

HERITAGE STATEMENT DYNE HOUSE AND ISLAND SITE

Quality Assurance

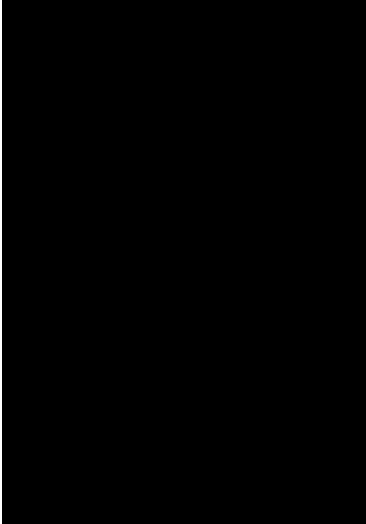
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Client name:	Highgate School Capital Projects
Type of report:	Heritage Statement
Prepared by:	
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Date	
Reviewed by:	
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Appendix 1

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 Dyne House and Island Site. Founded in 1565, Highgate School has a longstanding relationship and influence over the surrounding development of Highgate, contributing a wide variety of architectural styles, scale of development and materials. The school grounds and buildings have evolved extensively overtime, occupying a number of sites within and around Highgate Village.
- 1.2 The proposals seek the redevelopment of the Dyne House site, replacing the current piecemeal and disjointed appearance of the site with a cohesive and sympathetic design, as well as the creation of a more accessible access from the Island Site campus, through a new extension from the Central Hall building.
- 1.3 The site is focused on Dyne House and the land to the rear which falls sharply down to the east. This land includes a disused parade ground and early twentieth century gym, swimming pool and two storey classroom building. The Dyne House site is connected to the rest of the school campus to the west by a tunnel which passes underneath Southwood Lane and arrives at an entrance close to the eastern elevation of the Central Hall.
- 1.4 The twentieth century buildings to the east of Southwood Lane are relatively late additions to the school estate, constructed following the clearance of the old headmasters house. The buildings are not locally or statutorily listed, nor are they considered to be non-designated heritage assets. The proposals are for the demolition of the buildings within the site, the creation of a new five storey dedicated Sixth Form Centre and new access from the other side of Southwood Lane, including a covered access ramp.
- 1.5 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. In addition, a number of listed buildings are located within the site's surroundings. This includes a group of listed buildings to the north of Dyne House known as 16-20 Southwood lane as well as the Highgate Tabernacle, all Grade II listed. To the south an additional listed group includes 12 Southwood Lane, also listed Grade II.
- 1.6 To the west, a number of buildings within the Highgate Island Site are also listed. This includes the 'Old School Building', comprising the 1860s redeveloped school hall known as the 'Big School', first designated in 1994. This represents only a small proportion of the buildings within the North Road school site, which includes the 1980s Garner building, the 2010 northern extension to North Road and 1890s Central Hall as well as the 1920s Science Building. These structures are not themselves designated heritage assets however they are 'attached' to fabric of the listed Big School by a network of corridors.

- 1.7 It is acknowledged there are additional heritage assets within the locality, however due to distance from the site or intervening development, assessment of impact to these assets will be included in the assessment of impact to the conservation area.
- 1.8 This report will assess the significance of these assets, and determine the impact of the proposals upon this significance. This assessment will be proportionate to the significance each asset, and informed by a photographic site survey as well as extensive archival research undertaken at local and national archive resources, including the School's Archive.

Authorship

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

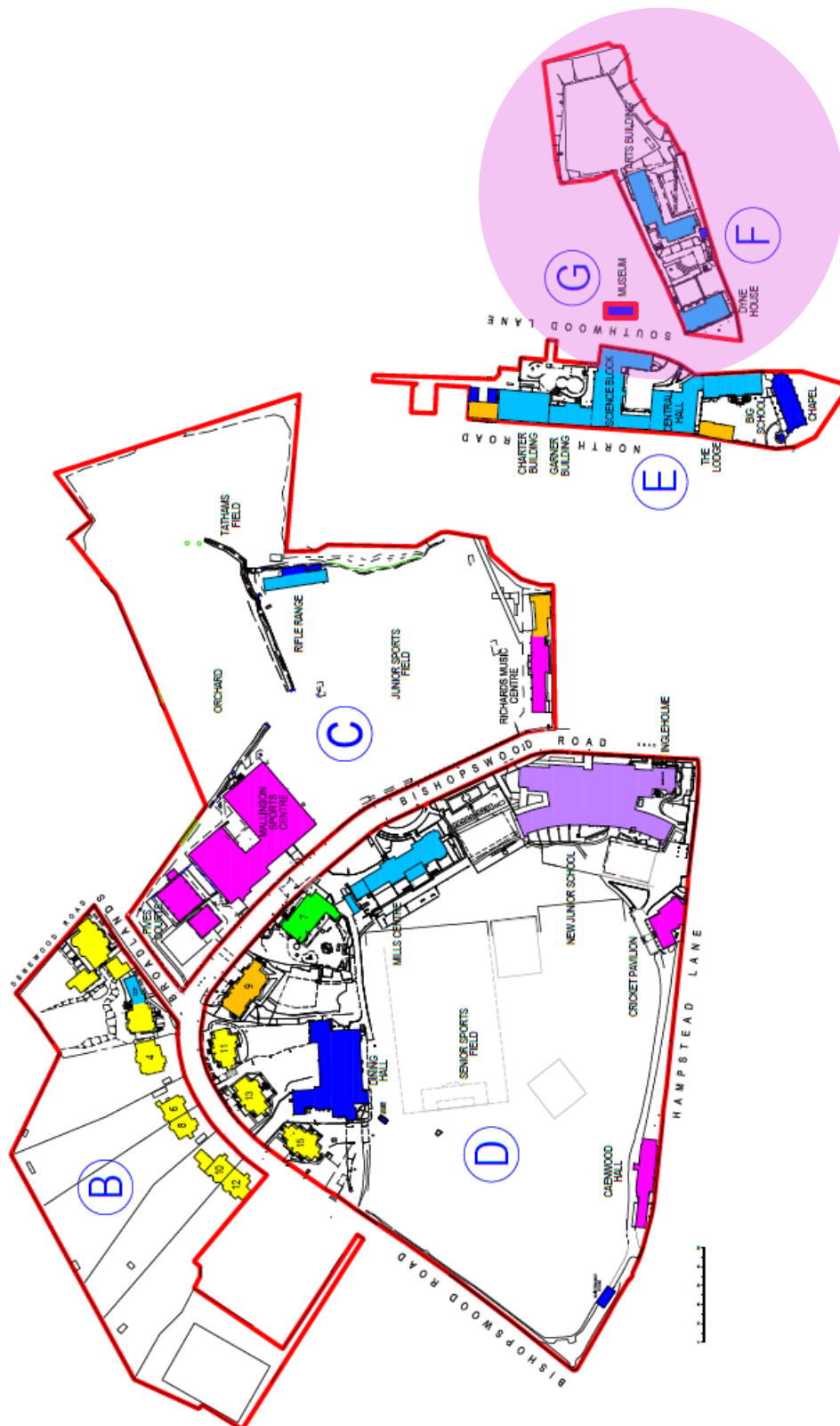


Figure 1. Map of School properties in Highgate. The location of the site is highlighted in pink.



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



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



Figure 4. Location map showing the site in relation to the School's island site campus.

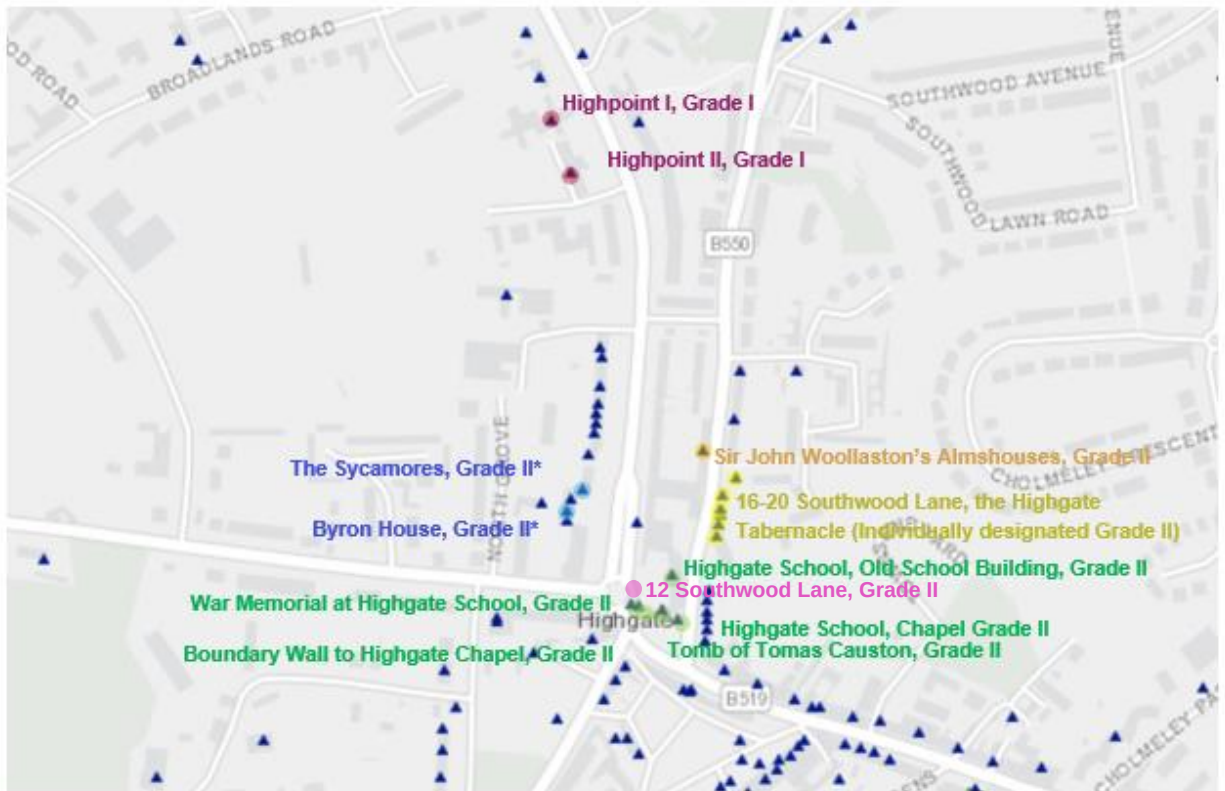


Figure 5. Map of Listed Buildings within the local vicinity. Listed buildings are indicated by blue triangles. Please note due to distance from site and intervening development only the assets identified in section 1 will be included for assessment. Source: Historic England.

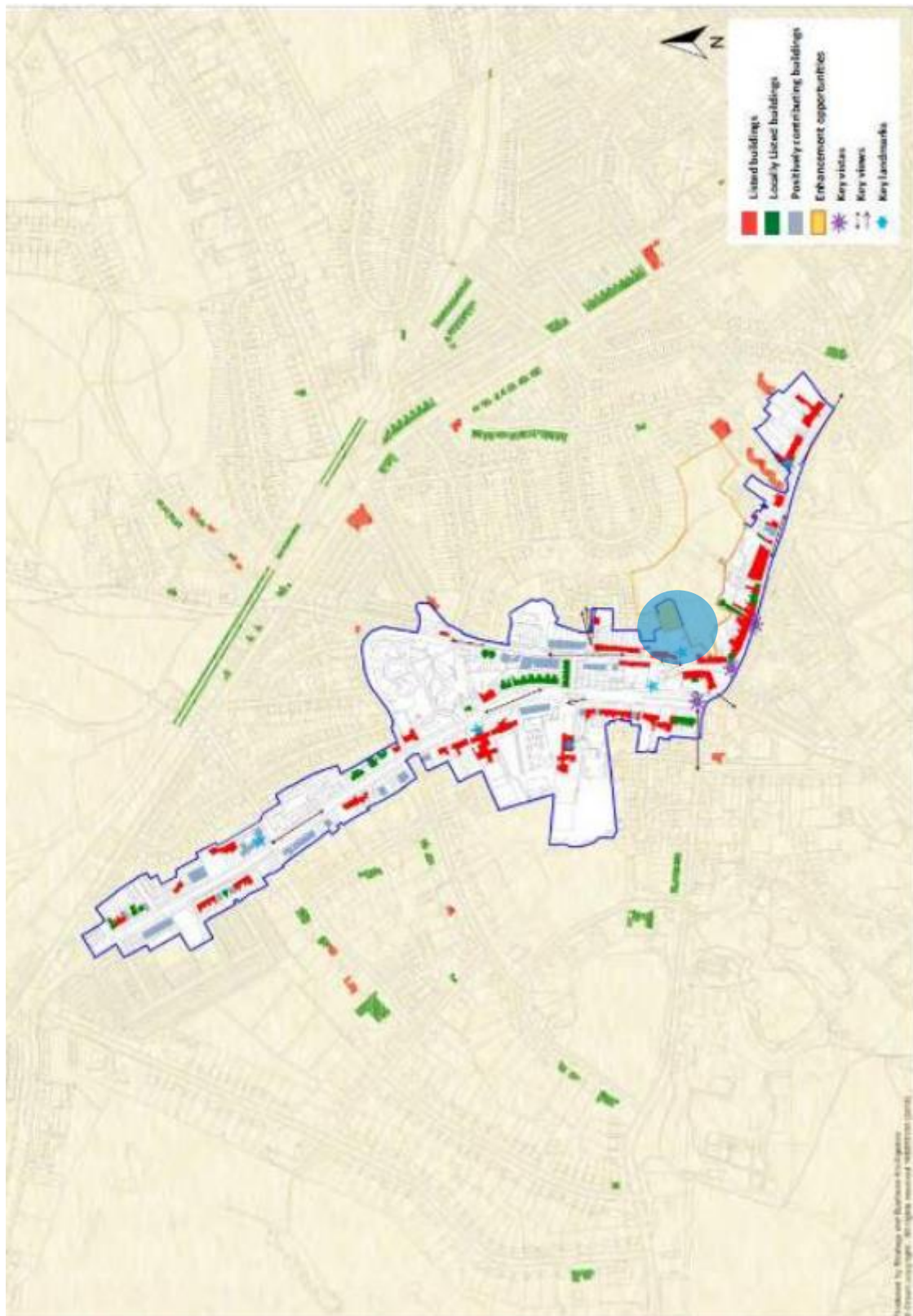


Figure 6. Map of Sub Area One within Highgate Conservation Area. The Location of the site is indicated by the blue transparency.

2.0 Heritage Policy and Guidance Summary

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.
- In relation to development 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)

- 2.2 The revised National Planning Policy Framework (NPPF) was published on 20th July 2021, replacing the previously-published 2012, 2018 and 2019 Frameworks. 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 any 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:
- 2.10 “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.”*
- 2.11 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:
- 2.12 “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.”
- 2.13 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.
- 2.14 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.

- 2.15 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.
- 2.16 With regards 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.”
- 2.17 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).
- 2.18 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) (2019)

- 2.19 The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. It is planned that this document will be updated to reflect the revised NPPF in due course however the following guidance remains relevant.
- 2.20 In relation to non-designated heritage assets, the PPG explains the following:
- “Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”*
- 2.21 It goes on to clarify that: *“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*
- 2.22 This statement explains the need to be judicious in the identification of value and the extent to which this should be applied as a material consideration and in accordance with Paragraph 197.

Historic England Conservation Principles: Policies and Guidance 2008

- 2.23 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"*
- 2.24 '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".*
- 2.25 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: Historic Environment Good Practice Advice (GPA) in Planning Note 2 Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.26 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 National Planning Practice Guidance (NPPG). 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).
- 2.27 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 Advice Note 2 Making Changes to Heritage Assets (February 2016)

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

- 2.29 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 2.30 Page 2, states that “*the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.*”
- 2.31 The document goes on to set out ‘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 make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;*
- *Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;*
- *Step 4 - explore ways to maximise enhancement and avoid or minimizing harm;*
- *Step 5 - make and document the decision and monitor outcomes.” (page 8)*

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

- 2.32 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.
- 2.33 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.

Regional Policy

The London Plan (2021)

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

2.35 Policy D1 London's form and characteristics

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

Form and layout

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

Quality and character

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

2.36 Policy HC1 Heritage conservation and growth

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

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

- 1) *setting out a clear vision that recognises and embeds the role of heritage in place-making*
- 2) *utilising the heritage significance of a site or area in the planning and design process*

3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place

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

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

Haringey Development Management DPD (July 2017)

2.37 Relevant local policies are as follows:

2.38 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.”*

2.39 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)

2.40 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.”

2.41 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)

2.42 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.”

2.43 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.”

2.44 Policy DH3: Rear Extensions:

“Rear extensions on residential properties should be subordinate in scale to the original dwelling, complement its character in terms of design, proportion, materials and detail, should not harm the amenity of adjacent properties, and should retain a significant area of garden or amenity space which is proportionate to that of neighbouring properties in the surrounding area. Development should respect and preserve existing architectural features where these contribute to local character and appearance, for example projecting bays and decorative balconies.”

2.45 Policy DH4: Side Extensions:

“Side extensions to detached or semi-detached properties, including the enlargement of existing garages, should be sensitive to and respect the character of the streetscape, and not block or significantly infill gaps between buildings, or otherwise disrupt the integrity of the individual architectural composition or group where these contribute to the character of the local area. They should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail. They should not harm the amenity of adjacent properties.”

2.46 Policy DH5: Roofs and Roofscape:

“Roof extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear except where they are part of the established local character and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets; re-roofing materials should avoid use of inappropriate substitute materials that can erode the character and appearance of buildings and areas. Chimneystacks should be retained where they positively contribute to the character of the Conservation Area. Satellite dishes and other telecommunications equipment should be located discreetly, and not be sited at the front of buildings on the roofline in the Conservation Areas.”

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 townscape 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 townscape 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 townscape 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 townscape 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 townscape 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 the North Road and Southwood Lane. Despite the lengthy history of the school in this site, this successive building works has resulted in a largely nineteenth century character to the oldest buildings within the North Road grounds. This section will outline the school's architectural history and development, focusing on the evolution of the buildings at the North Road Site, and Dyne House in particular.

Early History

- 4.2 In 1565 a free school for, "the education of boys and young men in grammar" was founded by Sir Roger Cholmeley, Lord Chief Baron of the Exchequer under King Henry VIII. Known during this early period as 'Cholmeley School', the Bishop of London subsequently granted land on the site of an old gatehouse near the bishop's wood, opposite the Gatehouse Inn. Comprising of a chapel and school house, little is known about the design of the first iteration of the school. In 1576-1578 a new schoolhouse was erected and the chapel rebuilt with further enlargements in 1616 and 1623.
- 4.3 The school chapel was not limited to the staff and pupils, used more widely as the chapel of ease for Highgate. This resulted in the more thorough maintenance of the chapel buildings, to the neglect of the school. Subsequently in 1719-20 the chapel was rebuilt and enlarged, followed by an additional programme of repair in 1772 with money from the school estate.



Figure 7. Highgate free school circa 1800. The school buildings can at this time be seen to be comprised of two separate but adjoining structures, that of the school house and the chapel.

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.
- 4.5 A new school-house was erected in 1819 with accommodation for 120 boys, and the 'Madras' system of education was introduced. By this time the chapel was too small for the growing population of Highgate and a bid to improve the chapel created considerable controversy over where the funds for renovation works should be found. As a result the school was divested from the reasonability of providing a local church and the old chapel was pulled down in 1830, leaving ruins within the school grounds to the north. The materials were sold and the proceeds added to the fund from which a substantial grant was then made for building a new church on a different site for the use of the parish.



Figure 8. The School showing the rebuilding works of 1819 and chapel in 1830, prior to the chapel's demolition and school hall's extension.



Figure 9. The Old School in 1833 viewed from Southwood Lane following the demolition of the chapel and prior to the extension works of 1845.

- 4.6 In 1845 the school was extended, creating a large hall with an additional classrooms to the south and library above. The old headmasters house in the grounds was also pulled down, creating a playground, extending into the ruins of the old chapel.



Figure 10. The School in c. 1850, showing extension works of 1845.

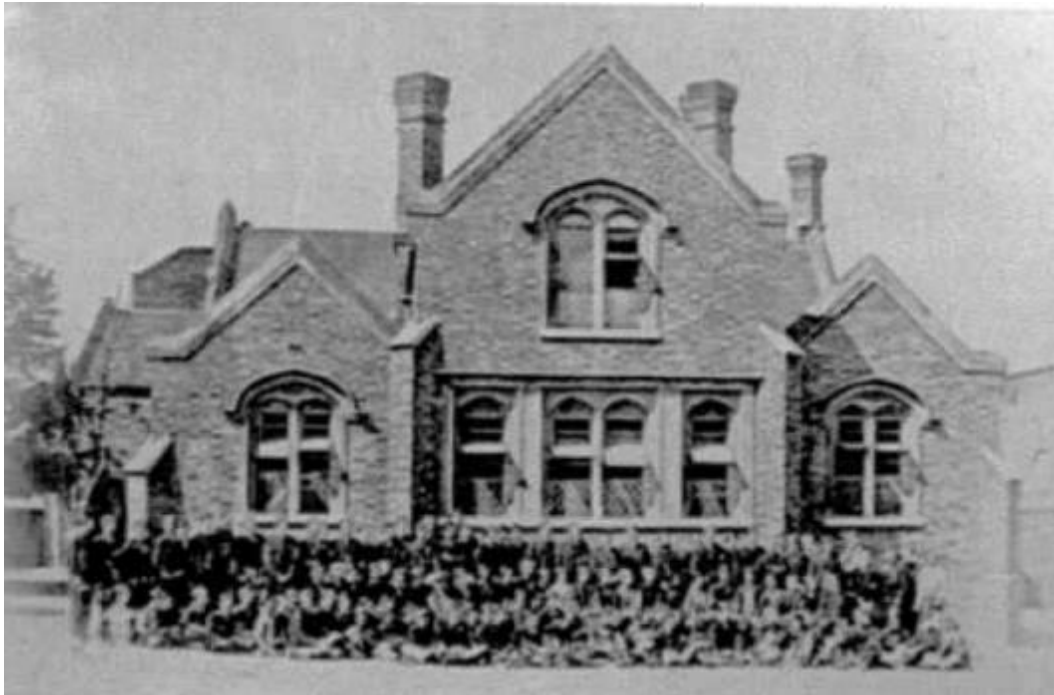


Figure 11. The school c. 1860 seen from the south, prior to the redevelopment of 1866-7. This image shows the extended classrooms and window above the library.

