

HERITAGE STATEMENT FAR FIELD

Quality Assurance

Site name:	Far Field
Client name:	Highgate School Capital Projects
Type of report:	Heritage Statement
Prepared by:	Fiona Williams MA (Hons) MSc
Signed	
Date	16 th November 2022
Reviewed by:	Sean McEntee BArchSt MA
Signed	
Date	2 nd December 2022



Table of Contents

1.0	Introduction	4
2.0	Legislation	5
3.0	Methodology	15
4.0	Historic Development	23
5.0	Site Assessment	27
6.0	Heritage Assets	30
7.0	Proposals	34
8.0	Impact Assessment	35
9.0	Conclusion	37

Appendix 1

LISTED BUILDING DESCRIPTIONS

Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Highgate School Capital Projects to determine the impact of proposals to Far Field. Founded in 1565, Highgate School has a longstanding relationship and influence over the surrounding development of Highgate, contributing a wide variety of architectural styles, scale of development and materials. The school grounds and buildings have evolved extensively overtime, occupying a number of sites within and around Highgate Village.
- 1.2 The proposals seek alterations to the Far Field Site, to improve drainage and reduce the risk of flooding, as well as covering the main playing field area with a permeable green artificial surface. The works including repairs and improvements to the ground within the field such as re-levelling and increased accessibility.
- 1.3 The site is presently in use as a playing field by the school. There are no listed, or locally listed buildings within the site, however the site does fall within the Highgate Conservation Area. In addition, to the south is the Grade II* listed Kenwood Registered Park and Garden.
- 1.4 This report will assess the significance of these assets, and determine the impact of the proposals upon this significance. This assessment will be proportionate, as directed by the NPPF.

Authorship

- 1.5 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. Highgate Conservation Area Boundary. The location of the Far Field is highlighted in pink. Highgate School Grounds are highlighted in blue.

2.0 Legislation

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

National Planning Policy Framework

- 2.2 The revised National Planning Policy Framework (NPPF) was republished in June 2019, replacing the previous published 2012 framework. 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 184).
- 2.4 The 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 189).
- 2.5 Paragraph 190 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 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 Paragraph 193 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.”

- 2.7 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 194). 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.
- 2.8 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 195 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.”
- 2.9 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 196 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.”
- 2.10 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.
- 2.11 In the case of non-designated heritage assets, Paragraph 197 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.
- 2.12 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.

- 2.13 With regards to conservation areas and the settings of heritage assets, paragraph 200 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.”

Planning Practice Guidance (PPG)

- 2.14 The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. It is planned that this document will be updated to reflect the revised NPPF in due course however the following guidance remains relevant.

- 2.15 In relation to non-designated heritage assets, the PPG explains the following:

“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.”

- 2.16 It 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.”

- 2.17 This statement explains the need to be judicious in the identification of value and the extent to which this should be applied as a material consideration and in accordance with Paragraph 197.

Historic England Conservation Principles: Policies and Guidance 2008.



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

“New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the

significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (page 59).

Historic England Statements of Heritage Significance:

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

- 2.19 This document provides guidance on the National Planning Policy Framework 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 for their buildings and sites. This advice note outlines a staged approach to decision-making in which assessing significance precedes designing the proposal(s). It also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.
- 2.20 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 Conservation Area Designation, Appraisal and Management Advice Note 1 (February 2016)

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

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

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

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

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

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

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

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

- 2.25 The document advocates the following 5 step approach to assessing setting:
- Step 1: Identify which heritage assets and their settings are affected
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm
 - Step 5: Make and document the decision and monitor outcomes

Local Policy

The London Plan (2021)

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

5.2 Policy D1 London's form and characteristics

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

Form and layout

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

Quality and character

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

5.3 Policy HC1 Heritage conservation and growth

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

B. *Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:*

- 1) *setting out a clear vision that recognises and embeds the role of heritage in place-making*
- 2) *utilising the heritage significance of a site or area in the planning and design process*
- 3) *integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*

4) delivering positive benefits that sustain conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

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

Haringey Development Management DPD (July 2017)

2.26 Relevant local policies are as follows:

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."*

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)

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.”*

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)

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.”

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

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

3.0 Methodology

Heritage Assets

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

Meaning of Significance

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

- 3.8 Significance can therefore be considered to be formed by a collection of values.

Assessment of Significance

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

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

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

Historic Value – ‘derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular

resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value'. (Pages 28-30)

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

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

Contribution of setting/context to significance

- 3.16 In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance - although it should be noted that ‘setting’ itself is not a designation. The value of setting lies in its contribution to the significance of an asset. For example, there may be instances where setting does not contribute to the significance of an asset at all.
- 3.17 Historic England’s Conservation Principles defines setting as “an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.”
- 3.18 It goes on to state that “context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places” (page 39).

- 3.19 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 3.20 The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. It is important to note that impacts that may arise to the setting of an asset do not, necessarily, result in direct or equivalent impacts to the significance of that asset(s).

Assessing Impact

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

Table 1 Assessment of Significance

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives. Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.
High	World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives. Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).

Good	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives. Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association. Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible	Assets which are of such limited quality in their fabric or historical association that this is not appreciable. Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.
Neutral/ None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.

