

**The White House,
Highgate High Street,
Haringey**

**Archaeological
Assessment &
Heritage Statement**

Client: MR & MRS SHAW

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The White House, Highgate High Street, Haringey Archaeological Assessment & Heritage Statement

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Mr & Mrs Shaw to produce an Archaeological Assessment & Heritage Statement to cover a proposed development at the Grade II Listed The White House, 10 Highgate High Street, Haringey, N6 5JL (National Heritage List for England List Entry Ref. 1358867).
- 1.1.2 This report will form part of a Listed Building Consent and Planning Application.
- 1.1.3 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology and heritage, where such works are deemed appropriate.

1.2 Statutory Designations

- 1.2.1 The White House was first designated as Grade II Listed on the 19th March 1951. The list entry description is as follows:

'Late C17 house with late C18 alterations. 2 storeys, attic and basement, 3 windows. Rendered front with 1st and 2nd floor bands. High pitched tiled roof with wide dormer. Sash windows with glazing bars and blind cases. Modern half glazed door at right under flat hood on cut brackets. Wrought iron area railings and handrail to door- steps. Eaves cornice and original brickwork behind. Inside ground floor completely panelled and a large panelled room on 1st floor. Late C17 staircase with spiral balusters, closed string and square section handrail' (National Heritage List for England, 2017).
- 1.2.2 The site is located within the Haringey Highgate Conservation Area [AB 18], which was designated in 1967 due to its historic pattern of development, topography, open green spaces, distant views and the large number of buildings of architectural merit (Haringey Council, 2013).

1.3 Site Location & Description

- 1.3.1 Centred on National Grid Reference (NGR) TQ 286 873, The White House is located at 10 Highgate High Street, which is situated on the north side of the street. The building is of Flemish bonded brickwork and comprises two storeys, an attic and a basement level. The roof is steeply pitched, hipped on the east side and has a covering of ceramic tiles. A garden is located at the rear of the property and a rear extension is present on the north side. A lightwell is present at the front of the building and a set of worn steps lead up to the front door.
- 1.3.2 The address of the property was formerly No. 18 Highgate High Street.
- 1.3.3 The site is also located within the Highgate Village Archaeological Priority Area [AB 16], which has been designated for the potential for archaeological deposits to be encountered relating to the Medieval hamlet and road established along the route to the toll gate erected by the Bishop of London.

1.4 Geology & Topography

- 1.4.1 The solid underlying geology comprises sedimentary sand of the Bagshot Formation. No superficial geological deposits are recorded in the location of the site (British Geological Survey (BGS), 2017).
- 1.4.2 The topography of the site is generally level at c. 120 – 121m above ordnance datum (aOD) (Elevation Finder, 2017).

1.5 Proposed Development

- 1.5.1 The proposed development comprises largely refurbishments and stabilisation works throughout the building, with some alterations which will focus primarily on the late 19th century extension at the rear of the property, to minimise the impacts upon the significant elements of the historic fabric of the main late 17th century building. The proposed works are summarised as follows:

General: These elements of restoration and upgrading of the services are proposed throughout the building. As many of the significant historical features of the house will be retained where possible.

- The timber panelling and architrave will be repaired and sanded where necessary and restored;
- All wallpaper is to be removed, the condition of the underlying walls will be assessed and restored where necessary;
- The condition of the ceiling above the lining paper is to be investigated and the ceiling plaster restored with traditional lime plaster where necessary;
- All carpet flooring is to be removed, the condition of the underlying floors will be assessed and restored where necessary;
- All existing doors are to be retained and restored, with replacement furniture in a traditional style where necessary;
- Restoration of the timber windows and repainting and cleaning of the existing furniture by a specialist;
- Services are to be replaced throughout and concealed within voids in the existing flooring or plastered walls, with access panels where necessary and
- Existing radiators and light fittings to be replaced.

BASEMENT:

- Creation of a metal frame walling system to allow for insulation and new services to be concealed, which will be plasterboarded and painted;
- Underpinning of all walls to a depth of c. 0.8m below the current ground level (bgl) to create stable foundations and install a drained cavity membrane system;
- Excavation of the entire basement floor area to a depth of c. 1m bgl to create new, lower floor level which will be c. 0.4m below the current floor level once made up, this will include the removal of the existing modern concrete floor slabs;

- Make good the existing ceiling timbers and install a metal frame ceiling system to allow for new service to be concealed;
- Creation of fire door and lobby by inserting a new partition;
- Restoration of the timber window and repainting and cleaning of the existing furniture by a specialist;
- Heating to be installed, along with architrave and skirting board;
- Boiler to be replaced and new WC facilities installed;
- Removal of modern cupboards, fitted shelving etc
- Fireplace aperture to be retained and boarded over;
- Timber stairs and exposed boards to be restored with an additional x 3 new steps to the bottom of the existing stairs. The modern handrail will be replaced with like for like;
- Structural repairs including removing the inserted supporting post in the front basement room and replacing one entire joist and the rotten ends of the other joists with new timber in the rear basement room (See structural drawings) (Watkin & Cosgrave, 2017) and
- Inserting two horizontal steel cross beams which will stiffen the ground floor but also provide future capacity to prop the ground floor ceiling beam (supporting the first floor) if needed (See structural drawings) (MW Architects, 2017).