- 4.7 The arrival of a new headmaster, the reverend John Bradley Dyne in 1838, unencumbered by the upkeep of the chapel, saw significance 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. 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.
- 4.8 In 1845, the School acquired the site of what is now Dyne House. This was the site of the original Cholmeley House which was the Head Master's house and became the Junior School on its foundation in 1889. The footprint of Cholmeley House extended forward of No.16 neighbouring property, and aligned with the public pavement. A single storey brick wall extended from the end corner of the old building, up to the driveway of No.12, a neighbouring property. After a period of use as classrooms, the old Cholmeley House was demolished to allow the erection of the present Dyne House (1967) largely as a Senior School Music and Art Centre with a lecture theatre below.
- 4.9 Dr Dyne commissioned Frederick Pepys Cockerell to re-design Highgate School, influenced by more 'modern' teaching buildings such as Gilbert Scott's Gothic library at Harrow. By 1866-7 the new school-house known as the 'Big School' and adjacent chapel were complete, defining the appearance of the junction with Hampstead Lane, Highgate West Hill, Highgate High Street and Southwood Lane. These buildings remain recognisable in the historic form within the site today, both Grade II listed.

- 4.10 This building is completed in the High-Gothic style, featuring a two-storey hall, five bays long (now the library). A surviving elevation drawing and section allow a detailing understanding of the Big School as first built. The interior comprises the following elements, a school hall over classrooms aligned north-south with a library to the northern end. A brick arch separated the northern end with a central screen creating a division between the two uses, resulting in a flexible space.

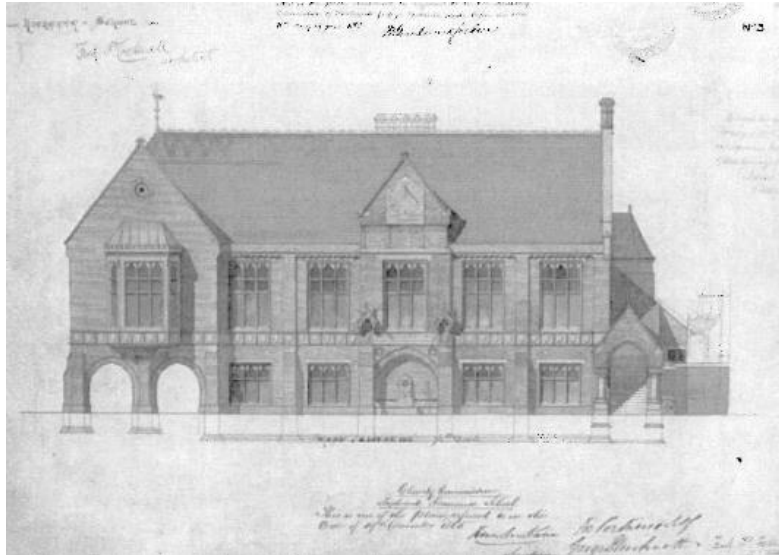


Figure 12. Proposed Elevation of the Big School, Cockerell, 1865. Note small gothic canopies to each side of the central gable. The West front originally had a blind wall at bottom of a central porch.

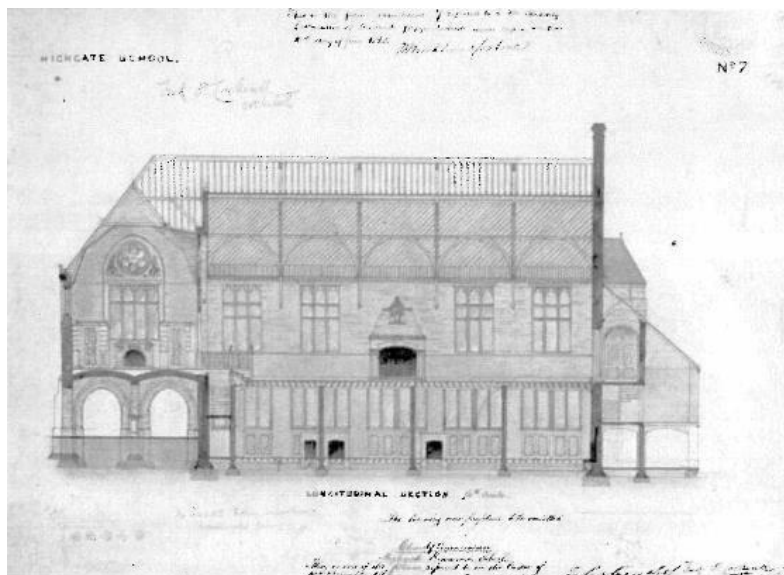


Figure 13. Proposed Section of the Big School, Cockerell, 1865.



Figure 14. The 'Big School' 1895.

- 4.11 At the turn of the century much effort was made to promote the school as a site of excellence in the study of science and technology. Subsequently by 1890 a 'laboratory' had been added to the school rooms, followed by a dedicated building in 1897.
- 4.12 This year also saw an expansion to the 'Big School', creating the Central Hall, design by C.P. Leach. Completed in 1899, the extension joined the northern end of the 'Big School' and recreated its 'Gothic' style albeit in simpler form. An open cloister-like corridor established a 'quadrangle' character to the school campus to the north of the Big School building. This new building contained nine classrooms, a drawing studio, and a dining-room for the day-boys. These rooms were arranged in two storeys around a Central Hall, which was lighted from the roof, and a basement kitchen below. A small single storey linking toilet block connected the western elevation of the Central Hall to the Big School.

Early Twentieth Century



Figure 15. The big school and new school buildings including 'Central Hall' to the left of the image in 1910.



Figure 16. The big school and new school buildings including 'Central Hall' in 1910, note picture of 'fives' court in top left corner within the ruins of the old school chapel – the future site of the Science Building.



Figure 17. Cholmeley House, 1915.

- 4.13 At this time the sciences were taught 'in a ramshackle building to the north of the Central Hall (presumably the 'laboratory' of 1897) and an art room... its upper floor was connected to the gallery of the Central Hall by an iron bridge'.

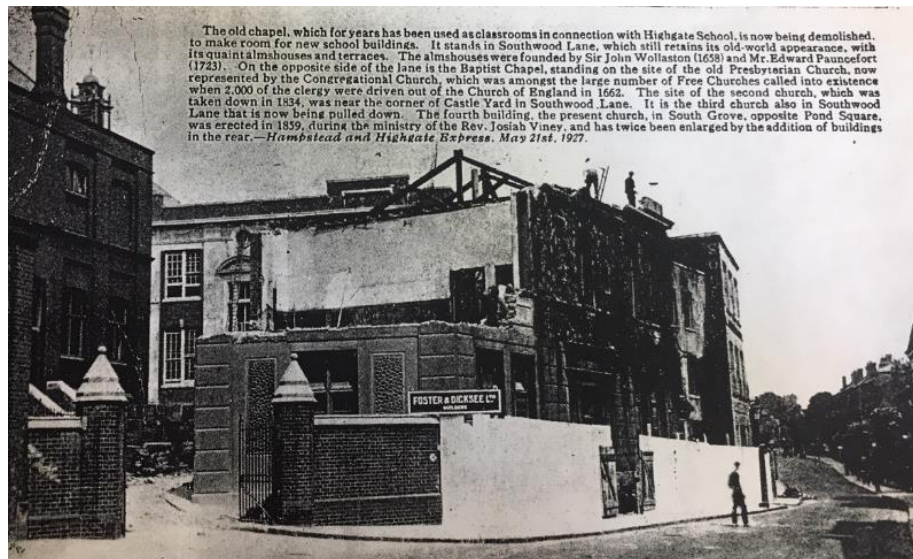


Figure 18. Demolition of the old chapel buildings to create the new Science Building, under conduction in this image.



Figure 19. Science Building extension seen from Southwood Lane, 1928.

- 4.14 The provision for science was however still deemed inadequate and after many years of lobbying by the head master a new Science Building was built in 1928 to contain physics, chemistry and biology laboratories, as well as facilities for the study of engineering and aeronautics. Designed by A.E. Mumby this architect also saw improvements to the Big School, having gained experience in educational design with the addition to the University of Greenwich's Gymnasium in Woolwich.
- 4.15 The new Science Building was ambitious in scope and scale, effectively doubling the school's North Road complex. The new science wing contained new dedicated spacious laboratories with bespoke workbenches, workshops, a new library, art room and large lecture rooms alongside office space for the headmaster and OTC rooms at ground floor. A specialised 'hanger' to the building's roof, housing the aeronautic department made a widespread impact in the national press, successfully positioning Highgate as a preeminent seat of learning to support the technological ambitions of the empire. The building was completed in a restrained neo-Georgian style contributing a distinctive and contained façade to the North Road as well as a courtyard to Southwood Lane.



Figure 20. Opening Ceremony of the Science Building. Note nine over nine sash windows at first and second floors and just visible roof extension.



Figure 21. Opening Ceremony of the Science Building. Note geometric railing to raised brick walk way and central entrance.



Figure 22. Opening Ceremony of the Science Building. Note entrances into Central Hall block to the left as well central entrance into the East-West wing of the Science Building to the right of the image.

Mid- Late Twentieth Century



Figure 23. View within Science Building Courtyard, circa 1940s. Note change in fenestration within entrance bay to the right of the image and above entrance bay to the left.



Figure 24. View from Southwood Lane towards Science Building Courtyard. C.1950.

- 4.16 Under the instruction of Mumby, during the 1920s the library was removed from the 'Big School' (i.e. the Grade II listed, Old School Building) to the 'main building' following criticism that it was 'cold, austere and inhospitable'. At this time oak panelling to the Big School interior was introduced to soften its appearance and the large central fireplace removed. This project resulted in significant structural changes to the interior, including the partial demolition of the brick arch which separated the library and teaching areas and the removal of the wooden screen.
- 4.17 During the inter-war period, work to the school estate was unsurprisingly slow paced. In 1936 work began on the construction of an open-air swimming pool to the rear of what would become Dyne House and the junior school moved to Bishopswood Road in 1938 within a newly built brick school house (now demolished). Further work in the inter-war period included a new library within the Science Building in 1937 although its exact location unclear.

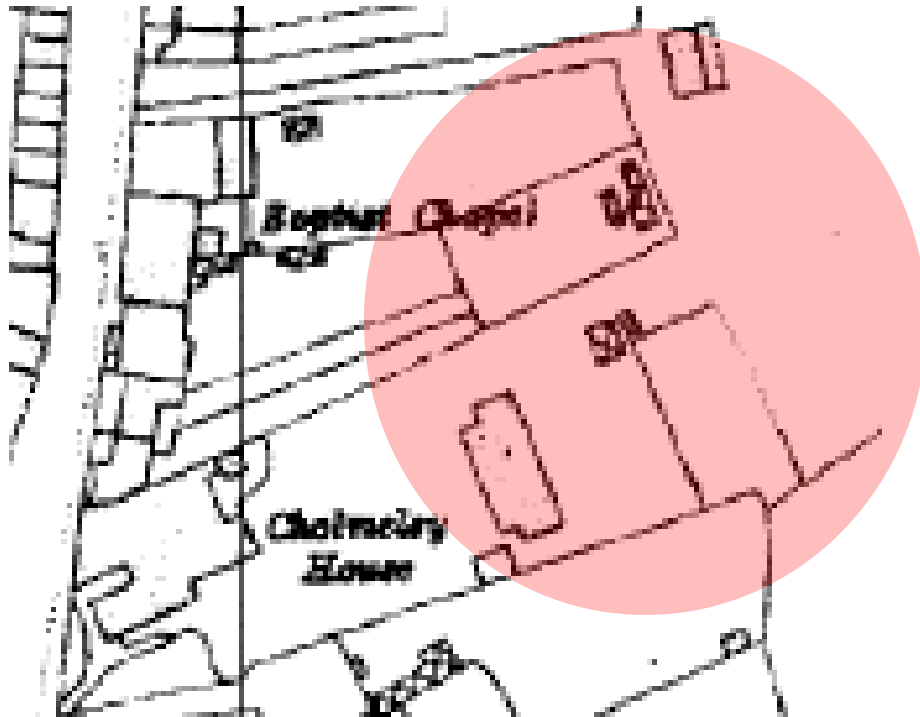


Figure 25. OS map 1915, showing the addition of the 'lower school' classrooms, as well as the subdivision of the plot to the rear of Cholmeley House.

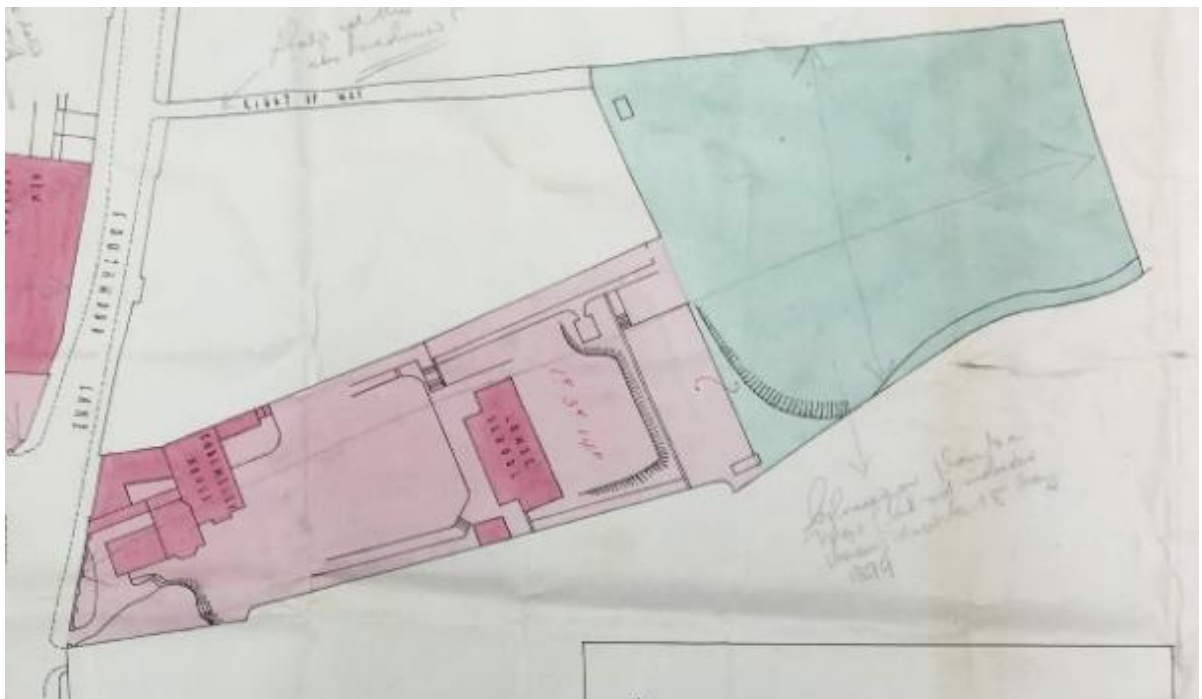


Figure 26. Plan of Highgate school dating to the 1930s, showing the landscaping to the rear of the 'lower school' as well as the open expanse of the parade ground to the east.

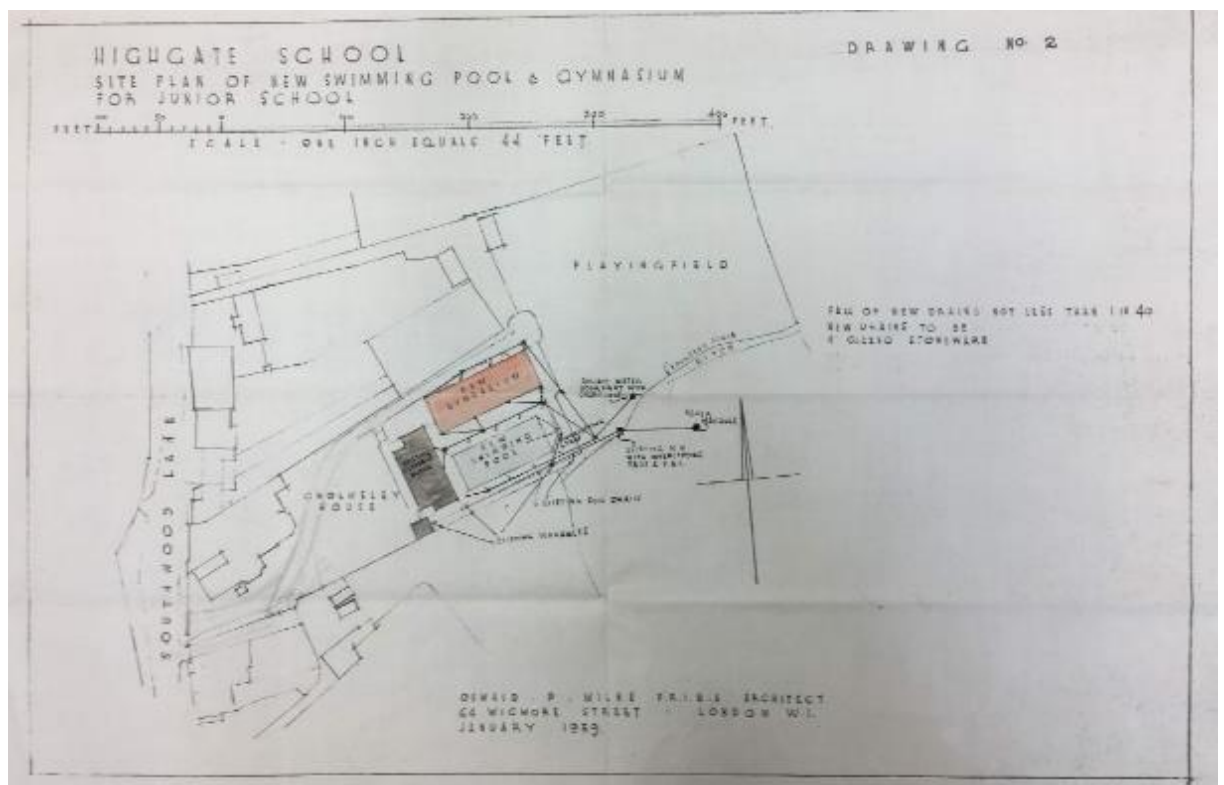


Figure 27. Proposed gymnasium and swimming pool to the rear of the 'lower school'.

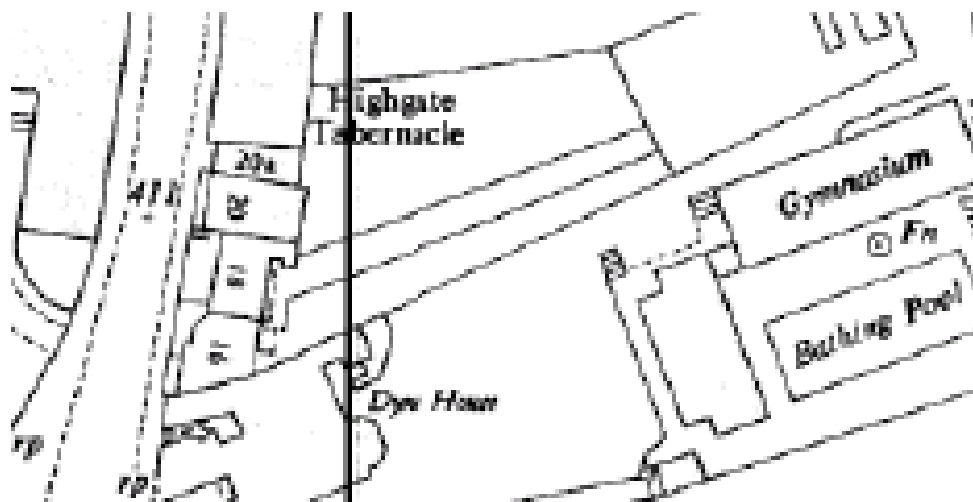


Figure 28. 1951 OS map showing completed Gymnasium and Swimming pool.

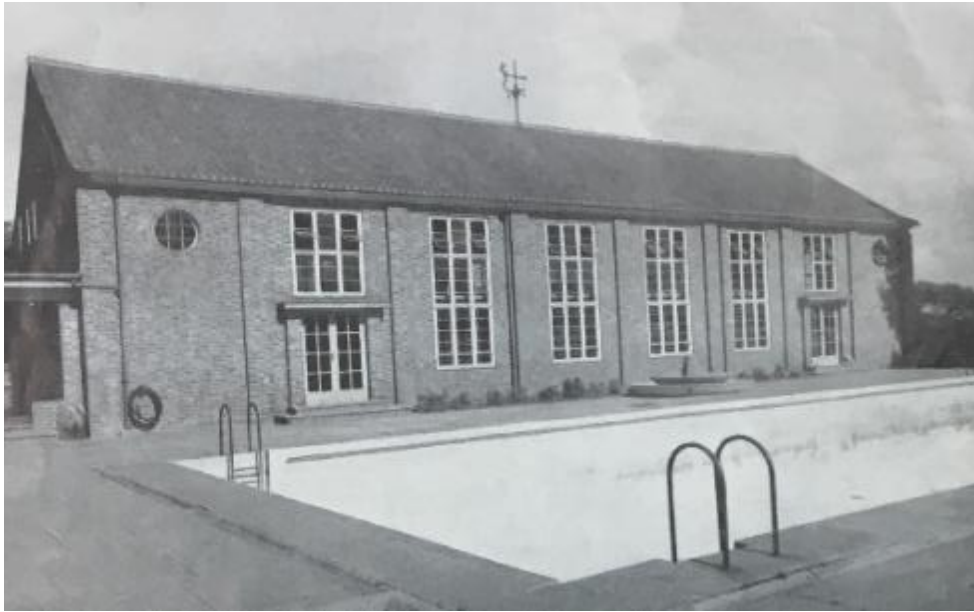


Figure 29. Gymnasium as completed in the mid twentieth century with swimming pool to the foreground



Figure 30. Completed swimming pool seen looking north.



