high-level principles:
- “The historic environment is a shared resource. Everyone should be able to participate in sustaining the historic environment Understanding the significance of places is vital Significant places should be managed to sustain their values. Decisions about change must be reasonable, transparent and consistent. Documenting and learning from decisions is essential”*

- 2.20 'Significance' lies at the core of these principles, the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape. The document sets out how heritage values can be grouped into four categories:
- "Evidential value: the potential of a place to yield evidence about past human activity***
Historic value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place
Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory".
- 2.21 It states that:
- "New work or alteration to a significant place should normally be acceptable if:*
- a. There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
 - b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
 - c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
 - d; the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future" (Page 58)".*

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

- 2.22 This document provides advice in relation to aspects of addition and alteration to heritage assets:
- "The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting" (paragraph 41).*

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

- 2.23 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the NPPF (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include: *"assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness"* (para 1).
- 2.24 Paragraph 52 discusses 'Opportunities to enhance assets, their settings and local distinctiveness' that encourages development: *"Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance.*

Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation”.

Historic England Analysing Significance in Heritage Assets Advice Note 12 (October 2019)

- 2.25 This document provides guidance on the NPPF requirement for applicants to describe heritage significance in order to aid local planning authorities’ decision making. It reiterates the importance of understanding the significance of heritage assets, in advance of developing proposals. This advice note outlines a staged approach to decision-making in which assessing significance precedes the design and also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.
- 2.26 The advice in this document, in accordance with the NPPF, emphasises that the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. This advice also addresses how an analysis of heritage significance could be set out before discussing suggested structures for a statement of heritage significance.

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning Note 3 (Second Edition) (December 2017)

- 2.27 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. Page 6, entitled: ‘A staged approach to proportionate decision taking’ provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:
- Step 1: Identify which heritage assets and their settings are affected
- Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm
- Step 5: Make and document the decision and monitor outcomes

Local Policy

The London Plan (2021)

- 2.28 The London Plan was adopted in March 2021, the following policies are relevant to heritage and this application.
- 2.29 Policy D1 London’s form and characteristics

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

Form and layout

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

Quality and character

...respond to the existing character of a place by identifying the special and valued features that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute to the local character...

...be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.

2.30 Policy HC1 Heritage conservation and growth

Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

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:

3. *setting out a clear vision that recognises and embeds the role of heritage in place-making*
4. *utilising the heritage significance of a site or area in the planning and design process*
5. *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*
6. *delivering positive benefits that sustain conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

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

Haringey Development Management DPD (July 2017)

2.31 Relevant local policies are as follows:

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

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

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

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

- a) The priority given to sustaining and enhancing the significance of a heritage asset and its setting;*
- b) Character appraisals and management plans or other guidance, where they are available;*
- c) The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;*
- d) The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;*
- e) The desirability of securing a viable use for a heritage asset consistent with its conservation;*
- f) An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and*
- g) The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.*

Conservation Areas

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

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

Listed and Locally Listed Buildings

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

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

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

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

Enabling development

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

- a) It is the only viable means of securing the long-term future of the asset affected;*
- b) And it is the optimum viable use, supported by an appropriate options appraisal; and*
- c) The proposals address relevant policies (A-I) above."*

2.33 Policy DM5: Locally Significant Views and Vistas

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

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

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

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

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

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

Strategic Policies (2013) (with alterations 2017)

2.34 SP11: Design

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

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

2.35 SP12: Conservation

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

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

Highgate Neighbourhood Plan (2017)

2.36 Core objective 5: Development and Heritage: To preserve and enhance Highgate’s unique character.

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

2.37 Policy DH2: Development Proposals in Highgate's Conservation Areas

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

3.0 Methodology

Heritage Assets

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

Meaning of Significance

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

Assessment of Significance

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

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

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

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

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

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

Contribution of setting/context to significance

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

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

Assessing Impact

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

Table 1 Assessment of Significance

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

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

- 3.24 Once the value/significance of an asset has been assessed, the next stage is to determine the assets 'sensitivity to change'. Table 2 sets out the levels of sensitivity to change, which is based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.
- 3.25 An asset's sensitivity level also relates to its capacity to absorb change, either change affecting the asset itself or change within its setting (remembering that, according to Historic England The Setting of Heritage Assets – Planning Note 3, 'change' does not in itself imply harm, and can be neutral, positive or negative in effect).
- 3.26 Some assets are more robust than others and have a greater capacity for change and therefore, even though substantial changes are proposed, their sensitivity to change or capacity to absorb change may still be assessed as low.

Table 2 Assessment of Sensitivity

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

- 3.27 Once there is an understanding of the sensitivity an asset holds, the next stage is to assess the 'magnitude' of the impact that any proposed works may have. Impacts may be considered to be adverse, beneficial or neutral in effect and can relate to direct physical impacts, impacts on its

setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting itself being considered as the asset.

Table 3 Assessment of Impact

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

Summary of Assessment

- 3.28 Overall, it is a balanced understanding of the foreseeable likely effect of proposals on significance as a result of predicted impacts which is being sought through undertaking this process. It should be clearly understood that the level of detail provided within these assessments is “proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance” as set out in Paragraph 194 of the National Planning Policy Framework.

Recent appeals

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

Research Methodology

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

4.0 Historic Development of Highgate School

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

Early History

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

Nineteenth Century Improvement and Expansion

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



Figure 4 The School showing the rebuilding works of 1819 and chapel in 1830, prior to the chapel's demolition and school hall's extension.

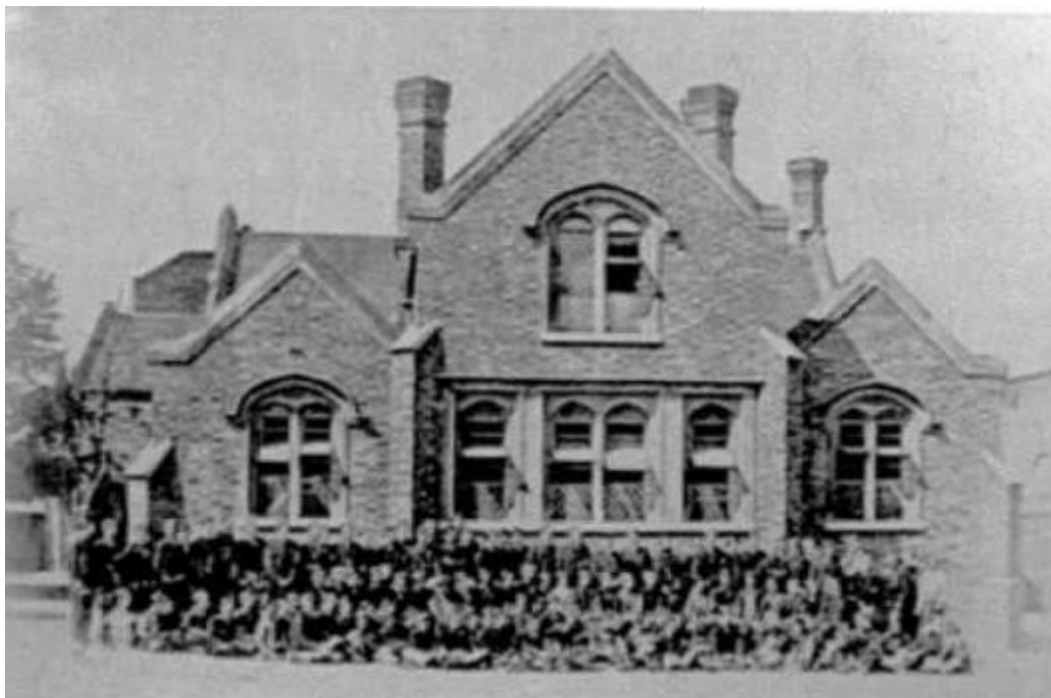


Figure 5. The school c.1860 seen from the south, prior to the redevelopment of 1866-7. This image shows the extended classrooms and window above the library.

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



Figure 6. Extract from the Ordnance Survey Map of 1863 showing the two school sites, indicated by the blue circles. The school site on North Road is to the right of the map labelled as 'Cholmeleys School' and the Hampstead Lane site is to the left marked as a 'Cricket Ground'. Note Bishopswood Road does not yet exist and the redevelopment of the school within the island site is yet to take place. The future location of the RMC is indicated by the pink circle.

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

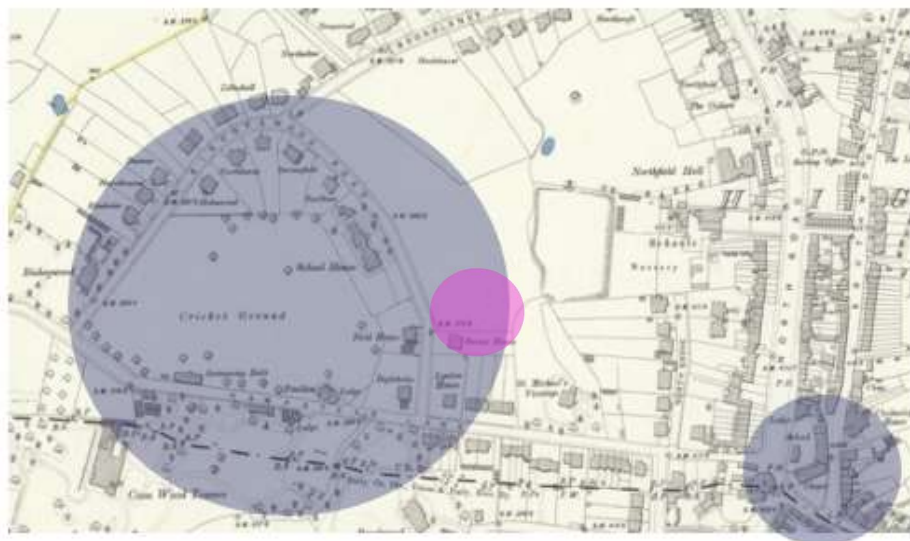


Figure 7. Extract from the Ordnance Survey Map of 1896 showing the two school sites, indicated by the blue circles. The approximate location of the site is indicated by the pink circle. Note the arrival of a large villa to the south.