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

Table 2 Assessment of Sensitivity

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

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

Table 3 Assessment of Impact

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTORS
Very High	Adverse: Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction. Beneficial: The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.
High	Adverse: Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. Beneficial: The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.
Medium	Adverse: Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. Beneficial: Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and

	appreciation is substantially improved; the asset would be brought into community use.
Minor/Low	Adverse: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. Beneficial: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.
Negligible	Barely discernible effect on baseline conditions but a slight adverse or beneficial impact.
Neutral	A change or effect which is neither adverse nor beneficial in impact.
Nil	No change in baseline conditions.

Summary of Assessment

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

Recent appeals

- 3.29 A proposed development can have both positive and negative impacts upon a heritage asset. Recent High Court rulings demonstrate the importance on the identification of heritage benefits against the heritage harms of proposals.
- 3.30 In the R (Palmer) v Herefordshire Council ([2016] EWCA Civ 1061 case, Lord Justice Lewison concluded that “the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the listed building or its setting.”
- 3.31 This approach was confirmed in *City & Country Bramshill Ltd v Secretary of State for Housing, Communities And Local Government & Ors* [2021] EWCA Civ 320. In this case Lord Justice Lindblom concluded that “*the considerable importance and weight to the desirability of preservation [of the special architectural or historic interest of a listed building or its setting], should tip the scales to produce an unequal balance in its favour. However, the SoS should still take account of the actual severity of any change, or scale of change as the Mayoral SPG puts it, and so the extent of impact, as well as the relevance to its significance, and the importance of the*

asset. The overall weight to be given to any harm, and the conflict with policy, should be a product of these factors”

- 3.32 In both of these cases, it is clear that, when assessing the impact of a proposal, the heritage benefits and heritage harms do have individual impacts upon an asset's significance. However, when taken together, the proposals could legitimately be considered not to have an adverse overall impact on the significance of the asset.

Research Methodology

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

4.0 Historic Development

- 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 the Highgate Village.

Early History

- 4.2 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 of 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.
- 4.3 The nineteenth century saw rapid expansion of the School's sites across Highgate Village, including the redevelopment of the original school site on Southwood Lane as well as the acquisition of additional areas of land. This came to include Far Field located substantially to the west of the earlier School campuses.
- 4.4 The historic map progression shows that before the enclosure of the field in its current form, the site was an open field bounded by Bishops Wood to the north. The extensive grounds of Kenwood House is separated from the site by Hampstead Lane and North Wood to the north.
- 4.5 By 1935 Bishops Wood is redeveloped with housing, and the site's boundaries reflect its present appearance. Hampstead Lane remains appreciable to the south.



Figure 3 OS Map 1932.

- 4.6 The Site's boundaries to the west north and south are lined within an embankment, creating a distinct institutional character in contrast to the open field which previously occupied the site. While there has since been redevelopment to the surroundings the boundaries of the sports field have remained consistent up to the present day, and by the twentyfirst century bounded by a substantial tree line.

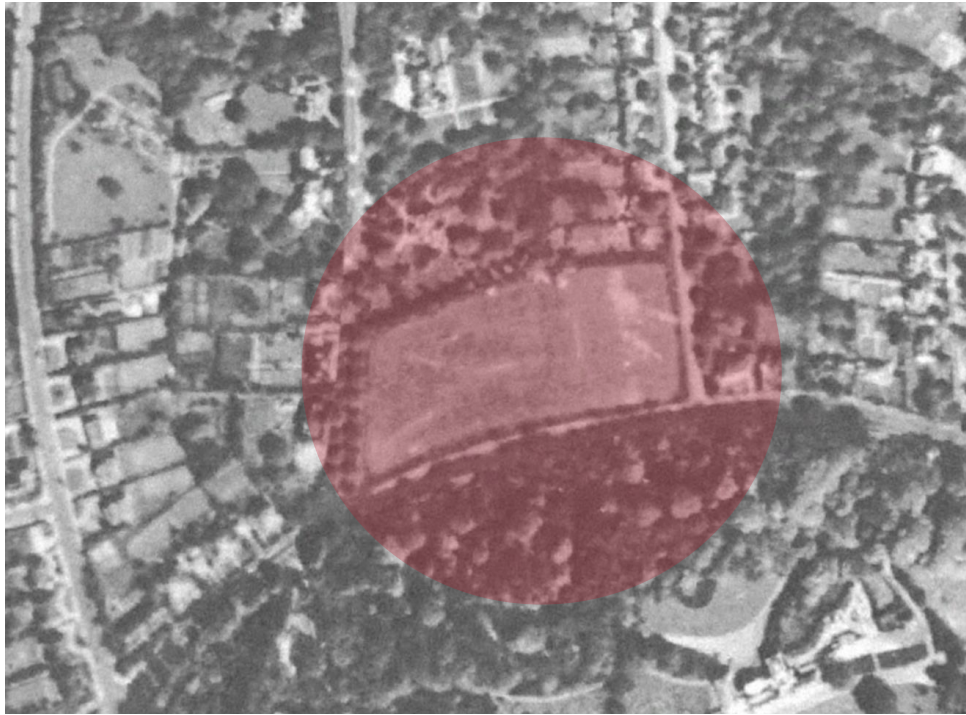


Figure 4. OS Map 1945.

