

HIGHGATE SCHOOL - SENIOR SCHOOL CAMPUS (DYNE HOUSE) LONDON BOROUGH OF HARINGEY

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT



June 2022

COMPASS



ARCHAEOLOGY

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AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT

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Abstract

In June 2022 Compass Archaeology were commissioned by Highgate School to revise and update an archaeological desk-based assessment, (DBA), on the site of Dyne House in support of an application to redevelop the existing site.

During the course of the DBA it has become clear that the study site has been subject to considerable truncation and hard-landscaping in the recent past, such that earlier archaeological deposits where once present are unlikely to have survived.

Little evidence for prehistoric or Roman activity has been uncovered in the immediate vicinity of the study-area, although it is possible that this is because of a lack of previous excavations rather than an absence of actual activity. However it is more likely that the natural topography of the site made any earlier exploitation unappealing.

The study-site lies within the heart of Highgate Village which has origins dating back to the 13th or 14th century, and it would seem likely that the site was occupied by some form of street frontage building from an early date. Cartographic sources indicate that the site was definitely occupied from the mid-18th century. The later history of the site from the mid-19th century onwards is dominated by the presence of Highgate School and the establishment of Cholmeley House as a Junior School and later the Drama, Music and Arts Department. Construction of additional school buildings to the rear of Cholmeley House in the first half of the 20th century involved large-scale terracing and excavations to create a useable site which will have removed large swathes of historic deposits. The construction of the present-day Dyne House at the top of the Hill and its associated lower ground floor and access tunnel to the Island Site will have also removed large amounts of buried stratigraphy.

Given the topography of the site on such a steep gradient, the historic development across the site from the 19th century onwards and the level of landscaping and ground disturbance this later development required, it is not deemed likely that any archaeologically significant deposits will be affected by the redevelopment of the site.

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1 Introduction

- 1.1 The following document details the results of an archaeological desk-based assessment, (DBA), focussing on the Senior School Campus also known as Dyne House, on Southwood Lane, Highgate (figs.1 and 2). The site will hereafter be referred to as Dyne House.
- 1.2 The DBA has been commissioned to accompany an application to re-clad, re-furbish and extend the existing Dyne House and demolish the existing buildings to the rear and construction of a new more integrated building.

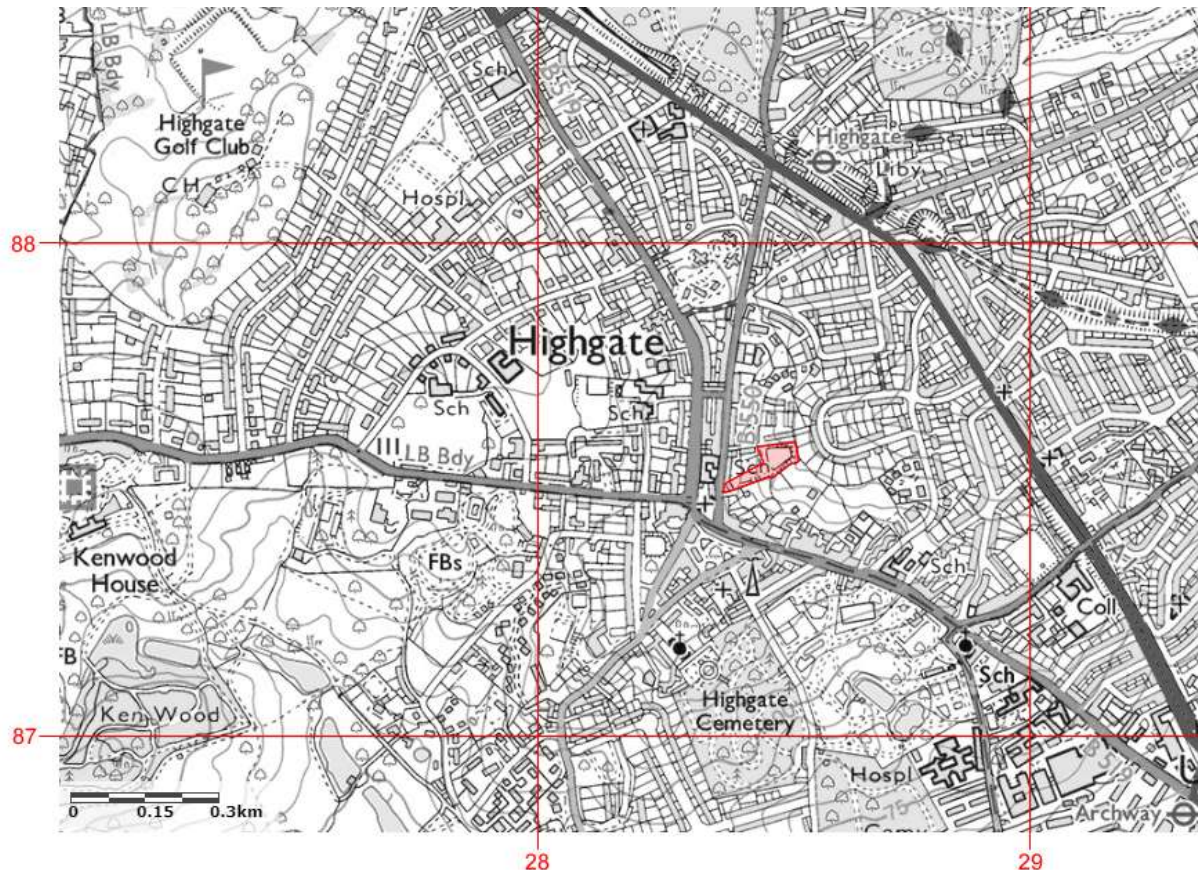


Fig.1: OS Map showing the study-area outlined in red



Fig.2: Detailed site location plan

2 Acknowledgements

- 2.1 Compass Archaeology would like to thank Gwyn Jones, of Highgate School for commissioning the DBA. Further assistance regarding the proposal schemes was provided by Stephen Freeth, Daniel O’Connell and Simon Martini of Highgate School.
- 2.2 Further thanks to Julia Hudson, (Archivist and Records Manager at Highgate School) and Henley Henley-Smith (Curator) for their assistance with sourcing original documents regarding the study site. Thanks also to Mike Hammerson (Highgate Society) for his help concerning the history of the local area. Thanks also to the staff at Haringey Local Studies Library and Archives (Bruce Castle) for sourcing further background material.

3 OBJECTIVES

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

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

4 METHODOLOGY

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

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

A search of the GLHER was made along a 200m buffer line of the study area, (dataset 14281). The results of the search are presented in Section 7.

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

5 ARCHAEOLOGY, THE HISTORIC ENVIRONMENT AND PLANNING

5.1 National policy

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

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

5.1.3 The NPPF recognises that heritage assets, defined in Annex 2 as *a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions*, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

5.1.4 Paragraph 194 of the NPPF states that

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

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

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

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

5.2 London Plan

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

HC1 Heritage conservation and growth

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

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

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

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

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

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

5.3 Local Policy

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

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

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

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

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

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

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

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

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

5.64 *Within the Highgate Conservation Area Appraisal and Management Plan, it is recognised that the School is facing considerable pressure for new school buildings and*

facilities as well as the refurbishment of their historic school buildings. The Council will continue to ensure the conservation of Haringey's heritage assets, their setting and the wider historic environment in the assessment of development proposals for the School at the detailed planning application stage.

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

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

5.4 Archaeological Priority Areas

5.4.1 Haringey Council have recently reviewed the boundaries, setting and significance of their Archaeological Priority Area (APA), (Oxford Archaeology, 2021). The study site now forms the southwestern corner of the recently reviewed Tier 2 Archaeological Priority Area of 'Highgate' based around the medieval settlement of Highgate established in the 14th century.

5.4.2 The review defines a Tier 2 APA as:

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

5.4.3 The APA is described thus:

7.18.2 *The APA has been classed at Tier 2 as it has the potential to contain archaeological deposits relating to the medieval and post-medieval settlement at Highgate. It contains the burial ground at Highgate School (APA 2.13b) and is a continuation of Campden APA 2.8 Highgate. A Roman pit, suggested to be a kiln or a burial pit, has been recorded in the eastern part of the APA, highlighting the potential for further Roman remains in this area*

7.18.4 *Highgate has been continually settled since at least the 14th century and thus has the potential to contain medieval and post-medieval settlement remains. Such deposits of present could provide insight into the origins and development of the settlement and could provide evidence regarding changing settlement and land-use patterns as well as evolving lifestyles in the medieval and post-medieval periods. Further archaeological work within the APA would help to clarify the survival, nature and significance of any such remains. Evidence of Roman activity has been recorded at Holly Lodge Gardens and additional remains could provide insight into settlement patterns and land use during the Roman period.*

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

Policy DM12 Management of the Historic Environment

- A. The Council will support proposals that secure the preservation, conservation or enhancement of a heritage asset and its setting, or which secure opportunities for their sustainable future use. The Council will seek private and public funding contributions to improve their appearance, public access where appropriate, legibility, understanding through interpretive signage and public realm improvements.*
- B. Total or substantial loss of significance of a heritage assets or part of it, would only be acceptable where:*
 - a. The loss is essential to deliver significant heritage benefit such as restoration of a more significant aspect of the asset, reinstating historic street pattern or frontage, or public benefit such as affordable housing opportunities, which outweigh the significant loss; and/or*
 - b. The parts concerned are considered not to preserve or enhance the character and appearance of the asset and the surrounding environment; and/or*
 - c. It has been demonstrated that options for adaptive reuse are unachievable (this should be supported by relevant documents as per the validity checklist).*
- C. In addition to above, applications for new development affecting a heritage asset or its setting including subdivision of plots, infill and backland development, would only be granted where they preserve or enhance the asset's significance, character, appearance and setting.*
- D. The Council will support modern contemporary designs that ensure high aesthetic standards and are sympathetic to the local character and appearance of the asset, and promote the conservation and appreciation of the historic environment, where appropriate. New development should respect:*
 - a. Existing historic property layouts, including burgage plots;*
 - b. Traditional uses or mix of uses;*
 - c. Scale and typology of existing built form;*
 - d. Characteristic materials and local detailing;*
 - e. Local view and topography; and,*
 - f. Trees, landscaping and public realm features that contribute to the amenity value and character of the asset.*
- E. Application for alterations or extensions to a heritage asset or affecting their setting should:*
 - a. Always be subordinate in appearance and integrate with the host building;*
 - b. Not upset the existing scale or proportions of the host building or adversely affect the character or setting of the neighbouring buildings;*
 - c. Be confined to the rear or least important facades;*
 - d. Preserve, repair or reinstate, especially in case of conservation areas at risk or those protected by Article 4 directions, the characteristic external features that contribute to the heritage asset's significance such as original chimneys, windows, doors, boundary treatment, roof coverings;*

- e. In case of listed buildings, respect original plan form and where appropriate repair and reinstate significant features such as fire places, plaster work, cornices, skirtings, architraves, panelling and walls; and,
 - f. Retain traditional characteristic walls, gardens, boundaries where these form part of the local street scene or add to the local visual character and appearance of the historic environment.
- F. The Council will support reuse of vacant listed buildings, especially those on the Heritage and Risk, or locally listed buildings including innovative ways for their sensitive adaption. Works should, however, respect the architectural and historical integrity buildings including significant internal features, and do not harm their structural stability. In order to facilitate their re-use the Council will consider proposals that would not otherwise be granted planning consent (such as alternative uses and enabling development), provided it accords with English Heritage guidance and is justified on the basis of independent financial appraisal. The Council will require S106 legal agreement to ensure that the historic asset must be occupied.