Early Twentieth Century

- 4.9 The rapid expansion of the number of pupils throughout the early twentieth century led to an expansion in the number of boarding houses during this period with the addition of Grindal, Cordell, Mansfield, Bishop Sandys and Field Houses along Bishopswood Road. An additional field was also purchased at the junction of Hampstead Lane and Bishop's Avenue in 1922.
- 4.10 During the inter-war period, work to the school estate was unsurprisingly slow paced. In 1936 the junior school moved to Bishopswood Road, within a newly built brick school house (now demolished) completed for this purpose.

Richard Music Centre

- 4.11 Previously used as the Junior School Music Building and Dayboys Pavilion, the red brick building which comprised the RMC had the appearance of a pavilion structure when first built. The building has undergone waves of extension, adding additional brick extensions in the 1960s, redeveloped by 1990s and a second extension to the eastern end added by the 2000s, completed in a different brick stock. This has disrupted the appearance of a balanced façade. Alterations to the ground plan and fenestration were also carried out in the late twentieth century, removing internal fabric of interest.

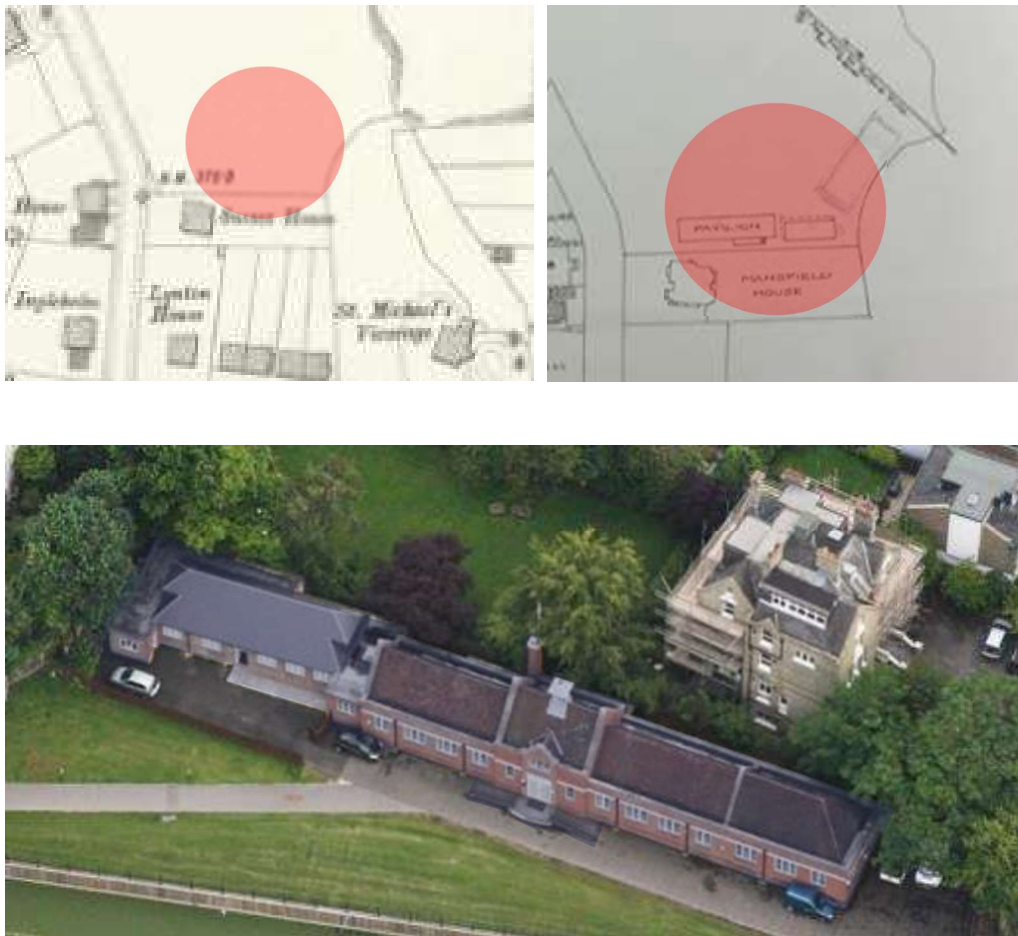


Figure 8. Top right: OS map 1890s, showing future location of the Richards Music Centre, highlighted in red. Top Left: Plan of Highgate School Buildings, 1930s. Bottom: Existing aerial photo, highlighted in blue.

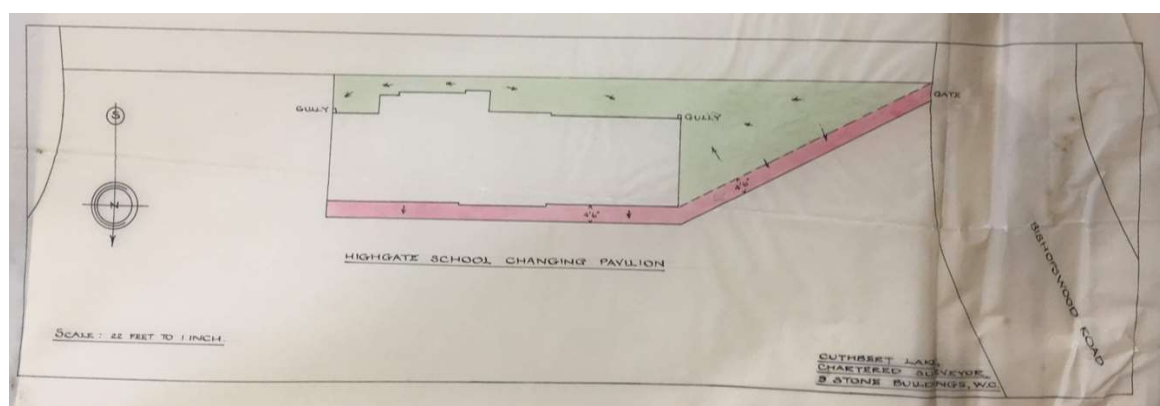


Figure 9. Top: Proposed ground plan for 'changing room' pavilion, now Richards Music Centre. Note balanced northern façade when first built, with central projecting bay.

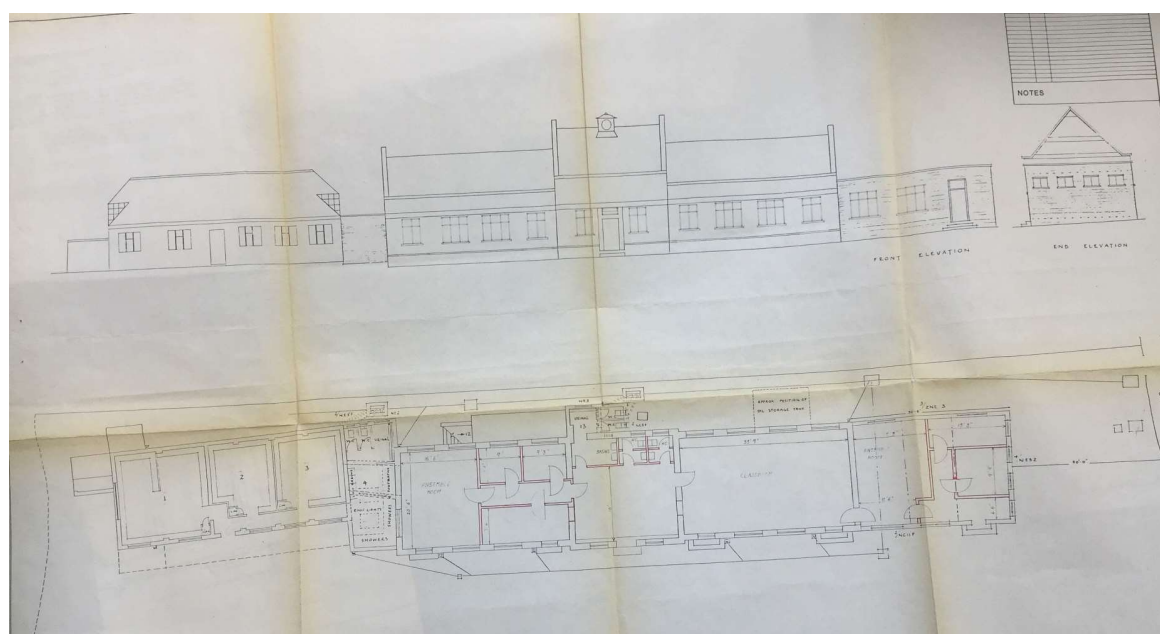


Figure 10. Proposed internal changes in the 1960s to ground plan, note flat roof extension to the west, and additional attached structure to the east.

