

Mallinson Sport Centre, Highgate
November 2022



HERITAGE STATEMENT MALLINSON SPORT CENTRE

Quality Assurance

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Appendix 1

LISTED BUILDING DESCRIPTIONS

Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Highgate School Capital Projects to determine the impact of proposals to the Mallinson Sport Centre (MSC) and adjacent ancillary structures. 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 site is centred on The Mallinson Sport Centre, a large brick building, as well as an adjacent 1960s swimming pool and nearby fives and squash courts. These twentieth century structures are a relatively late addition to the school buildings, with the Mallinson Sport Centre constructed in the 1980s. None of the buildings within the site are locally or statutorily listed, nor are they considered to be a non-designated heritage assets.
- 1.3 A proposal for alterations and extensions to the MSC was submitted for planning permission to Haringey Local Authority in March 2015, and received consent 5th June 2015, LPA reference HGY/2015/1029. This project had extensions to the western side on Bishopswood Road, and to the east courtyard, with a number of targeted alterations. However, this project was not carried out and has been superseded by the new proposals considered in this report.
- 1.4 The site is located within Highgate Conservation Area, a designated heritage asset. This area is predominantly characterised by residential housing comprising the historic village core of Highgate and was first designated in 1967, before the boundary was subsequently extended in 1990 and 1994. To the north west of the site is 16 Broadlands Road, a residential Victorian villa which is Grade II listed and also a designated heritage asset. The forecourt wall to the south of the villa is also separately Grade II listed.
- 1.5 This report seeks to satisfy the NPPF (2021) requirement to determine the impact of proposals upon the significance of heritage assets. This work will assess the significance of these assets, and determine the current contribution of the site to their significance before assessing the impact of the proposals upon this contribution. This assessment will be informed by a photographic site survey as well as extensive archival research undertaken at local and national archive resources, including the School's Archive.
- 1.6 It is noted that 8 & 10 Broadlands Road, 16 & 18 as well as Nos. 22 Bishopswood Road are locally listed, however it is considered that due to distance from the site, intervening development as well as their reduced sensitivity in terms of their non designated status, that the proposals will pose no impact and have been scoped out of this report. Please note that while 3 Bishopwood Road is identified as locally listed by the council, this building has since been demolished and replaced with a contemporary structure.

Authorship

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

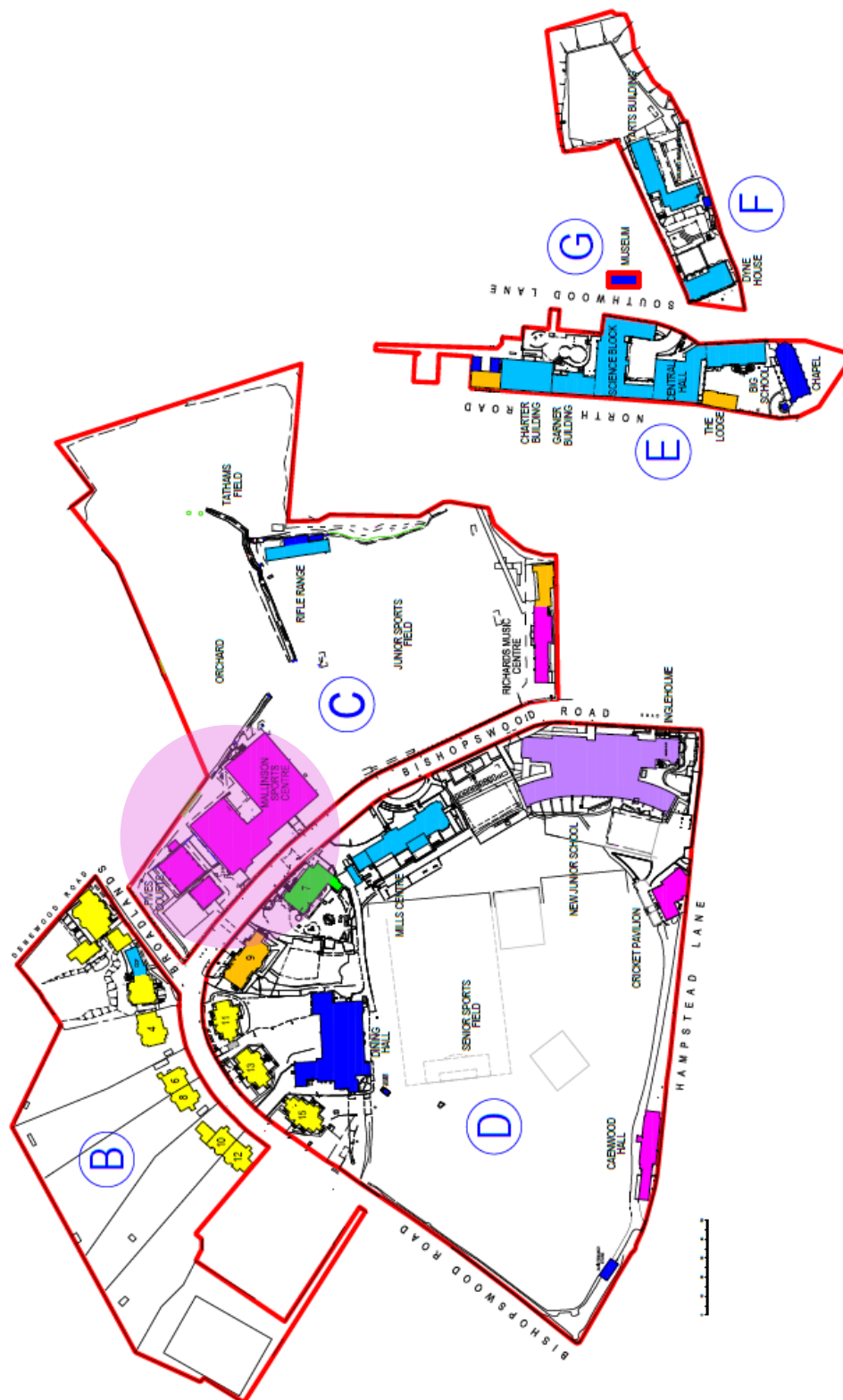


Figure 1 Map of School properties in Highgate. The location of the site is highlighted in pink.