Figure 31. Interior view of the Gymnasium, with metal truss roof structure and timber floor.

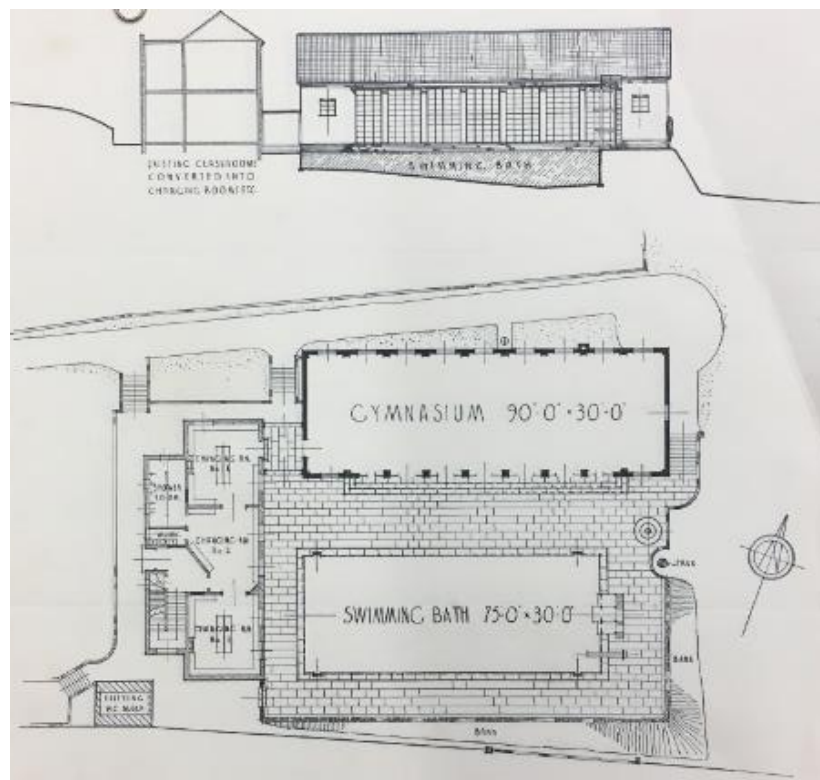


Figure 32. Plan and section of Gymnasium and Swimming Pool, note the conversion of the Junior School building to changing rooms.

- 4.18 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. During this time it is thought the loaned airplanes were removed from the school and used for scrap to aid the war effort.
- 4.19 Following the end of the war the memorial the 'Shakespeare' steps alongside new gates were added to the west side of the Big School, creating a new entrance in place of a window and drinking fountain. The foundation stone was also re-set within the centre of the steps.
- 4.20 In 1950 the redevelopment projects within the school estate restarted with the redesign of the small swimming pool and gymnasium close to the future site of Dyne House. By 1963 the buildings of Highgate School formed a mixed architectural grouping on the top of Highgate Hill. At this time the 'Big School' still contained the library and assembly hall, raised over a semi-basement which was divided into four classrooms.

Dyne House

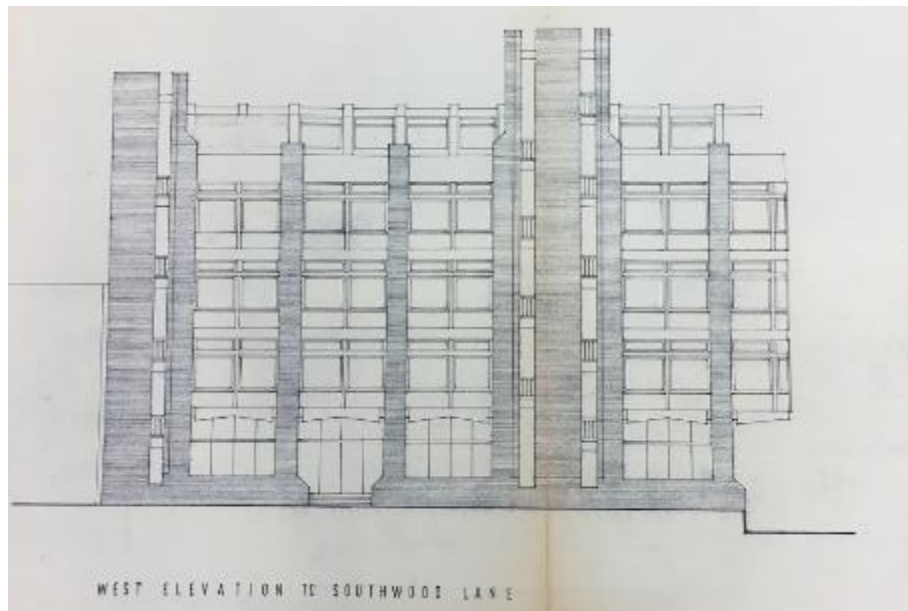


Figure 33. West elevation of Dyne House as proposed circa 1960.

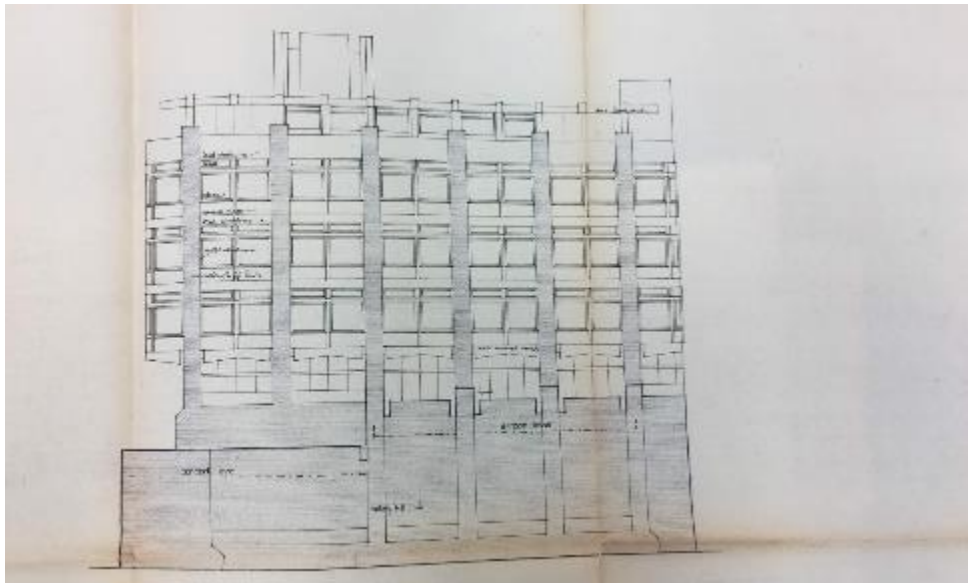


Figure 34. East elevation of Dyne House as proposed circa 1960.

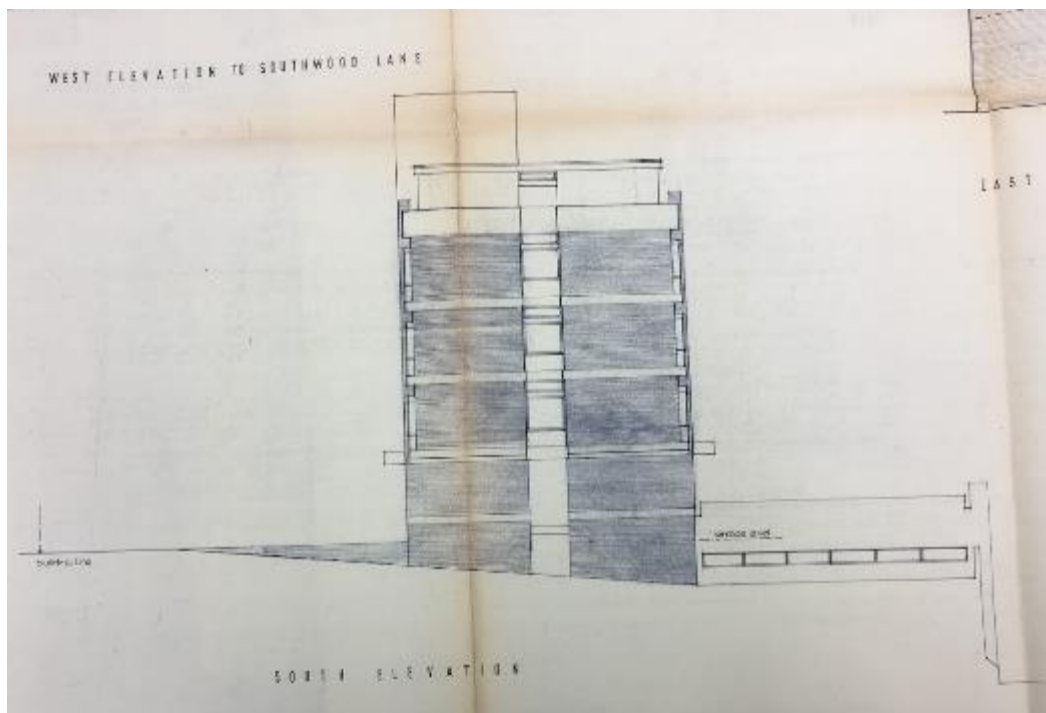


Figure 35. South elevation of Dyne House as proposed, circa 1960.

- 4.21 The largest project of the late twentieth century was arguably the creation of Dyne House. Completed by 1967 to provide extensive music facilities, this large modernist structure replaced the old headmaster's house in Southwood Lane. This building was connected to the main 'island site' via a tunnel entered from the Science Building Quad. The 'modernisation' of much of the school interior also occurred during this period.



Figure 36. Demolition of the old Dyne House.

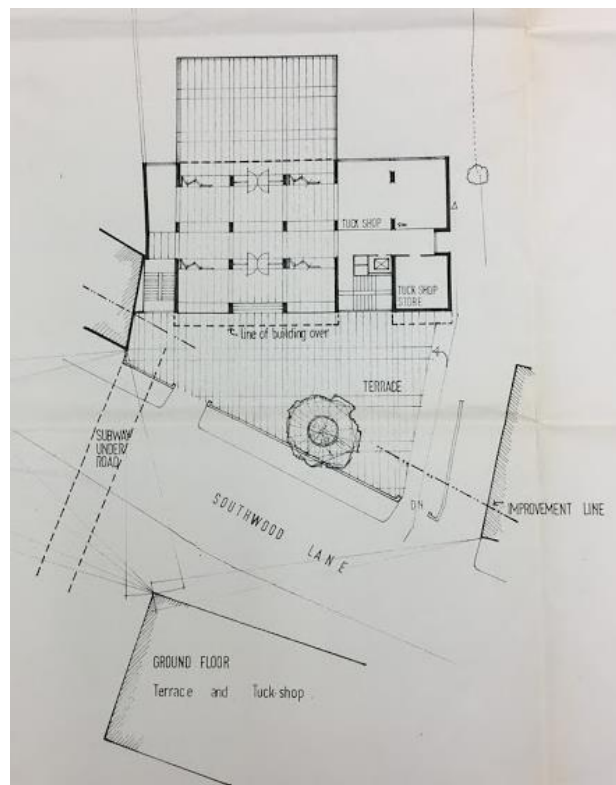


Figure 37. Dyne House redevelopment plan.



Figure 38. Instillation of the tunnel to Dyne House.



Figure 39. View of Dyne House seen from the west on Southwood Lane.



Figure 40. View within Science Building Courtyard looking south towards Central Hall eastern flank elevation. Note the lower level of this elevation is obscured by a wall leading to the toilet block.

Late Twentieth Century

- 4.22 A new mathematics building, the Garner Mathematics Block, was constructed in North Road in 1982, necessitating the opening up of the northern façade of the Science Building.



Figure 41. External façade of Science Building Seen from the courtyard, c. 1980.



Figure 42. The Garner Building, c. 1983. Note rear façade of Science Building northern façade with third floor roof extension.



Figure 43. Aerial Photo looking west, c. 1990s. From west of Southwood Lane. The rear of Dyne House is visible to the lower left of the image

Modern Improvements

- 4.23 1998 saw the introduction of glazed screen with doors to the landing of the main stairs of the Central Hall along with the repair, refurbishment and alteration of memorial entrance gates on North Road frontage, approved in 2000.
- 4.24 In 2004, Listed Building Consent was granted for alterations to the roof of the Science Building and works to permanently reinstate the covering of the cupola. It is noted within this application was also included the partial demolition of chimneys to Big School and Central Hall to be taken down, rebuilt in the summer of 2005.
- 4.25 A separate application in 2004 sought the erection of a new roof extension to the Science Building at third floor to provide a total of nine new classrooms. Consent for the planning application alongside Conservation Area consent was granted in May 2005.
- 4.26 In 2005 the existing extension to Gatehouse Lodge was demolished. The cloister to the 'Big School' was also enclosed with glazing and a new extension to the gatehouse was created to provide a new reception, administration and security facility for the school. This was granted in August 2005.
- 4.27 In 2008 Listed Building Consent was granted for the replacement of windows throughout the school, designed to match the existing, whilst the main roof lantern light was also renovated

alongside roof lights. The delegated report for this application states, “The ‘Old School’ and the school chapel are both Grade II listed; the rest of the school buildings are not listed in themselves, but are considered as ‘curtilage’ of the listed building.”

- 4.28 In 2009 several applications sought the renovation and conversion of the ‘Big School’ to use as a library. Application HGY/2009/0275 was refused however it is noted that the accompanying Statement of Significance found the ground floor classrooms to not be of special interest. In April 2010 the conversion scheme was allowed on appeal (LPA ref: HGY/2009/0276) and included repairs and alterations, a new mezzanine gallery floor, new staircase, escape staircase to hall entrance, glazed screens to form undercroft meeting rooms, draught lobby, and reinstatement of chimney to Southwood Lane gable and renewal of gable copings.
- 4.29 Additional work in 2010 included the demolition of 26 North Road as well as an adjoining single storey structure and construction of an ancillary medical centre for Highgate School, a roof extension to the Garner Building and the erection of four storey and lower ground School Building and a new entrance into the existing Science Building alongside the relocation of external steps (LPA ref: HGY/2010/1889 Listed Building Consent).
- 4.30 The scheme, including the new building and alterations to the Science Quad, was considered at Planning Committee. The accompany report noted:
- 4.31 “The proposed new building is considered to be acceptable in height and scale having similar bulk and massing to the existing school buildings and as such would not appear out of context. Therefore no significant harm will be caused to the setting of the listed buildings or the character of the Conservation Area.” While the planning committee noted that, “The Science Building of 1928 is the first departure from the Gothic style and its pedimented entrance range provides a handsome feature to the run of buildings along Southwood Lane” the impact of the loss of windows, creation of steps and alteration to the plan form was not considered material to the discussion of impact.

Historic Map Regression

- 4.32 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.

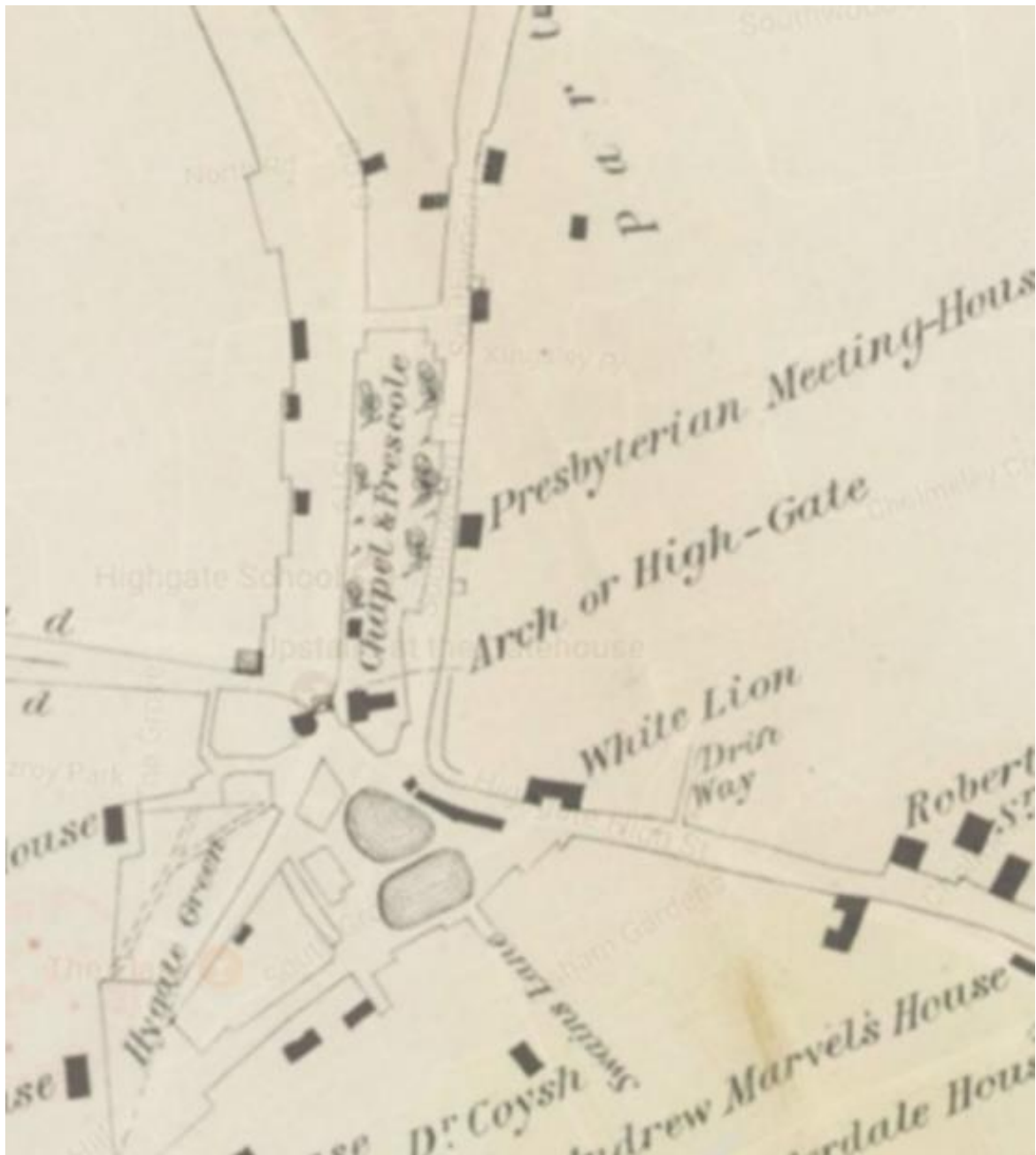


Figure 44. Map of Highgate 1842. Note T-shaped ground plan to the south of an enclosed area labelled as 'chapel & Frescole' north of the village centre.

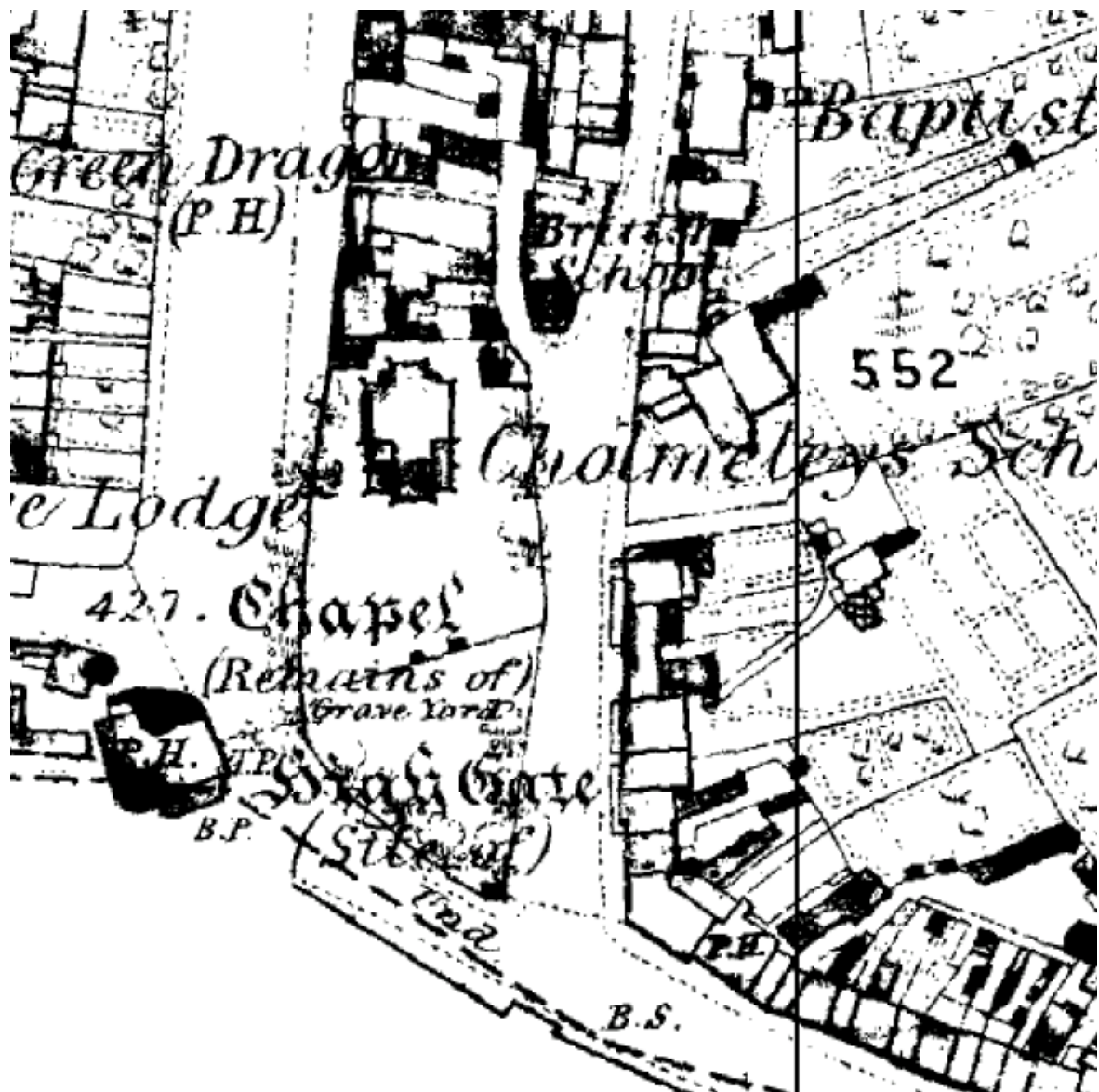


Figure 45. Map of Highgate c. 1865. This shows the school prior to the 1860s rebuilding works. Note the demolished chapel within the grounds of the school.