Policy DM15 Archaeology

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

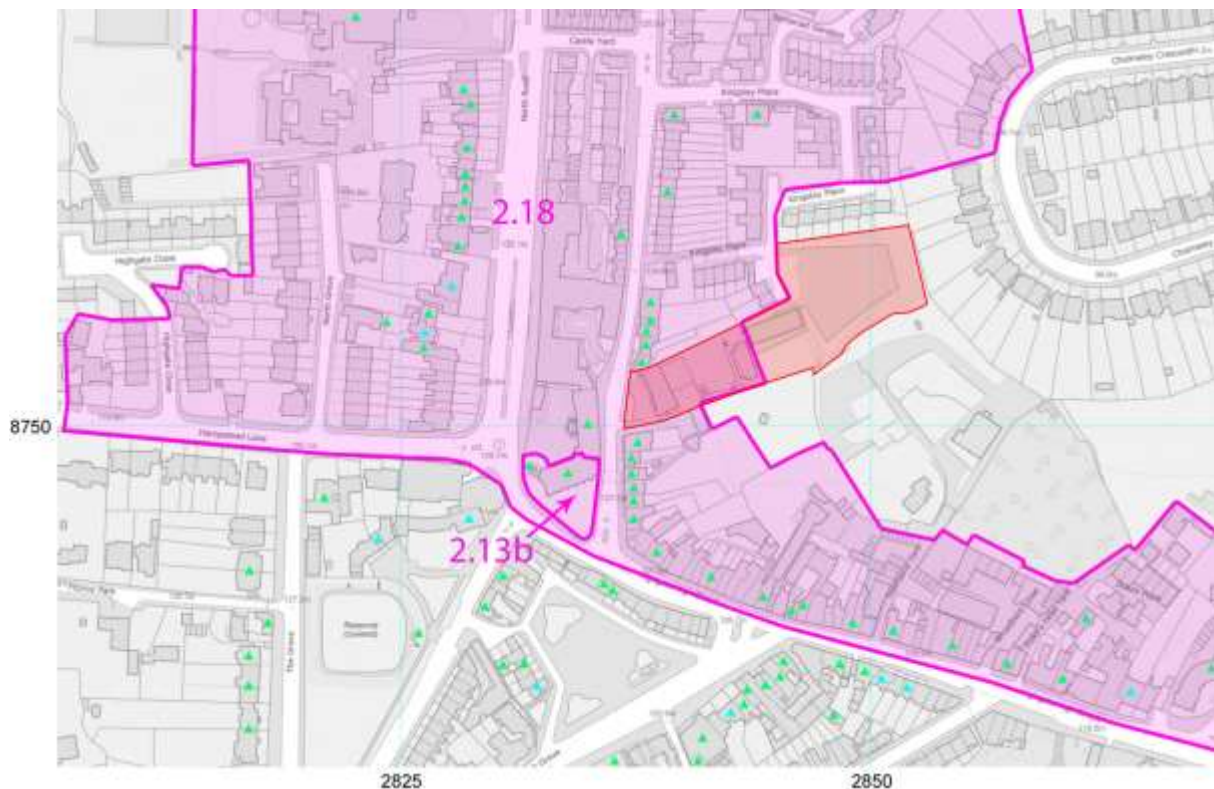


Fig.3: The site (red outline) in relation to the locally designated APAs, (pink), and Listed Buildings, (Grade II* in blue, Grade II in green)

5.5 Conservation Areas

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

Haringey Local Plan: Strategic Policies

SP12: Conservation

- *The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.*
- *The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral 'London View Management Framework' Revised SPG, July 2010, and key local views.*

5.6 Scheduled Monuments

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

5.7 Listed Buildings

- 5.7.1** The site does not contain any listed buildings, but a large number of the properties on either side of the property and on either side of Southwood Lane are Grade II Listed with a smaller number of Grade II*, (fig.3). Due to the proximity of these Listed Buildings the proposals are designed to complement them and not detract from their setting either by massing or materials use.

6 SITE LOCATION, GEOLOGY AND TOPOGRAPHY

6.1 Location

6.1.1 The study-area (fig.4), is located on the crest of Highgate Hill with the hill sloping down to the north, west, south and east. The site lies on the east side of Southwood Lane, which is aligned N-S along the ridge of the Hill. The site is bounded by a mixture of residential and commercial properties to the north and south, and lies opposite the Senior School Island Site of Highgate School.

6.1.2 The wider site measures approximately 168.9m long, (NE-SW), by between 49m wide, (NNW-SSE), at the NE end and 29m wide at the SW end. This equates to a footprint of approximately 6,491m².

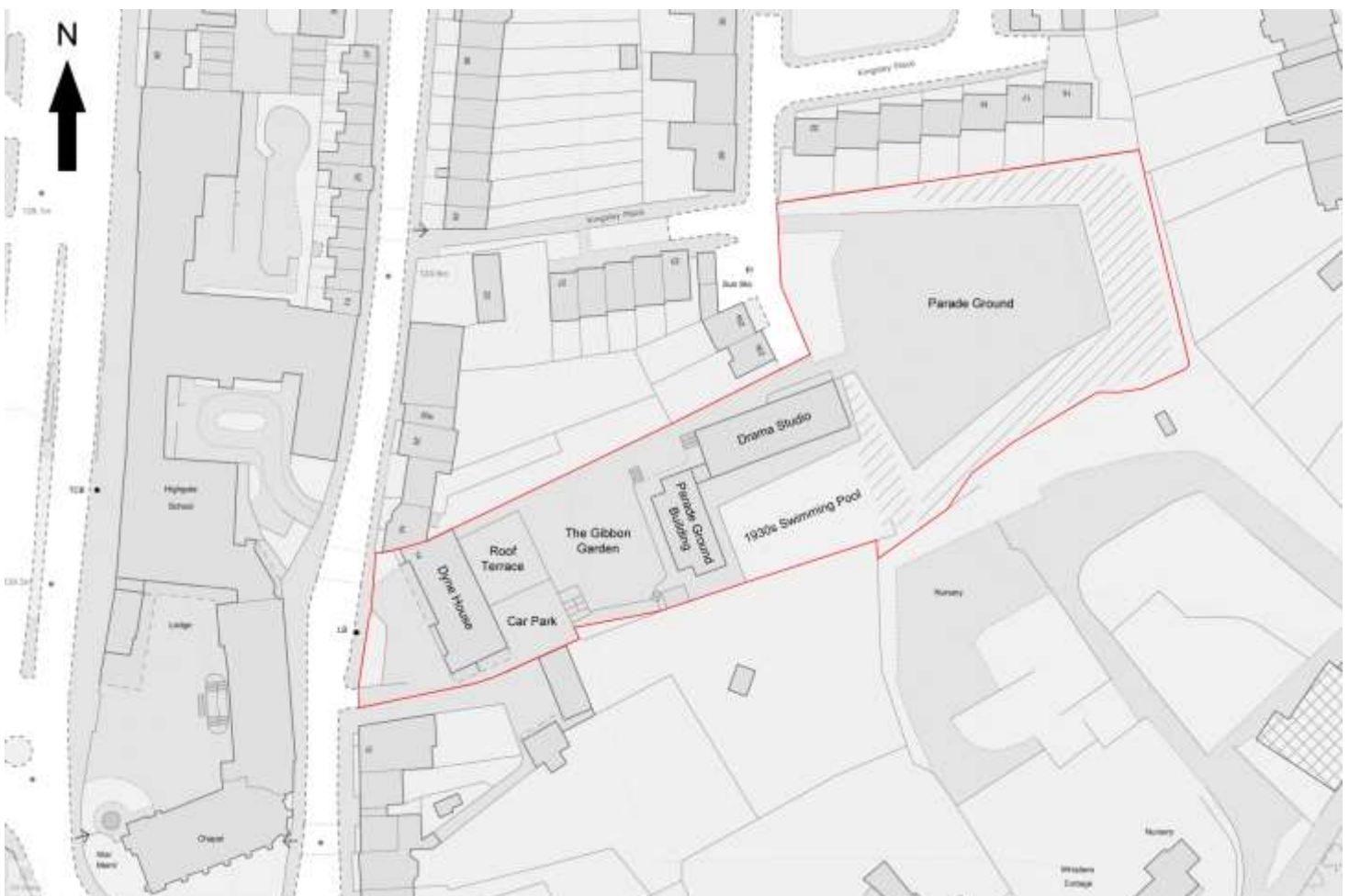


Fig.4: Site plan showing the different elements to the study site

6.1.3 The site is currently occupied by the 1960s incarnation of Dyne House at the southwestern end, and a roof terrace and car park to the rear. The ground drops away to The Gibbon Garden in the centre of the site and then further still to the 1904 Teaching Building and Drama Studio (previously the Senior School Gymnasium) and the dis-used 1950s Swimming Pool. The ground slopes down from here before levelling out at the northeastern end of the site which is the Parade Ground.

6.2 Geology

6.2.1 The British Geological Survey, (Sheet No.256: North London, 1998), indicates that the study-area lies on the edge of the Bagshot Beds, (sands), on top of the Hill and the Claygate Member of the London Clay Formation, a silty and sandy deposit (fig.5). The site lies in the angle of the Bagshot deposits as the land drops away downhill. The areas towards the base of Highgate Hill have a head propensity reflecting hillwash material from higher up the slopes.