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

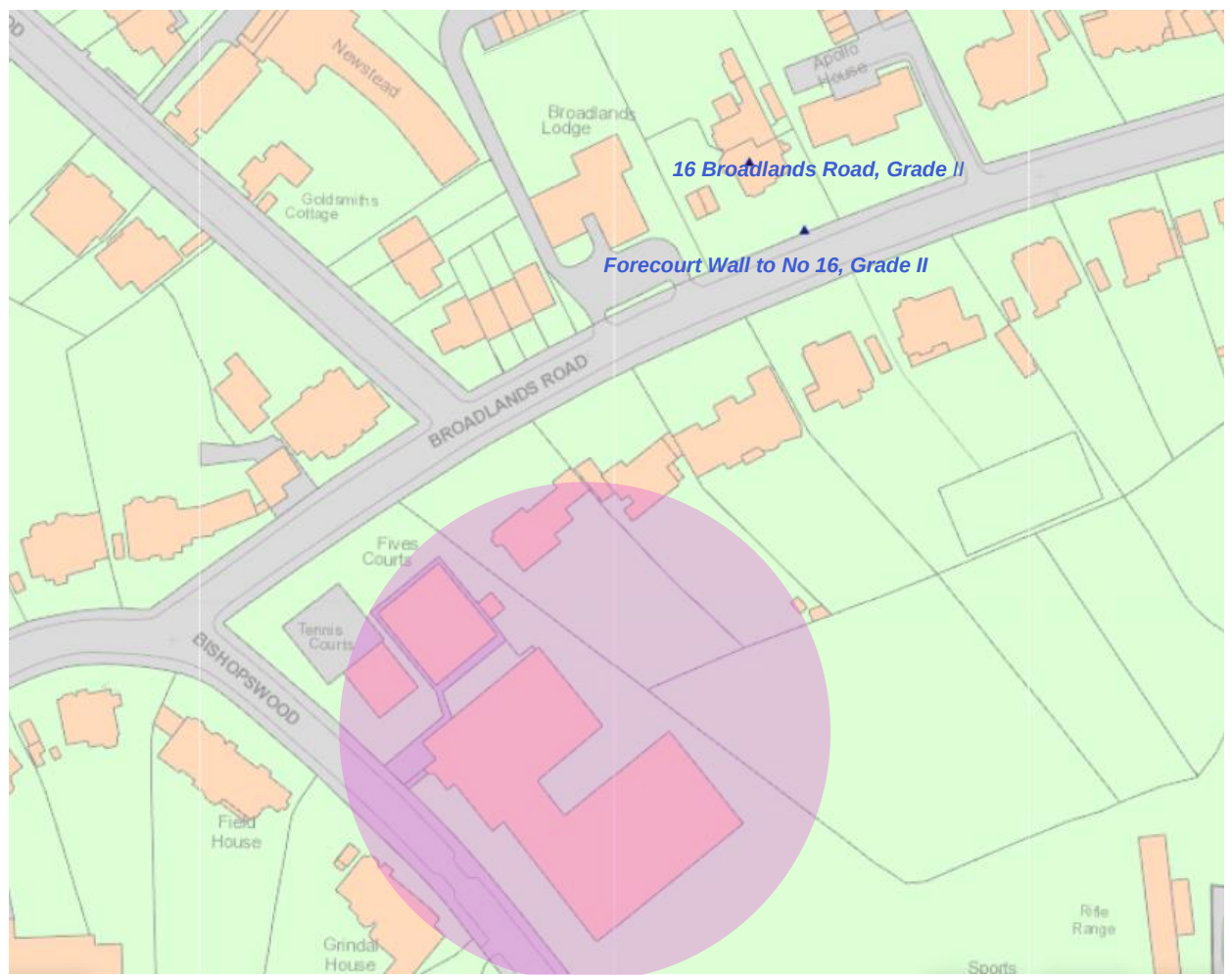


Figure 3. Map of Listed Buildings within the local vicinity. Listed buildings are indicated by blue triangles. This site is highlighted in pink. Source: Historic England.



Figure 4. Highgate Conservation Area Boundary. The location of the Bishopswood and North Road school sites are indicated by the blue circles. The location of the Mallinson Sport Centre is highlighted in pink.

2.0 Legislation

National Policy

Planning (Listed Buildings & Conservation Areas) Act 1990

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

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

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

National Planning Policy Framework (2021)

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

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



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

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

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

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

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

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

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

Planning Practice Guidance (PPG) (2021)

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

Historic England ‘Conservation Principles: Policies and Guidance’ 2008



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

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

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

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

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

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

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

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

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

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

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

Local Policy

The London Plan (2021)

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

2.3 Policy D1 London's form and characteristics

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

Form and layout

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

Quality and character

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

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

2.4 Policy HC1 Heritage conservation and growth

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

Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their

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

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

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

Haringey Development Management DPD (July 2017)

2.5 Relevant local policies are as follows:

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

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

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

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

- a) The priority given to sustaining and enhancing the significance of a heritage asset and its setting;*
- b) Character appraisals and management plans or other guidance, where they are available;*
- c) The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;*
- d) The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;*

- e) The desirability of securing a viable use for a heritage asset consistent with its conservation;*
- f) An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and*
- g) The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.*

Conservation Areas

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

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

Listed and Locally Listed Buildings

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

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

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

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

Enabling development

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

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

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

2.7 Policy DM5: Locally Significant Views and Vistas

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

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

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

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

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

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

Strategic Policies (2013) (with alterations 2017)

2.8 SP11: Design

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

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

2.9 SP12: Conservation

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

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

Highgate Neighbourhood Plan (2017)

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

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

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

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

3.0 Methodology

Heritage Assets

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

Meaning of Significance

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

Assessment of Significance

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

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

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

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

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

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

Contribution of setting/context to significance

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

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

Assessing Impact

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

Table 1 Assessment of Significance

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

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

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

Table 2 Assessment of Sensitivity

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

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

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

Table 3 Assessment of Impact

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

Summary of Assessment

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

Recent appeals

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

Research Methodology

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

4.0 Historic Development of Highgate School

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

Early History

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

Nineteenth Century Improvement and Expansion

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



Figure 5. The School showing the rebuilding works of 1819 and chapel in 1830, prior to the chapel's demolition and school hall's extension.

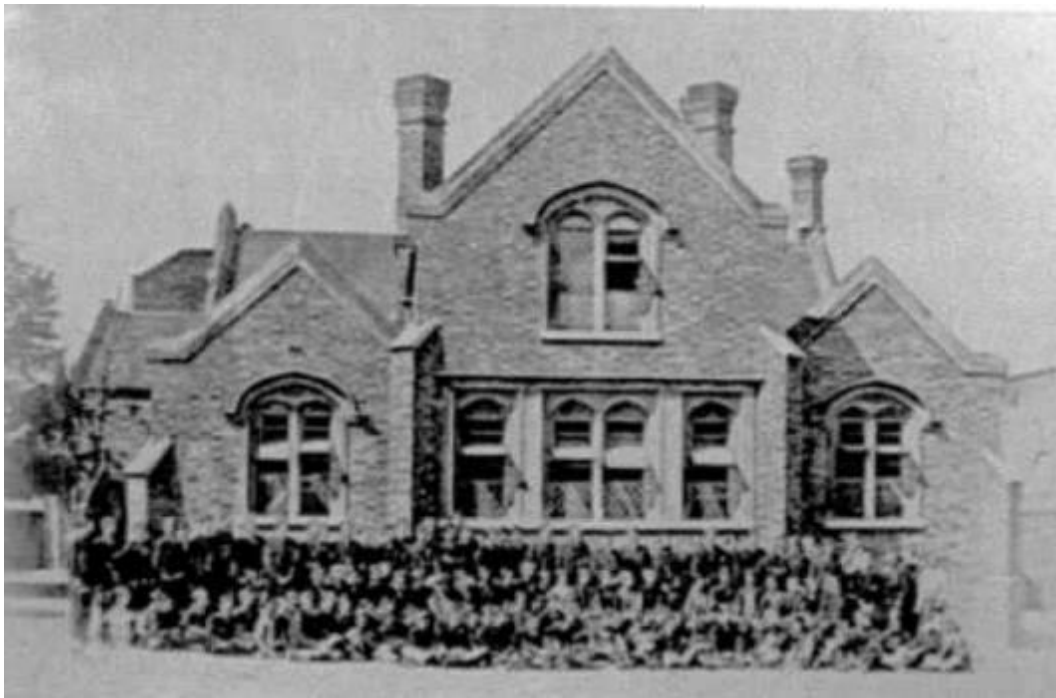


Figure 6. The school c.1860 seen from the south, prior to the redevelopment of 1866-7. This image shows the extended classrooms and window above the library.