Figure 46. Map c. 1867. This map shows the North Road school estate following the 1860s redevelopment by Cockerell. The termination of the northern elevation of the Big School prior to the 1890s development to create Central Hall is visible. A small lodge house to the north of the school is also visible. Note the location of Cholmeley House to the north west of the Chapel.

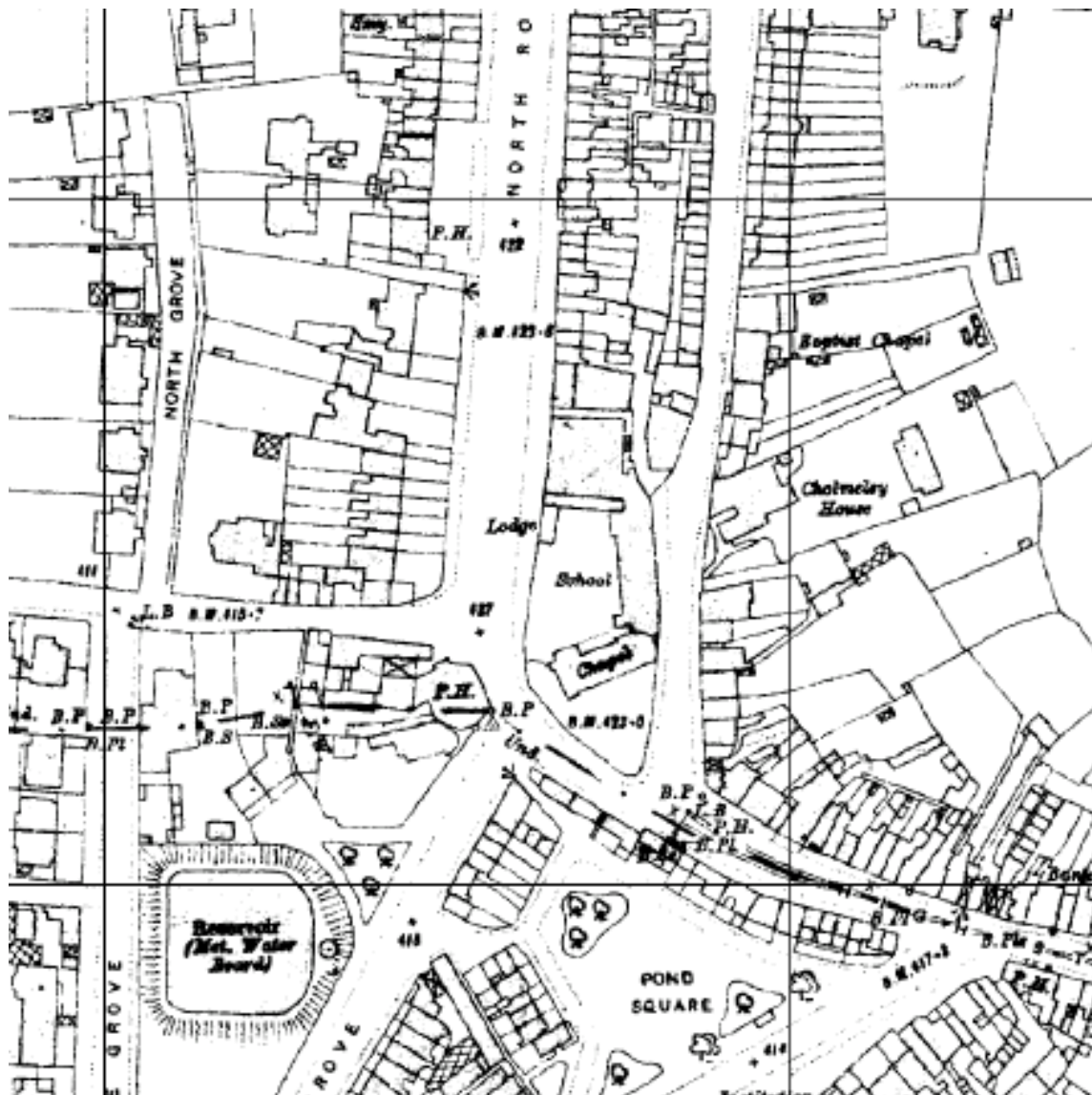


Figure 47. OS map 1915. To the south the 1890s extension to create Central Hall can be seen. Note small connecting triangular block adjacent to the eastern façade of the Central Hall.



Figure 48. Mid twentieth century plan of Highgate School following completion of the science block.

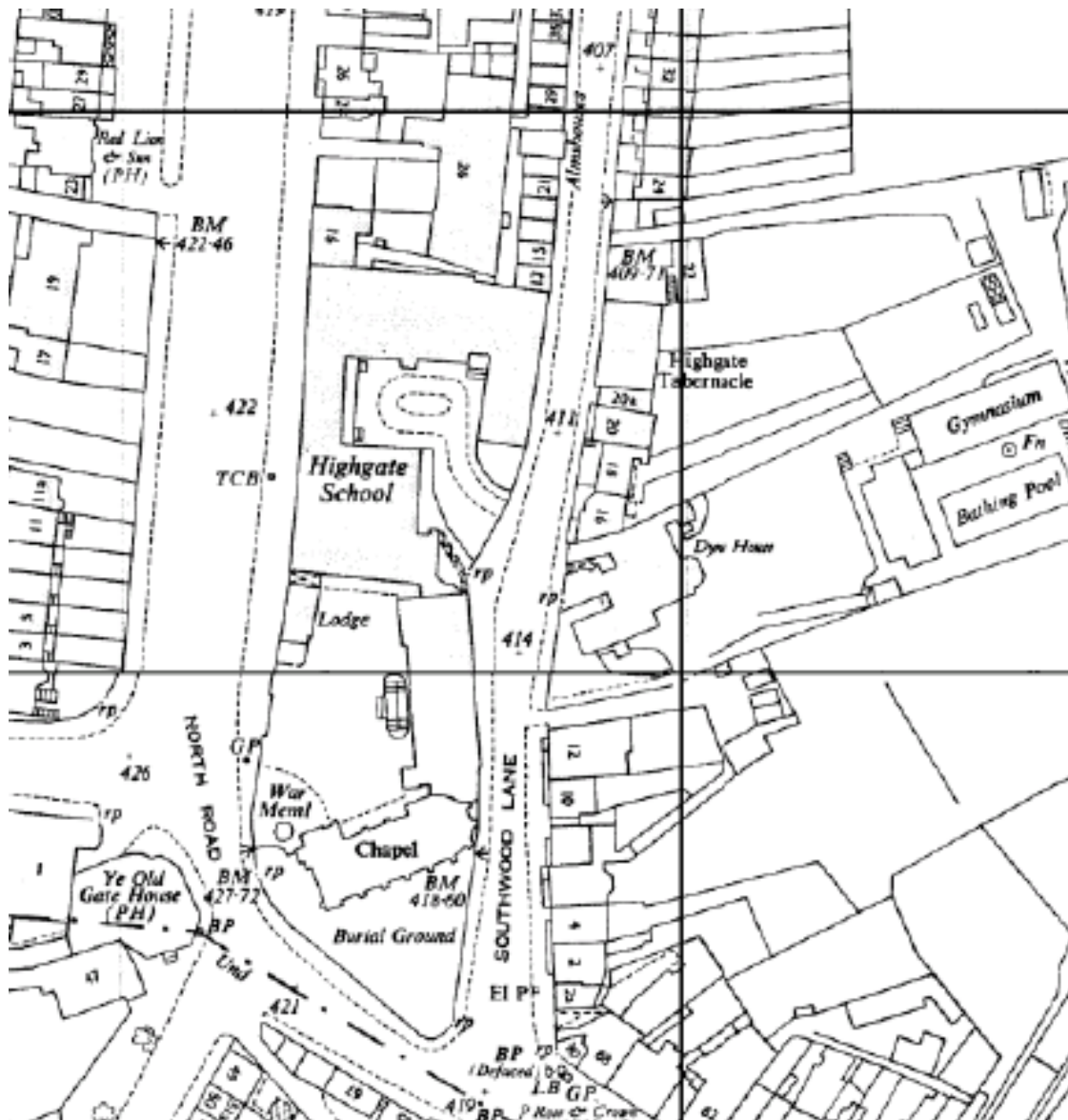


Figure 49. OS map 1951. This map shows the arrival of the Science Block in 1928. The addition of the Shakespeare steps to the 'Big School' as a memorial to World War Two can also be seen. Note detail of link between Central Hall and Big School building appearing to show alteration at this location.

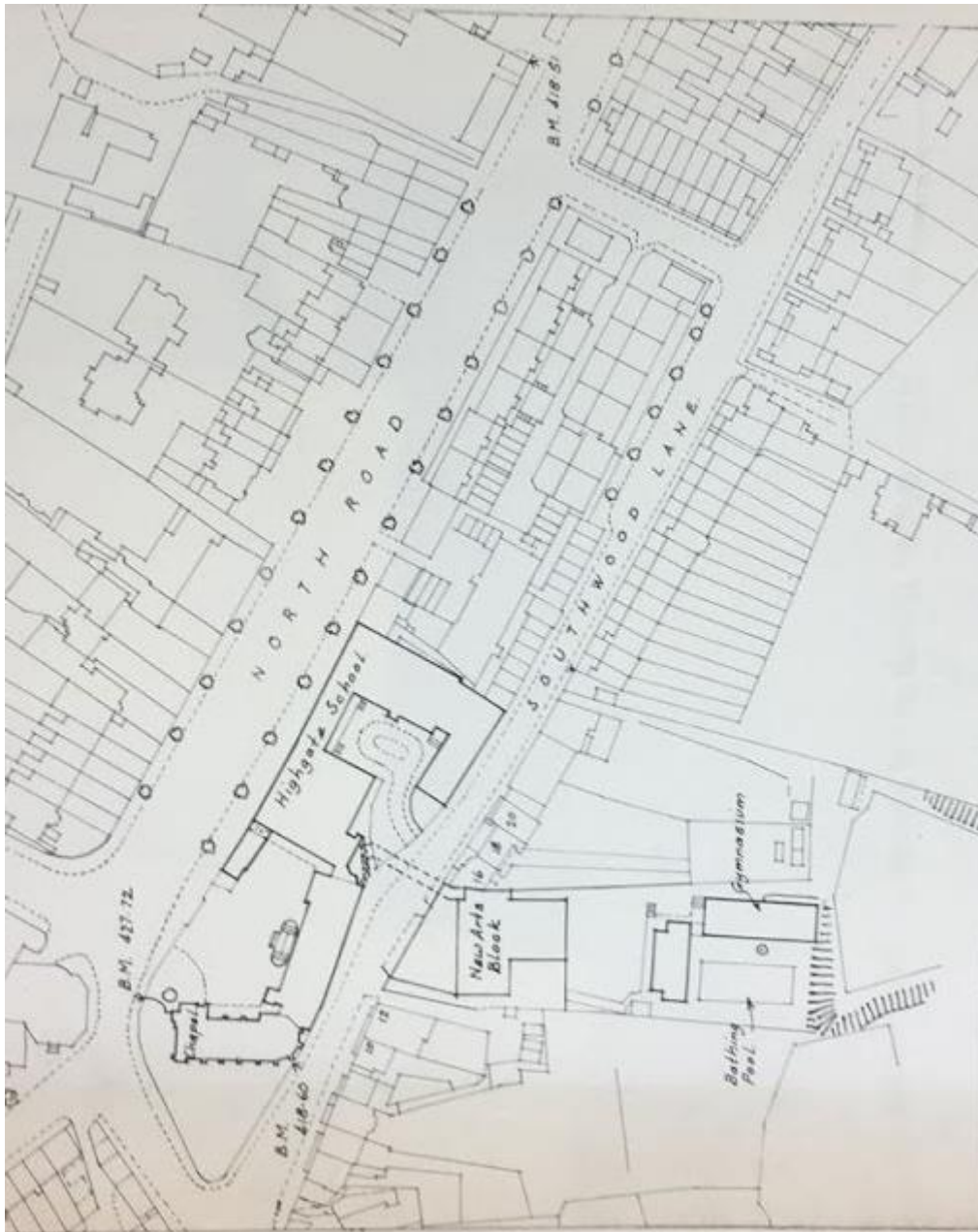


Figure 50. 1964 Location Map. This map indicates the future plan of Dyne House, with Gymnasium and Bathing Pool to the rear. Note tunnel can be seen connecting the east and western sides of the road.



Figure 51. 1970s plan of the North Road school site following the addition of Dyne House, showing the future location of the Garner Building.



Figure 52. Aerial photo 1991. This map shows the addition of the 1980s Garner building to the north of the Science Building as well as Dyne House to the eastern side of Southwood Lane, redeveloped in the 1960s.



Figure 53. Aerial photo 2006. This map shows the roof extension to the Science Building, added in 2004.

5.0 Site Assessment



Figure 54. Site Plan

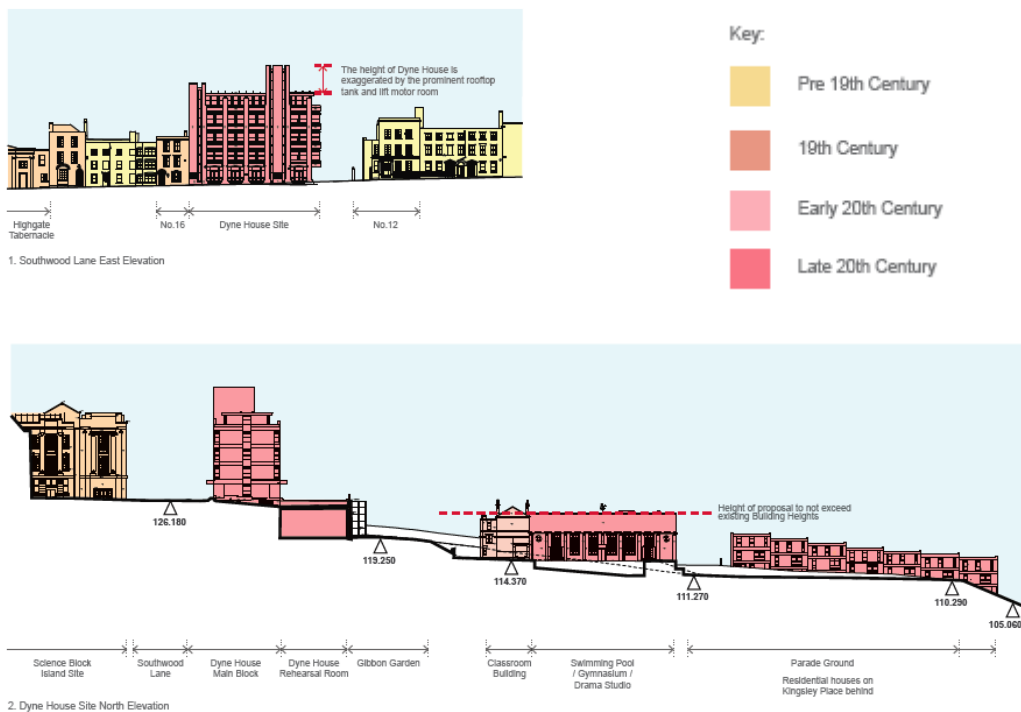


Figure 55. Cross section showing relative heights and age across the site.

- 5.1 The site is split by Southwood Lane, creating a roughly rectangular site aligned east west across the road. However the dominant architectural presence within the site comprises the Music Department and Sixth Form Centre within Dyne House. Older ancillary buildings to the east of Dyne House within the site include the Classroom Building (1904), Gymnasium (1950) and the redundant open-air swimming pool (1950). In addition there are two pupil amenity areas; Gibbon Garden located between Dyne House and the Classroom Building; and the Parade Ground which occupies the whole of the east end of the site. To the west a tunnel connects the Dyne House grounds to the Island Site on the other side of Southwood Lane, terminating adjacent to the toilet block which connects the Grade II listed Big School to the Central Hall extension.
- 5.2 The site has a divided character, with the eastern side of Southwood Lane largely characterised by listed early 18th and 19th Century terraced domestic properties, including the Grade II listed, 12 & 16-29 Southwood Lane. These buildings however vary in terms of height, and decorative detail. They nevertheless establish a residential character and sense of hierarchy, with the main facades all orientated west address the roadway. The architectural character of the western side of the street the area is defined by the gradual development of the Island Site with the evolution of the Highgate School buildings, each with element possessing distinctive architectural characters. The primary structures within this group include the 'Big School' and the Chapel opened in 1867, both grade II listed; the Central Hall opened in 1899; Science Building in 1928; Garner Building in 1983 and the current New Teaching Building, added to the North Road site in 2012. As such the scale, use and historic character varies considerably from one side of the street to the other.

Dyne House

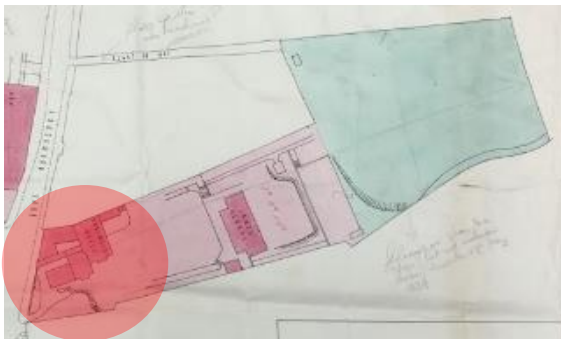




Figure 56. Top left: mid twentieth century plan of Highgate, showing the plot and ground plan of the demolished old Dyne House. Future site of the current Dyne House indicated in red. Top right: Plan of proposals for Dyne House, constructed during the 1960s. Below: Aerial view of Dyne House as existing, highlighted in blue and seen from the east.



Figure 57. View of Dyne House seen from the west on Southwood Lane.



Figure 58. View of terrace to the rear of Dyne House looking east.



Figure 59. Internal view of lobby at ground floor.



Figure 60. Modern interior fit out to classrooms and corridors of no special interest.



Figure 61. Eastern façade of Dyne House viewed from the east.

- 5.3 Dyne House itself is characteristic of the second half of the twentieth century, reflecting a fashion for modernist aesthetic already established in Highgate with the completion of Highpoint I and II some thirty years earlier. Dyne House is a concrete framed building, with additional cladding in brickwork and pre-cast concrete. The building rises to five stories, with plant work to the roof line creating additional height equivalent to a sixth storey. Consequently Dyne House rises substantially above the neighbouring adjacent listed terraces. As typical with buildings of this period, some of the external precast concrete panels are now starting to fail, creating leaks to the building interior.
- 5.4 Internally an auditorium to the rear of the building creates a major space within the floor plan however access to this area is considered to be poor. The ground floor was originally designed for use as a large reception area, however this space is now primarily used as a circulation area. The fit out of the interior spaces are generic and without interest. A tunnel was created at time of construction leading from the Science Quad on the western side of the site to Dyne House.

Summary of Significance

Historic Value

- 5.5 Dyne House was built during the 1960s, replacing the old headmaster's house, designed to provide a new arts centre as well as staff accommodation. The building reflects the expanding population of the school in the post war period as well as the desire to provide dedicated facilities for the arts. Opened by renowned violinist Yehudi Menuhin, the building retains an historic associative value. The building is an unusual example of brutalist modernism within this location, however as a relatively recent addition to both the school and surroundings it retains only a low overall Historic Value.

Aesthetic Value

- 5.6 Dyne House is a good example of mid-century brutalist design, however it post-dates the earliest of the 'modernist' styles within the area by some thirty years following the construction of Highpoint One and Two in the 1930s to the north. The facades to the east and west reflect a strong linear composition, with an asymmetrical vertical emphasis, created by the off-centre stair tower. Typical of the period, the predominant material is concrete, which delineates each floor and contrasts with the vertical brick piers. The use of concrete allows expansive massing to the interior which is characterised by the curved ceiling to the lobby, which is also expressed externally. The interiors are of modern standardised fit out and are of no interest. The overall Aesthetic Value is **moderate**.

Evidential Value

- 5.7 The building illustrates contemporary building techniques, and the popular use of concrete during the mid-twentieth century. The construction techniques are however standardised by this period, resulting in a **low** overall Evidential Value.

Communal Value

- 5.8 The building remains in use as a school building, and as such possesses a **low** Communal Value, reflecting the connection to existing and past school populations.
- 5.9 The overall significance of this building is therefore **low**.