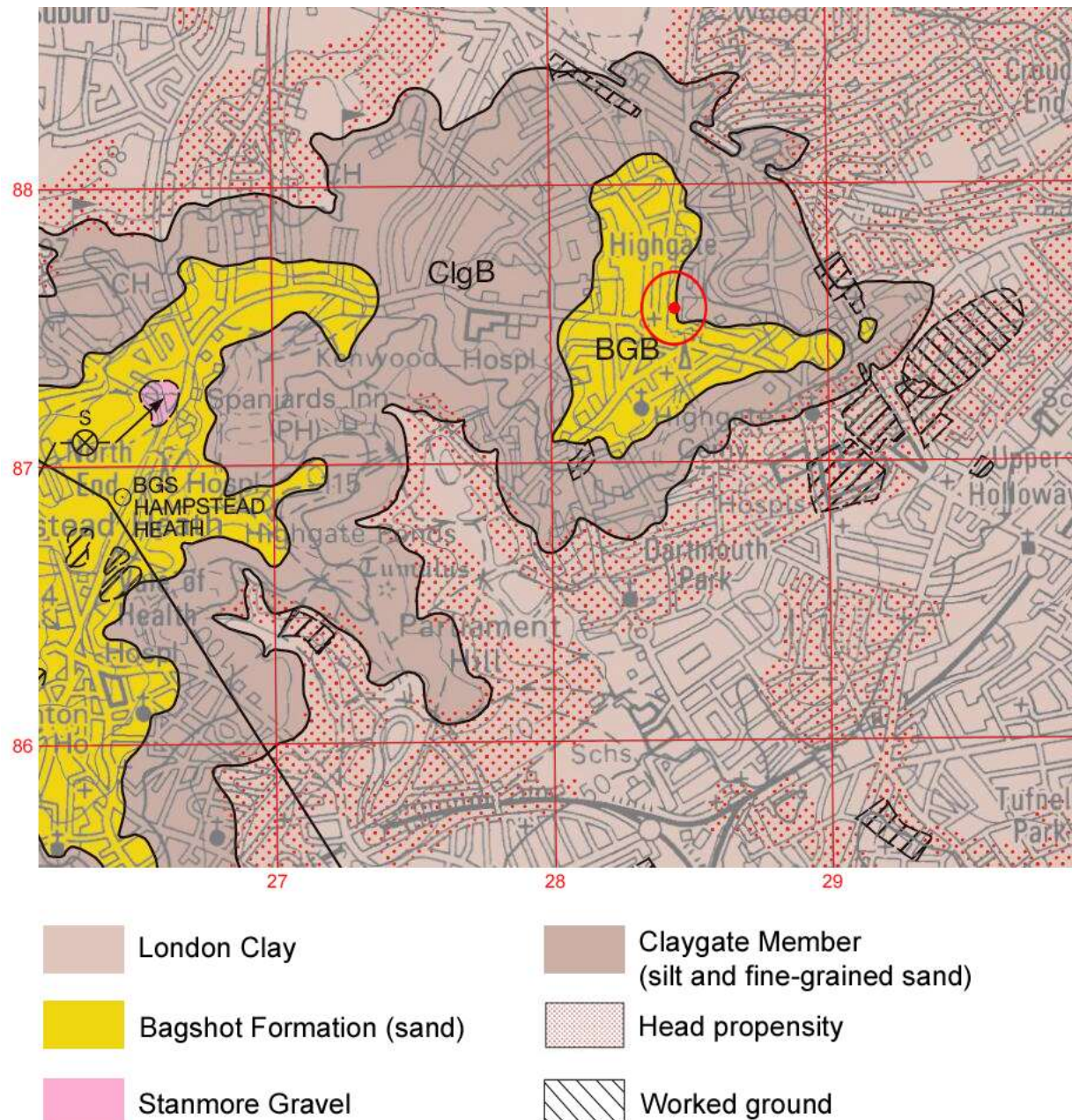


Fig.5: The study-area in relation to the British Geological Survey 1998

6.3 Topography

- 6.3.1** The site lies at the crest of Highgate Hill, the second highest point in London. The junction of Southwood Lane and the High Street lies at 127.6mOD running along the ridge of the Hill to 125.5mOD at Castle Yard. The site itself drops away dramatically from west to east. The pavement outside the frontage on Southwood Lane lies at 127mOD, and the beyond the far eastern end of the site on Cholmeley Crescent the level is 96.6mOD.
- 6.3.2** Due to the significant incline of the natural slope and previous terracing that has taken place it is believed that most of the historic land surfaces and soil profiles will have been removed in order to facilitate the creation of the existing site layout.

7 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

7.1 The following section is largely drawn from a survey of the Greater London Historic Environment Record, (GLHER), and should be read in conjunction with Fig.5 below.

A search of the GLHER based upon a 250m line buffer was undertaken, (dataset 17120). After consolidation of data, including grouping of some of the entries by site or period and removal of some less pertinent items these have been reduced to 31. The entries cover a range of material – including archaeological excavations, documentary and antiquarian records, and isolated findspots. These are discussed in chronological order by period below. Entries from within the search area are referred to by the number given them in the following tables, sites beyond the confines of the search area are simply referred to in the text by the relevant MLO number.

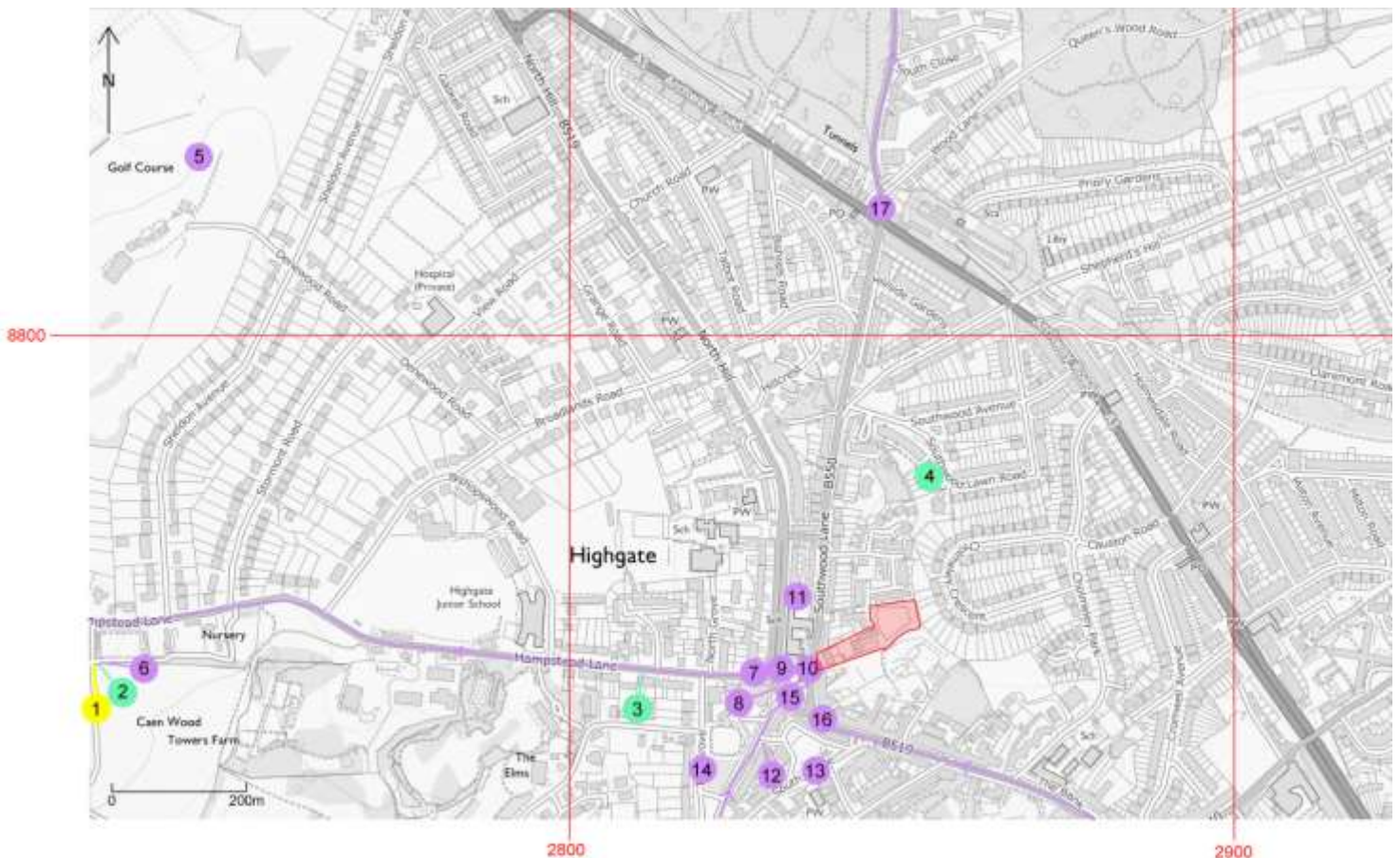


Fig.6: Site location in relation to relevant prehistoric, (yellow), Roman (green), and medieval (purple), GLHER entries

7.2 Prehistoric

No.	GLHER ref.	TQ ref.	Description	Sources
1	MLO59915	2730	Watching brief by Museum of London Archaeology Service between May and August 1992 (site code BGP92). Field walking and metal detecting along a N-S pipeline across Hampstead Heath revealed Mesolithic flints (SMR 082576).	Article in monograph: Museum of London Archaeology Service. <i>Excavation round-up 1992 Part 1: Hampstead Heath LA Vol.7, No.2, p.48</i> Excavation archive: Museum of London Archaeology Service. <i>Hampstead Heath British Gas Pipeline.</i>

7.2.1 The GLHER records do not indicate substantial prehistoric activity in the immediate vicinity of the study-site or Highgate village. The only entry returned refers to a collection of residual Mesolithic finds uncovered during a fieldwalking exercise on Hampstead Heath, (GLHER entry 1). In Queens Wood, c1km northeast of the site, a collection of flint implements were excavated, but no evidence of an associated settlement was recorded. Between 1978 and 1981 a Mesolithic settlement located close to the Leg of Mutton Pond in Hampstead Heath was excavated, producing over 61,000 flint implements.

7.2.2 More recently on Parliament Hill, 1.6km to the southwest, a linear feature containing a substantial amount of burnt material and over 70 sherds of Late-Bronze Age / Early-Iron Age pottery was recorded, along with two worked flints. This feature has tentatively been interpreted as some form of ritual monument atop the highest point in the landscape.

7.2.3 Although only one prehistoric entry was returned from the GLHER search the site does appear to sit within a wider prehistoric landscape. It is probable that due to the site's location; atop the high, well-drained ground, that Highgate was at least seasonally exploited by early communities, but so far the limited amount of archaeological intervention in the area has led to an internal bias in the archaeological record.