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



Figure 7. Extract from the Ordnance Survey Map of 1863 showing the two school sites, indicated by the blue circles. The school site on North Road is to the right of the map labelled as 'Cholmeleys School' and the Hampstead Lane site is to the left marked as a 'Cricket Ground', note Bishopswood Road does not yet exist and the redevelopment of the school within the island site is yet to take place. The future location of the MSC is indicated by the pink circle.

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



Figure 8. Extract from the Ordnance Survey Map of 1896 showing the two school sites, indicated by the blue circles. The approximate location of the site is indicated by the pink circle.

- 4.9 Within the Bishopswood Road site an additional fives courts (not within the site) was added to the cricket field by 1899, as well as a woodworking shop and additional classrooms within the grounds of Cholmeley House (future site of Dyne House) to Southwood Lane.

Early Twentieth Century

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



Figure 9. 'new' Junior school building, Bishopswood Road 1938 (now demolished).

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



Figure 10. View of the senior field, 1988. Buildings seen left to right: Bishop Sandys (1925), Dining Hall (1958), Field House (1929), Grindal House (just seen (1920)) and School House (now Mills Centre (1880)).



Figure 11. View of the Senior field, 1988. Buildings seen left to right: Cholmeley House & the Junior School (1938) (just seen), The Tuck Shop (1912) and the Old Fives Court (1899), the 1914-18 Memorial Pavilion.

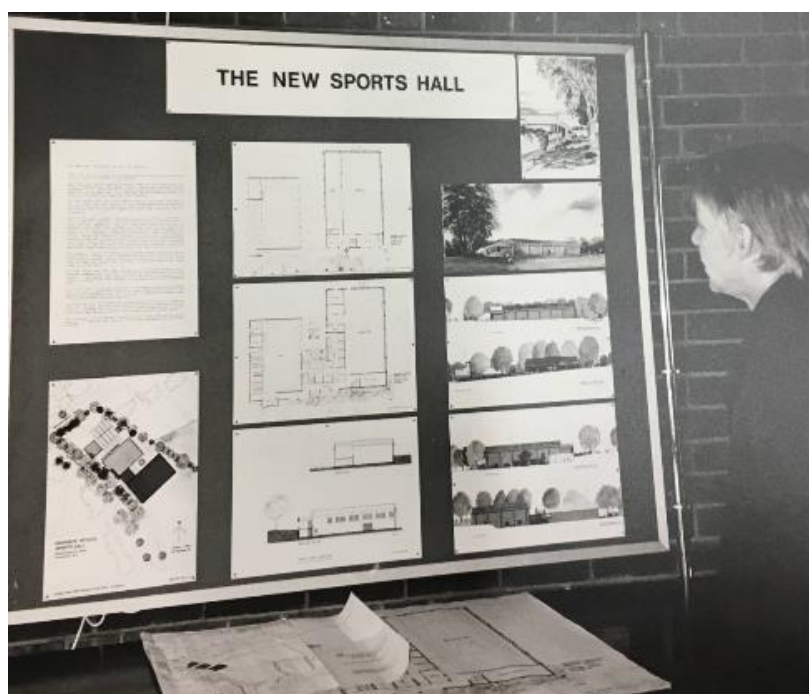


Figure 12. Designs for the MSC on its open day, showing expansion from the old swimming pool south.



Figure 13. Newly completed Mallinson Sports Centre in the 1980s.



Figure 14. Mallinson Swimming Pool Under Construction.

Modern Improvements

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

Summary



Figure 15. Map showing the acquisition of land in Highgate by Highgate School. The black line indicates Highgate Conservation Area Boundary.

4.14 The architectural history of Highgate School is complicated, reflecting the consistent use of the land under the school's ownership as a working educational establishment and as such regularly updated to reflect contemporary mores in education. As such the built fabric of the school can largely be ascribed to four periods: mid-nineteenth century foundation buildings, late nineteenth century extension, twentieth century expansion and contemporary restoration, extension and intervention.

4.15 This has created a hugely varied appearance within the school sites. Phases of building work are clearly identifiable as each development reflects contemporary understanding of architectural design as well as the latest understanding of educational needs. As such contemporary additions can be seen to create a strong contribution to the character of the school sites.

4.16 This eclecticism is also true of the Bishopswood Road area where rather than one connected complex, individual buildings have retained their own architectural identity, resulting in considerable variety as each addition to the site expresses the architectural fashions of the time. The overall character is therefore high-quality and varied, featuring a number of interpretations of decoration with brick of all hues used for artistic effect. While the built character of the site largely dates to the twentieth century, each element, comprising the refurbished five courts, squash courts, 1960s swimming pool and 1980s sport centre each have their own architectural style and the complex as a whole, has a disjointed appearance which fails to match the quality of the other buildings within the school's ownership in and around Highgate.

Historic Map Regression

- 4.17 A comprehensive assessment of a selection of available historic maps has been undertaken to assist in the understanding of the site. Although such information cannot be considered to be definitive, experience shows that the mapping is often relatively accurate and reliable, particularly the later Ordnance Survey (OS) Maps, and taken together with written archival data and the physical evidence can help to refine the history of a site.



Figure 16. John Rocque's Map, 1754. The approximate location of the site is indicated by the pink circle.

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



Figure 17. Map of Highgate, 1850. The approximate location of the site is indicated by the pink circle.

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



Figure 18. OS Map of Highgate c. 1863. The approximate location of the site is indicated by the pink circle.

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



Figure 19. OS map 1893. The approximate location of the site is indicated by the pink circle.

- 4.21 The OS map of 1893 shows the completion of Bishopswood Road, note the addition of the pavilion to the south as well as the Mills Centre, labelled here as 'school house'.



Figure 48. Bishopswood Road site, early twentieth century. The approximate location of the site is indicated by the pink circle.

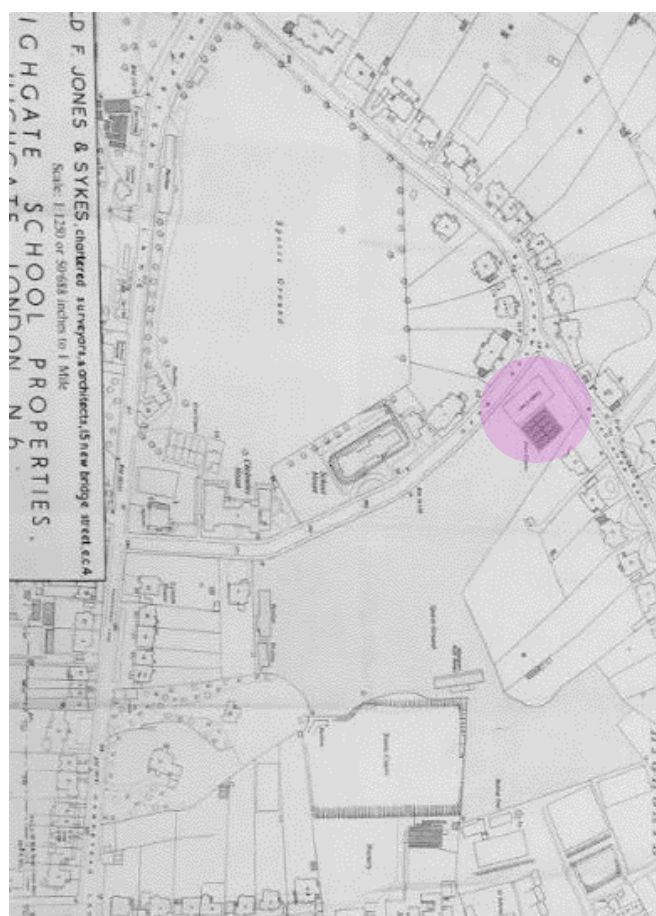


Figure 20. Plan of Highgate School Properties, mid twentieth century. The approximate location of the site is indicated by the pink circle.

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



Figure 21. Plan of Highgate School Properties, mid twentieth century, note addition to the new 'Dining Hall' to the north of the 'Sports Ground'.



Figure 22. 1990s plan of Highgate School Estate. Please note the arrival of the Mallinson Sport Centre.

5.0 Site Assessment

- 5.1 The site is located within the northern half of the playing fields to the west of Highgate town centre. Within the site boundary is a fives court, dating from the early twentieth century, a squash court building dating from the 1960's and adjacent to which is a ball games hard-court area with a surrounding tall chain-link perimeter fence. The Mallinson Sports Centre itself is located to the south of the junction of Broadlands and Bishopswood road, completed in the 1980s and is the largest structure within the site comprising a number of indoor facilities including a main sports hall, a 25m 6-lane pool hall with spectator seating, a gym, and other ancillary spaces including changing rooms, toilets, reception and administration rooms.
- 5.2 The existing buildings are constructed with concrete foundations and floors built over a concrete and steel superstructure frame. The external walls are comprised of fair faced natural clay brickwork, with a rustic wire cut texture to the surface. Some areas of the pool hall include metal sheet cladding to the upper levels. The roof is metal sheet cladding with colour coated metal decking as well as felted flat roofs found at the lower levels.
- 5.3 The older swimming pool and 1980s building have been connected following the completion of the MSC, forming a single development which steps down the slope of the site, from the south down to north. However the phased formation of the site remains legible. In terms of massing, these two structures remain the principle developments within the site. Aside from a simple soldier course at window heads, the building is largely without decoration.
- 5.4 As part of consented refurbishment works to the pool, the original aluminium sheet cladding to the pool hall is being replaced with new dark zinc coated metal cladding and roofing.
- 5.5 The fives court area is located in the north-east corner of the site and is comprised of red brick with rendered walls enclosing courts with small projecting features and steps designed to mimic a courtyard at Eton where the game of fives was invented. It is considered that the glazed roof is a late addition following twentieth century refurbishment. While a number of fives courts are statutorily listed at Grade II (Warminster School, Milborne Port, High Elms Estate, Cheltenham College, Musely Hill) these all pre-date the courts within the site, finished in the nineteenth century. Comparatively the fives courts at Highgate within the site are of low quality and are of very limited historic interest due to their later date.
- 5.6 The indoor squash courts, on the north-west side of the site adjacent to the fives court, is constructed of exposed concrete panels, using a common 'system' construction type. The repair of the building is poor, reflected in its overall appearance which exudes a sense of neglect. This is in part due to the use of concrete which has degraded and weathered over time, creating an overly urban appearance at odds with the suburban character of the surroundings.



Figure 23. Top Left: Plan of Highgate School Buildings, early twentieth century, future site of the Mallinson Sport Centre highlighted in red. Top Right: Plan of Highgate School Buildings, showing addition of the Mallinson Sport Centre. Highlighted in red. Bottom existing aerial view of the Mallinson Sport Centre, highlighted in blue.



Figure 24. Refurbished five courts to the north of Mallinson Sport Centre.

Summary of Significance

Historic Value

- 5.7 The Mallinson Sports Centre was commissioned in 1987, designed to provide new facilities to reflect the school's success at sports. The centre is close to the squash courts and a 1967 swimming pool, which was refurbished as part of these works. The complex provided bespoke facilities for fencing, cricket, and weights as well as a shop. Due to the relatively late construction of these buildings, the buildings within the site retain **Negligible** historic value, primarily due to association with the school's historic connection to sports and successful athletes such as Douglas Lowe (1917-21). While the fives courts have been located within the site in some form since the early twentieth century, their refurbishment by the middle of the century and current dilapidated states results in only a low overall historic value and contribution to the site's overall interest.

Aesthetic Value

- 5.8 Designed by James Cubitt Fello Atkinson and Partners the MSC and attached renovated pool are almost entirely devoid of decorative detail and are utilitarian in construction. The lack of fenestration to the principal building, modern yellow stock brick and corrugated roof form all create a somewhat industrial hostile character. This is exacerbated by the quality of the render used in the completion of the fives and squash courts. This contrasts with the otherwise high architectural quality of the surrounding built environment. The overall aesthetic value is therefore **negligible**. This separation between the earlier 60s swimming pool structure is easily legible and the two appear to have a somewhat incidental relationship, further undermining the overall aesthetic appeal of the whole.

Evidential Value

- 5.9 Constructed largely out of standardised components and twentieth century in date, the structures within the site have a **negligible** evidential value.

Communal Value

- 5.10 The buildings are used by the pupils that attend the school, and local community after hours. The nature of sports as a communal event, expands the interest of the building slightly beyond the immediate community of students and teachers, overall communal value is therefore **low**.
- 5.11 The overall significance of the building is **negligible**.

Setting and surrounding townscape character

- 5.12 The setting of the Mallinson Sport Centre and surrounding buildings within the site is comprised of the playing fields at Bishopwood Road. A small group of sports facilities is created along with the fives court to the junction, however surrounding additional school buildings to Bishopwood Road appear as individual structures of varying eclectic styles, scales and massing.

- 5.13 On the opposite side of the street to the west along Bishopswood Road the former Victorian residential villas are now largely in educational and administration use by Highgate School. This includes the pre-preparatory school house known as Grindall House. These structures use a light grey/yellow clay facing brick, and are noted for their decorative appearance with polychromatic treatment to window and door surrounds, featuring gothic architectural language elements such as pointed arches. In contrast along Broadlands Road, while these buildings are also Victorian in date these buildings are in the main constructed out of red brick, with some late twentieth century apartment blocks using a more utilitarian material pallet including concrete.
- 5.14 While the site is located close to the residential villas along Broadlands Road, the site has no architectural relationship with these villas, either in terms of brick stock, style, massing or function. Views from Bishopswood Road towards the northern portion of the site are somewhat enclosed, through the alignment of the junction combined with the tree line to the rear of the garden boundaries along Broadlands Road and overall topography of the area.
- 5.15 As noted within the historic development section, the gradual development of the area followed the purchase of the field by the school as a cricket pitch. Subsequently some of the earliest development in the area include sports facilities such as the cricket pavilion as well as larger complexes used as teaching facilities such as the Mills Centre. The immediate character of the surroundings, particularly to the south along Bishopswood Road is therefore somewhat institutional, albeit richly decorative, with high quality materials reflecting the care and attention to the design of each structure which varies in terms of style and materials. The Mills Centre dominates the surroundings, comprising a grand red brick building elevated through its isolated appearance in views across the playing field, sweeping approach road and complex roof form.
- 5.16 The surroundings also include several examples of contemporary architecture including the redeveloped site of Cholmeley House as well as the extension to the pre-preparatory centre. The astro turf playing fields adjacent to the site additionally cement the appearance of a wider complex of school buildings with up to date facilities, commensurate with a functioning educational establishment. Views north from the junction with Hampstead Lane to the south of the site take in these contemporary structures, as well as the imposing massing of the new junior school. The buildings within the site are comparatively indifferent in terms of contribution to these views and lack the attention to detail seen in the surrounding structures.



Figure 25. Entrance into Mallinson Sport Centre seen from Bishopswood Lane, looking south east.



Figure 26. View of side and return elevation of the Mallinson Sport Centre. Note blind brick façade contributing a plain utilitarian appearance to long range views across the playing field.



Figure 27. View of Mallinson Sport Centre seen from across the playing fields and astroturf looking west. Note dominant character of the Mills Centre and contrasting plain appearance of the MSC.



Figure 28. View towards the sport centre, taking in the side façade of the Mills Centre and playing fields. Note the prominence of the Mills Centre within this view.



Figure 29. Contemporary extension in the location of the now demolished Cholmeley House. Note use of decorative brick ventilation panels as well as asymmetric fenestration pattern.



Figure 30. View from the southern edge of playing field looking north. Note skyline is dominated by the contemporary mass of the new buildings which replaced Cholmeley House as well as the red brick Mills Centre.



Figure 31. View of the site seen in context with the contemporary building replacing Cholmeley House to the south of the site.



Figure 32. View of Mallinson Sport Centre from the south, with swimming pool seen to the rear, currently undergoing refurbishment works.

6.0 Significance Assessment

- 6.1 This section will determine the significance of the heritage assets identified in section 1, and the current contribution of the site. It is noted that all the listed buildings within this assessment fall within the Highgate Conservation Area boundary. Assessment and archive research reproduced will be proportionate to the significance of the buildings, as directed within the NPPF.

Highgate Conservation Area

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

Sub-area 9: Bishops

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

that Broadlands Road experiences an increased sense of enclosure due to the variety in gradients along its route, creating unfolding views.

- 6.8 The overall contribution of the site to the conservation area is therefore considered to be **minor adverse** by virtue of its unresponsive layout and design.

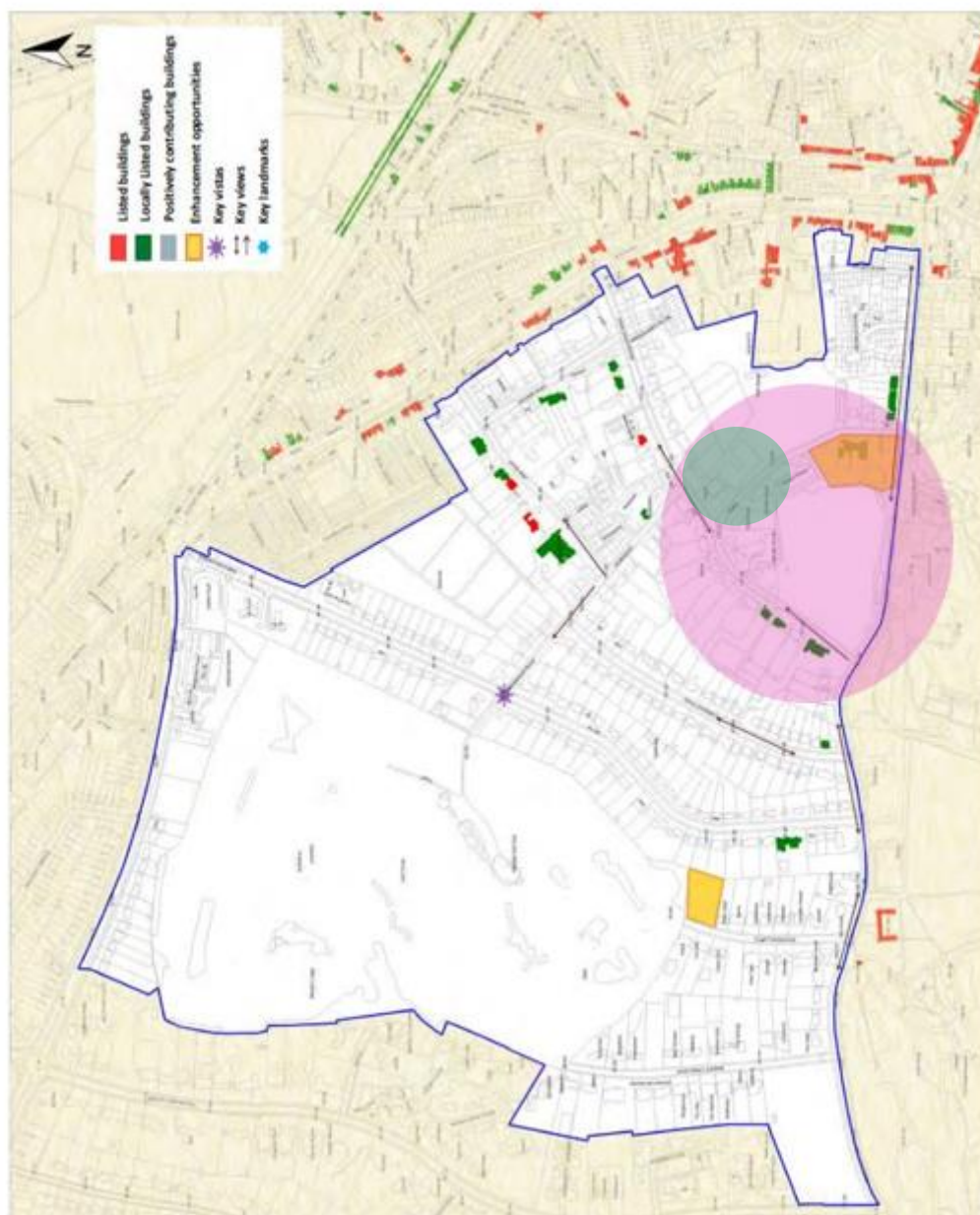


Figure 33. Highgate Conservation Area, Sub-Area 9: Bishops. The location of school's Bishopswood Road site is indicated by the pink transparency, and the site is identified by the green transparency. Please note this map pre-dates the redevelopment of the Junior School site.



Figure 34. Map of Listed Buildings within the local vicinity. Listed buildings are indicated by blue triangles. This site is highlighted in pink. Source: Historic England.

16 Broadlands Road



Figure 35. View of 16 Broadlands from Broadlands Road. Note works partially covered views of the building at time of site visit.



Figure 36. View of 16 Broadlands Road seen from the road.



Figure 37. Aerial view of 16 Broadlands. Source: Bing maps. Note variety of surrounding development.

- 6.9 16 Broadlands is a mid to late nineteenth century house. Constructed in a high Victorian Gothic style, the building contributes to the eclecticism of the area. The building is completed in two storeys with series of a deep pitches to the roofline. This roofline terminates in a spire like upper storey with a tall gabled roof over a square tower emphasising the gothic style. This creates a multifaceted appearance to the building with a complex and detailed massing. The roof surface is comprised of tile, with rubble walls finished in a 'crazy paving' style below. Decorative details include chimneys with tall, linked battlemented hexagonal brick shafts, as well as painted carved and pierced bargeboards. The fenestration is equally decorative, comprised of pointed windows with some single, some paired windows featuring additional quatrefoil decoration. Several of the windows feature hood moulds with headstops to all windows. A large canted bay at ground floor to the western façade provides a break from the otherwise gothic aesthetic, with cusped panels to a balcony above.

Summary of Significance

The special interest of the building resides in its highly decorative Victorian gothic appearance, reflecting the eclecticism of the period particularly in the emerging movement to create elaborate family homes for the burgeoning middle class. The overall significance of the building is considered to be **good**, with a moderate sensitivity.

Setting and contribution of the site

- 6.10 The setting of the listed building is on the leafy residential street of Broadlands Road. Either side of the heritage asset are two twentieth century apartment blocks. These buildings have no relationship to the listed building in terms of massing, materials, architectural style or decoration. While the relatively open grain of the street allows for a sense of spaciousness surrounding the listed building, these apartment blocks dominate the surroundings. To the south the material character of the surroundings is more fixed, comprised of red brick villas. While the core of these buildings appear Edwardian in style, nearly all have later additions or areas of re-fenestration, resulting in a mixed overall character. These surrounding buildings prevent through views towards the site and views along Broadlands Road are aligned away from the location of the Mallinson Sport Centre, orientated east-west in this location. The site presently therefore makes a **neutral** contribution to the setting of the listed building.

Forecourt wall to No 16, Grade II listed



Figure 38. Grade II listed forecourt wall to 16 Broadlands Road.

Summary of significance

This mid-late nineteenth century wall shares group value with that of the main house, constructed using the same seemingly random rubble bonding type. The wall also features sloped stone coping raised at intervals, as well as a gate and end piers with pyramidal tops. The wall possesses some evidential and architectural value, illustrating eclectic Victorian tastes of the period. The wall's interest primarily resides in its relationship with the main villa, defining its garden boundary and indicating a carefully designed family home. The overall significance of the building is considered to be **good**, with a moderate sensitivity.

Setting and contribution of the site

- 6.11 The setting of the wall is the same as that of the villa noted above, defined by the residential street. The contribution of the site to this setting is also the same, resulting in a **neutral** overall contribution due to a lack of intervisibility.

7.0 Proposals

- 7.1 This section will assess the impact of the proposals on the heritage assets identified in section 1. This section should be read in conjunction with the full drawing pack submitted as part of this application.

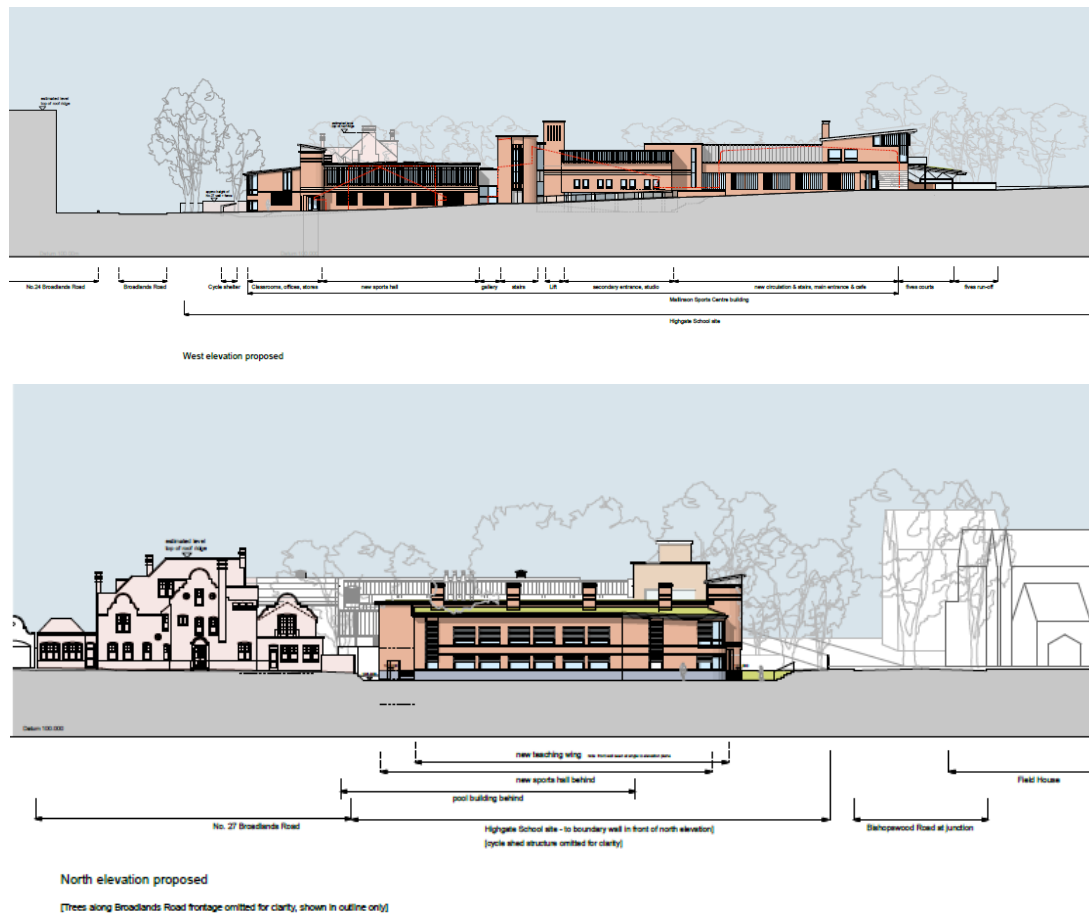


Figure 39. West and North Proposed Elevation.

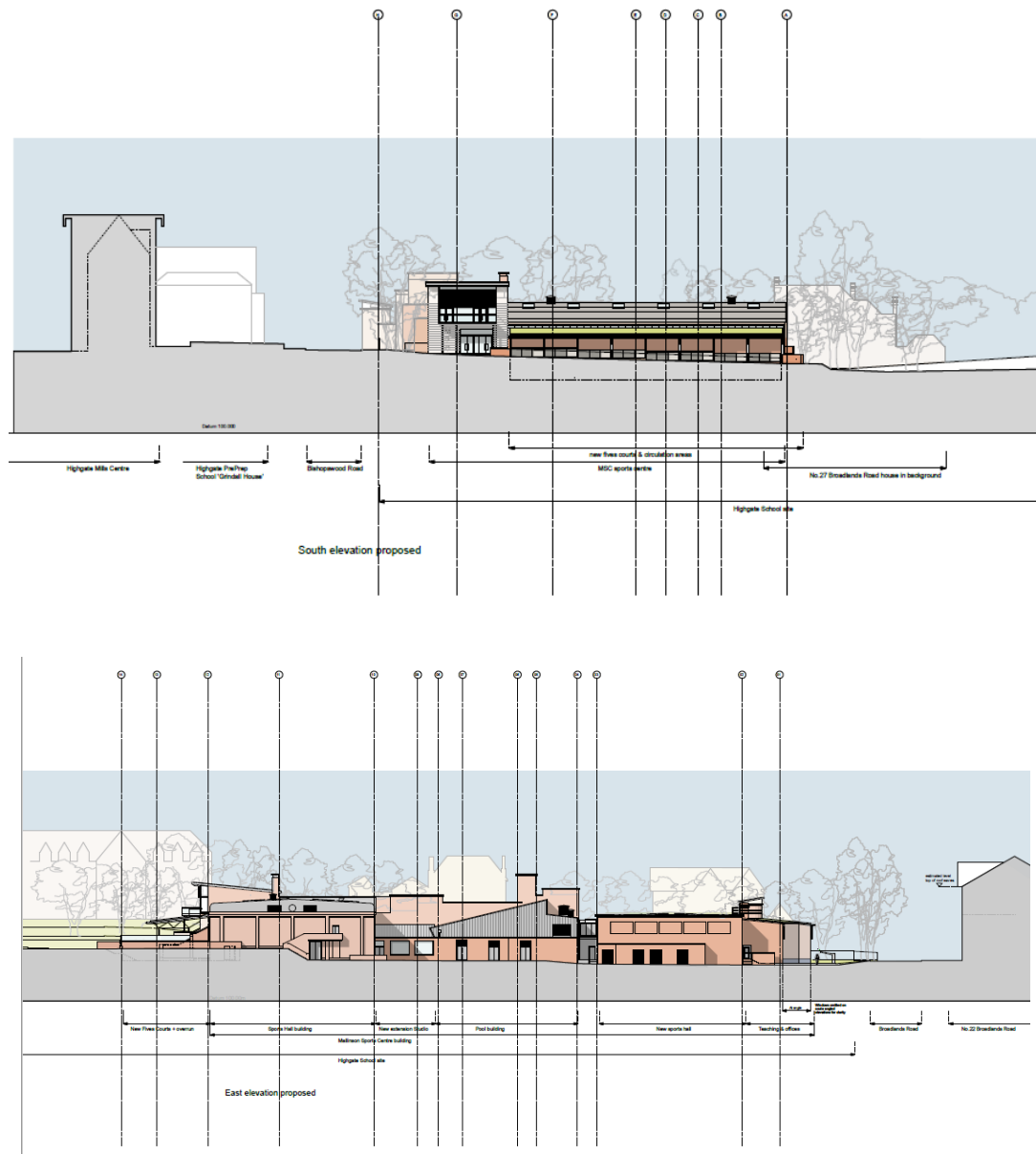


Figure 40. South and East Proposed elevations

Summary of Proposals

- 7.2 The proposals include the demolition of existing fives and squash courts at the north end of the site, the removal of external games court area and high chain-link fencing, as well as the construction of new extensions housing a second indoor sports hall, a teaching block extension, new external covered fives courts and an enhanced entrance with foyer, reception and café as well as an additional studio/gym. The pool is proposed to be retained. The relandscaping of a playing field to the north is also proposed, creating an oval of terraced earth enclosing a playing field.

Design Rational

- 7.3 An extensive consultation process has been undertaken, with the following key design rationales identified through ongoing consultation with the council and local groups:
- Massing of the whole should be broken to avoid the appearance of one monolithic structure.
 - A varied skyline should be retained.
 - The design should reflect the various uses housed within the complex.
 - The design should respond the scale and material character of the buildings along the street front.
- 7.4 The proposals should make use of the opportunity to give more prominence to the corner of Bishopswood Road and Broadlands Road, by the enhanced development of the spaces alongside the boundary around the site.
- 7.5 The proposals are arranged to create a loose stepped development that completely transforms and rehabilitates the site in relation to the corner plot at the junction of Broadlands and Bishopswood Roads. The proposals utilise the slope of the topography within the site to ensure a contextual overall massing, creating a staggered façade which ensures a sequential, animated elevation to the street. The overall proposed massing of the site has been separated into a series of linked structures, each given a distinct geometry and form. The shared use of materiality results in a cohesive appearance to the structure as a whole, and the differentiation in massing allows a sense of variety and interest to the streetscape. This ensures that the multiple view points from which the building is experienced are sympathetically treated.
- 7.6 The proposed new sports hall is the largest structure within the proposals and will be located where the five courts currently stand. This allows a more appropriate formal architectural response to the junction location, replacing the incidental quality of the existing building. The building is set back from the pavement, and uses a curved corner to the junction, creating a small turret which enables both a sense of focus where the roads meet as well as illustrating a responsive physicality to the streetscape. The height of this element remains below the neighbouring roofline. The tree belt to the north east of the site will be retained, ensuring the existing screening to the rear of residential properties to the north west will be preserved.
- 7.7 The impact on roofline in this location has been carefully considered, sinking the whole building a single floor level. The sports hall itself is located within a basement, which substantially reduces the above ground height so that it reads as two storeys at street level. This matches the existing, albeit varied, roofscape in this location of the conservation area.
- 7.8 The existing swimming pool and hall is enveloped within a new circulation space, also enabling the provision of an additional gym and store spaces. The enclosure for the stair is used to create a semi-circular projection to the façade, seen together with a second turret to create a sense of differentiation in the façade to Bishopswood Road. The scale and fenestration design to Broadlands Road adopts a more regular approach to the position of openings creating a more domestic façade design which sits well with the views along the road.

- 7.9 The central area enclosing the swimming pool uses a flat roof which then becomes angled where the existing sports hall is located. This treatment to the roofscape creates a sense of activation and overlooking towards the wider playing field, addressing the existing negative contribution of this façade which holds an impermeable appearance. A new area of landscaping is also proposed, creating a new terraced earth seating area surrounding the orchard playing field. This approach celebrates the existing green edge to the site whilst creating a more assertive sense of place.
- 7.10 The overall rationale of the scheme has been to provide an honest contemporary design, but one that draws on the existing material palette of the surroundings and maintains an attention to detail, upholding the architectural quality of the conservation area.