GROUND FLOOR:

Dining Room:

- The existing serving hatch and x 2 cupboards between the dining room and kitchen will be replaced with a doorway. Existing serving hatch door and cupboard door to be reused on face of new door so that room will look the same internally (MW Architects, 2017);
- The fireplace will be retained as existing.

Existing Kitchen / Proposed Dining Room:

- Existing modern fitted kitchen and panelling to be removed;
- Fireplace to be reinstated as a working fireplace and new surround and hearth to be in keeping with traditional features of the house;
- Modern tiled floor to be removed and replaced;
- Glazed partition to be removed and area made good with traditional materials and finishes and
- Where significant historical panelling survives, this will be retained and restored.

Existing Living Room / Proposed Study:

- The fireplace will be retained as existing and
- Built in late 18th – early 19th century corner cabinet to be retained and restored.

Existing Annex / Proposed Kitchen, Utility & WC:

- A section of wall at ground floor level is to be removed and a new steel beam is to be installed to form the opening for a proposed extension. A new section of floor slab is to be installed on the east side of the building to accommodate the proposed extension;
- Internal staircase to be removed;
- Internal non-load bearing partition to be removed and new partition walls are proposed to form a ground floor WC room within the new Utility area;
- New panelled doors to be in keeping with traditional style doors elsewhere on the ground floor;
- Existing tiled and carpeted floor finishes to be removed and underfloor heating to be installed on top of existing substrate;
- New kitchen units and associated plumbing to be installed.

Existing ground floor WC / Proposed side passage:

1.5.2 This side extension is to be made into an access route to allow access to the rear garden which will involve:

- Existing toilet, basin, pipework and door to be removed;
- External windows to be removed and openings altered to accommodate new external doors which are to be in keeping with style of existing external doors;

Structural Works:

- Raising some of the ground floor floorboards to cut longitudinal slots in the existing cross beams and inserting a 20mm thick MS plate the entire depth and length of the beam (See structural drawings) (Watkin & Cosgrave, 2017).

FIRST-FLOOR:

Formal Living Room:

- Parts of damaged skirting boards to be replaced where necessary and
- Late 19th century fireplace mantel and 20th century tiled hearth to be replaced in a traditional style more in keeping with the origins of the property.

Existing Store / Proposed Kitchenette:

- Install skirting boards, to match existing;
- New wiring to be concealed within walls and sockets to be located above work surface level and
- Modern fitted shelving throughout to be removed and replaced with fitted kitchen units.

Existing Library / Proposed Master Bedroom & Ensuite:

- Skirting boards to be replaced to match existing;
- Removal of modern shelving to restore the room to its original proportions and reveal the panelling behind.

- Installation of new bathroom and new bathroom door with frosted glazed panels and
- Existing fireplace opening to be restored as a working fireplace. Surround and hearth to be in keeping with traditional features of the house.

Existing Annex / Proposed Dressing Room:

- Existing fitted joinery to be removed and new cupboards to be installed and
- Skirting boards to be replaced to match existing.

First – Floor WC:

- Existing WC facilities and services to be renewed.

Structural Works:

- Raising some of the first - floor floorboards to cut longitudinal slots in the existing cross beams and inserting a 20mm thick MS plate the entire depth and length of the beam (See structural drawings) (Watkin & Cosgrave, 2017).

SECOND-FLOOR:

- The existing 19th century corner cupboard in the front bedroom (Bedroom 2) is to be retained;
- The existing bathroom is to be renewed, electric underfloor heating installed and the existing cupboard is to be removed;
- The Mid-19th century register grates, mantels and one original and one 20th century tiled hearth will be retained and restored (Bedrooms 2 & 3);
- Fitted joinery over the radiator to be removed in the rear bedroom (Bedroom 3) although the rest of the fitted joinery will be restored;
- Ensuite bathroom fitting into current wardrobe cupboard in the rear bedroom (Bedroom 3);
- Remove the existing bathroom in the rear room (Bedroom 4) and install new sanitary ware, restoring the room to its original proportions and restore historic features such as the fireplace and
- Existing door and architrave to be retained and restored in rear room.

ROOF:

- 1.5.3 The principles of the interventions are to reasonably preserve the structural integrity of the building. The main area of structural failure is the roof, currently adversely affecting the way that loads are carried down through the building structure. By replacing some of the roof structure, the intention is to remove unnecessary point load stress from the structure elsewhere for example the first floor living room ceiling, without having to intervene extensively in those specific areas internally (MW Architects, 2017).
- Replace front purlin above the dormer windows and remove supporting post in the roof space. This would remove point loads from the centre of the plan that are pressing down on the first-floor ceiling and deforming it, it will help tie the external walls together which

can spread or pull when the original timber deflects, it would stop further movement in the roof but equally allow what it there to be preserved (MW Architects, 2017).