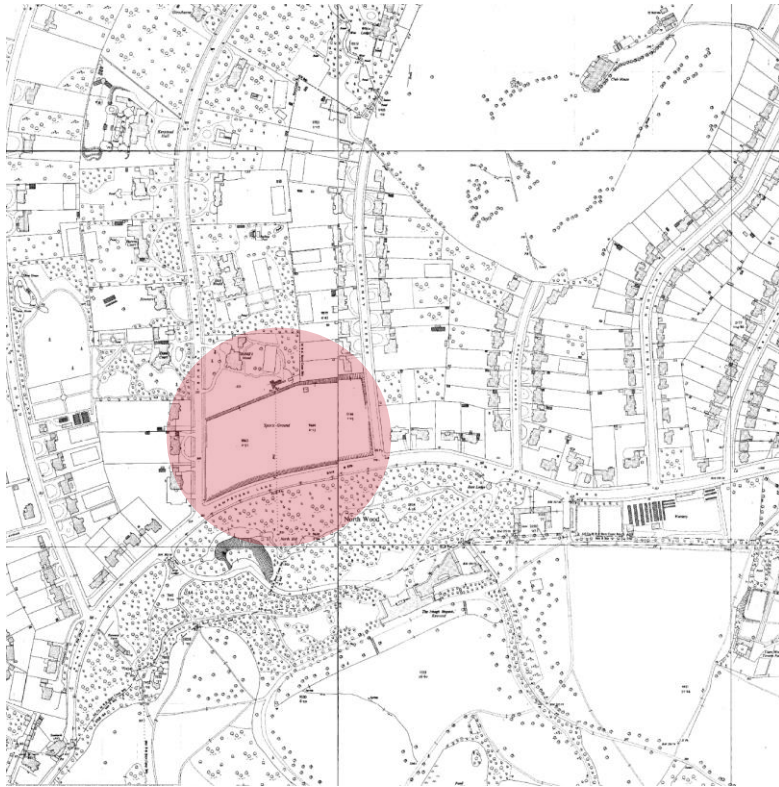


Figure 5. OS Map 1952



Figure 6. Aerial view 2002. Source: Google.

5.0 Site Assessment



Figure 7 Aerial view of Far Field from the South. Right: Aerial view of Far Field from the North.

- 5.1 The character of the site is currently of an open sports field bounded by iron railings. The flatness of the ground, clear rectilinear proportions and surrounding escarpment are clearly indicative of its recreational and institutional use. There are no structures on the site aside from a small single storey brick changing block of no historic or architectural interest. The site is bounded by mature trees, with the curve of Hampstead Lane to the south remaining appreciable. Hampstead Lane is a historic path connecting Hampstead with Highgate, following a ridge line so that the land falls away slightly beyond the northern boundary of the site. The surrounding architectural quality is mixed comprising both pre-war, and turn of the century buildings, as well as contemporary structures. This includes the recent Buxmead, a luxury flat development which occupies a large proportion of the northern boundary.
- 5.2 These large scale structures are predominately set back from the street front and enclosed within front gardens with limited intervisibility from the street. Hampstead Lane separates the site from Kenwood Park and Garden to the south, Grade II* listed. The land rises within the park so that short range, immediate views into the North Wood are appreciable. The full extent of the park is however not perceptible. The institutional quality of the Site, as well as the division of open space created by the lane, ensures that the boundary of the park land is clearly appreciable. The site is not referenced as a positive contributor within the Conservation Area Appraisal undertaken by the council, and is marked as 'neutral' within the accompanying plan.
- 5.3 The site is therefore found to possess no historic or architectural interest and is therefore of **neutral** significance.



Figure 8 View across low grade fencing partially surrounding the field.



Figure 9. View across Far Field towards single storey changing block from Hampstead Lane. Note iron railings and chicken wire fencing.



Figure 10. View across Far Field looking north from the southern boundary.

6.0 Heritage Assets

- 6.1 This section will determine the significance of the heritage assets identified in section 1. Assessment will be proportionate to the significance of the building and scope of the proposals, as directed within the NPPF.

Highgate Conservation Area

- 6.2 First designated in 1967, the Conservation Area was extended in 1990 and 1994. The site falls within 'Sub-Area 7' reflecting an area of historic ecclesiastical land known as Bishops.
- 6.3 The Highgate Conservation Area Character Appraisal and Management Plan (2013) (HCACAMP) defines the character of the area and contribution of various spaces and buildings within the area. This section will summarise the character and appearance of the sub-area, using information from the appraisal document as well as informed by a site visit and independent historic analysis.

Sub-area 7: Bishops

- 6.4 The HCACAMP document refers to the essential character of Sub-Area 7 as early twentieth century development, largely completed prior to the Second World War. The land was historically the old hunting ground which belonged to the Bishop of London. As seen within the historic development section, this woodland was lost by the 1930s. Hampstead Lane forms a key axial route running east west through the area. Open recreation grounds are found throughout the surroundings, including the site, as well as additional sports fields to the east, as well as a golf course to the west.
- 6.5 Several of the developments in the area are associated with Walter H. Quennell, a prominent local architect closely associated within the Arts and Crafts movement. The ecclesiastical commissioners who granted the leases for the wider development of the area stipulated the plot size and prime cost of the newly built housing, resulting in a particularly high quality of decorative detail to the surrounding development. The overall character is therefore of an early twentieth century middle-class suburb.
- 6.6 The site is not referenced within the Conservation Area Appraisal beyond its functional use, nor are any site lines of note identified as crossing the site. The site has no designation on the accompanying map within the conservation area appraisal.
- 6.7 The overall contribution of the site to the character and appearance of the Conservation Area is therefore found to be **neutral**.