8.0 Assessment of Impact

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

Impact upon Highgate Conservation Area

- 8.5 As noted the present contribution of the site to the character and appearance of the conservation area is negative, contributing an overly urban and disjointed massing which does not respond to the architectural quality of the conservation area, exacerbated by the site's junction location. Therefore the proposals which create a unified composition, whilst ensuring a variety in form and massing, achieve a subtly articulated elevation to the northern, southern and western elevations establishing an overall positive impact. These new frontages conceal the existing structures, creating a new architectural form which reflects the surrounding quality and material character of the conservation area. As determined in the assessment section, the conservation area is characterised by several examples of contemporary architecture, in particular where association with the school estate has engendered high quality designs, which reflect the aspirations of Highgate School as a modern learning environment. The proposals are therefore considered to enhance the character and appearance of the conservation area, creating a **moderate beneficial** impact.

Impact to Grade II listed 16 Broadlands Road and Wall to Forecourt.

- 8.6 The present contribution of the site to this listed group is neutral, having no discernible architectural, historical or visual relationship. Located to the other side of Broadlands Road the site is presently screened by intervening development and a belt of trees, positioned to the rear of the two storey residential villas to the north of the playing field. While the proposals will alter the wider setting of the listed group, they will not materially alter the existing built character of the groups setting which comprises a mix of residential and institutional buildings built to a variety of styles. The overall impact of the proposals on the listed group is therefore considered to be **neutral**.

9.0 Conclusion

- 9.1 This Heritage Statement has considered the impact of the proposals on the significance of Highgate Conservation Area and the listed group associated with 16 Broadlands Road. This approach to impact-assessment is required in order to satisfy the provisions of Sections 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) where the impact of development on heritage assets or their settings is being considered.
- 9.2 The Conservation Area has been found to contain an exceptionally high-quality built environment, reflecting the full array of architectural movements throughout the eighteenth, nineteenth and twentieth centuries. This includes buildings which fall within the school's estate, which individually express the varying architectural and pedagogical fashions, interests and understanding of their age. This variety and quality adds considerably to the character and appearance of the Conservation Area, and as such the character of the surrounding streetscape is frequently one of contrast. This variety includes several examples of complementary contemporary design and later additions to the estate.
- 9.3 In contrast the building within the site presently falls short of this standard, failing to reflect the otherwise high architectural quality of the both the conservation area. As existing the site has been found to hold an anomalous quality, failing to respond to its surrounding context and is notably without the considered place-making found elsewhere within the school's estate. The relationship between the building and the playfield particularly is enclosed in character, with a lack of permeability across the site resulting in a backland character.
- 9.4 The proposals seek to address the important junction location of the site, rehabilitating the existing buildings and improving longer range views across the conservation area. The overall impact to the conservation area is therefore considered to be an enhancement to its character and appearance while the impact to the setting and significance of the listed group is considered to be neutral. In terms of the impact on these listed buildings, the proposals are considered to have paid due regard to the desirable objective of preserving the setting of the listed buildings in accordance with Section 66(1) of the 1990 Act. Additionally, as a result of the assessments made, the proposals are considered to preserve the character and appearance of the Conservation Area and have taken opportunities to enhance it where possible. The proposals are therefore considered to accord with Section 72 of the 1990 Act. 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

16 Broadlands Road

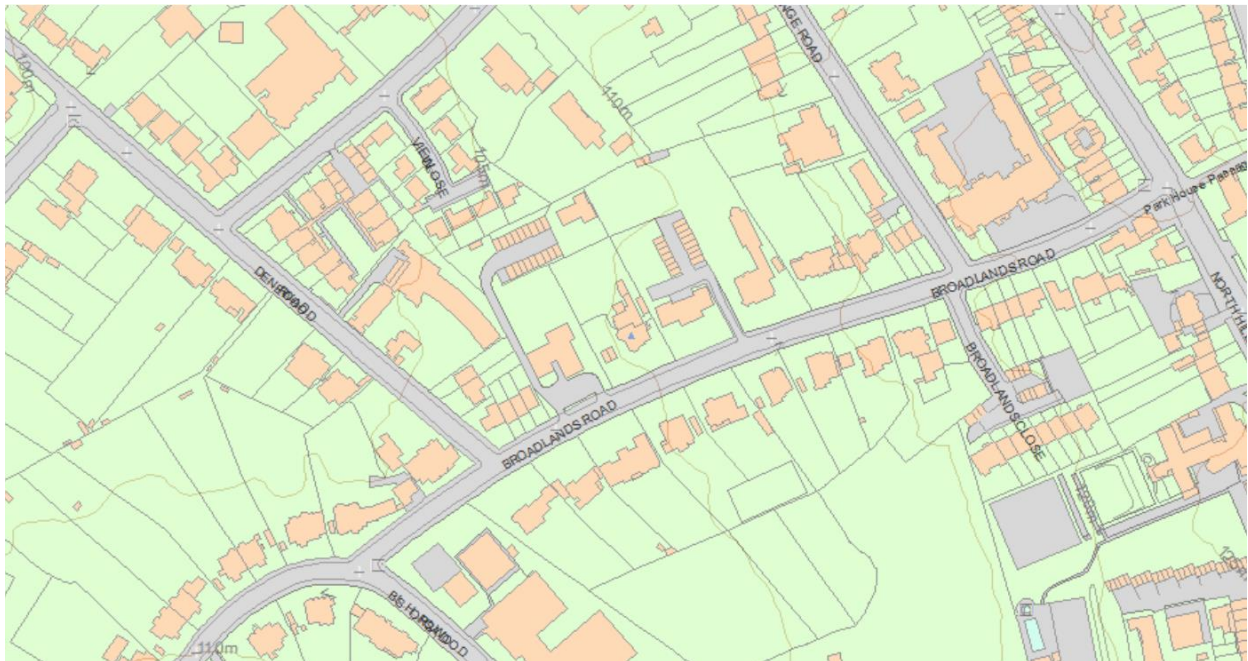
Grade II

Date First Listed: 10-May-1974

Listing Number: 1358841

Mid-late C19 house in Gothic style. 2 storeys, 3 bays, the side bays on different planes under gables and the centre bay a 3 storey square tower with tall pyramidal roof holding a tiny attic gable. Tiled roofs.

Random rubble walls in crazy paving pattern with free stone dressings. Chimneys of similar material with tall, linked battlemented hexagonal brick shafts. Carved and pierced bargeboards. Continuous 1st floor dripmould. Windows all pointed, some single, some paired, with quatrefoil above, under wider pointed arch. Hoodmoulds with headstops to all windows except those in a canted bay at ground floor left, with cusped panels to balcony above. Similar hoodmoulds to door with cusped Y-tracery and nookshafts.



Forecourt Wall To Number 16

Grade II

List Entry Number: 1188594

Date first listed: 10-May-1974

Mid-late c19 turn of random rubble in crazy-paving pattern. Sloped stone coping raised at intervals. Gate and end piers with pyramidal tops.