Setting and townscape character

- 5.10 The setting of Dyne House comprises the south-eastern extent of Southwood Lane. Located along a ridge, the land drops sharply to the east, creating long range views to the east. The extent of these views across the site are limited by sharp drop of the land in this direction. While the Dyne House forms a mid to late twentieth century group with the parade ground, old drama building and disused swimming pool, due to its elevated position and height it appears rather

isolated along the streetscape. It is noted that the buildings to the east, whilst twentieth century in date do not share a similar brutalist aesthetic, furthering its anomalous appearance in this location. This sense of isolation is exacerbated by the set back of the building away from the street front along Southwood Lane, creating a large area of hardstanding which is at odds with the otherwise formal hierarchy to the street front. To the north and south Southwood Lane reflects the eighteenth and nineteenth century expansion of Highgate, with small terraced groupings reflecting a historic street pattern which evolved over time. As such the fore court to the building creates a set back which breaks away from the streetfront, appearing somewhat unresolved. A small platform to the rear defines Dyne House's immediate setting, however primarily the wider setting comprises the residential buildings along Southwood Lane. East of the more formal street-front, later development is readily identifiable through curved cul-de-sac developments. Along Kingsley Place to the north this development comprises stepped yellow stock brick terraces with painted brick banding. These buildings are three storeys in height but the fall in the topography creates a variety to the height of the building line in this area. To the west the buildings within the Highgate School Island Site are much taller in terms of scale and distinguish themselves within the surroundings through the use of red brick to the exterior and institutional character. The height of the buildings are such that through views to the rest of Highgate to the west are largely prevented.

Contribution to the Highgate Conservation Area and setting of surrounding listed buildings

- 5.11 Dyne House presently appears anomalous within its current context and does not respond to the materials, scale or use of the neighbouring properties along Southwood Lane, or that of the other buildings within the school estate to the west. The limited lifespan of concrete has also created a slightly shabby appearance. As a result of this, combined with its prominence in the streetscape, the overall contribution to the Conservation Area is minor negative.

Old Two Storey Classroom Building, Old Gymnasium/Drama Studio, Disused Swimming Pool

- 5.12 This group of mid twentieth century buildings pre date the redevelopment of the northern part of the site in the 1960s. They reflect the piecemeal evolution of the site during the interwar and post war periods and show reduced ability of the school to provide as high-quality buildings following the impact of Two World Wars. The buildings are relatively plain when compared to the other buildings within the school's estate and lack the richness of materiality or decorative detail seen within the island site.



Figure 62. OS map circa late nineteenth century showing open garden to the rear of the old Dyne House.

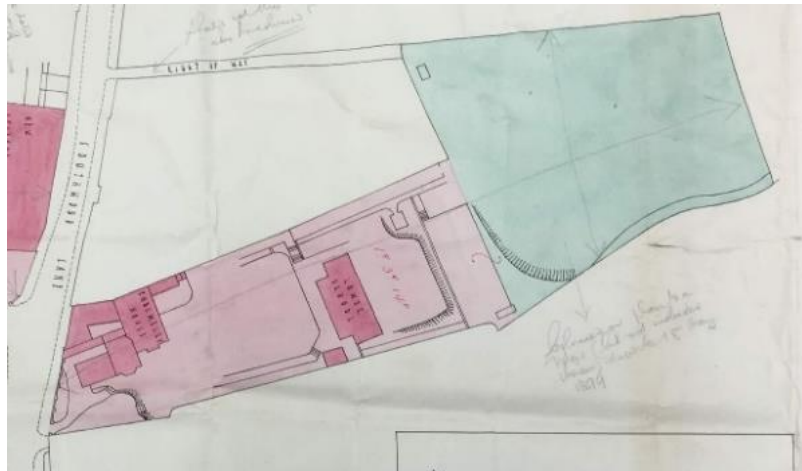


Figure 63. Plan of Highgate school dating to the 1930s, showing the landscaping to the rear of the 'lower school' as well as the open expanse of the parade ground to the east.

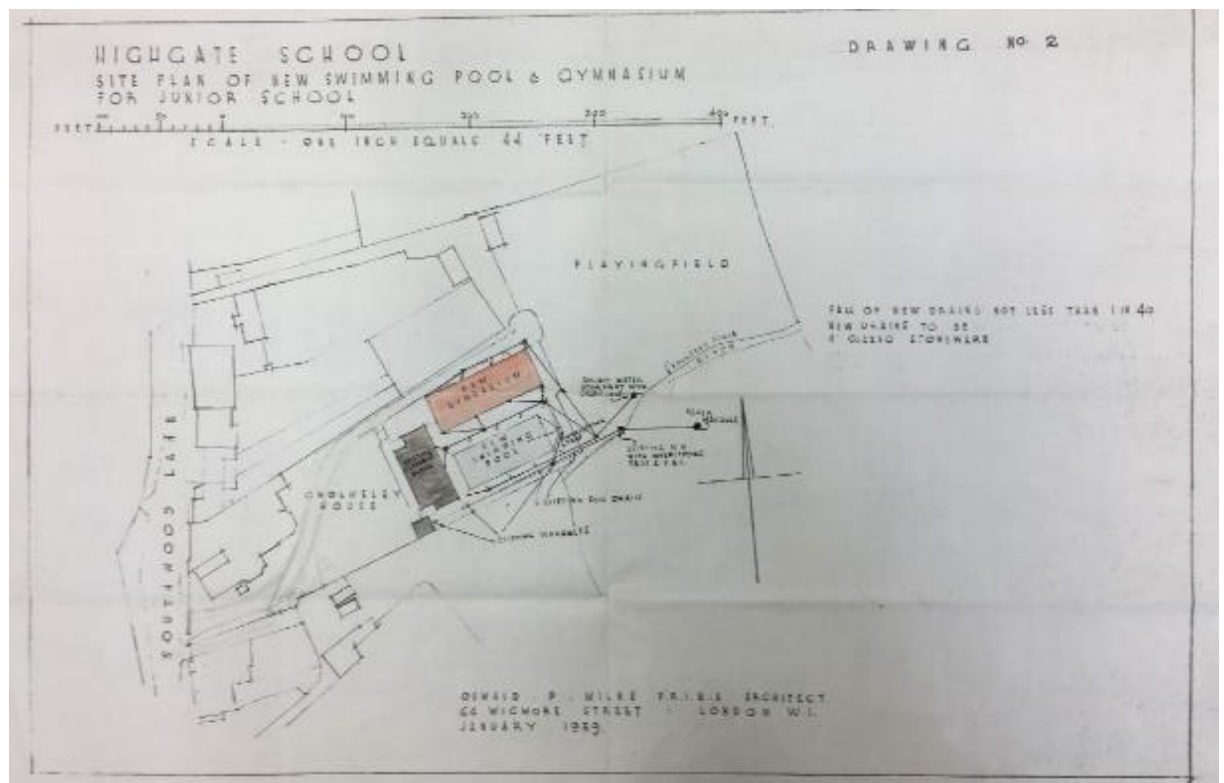


Figure 64. Proposed gymnasium and swimming pool to the rear of the 'lower school'.

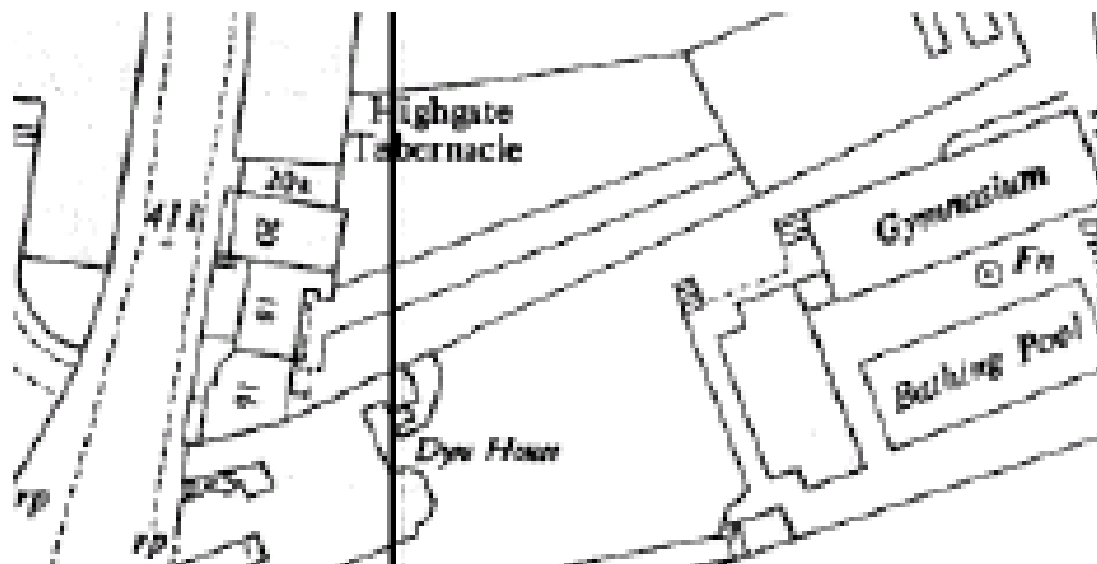


Figure 65. 1951 OS map showing completed Gymnasium and Swimming pool.



Figure 66. Existing aerial view of the swimming pool, gymnasium complex and parade ground to the east of Dyne House.

Historic Value

- 5.13 The area to the east of Dyne House once formed part of the garden to the rear of Cholomley House. This residence was later converted to use as the junior school, and by 1915 the rear garden had been developed to provide additional classrooms for the 'lower school'. Following the creation of a new Junior School within the Bishopswood Road site, subsequent development work was proposed in the 1930s, creating a swimming pool and gym and converting the old junior school building to changing rooms. A large open area of land was also brought into the ownership of the school and later used as a parade ground, located to the east. The buildings are plain in appearance and possess an anonymous, non-descript twentieth century character.
- 5.14 The arrival of the Second World War delayed the completion of works to the 1950s, staggering the construction of the buildings. These buildings are therefore a relatively late addition to the school estate and have not been found to possess any historic associations of note. The buildings therefore possess **low** Historic Value.

Aesthetic Value

- 5.15 The buildings are constructed out of brick and possess a plain, utilitarian appearance. The old lower school building is just about recognisable as slightly earlier in date, with a simple band of red brick coursing providing the only decorative relief. This building is two storeys high and terminates slightly higher than the other buildings within the group. This is accentuated by the steep rise of the land to the west. The 'lower school' building was then adapted to become changing rooms, altering the internal plan form.

- 5.16 The 1950s gymnasium is finished in a darker brick stock and is also of plain appearance. Large casement windows are the only feature of note and these stretch almost the full height of the elevation to the pool. The overall impression is of a plain institutional building.
- 5.17 The pool itself has been substantially damaged by disuse and has been overgrown with vegetation. There are no features of interest, or a discernible design rationale of note. As such the buildings are of limited architectural interest and do not correspond in terms of decorative detail to other buildings within the school estate nor do they form a demonstrably planned architectural group. The overall character is of an incidental and dilapidated backland site.
- 5.18 While the parade ground contrasts with the cramped arrangement of the other buildings, it has no features of interest and the buildings do not appear to respond to this open area, with no discernible planned views. The parade ground is covered in hardstanding and surrounded by low quality fencing, appearing as a back land, ancillary site. Further to this the limited use of the buildings and the disuse of the swimming pool for some years has resulted in the present run-down state to the surroundings. The overall Aesthetic Value of these buildings is therefore **low**.

Evidential Value

- 5.19 The buildings illustrate contemporary building techniques. Due to their twentieth century date of construction, the materials and construction methods are largely standardised and are of limited **low** overall Evidential Value.

Communal Value

- 6.1 The buildings retain a **low** residual Communal Value, associated with the historic populations of past pupils who used the site.
- 6.2 The overall significance of these buildings is therefore **low**.

Setting and townscape character

- 5.20 The setting of the swimming pool and gym complex is relatively sheltered, enclosed by the steep rise of the hill to the west and tall structure of Dyne House at the crest. The parade ground to the east creates a sense of openness, framed by trees to the north and south. The surroundings are otherwise residential of mixed late twentieth century character.

Contribution to the Highgate Conservation Area and surrounding listed buildings

- 5.21 This area is highlighted as in need of enhancement within the Conservation Area Appraisal. This is due to the dilapidated quality of the buildings which have remained disused for in very limited use for sometime. The overall contribution to the Conservation Area and setting of the surroundings listed buildings is therefore **minor negative**.



Figure 67. View of parade ground and swimming pool complex looking west. Note the tall profile of Dyne House to the ridge line.



Figure 68. Parade ground looking north west, taking in late twentieth century residential development.



Figure 69. Disused swimming pool looking west.



Figure 70. Disused swimming pool and gym complex, aerial view.

Central Hall and Science Quad

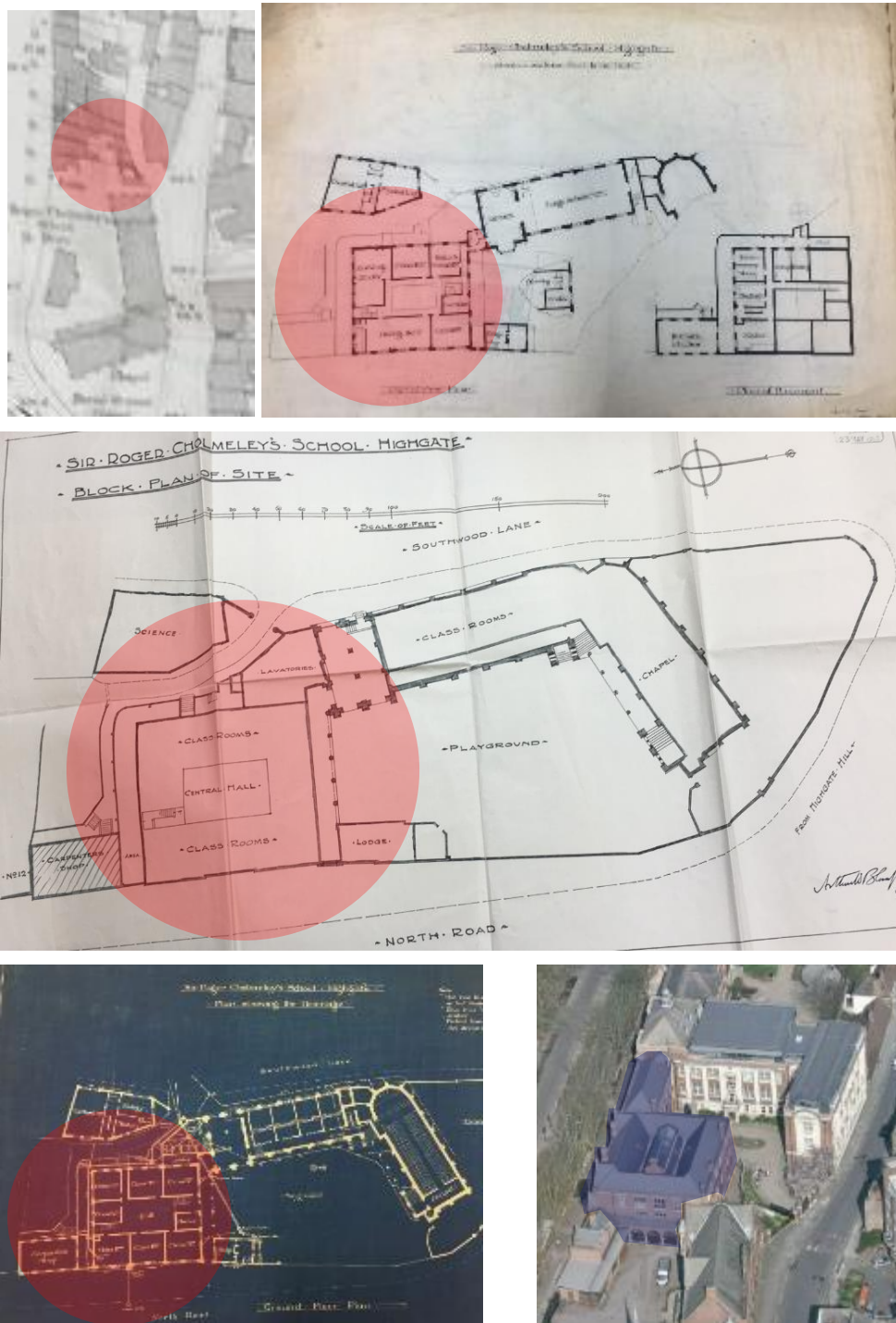


Figure 71. Top Left: Plan of school properties 1894-6 (future site of Central Hall indicated by the red transparency), Top Right: Central Block basement plan, circa 1900 (indicated by red transparency), Middle: 1913 Ground Plan, note 'lavatories' to link between Central Hall and Big School. Bottom Left: Central Block basement plan, circa 1910, note infill to corner between the 'Big School' and Central Hall.), Bottom Right: Aerial view of Central Hall and Link Block as existing, highlighted in blue.

- 5.22 To the west of Dyne House and Southwood Lane is the Science Quad. The Science Building comprises the northern side of the courtyard and is easily distinguishable from the majority of the school grounds, constructed in a restrained red brick Neo-Georgian aesthetic with Portland Stone dressings. As such the Science Building stands out from both the neighbouring late twentieth century extensions to the north as well as late nineteenth High Gothic architecture of the 'Big School' and Central Hall. While there is no direct entrance from North Road, the Science Building is visibly distinct, by virtue of the increased parapet height at roof-level.
- 5.23 The interior Science Quad is partially visible from the junction to the south, although the buildings are not aligned to create a formal viewpoint when seen from this direction. This contrasts with the direct views of the eastern façade of the Big School as seen from North Road which taken in the complete western façade of the building. The quad itself features a small area of landscaping with a surrounding curved path and tunnel leading to Dyne House across Southwood Lane. As with the majority of the Highgate School sites the Science Quad has evolved over time. At the time of the completion of the Central Hall extension a small area of back of house frontage was added to the 'Service Entrance' to the south of the quad. This area is concealed by planting as well as a brick and stone wall with metal railings and gates, infilling the Southwood Lane boundary between the Undercroft and Central Hall. This location of services in this position reflects the subservient quality of the surrounding elevations. This includes the return elevation of the Big School and rear eastern façade of the Central Hall. Both these facades lack the decorative detail seen on the main elevations of these structures.
- 5.24 The western and southern elevations of the courtyard are comprised of the return and rear elevations of the Central Hall and link block. These buildings are nineteenth century in date and reflect the expansion of the school site during the late Victorian period. They are discernible from the later science block through their neo-gothic detailing, which contrasts to the classicism of the former. This creates a mixed architectural character to the courtyard, albeit a shared sense of scale and massing create the impression of a unified structure.

Historic Value

- 5.25 The Central Hall and toilet link block reflect the rapid expansion of the school during the end of the nineteenth century. New classrooms were required to meet rising demand and a move towards more specialised teaching spaces, reflecting a contemporary understanding of excellence in education standards. The overall Historic Value of the building is therefore considered to be **moderate**, reflecting a nineteenth century addition to the school site on North Road.

Aesthetic Value

- 5.26 Externally the Central Hall is notably less decorative than the adjacent Big School, reflecting its ancillary nature. The adoption of a neo-gothic style is however carried through to its design, with a cloister addition to the southern façade facing the western entrance into the school grounds as well as the use of impressive pointed timber arches within the internal roof structure of the Central Hall. The use of red brick also echoes the older chapel and Big School, so that the building appears an appropriate addition.

- 5.27 In plan form the building is compact, adopting a roughly symmetrical plan of classrooms laid out around a Central Hall, with an additional linking block added, originally intended as a carpenter's workshop. Decorative elements are picked out in stone and this includes trefoil stone moulding to window openings of the western façade. These windows feature a dentilled cill above and stone apron below within the centre two bays. This façade is also enriched by triangular gable ends, creating a contrast to the plainer internal façades facing the courtyard to the Science Block, as well as the rear façade facing Dyne House to the east. The subservient quality of this elevation is reflected in the location of the toilet block to this façade. The overall Aesthetic Value of the building is however **moderate**.

Evidential Value

- 5.28 The building is typical of its period and uses contemporary construction techniques and materials. The building in particular imparts a strong understanding of the material composition of applied decoration of the neo-gothic period. It is noted however that as a functioning school building, continual repair and maintenance works slightly diminish this value. The overall Evidential Value is therefore **moderate**.

Communal Value

- 5.29 As a still functioning education building, this structure retains strong Communal Value, connected to the existing and historic populations of students and teachers who use or have used the building. The overall Communal Value is considered to be **high**.
- 5.30 The overall significance of the building is therefore considered to be **moderate**, falling within the curtilage of the Grade II listed Big School.

Setting

- 5.31 The setting of the Central Hall is characterised by the narrow historic plot of the Highgate School grounds on North Road, forming a group with the other school buildings within the Island Site. There is a strong contrast between the overwhelmingly residential terraces to the east of Southwood Lane, dating largely to the nineteenth and eighteenth centuries. The later additions within the school site to the north of the hall are also much larger in terms of the scale and grain, forming one continuous mass, albeit with articulation in terms of decorative detail.

Contribution to the Highgate Conservation Area and surrounding listed buildings.

- 5.32 Viewed from North Road to the west the internal plan form of the hall is not visible, however, the changing roof form and decorative scheme indicates the hall as a later development. From the east the hall is relatively enclosed behind the large mass of the later Science Block obscuring views. The southern façade is also relatively sheltered, facing inwards towards the court to the west of the Big School. Nevertheless the hall is a positive contribution, largely through its decorative appearance and characteristic neo-gothic aesthetic. It blends harmoniously with the other buildings within the North Road site, forming part of a cohesive group. It makes a positive

contribution to the setting of the surrounding listed building as well as the significance of the Grade II listed Big School building, illustrating the developing understanding of teaching during the late Victorian period. It is noted that the linking toilet block extension to the hall, located adjacent to the eastern façade is comparatively plain, and demonstrably utilitarian. It is considered that the contribution of the hall and its architectural and historic interest overwhelmingly resides elsewhere with the toilet block appearing as something of an afterthought in the otherwise compact ground plan of the hall.



Figure 72. View of eastern façade of the Central Hall and Science Quad. Note the plain appearance of the toilet block adjacent to the eastern façade of the hall.



Figure 73. Eastern façade of the Central Hall facing Southwood Lane. Note bins blocking views of the façade as well a single storey brick building which houses a services and WC area.



Figure 74. View of Central Hall western façade seen from North Road to the west. Note decorative treatment to the fenestration in comparison to the rear Science Quad elevations.



Figure 75. Distant view of Science Quad from Southwood Lane. Note the clearly visible roof extension.



Figure 76. Tunnel to Dyne building from Science Quad



Figure 77. View of the Science Quad from Dyne House, note the single storey brick infill block between the Central Hall and big school blocks views of the eastern façade of the building.



Figure 78. View looking south from entrance into the Science Quad showing single storey brick toilet block building linking the eastern elevation of the Central Hall with the Big School building.



Figure 79. View south from the Science Quad looking towards the single storey brick structure housing WCs and ancillary services adjacent to the eastern façade of the Central Hall.



Figure 80. View south from the Science Building towards the single storey link building between the Central Hall and Big School adjacent to the eastern façade of the Central Hall.



Figure 81. View from Southwood Lane looking towards the service entrance of the Science Quad.



Figure 82. Modern sliding door within new linking corridor between Science Quad and Garner Building.



Figure 83. Northern elevation of nineteenth century Central Hall block opposite the Science Building.



Figure 84. Connection between Central Hall and the Science Building, note modern alterations at ground floor.



Figure 85. Central Hall, note gothic detailing including pointed arches, stone mullions to windows and tri-foil ironmongery to balustrade.



Figure 86. External view of Central Hall extension from the Big School. Note the use of a colonnade.



Figure 87. 'Big School' or the 'Old School Building' Grade II, to the south of the site seen from North Road. The Chapel is visible to the right and the 1890s extension just visible to the left. The steps are a later addition, added as a memorial post 1945.

6.0 Heritage Assessment

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

Highgate Conservation Area

- 6.2 First designated in 1967, the Conservation Area was extended in 1990 and 1994. The site falls within 'Sub-Area 1' reflecting the village core. Sub-area 1 contains the Island Site located as North Road including the Big School, Chapel and Dyne House Site.
- 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 the sub-area, using information from the appraisal document as well as informed by a site visit and independent historic analysis.

Sub-area 1: Village Core

- 6.4 The HCAAMS document refers to the essential character of Sub-Area 1 as a close-knit village crowning one of the twin hills to the north of London, with earliest beginnings in about the 14th century. The High Street to the south is characterised by small-scale houses and traditionally fronted shops and businesses. As a fashionable district, early suburban expansion occurred from the seventeenth century on, resulting in relatively large spacious residences comprising the majority of the development within the Conservation Area, taking full advantage of wide ranging views of London and the Lea Valley.
- 6.5 Primarily created through successive infill development and the gradual intensification of plot sizes, the character of the area is remarkably varied, with large houses as well as civic buildings dating from the 17th to 20th centuries set within landscaped gardens either in terrace groups or spacious individual plots. This is particularly true of Southwood Lane, in which Dyne House is located. Dyne House itself is identified within the HCAAMS as out of step with the over-riding grain and scale of development within the area, and the buildings to rear, comprising the old swimming pool, gymnasium and junior school is also highlighted as in need of 'enhancement'. rise and fall of the land and gentle curve to the road creates unfolding, rather than extensive, views across the sub-area, however the architectural character gradually becomes noticeably more late-twentieth century in appearance as you progress north.
- 6.6 The eastern side of North Road is dominated by the extensive buildings which make up Highgate School. Each addition is readily appreciable through the introduction of varying architectural compositions to the façade, including a contemporary glazed addition to the lodge house extension and the recent addition of the Charter Building. In comparison the eastern elevation of the Central Hall is relatively plain, with a subservient character underscored by the plain

appearance of the toilet block in this location. This creates a back of house character which contrasts to the otherwise landmark quality of the buildings within the Island Site. The junction of the Highstreet with Southwood Lane is considered a key vista, and views north and south along Southwood Lane take in views of the Chapel and Big School, creating a focal point.

- 6.7 The overall architectural character of the sub-area is therefore defined by the high-quality use of brick, eighteenth and nineteenth century terraces and the imposing buildings within the school site which stand out for their use of the Victorian Gothic and modern contemporary glazed interventions.

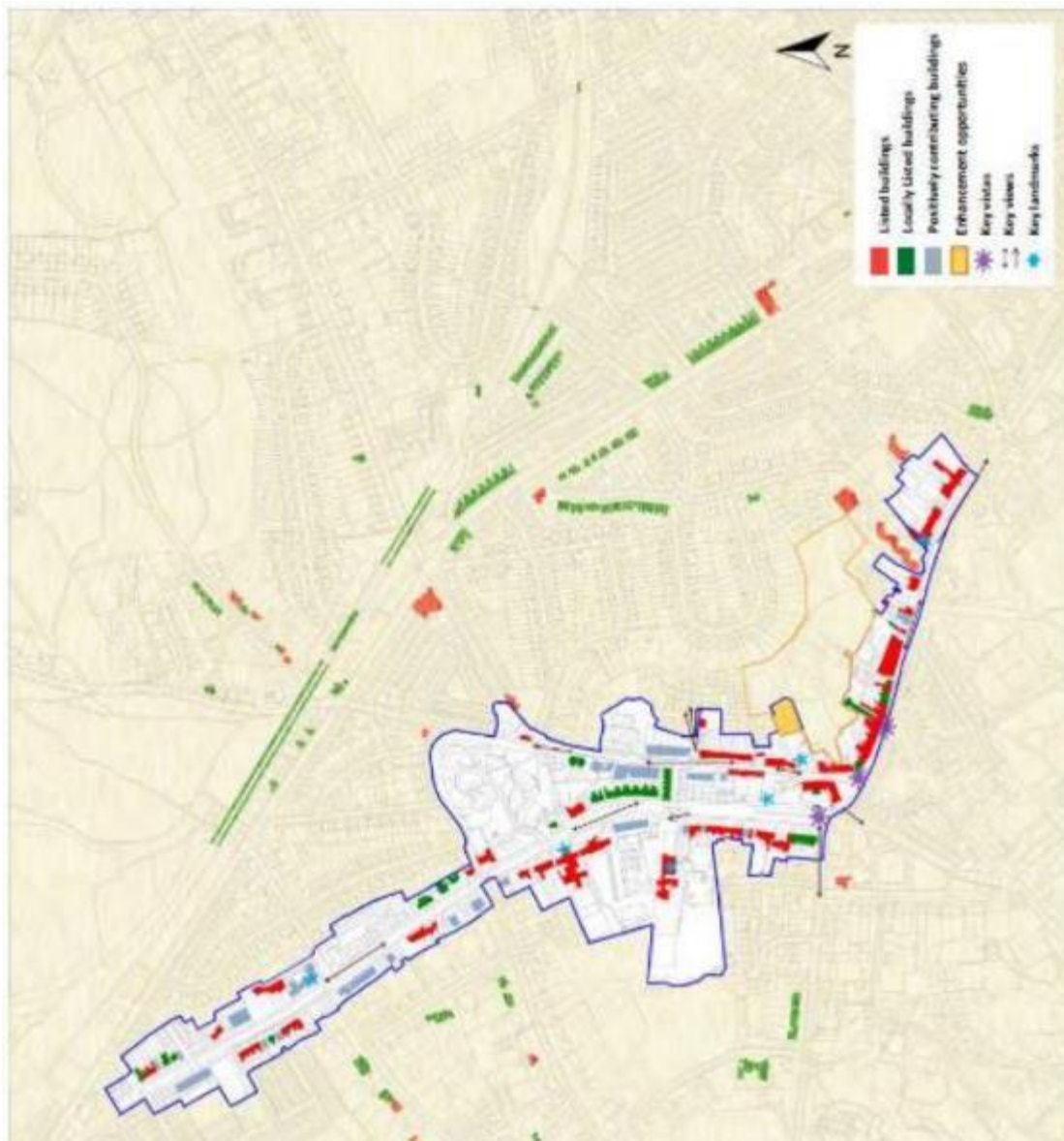


Figure 88. Highgate Conservation Area Plan, Sub-area 1: Village Core. Location of School buildings are indicated by the pink transparency

Big School (Grade II)



Figure 89. Left: OS map, 1863, showing 'Cholmeley's School' prior to redevelopment, (future location indicated of Big School in red), Centre: OS Map 1867, Completed 'Big School', (indicated in red). Right: Aerial view of Big School, highlighted in blue.

Historic Value

- 6.8 As the nineteenth century iteration of the longstanding Highgate School, the Big School building has **high** historic value, including both its associative value with well-known former pupils, as well as the now demolished former school buildings which have occupied the site since the sixteenth century. In addition, the building is illustrative of the work of noted architect Frederick Pepys Cockerell.
- 6.9 Born in 1833, Cockerell was the son of an architect and showed a propensity for design from an early age. In 1854 he commenced training with Philip Hardwick and assisted his father in the construction of the Liverpool and London Insurance Building in Liverpool in 1855-57, independently designed the cemetery chapel in Ledbury, and was made an associate of the RIBA in 1860. He is known primarily for his country houses he designed such as Lythe Hill House (1870) and Crawley Court (1875). Stylistically Cockerell was eclectic, utilising a 'modified elizabethan' and Jacobean style for his residential homes as well as a Gothic style such as at St Mark's Church in Saltburn. There are presently twelve buildings with listed status built by Cockerell, including Alterations to John's Church (Grade I) and additions to Coleorton Hall (Grade II*). Highgate School is therefore a strong example of his eclectic style and confident use of the neo-gothic aesthetic popular during the Victorian period.

Aesthetic Value

- 6.10 Cockerell's design for Highgate School garnered much contemporary praise in the local press. This included an article within The Builder that noted, 'his school library and chapel at Highgate have been approved by men whose own successes in that style give value to their opinion'. Recent restoration works and conversion to a library have preserved the exterior decorative neo-Gothic scheme as well as the brick interior. The building retains a forceful visual strength at the junction location, its distinctive gothic character created through the use of pointed arched openings at ground floor. The building now functions as the library following conversion in 2010. These works included repairs and alterations, a new mezzanine gallery floor, new staircase,

escape staircase to hall entrance, glazed screens to form undercroft meeting rooms, draught lobby, and reinstatement of chimney to Southwood Lane gable and renewal of gable copings. The overall impression is of a considered and high-quality building, with a richness of decorative detail reflecting the prestige of the historic school resulting in a **high** Aesthetic Value.

Evidential Value

- 6.11 The Evidential Value of the Big School is somewhat diluted by the changes to the partitions within the hall in the twentieth century, removing the central screen and fireplace. This has obscured an understanding of the hall's function and circulation, an important part of how the school reflected contemporary thinking in nineteenth century education reform. Equally its present use as a library, while related, masks the original function of the building as a complete independently functioning school, with the library originally occupying only a portion of the upper levels. The Evidential Value of the school is therefore **medium**.

Communal Value

- 6.12 As a functioning school building, the Big School retains a **high** Communal Value reflecting the school's pivotal historic and existing role within the local community as well as the old pupil's network.
- 6.13 The overall significance of the building is therefore considered to be **high**.

Setting and Contribution of the Site

- 6.14 The Big School is set back from North Road, appearing enclosed within the gates and walls to the Island Site. The immediate setting of the building is therefore primarily informed by the enclosure surrounding the school and the relationship with the chapel to the south. Nevertheless the building contributes strongly to the surrounding streetscape, featuring prominently in middle and distant views from the west and south. The set back of development is indicative of alterations within the plot, which saw considerable changes over the early nineteenth century. The current building reflects these changes, contributing a strong neo-gothic aesthetic which contrasts to the seventeenth, eighteenth and nineteenth century residential character of the surrounding streets. The building therefore possesses a landmark and slightly isolated quality within the surrounding streetscape.
- 6.15 The full extent of the site has limited intervisibility with the listed building due to the sharp fall away of the land to the east. Dyne House however dramatically breaks with the skyline along Southwood Lane. The scale and architectural character of Dyne House is anomalous compared to the eighteenth and nineteenth century character of the surrounding buildings and relates poorly to the street front. Due to the overbearing appearance and current poor repair of Dyne House this site is considered to make a minor negative contribution to the Big School. Similarly, the eastern elevation of the Central Hall, is a later addition. It has been found to possess a relatively plain appearance, underscored by the addition of a toilet block adjacent to this façade. This creates a relatively subservient character, particularly in comparison to the more decorative western

facades facing the main entrance courtyard. The toilet block in particular is considered to create a neutral contribution to the significance of the listed building.



Figure 90. Interior view of the Grade II listed Big School, now the library. Note modern mezzanine and historic timber trusses.



Figure 91. 'Big School' or the 'Old School Building' Grade II, to the south of the site seen from North Road. The Chapel is visible to the right and the 1890s extension just visible to the left. The steps are a later addition, added as a memorial post 1945.



Figure 92. View of eastern façade of the Big School seen from Southwood Lane.

12, 16-22 Southwood Lane (All Grade II, respectively)

- 6.16 As this group of buildings share similar significance, location and setting they will be assessed as a group.



Figure 93. Left: 1869 OS map of Highgate, the location of 16-22 Southwood Lane indicated by the red transparency. Centre: Aerial view of 16-22 Southwood Lane as existing, highlighted in blue. Right: 12 Southwood Lane.

Historic Value

- 6.17 This short group of houses was developed over the eighteenth and nineteenth centuries and reflects the gradual expansion of the village of Highgate throughout the industrial revolution. The buildings reflect the transformation of Highgate from small a village to London suburb, and structures such as the imposing Tabernacle, once a Baptist chapel before conversion to use as a library for Highgate School, indicated the growing need of large civic buildings in the village centre. The overall Historic Value of the group is therefore **high**.

Aesthetic Value

- 6.18 Primarily constructed out of brick, the buildings range from two to three storeys and feature slight variation in plot lengths, alternating between two, one, four and five bays in length. The Tabernacle breaks from the otherwise residential character featuring a stucco frontage, with a large pediment and pilasters giving the illusion of a temple elevation. Decoration within the group is otherwise fairly restrained and focused largely on entrance doorways and above windows, such as the Doric porch to no 22. This nineteenth century building is also set back away from the road, breaking the otherwise fixed building line within the group to the south. Fenestration within the group has seen the greatest alteration with earlier casements replaced with sashes. The group as a whole has retained an early nineteenth century character and overall has a **high** Aesthetic Value. The group makes a positive contribution to the Conservation Area, comprising a consistent eighteenth-nineteenth century appearance. The slight variation in scale and decoration within the group provides an idiosyncratic appeal to glimpses of the group from the north and south, creating interest within these views. Due to the relatively enclosed character and straight axis of the road, views of the group are unfolding rather than distant. However they remain appreciable as a group within the surrounding streetscape.

Evidential Value

- 6.19 All the buildings retain historic materials and provide evidence of nineteenth and eighteenth-century construction techniques. The overall Evidential Value of the buildings is therefore **high**.

Communal Value

- 6.20 As predominately private residential buildings the Communal Value of this group is low with the exception of The Highgate Tabernacle. This building, once a chapel, has historically been used as the library and now museum for the school, resulting in a high Communal Value. As a result, the overall Communal Value for the group is therefore **moderate**.

- 6.21 The overall significance of these buildings is therefore **high**.

Setting and contribution of the site

- 6.22 The setting of the listed buildings is the linear road of Southwood Lane. Immediate views to the north and south along the road take in the large mass of buildings belonging to Highgate School,

including the Science Block and Dyne House. The character of the setting is therefore mixed in terms of architectural style and contrasts strongly between the largely two to three storey residential houses to the north and within the group, and the four to five storey buildings within the school's ownership. Dyne House, due to its proximity to the group, appears dominant within the surroundings and does not seem to respond to the material character or massing of the terraces. The site therefore makes a minor negative contribution to the setting of these listed buildings.



Figure 94. 12 Southwood Lane.



Figure 95. View of 16-22 Southwood Lane from the south.



Figure 96. View of 16-20 Southwood Lane from the north. Note the flank elevation of Dyne House in the middle distance dominates views of the terrace.



Figure 97. 22 Southwood Lane, views from the west.

7.0 Proposals

- 7.1 The proposals seek the redevelopment of the Dyne House site, replacing the current piecemeal and disjointed appearance with a cohesive and sympathetic design, as well as the creation of a more accessible route from the Island Site campus. Part of the brief for the project included the need for the provision for eight distinct uses, alongside the removal of the current derelict character. As such the proposals include provision for a Sixth Form Centre; Informal Assembly Area; Music Department; Auditorium and Recital Room Storage & Stage Circulation as well as support facilities comprising including cleaning rooms and IT storage spaces. Within the Island Site it is intended that the tunnel under Southwood Lane is to be improved with the installation of a roof over the entrance and creation of wheelchair access, as well as a refuse store and substation.

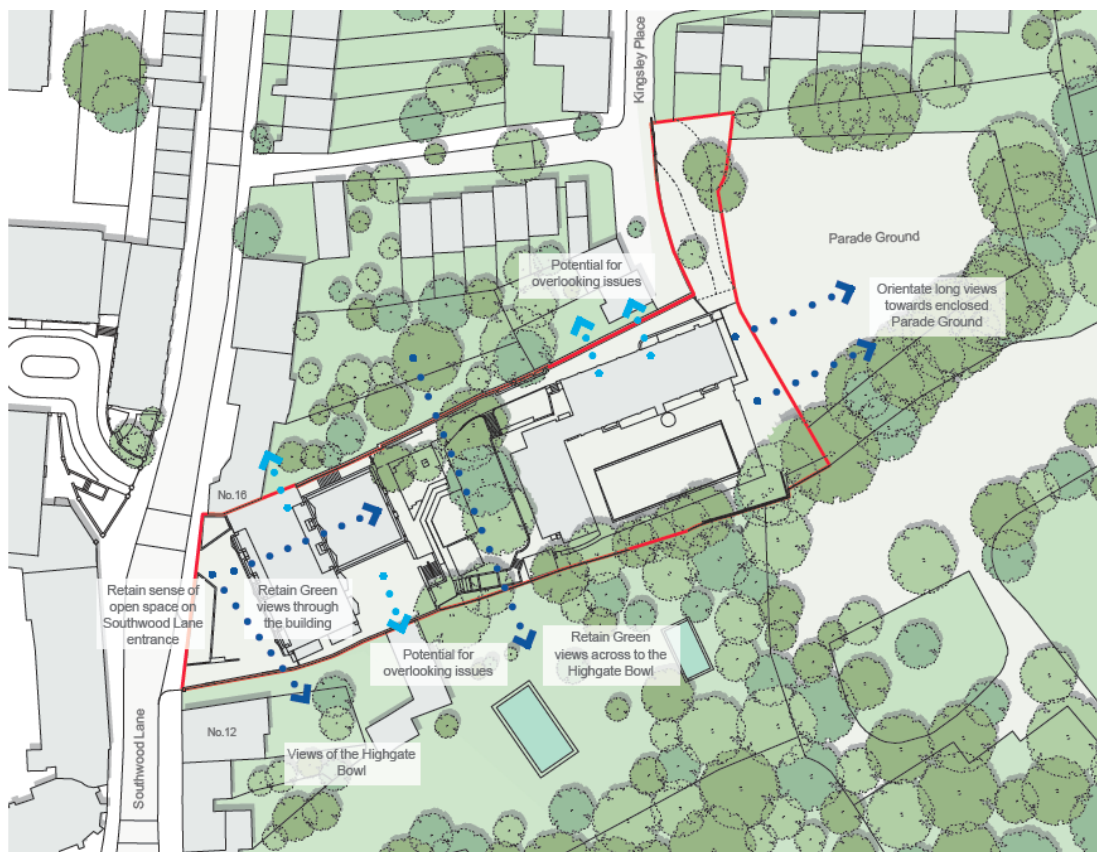


Figure 98. Design constraints and important views which informed the development of the proposals.

Design Development

- 7.2 There are a number of important views which have been considered when designing the proposed building and the associated external spaces. This includes the retention of views towards Highgate Bowl from the south of Dyne House, and views connecting green and open spaces from the rear gardens of 12, 16-22 Southwood Lane. The band of trees which surround

the adjacent Parade Ground, have also been identified for retention, creating a buffer for distant views into the site from the east.

- 7.3 Analysis of the surroundings has found Southwood Lane to provide relatively high density residential accommodation which has retained a historic, but varied, historic character. It is intended to improve the relationship between this context and Dyne House, resolving the present overbearing quality of the massing. An overall reduction in height of Dyne House is therefore key to the design as well as improvement to the streetscape immediately to the west.
- 7.4 The designs have evolved over an extensive consultation period to ensure a scheme that is sympathetic to the historic environment. This included engagement with the local authority planning department, Southwood Lane Residents Association, Highgate Conservation Area Advisory Committee, Highgate Society and local residents. Key design adjustments from this process included the use of a sympathetic material palette. This has included the reduction of glazing, providing a façade design which sits comfortably with the more historic elevations of the surrounding buildings. Equally the visibility of the proposed lift shaft to Dyne House has also been reduced, breaking down the massing within the site through the creation of voids.
- 7.5 As such, the scheme includes the redevelopment of the site to the rear of Dyne House, creating a series of domestic scale blocks combined with careful landscaping. Limited fenestration has been provided on the northern and southern elevations, reducing overlooking into the neighbouring residential gardens. The proposals take advantage of the steep levels on site, which step down towards the Parade Ground to the east of the site. The roof of the extension includes planting to further soften through views towards Highgate Bowl to the south from the north. As such the proposal provides the opportunity to improve the quality and character of existing views within, into and out of the site towards the conservation area and Highgate Bowl.
- 7.6 It is proposed that Dyne House is entirely refurbished providing a materially contextual soft red brick façade, which creates a high-quality contemporary design that nevertheless improves upon the relationship between the site and surrounding buildings in terms of massing and height. The front extension has been aligned to avoid stepping outwards towards neighbouring properties, whilst resolving the current break in the street front. While the proposals include new extensions to the wester façade, these will be lightweight and glazed in order to avoid the perception of overt massing at the upper levels.
- 7.7 Pupil access between the Island Site and basement level within Dyne House is presently provided via a tunnel link into an informal assembly area. This area as well as a number of additional ancillary service areas have been identified as in need of improvements. At present, the tunnel requires shelter to avoid ice on stairs in cold weather as well as the provision of a lift into the tunnel ensuring accessibility. Direct access for waste and UKPN transformer maintenance is also currently required from Southwood Lane. Refuse vehicles currently park and collect waste on Southwood lane for which there is a total of eleven bins located on the pavement and within an external bin enclosure.
- 7.8 The proposed extension to the Central Hall building seeks to consolidate these uses, placing the WC provision below ground. This allows for a new courtyard and landscaping to the Science

Quad, with the existing gateposts retained and enhanced through a new section of railings to match those adjacent.