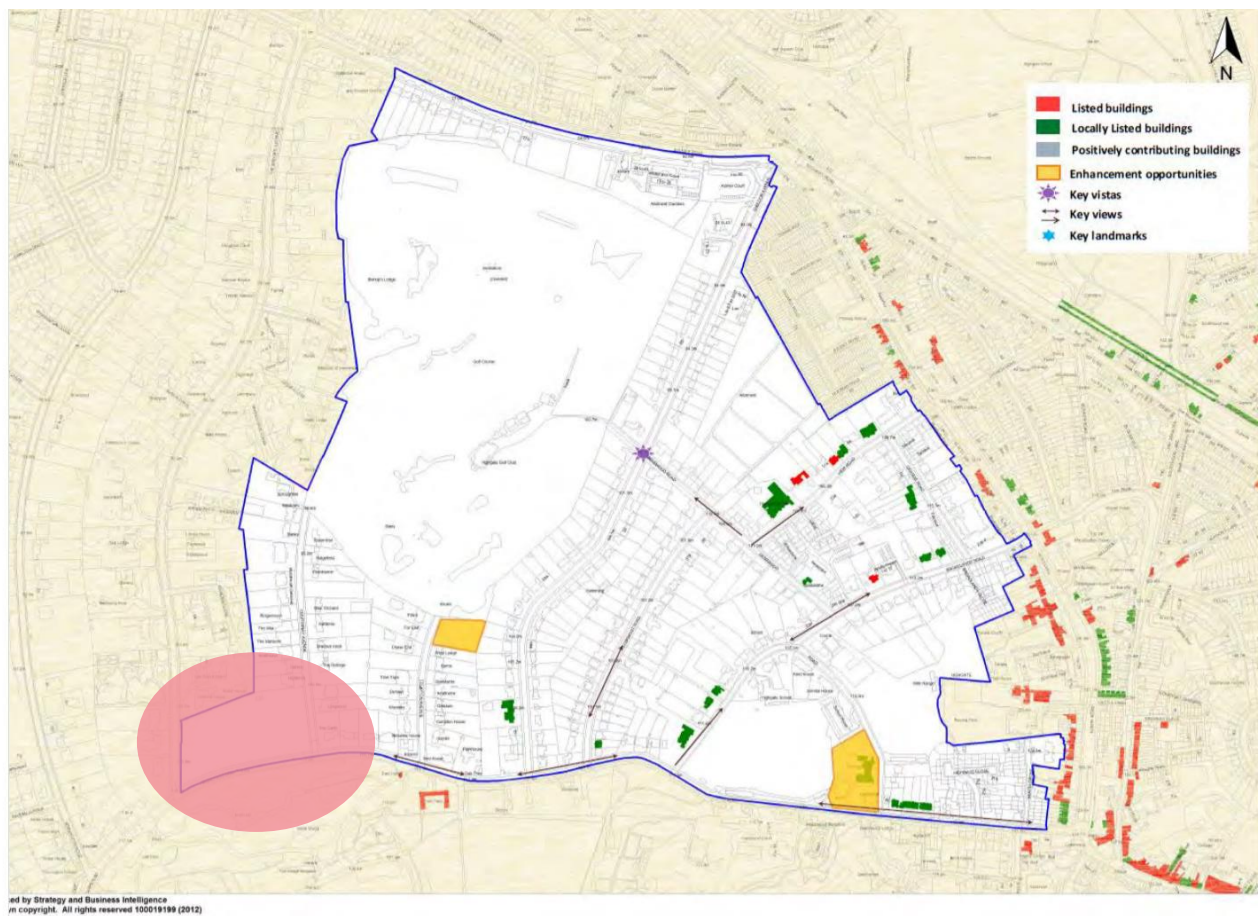


Figure 11. Highgate Conservation Area Plan, Sub-area 7: Bishops. Location of the site is identified by the pink transparency.