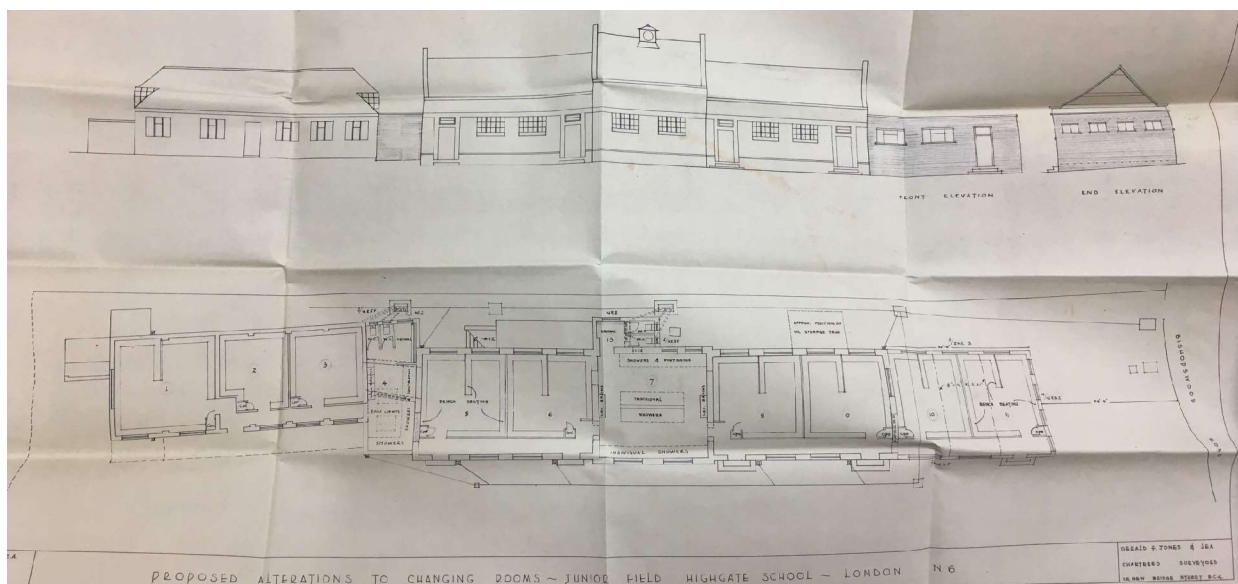


Figure 11. Proposed alterations, 1961. Note ground plan showing layout for changing rooms throughout the building.

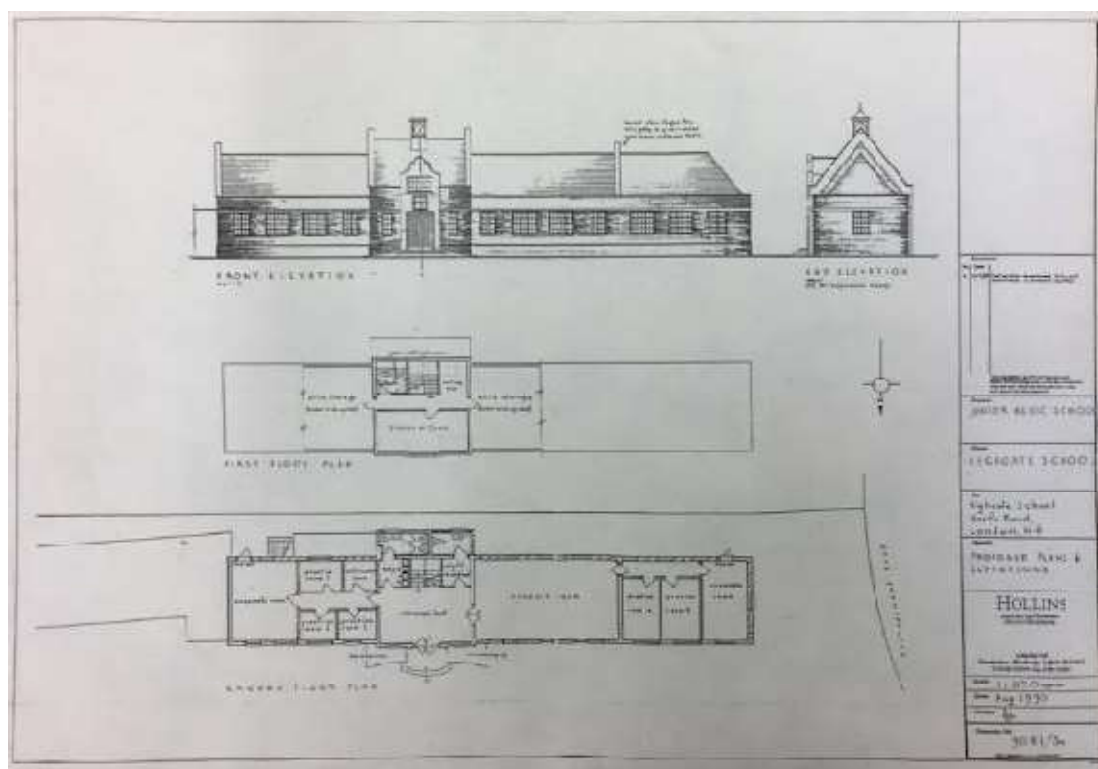


Figure 12. Proposed alterations to the RMC August 1990, note creation of central open hall and redevelopment of roof line.

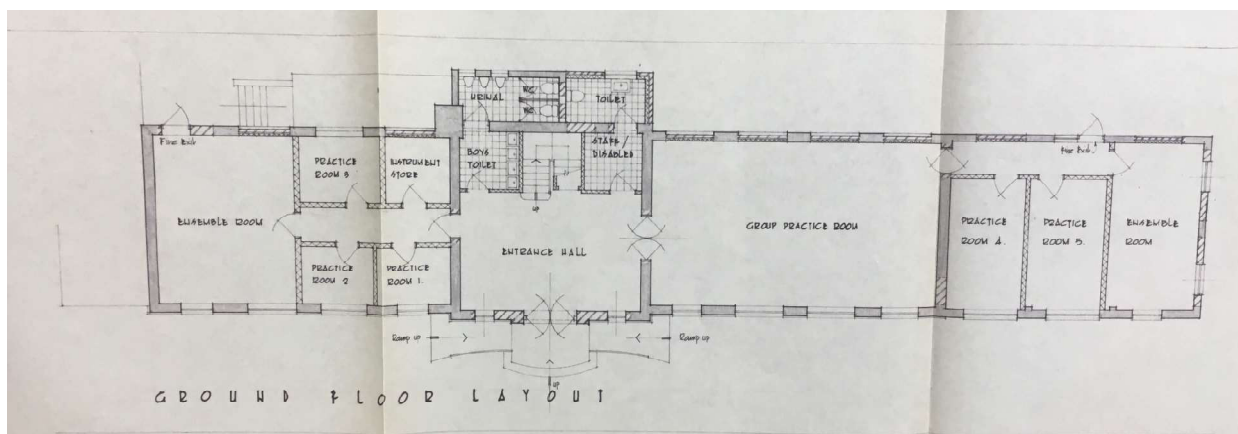


Figure 13. Proposed alterations, ground floor 1990.

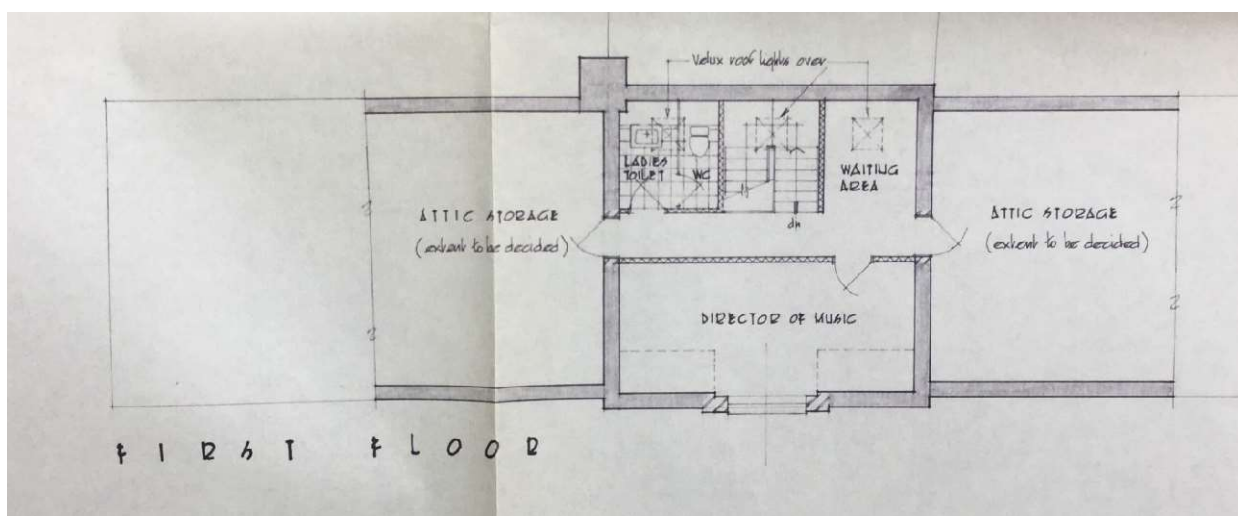


Figure 14. Proposed alterations, first floor, 1990.