Figure 99. Location of service block and entrance in to the tunnel.

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.

- 8.1 This section will assess each aspect of the proposals, determining its impact upon the heritage assets identified in section one.

Redevelopment of Dyne House

- 8.2 The proposals see the lowering of the current height of the building, presently found to have an overbearing presence on the street front. The result is a more contextual design which sits more comfortably with the neighbouring buildings.
- 8.3 While there is considerable decorative variety within the surroundings, a consistent material palette for the School buildings has been identified and this is utilised within the proposals to create a strong identity to the designs. As such red brick, stone and slate is used, with the positioning of masonry used to reference a domestic scale, echoing the residential quality of the eastern side of the street. The redevelopment of the forecourt also removes the backland quality which disrupts the otherwise consistent hierarchy to the streetscape seen in this location. As such the proposal for the Dyne House site is considered to contribute to the legacy of architecturally high quality buildings at Highgate School. The impact to the surrounding heritage assets is therefore considered to be an enhancement, improving the architectural quality of their settings, including the character and appearance of the conservation area. This constitutes a **moderate beneficial** enhancement to the surrounding listed buildings and Highgate Conservation Area.

Redevelopment of the Parade Ground, Gym, Drama Studio and Swimming Pool

- 8.4 The proposed new buildings to the rear of Dyne House have been carefully articulated, to soften the sense of massing and providing a modulated sense of scale. This retains the modest and unobtrusive character of the site in this location, retaining existing key sightlines towards the Highgate Bowl. The proposals have made use of existing topography to conceal the majority of the rear extensions, together with basement levels to further reduce a sense of height.

- 8.5 In addition, roof planting and a 'greened' Parade Ground with new landscaping is considered to retain a sense of openness and further filters views of the proposals from the north and south. As with the redevelopment to Dyne House, a contextual material pallet has been used to provide a cohesive design which reflects the architectural identity of Highgate School. This is considered to resolve the presently disparate and relatively low architectural quality of the buildings within the site. The existing buildings have been found to reflect the restrictions of post war Britain and financial limitations of the School during the mid and post war period. As such they fail to embody the innovative or decorative quality seen elsewhere in the school grounds.
- 8.6 At present the poor quality of the parade ground has been found in need of enhancement, detracting from the character and appearance of the conservation area. As such the redevelopment of the site with high-quality contemporary structure is considered to enhance the character and appearance of the conservation area. Care has been taken to reflect the existing modest scale of buildings within the site, preserving through views across the site from the north and south where these have been identified. The area of the site to the rear of Dyne House has been found to make a neutral contribution to the setting of the surrounding heritage assets. The replacement of these structures with a well-designed sympathetic contemporary building has therefore been found to have a **neutral** impact on the settings of the surrounding heritage assets and character and appearance of the conservation area.



Figure 100. Proposed Model of the Dyne House site.



Figure 101. CGI of Proposed extension to the rear of Dyne House.



Figure 102. CGI of proposed refurbishment to Dyne House.

Extension to Island Site and Refurbishment of the Tunnel

8.7

The proposals to the Island Site have been driven by a need to reduce the overall external massing of the linking toilet block and refuse bin storage which is detrimental to the setting of the listed Big School. In addition it is hoped to improve the accessibility of the school providing additional female WCs, increased shelter and level access for entrance into the tunnel.

- 8.8 The toilet block has been shown to be a later addition to the Big School, added at the same time as the Central Hall. This single storey brick building has no decorative detail or discernible architectural character. It is entirely utilitarian in function and historically has housed services and WCs since its construction. Views of the blank façade above the decorative boundary wall presently take away from the otherwise cohesive appearance of the Central Hall and rear elevation of the Big School building when seen from Southwood Lane. Notably the single storey structure lacks the neo gothic or classical Portland stone details seen elsewhere in the building. It therefore is considered to make only a neutral contribution to the significance of the Big School. The demolition of this element is therefore considered to have a neutral impact on the listed building, whose significance overwhelming resides elsewhere.
- 8.9 Similarly this element currently creates a back-land appearance in views from Southwood Lane contrasting with the otherwise residential character. The tunnel is known to date to the late twentieth century and has no intrinsic architectural or historic value, nor does it contribute to the settings of the surrounding listed buildings. The removal of these elements is therefore considered to have a neutral impact on the character and appearance of the conservation area and setting of the surrounding listed buildings to Southwood Lane.
- 8.10 The proposals include the design of a new brick colonnade adjacent to eastern Central Hall elevation. This is completed in brick and lead, reflecting the existing materials used within the site. The character of the Science Quad is presently varied, showing the waves of nineteenth, twentieth and contemporary additions. This includes extensions to the Science block and improved access between the Science building and the rest of the site. The use of a colonnade is an existing design feature of the Central Hall and reflects the elevation of the central block to the main entrance of the school. This addition is therefore a contextually appropriate design feature. This addition will retain views to the upper extent of the eastern elevation of the hall, ensuring the character of this building remains appreciable in views from Southwood Lane.
- 8.11 The resultant visual impact of the proposals is of a modest addition which retains decorative historic fabric of significance and does not detract from the Neo Gothic rear façade of the Big School. The addition is therefore seen to be an appropriate addition to the existing varied character of the Science Quad, drawing on the existing material pallet and design features. The overall impact to the grade II listed Big School, setting of the surrounding heritage assets and character and appearance of the conservation area is therefore considered to be **neutral**.



Figure 103. Proposed new colonnade adjacent to the Central Halls eastern façade.



Figure 104. Proposed eastern elevation of colonnade.



Figure 105. Cross section showing extension to the Central Hall.



Figure 106. CGI of proposals to the Science Quad.

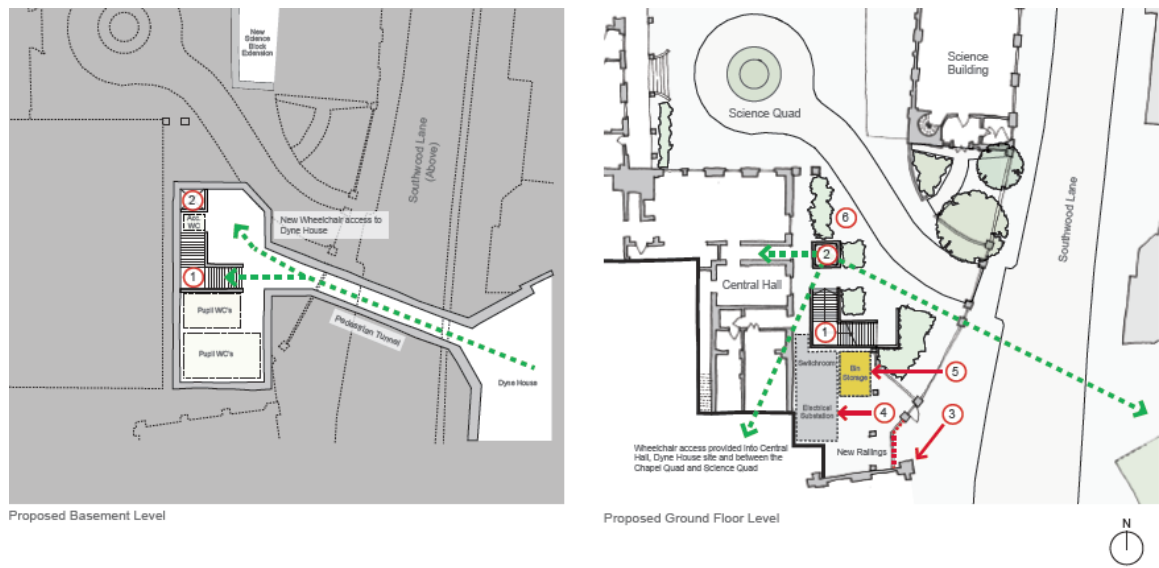


Figure 107. Plan of proposed extension to the Central Hall.

9.0 Conclusion

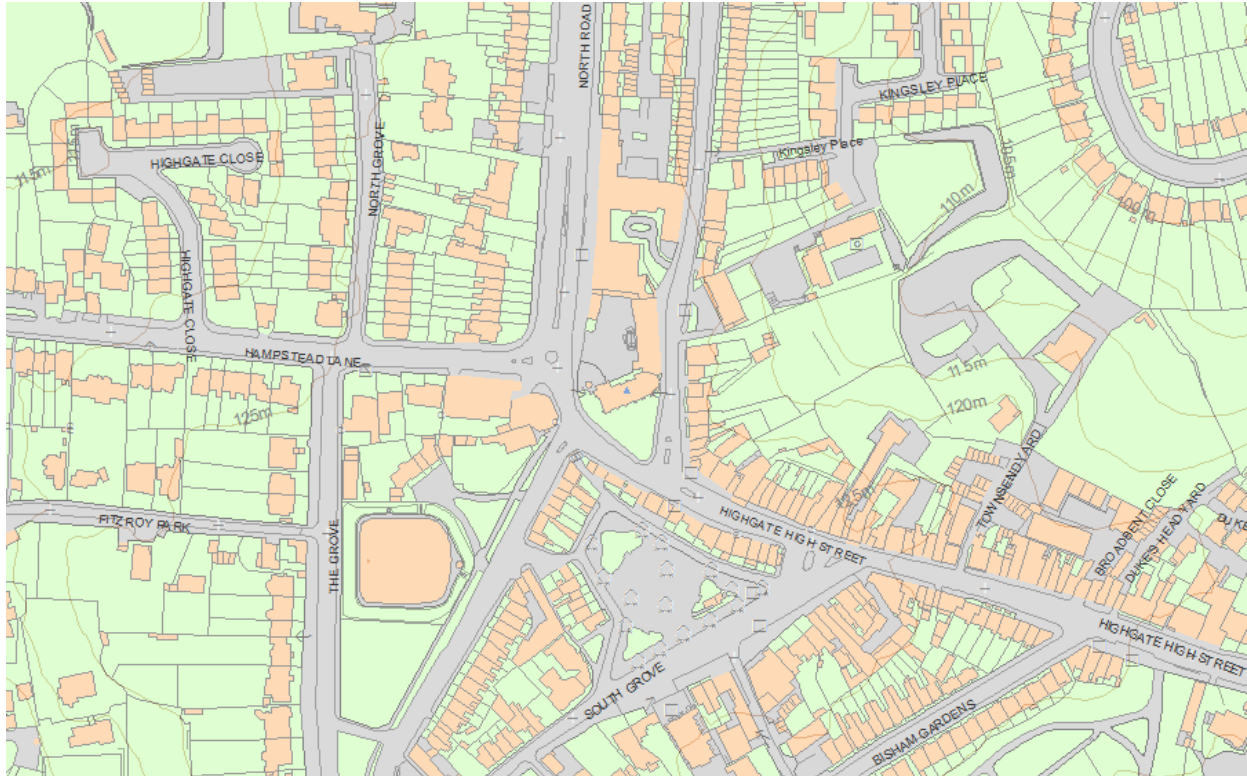
- 9.1 This Heritage Statement has been prepared on behalf of Highgate School Capital Projects to determine the significance of the Dyne House and the Central Hall, determining the impact of the proposed redevelopment of this site upon the surrounding heritage assets. This Heritage Statement has considered the impact of the proposals on the significance of Highgate Conservation Area and the listed group surrounding Southwood Lane. This approach to impact-assessment is required in order to satisfy the provisions of Sections 16(2), 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 This assessment has been informed by archival research, case-law and advice from Historic England. This report has found that while the Central Hall and toilet block linking the Central Hall to the Big School are considered to be curtilage listed, the toilet block provides only a neutral contribution to this building's special interest in view of its plain appearance and utilitarian function. The toilet block did not form part of the original architectural composition of the School, designed by Cockerel in the 1860s. Instead it represents a later addition completed approximately 30 years later following the opening of the nineteenth century Big School and Chapel. The special interest of the Big School therefore overwhelmingly resides elsewhere.
- 9.3 Similarly the buildings to the rear of Dyne House have been found to lack the consideration seen elsewhere within the school grounds, completed during the inter and post war periods. These structures as well as the parade ground have been found to be in need of enhancement in the conservation area appraisal produced by the council. Dyne House itself has been assessed as possessing an overbearing appearance on Southwood Lane disrupting the hierarchy and domestic scale of the buildings to the east side the Road. It presently makes a minor negative contribution to the setting of the surrounding listed buildings and conservation area.
- 9.4 An assessment of the site and its surroundings has found that the character of Southwood Lane and the Science Quad in particular reflects a historic pattern of ongoing improvements to the school's buildings, including a contemporary glazed roof to the Science block. The layered architectural character has been found to form a key part of the architectural interest of the both the School's North Road site as well as surrounding area. However, a shared material palette within the Island Site has been identified, creating a unified composition when viewed as a whole.
- 9.5 With regard to the acceptability of the proposals to Dyne House and Central Hall it is considered the designs remain in keeping within the existing architectural hierarchies of the site, use sympathetic materials and improve the present bulky massing of both Dyne House and the toilet block. Several examples of contemporary architecture exist both within the surrounding conservation area as well as the setting of the Big School. These include 69 Highgate High Street, the extension to the entrance lodge within the school and the new extension north of the Garner Building. As outlined within the detailed historic development section, the Science Quad already possesses an altered character, with the roof extension appreciable from both distant and intimate views to the south east and east including within the quad. An additional small scale

contemporary addition, while constituting a visual change will not therefore alter the present character of the listed Big School.

- 9.6 It is noted that a hierarchy to the facades is appreciable within the Science Quad, with the eastern elevation of the Central Hall possessing a more subservient appearance. Changes within this elevation which retains a subservient character will therefore have a reduced impact. When considered against the considerable visual strength of the Big School, these sensitively designed proposals which respond to views from the junction to the south, as well as north south views towards the Highgate Bowl are considered to be sympathetic and complementary.
- 9.7 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 and significance of the listed buildings in accordance with Sections 16(2) 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 additional to local heritage policies.

APPENDIX 1

LISTED BUILDING DESCRIPTIONS



HIGHGATE SCHOOL CHAPEL

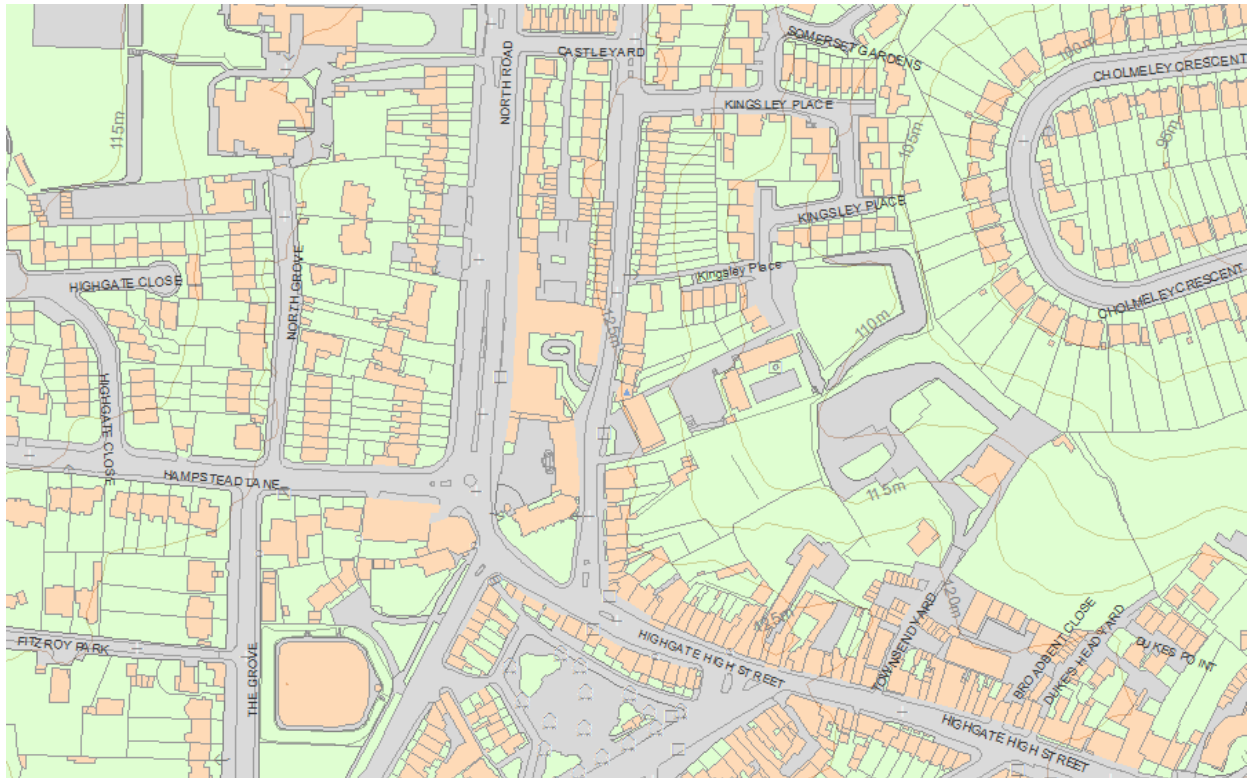
Grade: II

List Entry Number: 1084325

Date first listed: 02-Dec-1994

School chapel. 1865-6 by Frederick Pepys Cockerell. Red brick with some stone dressings and decorations, internally polychromatic use of different coloured bricks with stone and tiles. Slate roof. Chapel partially raised over open undercroft to north and reached up steps to west under clock tower. Five-bay body with five-light apse set liturgically, central timber fleche. Round-arched lancets with central cusped light set between buttresses under parapet of open stone tracery. To south and apse a blind, round-arched arcade with brick moulding in tympanums and stone banding; to north the undercroft has a virtually round-arched arcade with octagonal columns under unusual Ionic capitals, and moulded brickwork in spandrels. Undercroft has within it a pump (moved there), wooden benches and a First World War Memorial. Steps lead thence past Boer War Memorial to entrance door set within ballflower moulding and pointed arch. Interior retains lavish polychromy to walls and floors. The body of the chapel is panelled to dado height, with many memorials. Open timber truss roof. Pews probably early C20, choir

stalls probably 1930s. Marble lining to dado height in apse, incorporating stoup; pulpit, lectern and altar rails. Two organs, that at the west end installed 1980s. Good collection of stained glass, including in the apse memorials to Henry Chester, died 1868; Robert Isherwood, 1837; Henry Leak 1863; Thomas Causton 1856; William Bloxan, 1814; all in similar style. Particularly fine are windows on the south side, which are good examples of 1880s Aesthetic Movement style glass, and the west rose window of uncertain date. One window replaced 1953 after war damage. Highgate School chapel forms part of the major rebuilding of the school, founded in 1565, in the mid-nineteenth century. The ensemble of chapel and school hall is of great architectural and historical importance at the centre of Highgate village. Sources: C A Evans and A P White, 'The Story of Highgate School, 1938-1949', c.1950 S W Kitchener, 'Old Highgate, the Story of a London Village', n.d.



16, SOUTHWOOD LANE N6

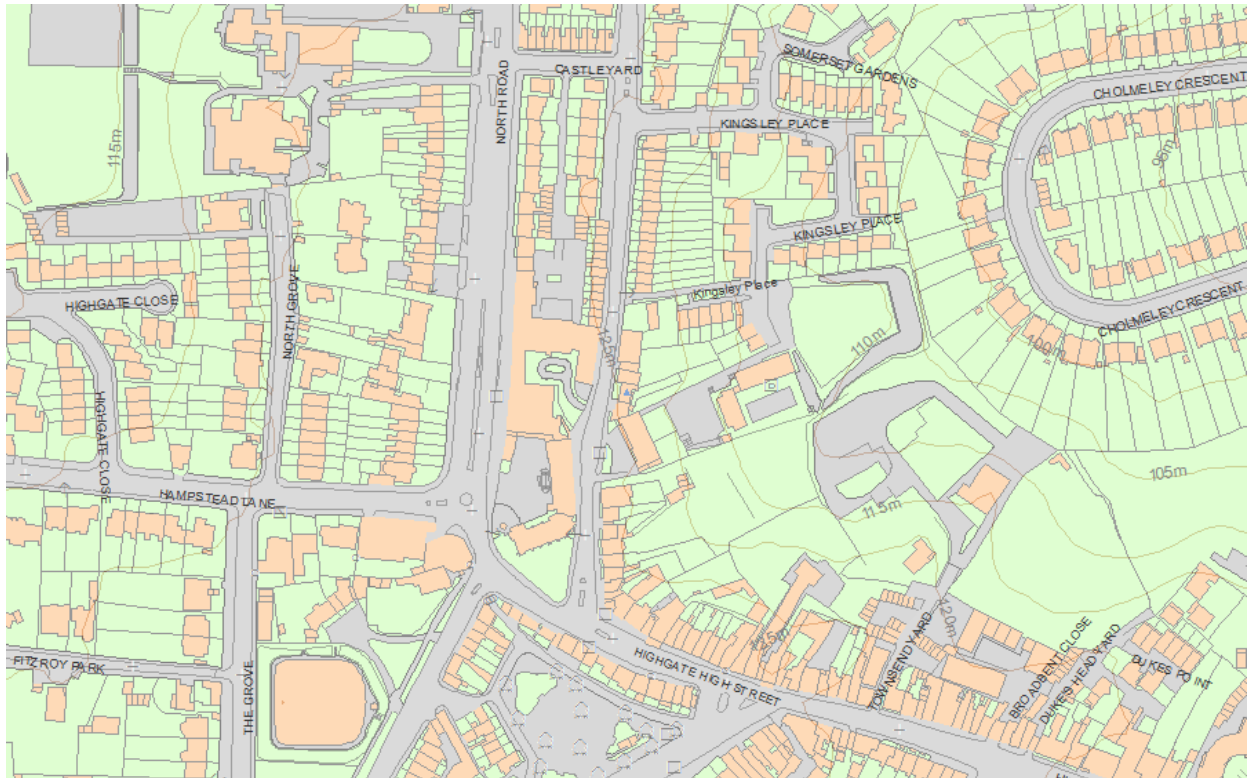
Grade: II

List Entry Number: 1079161

Date first listed: 10-May-1974

South part of 3 storeys, 2 windows. Early C19 stock brick with stone-coped parapet. Gauged flat brick arches to sash windows except, on ground floor, a later C19 canted oriel bay. 6 panel door, with needed cornice head and patterned fanlight, in round arched recess Later cornice hood over. Cast iron area railings. At left a 2 bay extension of about 1900 in purplish brick with red brick dressings. The north angle is canted, bringing it back almost to the wall of No 18 which is set back. Older building probably behind. Included for group value.