Kenwood Registered Park and Garden – Grade II*

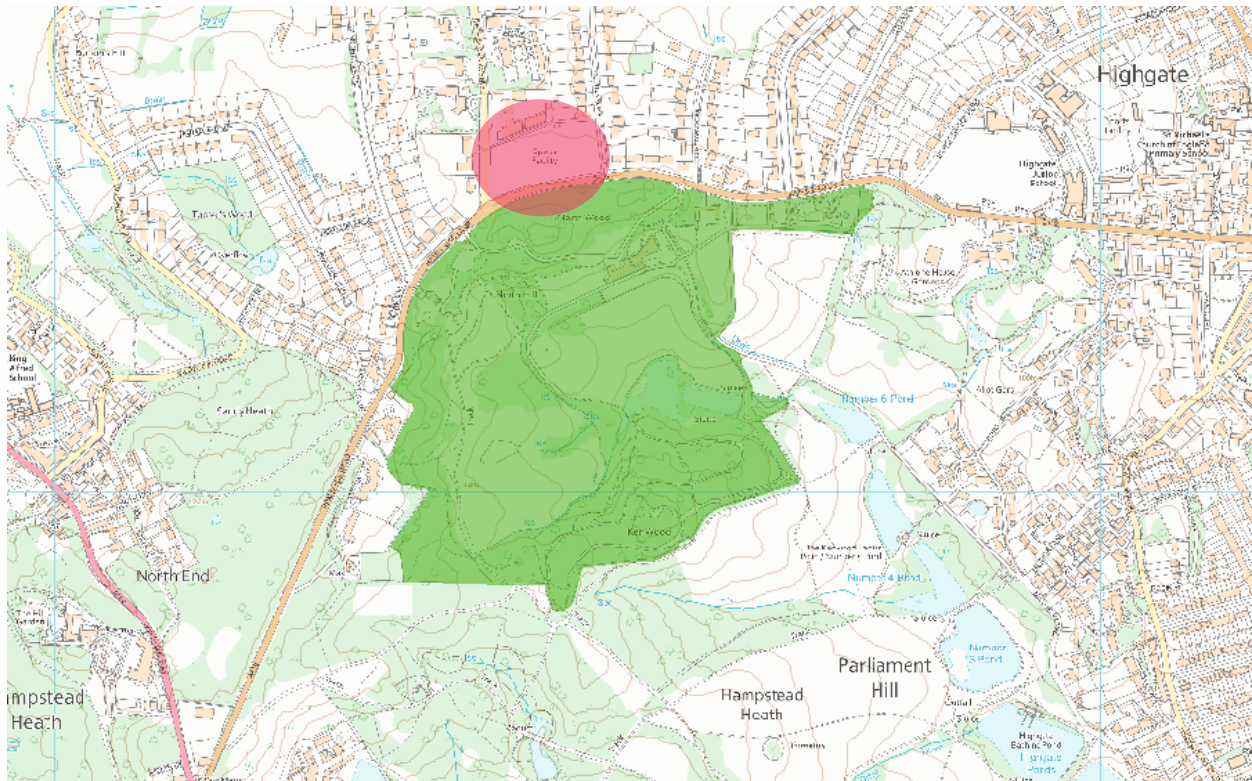


Figure 12. Kenwood Registered Park and Garden. Source: Historic England. The location of the site is noted by the red transparency.

- 6.8 The earliest form of Kenwood Park, was as part of a monastic forest known as Caen Wood, identified from the thirteenth to sixteenth centuries. The wood was eventually purchased by John Bill who built the first iteration of a house on the site. The expansion and investment in the garden however is primarily associated with the ownership of George Middleton who created the lime avenue. Later the Earl of Bute from 1747 planted a number of exotic plants within the grounds. Following his ownership the grounds included ponds, a farm, a kitchen garden as well as formal gardens which were adjacent to the south front of the house.
- 6.9 In 1754 further lands to the north were leased from the Bishop of London. At this time Robert Adam remodelled the house, and landscaped the pleasure grounds, creating a sloping lawn as well as new walkways and pavilions. Later works included additions by Humphry Repton such as the diversion of Hampstead Lane to the north as well as additional access and drives to the main house. Notable occupants of the house and grounds during the early twentieth century included Grand Duke Michael of Russia.
- 6.10 The main approach to the house is from the lodges on Hampstead Lane, through dense woodland which screen the gardens from the wider development surrounding Highgate to the north. These lodge houses are located away from the eastern and western boundaries of the site and are both grade II listed respectively. Kenwood House is located to the south of Hampstead Lane within the northern half of the park and is designated Grade I, with the accompanying service wing Grade II* . The house forms an intrinsic park of the park land with interconnecting significances.

- 6.11 The overall significance of the park and garden is **high**, with very high historic and architectural associative interest established through the connection with several pivotal figures in landscape design as well as historical figures of interest.
- 6.12 The site is screened from the park by the historic boundary of Hampstead Lane and the woodland within the north of the park. While the site is open in character, it clearly is distinct from the pleasure grounds of the park itself, with an institutional and functional quality evident from the flat surface and surrounding railings. The overall contribution to the setting and significance of the registered park and garden is therefore considered to be **neutral**.

7.0 Proposals

7.1 The proposals seek the following improvements:

- The re-levelling of the playing surface plateau by balanced cut and fill, following topsoil removal.
- The formation of an access ramp from the currently disused pedestrian access off Hampstead Lane.
- Essential repairs as required to the existing outfall pipe to Courtenay Avenue.
- The installation of a sand-carpet synthetic pitch, with drainage and layered construction, including an attenuation capacity.
- The renovation of the existing single storey changing block.
- Improvements to the perimeter boundary fencing on Hampstead Lane and The Bishop's Avenue sides.
- Establishment of natural grass margins, some to be reinforced invisibly.
- Planting to improve ecological diversity and further tree management.
- Reinforced natural grass emergency vehicle path connecting the Pavilion to the Courtney Avenue and The Bishops Avenue access points.
- Pathways to have low level lighting if required for security and safety reasons.
- New pedestrian and vehicle access on The Bishops Avenue.

8.0 Impact Assessment

- 7.2 These proposals retain the open character of the site, ensuring the overwhelming appreciation of the site as a sports field will remain. The majority of the improvements are minor in nature and will not harm any view-points of note. The sheltered aspect of the woodland to the south will be unaffected, preserving the existing relationship between the site and the registered park and garden. As identified, the site has a clear institutional and recreational character and the installation of a synthetic pitch is consistent with this current perceptible use. Alterations to the existing changing block is not considered to have an impact upon any fabric of historic or architectural interest. Improvements to the existing boundary, which includes the removal of modern tall cricket netting is welcomed and will resolve the untidy appearance of the fencing. While the railings will be replaced (as part of previous consent HGY/2018/1310) with slightly taller posts, a lower perimeter hedge will be included along part of the perimeter boundary, and these are considered to be appropriately detailed.
- 7.3 The CGI of the proposed improvements shows a barely perceptible change in views from Hampstead Lane, ensuring the existing open quality of this path will be preserved. As such the proposals are considered to have a **neutral** impact upon both the conservation area and registered park and garden.