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 Early consultation on the results of cultural heritage research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 National Planning Policy Framework paragraph 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’

- 2.1.3 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets and upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

- 2.2.1 At this stage, Nairita Chakraborty (Principal Conservation Officer, Haringey Council) has advised that more information is required about the condition of the fabric of the building etc and the nature of the proposed development, in order for informed comments and judgements to be made on the scheme.
- 2.2.2 The archive group at the Highgate Literary and Scientific Institution was consulted and identified that very little is known about the building, that it is possibly the site of the Nag's Head public house but that the origins of this information are unknown (Highgate Literary & Scientific Institution, 2017).

2.3 Methodology of Works

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (January 2017) and the *Archaeological Investigation and Recording of Standing Buildings and Structures* (December 2014).
- 2.3.2 For reporting purposes, the HER Reference have been replaced with AB numbers, which can be viewed in Appendix 1 and on Figure 2. A 250m study area was used for the purposes of this report. Listed Buildings have been included within a 100m study area. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, PastScape and other research resources, including the Discovery: The National Archives;
 - The Historic England website professional pages, including the National Heritage List for England;

- A site-walk over was undertaken on the 6th June 2017;
- Relevant documentary resources at the local borough archives were accessed on the 6th June 2017, and online historic sources;
- Research was also undertaken by members of the archives group at the Highgate Literary & Scientific Institution.
- Additional relevant documentary and online historic sources;

2.3.3 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Information on heritage assets recorded on the HER;
- Readily accessible information on the site's history from readily available historic maps and photographs held at the local borough archives;
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;
- The impact of proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3.4 During the site visit, an inspection of the building was made and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed using a DSLR Nikon D3300 24.2 Megapixel, 18-55mm lens camera, with tripod where necessary. A selective capture method with single shot image capture using a 23.5 x 15.6mm CMOS sensor was used. The images included a photographic scale where appropriate.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary

- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3.6 This desk based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.3.7 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.

2.3.8 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLECTIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.3.9 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

- 2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.4.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.5 Limitations

- 2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Mr & Mrs Shaw, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (October 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.5.4 No intrusive analysis of the historic fabric of the building was undertaken by AB Heritage during the site visit.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

- 3.3.3 A key policy within the NPPF is 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. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 132 states that 'Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional'.
- 3.3.6 Paragraphs 133 & 134 explain that '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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve 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 securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.4 The London Plan 2011: Historic Environment and Landscapes, with March 2016 alterations

Policy 7.8: Heritage Assets and Archaeology

- 3.4.1 This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site's heritage assets, whether designated or non-designated.
- 3.4.2 Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.
- 3.4.3 Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.
- 3.4.4 The resulted deterioration of deliberate neglect or alteration to a heritage asset will be disregarded when making a decision on a development proposal.

- 3.4.5 Proposals showing potential modifications to heritage assets which will reduce carbon emissions and secure sustainable development are favourable where it is on balance with potential harm to the heritage asset or its setting.

3.5 Haringey Council Local Plan Development Management Development Plan Document (DPD) (2017)

- 3.5.1 The council has prepared a Development Management Development Plan Document (DPD) which sets out planning policies to help determine which developments are granted planning permission in Haringey. It was adopted by the council on the 24 July 2017.

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

- 3.5.2 Development that conserves and enhances the significance of a heritage asset and its setting will be supported.
- 3.5.3 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.
- 3.5.4 When considering the impact of proposals on the historic environment, the Council will have regard to:
- The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
 - Character appraisals and management plans or other guidance, where they are available;
 - The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;
 - The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;
 - The desirability of securing a viable use for a heritage asset consistent with its conservation;
 - An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and
 - The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.

Conservation Areas

- 3.5.5 Subject to the 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.

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

- 3.5.6 In addition to the above, the Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they:
- Do not lead to substantial harm or total loss of their significance;
Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;
 - Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and
 - 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.
- 3.5.7 Subject to the above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings.

Archaeology

- 3.5.8 Proposals affecting a designated Archaeological Priority Area will be considered having regard to:
- The significance of an archaeological asset and its setting;
 - The impact of the proposal on archaeological assets; and
 - The priority given to preserving and managing the archaeological asset and its setting in situ.
- 3.5.9 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.

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Known Cultural Heritage Assets

Within the Proposed Development Site

- 4.1.1 The site is located within the Highgate Village Archaeological Priority Area [AB 16] which is associated with Medieval hamlet and road established along the route to the toll gate erected by the Bishop of London.
- 4.1.2 The site is located within the Haringey Highgate Conservation Area [AB 18]. The Conservation Area includes open space in the form of several parks (See Fig. 2).
- 4.1.3 The White House is also a Grade II Listed Building [AB 6] which has late 17th century / early 18th century origins.