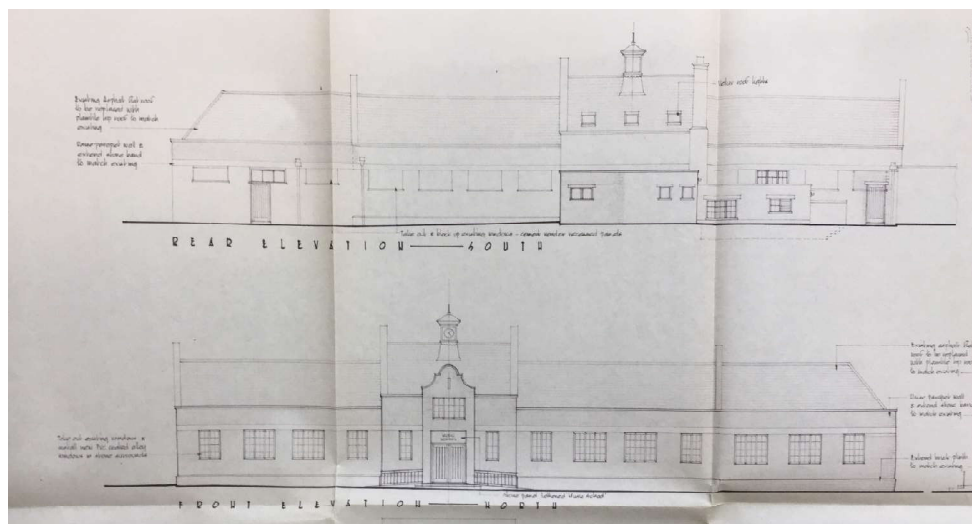


Figure 15. Proposed alterations 1990s, including rebuilding of roof to earlier side extension.

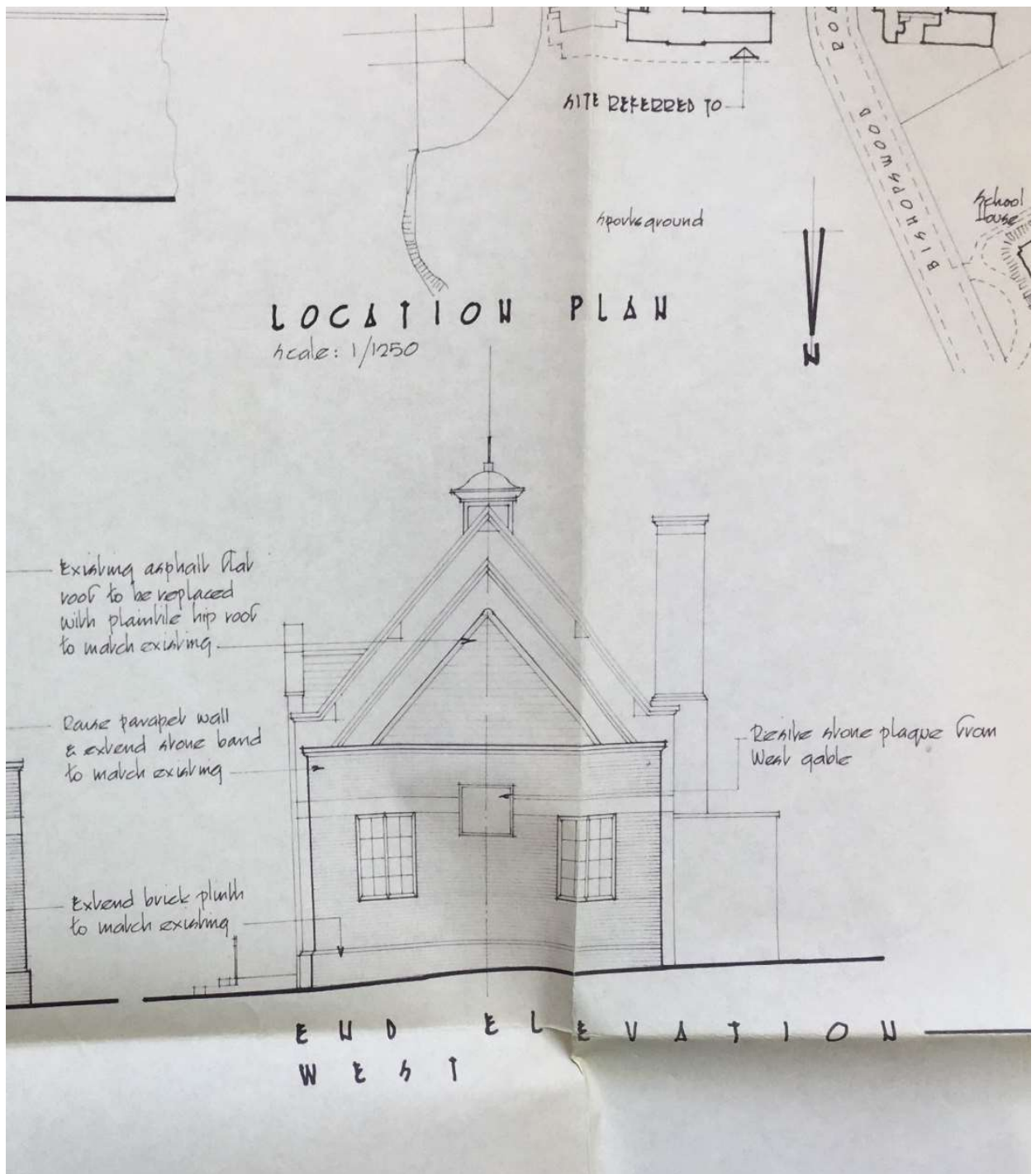


Figure 16. Proposed West elevation showing rebuilt roofline and relocated plaque.

- 4.12 By 1963 the buildings of Highgate School formed a mixed architectural grouping on the top of Highgate Hill. Further works within the wider school grounds also occurred at this time including the creation of tennis courts as well as installation of a large covered swimming pool at the corner of Bishopswood and Broadlands Road.

Modern Improvements

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

Summary

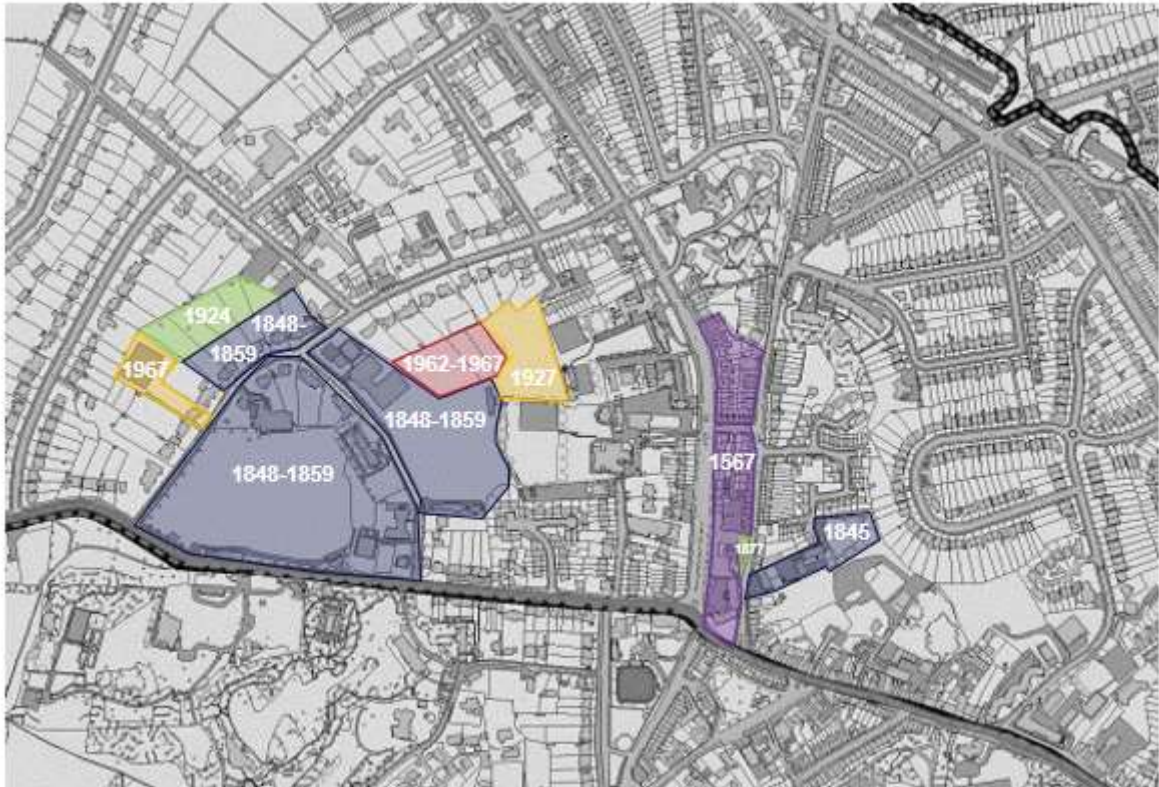


Figure 17. Map showing the acquisition of land in Highgate by Highgate School. The black line indicates Highgate Conservation Area Boundary.