Figure 13. Top: existing view from Hampstead Lane. Bottom: Proposed view from Hampstead Lane.

9.0 Conclusion

- 8.1. This Heritage Statement has been prepared on behalf of Highgate School Capital Projects to determine the significance of Far Field site and its contribution to Highgate Conservation Area, and Kenwood Registered Park and Garden. The proposed alterations to the field have also been assessed, and their impact to the significance of the registered park and garden and character and appearance of the conservation area has been found to be **neutral**. The proposals are considered to be minor in nature and will not impact the existing perceptible character of the site as an institutional recreational field. Improvements to the existing boundary, which also include a low perimeter hedge and the removal of unsightly tall cricket netting are welcomed.
- 8.2. The proposals are therefore considered to accord with Section 72 of the 1990 Act. in causing no harm to the significance of the heritage assets identified, the relevant policies of the NPPF are satisfied, in addition to local heritage policies.

APPENDIX 1

LISTED BUILDING DESCRIPTIONS

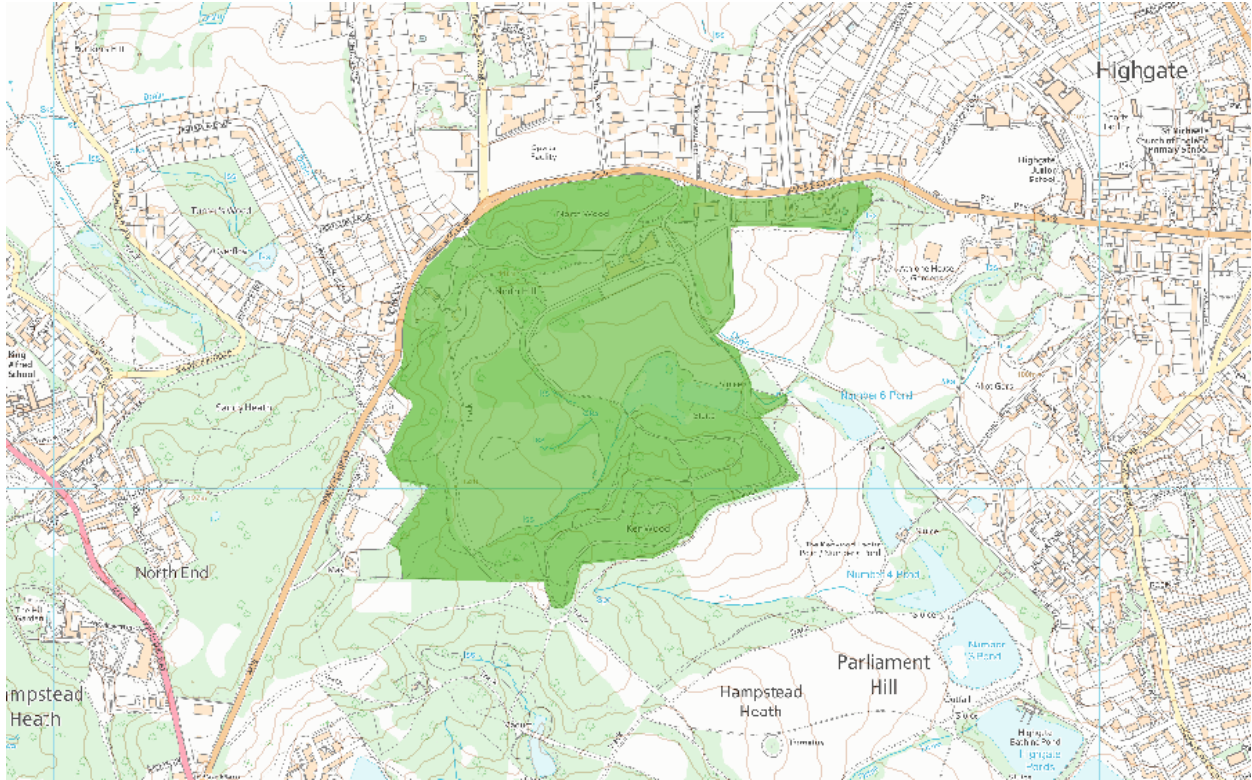


Figure 14. Location Map. Source: Historic England.

Kenwood Park and Garden

Grade: II*

List Entry Number: 1000142

Date first listed: 01-Oct-1987

HISTORIC DEVELOPMENT

Caen Wood was a monastic wood from the C13 to C16 and was then in Royal possession from 1532 to 1565. The Wood was purchased in 1616 by John Bill, a royal printer, who built the first house on the site, with a terrace to the south (extant).

By the early C18 the property was owned by the Earl of Ilay, who let the property to George Middleton. Middleton was responsible in c 1726 for planting the lime avenue which ran west from the south front of the house as a continuation of the terrace. Both the Earl and his nephew, John Stuart, third Earl of Bute (who lived at Kenwood from c 1747), planted exotics at Kenwood: in 1751 Bute described the gardens as filled with 'every exotick our climate will protect' (Bryant and Colson 1990). John Rocque's Plan of London

1744-6, shows the estate immediately prior to the third Earl's ownership. Formal gardens stretched from the south front of the house down to a line of formal fishponds, which lay to the east of Ken Wood, which was crossed by rides. There was a large forecourt to the north of the house, a kitchen garden to the west, and the farm to the east.