Within the Study Area

- 4.1.4 The remainder of the study area contains an additional seventeen heritage assets. These comprise:
 - The Camden Highgate Conservation Area [AB 19] which is located directly adjacent to the site to the south-west. This is characterised as a close-knit village crowning one of the twin hills to the north of London;
 - The Highgate Archaeological Priority Area [AB 17] which is also located directly adjacent to the site to the south-west. This is associated with the medieval settlement grew up around the gate to the Bishop of London's hunting park, which became a favoured location for high status gentry houses from the 16th century onwards;
 - Two Grade II* Registered Park & Gardens in the form of Waterlow Park [AB 12] located directly adjacent to the site to the south-west and Highgate Cemeteries [AB 14], situated c. 250m to the south-west of the site;
 - Three Grade II* listed buildings [AB 5, 9 & 15], the closest of which is the 17th century Ivy & Northgate Houses [AB 5], situated c. 45m to the east of the site;
 - Nine Grade II listed buildings [AB 1 – 4, 6 – 8 & 12]. The closest of which is The Studio completed in 1939 [AB 1], located c. 15m to the north-west of the site. The rest are mostly dwellings dating from the Post-Medieval and Modern periods and
 - Four non-designated heritage assets [AB 10, 11, 13 & 20]. These relate to occupation and commercial activity in the region from the Medieval period onwards. The closest of which is the site of a mineral water factory [AB 10], located c. 150m to the north-west of the site.
- 4.1.5 Following the Norman Conquest of 1066, the Bishops of London established a park in the region of the site which had several gatehouses, around which an early settlement developed [AB 16 & 17]. The Bishops established new roads, such as Highgate Hill and upgraded the existing ones, extracting tolls at their gatehouses for those herding animals to market in London, along the route of the High Street. Around this time, a hermit was installed at the gate to maintain the road and tolls and as a result of the traffic, many inns and alehouses were established along the route.

- 4.1.6 A settlement, possibly planned by the Bishops, was established around several ponds [AB 13] at the top of the hill by 1381 and the place name 'Highgate' was used from the 14th century. The hermitage became a place of pilgrimage but by the late Medieval period, the area had begun to attract the wealthy and the hilltop settlement was being cleared to make way for large houses which began to define the area from the 16th century, with houses also lining the High Street by this date. The growth of the village may have been restricted by the change of use of the surrounding agricultural land around this time, from arable to pasture, which was more profitable (Camden History Society, 2007 & Richardson, 1989).
- 4.1.7 The building of prestigious houses by city merchants continued through the 17th & 18th centuries. The high point of the village was during the 18th century when the main roads were turnpiked, widened and improved which helped to attract city workers and visitors to the area. The documentary evidence suggests that The White House was built during this period of prosperity in 1703 or 1705 (Hampstead & Highgate Express, 1977 & Camden History Society, 2007). The building was possibly the location of the Nag's Head public house between 1719 and 1765 although limited related information is available. The White House is recorded as being 'substantially rebuilt' during the late 18th century (Richardson, 1989).
- 4.1.8 The map by John Rocque of 1741 – 45 (Plate 1) shows a building occupying the location of The White House with a garden to the rear. The stylised map does not show the site in a large amount of detail but suggests that the extent of the property was limited to a position adjacent to the street frontage.



Plate 1: John Rocque's Map 1741 - 45. Approx. location of site outlined in red

- 4.1.9 The successful building of the Archway and Archway Road, on the second attempt in 1813, began to take trade away from the village, as the coaches now chose the easier route. It was also during the early 19th century that the large estates in the region began to be broken up and developed, with the land of Ashurst House and that of St Pancras Infirmary becoming Highgate Cemetery [AB 14] from 1839. The cemetery was to become the resting place for numerous influential people throughout the 19th century and into the 20th century including Karl Marx.
- 4.1.10 The Hornsey Enclosure Map of 1819 (Plate 2) and Plan of Highgate of 1842 (Plate 3) are also rather stylised, which makes it difficult to determine precisely which building is The White House. Of those buildings which are likely to be The White House, they are shown simply in plan, occupying the street frontage as on the previous map.