7.3 Roman

No.	GLHER ref.	TQ ref.	Description	Sources
2	MLO59916	2730 8750	Watching brief by Museum of London Archaeology Service between May and August 1992 (site code BGP92). Field walking and metal detecting along a N-S pipeline across Hampstead Heath revealed Roman coins (SMR 082577).	Article in monograph: Museum of London Archaeology Service. <i>Excavation round-up 1992 Part 1: Hampstead Heath</i> , LA Vol.7 N.2, p.48 Excavation archive: Museum of London Archaeology Service. <i>Hampstead Heath British Gas Pipeline</i>
3	MLO17774	2810 8750	A rumour is reported that a 4 th century hoard was found, but no part of it was seen.	RCHME (1928). <i>An Inventory of the historical monuments in London Vol.III: Roman London</i>
4	MLO1651	2854 8779	A complete ring-necked flagon & base of another found when extension dug 1971. Excavation found further small red potsherds, tile, burnt clay, fragment of sandstone & possible pit. Suggested burial? Or kiln?	Article in monograph: Barret J, Sheldon H & Symberlist R. <i>Roman pottery at 37 Southwood Lawn Rd</i> , Lamas Vol. 23 pt 2, p171 Article in monograph: Robertson B. <i>Roman Camden</i> , London Arch Vol.3 no 10, pp 250-255

7.3.1 The above GLHER records show some evidence for Roman activity in the vicinity of the study-area. However, this mainly takes the form of individual find spots, (GLHER entry 2), some of which, such as the 4th century coin hoard (GLHER 3), are unsubstantiated. The most interesting evidence for Roman activity in these records is the possible burial and pottery kilns in Southwood Lawn Road (GLHER 4). This hints at the potential of actual Roman settlement in the Highgate area. Further afield, c1km north in Highgate Woods, a series of 1st to 2nd century pottery kilns were excavated in the 1960s and 1970s, suggesting it was a site used by itinerant potters who returned to the site between AD50 and 160, using an unidentified route to London to transport their wares.

7.3.2 As with prehistoric evidence it may be a lack of focused excavation that has led to this gap in Highgate village's history.

7.4 Saxon

7.4.1 The GLHER search returned no records of Saxon settlement or activity in the area. Highgate is believed to have been located on the edge of the manor of Haringey or Hornsey, 'held by the Bishop of London from time immemorial'¹. As this manor is mentioned in Domesday Survey it obviously pre-dated the Norman Conquest. Hornsey was situated in the Saxon administrative Hundred of Ossulton.

¹ Mills Whipp Partnership, 1998. p.6

7.5 Medieval

No.	GLHER ref.	TQ ref.	Description	Sources
5	MLO27335	2744 8827	Highgate wood and deer park.	
6	MLO59919	2730 8750	Watching brief by Museum of London Archaeology Service between May and August 1992 (site code BGP92). Field walking and metal detecting along a N-S pipeline across Hampstead Heath revealed medieval artefacts (SMR 082578)	Article in monograph: Museum of London Archaeology Service. <i>Excavation round-up 1992 Part 1: Hampstead Heath</i> , LA Vol.7, No.2, p.48 Excavation archive: Museum of London Archaeology Service. <i>Hampstead Heath British Gas Pipeline</i>
7	MLO24770	2757 8755	Hampstead Lane. The lane was part of the turnpike managed by the Turnpike Trust in 1710. It is likely that the road is of medieval origin	Victoria County History – <i>Middlesex</i>
8	MLO217 MLO17823	2830 8745	Site of the tollgate? Built in c1386. Arch, with two rooms above, staircase in east buttress. Demolished to widen the road. Park Gate Tollgate. Built by the Bishop of London in the 14 th century. Located to the west of the entrance to the park.	Denyer. <i>St Pancras through the Ages</i>
9	MLO209	2830 8740	Settlement developed from the later medieval period onwards, situated near the gateway to the Bishop's Park.	Article in monograph: Prickett, F. <i>History and Antiquities of Highgate</i>
10	MLO20012 MLO10683	2835 8750	Site of chapel of the Bishop of London probably founded in the 14 th century, with hermitage and high gate. Obtained by Sir Roger Cholmeley for Highgate School. Also used as a chapel of ease for Hornsey parish. Hermitage. 14 th century references to the hermitage connected with the collection of tolls for road improvement and Highgate chapel. The last hermit received a grant of a house in 1531 for life.	Article in monograph: Prickett, F. <i>History and Antiquities of Highgate</i>
11	MLO4510	2835 8760	26 North Road – Highgate School. Evidence of medieval activity was identified during an evaluation by Compass Archaeology in 2011. Features comprised 15 th century made ground, 16 th century deposits associated with a brick clamp and a 17 th – 18 th century pit.	Compass Archaeology (2011). <i>26 North Road, Highgate N6 4BE. An Archaeological Evaluation</i>
12	MLO17862	2830 8740	Highgate Road. The road from the Old Mother Redcap's in Camden Town, through Kentish Town (on the present Kentish Town High Street) up Green Street (Highgate Road) and Highgate Hill	Denyer CH <i>Survey of London: St Pancras through the Ages</i> , Vol.24

No.	GLHER ref.	TQ ref.	Description	Sources
13	MLO17920	2839 8734	Medieval ponds. One account says that a "hermit caused gravel to be dugged on the top of Highgate Hill & therewith made a causeway to Islington providing water on the hill & cleanness in the vale". There were 2 ponds. They were filled in the 1880s.	Article in monograph: Lloyd J H. Highgate, p219 Article in monograph: Denyer CH. <i>Survey of London: St Pancras Through the Ages, Vol.24</i>
14	MLO17897	2820 8735	Possible medieval road or path between the church and Hampstead Lane.	
15	MLO17871	2833 8745	Swains Lane. A medieval track, mentioned in 1492 as Swaynes Lane. One of the earlier routes up Highgate Hill.	
16	MLO46415	2866 8636	Highgate Road. The road changed direction between 1674 and 1745 to go up West Hill to the centre of Highgate.	
17	MLO23319	2858 8852	Muswell Hill is a Medieval road.	

7.5.1 Highgate is first documented in 1227 in a Royal Charter of Henry II confirming the rights of the Bishop of London and the Holy Trinity Priory, Aldgate, to the wood which formed a private hunting park, (GLHER entry 5). The exact extent of the park is unknown, however 19th century OS maps of the area show stretches of unbroken hedges around the north and west of Highgate, (fig.7), hedges which are dated to the mid-13th century and which suggest that Highgate, fell within the south-eastern corner of the park. The name derives from ‘the Gate in the High Hedge’ surrounding the park, (Entry 9).

7.5.2 Many of the returned records refer to paths and roads which were laid out during the medieval period, (GLHER entries 7, 12, and 14-17) ensuring a regular passage of trade and travellers. The constant flow of traffic probably led to the establishment of the Toll Gate in the 14th century, which ensured the longevity of the road (GLHER entry 8). Southwood Lane provided an alternative route north for those not wishing to pay the tolls. It may be that the opening of the Toll Gate lead to a wider opening up of the landscape; certainly by the 15th century there is some evidence of the backfilling of the Deer Park boundary², (GLHER entry 11). Tolls were abolished in 1856 the gate survived until 1892.

7.5.3 The main settlement which became Highgate, derived from a small collection of properties around a hermitage, and a later church, atop the hill, and a ‘Green’ with ponds sometime in the 14th century, (GLHER entry 10). The study site lies within the northeastern part of this settlement close to the village crossroads, and church.

² Compass Archaeology, 2011



Fig.7: 1873 Map with medieval hunting park boundary traced on, (blue). The approximate study-area outline is marked in red



Fig.8: *Image of the gateway*

7.6 Post-Medieval

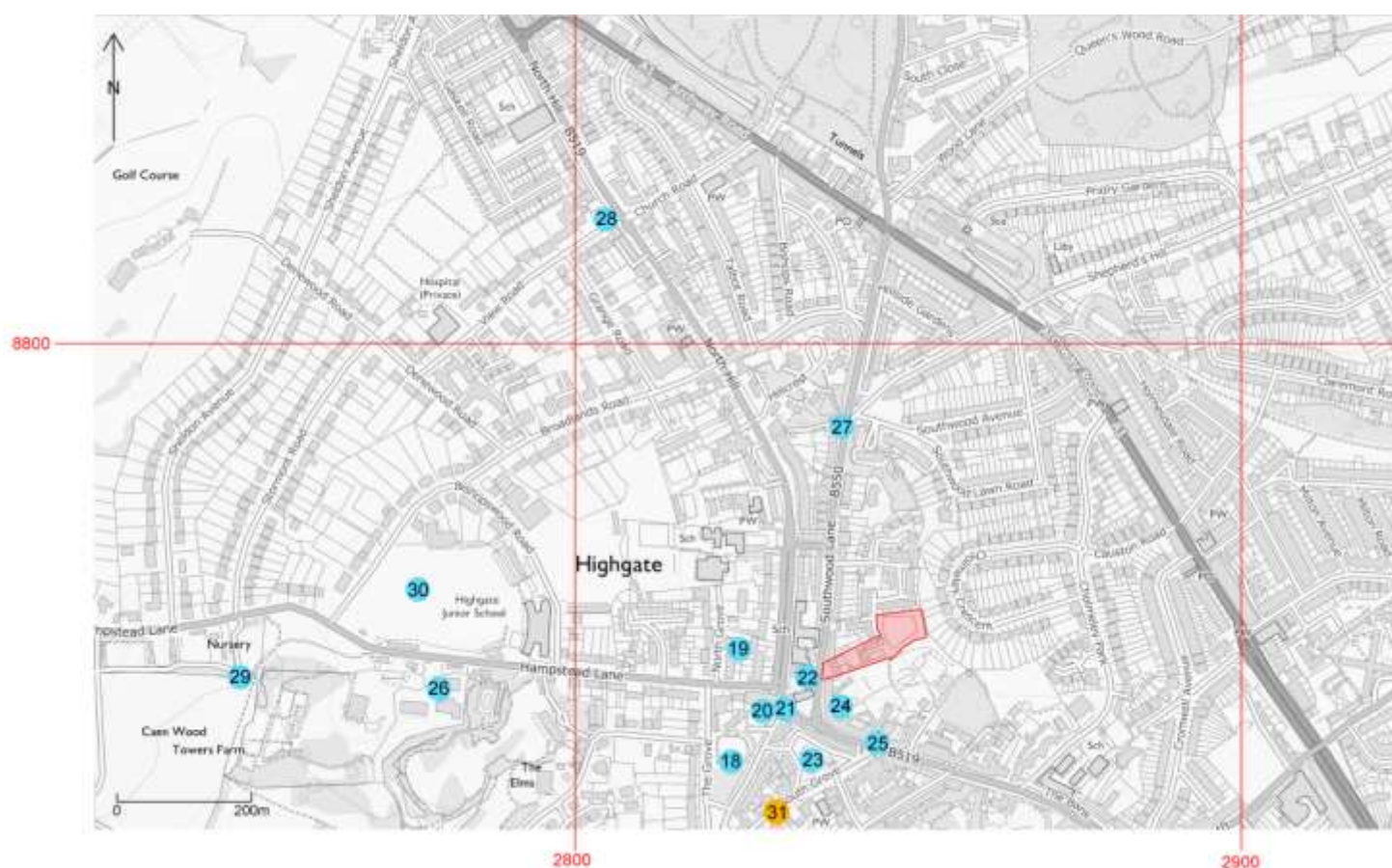


Fig.9: The site in relation to post-medieval (blue), and unknown (orange), GLHER entries