In 1754 Lord Bute sold Kenwood to William Murray, later the first Earl of Mansfield. Mansfield purchased much of the surrounding land, expanding the estate from 90 acres (37.5ha) to 232 acres (96.5ha). The estate finally comprised over 1500 acres (625ha) including land leased from the Bishop of London to the north.

Mansfield commissioned Robert Adam to remodel the house and was also responsible for landscaping the pleasure grounds in the second half of the C18: the formal gardens were replaced by a sloping lawn; three of the ponds were joined together to form Wood Pond; the Thousand Pound Pond was formed, with a Sham Bridge (c 1767(8, rebuilt 1791, listed grade II*) at the east end; trees (especially oak and beech) and shrubs were planted; two miles of gravel and grass walks were made through the Wood; and a hothouse was erected in the kitchen garden, for peaches and grapes. Exotics were grown in the greenhouse on the west side of the house. Robert Adam designed summerhouses and a 'Seat', which was located in the Wood. Kenwood was noted for its very fine views of the City, the Thames and Greenwich.

Lord Mansfield died in 1793 and his heir, the second Earl, immediately set about further work. Humphry Repton (1752-1818) was commissioned in 1793 and visited three times between 1793 and 1796. Repton prepared a survey (a Red Book survives), and advised the Earl's architects, Robert Nasmith and later George Saunders, on the building works. The landscaping included the removal of the kitchen garden to the west of the house and the extension to the south of both ends of the terrace, to enclose the lawn. Repton made further proposals but this work was largely carried out by George Saunders, William Marshall, William Emes, and others, under the guidance of Edward Hunter, the estate steward. The work included: enlarging the house; diverting Hampstead Lane to the north, making new entrances with drives and a forecourt to the north of the house (laid out by George Saunders); a flower garden on the site of the former kitchen garden (attributed by J C Loudon to the estate gardener); new stables, service wing, and lodges; and an octagonal farmhouse (designed by William Marshall).

In 1840, the fourth Earl purchased Fitzroy Park, which adjoined Kenwood to the east, and by 1850, Lord Erskine's property at Evergreen Hill (to the north-west of Kenwood) had been purchased and added to the Kenwood estate. Both these properties had been landscaped by Repton. The house at Fitzroy Park was demolished prior to the purchase. Other than the addition of these properties the landscape changed little throughout the C19, until 1889 when the estate of over 625ha began to be divided up. In that year the fourth Earl sold Millfield Farm (including Parliament Hill), so that it could be added to the Heath.

The fourth Earl died in 1898 and the estate was inherited by his grandson, who died in 1906. The sixth Earl let Kenwood to the Grand Duke Michael of Russia from 1910 to 1917 and then to the American

heiress, Nancy Leeds. In 1914 the sixth Earl attempted to sell the estate to a building syndicate. Although the contents of the house and parts of the estate were sold in the 1920s, the house and the core of the landscape were saved from development. The Kenwood Preservation Trust secured Kenwood Fields and South Kenwood, which were opened to the public on 18 July 1925. In 1924 Lord Iveagh purchased the house with the remaining grounds, which were bequeathed to the nation, with the paintings in the house, on his death in 1927.

On 18 July 1928 the Iveagh Bequest was formally handed over to the LCC, which became the trustee for the grounds, with private trustees for the house. In 1949, the LCC took over the trusteeship of the house. In 1965 Kenwood passed to the GLC, who managed it with the whole of Hampstead Heath and Parliament Hill. In 1986 Kenwood was transferred to English Heritage, while the Corporation took over the rest of the Heath.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Kenwood is located to the west of Highgate and north-east of Hampstead, in the London Borough of Camden. The registered area at Kenwood (c.45ha) is bounded by Hampstead Lane to the north and north-west, Hampstead Heath to the south and east, and Mount Tyndale and The Elms to the west. The ground at Kenwood slopes generally from the north-west and north towards the south-east. There are good views from the higher ground, especially the terrace in front of the house, southwards towards central London and the City. The boundaries of the park are marked by a mixture of walls (along the north boundary) and fences (along the west, south and east boundaries).

ENTRANCES AND APPROACHES The main approach to the mansion at Kenwood is from Hampstead Lane to the north. A drive from West Lodge, a white-brick, single-storey octagonal lodge (George Saunders c 1795, listed grade II with gate piers), 300m to the west-north-west, winds through the trees and shrubberies in North Wood to a wide forecourt before the north front of the house. The drive continues to the north-east and returns to Hampstead Lane through the East Lodge (a white-brick, single-storey octagonal building), 200m north-east of house. There are further entrances from Hampstead Heath on the east and south sides, and at the south-east corner. The internal gate piers to the south-east of the West Lodge were brought from James Stuart's Montagu House in Portman Square.

PRINCIPAL BUILDING Kenwood House (listed grade I) was built in c 1616. It was renovated in c 1749 for John, third Earl of Bute and extensively remodelled 1767-73 by Robert Adam (1728-92) for the first Earl of Mansfield. The three-storey stuccoed Palladian house has an entrance portico and wings to the north, a verandah to the west, the orangery to the south-west, the library wing to the south-east, and the service wing to the east. The two-storey brick service wing and outbuildings (listed grade II*) were added to the north-east in 1793(6 by George Saunders for the second Earl of Mansfield.