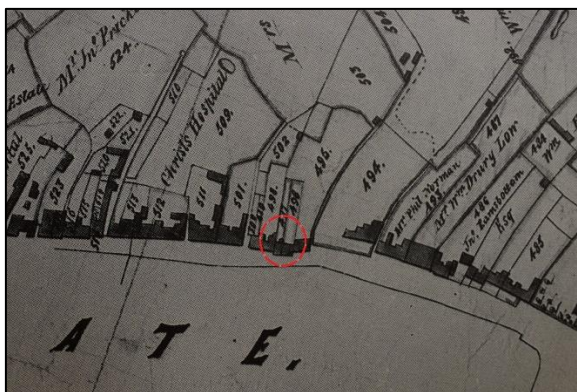


Plate 2: Hornsey Enclosure Map, 1819



Plate 3: Plan of Highgate, 1842

- 4.1.11 The earliest accessible map that shows the site in any detail is the 1st edition of the 25" OS map of 1870 (available online). This shows the building's overall footprint to be much as it is at present. The main element of the building is shown as rectangular and fronting onto the High Street, with a linear rear extension that is located at the north-west corner of the property. The property to the west is depicted covering part of the current footprint of the western side of The White House. The existing rear extension is depicted situated to the north of the rear of the adjacent property rather than projecting directly from the rear elevation as it does at present. A small building is shown at the northern end of the extension (Old-Maps, 2017).
- 4.1.12 An alleyway is depicted along the eastern side of the building which leads into an L-shaped yard at the rear. The yard is partly encroached upon by a large building to the south-east. It seems likely that the garden and outbuilding shown to the rear of the property were also part of the holding. Much of the surrounding land to the north of the village remained undeveloped at this stage, with most of the land to the south shown as part of the estates of several large houses and the Highgate cemetery.
- 4.1.13 The 2nd edition of the 25" OS map (Plate 4), dated 1895, shows the site in more detail. The lightwell and step are depicted at the front of the building. The property to the west no longer encroached onto the western side of The White House, suggesting the adjacent building was partially rebuilt and the rear part of the White House was subsequently extended to the west, between c. 1870 and 1895. The rear extension is shown as a separate building, now in line with the rear elevation of the building. It has been identified that a builder by the name of

William Holmes occupied the property in 1885 and he may have been responsible for extending the property.

- 4.1.14 To the east is a tram depot, with several buildings attached to the west side of the depot and likely associated with it, encroaching on the western side of the rear yard of the White House. The yard had been joined with the garden to the north and an outbuilding is located at the northern end. The land around the village remained largely undeveloped at this time.



Plate 4: 2nd edition 25" OS Map, 1895

- 4.1.15 From the beginning of the 20th century, the area at the top of the hill began to be developed with blocks of flats and the Coutts estate was developed during the 1920s. During the 1930s, the area became the location of icons of the high profile modern movement, such as the Grade II Cholmeley Lodge [AB 8], located c. 60m to the east of the site.
- 4.1.16 The 1936 edition of the 25" OS map (Plate 5) shows the main element of the building and the extension as one. A small side extension, which remains extant, is depicted blocking the alleyway on the eastern side of the building. The rear yard or garden was now free from encroaching buildings. A large amount of residential development has taken place in the surrounding area since the previous map, focused mostly to the north of the site.



Plate 5: 3rd edition 25" OS Map, 1936

- 4.1.17 The 1950s edition of the 25" OS map (available online) shows the footprint of the building to be the same as the 1936 edition (Plate 5), although the northern end of the extension block is shown as a separate element of the building. The garden has been reduced in length with the boundary now in line with the end of the building (Old-Maps, 2017).
- 4.1.18 The footprint of the building has remained largely unchanged since the 1930s.

- 4.1.19 A photograph taken during the 1950s or 1960s (Plate 6) reveals that the front ground floor windows retained late 18th or early 19th century exterior moulded pelmets, which have subsequently been removed.



Plate 6: View north-west along Highgate High Street, showing the front of the White House (right) c. 1950s-60s

- 4.1.20 The White House is highlighted by the Hampstead and Highgate Express as coming up for sale in the new year of 1978. The property was then owned by Mrs Lowe-Watson and is described as a five-bedroom house (Hampstead & Highgate Express, 1977). A series of alterations took place during the late 1970s, although the nature of these is uncertain (MW Architects, 2017).

4.2 Current Condition of The White House

- 4.2.1 The front of the building is painted white render. The roof is steeply pitched, with a single wide dormer inserted behind the parapet. The windows are enclosed timber sashes. A modern half glazed door is present on the front elevation under a late 18th century flat hood with moulded brackets. Wrought iron railings are present on the front steps and around the basement light well. A scar on the adjacent building to the west suggests that the roof has been altered, following the re-fronting of the adjacent building during the late 19th century (Photo 1). The front elevation appears to have undergone limited alterations, apart from those to the roof and removal of the window pelmets.



Photo 1: The front elevation from Highgate High Street, looking north

- 4.2.2 Most of the original Flemish bonded brickwork is visible on the rear elevation, with curved brick arches over the windows. The brickwork repairs around the windows suggest that the windows have been replaced on this elevation at least. The ground and first-floor windows are flush with the façade but the second-floor windows are set into the brickwork, suggesting that the upper floor windows have been altered or inserted at a later date. The mid-19th century extension is present on the west side of the elevation (Photo 2).



Photo 2: The rear elevation from the garden

- 4.2.3 A covered side entrance is present on the east side of the building, within the former alleyway. The brickwork is exposed on the eastern elevation. A ramp has been inserted up to the doorway of the late 19th – early 20th century extension.
- 4.2.4 The interior layout of the house is based round the staircase rising from the hall at the centre of the house through the core of the building and adjacent to the chimney, thus allowing for large rooms across each frontage with connecting lobbies round the far side of the chimney on each floor. This is similar to other late 17th – early 18th century buildings in the area.
- 4.2.5 The principal ground floor rooms and the hallways are panelled (Photo 3). The panelling appears to have 18th century origins, the torus dado rail dates to the 18th or 19th centuries and most of the panelling has been painted. In the front principal room, where the paint has been removed, timber pegs are visible in the panels. Plaster cornices are present throughout.