No.	GLHER ref.	TQ ref.	Description	Sources
18	MLO107457	2824 8736	Highgate Reservoir. The land here was formerly part of Highgate Green, purchased in 1844 by the New River Company who built a reservoir here in 1846. Today the site is covered.	Website: London Parks and Gardens Trust. 2007. London Parks and Gardens Trust Site Database http://www.londongardensonline.org.uk . CAM054
19	MLO106821	2827 8755	15 North Road. During excavation work an 18 th century bell-topped well was identified. Exceeds 4m in depth.	Stabler, K. 2012. <i>15 North Road. Discovery of well during renovation work</i>
20	MLO56330	2830 8745	Post-medieval cemetery. Highgate Cemetery	
21	MLO108605	2834 8745	Highgate School chapel of ease and burial ground.	Website: London Parks and Gardens Trust. 2007. London Parks and Gardens Trust Site Database http://www.londongardensonline.org.uk . HGY019
22	MLO12275	2835 8750	Highgate School. A charter was obtained for the undertaking of an institution in 1565 by Sir Roger Cholmeley. The school was built between 1576 and 1578, rebuilt in 1819 and 1865-68.	Article in monograph: Prickett, F. <i>History and Antiquities of Highgate</i> . Plan of Chapel

No.	GLHER ref.	TQ ref.	Description	Sources
22 cont	MLO35956	2835 8750	Chapel for school and inhabitants of Highgate. In 1834 the ecclesiastical district was created with the new church of St Michael's to the south.	
23	MLO103807	2837 8737	Pond Square Gardens. The highest point in Camden, formerly the old centre of Highgate Village. At one time the site of the Highgate lock-up. In 1884 the site was opened up and the ponds drained to create a public space. The garden is now surrounded by several row of terraced houses.	Website: London Parks and Gardens Trust. 2007. London Parks and Gardens Trust Site Database http://www.londongardensonline.org.uk . 189
24	MLO74229	2840 8746	82 Highgate High Street. A watching brief undertaken by Pre-Construct Archaeology in July 1999 (HGE99) revealed post-medieval made ground. These were presumably to level the area and contained fragments of yellow stock brick suggesting a Victorian date or later.	Pre-Construct Archaeology. <i>Watching Brief at 82 Highgate High Street</i>
25	MLO60635	2846 8741	64 Highgate High Street – Mineral Water Factory. Archaeological excavations by HADAS in 1978 reveals remains of the former water works and laboratory attached to the pharmacy situated on the premises since the 1830s. The factory remained in use until c1888. A brick cistern as preserved the new development	Article in monograph: Schwitzer, J. <i>The Soda Water Site Explored</i>
26	MLO98170	2780 8747	An archaeological evaluation was conducted by the Museum of London Archaeology Service in 2005. Three trenches were located to the west of the estate in the footprint of the proposed development. An east-west orientated brick foundation of probable 18th century date was recorded in trench 1, along with buried topsoil relating to landscaping of the garden. In trench two, modern features were recorded. A subterranean brick built structure, conical and sealed by a heavy circular stone capping with central iron ring and of unknown purpose was found in trench 3. This may have been connected with water supply and was not thought to be earlier than 18th century in date. The contractors concluded that the archaeological potential of the site was low. *natural silty clay at 111.80m OD in trench 1*.	Unpublished document: Museum of London Archaeology Service. 2005. <i>Athlone House, Hampstead Lane, London, N6: An Archaeological Evaluation Report</i>

No.	GLHER ref.	TQ ref.	Description	Sources
27	MLO18884	2840 8780	Excavation by HADAS (P Venning) 1979 of a sunken structure found domestic rubbish dated approx. 1870 overlying a circular brick lined chamber 3m deep, 1.4m in diameter. It had a corbelled roof with a 52cm square opening at ground level and a flat brick floor resting on natural. Possibly an icehouse, brewery store or water cistern	Excavation archive: Hendon & District Archaeology Society - Venning P. 97 Southwood Lane Article in monograph: <i>Excavation round-up 1979, London Arch Vol.3 No.14</i> , p.386
28	MLO75987	2803 8818	The remains of 19th century cellars were located at 101 North Hill, Highgate during a watching brief between 2000 and 2001 by Pre-Construct Archaeology. A brick was believed to be a wall of a cellar associated with a previous building, not visible on the site. This was covered by a deposit 1.5m thick and was probably associated with a 19th to 20th century levelling deposit.	Unpublished document: Pre-Construct Archaeology. 2001. <i>An Archaeological Watching Brief at 101 North Hill, Haringey</i>
29	MLO68248	2750 8750	A survey of documentary records for 20th century fortifications was commissioned by EH from the CBA, beginning in 1994. The first phase of the survey identified anti-aircraft sites (1914-1946). The sources used were the documentary records of the armed forces and their parent civil ministries from 1914-45. The site was an HAA (heavy anti-aircraft) artillery site in the London IAZ GDA. The earliest date upon which the site is listed as present within the sources is 22 Jan 1940 and the latest 2 Nov 1944. Equipment: 4.5in and from 22 Jun 1942 5.25in AA guns and GL Mk II fire-control radar. Manning: Regiment 52, Battery 313 and 154. MGR L719031.	Unpublished document: Dobinson, C.S. <i>Twentieth century Fortifications in England, Vol.I.3</i> , 302-491

No.	GLHER ref.	TQ ref.	Description	Sources
30		2773 8763	An archaeological evaluation, consisting of five 10m-long trenches, was undertaken on land at Highgate School, Bishopswood Road prior to construction of a temporary Junior School on the site. The uppermost deposit was an imported topsoil (a grey-brown sandy-silt deposit), believed to have been deposited when the site was laid out as school playing fields in the late 19th century. This overlay a truncated soil profile consisting of subsoil / weathered natural deposits. On the interface between the two deposits was a pebbled surface – believed to be a temporary work surface associated with the development of the school playing fields. The only feature to be uncovered was the 19th century pond observed in trench 5. The outline of this was also visible in the grass, and is that depicted on 19th century maps. The brick rubble lining of this was uncovered, plus a series of pond-fills producing 19th century finds. It was excavated to a depth of c2m beneath the modern ground surface. An additional two trenches were dug to inspect the nature of the bank running along the southern and eastern boundaries of the site, believed to have been of medieval origin, linked to the Bishop of London's Deer Park. In the event little of great archaeological significance was observed in either of the trenches. The presence of burnt surface (22) in Trench A was the only notable feature, and this was not of any great age – most likely later 19th century. The trenches did not provide evidence of earlier, (prehistoric or medieval), activity in the nearby vicinity, and the bank was shown to be of largely 20th century origin. The lack of buried soil horizons illustrated that the land surface had been truncated at least once in the past down to the natural ground in both trenches. In the area of Trench A it is likely that this was part of a wider process, in order to artificially level and create a new, firmer, surface to the field. The existing topsoil had been brought in from elsewhere and used at least partially to begin creating the bank along the southern boundary of the site.	Unpublished document: Compass Archaeology, 2013. <i>Temporary Junior School, Highgate School, Bishopswood Road site, N6 4PL: Archaeological Evaluation</i> Unpublished document: Compass Archaeology, 2013. <i>Two Archaeological trial trenches at Highgate School, Bishopswood Road site, London Borough of Haringey, N6 4PL</i>

- 7.6.1** The post-medieval development of Highgate is closely linked with the establishment of the Grammar School in the 1560s. After the establishment of the school Highgate became an increasingly fashionable place for London's wealthy elite to build their country retreats. By 1660 Highgate was the largest centre of population in Hornsey and St Pancras.
- 7.6.2** During the 18th and early 19th century Highgate village prospered, well-supported by the property-owning elite providing work for the relatively small proportion of labourers – the hamlet was generally populated by a more transient community and used by people travelling to and from the city centre.
- 7.6.3** Highgate School was founded in 1565, being established as one of approximately 800 grammar schools introduced throughout Henry VIII's reign following the dissolution of the monasteries (GLHER entries 21 and 22). The site was formed in April 1565 when Edmund Grindal, Bishop of London donated Highgate chapel and two acres of land so Sir Roger Cholmeley, a local knight and founder of the free school. The official document for patent read that the school was to be 'for the education, institution and instruction of Boys and Youths in Grammar...[and should also make provision] in some convenient manner for the Relief and Support of certain poor persons dwelling within the said Town or Hamlet of Highgate'.
- 7.6.4** In its first few decades the school did not prosper, mainly due to its isolated location from the chapel and village communities. Lesser reasons for the school's reputation were its lack of funds and rivalry with Harrow, situated only a few miles away. However, the school continued to slowly expand, and in 1722 permission was granted for the building of a row of Almshouses, with provision for a schoolroom for girls' and space above for the mistress, (figs.13 and 14). The girls' school survived until 1843 when it was absorbed into St Michael's School.
- 7.6.5** The fortunes of the school began to change following the introduction of new statutes in 1832. It was agreed that boys should already have a basic education before arriving at the school where they would then receive a proper grammar education, for the sum of £8 a year. Arguably most prominent factor in the school's successes was the appointment of the new Head Master, The Revd John Bradley Dyne, who presided over the school between 1838 and 1874. Expansion and success of the school continued throughout the 19th century, and in 1865 / 1866 the Big School and Chapel were constructed, and in the 1860s land acquired in Bishopswood Road for sports fields, boarding houses and private residences for staff. In the 1880s a Junior School was added, using the old Head Master's house in Southwood Lane – renamed Cholmeley House. Many of the present school buildings were constructed during this period, with the campus still confined to the Island Site.
- 7.6.6** Entry 30 reflects evaluation works undertaken in 2013 by Compass Archaeology prior to installation of the temporary school buildings during redevelopment of the Junior School site on Bishopswood Road. The evaluation produced no significant archaeological features other than imported topsoils, and previous works surfaces associated with levelling and laying out of the playing fields. The only notable feature was a brick-lined pond towards the southwest of the site, which was positively identified on historic OS maps.