- 4.14 The architectural history of Highgate School is complicated, reflecting the consistent use of the land under the school's ownership as a working educational establishment. As such buildings within the school's estate were regularly updated to reflect contemporary mores in education, including the RMC. As such the built fabric of the school can largely be ascribed to four periods: mid-nineteenth century foundation buildings, late nineteenth century extension, twentieth century expansion and contemporary restoration, extension and intervention.
- 4.15 This has created a hugely varied appearance within the school sites. Phases of building work are clearly identifiable as each development reflects contemporary understanding of architectural design as well as the latest understanding of educational needs. As such contemporary additions can be seen to create a strong contribution to the character of the school sites.
- 4.16 This eclecticism is also true of the Bishopwood Road area where rather than one connected complex, individual buildings have retained their own architectural identity, resulting in considerable variety as each addition to the site expresses the architectural fashions of the time.

- 4.17 The overall character is therefore high-quality and varied, featuring a number of interpretations of decoration, with brick of all hues used for artistic effect. While the built character of the site largely dates to the twentieth century, a series of alterations and extension has created a disjointed appearance which fails to match the quality of the other buildings within the school's ownership in and around Highgate.

5.0 Historic Map Regression



Figure 18. John Rocque's Map, 1754. The approximate location of the site is indicated by the pink circle.

- 5.1 In the John Roque Map of 1754 the School's site is clearly visible at North Road, alongside terraces of development to the west. However Hampstead Lane and the fields to the north remain undeveloped, not at this time under the school's ownership.



Figure 19. Map of Highgate, 1850. The approximate location of the site is indicated by the pink circle.

- 5.2 Within the 1850 map of Hampstead, Hampstead Lane is yet to be developed, while a nucleation of houses can be seen surrounding the southern termination of North Road, suggesting the completion of the terraces either side of the junction at this time.



Figure 20. OS Map of Highgate c. 1863. The approximate location of the site is indicated by the pink circle.

- 5.3 The early OS map of Highgate from 1863 shows the plan form of the North Road site prior to the 1860s rebuilding works. To the west of the Bishopswood Road site is now shown as a 'Cricket Ground' however its northern, western and eastern boundaries are yet to be developed. The eastern side of Southwood Lane can be seen to be completely developed by this time, as well as the western side of North Road.



Figure 21. OS map 1893. The approximate location of the site is indicated by the pink circle.

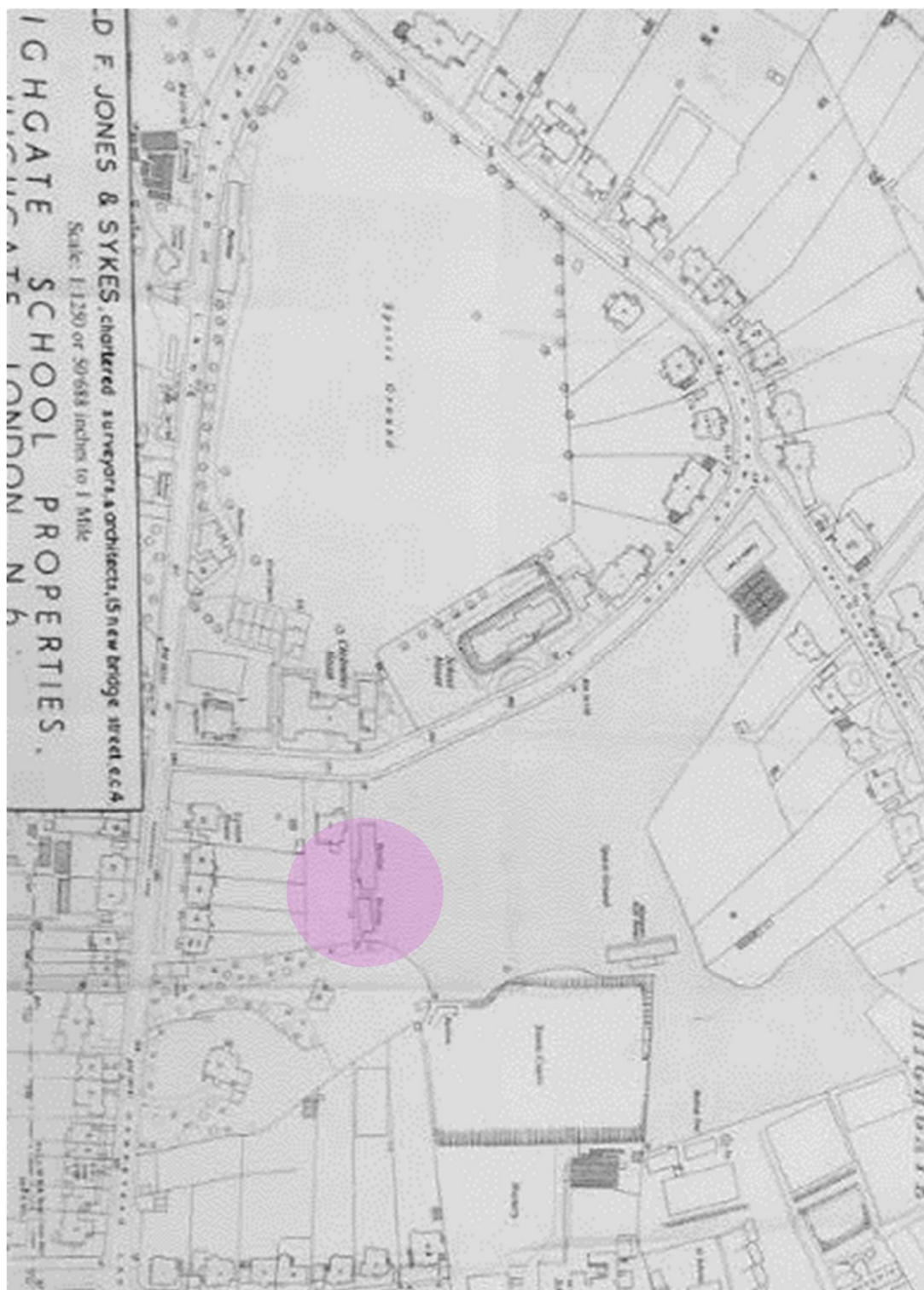


Figure 22. Plan of Highgate School Properties, mid twentieth century. The location of the site is indicated by the pink circle.

- 5.4 Note addition of the Richards Music Centre, tennis courts and fives courts to the north of Bishopswood Lane.

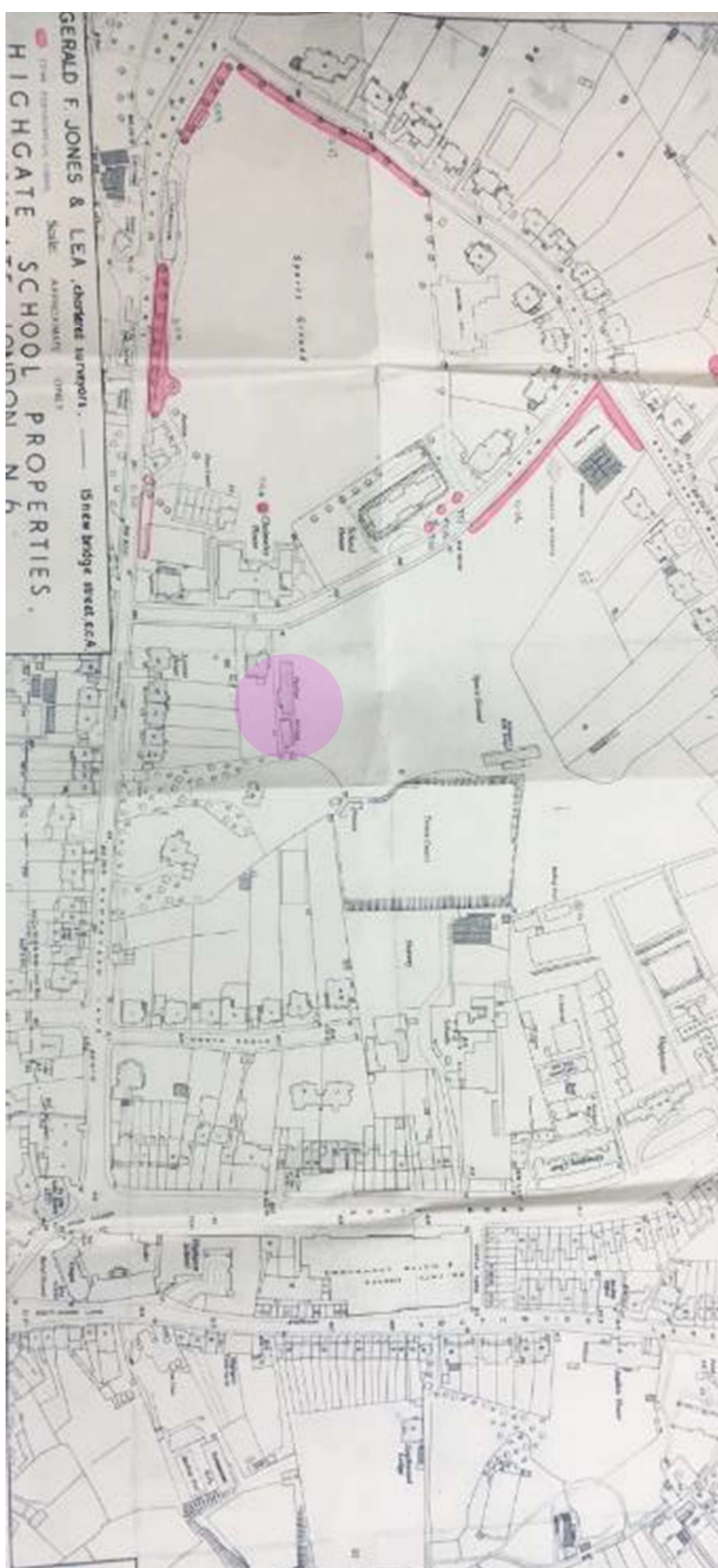


Figure 23. Plan of Highgate School Properties, mid twentieth century, note addition to the new 'Dining Hall' to the north of the 'Sports Ground'. The location of the site is indicated by the pink circle.