Photo 3: The front ground floor room

- 4.2.6 An original open stone fireplace with a large aperture with a rounded back and stone hearth is present in the front room. This has a very narrow stone surround with plain moulding on the jambs. The panelling appears to have been built around it and is it possible that part of an earlier surround has been removed to accommodate the panelling. A narrow timber mantel has been added to the top of the stone mantel at a later date, probably during the 19th century or later. A serving hatch has been inserted adjacent to the fireplace, leading from the kitchen.
- 4.2.7 The diagonally set position of the fireplace in the rear room suggests that this is also an early original feature. This has a timber surround although this appears to have been at least altered with the addition of architrave and a mantel shelf. It has an early 19th century hob grate and modern tiled hearth which is present beneath the grate, suggesting the grate has either been removed and reinserted or is a later addition. However, the sequence of the alterations to this fireplace are unclear.
- 4.2.8 A late 18th – early 19th century built-in corner cabinet is present in the rear room. The doorway in the hallway has been widened and an arched entablature with timber columns has been inserted. The position of the former height of the doorway suggests that the ceiling height may have been lowered.



Photo 4: Ground floor hallway looking forwards the rear of the house

- 4.2.9 The historic maps suggest that the kitchen was extended to the west during the late 19th century. Therefore, the western elevation, built in cabinets and glazed partition at the northern end are likely to post-date the extension.
- 4.2.10 An aperture is present in the chimney breast, although this has been filled with modern cabinetry, as on the west side of the chimney (Photo 6). Vertical panelling is present on the eastern wall, although this has been partly obscured by modern shelving (Photo 5). The original ground floor rear entrance is present at the rear of the original building and now forms the entrance into the extension. A replacement window is present in an original window position on the rear elevation. The remains of an interior timber pelmet and fixtures for shutters are present within the window reveal.



Photo 5: The kitchen looking towards the rear of the house



Photo 6: The kitchen looking towards the front of the house

- 4.2.11 A cupboard on the west side of the chimney revealed the original chimney brickwork and several layers of timber wall panelling, culminating in horizontal, probable oak panelling behind the level of the existing partition wall (Photo 7). Whether this extends further along the wall to the north is unknown at this stage.



Photo 7: Possible original oak timber panelling behind later panelling in the kitchen

- 4.2.12 The ground floor of the late 19th century rear extension is devoid of significant architectural features, fixtures or fittings. A ladder has been used to create a staircase to the first-floor at the northern end of the extension.

- 4.2.13 A closed string staircase with twisted balustrade is present between ground and second-floor levels. This is a style typical of the late 17th and early 18th centuries (Photo 8).



Photo 8: The staircase at first floor level

- 4.2.14 The panelling continues within the stairways (Photo 8) and upper floor hallways, as does the moulded cornice, with some dado rail surviving.
- 4.2.15 At first-floor level, a door has been inserted during the early 20th century into the first-floor of the extension of the eastern side of the building, now housing a WC. The principal first-floor rooms are panelled with some original doors surviving (Photo 9 & 10). In the front room, the fireplace has the same rounded back as that on the ground floor. It contains an inserted 18th century basket grate and has a late 19th century pine surround and the black quarry hearth tiles are likely to be 20th century in date. The fireplace in the rear room has an early 19th century cast iron register grate and another late 19th century pine surround and the same black quarry tile hearth. A connecting lobby is present between the front and rear principal rooms, possibly formerly for service access.
- 4.2.16 The first-floor of the late 19th century extension, as at ground floor level, is devoid of significant architectural details, fixtures and fittings. Those that are present are reproductions.



Photo 9: The front first-floor room

- 4.2.17 The doorway into the formerly separate side room on the first-floor has been blocked and an access has been created from the main rear room. This has caused the ceiling to sag in the main rear room (Photo 10). The fireplace in the side room is located behind the shelving but

the condition of this is unknown. The cupboard to the east of the fireplace in the rear room contains remnants of the original plaster.



Photo 10: The rear first-floor room

- 4.2.18 At second-floor level, the layout of the building appears to have been altered. It is possible that the front room was originally two rooms with a lobby leading from the main landing. Partitions have been inserted to create a bathroom next to the front bedroom. A door has been inserted to connect the two second-floor bedrooms. Both rooms have mid-19th century cast iron register grates which have been inserted into larger apertures. The timber surround in the front room is likely to be 19th century in date, as are the original hearth tiles. The surround in the rear room appears to be a replacement, as is the black quarry tiles hearth. Few other architectural features survive.
- 4.2.19 Some elements of the roof structure are visible at second-floor level, comprising part of a truss in the front room (Photo 11) and part of a cut off tie beam in the rear room. A shower has been inserted into the chimney breast in the rear side room on the second-floor.



Photo 11: Front second-floor room

- 4.2.20 The roof structure was viewed where possible from the loft hatches at second-floor level. It is evident that most, if not all, of the roof structure has been replaced, which is suggested from the exterior scar on the adjacent building (Photo 1). However, some earlier timbers remain although they have been superseded by replacement timbers or RSJs (Photo 12).