- 7.6.7** Archaeological excavations mentioned in the archaeological record have revealed further evidence for substantial post-medieval activity in Highgate village to the east such as water mineral works (GLHER entry 25), subterranean brick structures, (GLHER entries 26 and 27) and cellars (GLHER entry 28).
- 7.6.8** In 1867 the railway arrived and Highgate Station opened. Highgate then expanded eastwards towards Archway Road.
- 7.6.9** The post-medieval development of the study-area will be further discussed, using cartographic evidence, in section 8, but in summary: throughout the 19th, 20th and 21st century the school has undergone a series of renovations, with changes being made to suit the growing needs of the pupils and accommodating the current curriculum. Boarding declined and ceased in the late-1990s, however the school became fully co-educational in 2012.
- 7.6.10** Away from the school, Highgate itself developed as a prosperous suburban settlement, with convenient links to the city centre. The area is notable for its mix of 19th century grand villas, such as can still be seen on the Junior School site, and its modern apartments, such as Highpoint I and II, located to the north-east of the site, which were designed by Lubetkin and Tecton.

7.7 Unknown

No.	GLHER ref.	TQ ref.	Description	Sources
31	MLO63104 MLO63105 MLO63106 MLO63107	2830	Excavation by R. Ellis for Department of Greater London Archaeology (N), 1986; site code SOG86. A linear feature was revealed. This contained fragments of decorated wall plaster (082923). Postholes in a circular formation were located to the north of a linear feature (082922); no direct association with this feature was established. Segments of a brick feature, possibly a path or similar, were recorded in the NE corner of the site.	Excavation archive: DGLA (N). Archive, site code SOG86

- 7.7.1** Interestingly, the archaeological excavation which has produced the greatest number of features of an ‘unknown date’ (HER 30) lies to the southeast of the study-area. This consisted of a linear feature and postholes containing decorated wall plaster. As no solid dating evidence was recovered, it is difficult to judge their significance in relation to the study-area.

8 CARTOGRAPHIC & DOCUMENTARY EVIDENCE FOR POST-MEDIEVAL DEVELOPMENT

8.1 The post-medieval development of the study site can best be illustrated with a historic map regression, referencing the cartographic and documentary sources. The following section discusses several of these in chronological order.

8.2 John Rocque's, 'Map of the Cities of London, Westminster and the Country 10 miles around' 1746

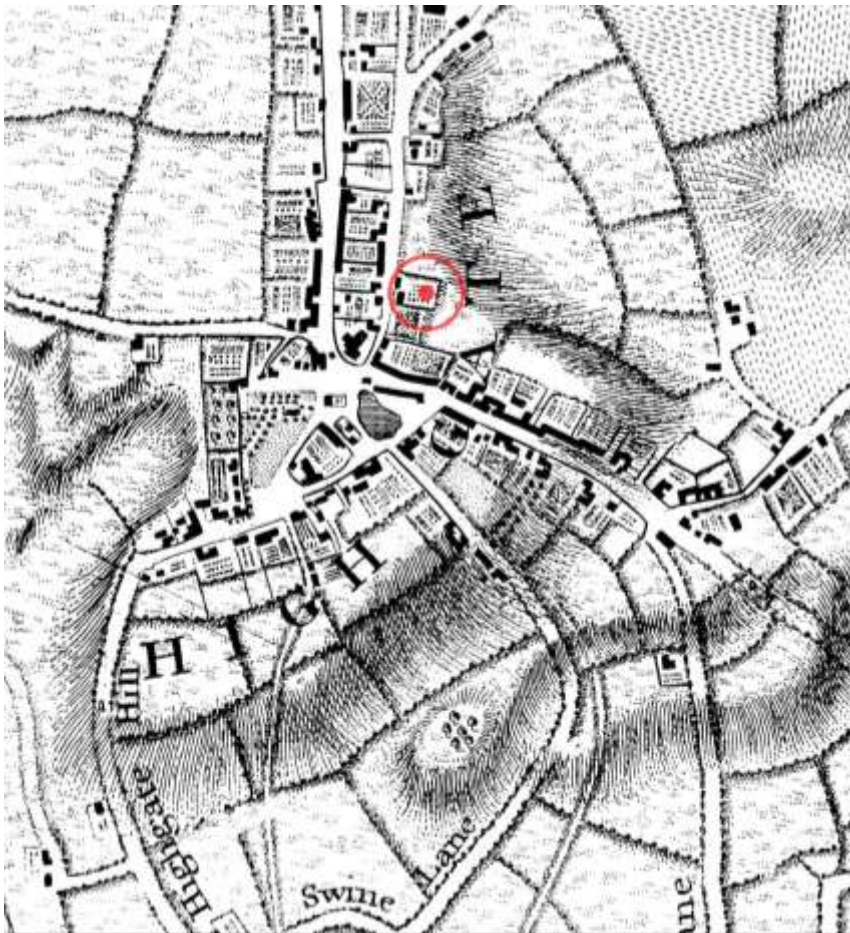


Fig.10: Rocque's Map, 1746, with study-area marked

8.2.1 This map extract locates the study-area in a plot of ground to the east of Southwood Lane, one of the major thoroughfares leading in and out of Highgate, and immediately northeast of the centre of Highgate village. Two small buildings occupy the street frontage and the rear space is enclosed to form a garden or orchard. The shading on the map to the east of the site indicates the ground sloping away into the 'Backlands'.

8.2.2 The study-area lay within the manor of Hornsey, owned by the Bishop of London as a remnant of the Bishop of London's deer park. Interestingly, the manor court rolls from 1603 provide no indication of any specific agricultural system taking place within this area. This suggests that the open fields depicted in the maps were not part of any formalised system of farming, but may have been left fallow.³

³ Richardson, 1983. p.17.

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



Fig.11: Extract from the 1807-08 Surveyors drawing for the original OS map, study-area is outlined in red

- 8.3.1** This is a small-scale map, and depicts the study-area in the same way as on Rocque's 1746 map. Highgate village is still confined to ribbon development alongside the main north-south and east-west routes.

8.4 Anon, *Hornsey Enclosure Map*, 1815



Fig.12: *Hornsey Enclosure Map*, 1815, with study-area marked

- 8.4.1** This 1815 Enclosure Map shows the study-area, and the surrounding area, in broadly the same way as Rocque's Map and the First Edition Surveyor's Drawings, in that it occupies long thin plots aligned east from Southwood Lane. The two plots are largely undeveloped, with only a small building fronting onto the street along the far western boundary. The plots are occupied by C.W.Hicks Esq. in the west and Mary Melton in the north and east.

8.5 Edward Stanford, *Map of London*, 1862



Fig.13: Stanford's Map, 1862, with study-area marked

8.5.1 This mid-19th century map extract depicts the study-area in broadly the same way as it appears on earlier maps, occupying the same two plots as in 1815 (fig.12). The building occupying the Southwood Lane street frontage was purchased in 1845 from the estate of Mr Bloxham, a former Governor of the School to provide a residence for the recently appointed Head Master, Rev. John Bradley Dyne, (see 7.6.5).

8.6.1 The map extract above depicts the site in a far greater level of detail compared to previous examples. The site is still divided into a western and eastern part, with the latter open ground. The western plot is still occupied by the street frontage property which is made up of five or six elements including at least one glasshouse / conservatory in the southwestern angle of two wings. The central portion of the site is laid as garden with a number of paths breaking up the space.

8.7 Ordnance Survey, *London Sheets III.61 and III.62, 1895*



Fig.15: Extract from 1895 OS map showing detail of study site

8.7.1 The above extract from the 1895 OS map shows a street frontage building with a more regular footprint. This building is labelled Cholmeley House; linking it closely to the wider Cholmeley School site, and served as a Junior School from 1889-1938.



Fig.16: 1896 OS Map (25 inch reduced), showing the wider area and development of Highgate

8.11 Ordnance Survey, *London Sheet II.9*, 1938



Fig.18: 1938 OS map (25inch reduced), with study-area marked

- 8.11.1** The 1938 OS map depicts the study-area in the same way as the 1913 map. The land to the east has been developed as a large housing estate. In 1938 the Junior School based in Cholmeley House was closed.
- 8.11.2** In 1939 Highgate School was evacuated as a precaution to the threat of oncoming war. Boys whose parents did not wish them to stay were relocated to North Devon; the seniors to Westward Ho! and the Juniors to Hartland Abbey. During the early years of the Second World War the majority of the school buildings were commandeered for use by the Royal Navy. When the school returned from its self-imposed exile in 1942 Dyne House had to serve as the main school campus before the Navy returned the rest of the school buildings to the school in 1943.
- 8.11.3** Away from the site Highgate's suburbs were expanding. Cholmeley Park, to the east of the study site was laid out in the 1910s, with Cholmeley Crescent being laid out but not yet built on by the early 1930s. In general, what had historically been open fields was now part of Highgate's development as a wealthy settlement.



Fig.20: Rear view of the Old Dyne House facing SW, before its demolition in 1966. Highgate Chapel is just visible above the tree-line in the background

8.14 Ordnance Survey, TQ Plan 2887-A, 1967



Fig.21: Extract from 1967 OS map

- 8.14.1** In 1965 the Highgate School board raised money to build a new school block to replace the 'Old' Dyne House. The original building was demolished in 1966 and the new block was completed in 1967 and served as the Music and Arts building, opened by Yehudi Menuhin. The new Dyne House has a much more functional and conservative footprint with the main rectangular school block and a square car park to the rear in the southeast. To the rear of the main school block in the northeast is a roof terrace overlooking the lower part of the site, with the early-20th century buildings still standing. The site has changed little since this time.

9 THE PRESENT SITE

9.1 A visit was made to the site on September 5th 2018, and a photographic record made of the site as it is. What follows is a short written description of the site accompanied by illustrative photographs. The following section should be read in conjunction with fig.22 for location of figures, and figs.23-41 for views of the current site.



Fig.22: Plan showing direction of view of site photos (figs.23-41)

9.2 Dyne House has its main entrance off of Southwood Lane, however an additional pedestrian subway was built in 1967 at the same time as the present structure to allow quick and safe access to the adjoining Island Site so that pupils and staff would not have to cross the busy road each time. This emerges at Lower Ground floor level in the current building.

9.3 The existing Dyne House is a six-storey building with an additional two floor levels below ground. At the rear of the structure at ground floor level is a roof terrace over the two additional below ground levels which overlooks The Gibbon Garden.



Fig.23: Tunnel linking Island Site and Dyne House, (background), facing SE



Fig.24: Roof terrace of Dyne House, facing SW towards the rear of the main structure



Fig.25: Roof terrace behind Dyne House facing NW. Note the adjoining properties with gardens at lower levels, the trees just visible behind the retaining wall.

- 9.4** From the roof terrace behind the main structure the dramatic difference in levels across the site is clearly visible, (fig.26). The fall in slope from the street outside to the rear of Dyne House building is over 6m, and to the Parade Ground c15m.



Fig.26: View from Roof terrace of Dyne House, downslope to the Parade Ground Building and Drama Studio, facing NE



Fig.27: View down to The Gibbon Garden, facing SE



Fig.28: Roof terrace car park, facing S. Note the adjoining properties built downslope, denoting the significant drop-off

- 9.5** From the rear of Dyne House, an external flight of steps leads down to ‘The Gibbon Garden’; a central terrace which is laid with large concrete paving blocks, and built on two levels, (figs.29 and 30). The terrace contains several mature trees on its northern and eastern sides.