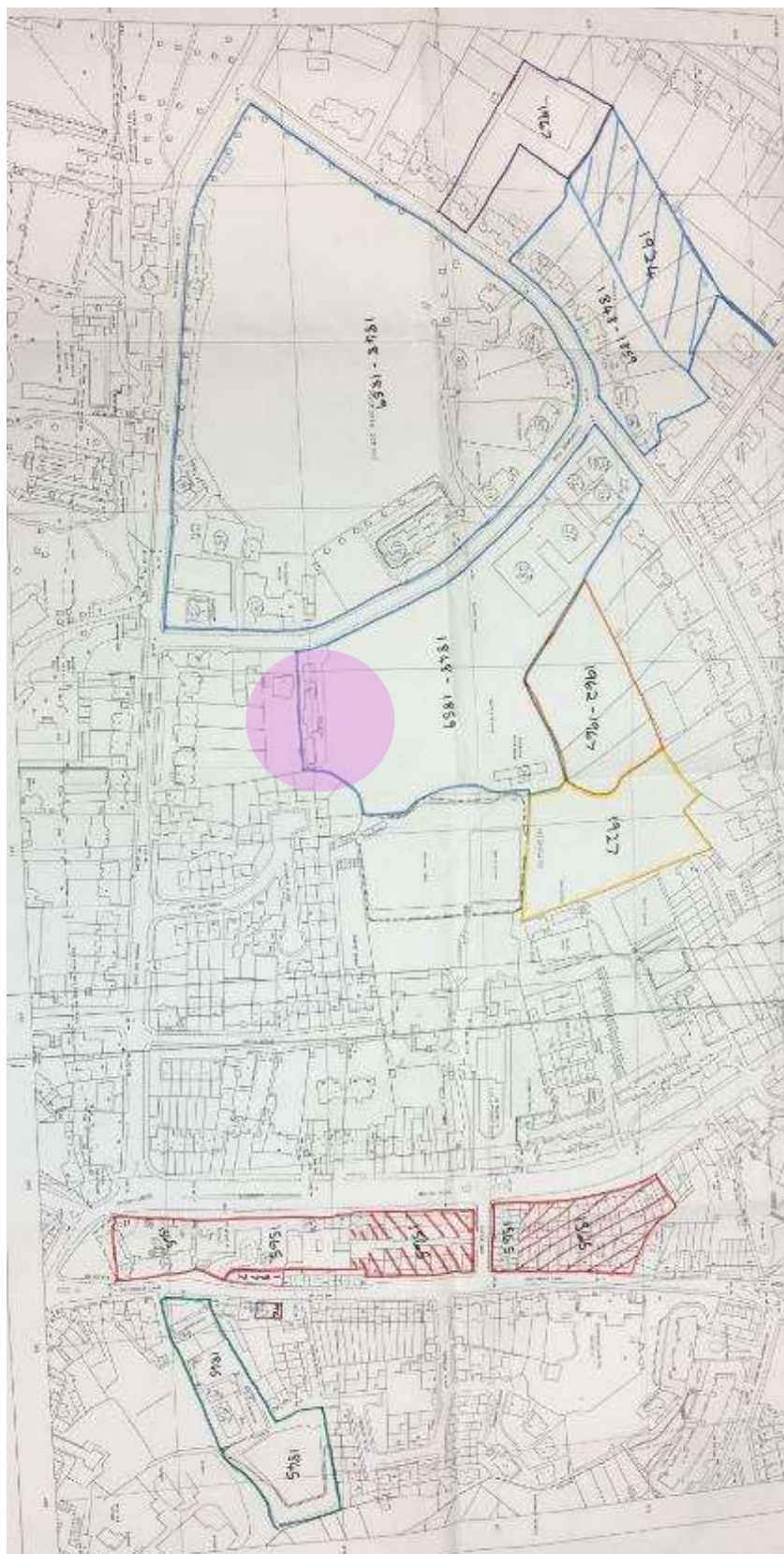


Figure 24. 1990s plan of Highgate School Estate

6.0 Significance Assessment: Highgate Conservation Area

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

Sub-area 9: Bishops

- 6.3 Originally the hunting park belonging to the Bishop of London, a sense of openness defines much of the character of this part of the Conservation Area. Hampstead Lane provides one of the older routes through this area to the south, creating a winding access and unfolding views.
- 6.4 The development of this area largely dates to between 1914 and 1930, notably post-dating the ownership of the cricket ground by Highgate School. The streets were gradually filled in in piecemeal fashion and many of the residential properties reflect the arts and crafts tradition of Walter and Charles Quennell, two prominent developers in the area. The nature of the leases issued by the Ecclesiastical Commissioners created a control over the quality of development in this area, regulating plot size, cost and rate of construction. This established a distinctive high quality to the designs of the houses. The individual design of buildings however varies considerably, and this variety in style establishes one of the defining characteristics of the area. The surroundings include some cul-de-sacs of twentieth century development. These areas are however largely enclosed and do not feature overtly in longer views. Residential houses appreciably reflect their sporadic date of development, comprising individual groupings of shared decorative detail.
- 6.5 Notable views identified within the HCAAMS include the outlook over the school’s playing fields, buildings and pavilions from Hampstead Lane. The HCAAMS notes that some of the school properties are considered to ‘detract from the environment’ due to their ‘industrial’ appearance. This includes the Mallinson Sports Centre, identified as an ‘enhancement opportunity’ within the HCAAMS. Other buildings, such as the Mills Centre, are noted for their positive contribution including vibrant roof line and high quality decorative red brick appearance.
- 6.6 The character of the Bishopswood Road in particular is defined by its relationship to the school properties. It is noted that Broadlands Road experiences an increased sense of enclosure due to the variety in gradients along its route, creating unfolding views. The site itself is not identified within the HCAAMS.

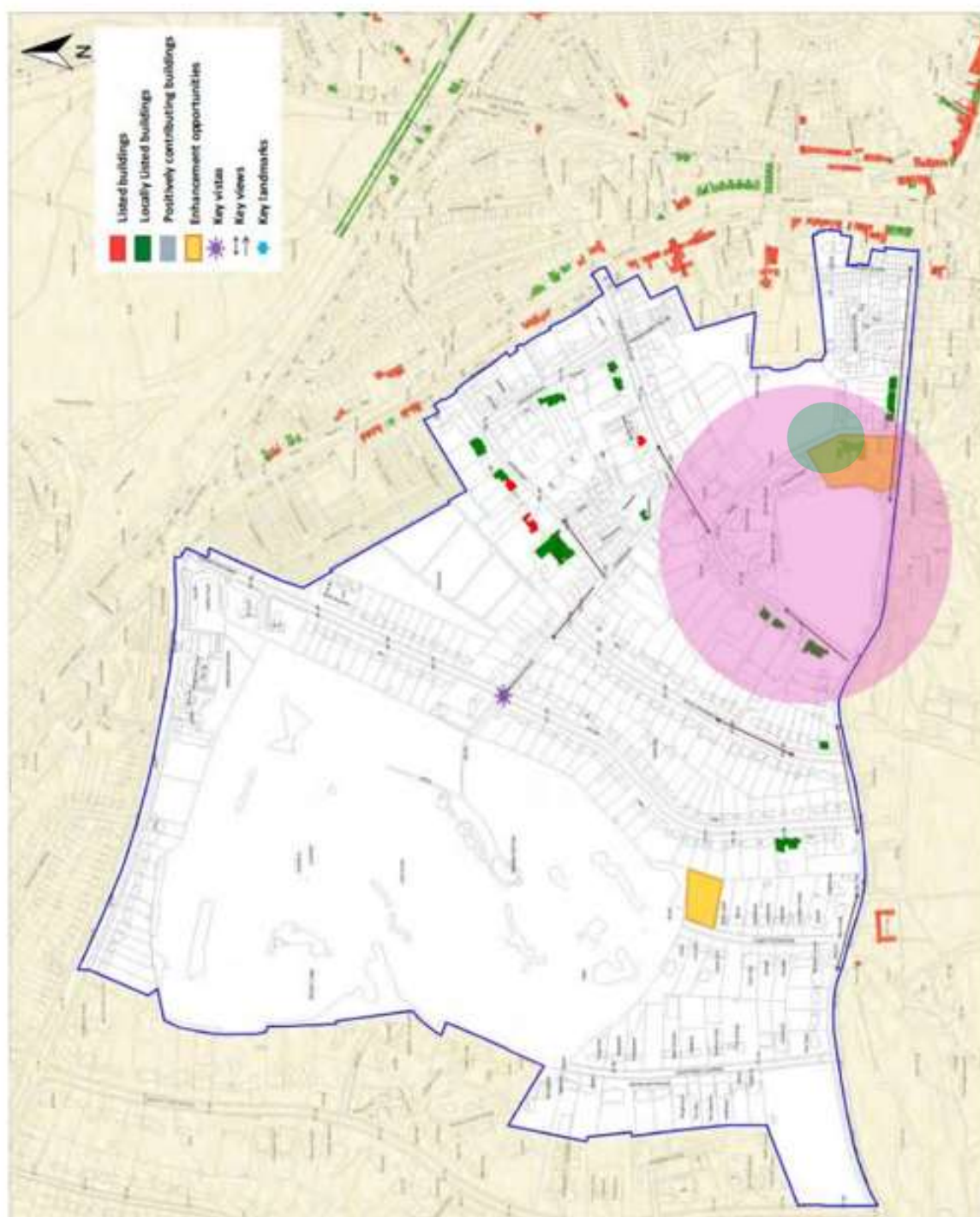


Figure 25. Highgate Conservation Area, Sub-Area 9: Bishops. The location of school's Bishopswood Road site is indicated by the pink transparency, and the site is identified by the green transparency. Please note this map pre-dates the redevelopment of the Junior School site.

7.0 Site Assessment

- 7.1 The Richards Music Centre (RMC) site is situated at the southern edge of the Highgate Conservation Area. The RMC is adjacent to the School's 'Junior Field' to the north and to the west of the historic town centre. Hampstead Lane to the South forms one of the oldest of the road ways within the area, however the pavilion within the site does not address this lane or Bishopwood Road but rather faces north towards the playing field. The drop of the land from south to north furthers a sense of separation between Hampstead Lane and the site.
- 7.2 To the south and south east of the site are a number of residential properties of mixed architectural character not within the school's ownership. No. 2 Bishopswood is a Victorian Villa, now converted into flats and adjoins the southern boundary of the RMC site. To the east of the site are the gardens of the Highgate Close townhouses, comprising three storey, Neo-Georgian style houses completed in the 1960s. A small path runs along the front of the RMC and down the west side of the synthetic pitch which connects the site to the Mallinson Sports Centre on Bishopswood Road.
- 7.3 As noted within the historic development section, the Richards Music Centre is a single storey (with attic), red brick building with later extensions. A steep mansard roof creates a pavilion like appearance. However, waves of redevelopment following the building's conversion has eroded a cohesive historic appearance. The RMC was constructed in the inter-war period, and originally used as a sports pavilion prior to conversion as a music centre. A series of extensions to the east and west can be seen, with the roof rebuilt over, as well as substantial alterations to the floor plans, as illustrated within the historic development section. The redeveloped eastern extension, was originally intended for office use by the School's Estates Department, however this has been converted in 2010 to an IT Data Centre. The building is now predominantly used for ancillary storage and changing room facilities.

Historic Value

- 7.4 Originally constructed as a changing pavilion, the building has undergone several phases of alteration in the late twentieth century, including the conversion to a music school. Recent additions include the creation of girl's changing rooms and conversion of a wing into a data centre. These alterations and extension diminish the intact quality of the building, which much of the fabric dating to the late twentieth century. Notwithstanding these later alterations, the building when first complete was a relatively late addition to the school estate and there are no historic associations of note identified through historic research, nor are the materials used within the building found to be of any intrinsic historic value, being formed primarily of widely available red brick with timber detailing. A plaque showing a coat of arms to the western end is known to have been repositioned following the extension of the building. This plaque was constructed in the 1930s following the commission for the building. The overall historic value is therefore **low**.

Aesthetic Value

- 7.5 The building has been substantially altered following successive conversions, creating waves of alteration to the interior plan form and external elevations. This includes the replacement of all the fenestration as well as subdivision and alteration of the majority of the interior with each changing use. The external façade comprises stock red brick with a small cupola to the centre, further emphasised by a small gable over the central entrance. This is suggestive of a slight

nineteenth century style, however the aesthetic of the building is not considered innovative nor representative for the inter war period. The overall effect is of solid institutional building, but lacks the attention to detail seen within earlier buildings associated with the school estate to Bishopswood and Broadland Roads which feature terracotta dressings and more elaborate decorative motifs.

- 7.6 The interiors are plain in appearance and late twentieth century in character and are of no interest. The overall aesthetic value is **low/moderate**.

Evidential Value

- 7.7 Where original fabric remains this building illustrates contemporary building techniques and materials associated with the mid twentieth century. These are largely standardised and are of limited interest due to the relative ubiquity of buildings of this type. The evidential value of the building is therefore **low**.

Communal Value

- 7.8 The building remains in use as a school building and therefore has moderate Communal Value, associated with the historic and present populations that attend the school. The overall communal value is therefore **moderate**.
- 7.9 The overall significance of the building is **low**. While it is acknowledged that the building retains fabric that is of an age, the building is not considered to retain sufficient interest to be considered as a non-designated heritage asset. As set out within the Planning Policy Guidance, non-designated heritage assets *“are identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions. However, a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”* It is noted that while the council have adopted an local list as well as identified ‘positive contributors’ to the conservation area, the site is not been identified as a non-designated heritage asset as part of this process. The interest and contribution of the building is therefore limited to its communal use associated with the school and focal quality to the design, cantered on the cupola within the roofscape.

Setting and townscape character

- 7.10 The setting of the building is defined largely by the open playing fields at Bishopwood Road. This creates a loose grain to the surroundings. Extensive views across this open area are possible, taking in the buildings surroundings the playing fields which appear as individual structures of varying eclectic styles, scales and massing. The wide ranging nature of the views across the playing field highlights the contrasting design of the surrounding buildings, with each structure clearly comparable. To the rear the land rises sharply, as such views towards the main façade of the Site from the north take in the higher horizon line created by the residential houses behind. The overall architectural quality of the surroundings is mixed with more modern buildings to the west along Bishopswood Road contrasting with the older Victorian properties to the south. Recent development in the area the south however includes the creation of The Beeches and Carice House to Hampstead Lane. These 1980s villas are post modern in style, but they successfully blend with the surroundings using an appropriate scale, set back within the existing

plot and using a contextual pallet of materials including exposed stock brick and white render to the facades. The contemporary architectural aesthetic within the surroundings is also emphasised in the large form of the new junior school building which draws the eye west of Bishopswood Road. The bold massing of this building and detailed use of voids create a decorative language to the brick work establishing a strong sense of identity.

- 7.11 The overall character of the surroundings is of a historic streetscape and layout, with gradual redevelopment reflecting waves of improvements to the school estates, as well as changing architectural fashions in residential architectural design.

Contribution to the Highgate Conservation Area

- 7.12 The building is of modest scale and appearance, commensurate with its initial use as a changing facility. Later additions such as the recent eastern changing room extension are considered to diminish the aesthetic appeal of the building and create a somewhat disjointed, unresolved character. It possesses an overall neutral contribution to the Conservation Area



Figure 26. RMC main façade seen from the North. Note red brick exterior, with central timber cupola and raised parapet to the central bays. Stone banding can be seen below rebuilt brick parapet. Note western extension includes rebuilt roof above, with original gable end visible to roof line. To the east the later single storey extension can be seen. Fenestration comprises late twentieth century replacement timber sashes.



Figure 27. Exterior facades of the site. Note stone banding with rebuilt brick above to the parapet. Relocated plaque to the western end of the building. Small brick ancillary structures to the rear containing servicing altered during the 1990s.



Figure 28. Panoramic view of RMC, note contemporary aesthetic of junior school close by as well as taller horizon line created in the rise of the land to the south.



Figure 29. Interior views of the RMC showing fenestration, including skylights and timber sashes, all dating the late twentieth century refurbishment.



Figure 30. Interior views of the RMC showing late twentieth century fit out of no interest including modern linoleum, modern stairs with mass produced carpeting, timber hand rail. Timber floor to large open hall dates to late twentieth century redevelopment.



Figure 31. Interior view of dance hall, including mid twentieth century timber floor and double leaf doors.



Figure 32. View of RMC seen from the north. Note rise of land to the south, creating a high horizon line.



Figure 33. View of the site seen across the playing field to the north. Note rise of the land to the south creating a tall horizon line terminating much higher than the existing buildings within the site. The contemporary brick buildings which comprise the new junior school can be seen to the right of the image, creating considerable architectural variety within views across the playing field.



Figure 34. The Mills Centre to Bishopswood Road. Note red brick exterior with modulated roofline and decorative terracotta dressing to exterior.



Figure 35. New junior school buildings to the west of the site. Note bold massing and use of glazing to create voids and variety within the form.



Figure 36. View of the 1980s the Beeches Villa, creating a contemporary but contextual aesthetic to Bishopswood Road to the south of the site.



Figure 37. 2 Bishopswood Road to the south of the site.

8.0 Proposals

- 8.1 In summary the proposals are for the demolition of the existing pavilion building and extensions, the construction of a new two storey educational building with an additional single storey basement. The proposed building is intended to provide drama classrooms, a double height Studio Theatre, offices, workshop and changing rooms. The intention of the proposals is to provide a fully accessible facility with modern teaching spaces, studio theatre and support facilities for the Senior School Drama departments, as well as permanent facilities for the Sport and Exercise Department, and improve the existing poor-quality landscaping surrounding the site.
- 8.2 The proposed designs have drawn extensively on an assessment of the existing material character, scale, grain and uses within the surroundings. The existing buildings in the surrounding area have been found to possess two distinctive scales, that of larger institutional blocks represented by the new Junior School, Mills Centre, and the Highgate Close flats, which contrast to the smaller scale residential villas to the south. Within the larger urban blocks, these buildings have been found to be articulated by recessed elements and include a material variety and changing roofscapes which, occasionally references the historic grain of the area.
- 8.3 The proposals draw on these principles, balancing the smaller scale of the surrounding villas whilst responding to the larger scale and shared ownership of the synthetic pitch and adjacent school buildings. Consequently the proposed building has been broken into visually distinct elements, defined by variations in the materiality and depth of the north façade, with large areas of glazing adding a lightness to views towards the main elevation. The height of the whole has been carefully designed to retain existing views towards the roof of the villa to the south of the site.
- 8.4 The proposals have undergone an extensive consultation process with the public and council, including revisions following attendance at the Quality Review Panel. Numerous alignments and massings have been tested by the design team, lowering the overall height of the scheme. This has created a thorough design brief and parameters to provide a sympathetic building which reflects the high-quality architectural character of the surroundings. Key points from the consultation process include the continuation of a pavilion aesthetic. The overall plan form therefore reflects the split usage of the interior creating two pavilions connected by a central glazed foyer. Windows feature full height glazing along the length of the north facade to provide views out at both ground and first floor levels and breaking up the massing of the whole.
- 8.5 A podium level within the building includes seating to overlook the pitch. This expresses the historic function and proposed use of the site. A simplified roof form has been utilised to reflect the split uses within the proposed building, creating an elegant and restrained roof profile. Care to eliminate the creation of blank façades has been incorporated, with large bay windows and a centred main entrance door. Breaks within the massing of the building have also been incorporated to ensure through views from Highgate Close towards the pitch are retained. An open gap has been introduced between the east escape stair and the main building to allow visual connection through to the southern landscaping, and shorten the perceived overall length of the building. A landscaping buffer has also been included to soften views from the surroundings.

- 8.6 The East-West pavilion contains the drama department and constitutes the largest floor area, providing a focus within the overall floorplan. Drama classrooms occupy the first floor, with a two-storey studio theatre partly sunk into the ground in order to minimise the overall massing.
- 8.7 A sympathetic palette of materials has been used drawing on the character of existing buildings in the local area. These have been found to be predominately constructed from brick of varying tones. A soft red has been selected, reflecting the existing character of the site as well as the dominant material choice for the existing school buildings in the locality. The detailed design of the boundary treatments as well as eaves have been carefully developed at pre-application stage.

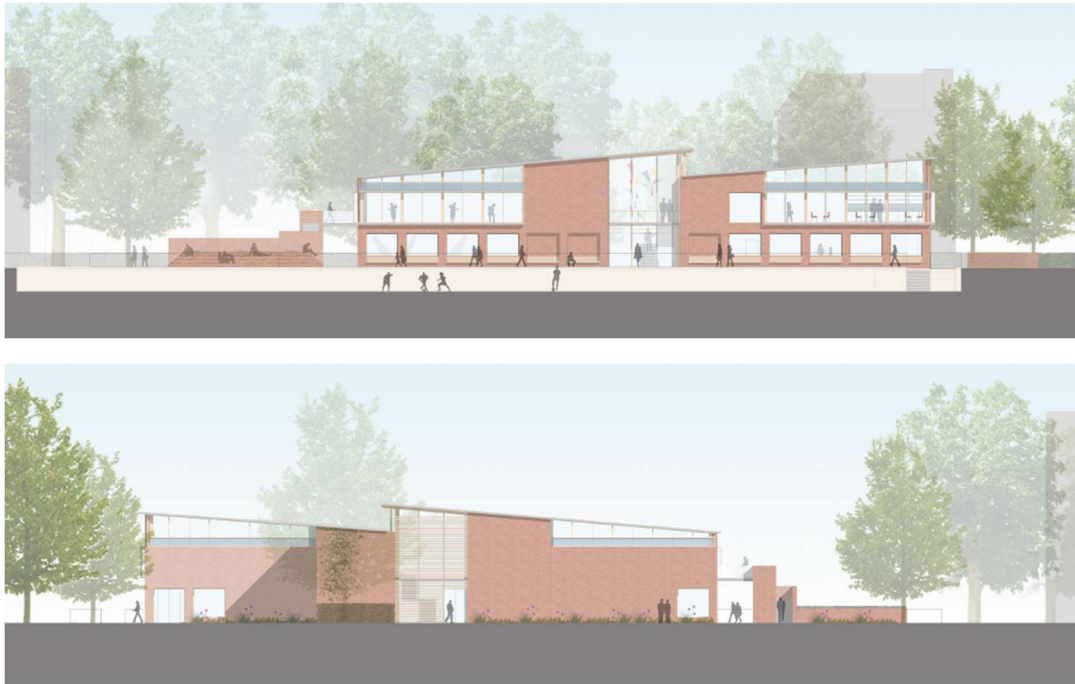


Figure 38. Proposed north and south elevations.



Figure 39. Comparative study, showing the proposed design in relation to the existing roof height.

9.0 Assessment of Impact

- 9.1 In order to assess the suitability of the site for the proposed alterations on the significance of the heritage assets and/or their settings, it is necessary to determine the nature and extent of any impacts resulting from the proposals on heritage assets and/ or their settings.
- 9.2 When assessing the impact of a proposed development on individual or groups of heritage assets, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on setting would result in harm to the significance of the asset. It is equally important to identify benefits to settings, where they result from proposals.
- 9.3 The proposed development is considered below in terms of its impact on the significance of the heritage assets, and the contribution which setting makes to their significance. Assessment of impact levels are made with reference to Table 2 in Section 3.
- 9.4 This section will assess the impact of the proposals on the heritage assets identified in section 1. This section should be read in conjunction with the full drawing pack submitted as part of this application.

Impact Upon Highgate Conservation Area

Loss of the existing structure

- 9.5 As noted the present contribution of the site to the character and appearance of the conservation area is neutral, contributing a somewhat anonymous and fragmented appearance beyond a

perceptible institutional use. Successive piecemeal alteration has resulted in changes to the massing and decorative detail, so that the structure can no longer be considered in-tact, nor was the building ever a strong example of twentieth century design. The building as existing does not meaningfully respond to the architectural quality of the conservation area, beyond an educational use. While the proposals will therefore result in the loss of the existing building, this loss is considered to have a **neutral** impact upon the character and appearance of the conservation area.

Redevelopment of the site

- 9.6 The proposals have adopted a responsive design, ensuring existing site lines across the site looking towards the rise in the land are preserved. While these views are not considered to be particularly sensitive, the proposals will retain the sense of a layered streetscape in views south. The overall height of the proposed building is comparable to the existing, with only a small increase in massing. It is noted that this increase in massing is seen in context of the playing field, with the existing functional relationship between field and pavilion remaining part of the perceptible historic use of the site. The increase in massing is seen to be in proportion to this relationship, with the opening out of views from the upper levels of the buildings ensuring an activation of the site lines between the two. Care and consideration to the landscaping and boundary treatments following feedback at pre-application and design review stages have resulted in a positive intervention in the street scene, ensuring an open and verdant aspect to the street. The overall contemporary design which celebrates the established material palette is in keeping with the many high-quality modern buildings located throughout the conservation area (and specifically within the School's estate) and bounding the open areas associated with the school in particular. The proposals are therefore considered to comprise a high-quality design, which preserves the character and appearance of the conservation area, resulting in a **neutral** impact.

10.0 Conclusion

- 10.1 This Heritage Statement has considered the impact of the proposals on the significance of Highgate Conservation Area. This approach to impact-assessment is required in order to satisfy the provisions of Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) where the impact of development on heritage assets or their settings is being considered.
- 10.2 The Conservation Area has been found to contain an exceptionally high quality built environment, reflecting the full array of architectural movements throughout the eighteenth, nineteenth and twentieth centuries. This includes buildings which fall within the school's estate, which individually express the varying architectural and pedagogical fashions, interests and understanding of their age. This variety and quality adds considerably to the character and appearance of the Conservation Area, and as such the character of the surrounding streetscape is frequently one of contrast. This variety includes several examples of complementary contemporary design and later additions to the estate.
- 10.3 In contrast the building within the site presently falls short of this standard, failing to reflect the otherwise high architectural quality of the conservation area. This is primarily due to the cumulative impact of successive extension and alterations creating a somewhat anomalous disjointed appearance. The proposals seek to sympathetically redevelop the site, using a contextual design which maintains the existing modest scale of the building and incorporates modulation in materials and massing. This creates an appropriate design which upholds the high standard of contemporary buildings within the area without negatively impacting on existing views. The overall impact to the conservation area is therefore considered to be neutral, preserving its character and appearance.
- 10.4 As a result of the assessments made, the proposals are considered to preserve the character and appearance of the Conservation Area and have taken opportunities to enhance it where possible. The proposals are therefore considered to accord with Section 72 of the 1990 Act, and in causing no harm to the significance of the Conservation Area, the relevant policies of the NPPF are satisfied, in addition to local heritage policies.