Nos 16 to 20 (even) No 20A, Highgate Tabernacle and No 22 form a group.



18, SOUTHWOOD LANE N6

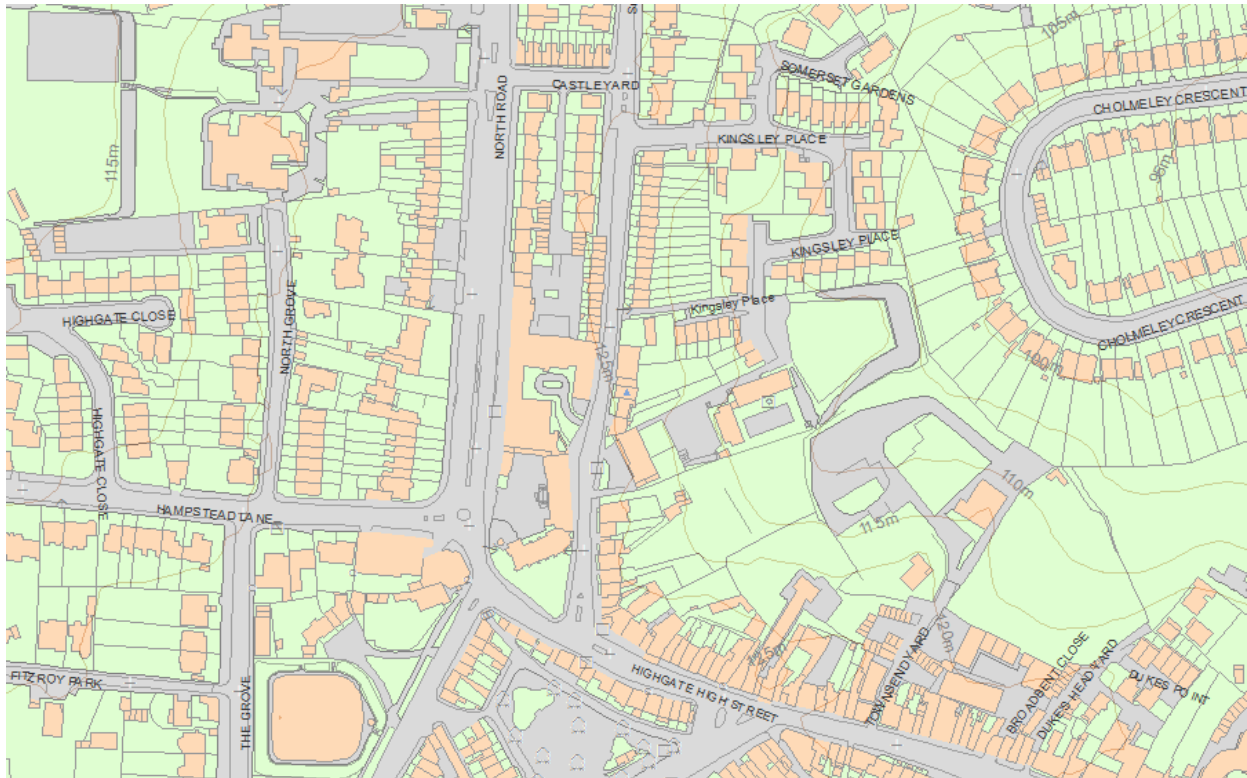
Grade: II

List Entry Number: 1358875

Date first listed: 10-May-1974

Late C18 house of 3 storeys, 3 windows with a blank right bay. Stock brick with stone coped parapet. Gauged flat brick arches to replaced sash windows. Blank panel on 1st floor above 6 panel door with cornice head- and segmental fanlight. Reeded pilasters and brackets support dentilled cornice hood.

Nos 16 to 20 (even) No 20A, Highgate Tabernacle and No 22 form a group.



20, SOUTHWOOD LANE N6

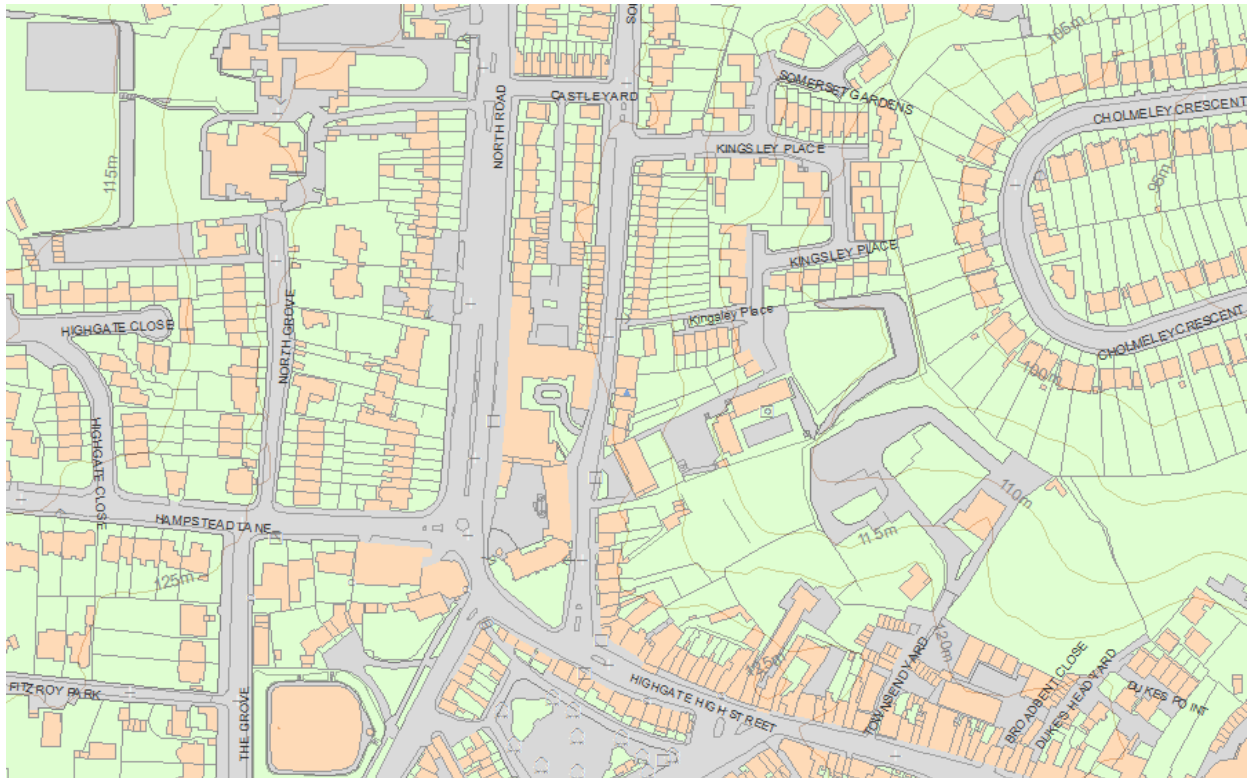
Grade: II

List Entry Number: 1079162

Date first listed: 10-May-1974

Early C19 house of 3 storeys, 2 windows. Stock brick with stone coped parapet. Gauged flat brick arches to later sash windows, that on ground floor in elliptical- arched recess. Stuccoed plinth. Mid C19 door, with altered fanlight, in round gauged brick arched recess. Cast iron area railings.

Nos 16 to 20 (even) No 20A, Highgate Tabernacle and No 22 form a group.



20A, SOUTHWOOD LANE N6

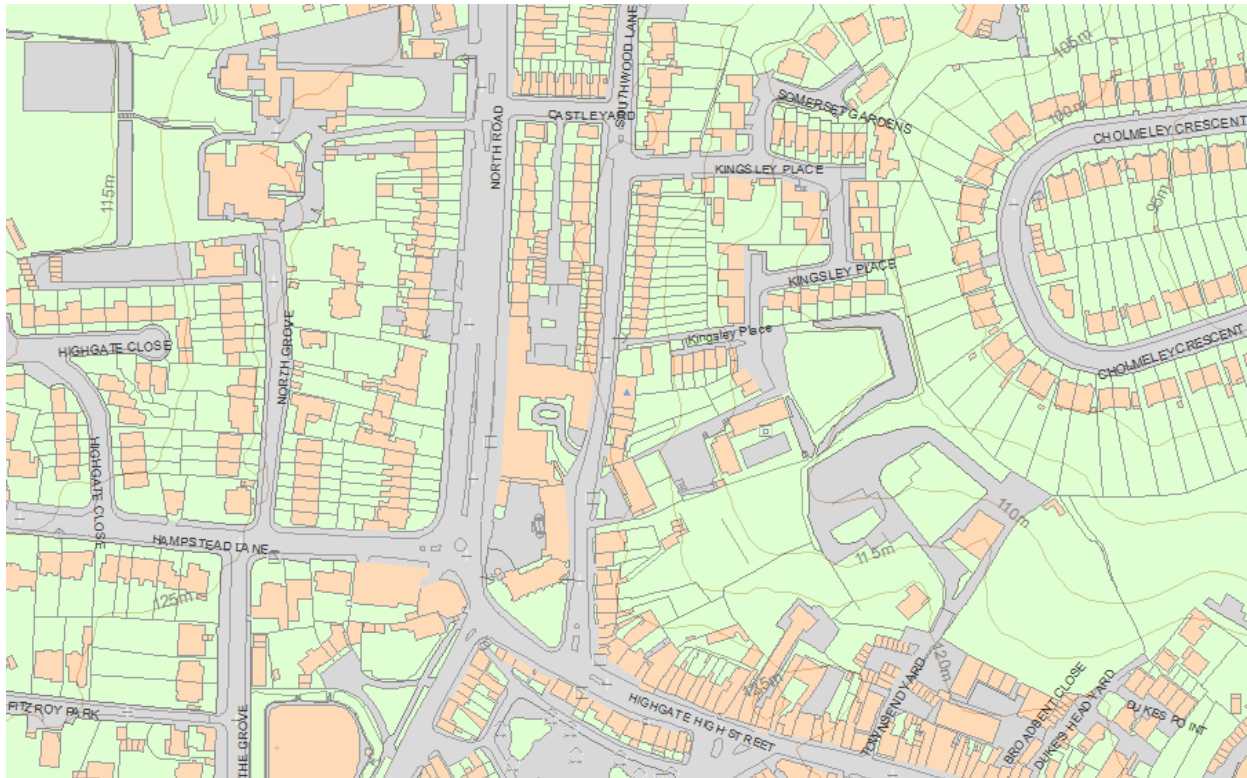
Grade: II

List Entry Number: 1079163

Date first listed: 10-May-1974

Early C19. 2 storeys, 1 window, inserted between No 20 and the Tabernacle. Stock brick with stone coped parapet. Gauged flat brick arch to 1st floor replaced sash window with glazing bars. Ground floor 1 plain plate glass window and 4 panel door, now half-glazed, with rectantular fanlight over. Plain modern hood. Included only for group value.

Nos 16 to 20 (even) No 20A, Highgate Tabernacle and No 22 form a group.



THE HIGHGATE TABERNACLE

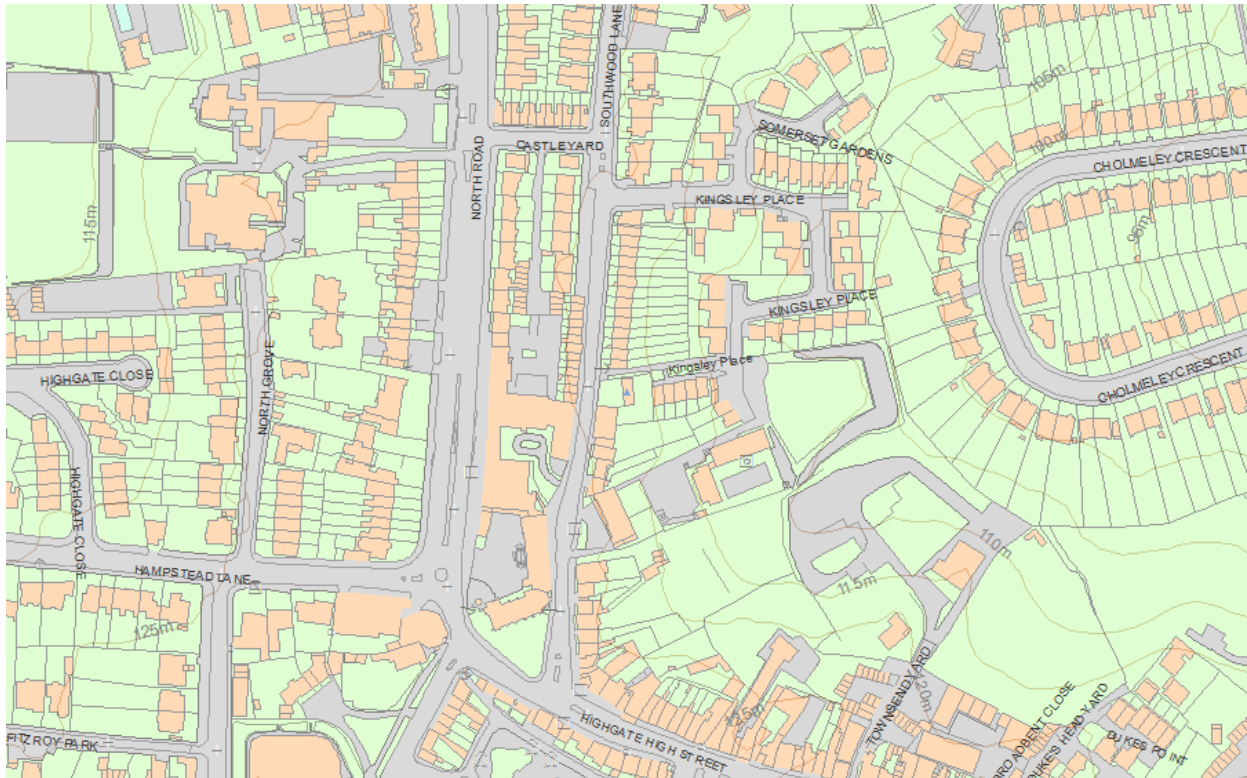
Grade: II

List Entry Number: 1358876

Date first listed: 10-May-1974

Early c19 stuccoed building. Giant pilasters support central pediment. 3 long round headed windows with moulded architraves and vermiculate key blocks; and delicate glazing bars. At either side a battered door in shouldered architrave with a small battered window above in similar architrave. Cast iron lampholders over doors. A Presbyterian chapel was founded on the site in 1662 but the present building was a Baptist place of worship.

Nos 16 to 20 (even) No 20A, Highgate Tabernacle and No 22 form a group.



22, SOUTHWOOD LANE N6

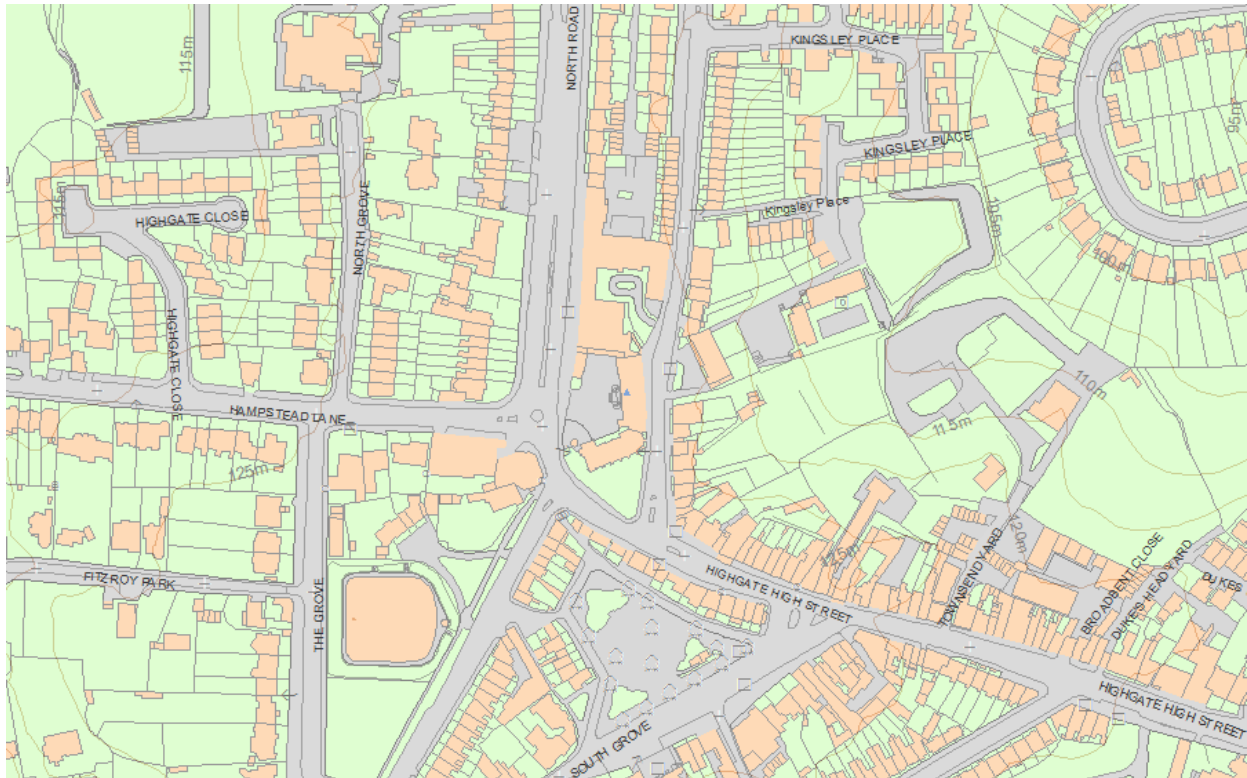
Grade: II

List Entry Number: 1079164

Date first listed: 10-May-1974

2 storey, 3 bay villa of 9th quarter of C19. Stock brick with painted front. flipped slated roof of fairly low pitch with eaves soffit and end chimneys. Gauged flat brick arches to 1st floor centre sash window with glazing bars and to blocked flanking windows. Prostyle Roman Doric porch to door of 6 flat panels with patterned fanlight over. Rear shows sash windows with glazing bars on 1st floor, long 4-light casements with cast iron balconies below, and a full height basement storey.

Nos 16 to 20 (even) No 20A, Highgate Tabernacle and No 22 form a group.



HIGHGATE SCHOOL, OLD SCHOOL BUILDING

Grade: II

List Entry Number: 1263619

Date first listed: 02-Dec-1994

Public School, now its principal hall, with classrooms underneath. 1865-7 by Frederick Pepys Cockerell for the Reverend Dr. Dyne, headmaster. Red brick with stone dressings and decorations. Slate roof with stacks on end gable and rear elevation. Symmetrical five-bay first-floor hall with projecting dias end, now stage, with oriel-reached via external stairs at opposite end, or via external imperial stairway in centre added as war memorial in 1949. Ground-floor classrooms not of special architectural interest. Main facade with central gable and sundial inscribed 'Vera Loqui aut Silere' over three reliefpanels. Lead parapet inscribed R S 1565. Mullion and transom windows with leaded lights and trefoil heads under flat arches. A line of shields forms band at first-floor level. Projecting stone oriel supported on single column projects forward of vaulted undercroft originally open, now imaginatively infilled by James Cubitt and Partners. Original entrance steps to south reached under projecting porch with particularly fine foliate carving. North elevation continues first-floor band of shields, with roseate windows over (some blocked) with stained glass. Rear elevation with projecting wing at stage end over undercroft, otherwise a five-bay composition with simplified mullion and transom fenestration dominated by massive central stack flush with elevation and with decorative brick detailing reflecting the fenestration pattern. Projecting buttresses between ground-floor windows. Interior. First-floor hall with exposed timber-truss roof Proscenium and stage formed 1933 with panelling donated 1934 by Edward Jeudwine (commemorated in central panel). The panelling to the body of the hall thought to be 1949, contemporary with central entrance. Highgate

School was founded by Sir Roger Cholmely in 1565. This building commemorates its expansion and reform on the original site by the Reverend Dr Dyne from 1845 onwards. Sources: C AEvans and A Pwhite, 'The Story of Highgate School, 1938-1949', c.1950 S W Kitchener, 'Old Highgate, The Story of a London Village', n.d. M Seabourne, 'The English School. Its Architecture and Organisation, 1370-1870', 1971.

12, SOUTHWOOD LANE

Grade: II

List Entry Number: 1358874

Date first listed: 10-May-1974

2. Late C18 or early C19 with alterations. 3 storeys and basement, 3 windows, Stuccoed ground floor with cornice and blocking course; stuccoed parapet cornice. Gauged flat brick arches to sash windows with glazing bars. 1 bay left extension, widening towards rear, has 2 Venetian windows on ground floor of left return. 3 steps to modern door, with sidelights and wide fanlight, in Ionic prostyle porch.