Fig.29: Rear exit of Dyne House to The Gibbon Garden level. The roof terrace lies two floors up from the bottom of the steps, to the left of frame. Facing SW



Fig.30: *The Gibbon Garden below Dyne House, facing S*

- 9.6** Below The Gibbon Garden, beyond the screen of mature trees lies the Parade Ground Building, built in 1904, and aligned NNW-SSE across the width of the site. This building is two-storeys high and is accessed by two flights of steps from the slope leading down to Parade Ground level which runs down the northern boundary of the site, (figs.31 and 33). The construction of this building has clearly been facilitated by terracing back into the side of the natural slope to create the present platform on which the structure stands. This will have removed any buried deposits within the footprint of the building.



Fig.31: *Parade Ground Building and Drama Studio, facing ESE*

- 9.7** The Parade Ground building serves as the administrative rooms and classrooms of the drama department. Its northeastern corner is linked to an adjoining ENE-WSW aligned building which houses the Drama Studios, but which once served as a Gymnasium, (figs.19 and 31), built sometime in the 1930s. This building is likewise accessed by a flight of steps from the northern slope, and has been terraced into the hillside. It stands at two-storeys, with its roof level matching the adjoining Parade Ground Building.



Fig.32: Parade Ground Building below The Gibbon Garden, facing SE



Fig.33: Steps down to the Parade Ground Building, facing SSE

- 9.8** The rear of the site is reached by the steep slope bordering the northern edge of the site, and opens out abruptly into a large open space, bordered by mature trees and hedgerows, and surfaced with tarmac. This is known as the Parade Ground, but serves as a collection of multi-functional sports courts. Looking southwest, back up to Dyne House, the steep slope down from street level is once again very noticeable. It is believed that the Parade Ground has been in part built up when the present Dyne House was created in the late-1960s.



Fig.34: *Parade Ground facing WSW*



Fig.35: *Parade Ground facing W*



Fig.36: *Parade Ground facing WNW*



Fig.37: *View from Parade Ground facing WSW, up towards Dyne House*



Fig.38: *Redundant 1950s swimming pool facing S*

- 9.9** The swimming pool and diving platform built in the 1950s is redundant and is screened behind wooden fencing and in a much dilapidated and overgrown state.



Fig.39: Southern side of the Drama Studio, and rear of Parade Ground Building, facing SW. Dyne House can be seen behind the roof of the Parade Ground Building further upslope

- 9.10** A small outbuilding lies to the southwest of the Parade Ground Building, alongside a defunct set of steps which once led up to The Gibbon Garden. The retaining wall between middle terrace level and the Parade Ground Building also survives intact, and appears to be contemporary with the 1904 structure.



Fig.40: Southern side of Parade Ground Building, facing SW



Fig.41: Steps and retaining wall on the north side of Parade Ground Building, facing SW

10 PROPOSED DEVELOPMENT

- 10.1** The proposed redevelopment of the Dyne House site includes re-cladding, re-furbishment and extension of Dyne House and the demolition of the existing Teaching Building, Drama Studios and redundant swimming pool and the erection of a more integrated series of buildings on a larger footprint, to house the Sixth Form and Music departments, (fig.42). The new development will be built around two main buildings; the 'Dyne House and Auditorium', to the west, and the 'Rear Block' to the east.

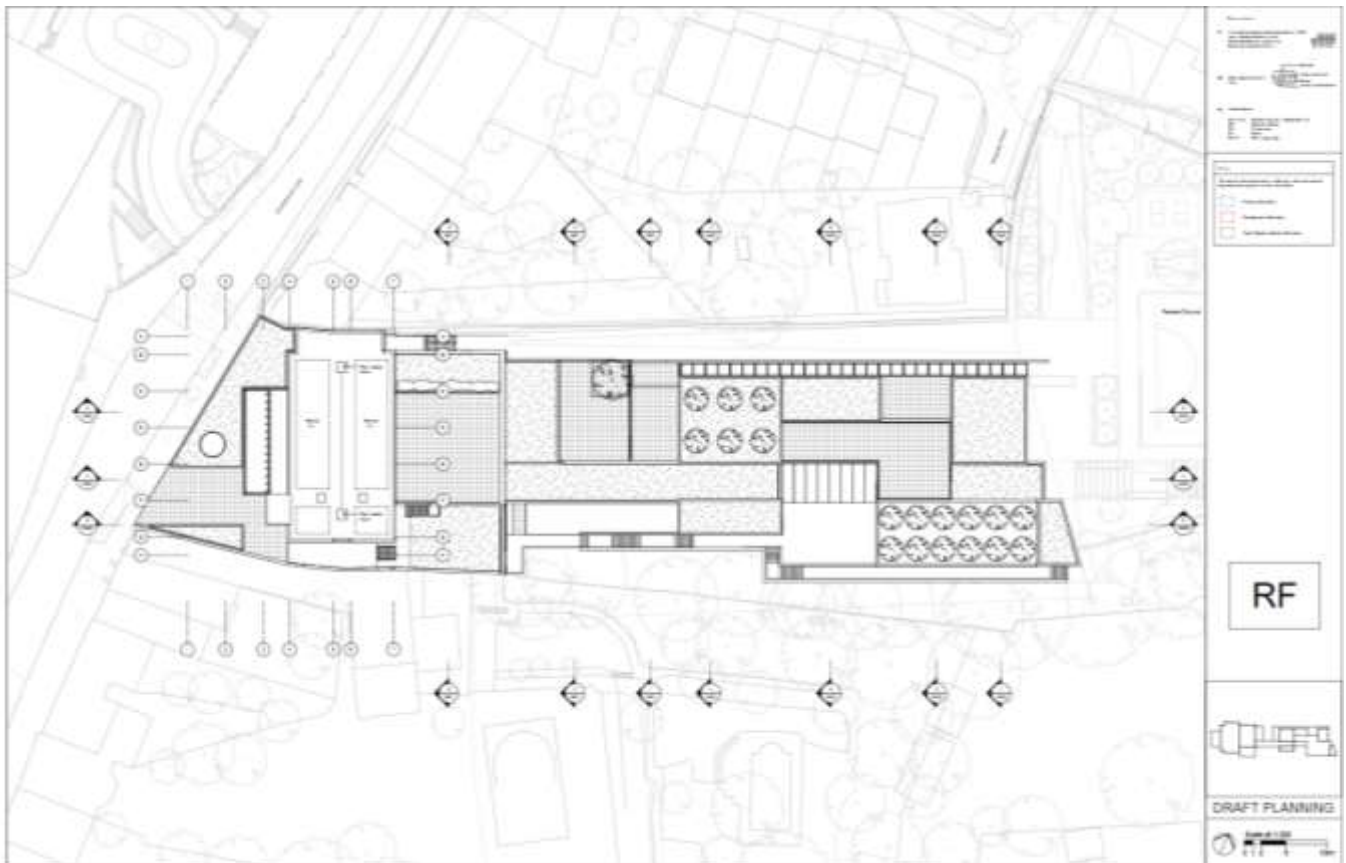


Fig.42: *Proposed footprint*

- 10.2** The new Dyne House will be built around the existing concrete and brick-clad framework but will have a slightly enlarged façade to incorporate a new single-storey entrance pavilion at ground floor and additional classroom space for floor levels 1 to 4, (figs.43 and 45). This building will house the Sixth Form common room and Seminar rooms at ground floor level and above alongside the existing Auditorium and recital rooms in the two-storey basement below ground which will undergo renovation. Additional excavations at the front of the building will provide a single Lower Ground floor to house plant and a new entrance foyer from the pedestrian subway. A small extension to the rear of the existing Auditorium at level -2 will house stage circulation and storage for the Auditorium.
- 10.3** The Gibbon Garden behind Dyne House is to be retained as open space, with improved landscaping. The southern side of the garden will incorporate a new glass linking corridor to the 'Rear Block' downslope. As such the new linking corridor

will enter the Rear Block at top floor level the equivalent to -2 from street level, (fig.45).

- 10.4** The Rear Block will house the Music Department with practice rooms and teaching spaces as well as sixth form teaching and study rooms. This building will comprise four floors and an additional two floors below ground, (figs.45-47). The footprint of the new Rear Block will be much larger than the present buildings and also cover the area of the existing swimming pool, (fig.42). The excavation of the additional two floors below present ground level will entail considerable disturbance of the underlying stratigraphy. However, as previously noted, the site has already undergone significant truncation / removal of deposits during construction of the existing buildings and as such the perceived impact on buried archaeology is believed to be low.
- 10.5** In terms of massing, the new development will occupy a similar enough footprint at the front and a similar roofline across the site to have minimal effect on the existing streetscape and views.
- 10.6** The proposed materials used in the street frontage complement the existing Highgate School properties on The Island Site and do not differ greatly from the existing treatment therefore these materials will also have a positive or neutral impact upon the streetscape.



Fig.43: Front elevation of Dyne House onto Southwood Lane, (left), and rear elevation from the Parade Ground (right)