Photo 12: Part of the roof structure

- 4.2.21 The basement covers the area of the principal rooms, apart from the kitchen. Early ground floor supporting cross beams and joists are present, some of which have been repaired. No carpenter's marks were found on the timbers. The timber floorboards of the ground floor were visible through the floor timbers. A door and window are present on the south elevation, leading to the lightwell at the front of the building.



Photo 13: Ground floor timbers visible in the basement

- 4.2.22 At the rear of the basement, the base of the chimney stack is present along with a blocked doorway on the north elevation. This is thought to have lead out to a rear lightwell, which has been covered by the modern garden patio. Some of the floor joists in the rear part of the basement are discoloured, possibly by fire alteration.



Photo 14: Base of the chimney and blocked doorway (behind the built-in shelves, right) in the rear basement

- 4.2.23 There is little, if any, evidence for a service block at the rear of the property which might be expected in this type of property. There is a possibility that a block that is not evident on the stylised historic maps, may have been located in the position of the late 19th century extension and that exterior evidence is obscured by the existing extension. There is also limited obvious surviving evidence to support the claim that the building was a public house during the 18th century, although further investigations may reveal more information. This evidence may have been removed by the rebuilding during the late 18th century.

4.3 Current Setting of The White House

- 4.3.1 The immediate setting to the rear of the White House comprises the leafy garden (Photo 15). The density of the vegetation in the garden has resulted in limited intervisibility into and out of the rear of the property.



Photo 15: View to the north-east from the first floor

- 4.3.2 Highgate High Street comprises a fine-grained pattern of buildings that occupy Medieval burgage plots and predominantly date to the 17th – 19th centuries. The White House is very much a part of this close-knit streetscape, nestled between the four storeys, re-fronted Park View Mansions to the north and five storey modern brick Stanhope House to the south (Photo 18).
- 4.3.3 The High Street buildings comprise mostly terrace houses and traditional shop frontages. The overall massing and form of the roofscapes rise gently to the top of the hill, which remains the core of the settlement. The streetscape of the High Street is unaltered by modern intrusions and has a conspicuous visual effect created by restrained use of colours and materials (Photo 16) (Haringey Council, 2013 & Camden History Society, 2007).



Photo 16: View from the corner of Bishams Gardens, northwards up High Street

- 4.3.4 The north side of the High Street is dominated by deep plots with buildings facing onto the street and courtyards and backland development behind to the north-east.
- 4.3.5 In the wider area, the region of Archway Road located to the north-east of the site is characterised by late 19th and early 20th century shopping parades with flats above. This road has a more urban character than the area of the village. Streets of high quality late 19th and early 20th century houses dominate the region between the rear of the site and Archway Road (Haringey Council, 2013).
- 4.3.6 There is a wealth of open spaces in the area such as Waterlow Park immediately to the south-west of the site and Highgate Cemetery beyond (Photo 17). These provide a marked contrast to the confined nature of the village and a link to the regions rural past.



Photo 17: View of Waterlow Park towards Highgate Cemetery

- 4.3.7 There are some significant views within the Conservation Area, one of which is the view down the hill from the historic core of the village, towards the cityscape beyond to the south-east, with the Crystal Palace and the North Downs forming the backdrop of the view. The White House is thought to form a key part of this view (Camden Council, 2007).



Photo 18: View from the corner of Bishams Gardens, north-east towards the City (White House centre left)

- 4.3.8 The original setting of the building has altered to a degree over time, with the redevelopment of properties along the High Street but largely in the form of the expansive development to the north during the late 19th and early 20th century. However, the area to the south, in the form of Waterlow Park and Highgate Cemetery, has remained largely unaltered.
- 4.3.9 The White House is thought to form an important element of Highgate Conservation Area and the key view from the village, south-east towards the city, as it provides a link to the earlier

history of the High Street as a prominent aspirational position for the wealthy to reside during the Post-Medieval period. Much of the earliest character of the High Street has been eroded elsewhere by the re-fronting of earlier buildings or complete redevelopment. The setting of the White House is therefore, considered to make a Medium positive contribution towards the significance of the building as a heritage asset.