GARDENS AND PLEASURE GROUNDS From the northern approach to Kenwood, serpentine paths and the drives wind southwards through dense woodland, which stretches from the west boundary around to the brick, two-storey stable courtyard, c 200m north-east of the house. The wood opens to the north of the house, where a lawn slopes down to the gravelled forecourt. A path leads around the west side of the house, through a looped ivy passage, and onto the gravelled macadam terrace which runs along the south front of the house. From the terrace there are fine views over the wide lawn with scattered trees which sweeps down to the two lakes. The view is framed by Ken Wood to the south and by belts of trees and shrubs to the west and east. The extensive views over London described in the C18 and C19 are now mostly limited by the height of the trees in Ken Wood.

The terrace narrows to either side of the house but continues on to the west and east. To the west the path leads through the lime avenue, the trees of which are clones of the C18 original avenue trees, which were felled in 1960. To the north of the avenue and west of the house is the west lawn. This is on the site of the C18 kitchen garden, replaced in the 1790s by a flower garden. The flower garden was removed in 1964-5 and replaced by the present lawn, which has an herbaceous border backed by a flowering shrubbery to the north, raised on a bank, and early C19 rhododendron clumps to the west. A sculpture by Barbara Hepworth (*Monolith (Empyrean)*, 1959), stands at the west end of the lawn. 'Dr Johnson's Summerhouse' at Streatham was moved to this part of the gardens in 1968 but was burned down in the late C20. The site is marked by the remaining concrete platform.

The path continues west and then divides, one path leading south around the inner circuit through Ken Wood and to the lakes, and the other path continuing west into the West Meadow, formerly part of the ferme ornée. The main path leads north/south through the meadow, along the parish boundary between Hampstead and St Pancras parishes, marked with C19 boundary stones (which replaced the ancient hedge and ditch boundary in 1845). The park has rougher grass than the lawn and there are groves of trees, with further scattered specimens and clumps, including oak, beech, copper beech and birch. Near the north-west boundary of the park are the Dairy Buildings (George Saunders c 1795, listed grade II), which consist of a two-storey central cottage linked by curved walls to one-storey buildings. The three brick buildings are set around a forecourt and are all that remains of the farm, which was demolished in the early C20. There is an icehouse under the northern building. At the southern end of the park, the path leads to Hampstead Heath or returns back to Kenwood House.

Returning to the west end of the terrace path, a gate leads through the fence which divides the lawn from the house and terrace. In the north-west corner of the lawn is a large bronze sculpture by Henry Moore (*Two Piece Reclining Figure*, 1963-4), from which there are good views to the south-east and east over the lawn and lakes. The terrace path leads south and then south-east, where it enters Ken Wood. Paths meander through the Wood to the south of the lawn and West Meadow. The northernmost path leads east, circuiting the western lake (Wood Pond) and then joins another path, which runs south to the Hampstead Heath entrance in the south-east corner of Ken Wood, or north around the east side of the eastern lake (Thousand Pound Pond). Across the south-east corner of this lake is the Sham Bridge (c 1767(8, listed grade II*), attributed to Robert Adam, which consists of a timber three-span facade with a balustrade. When viewed from the terrace or lawn in front of the house, it gives the illusion that the water continues beyond it.

The path continues northwards with the lawn to the west and a narrow belt along the boundary to the east. As the path approaches the house, it turns to the north-west and then west and widens to form the broad terrace in front of the house. Before approaching the house the path leads past a two-storey, double-fronted brick lodge, Mansion Lodge, c 1795, and then past the service wing and outbuildings, which are at a lower level to the terrace and approached down a flight of steps from the south or a sloping approach road from the east. The eastern part of these buildings now houses a cafe and restaurant and the walled garden to the east is used for outdoor seating, with chairs and tables on paving, with herbaceous planting around the walls. To the east of the Mansion Lodge is a gate leading onto Hampstead Heath and towards the former stables on Hampstead Lane.

KITCHEN GARDEN The kitchen garden is located to the east of the stables and adjoins Hampstead Lane on the north side. The south-facing flued wall along the north boundary and the walls along the west and east boundaries remain but the C18 glasshouses were demolished in the C20. The area is now a nursery.

REFERENCES

J C Loudon, *Suburban Gardener* (1838) LCC, *Survey of London XVII*, (1936), pp 114-32 *Country Life*, 107 (26 May 1950), pp 1550-3 B Jones, *Follies and Grottoes* (1974), p 330 G Carter et al, Humphry Repton (1982), p 157 J Bryant, *Finest Prospects* (1986), pp 92-138 J Bryant and C Colson, *The Landscape of Kenwood* (English Heritage 1990) M Stokes, *A Walk Along Ancient Boundaries in Kenwood*, (Hornsey Historical Society 1995) B Cherry and N Pevsner, *The Buildings of England: London 4: North* (1998), pp 368-72 S Daniels, Humphry Repton (1999), pp 219-26

Documents Red Book (1793) in private hands. Enquiries to National Register of Archives for Scotland

Maps Cruchley's New Plan of London and its Environs, 1835 John Rocque, Plan of the Cities of London and Westminster ..., 1744-6

OS 25" to 1 mile: 1st edition surveyed 1873 2nd edition published 1894 3rd edition published 1913

Description written: November 1998 Amended: March 2000 Register Inspector: CB Edited: May 2000, minor amendments November 2011