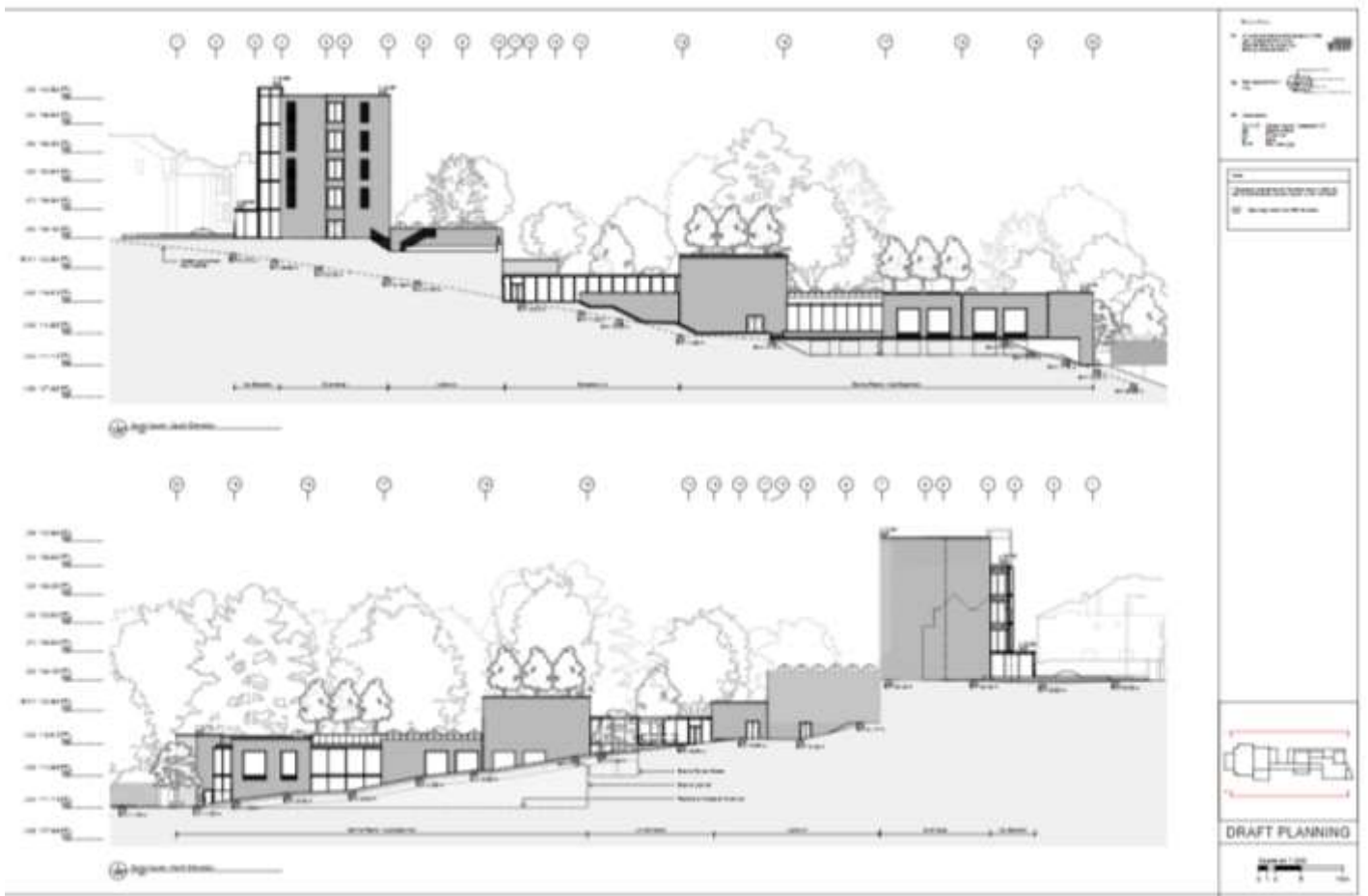


Fig.44: Southern, (top), and northern, (bottom), elevations for Dyne House redevelopment

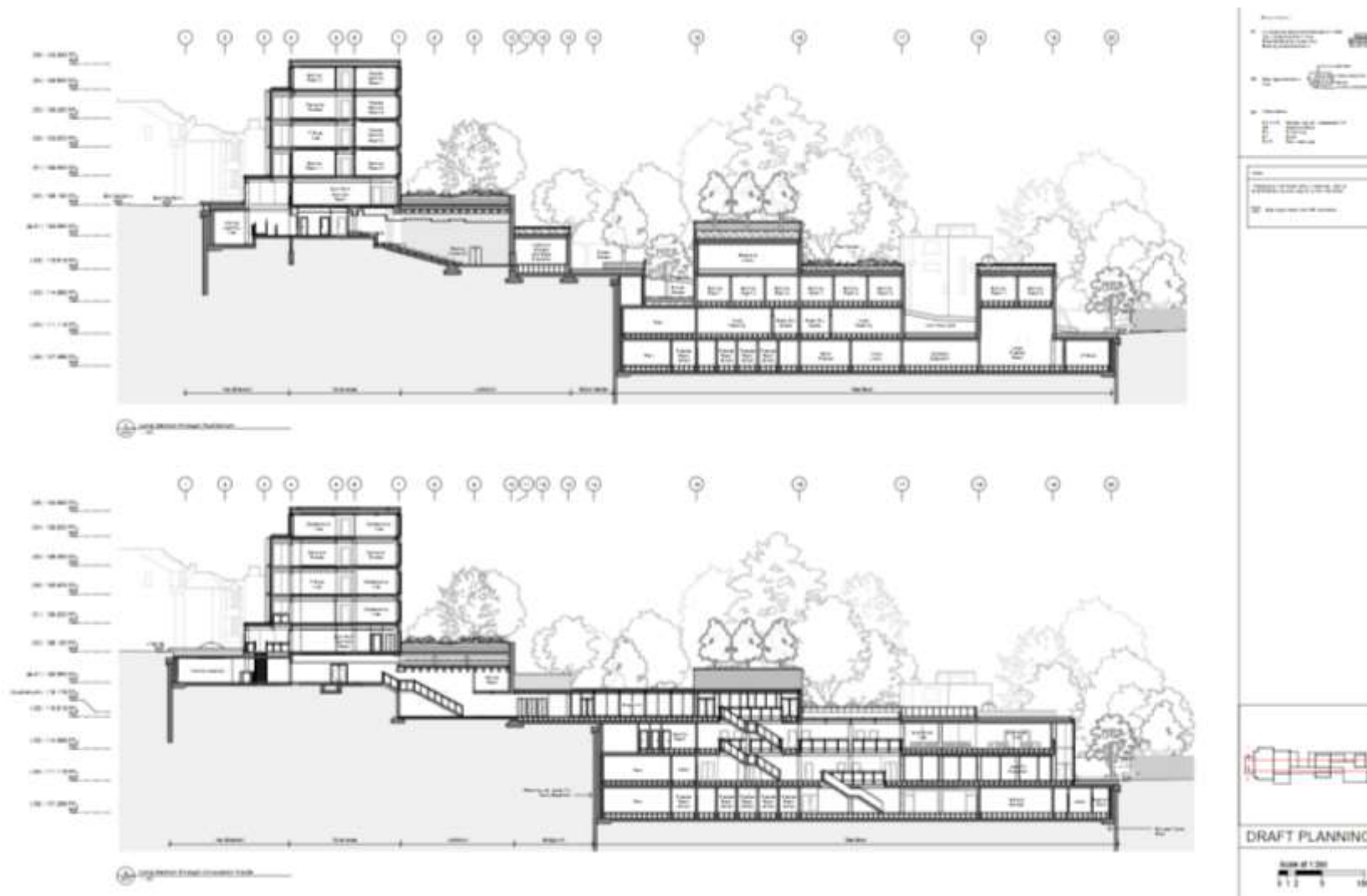


Fig.45: Sections through redevelopment, (west to left, east to right)

- 10.7** The Parade Ground at the rear of the site will be developed to provide emergency and service access to the new building and the rear of Dyne House. The remainder of the site will be ‘greened’ with a Multi-Use-Games-Area (MUGA), synthetic grass ball area and planted to improve the visual amenity of the area for pupils (figs.46).



Fig.46: *The proposed MUGA and landscaping of the Parade Ground area*

11 THE ARCHAEOLOGICAL POTENTIAL OF THE STUDY SITE

11.1 Prehistoric

11.1.1 The site is located within a larger prehistoric landscape, on one of the highest points in London on well-drained soils which would make it appealing to early settlers. Evidence of periodic use of the landscape for the production of flint tools has been identified in Highgate woods to the north, but no sedentary community. The recent finds on Parliament Hill is intriguing, but is yet to be fully understood. Later developments on site however are likely to have removed any prehistoric deposits.

11.1.3 *The potential for the site to contain prehistoric remains is therefore deemed to be negligible to low.*

11.2 Roman

11.2.1 The site lies within an area of relatively sparse Roman activity. Several pottery production sites have been identified to the northeast of the site, but at a considerable distance away. No evidence of a wider settlement has been identified as of yet.

11.2.2 *It is therefore believed that the potential for encountering Roman archaeology is negligible to low.*

11.3 Saxon

11.3.1 There is no evidence for Saxon occupation within the immediate area of the site, and although Highgate probably has early medieval origins this has yet to be conclusively proved.

11.3.2 *The potential for Saxon deposits being encountered is considered negligible.*

11.4 Medieval

11.4.1 The site lay outside of the southeastern corner of the Bishop of London's Deer Park which was a minimally managed landscape. It is unlikely that this use of the land left much of an imprint in the archaeological record. After the opening up of the parkland from the 15th century the site is believed to have occupied land close to the centre of the settlement of Highgate. It is not known what kind of property occupied the street frontage during the medieval period, or even if any such property existed, however it would seem likely that the land would have been built on from a relatively early date. It is also possible that residual material may have found its way into surviving buried soils, however, the level of previous development may have removed such deposits.

11.4.2 *The chance of encountering medieval deposits is therefore deemed to be low to medium.*

11.5 *Post-medieval*

- 11.5.1** The site was definitely occupied by a street frontage property from the mid-18th century as evidenced from cartographic sources, and possibly earlier. During the 19th century the site was occupied by a large property owned by Highgate School as the Head Masters House, as the core of the Junior School, and as the Drama, Music and Arts department. The addition of the Parade Ground Building, Drama Studios, swimming pool and Parade Ground in the 1930s entailed a significant amount of hard landscaping, and terracing into the side of Highgate Hill and so most of the pre-existing soil profile will have been removed and the underlying natural heavily truncated. This will have removed or at least severely truncated any previous archaeological stratigraphy.
- 11.5.2** *The chance of encountering post-medieval archaeology is therefore deemed to be medium to low. If it does exist it will most likely be limited to reworked soils associated with previous phases of development from the 18th century onwards.*

12 CONCLUSIONS

- 12.1** During the course of the DBA it has become clear that the study site has been subject to considerable truncation and hard-landscaping in the recent past, such that earlier archaeological deposits where once present are unlikely to have survived.
- 12.2** Little evidence for prehistoric or Roman activity has been uncovered in the immediate vicinity of the study-area, although it is possible that this is because of a lack of previous excavations rather than an absence of actual activity. However it is more likely that the natural topography of the site made any earlier exploitation unappealing.
- 12.3** The study-site lies within the heart of Highgate Village which has origins dating back to the 13th or 14th century, and it would seem likely that the site was occupied by some form of street frontage building from an early date. Cartographic sources indicate that the site was definitely occupied from the mid-18th century. The later history of the site from the mid-19th century onwards is dominated by the presence of Highgate School and the establishment of Cholmeley House as a Junior School and later the Drama, Music and Arts Department. Construction of additional school buildings to the rear of Cholmeley House in the first half of the 20th century involved large-scale terracing and excavations to create a useable site which will have removed large swathes of historic deposits. The construction of the present-day Dyne House at the top of the Hill and its associated lower ground floor and access tunnel to the Island Site will have also removed large amounts of buried stratigraphy.
- 12.4** Given the topography of the site on such a steep gradient, the historic development across the site from the 19th century onwards and the level of landscaping and ground disturbance this later development required, it is not deemed likely that any archaeologically significant deposits will be affected by the redevelopment of the site.

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