4.4 Significance of The White House

- 4.4.1 As a Grade II Listed building, the White House is considered to be a heritage asset of Regional Significance (in line with Table 1; Section 2.3).
- 4.4.2 As discussed in detail in Section 3.3 above, the setting is thought to make a Medium positive contribution towards the significance of the building. This is due to the connection that the building has with the early history of the village, as an aspirational location for the wealthy city merchants to reside during the Post-Medieval period.
- 4.4.3 Overall, the front elevation of the building that faces out onto the High Street appears to have undergone little alteration. The plan form of the building also appears to have changed little, except for the second-floor and roof which appears to have undergone the most change. These factors contribute positively towards the significance of the building to a High degree, by forming part of its evidential and illustrative historic values. This is because of the information that these elements of the building can provide about the history and development of the building and that of Highgate.
- 4.4.4 There is a high level of surviving significant architectural details and fixtures throughout the property that charts the development of the building and which tie in largely with the available information. The earliest of these is the late 17th – early 18th century staircase but most of the features such as the panelling and some of the fire grates, and the ground floor built in corner cabinet likely date to the 18th century when the house was substantially rebuilt. This makes the survival of the earlier features more notable. However, the later additions and altered features have a positive contribution towards the significance of the building, by detailing its development through time. Little evidence survives of the use of the building as a public house although the serving hatch between the kitchen and front room may be one of them. The surviving architectural details highlighted here, contribute positively towards the significance of the building to a High degree and also form part of the evidential and illustrative historical values of the heritage asset, for the same reasons as above.
- 4.4.5 The modern elements of the building, such as the built in kitchen units and other fixtures and fittings are thought to detract from the overall significance of the building, to a degree. The late 19th century extension at the rear of the property, with a white rendered exterior, and the early 20th extension on the side of the building within the former alley, have no historical features of merit and are thought to detract from the overall significance of the building to a degree.
- 4.4.6 The building is also thought to have an aesthetic value, as an attractive visual connection to the history of Highgate, but to a lesser degree.
- 4.4.7 The Haringey & Camden Highgate Conservation Areas [**AB 18 & 19**] are considered to be heritage assets of National significance. The White House is considered to make a positive

contribution to the surrounding Haringey [**AB 18**] & Camden Highgate [**AB 19**] Conservation Areas for the above mentioned reasons.

5. CULTURAL HERITAGE POTENTIAL, IMPACT ASSESSMENT & MITIGATION

5.1 Known Cultural Heritage Resource

Within the Proposed Development Site

- 5.1.1 The site is located within the Highgate Village Archaeological Priority Area [AB 16] which is associated with Medieval hamlet and road established along the route to the toll gate erected by the Bishop of London.
- 5.1.2 The site is located within the Haringey Highgate Conservation Area [AB 18]. The Conservation Area includes open space in the form of several parks (See Fig. 2).
- 5.1.3 The White House is also a Grade II Listed Building [AB 6] which has late 17th century / early 18th century origins.

Within the Study Area

- 5.1.4 The remainder of the 250m study area contains seventeen additional heritage assets. Most of these relate to the occupation and commercial activity in the area from the Medieval period onwards.

5.2 Predicted Impact of Proposed Development

BUILT HERITAGE

- 5.2.1 Particular elements of the proposed works and their perceived impacts are listed below:

General:

- The timber panelling and architrave will be repaired and sanded where necessary and restored;
 - All wallpaper is to be removed, the condition of the underlying walls will be assessed and restored where necessary.
 - The condition of the ceiling above the lining paper is to be investigated and the ceiling plaster restored with traditional lime plaster where necessary.
 - All carpet flooring is to be removed, the condition of the underlying floors will be assessed and restored where necessary;
 - All existing doors are to be retained and restored, with replacement furniture in a traditional style where necessary;
 - Restoration of the timber windows and repainting and cleaning of the existing furniture by a specialist and
 - Existing radiators and light fittings to be replaced.
- 5.2.2 These elements are considered to be Beneficial impacts as they will preserve and enhance the significance of the building by restoring these historical features and historic fabric of the building and replacing elements which detract from it (e.g. modern radiators and light fittings), with those of a more sympathetic character.

- Services are to be replaced throughout and concealed within voids in the existing flooring or plastered walls, with access panels where necessary.

5.2.3 The use of the voids in some of the floors and walls will cause some alteration to localised areas of the historic fabric during the creating of the voids, by removing parts of the floor boarding or plasterwork and lathes beneath, if these are present. Although this is likely to be limited in extent to narrow voids which will be made good with access panels using the original materials where necessary. Rationalising and concealing the services will help to preserve and enhance the overall aesthetic of the interior of the building. Therefore, the level of direct adverse impact is thought to be Negligible as the alteration to the baseline resource is thought to be barely distinguishable (Table 2; Section 2.3), resulting in a Not Significant effect (Table 3).

Basement:

- Creation of a metal frame walling system to allow for insulation and new services to be hidden, which will be plasterboarded and painted.

5.2.4 There will be a minimal amount of alteration created by the fixing of the new wall system to the historic fabric of the building. However, this is likely to be localised and limited to fixture holes in extent. However, the insertion of insulation will aid the preservation of the building and concealing the services would help to preserve and enhance the overall aesthetic of the interior of the building. Therefore, the level of direct adverse impact is thought to be Negligible, resulting in a Not Significant effect.

- Underpinning of all walls to a depth of c. 0.8m below the current ground level (bgl) to create stable foundations and install a drained cavity membrane system;
- Restoration of the timber window and repainting and cleaning of the existing furniture by a specialist;
- Heating to be installed, along with architrave and skirting board;
- Removal of modern cupboards, fitted shelving etc
- Fireplace aperture to be retained and boarded over;
- Timber stairs and exposed boards to be restored with an additional x 3 new steps to the bottom of the existing stairs. The modern handrail will be replaced with like for like;
- Structural repairs including removing the inserted supporting post in the front basement room and replacing one entire joist and the rotten ends of the other joists with new timber in the rear basement room and
- