

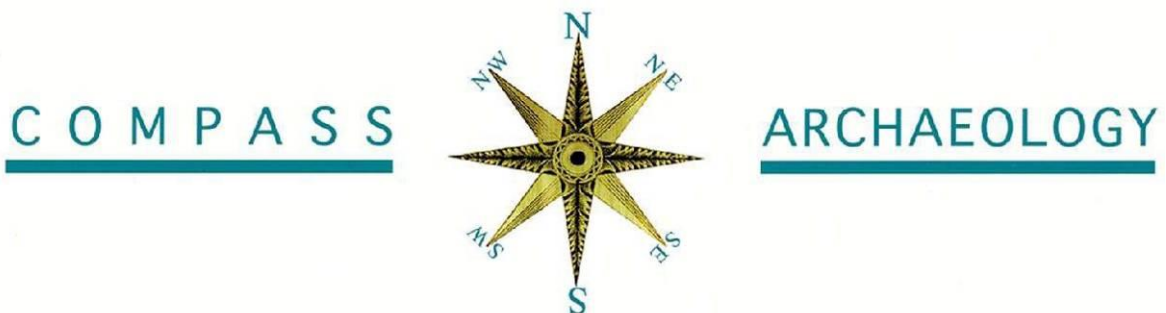
HIGHGATE SCHOOL - BISHOPSWOOD ROAD CAMPUS: JUNIOR FIELD, TATHAMS FIELD, ORCHARD AND MALLINSON SITES

London Borough of Haringey

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT



October 2022



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AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT

NGR: TQ 28026 87599 (Richards Music Centre)
TQ 28027 87713 (Junior Field)
TQ 27924 87752 (Mallinson Sports Centre)

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October 2022

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Abstract

In June 2022 Compass Archaeology were commissioned by Highgate School to conduct an archaeological desk-based assessment, (DBA), on Highgate School land to the east of Bishopswood Road ahead of proposed redevelopment.

During the course of the DBA it has become clear that the study site has been subject to limited historic alteration and truncation before the 20th century. These include creation of the existing site layout and the erection of the extant school buildings which form the core of the development footprints.

Little evidence for prehistoric or Roman activity has been uncovered in the immediate vicinity of the study-area, although it is possible that this is because of a lack of previous excavations rather than an absence of actual activity. Documentary evidence suggests local Saxon to medieval activity; in the form of the Bishop of London's deer park, which encompassed the present-day site. However this land use would have left relatively minimal impact upon the archaeological record, and what remains would have been left would be ephemeral.

The study-site remained largely open fields bordering the northern side of Hampstead Lane throughout the medieval and early post-medieval period. It was not until the mid-19th century, when Highgate School acquired the study-area to be used as allotments that development of any kind occurred. The main phase of development occurred in the later-19th century, following the formation of Bishopswood Road and Broadlands Road. The construction of a number of buildings including the pavilions that form the core of the present Richards Music Centre and the Mallinson Sports Centre circling the school playing fields occurred in 1935 and 1969-1981 respectively. These developments entailed a significant amount of landscaping and terracing to create level platforms for construction, which will have led to significant disturbance and probable truncation of earlier soil horizons and buried stratigraphy.

Given the lack of historic development across the site prior to the later-19th century and the subsequent level of landscaping and ground disturbance this later development required it is not deemed likely that any archaeologically significant deposits will be affected.

Contents		Page
1	Introduction	1
2	Acknowledgements	2
3	Objectives of the report	2
4	Methodology	2
5	The planning background	3
6	Site location, geology and topography	10
7	Archaeological and historical background	13
8	Cartographic and documentary evidence for post-medieval development	26
9	The present site	42
10	The proposed redevelopment	53
11	Summary of archaeological potential	61
12	Conclusions	63
13	Sources	64

List of Figures

Front Cover – *Aerial view of the study area*

		Page
Fig.1	OS Map showing the study-area outlined in red	1
Fig.2	Site location plan with APAs in pink; 3.2 ‘Hornsey Park’; 2.18 ‘Highgate’ and 2.13b ‘Highgate Chapel Burial Ground’	10
Fig.3	The study-area in relation to the British Geological Survey 1998	11
Fig.4	Site location in relation to relevant prehistoric (yellow), Roman (green), and medieval (purple), GLHER entries	13
Fig.5	1873 Map with medieval hunting park boundary traced on, (blue)	18
Fig.6	Image of the gateway	19
Fig.7	The site in relation to post-medieval (blue), and unknown (orange), GLHER entries	20
Fig.8	Rocque’s Map, 1746, with study-area marked	26
Fig.9	Extract from the 1807-08 Surveyors drawing for the original OS map	28
Fig.10	Hornsey Enclosure Map, 1815	29
Fig.11	Stanford’s Map, 1862, with study-area marked	30
Fig.12	OS First Edition Map, surveyed 1863-69	31
Fig.13	1896 OS Map (25inch reduced)	32
Fig.14	1913 OS Map (25inch reduced)	34
Fig.15	Aerial photograph of the study site c1920	35
Fig.16	Extract from the 1926 map of purchased land called ‘Tatham’s Field’	36
Fig.17	1935 OS Map (25inch reduced)	37
Fig.18	Bomb Damage Map, depicting the Doodle Bug blast in the centre of ‘Senior Field’	38
Fig.19	Photograph of the V1 Crater and damage done to the School House	38
Fig.20	1953 OS Map (25inch reduced)	39
Fig.21	Aerial view of school site c1999	40

Fig.22	Aerial view of school site 2010	41
Fig.23	Plan showing direction of view of site photos (figs.24-38)	42
Fig.24	Richards Music Centre, facing ESE	43
Fig.25	Richards Music Centre, facing WSW	43
Fig.26	The all-weather pitches terraced into the natural slope, facing NE	44
Fig.27	Terraced ground of all-weather pitches and southern retaining wall facing SE	45
Fig.28	All-weather pitches facing NW towards the Mallinson Sports Centre, facing NW	46
Fig.29	All-weather pitches facing WSW along the southern boundary and retaining wall	46
Fig.30	Southeast corner of Junior playing field, facing SSE	47
Fig.31	Rifle-range building in the northeast corner of the Junior playing field, facing NE	47
Fig.32	All-weather pitches facing SW	48
Fig.33	View into the plot known as ‘The Orchard’, now part of the wider playing fields, facing NW	48
Fig.34	Drainage channel running along the northern boundary of the Junior field and ‘The Orchard’, facing WSW	49
Fig.35	Southeast corner of ‘Tatham’s Field’, facing SE	50
Fig.36	West side of ‘Tatham’s Field’ showing the eastern retaining wall, facing NE	50
Fig.37	Eastern side of ‘Tatham’s Field’ looking towards the northwest corner, facing NW	51
Fig.38	Western side of ‘Tatham’s Field’ showing the reclaimed, tree-covered, area which once formed part of the back plots of Broadlands Road, facing SW	51
Fig.39	Photos of the Mallinson Sports Centre site provided by Highgate School	52
Fig.40	Floor plans of the new Drama and SpEx Dept. building, basement level (top), ground floor (centre), and first floor (bottom)	53

Fig.41	Proposed elevations of the new music centre north side (top) and south side (bottom)	54
Fig.42	Section through proposed new building, showing the lower ground floor level (east left and west right)	55
Fig.43	Site plan showing location of the temporary decant modular teaching units	56
Fig.44	Existing Mallinson Sports Centre (top), and proposed extensions and refurbishments (bottom)	58
Fig.45	Proposed basement level of Mallinson Sports Centre	59
Fig.46	Elevation and section through Mallinson Sports Centre Development	60

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1 Introduction

- 1.1 The following document details the results of an archaeological desk-based assessment, (DBA), focussing on the Highgate School land to the east of Bishopswood Road.
- 1.2 The DBA has been commissioned to accompany an application to demolish the existing Richards Music Centre and the construction of a new building, refurbishment and extension of the Mallinson Sports Centre and construction of temporary decant accommodation on the existing Junior Field synthetic pitch. The DBA will also touch upon accompanying improvements; including replacing pathways across the Junior Field.

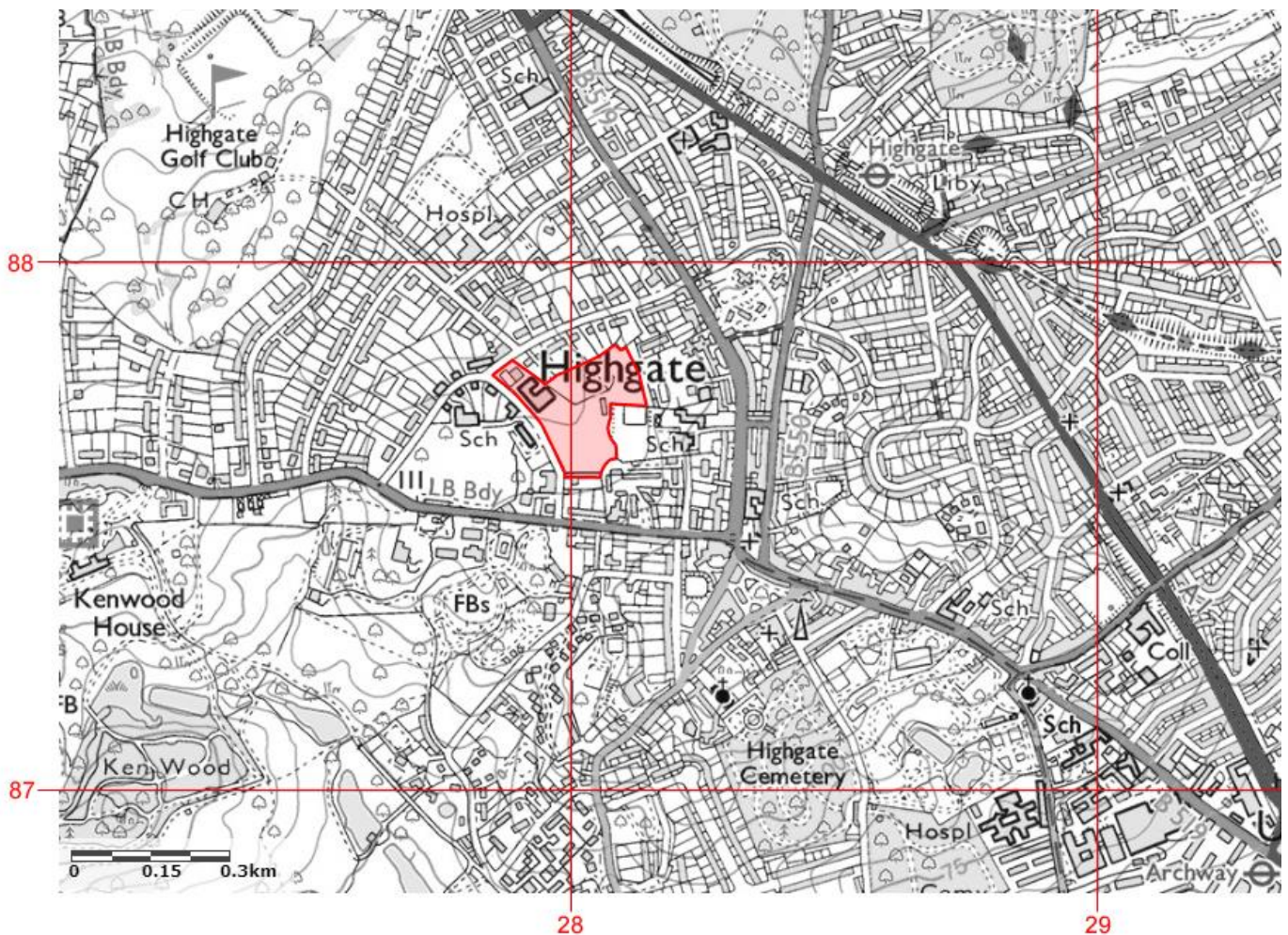


Fig.1: OS Map showing the study-area outlined in red

2 Acknowledgements

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

3 OBJECTIVES

- 3.1** The objective of the assessment is to establish the archaeological potential of the study site within the context of the proposed redevelopment. This takes into account three principal elements:
- Reference to the archaeological and documentary background.
 - Consideration of the previous impact of land use and development on potential archaeology.
 - Potential impact of the proposed development.

4 METHODOLOGY

- 4.1** The assessment has been carried out in accordance with Historic England guidelines, (Historic England, 2016), and the recommendations of the Chartered Institute for Archaeologists, (CIfA, 2017).
- 4.2** A visit was made to the site on 5th September 2018, alongside a visit to the Highgate School Archives. In addition, entries held by the Greater London Historic Environment Record (GLHER) were examined. Material held by Compass Archaeology was also utilised. References to the various sources were noted, and relevant material photocopied/scanned or photographed as appropriate.

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

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

5 ARCHAEOLOGY, THE HISTORIC ENVIRONMENT AND PLANNING

5.1 National policy

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

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

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

5.1.4 Paragraph 194 of the NPPF states that

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

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

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

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

5.2 London Plan

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

HC1 Heritage conservation and growth

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

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

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

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

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

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

5.3 Local Policy

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

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

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

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

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

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

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

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

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

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

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

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

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

5.4 Archaeological Priority Areas

5.4.1 Haringey Council have recently reviewed the boundaries, setting and significance of their Archaeological Priority Area (APA), (Oxford Archaeology, 2021). The study site now forms the southwestern corner of the recently reviewed Tier 3 Archaeological Priority Area of Hornsey Park based around the former medieval hunting park of the Bishop of London.

5.4.2 The review defines a Tier 3 APA as:

a landscape-scale zone within which the GLHER holds evidence indicating the potential for heritage assets of archaeological interest. The definition of Tier 3 APA involves using the GLHER to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Tier 3 APAs will typically be defined by geological, topographical or land use considerations in relation to known patterns of heritage asset distributions.

5.4.3 The APA is described thus:

8.2.8 The APA represents a large area of undeveloped land. Part of the significance of the APA lies in its undeveloped state and thus its potential to contain rare medieval and pre-medieval remains. During the prehistoric period the APA would have had a similar character to the heathland landscape recorded in Camden APA 3.2, where this landscape has yielded significant evidence of prehistoric activity including rare Mesolithic remains. The significance of such remains arises from their rarity within Haringey and the information that they can provide about prehistoric activity and landscape use within the borough.

8.2.9 The APA also has the potential to contain archaeological remains and earthworks associated with the medieval deer park and the management of parts of the area as woodland in the medieval and post-medieval periods. Such remains if present would provide insight in to medieval and post-medieval woodland management techniques. While remains of the park boundary could help to confirm the extent of the park and the date of its enclosure.

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

Policy DM12 Management of the Historic Environment

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

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

Policy DM15 Archaeology

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

5.5 Conservation Areas

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

Haringey Local Plan: Strategic Policies

SP12: Conservation

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

5.6 Scheduled Monuments

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

5.7 Listed Buildings

- 5.7.1** The site does not contain any listed buildings, but it does lie close to several locally listed buildings fronting Hampstead Lane to the south. The closest listed building is Beechwood; a Grade II listed property on the southern side of Hampstead Lane.

6 SITE LOCATION, GEOLOGY AND TOPOGRAPHY

6.1 Location

- 6.1.1** The study-area is located on the western slope of Highgate Hill. The top of the hill is located c350m to the east of the study-area, (around the centre of Highgate Village), with the hill sloping downhill to the west, south and east. The site lies c80m north of Hampstead Lane, which is aligned east and west below the site. The site is bounded by Bishopswood Road to the west, by Broadlands Road in the northwest, the rear gardens to properties fronting Broadlands Road in the north and rear plots to properties on North Hill to the east.
- 6.1.2** The wider site measures approximately 280m long, (NW-SE), by 218m wide, (NE-SW). The site is currently occupied by Richards Music Centre, with the Junior Field to the north, the Mallinson Sports Centre in the far northwest, and further open spaces known as ‘The Orchard’ and ‘Tathams Field’ to the north and northeast respectively.

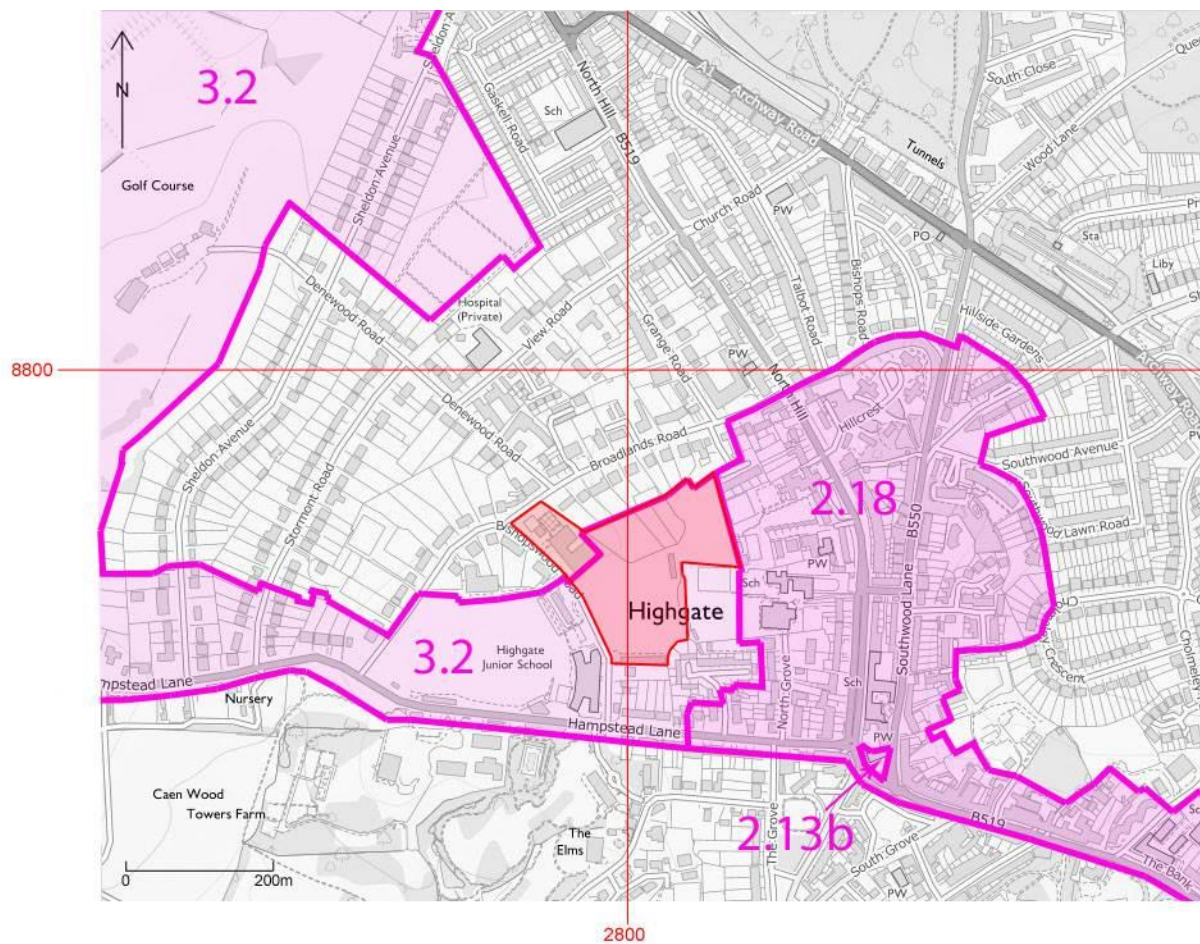


Fig.2: Site location plan with APAs in pink; 3.2 ‘Hornsey Park’; 2.18 ‘Highgate’ and 2.13b ‘Highgate Chapel Burial Ground’

6.2 Geology

6.2.1 The British Geological Survey, (Sheet No.256: North London, 1998), indicates that the study-area lies on the Claygate member of the London Clay Formation, a silty and sandy deposit (fig.3). This is a transition between the overlying Bagshot Beds (sand) and the underlying London Clay deposits. The areas towards the base of Highgate Hill have a head propensity reflecting hillwash material from higher up the slopes.

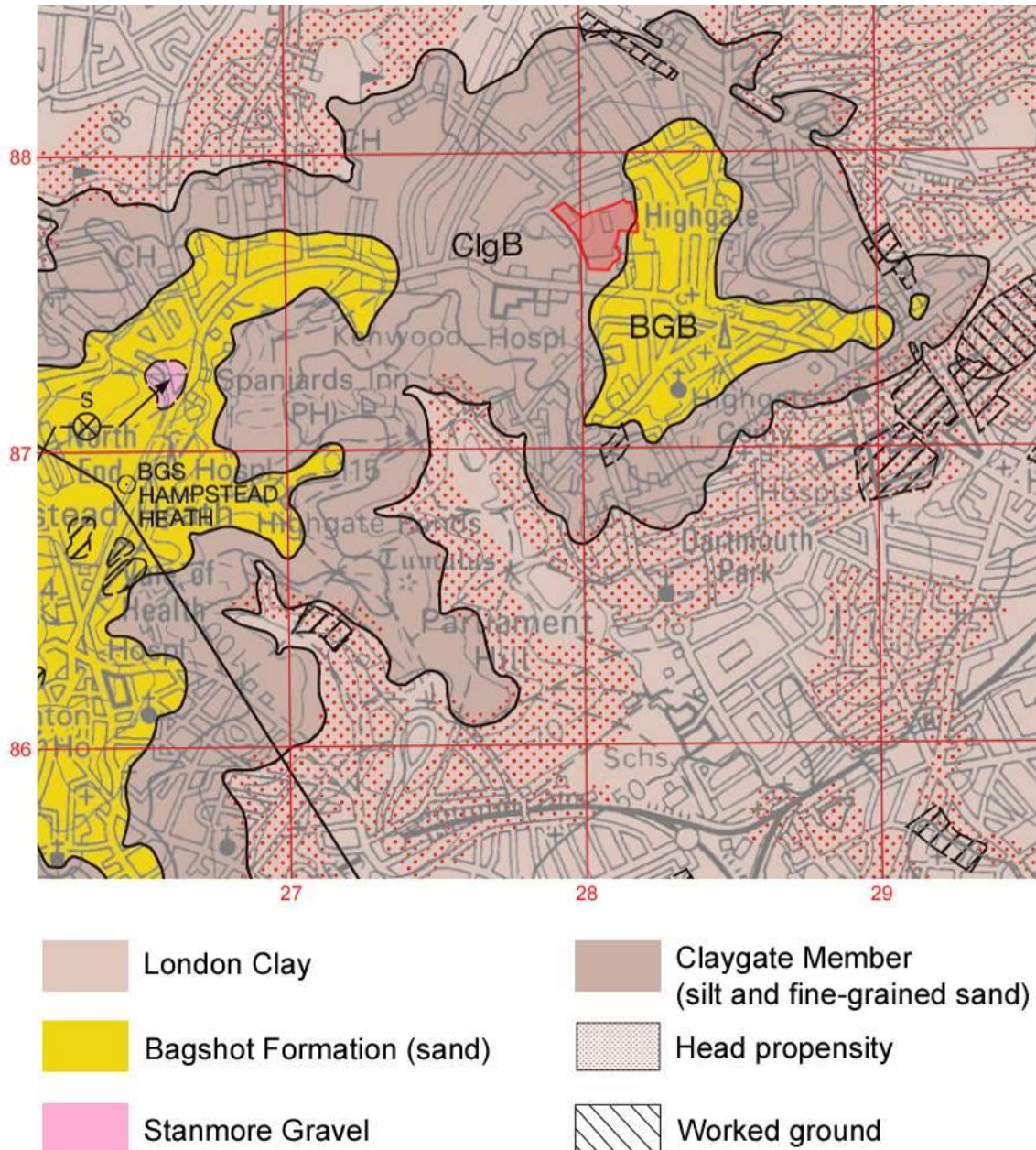


Fig.3: The study-area in relation to the British Geological Survey 1998

6.2.2 Excavations conducted by Compass Archaeology in 2013 on the playing fields to the west of Bishopswood Road exposed natural geology between 350mm and 500mm below ground level, (112.10m and 112.80mOD). A similar profile is expected to exist on the study site due to the similar historic development of the sites.

6.3 Topography

- 6.3.1** The westwards slope of the hill is apparent over the study-area, and particularly in bench-marks along Hampstead Lane. For example, a benchmark at the junction between Hampstead Lane and Bishopswood Road, at 116.1mOD rising to 125.0mOD on the eastern edge of the study-area, by St Michaels Church School. There is, therefore, a drop of almost 9m over the east-west axis of the study-area. The land also falls towards the north, with the levels on Bishopswood Road and Broadlands Road being lower than those on Hampstead Lane; 116.1mOD at the southeastern edge of the study-area, and 107.3mOD at the northwestern end; again a drop of almost 9m. The ground drops sharply behind the Richards Music Centre with the present sports pitches lying almost 2m below the ground floor level of the building.

7 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

7.1 The following section is largely drawn from a survey of the Greater London Historic Environment Record, (GLHER), and should be read in conjunction with Fig.4 below.

A search of the GLHER based upon a 250m line buffer was undertaken, (dataset 17120). After consolidation of data, including grouping of some of the entries by site or period and removal of some less pertinent items these have been reduced to 29. The entries cover a range of material – including archaeological excavations, documentary and antiquarian records, and isolated findspots. These are discussed in chronological order by period below. Entries from within the search area are referred to by the number given them in the following tables, sites beyond the confines of the search area are simply referred to in the text by the relevant MLO number.

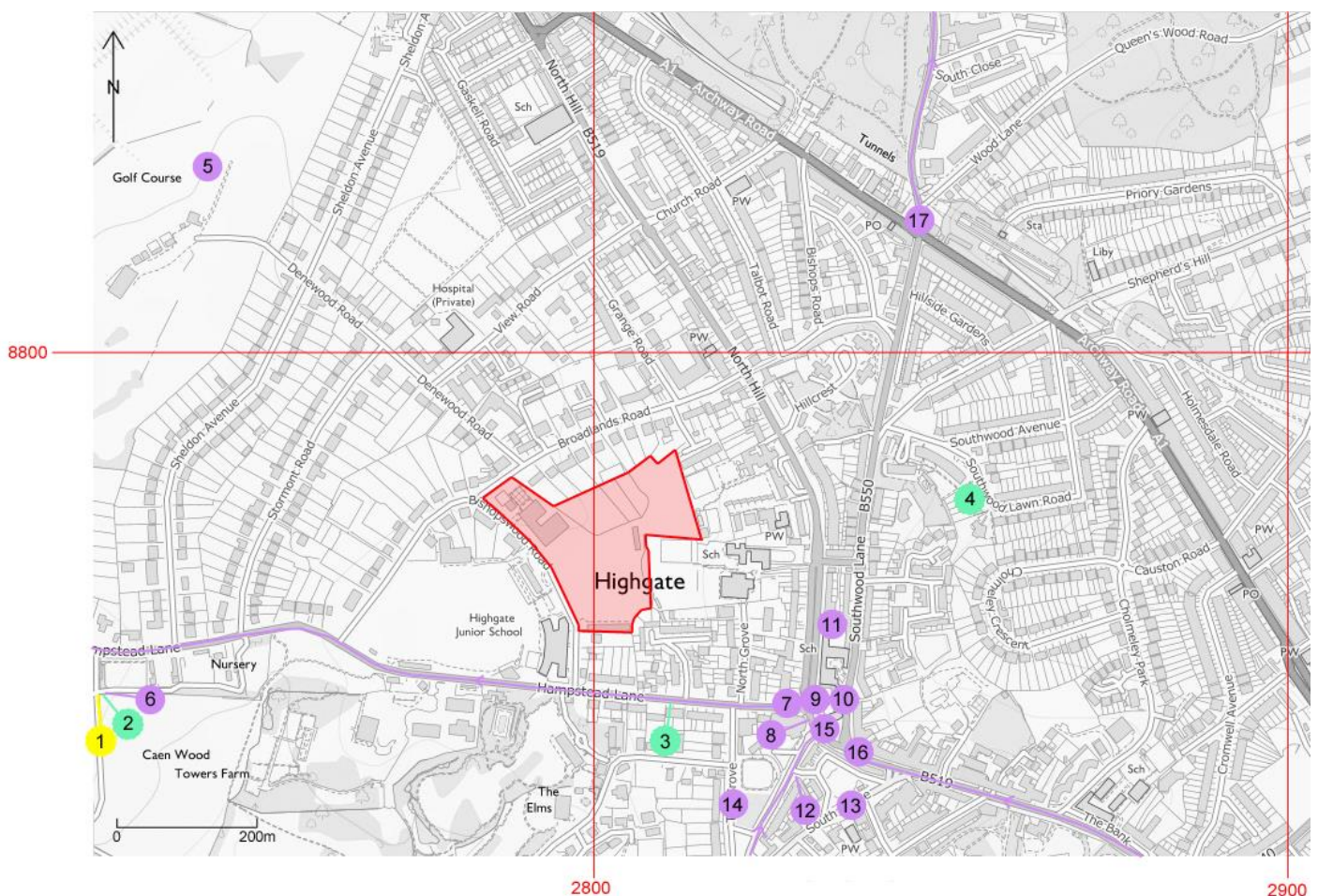


Fig.4: Site location in relation to relevant prehistoric (yellow), Roman (green), and medieval (purple), GLHER entries

7.2 Prehistoric

No.	GLHER ref.	TQ ref.	Description	Sources
1	MLO59915	2730 8750	Watching brief by Museum of London Archaeology Service between May and August 1992 (site code BGP92). Field walking and metal detecting along a N-S pipeline across Hampstead Heath revealed Mesolithic flints (SMR 082576).	Article in monograph: Museum of London Archaeology Service. <i>Excavation round-up 1992 Part 1: Hampstead Heath</i> LA Vol.7, No.2, p.48 Excavation archive: Museum of London Archaeology Service. <i>Hampstead Heath British Gas Pipeline</i> .

- 7.2.1** The GLHER records do not indicate substantial prehistoric activity in the immediate vicinity of the study-site or Highgate village. The only entry returned refers to a collection of residual Mesolithic finds uncovered during a fieldwalking exercise on Hampstead Heath, (GLHER entry 1). In Queens Wood, c1km northeast of the site, a collection of flint implements were excavated, but no evidence of an associated settlement was recorded. Between 1978 and 1981 a Mesolithic settlement located close to the Leg of Mutton Pond in Hampstead Heath was excavated, producing over 61,000 flint implements.
- 7.2.2** More recently on Parliament Hill, 1.2km to the southwest, a linear feature containing a substantial amount of burnt material and over 70 sherds of Late-Bronze Age / Early-Iron Age pottery was recorded, along with two worked flints. This feature has tentatively been interpreted as some form of ritual monument atop the highest point in the landscape.
- 7.2.3** Although only one prehistoric entry was returned from the GLHER search the site does appear to sit within a wider prehistoric landscape. It is probable that due to the site's location; atop the high, well-drained ground, that Highgate was at least seasonally exploited by early communities, but so far the limited amount of archaeological intervention in the area has led to an internal bias in the archaeological record.

7.3 Roman

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

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

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

7.4 Saxon

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

¹ Mills Whipp Partnership, 1998. p.6

7.5 Medieval

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

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

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

7.5.2 Many of the records refer to paths and roads, which were laid out during the medieval period, (GLHER entries 7, 12, and 14-17) ensuring a regular passage of trade and travellers. The most relevant of these is Hampstead Lane (GLHER 7) aligned east-west approximately 80m south of the study site. Hampstead Lane is believed to have been constructed at the same time as North Road, in the late-13th century, as one of the main roads crossing the deer park (see 7.5.1 above). The constant flow of traffic probably led to the establishment of the Toll Gate in the 14th century, which ensured the longevity of the road (GLHER entry 8). Tolls were abolished in 1856 though the gate survived until 1892. It may be that the opening of the Toll Gate led to a wider opening up of the landscape; certainly by the 15th century there is some evidence of the backfilling of the Deer Park boundary², (GLHER entry 11).

7.5.3 The main settlement which became Highgate derived from a small collection of properties around a hermitage, and a later church, atop the hill, and a ‘Green’ with ponds sometime in the 14th century, (GLHER entry 10).

² Compass Archaeology, 2011



Fig.6: Image of the gateway - from Richardson, 'Highgate Past'

7.6 Post-Medieval

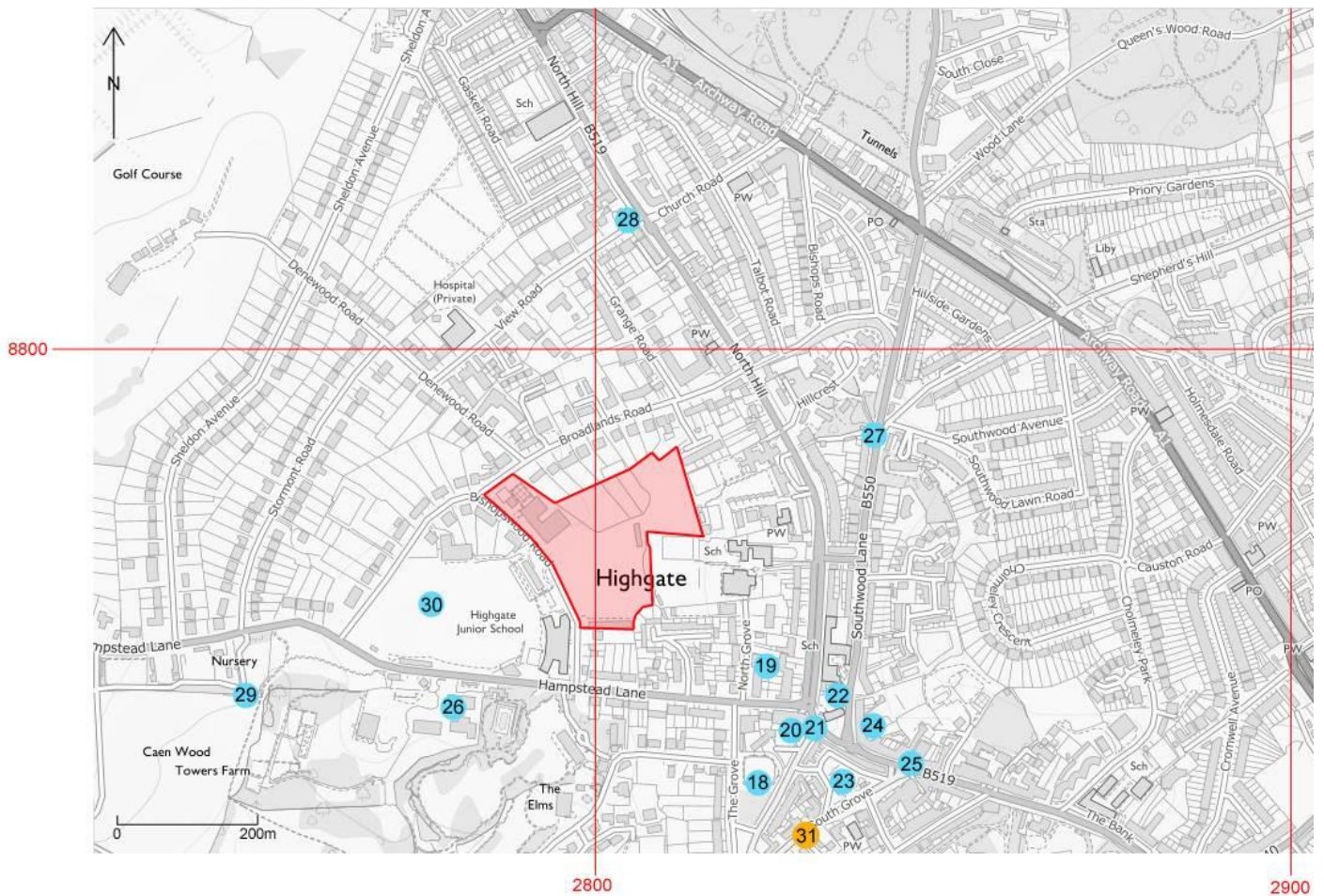


Fig.7: The site in relation to post-medieval (blue), and unknown (orange), GLHER entries

No	GLHER ref.	TQ ref.	Description	Sources
18	MLO107457	2824 8736	Highgate Reservoir. The land here was formerly part of Highgate Green, purchased in 1844 by the New River Company who built a reservoir here in 1846. Today the site is covered.	Website: London Parks and Gardens Trust. 2007. London Parks and Gardens Trust Site Database http://www.londongardensonline.org.uk . CAM054
19	MLO106821	2827 8755	15 North Road. During excavation work an 18 th century bell-topped well was identified. Exceeds 4m in depth.	Stabler, K. 2012. <i>15 North Road. Discovery of well during renovation work</i>
20	MLO56330	2830 8745	Post-medieval cemetery. Highgate Cemetery	
21	MLO108605	2834 8745	Highgate School chapel of ease and burial ground.	Website: London Parks and Gardens Trust. 2007. London Parks and Gardens Trust Site Database http://www.londongardensonline.org.uk . HGY019

No.	GLHER ref.	TQ ref.	Description	Sources
22	MLO12275	2835 8750	Highgate School. A charter was obtained for the undertaking of an institution in 1565 by Sir Roger Cholmeley. The school was built between 1576 and 1578, rebuilt in 1819 and 1865-68.	Article in monograph: Prickett, F. <i>History and Antiquities of Highgate</i> . Plan of Chapel
22 cont.	MLO35956	2835 8750	Chapel for school and inhabitants of Highgate. In 1834 the ecclesiastical district was created with the new church of St Michael's to the south.	
23	MLO103807	2837 8737	Pond Square Gardens. The highest point in Camden, formerly the old centre of Highgate Village. At one time the site of the Highgate lock-up. In 1884 the site was opened up and the ponds drained to create a public space. The garden is now surrounded by several row of terraced houses.	Website: London Parks and Gardens Trust. 2007. London Parks and Gardens Trust Site Database http://www.londongardensonline.org.uk . 189
24	MLO74229	2840 8746	82 Highgate High Street. A watching brief undertaken by Pre-Construct Archaeology in July 1999 (HGE99) revealed post-medieval made ground. These were presumably to level the area and contained fragments of yellow stock brick suggesting a Victorian date or later.	Pre-Construct Archaeology. <i>Watching Brief at 82 Highgate High Street</i>
25	MLO60635	2846 8741	64 Highgate High Street – Mineral Water Factory. Archaeological excavations by HADAS in 1978 reveals remains of the former water works and laboratory attached to the pharmacy situated on the premises since the 1830s. The factory remained in use until c1888. A brick cistern as preserved the new development	Article in monograph: Schwitzer, J. <i>The Soda Water Site Explored</i>
26	MLO98170	2780 8747	An archaeological evaluation was conducted by the Museum of London Archaeology Service in 2005. Three trenches were located to the west of the estate in the footprint of the proposed development. An east-west orientated brick foundation of probable 18th century date was recorded in trench 1, along with buried topsoil relating to landscaping of the garden. In trench two, modern features were recorded. A subterranean brick built structure, conical and sealed by a heavy circular stone capping with central iron ring and of unknown purpose was found in trench 3. This may have been connected with water supply and was not thought to be earlier than 18th century in date. The contractors concluded that the archaeological potential of the site was low. *natural silty clay at 111.80m OD in trench 1*.	Unpublished document: Museum of London Archaeology Service. 2005. <i>Athlone House, Hampstead Lane, London, N6: An Archaeological Evaluation Report</i>

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

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

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

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

7.7 Unknown

No.	GLHER ref.	TQ ref.	Description	Sources
31	MLO63104 MLO63106 MLO63107 MLO63105	2830 8730	Excavation by R. Ellis for Department of Greater London Archaeology (N), 1986; site code SOG86. A linear feature was revealed. This contained fragments of decorated wall plaster (082923). Postholes in a circular formation were located to the north of a linear feature (082922); no direct association with this feature was established. Segments of a brick feature, possibly a path or similar, were recorded in the NE corner of the site.	Excavation archive: DGLA (N). Archive, site code SOG86

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

8 CARTOGRAPHIC & DOCUMENTARY EVIDENCE FOR POST-MEDIEVAL DEVELOPMENT

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

8.2 John Rocque's, *'Map of the County of Middlesex'*, 1746



Fig.8: Rocque's Map, 1746, with study-area marked

8.2.1 This map extract locates the study-area in an area of open fields, with Hampstead Lane, running along the southern edge, depicted much in the same way as it is today. Hampstead Lane is believed to have been one of the major routes through the medieval deer park. Hampstead Lane and North Road probably existed by the late-13th century, when the toll-gate at the junction of North Road and Hampstead Lane was constructed, alongside another Park Gate at the western end of Hampstead Lane. It should be noted that the responsibility for the upkeep of the high roads was originally that of the major tenants, until 1555 when the vestries arranged for residents to provide labour on the roads for their upkeep.³

8.2.2 The study-area lay within the manor of Hornsey, owned by the Bishop of London as a remnant of the Bishop of London's deer park. Interestingly, the manor court rolls from

³ Richardson, 1983 p.15.

1603 provide no indication of any specific agricultural system taking place within this area. This suggests that the open fields depicted in the maps were not part of any formalised system of farming, but may have been left fallow.⁴

- 8.2.3** Development is focused to the east of the study-area, within Highgate Village – around North Road, Southwood Lane, and Pond Square. In contrast, the study-area consists purely of open fields – one whole field and small parts of four other fields, with the boundaries of the present study-area not appearing to correspond to any of the field boundaries depicted here.

⁴ Ibid., p.17.

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

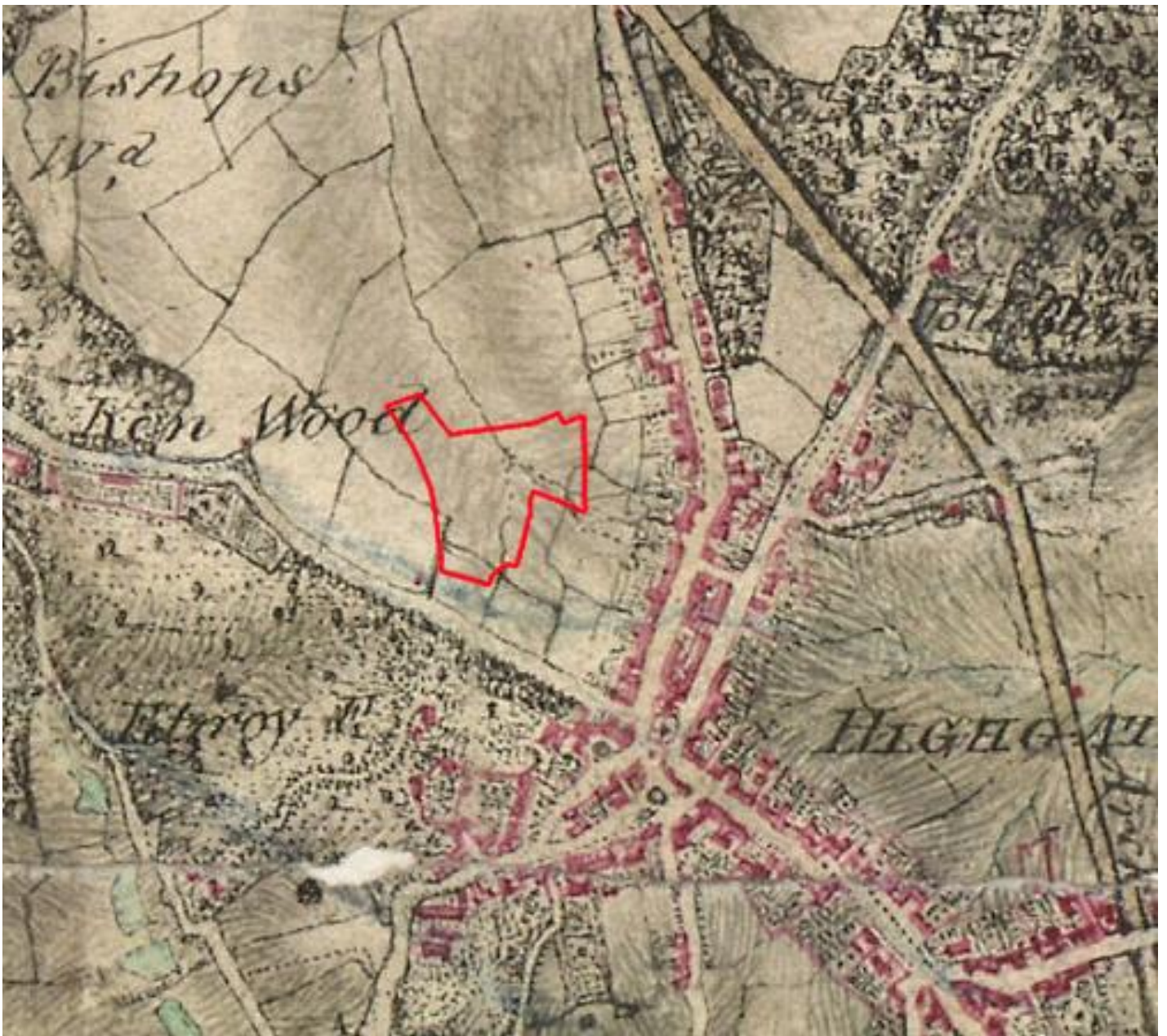


Fig.9: Extract from the 1807-08 Surveyors drawing for the original OS map, study-area outlined in red

- 8.3.1** This is a small-scale map, and depicts the study-area in the same way as on Rocque's 1756 Map. Hampstead Lane still runs along to the south, with the study-area consisting simply of open fields.

8.4 Anon, *Hornsey Enclosure Map, 1815*

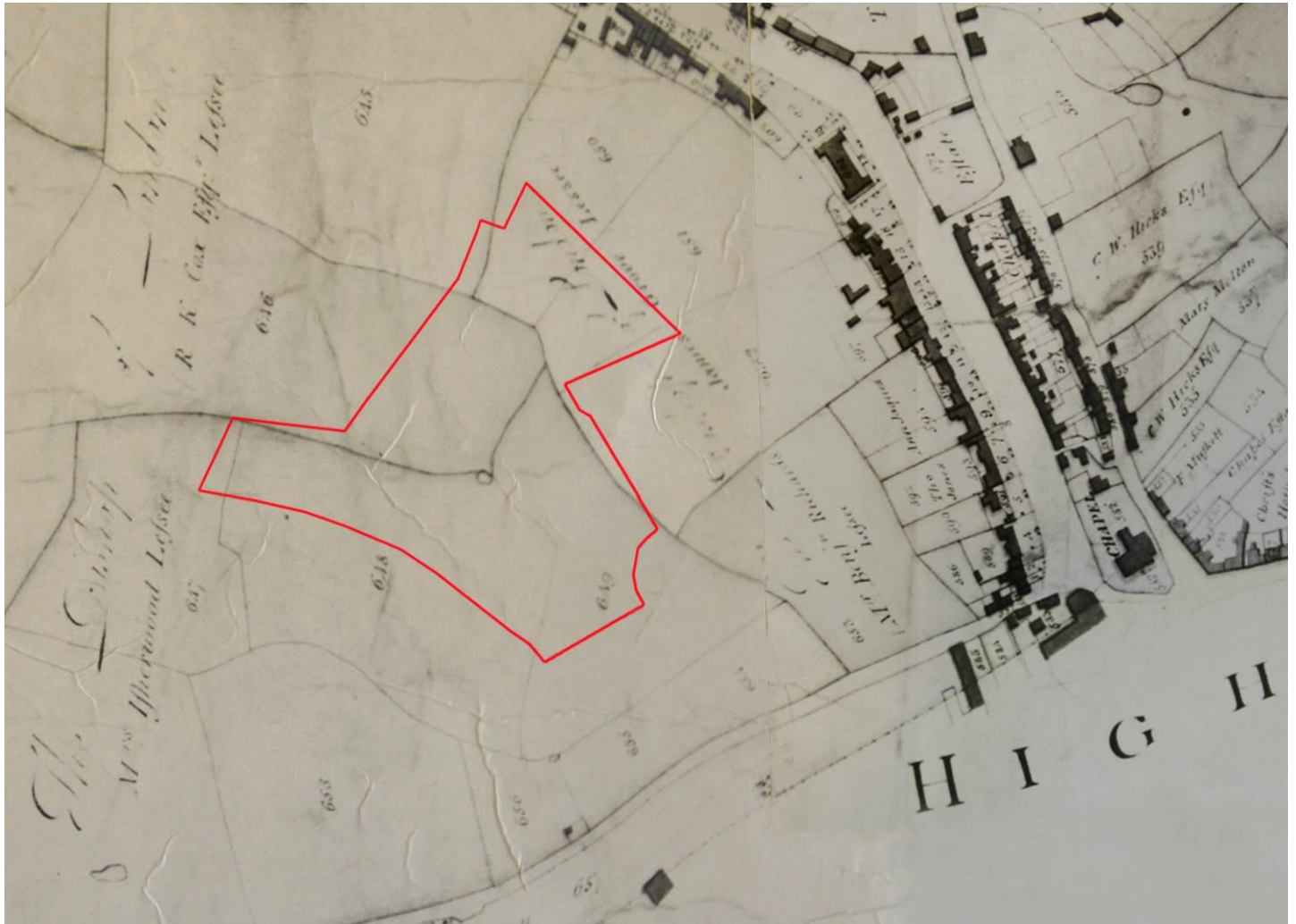


Fig.10: *Hornsey Enclosure Map, 1815, with study-area marked* - courtesy of Bruce Castle Library and Archives

- 8.4.1 This 1815 Enclosure Map shows the study-area, and the surrounding area, in broadly the same way as Rocque's Map and the First Edition Surveyor's Drawings, in that it consists of open fields bounded by Hampstead Lane to the south, and Highgate Village itself to the east.
- 8.4.2 The study-area appears to consist of a number of different fields belonging to the 'Bishop of London' (following on from its time as part of the Bishop's Deer Park). The land however appears to be leased to several individuals, the majority to Mrs Sherwood, (the western half), and the far eastern corner of the site, to R.K.Cox Esq. and James Grove.
- 8.4.3 There appears to be a sub-circular feature in the centre of the study-site. It is unclear precisely what this is meant to depict but one suggestion is a pond / water feature of some description; this would tie in with a patch of softer ground that exists to this day.

8.5 Edward Stanford, *Map of London*, 1862

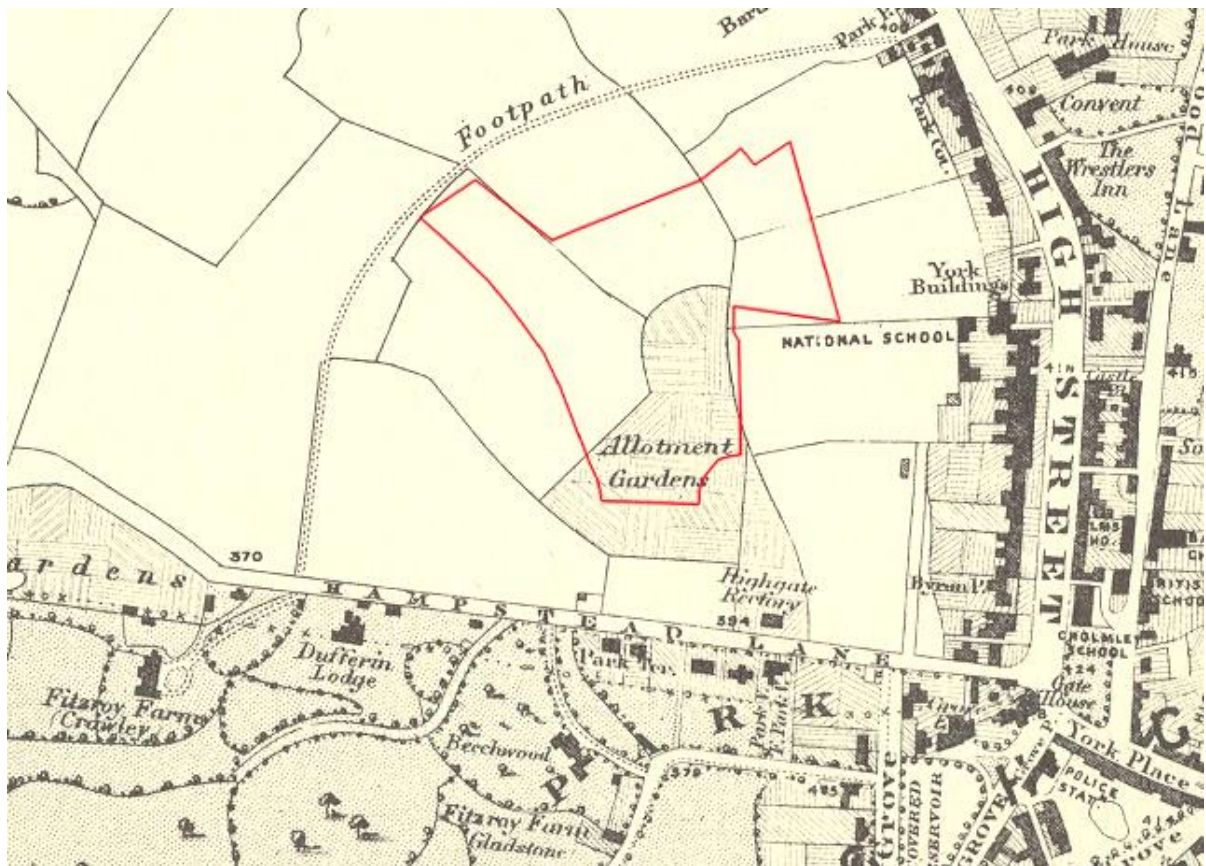


Fig.11: *Stanford's Map, 1862, with study-area marked*

8.5.1 This more detailed mid-19th century map extract depicts the study-area in broadly the same way as it appears on earlier maps, consisting mainly of open fields, but with allotment gardens in the southern part of the study site. A footpath has been established to the north and west of the study-area, which would later be constructed into Bishopswood Road. Crucially, however, Highgate School took out a lease on Senior Field in 1848, such that this part of the study-area belonged to the School from this date. Several larger properties are shown to occupy plots on the south of Hampstead Lane from this point as Highgate slowly expanded westwards.

8.6 Ordnance Survey, *First Edition London Sheet III, 1870*

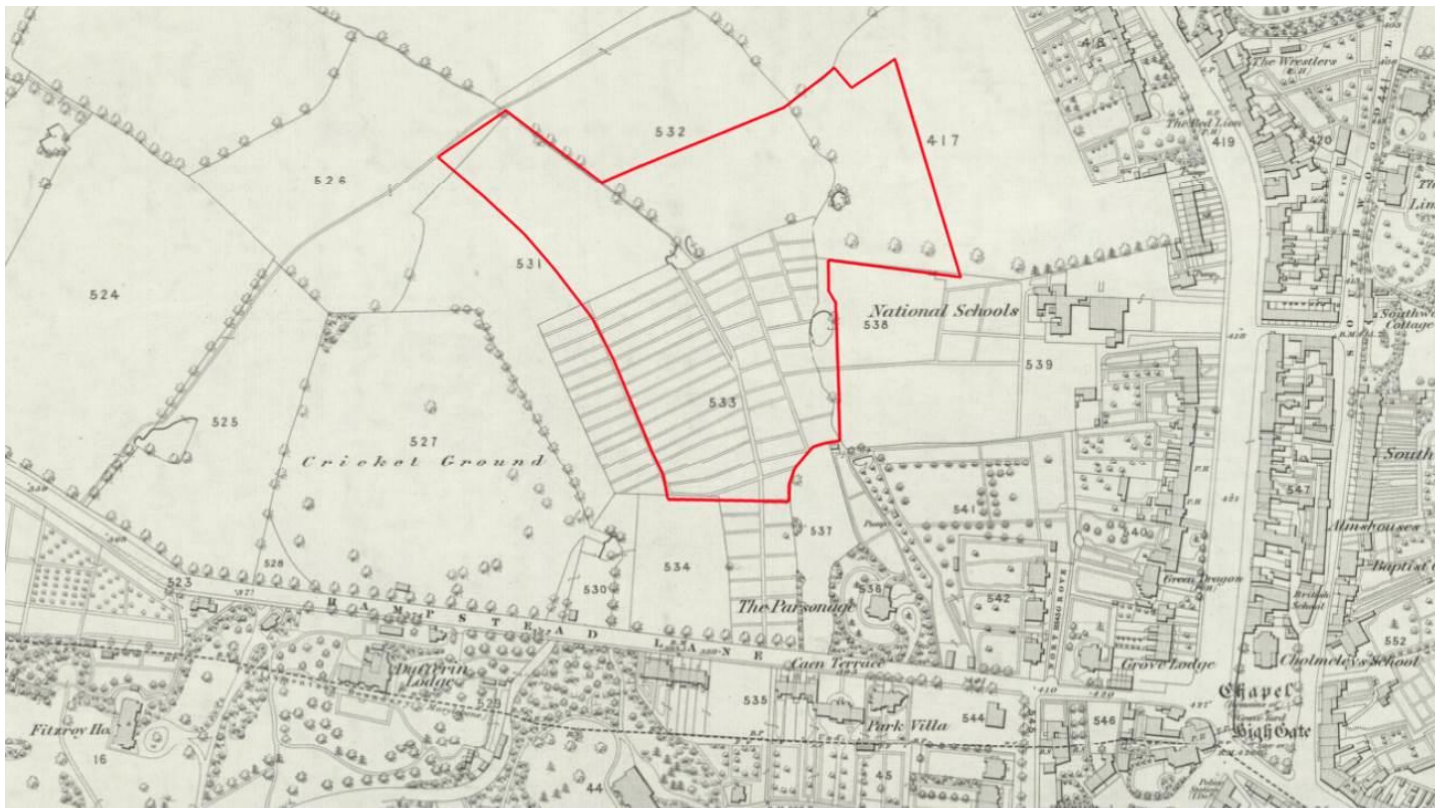


Fig.12: OS *First Edition Map*, surveyed 1863-69, with study-area marked

8.6.1 Some differences are noticeable on this map, though crucially the site is still essentially open space. The two circular features, (probably ponds), depicted on the 1815 Enclosure Map are once again plotted on, with another tree-ringed pond being in the north-east corner. The Allotments as depicted on Stanford's 1862 Map, (fig.11) appear to form a slightly more regular rectangular area in the southern half of the wider study site. A pond located at the centre of the modern plot feeds a series of irrigation ditches draining south towards Hampstead Lane. Traces of these features could survive below present grassed areas, but may not be of great archaeological significance.

8.6.2 In addition a new cricket ground to the southwest of the study-area had been laid out on land acquired by John Bradley Dyne, (the Master at the time, sometimes referred to as the "second founder" of Highgate School). The School has owned the cricket ground since 1848, from when organised games took place at Highgate School⁵. Today, it forms the Senior Field. The other small building is positioned in the south-eastern corner of the study-area, and appears to be a small house fronting onto Hampstead Road, with a rear garden. It should be noted that proposals were made in 1862 for the School to abandon the main site in Highgate Village and move to this area in Hampstead Lane, because of the extra space that this site would provide. Although plans were prepared for this, they were not followed through because it was considered to be too expensive.⁶

⁵ Hinde, 1993. p.50

⁶ Ibid., p.52

8.7 Ordnance Survey, *London Sheet XIX*, 1896

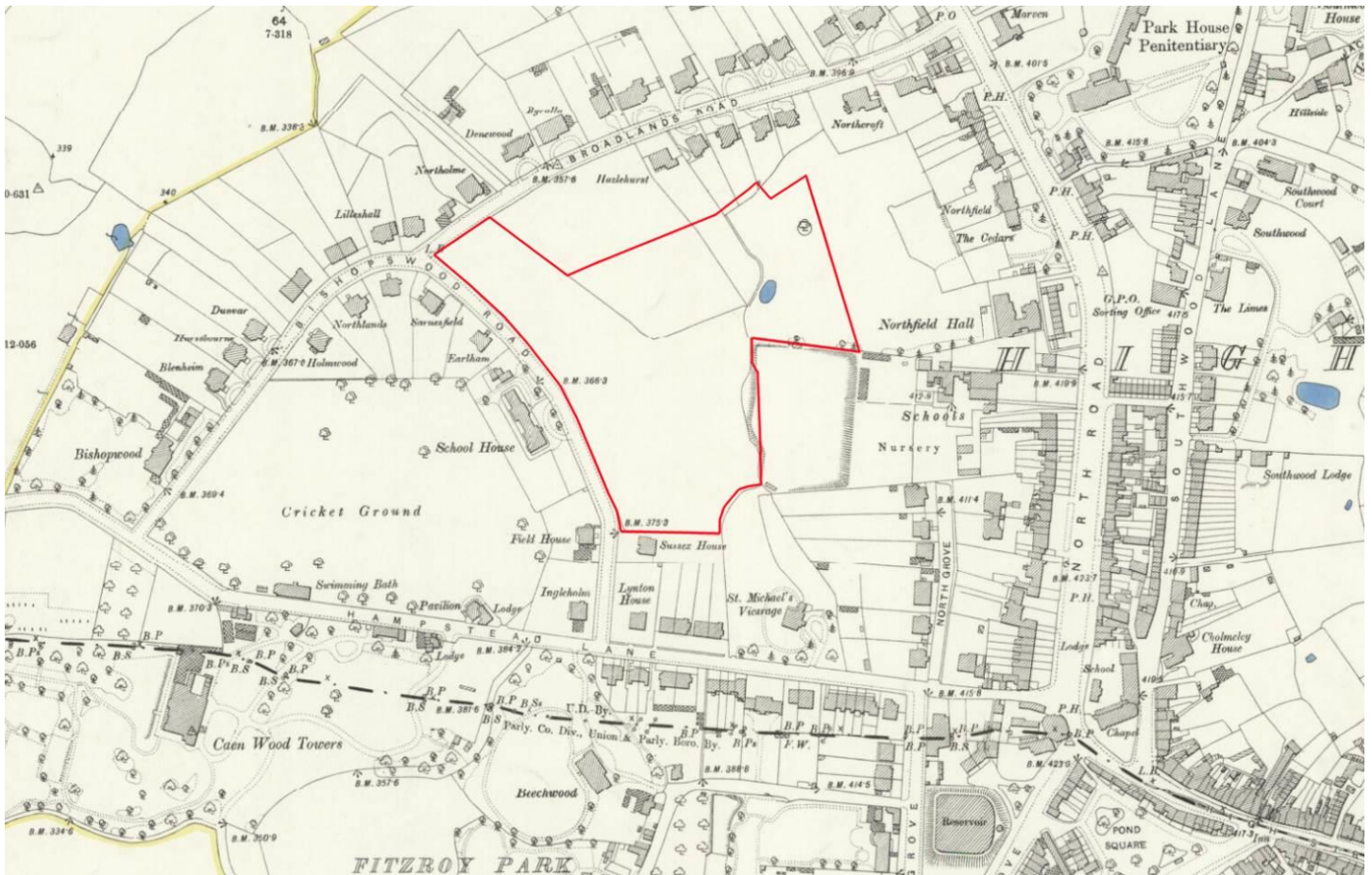


Fig.13: 1896 OS Map (25inch reduced), with study-area marked

8.7.1 The above extract from the 1896 OS Map shows that numerous changes have taken place between 1870 and 1896 on the study site and close by. These changes transformed the landscape to take its existing layout. Crucially, Bishopswood Road and Broadlands Road have been constructed, the former respecting some of the land divisions depicted on earlier maps. This changed the overall nature of the study-area. Bishopswood Road was constructed in the 1870s and consisted of large detached houses. The architect John Groom constructed Broadlands Road soon afterwards. Here, John Sainsbury of ‘Sainsburys’ supermarkets lived. Associated with the construction of these roads was the infilling of two circular features (ponds) noted on previous maps, with the exception of the oval pond in the northeastern part depicted on the First Edition OS Map.

8.7.2 Five houses to the north of the adjacent Cricket Ground are also depicted. These were constructed facing onto Bishopswood Road, and in 1879 the School bought their freeholds and used them for boarders. The ‘School House’, (now known as the Mills Centre), depicted just to the south of these houses was constructed in 1879 for the use of the Headmaster and 40 boarders. To the south of this is ‘Field House’, and south of this is ‘Ingleholm’, which still stands today.⁷

⁷ Hinde, 1993, p.64

8.7.3 The study-area is still, broadly speaking, depicted as open land. No allotments are shown, as the land on which the allotments had been based was owned by the school, such that Master Allcock, ejected the allotment holders from the land in 1869 in order to create 'Junior Field'⁸. The existing outline of the modern-day 'Junior Field' is depicted on this map (compare with fig.13). The rest of the land is made up of, (from west to east); two large plots of open ground fronting onto Broadlands Road, parts of the rear gardens to properties fronting onto Broadlands Road, and part of a larger field stretching further to the east behind these properties. The stream and pond depicted in the area of present-day 'Tatham's Field' are not present today, however the area can still be, at times, quite boggy.

⁸ Hinde, 1993. p.72

8.8 Ordnance Survey, London Sheet II.9, 1913



Fig.14: 1913 OS Map (25inch reduced), with study-area marked

8.8.1 This 1913 OS Map paints a similar picture to that of the 1896 OS Map (fig.13) with the land falling under the ownership of the School, with a few minor alterations.

8.8.2 The study-area remains similar to how it appears in the 1896 OS Map, although the open area which constitutes the present 'Junior Field' is labelled here as 'Cricket Ground'. Additional properties had by this time been built along Broadlands Road, such that the area of the present-day 'Orchard' is made up of parts of their rear gardens - two with small outbuildings in them. The boundary of these gardens reflects the southern end of a field depicted in the 1815 Enclosure map and surviving until the 1860s. Sections of this may still survive as the hedgerow forming the southern edge of the 'Orchard'.⁹ The area of present-day 'Tatham's Field' remains part of a larger field expanding to the east, with one possible shed / temporary structure of some description depicted alongside the stream and pond previously noted.

⁹ Pers. comm. Mike Hammerson

8.9 Aerial photograph, c1920



Fig.15: *Aerial photograph of the study site c1920*

- 8.9.1** This aerial photograph shows the boundaries of the study site much as they exist today with the exception of the north and eastern fencelines. The area now known as ‘The Orchards’ is at this point still part of the large rear plots to the properties fronting Broadlands Road.

8.10 1926 Plan for purchase of 'Tatham's Field', c1926



Fig.16: Extract from the 1926 map of purchased land called 'Tatham's Field' – reproduced with permission from the Highgate School Archives

8.10.1 The map above was produced in 1926 to accompany the purchase of land adjacent to the School playing fields for potential development. In the event the land was not deemed suitable for such use and it was incorporated into the wider green space that exists today. The interesting detail of the plan is that it shows the lines of the public foul sewers and soil and surface water drains crossing the site. No archaeological deposits would survive within the footprint of these runs.

8.11 Ordnance Survey, London Sheet II.9, 1938

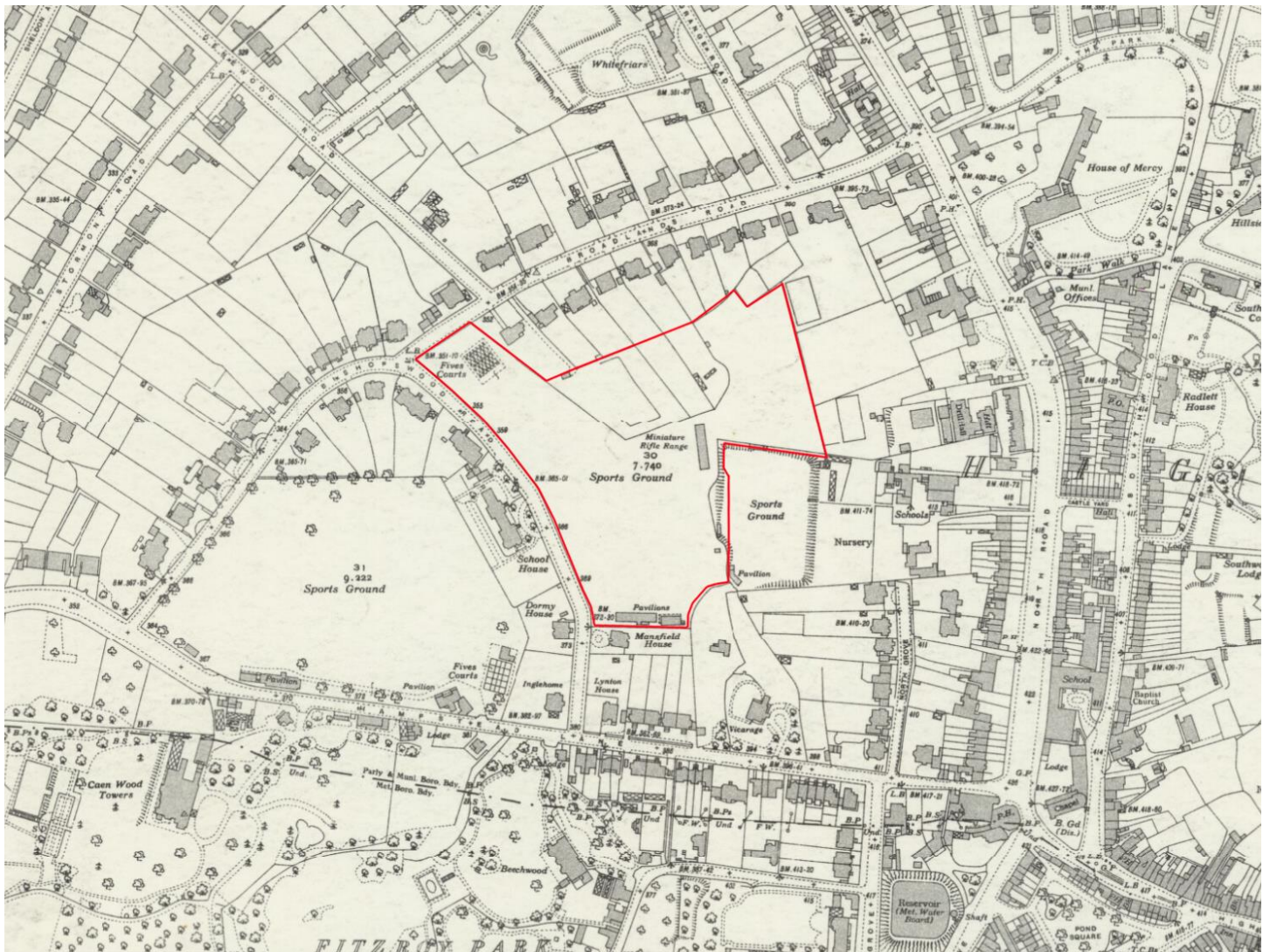


Fig.17: 1938 OS Map (25inch reduced), with study-area marked

8.11.1 The 1938 OS Map depicts the study-area in broadly the same way as the 1913 Map. Several new buildings are built in the eastern part of the study-area. This includes the new 'Fives Courts', in the northwestern part of the study-area east of Bishopswood Road (still standing today), which were constructed in 1922. Other buildings shown, include the precursor to the modern-day Richards Music Centre built on the southern boundary of the site in 1935 and at this point labelled 'Pavilion'. One further building, labelled 'Miniature Rifle Range', is depicted in the centre of the eastern part of the Junior field, and still stands today, constructed in 1927. The area of the present-day 'Tatham's Field' is depicted in broadly the same way as on the 1913 OS Map with its eastern boundary now established after the School purchased the land in 1927.

8.12 World War II

8.12.1 In 1939 Highgate School was evacuated as a precaution to the threat of oncoming war. Boys whose parents did not wish them to stay were relocated to North Devon; the seniors to Westward Ho! and the juniors to Hartland Abbey.

8.12.2 On the 28th June 1944, a V1 'Doodle Bug' landed on the Senior Field. Thankfully, nobody was injured, however the blast broke some of the windows and tiles on School House. The images below (fig.19) show the crater caused by the V1, and the damage done to School House.



Fig.18: Bomb Damage Map, depicting the Doodle Bug blast in the centre of 'Senior Field' (courtesy of Bruce Castle Library and Archives)



Fig.19: Photograph of the V1 Crater (right image) and damage done to the School House (left image) – reproduced from Hinde, 'Highgate School'

8.13 Ordnance Survey, TQ Plans 2887-A and 2787-A, 1952

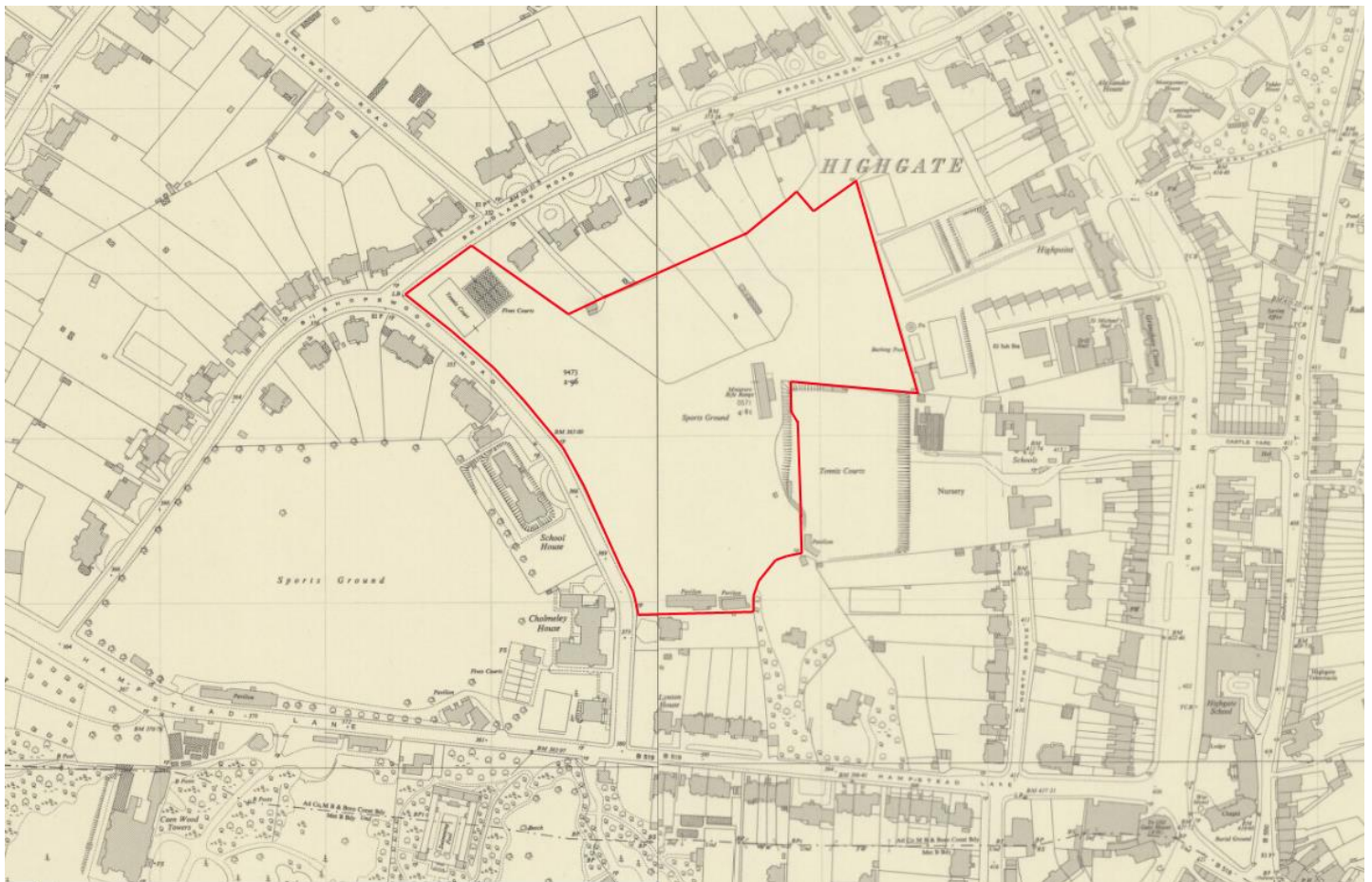


Fig.20: 1953 OS Map (25inch reduced), with study-area marked

- 8.13.1** In the northeastern part of the wider study site tennis courts have been built adjoining, and to the west of, the Fives Courts. These elements formed the beginning of the development of the modern-day Mallinson Sports Centre. The ‘Miniature Rifle Range’ appears to have had a small extension to the rear. ‘Tatham’s Field’ area retains the same layout as it does today (the small structure has been removed by this date). The area of the present-day ‘Orchard’ at this point was occupied by several back garden plots belonging to properties fronting onto Broadlands Road. However one of the structures, which was located within the easternmost of these gardens, has been removed by the time of this survey.
- 8.13.2** Another difference between this map and the earlier 1935 OS Map is the construction of Cholmeley House to the southwest of the study-area, on the western side of Bishopswood Road immediately north of Ingleholme. This building was constructed between 1936-9 replacing Dorney House when Bell, (School Master at the time), moved the Junior School from where they were based in Southwood Lane to the current Bishopswood Road site. Cholmeley House was an unusual structure and was locally listed until its demolition in 2013 for construction of the new junior School.

8.14 Recent changes to the site



Fig.21: Aerial view of school site c1999

8.14.1 The final change to the modern school site was the construction of the swimming pool building in 1969 and the Mallinson Sports Centre in 1981 in the northwestern part of the study-site, (fig.21). At the same time, the boys changing rooms on the southern edge of the wider site were converted into the current Richard's Music Centre.

8.14.2 In 1993 the Pre-Preparatory School was opened on premises to the west of the site.

8.14.3 In 2004 / 2005 the Victorian School House to the west of the site was refurbished and extended to provide amenity facilities and classrooms for Art, Design and Technology for both the Senior and Junior Schools

8.14.4 In 2009 / 2010 the levels of the Junior field, immediately north of the Richard's Music Centre, have been changed to allow the construction of a synthetic multi-sport pitch, (fig.22).

8.14.5 Between 2013 and 2015 Cholmeley House to the southwest of the site was demolished and a new Juiniior School constructed incorporating the Victorian Villa known as Ingleholm.



Fig.22: Aerial view of school site 2010

9 THE PRESENT SITE

9.1 A visit was made to the site on September 5th 2018, and a photographic record made of the site as it is. What follows is a short written description of the site accompanied by illustrative photographs. The following section should be read in conjunction with fig.23 for location of figures, and figs.24-38 for views of the current site.

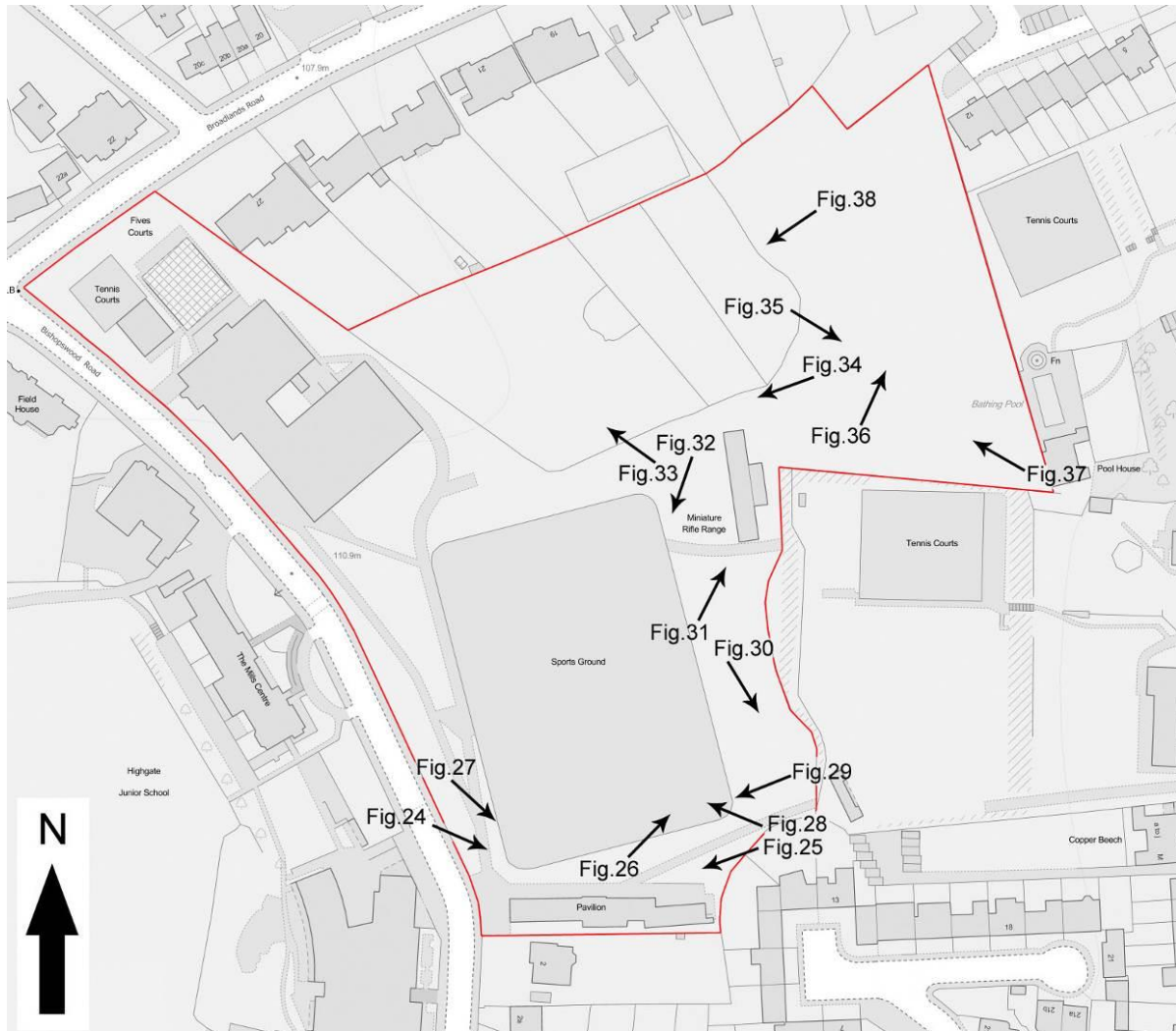


Fig.23: Plan showing direction of view of site photos (figs.24-38)



Fig.24: Richards Music Centre, facing ESE

- 9.2 The Richards Music Centre is a long, low, thin, pitch-roofed structure, aligned east-west along the southern boundary of the wider site. It is set back from the eastern pavement of Bishopswood Road behind iron railings. The building was once used as boys changing facilities for the school and consists of a sports pavilions built in the 1920s / 1930s and extended to the east in latter years, (figs.24 and 25).



Fig.25: Richards Music Centre, facing WSW. Note that it is converted from the two separate buildings which were labelled Pavilions in the 1930s



Fig.26: *The all-weather pitches terraced into the natural slope, note the retaining wall to the west, (top of frame), facing NE*

9.3 The Richards Music Centre lies at one of the highest points in the area covered by this report, with the ground dropping steadily to the northwest. The all-weather pitches immediately north of the Centre have been terraced into the high ground to create a large platform, with a retaining wall at their southern end, (figs.26, 27 and 29).



Fig.27: Terraced ground of all-weather pitches and southern retaining wall, facing SE

- 9.4** The wider study-site (west of Bishopswood Road and between Hampstead Lane and Broadlands Road) is made up of several elements including Junior Field in the southern part of this area, the ‘Orchard’ to the north of this, and ‘Tatham’s Field’ in the far north-eastern corner currently open land.
- 9.5** The Mallinson Sports Centre, Swimming Pool, and Fives Courts are located in the northwestern part of this area (just east of Bishopswood Road). It comprises a number of structures terraced into the surrounding ground meaning that Bishopswood Road and Broadlands Road lie at a higher level to the north and west. This terracing will have removed any underlying stratigraphy, presumably to the level of natural deposits.



Fig.28: All-weather pitches facing northwest towards the Mallinson Sports Centre, (top-centre of frame), facing NW



Fig.29: All-weather pitches facing W along the southern boundary and retaining wall



Fig.30: *Southeast corner of Junior playing field, facing SSE*



Fig.31: *Rifle-range building in the northeast corner of the Junior playing field, facing NE*



Fig.32: *All-weather pitches facing SW*



Fig.33: *View into the plot known as 'The Orchard', now part of the wider playing fields, facing NW*



Fig.34: Drainage channel running along the northern boundary of the Junior field and 'The Orchard', facing WSW. This is probably a relic of the grounds former use as allotments in the earlier-19th century and still used as part of the surface water drainage of the sports field



Fig.35: Southeast corner of 'Tatham's Field', facing SE



Fig.36: West side of 'Tatham's Field' showing the eastern retaining wall, facing NE



Fig.37: Eastern side of 'Tatham's Field' looking towards the northwest corner, facing NW



Fig.38: Western side of 'Tatham's Field' showing the reclaimed, tree-covered, area which once formed part of the back plots of Broadlands Road, facing SW



View of northern end of site from Bishopswood Road, with Squash Courts and Fives building behind



Bird's eye view of site from the south, with Bishopswood Road on the left



View of existing Pool Hall from the north-west



Angled view from Bishopswood Road of northern end of site, with Squash Courts and Fives building behind

Fig.39: Photos of the Mallinson Sports Centre site provided by Highgate School

10 PROPOSED DEVELOPMENT

10.1 The following section details the proposed redevelopment programs for the various elements of the East Side Bishopswood Road Campus (figs.40-44).

10.2 The Richards Music Centre Redevelopment

10.2.1 The proposed redevelopment consists of two main parts: the demolition of the existing Richards Music Centre and the subsequent construction of a new building to accommodate Senior School Drama and the Sports and Exercise Department (SpEx) including a studio theatre to replace the one being demolished behind Dyne House¹⁰. The location of these in relation to one another is shown bottom right in the fig.40 below.

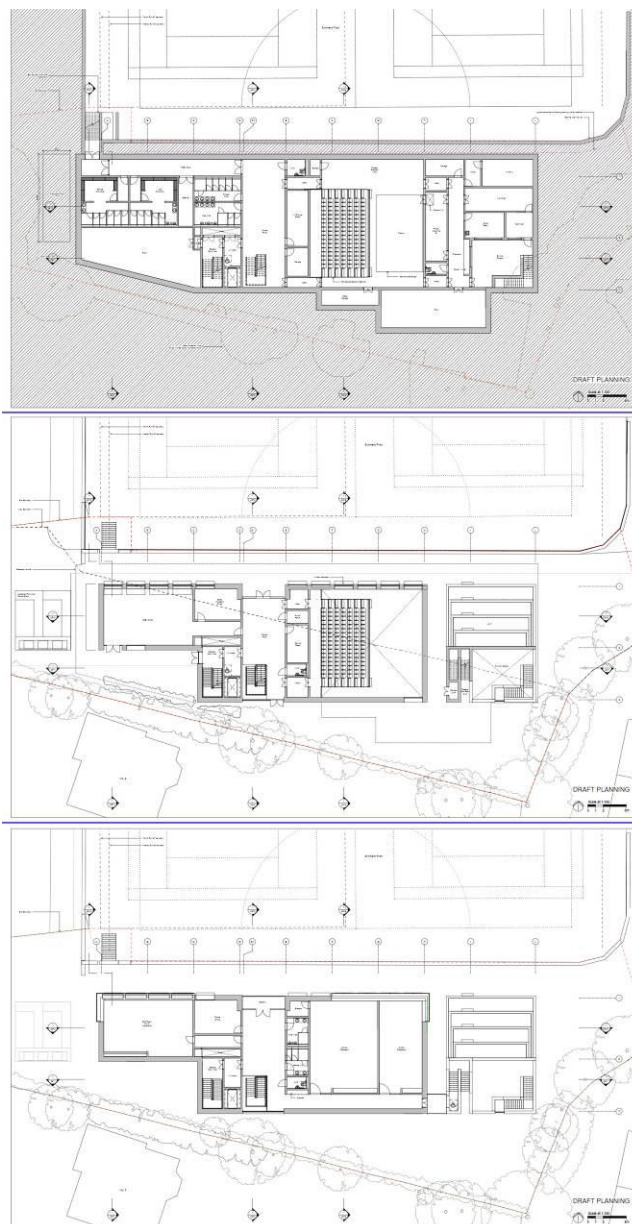


Fig.40: *Floor plans of the new Drama and SpEx Dept. building, basement level (top), ground floor (centre), and first floor (bottom)*

¹⁰ See Compass Archaeology, 2018 (R). Highgate School – Senior School Campus (Dyne House), London Borough of Haringey: An Archaeological Desk-based Assessment

10.2.2 The footprint of the new music centre will be at a 30° angle to the existing building on a NE-SW alignment, but with a significant part of the southwestern half occupying previously disturbed ground. The new building will have two floors covering a similar mass and height as the previous structure, but with an additional lower ground floor across the whole footprint. The new lower ground floor will cover some previously disturbed ground in the southwestern half. The northeastern half has suffered a lesser degree of previous disturbance and so holds greater potential for the survival of buried stratigraphy.



Fig.41: Elevations of the new Drama and SpEx Dept. building north side (top), south side (bottom)



Fig.42: Section through proposed new building, showing the lower ground floor level (east left and west right)

10.3 Temporary Decant School Buildings

- 10.3.1** As part of the redevelopment works the school will be installing temporary school buildings to allow decanting of sites of construction projects. The temporary accommodation will take the form of modular units set on concrete pads. These are to be placed on the tarmac / type 1 base of the existing synthetic sports pitch with any service runs being excavated within the thickness of the existing base (fig.43). Therefore their installation should entail minimal ground disturbance and have a negligible impact upon buried stratigraphy.



Fig.43: Site plan showing location of the temporary decant modular teaching units

10.4 Additions to Mallinson Sports Centre

10.4.1 The Mallinson Sports Centre is to be refurbished and extended, (figs.44-46). This will include:

- Demolition of existing Fives Court building and Squash building at the north end of the site, and removal of external games court area and high chain-link fencing. Demolition of ramp & corridor extension to Pool building.
- New north-west extension for a second indoor sports hall with associated new circulation corridor, viewing gallery, access stairs and lift, with ancillary spaces for storage and plant, and a teaching block extension for Combined Cadet Force and Outdoor Education classrooms and offices, with associated storage.
- New south extension to the existing sports hall for 8 no. new external covered Fives Courts with run-off area one level below local ground level.
- New south-west extension and alterations to the existing building to create an enhanced Entrance with Foyer, reception with Café at floor above, and with improved new access stairs down to the existing changing rooms, and lift to all levels.
- Alterations to the existing sports hall to enhance natural lighting by new rooflights, renovation of roof with new finishes, with interior changes to associated spaces.
- New single storey east extension in the existing outdoor courtyard to provide additional studio / gym spaces and form connections back to the changing rooms, with ancillary external storage for sports use.
- New single storey east perimeter extensions for waste storage, plantrooms
- New hard and soft landscaping around the perimeter of the site, including removal of 3 no. trees and replacement with new semi-mature trees, and formation of an entrance courtyard area at the new south main entrance.
- New mechanical and electrical fit-out to all new extensions; part new mechanical and electrical fitout to existing areas as upgrade where required, including new ventilation ductwork to the existing sports hall; new rooftop plant areas with screens.
- Re-planning, re-grading and landscaping of the existing sports playing area to the east of the existing sports hall, an area known as “The Orchard” – in part to improve sports activity facilities, and in part to provide a temporary flood basin to mitigate potential surface water flooding based on future climate change predictions.

10.4.2 The proposed changes and developments around the Mallinson Sports Centre, although occurring on a relatively large scale, include a lot of ‘infilling’ within areas that have been subject to previous ground disturbance during creation of the standing structures. Despite the construction of new basements below the Five Courts, Sports hall / Teaching Block (figs.45-46), the development footprint has already been significantly terraced to create level spaces for the present site, so much of the earlier soil make up and natural ground will have been subject to significant truncation, meaning the impact of said basements are considered relatively minimal.

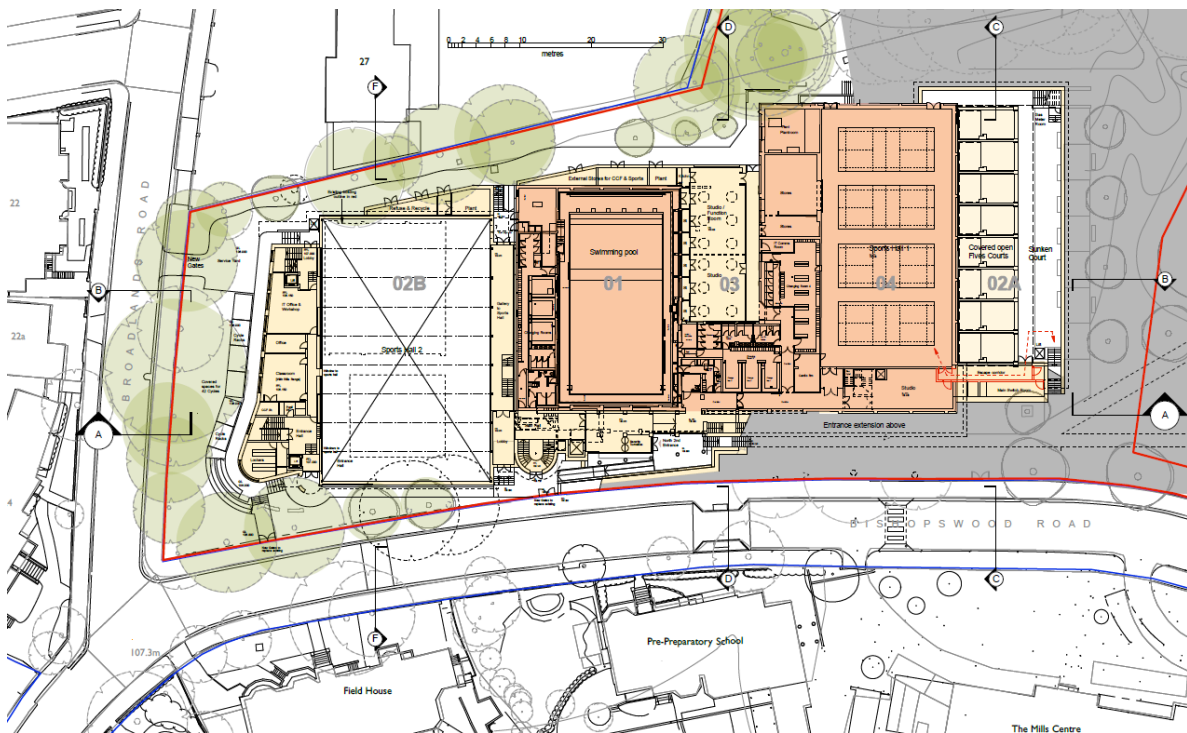
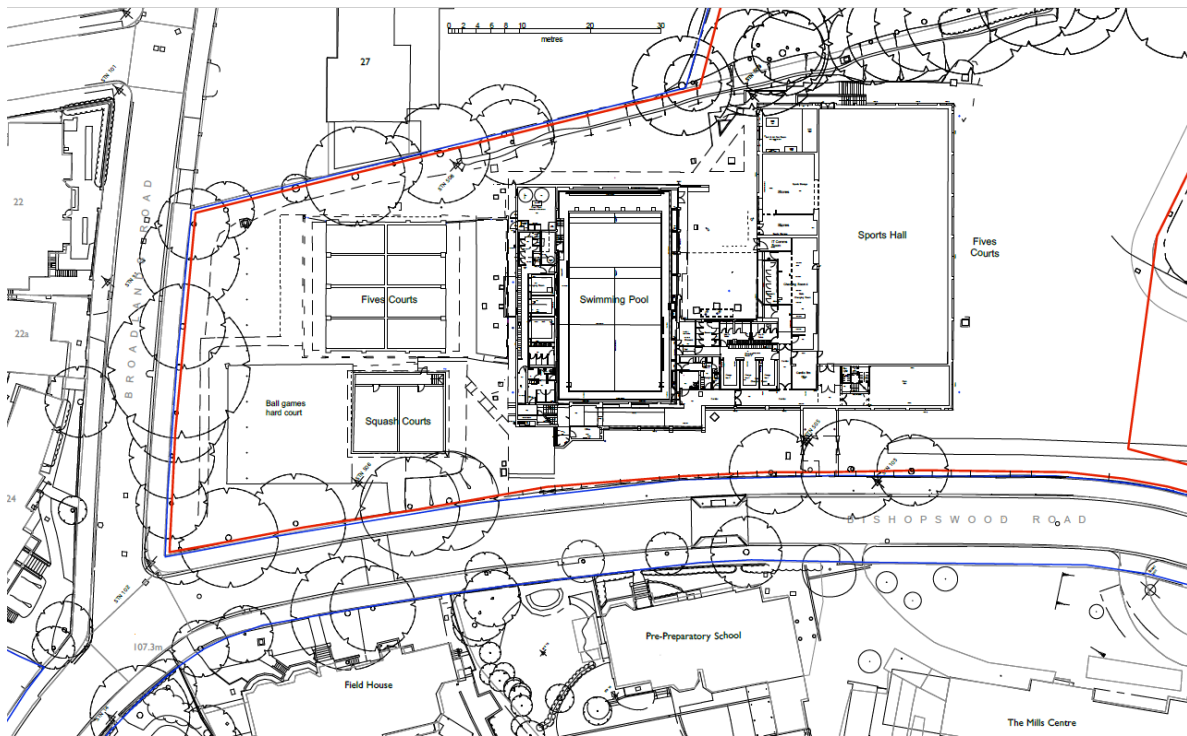


Fig.44: Existing Mallinson Sports Centre (top), and proposed extensions and refurbishments (bottom)

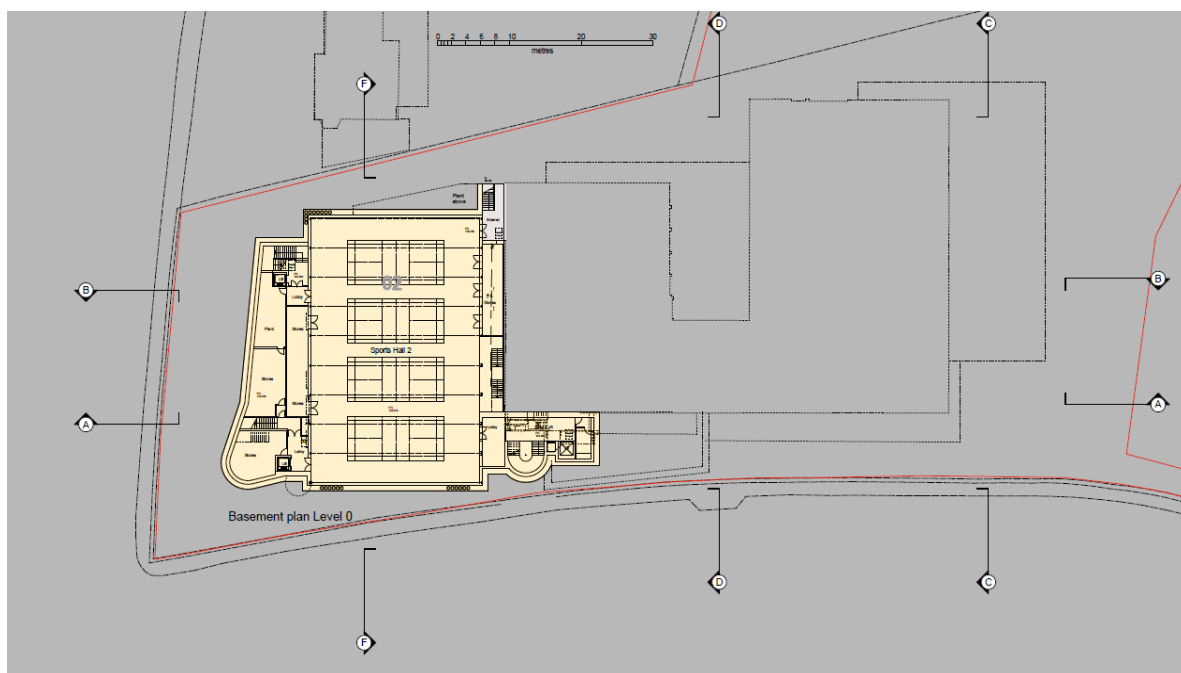
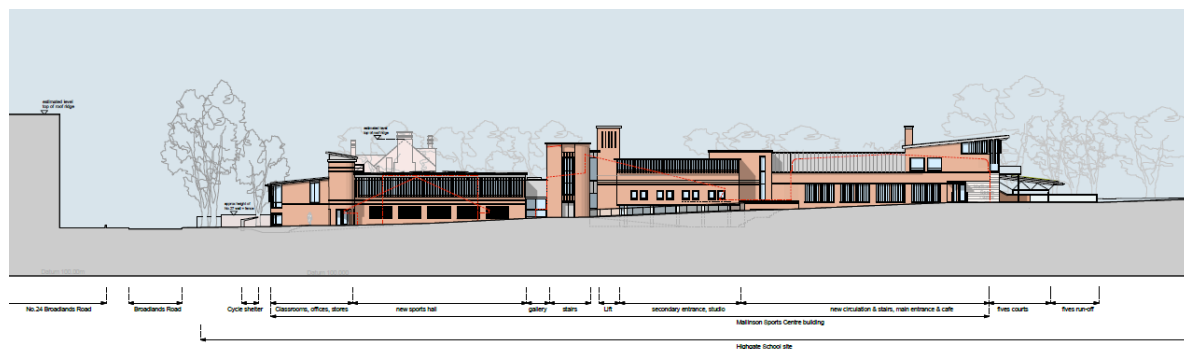


Fig.45: *Proposed basement level of Mallinson Sports Centre*



ISSUE 02/06/2022

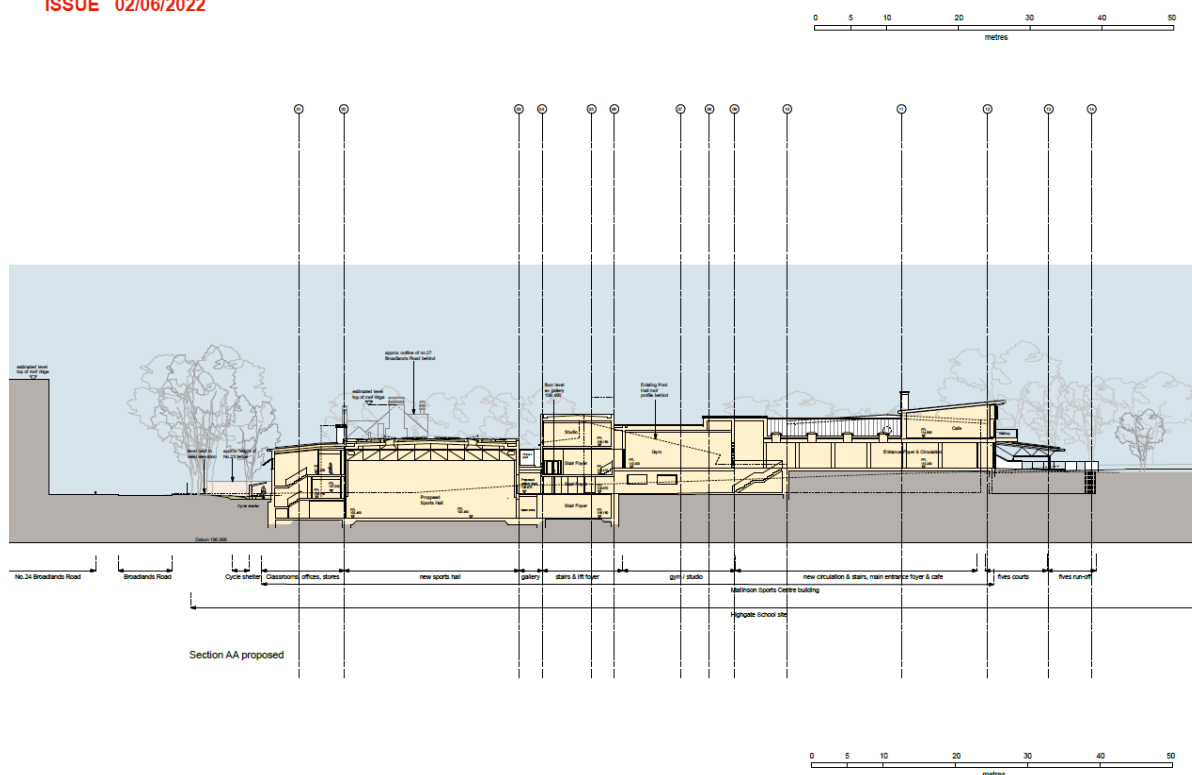


Fig.46: Elevation and section through Mallinson Sports Centre development

11 THE ARCHAEOLOGICAL POTENTIAL OF THE STUDY SITE

11.1 Prehistoric

11.1.1 The site is located within a larger prehistoric landscape, on one of the highest points in London on well-drained soils which would make it appealing to early settlers. Evidence of periodic use of the landscape for the production of flint tools has been identified in Highgate woods to the north, but no sedentary community. The recent finds on Parliament Hill is intriguing, but is yet to be fully understood. Residual Mesolithic flints have been identified closer to the site, so it may be possible that similar residual material may survive in the topsoils of the study site too.

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

11.2 Roman

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

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

11.3 Saxon

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

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

11.4 Medieval

11.4.1 The site lay within the southeastern corner of the Bishop of London's Deer Park which was a minimally managed landscape. It is unlikely that this use of the land left much of an imprint in the archaeological record. After the opening up of the parkland from the 15th century the site is believed to have occupied a new agricultural landscape on the periphery of any settlement throughout the majority of the later medieval period. It is always possible that some residual medieval material may have found its way into the soil matrices from tilling and midden spreading.

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

11.5 Post-medieval

11.5.1 The site remained undeveloped until the mid-1930s when the pavilions that now make up the Richards Music Centre were built. The Mallinson Sports Centre was not built in its current form until the 1980s. Prior to these developments the site was a mixture

of open ground, rear yards of properties fronting Broadlands Road and partially laid out as allotments, all of which will have left minimal imprints on the landscape. The site has subsequently undergone considerable landscaping since the mid-20th century including the creation of large areas of terracing to construct the present buildings and sports pitches which will have had a significant effect on below ground deposits.

- 11.5.2** *The chance of encountering post-medieval archaeology is high, but will probably be limited to reworked soils or land divisions associated with the use of the site as allotments in the 19th century and later truncations associated with the creation of the present landscape in the mid-20th century which are of limited significance.*

12 CONCLUSIONS

- 12.1** During the course of the DBA it has become clear that the study site has been subject to limited historic alteration and truncation before the 20th century. These include creation of the existing site layout and the erection of the extant school buildings which form the core of the development footprints.
- 12.2** Little evidence for prehistoric or Roman activity has been uncovered in the immediate vicinity of the study-area, although it is possible that this is because of a lack of previous excavations rather than an absence of actual activity. Although documentary evidence indicates early medieval and later-medieval activity, in the form of the Bishop of London's deer park, the study-area appears to have lain just within the deer park boundaries, such that it seems unlikely that substantial remains relating to this function would survive.
- 12.3** The study-site remained largely open fields bordering the northern side of Hampstead Lane throughout the medieval and early post-medieval period. It was not until the mid-19th century, when Highgate School acquired the study-area to be used as allotments that development of any kind occurred. The main phase of development occurred in the later-19th century, following the formation of Bishopswood Road and Broadlands Road. The construction of a number of buildings including the pavilions that form the core of the present Richards Music Centre and the Mallinson Sports Centre circling the school playing fields occurred in 1935 and 1981. These developments entailed a significant amount of landscaping and terracing to create level platforms for construction, which will have led to significant disturbance and probable truncation of earlier soil horizons and buried stratigraphy.
- 12.4** Given the lack of historic development across the site prior to the later-19th century and the subsequent level of landscaping and ground disturbance this later development required it is not deemed likely that any archaeologically significant deposits will be affected.

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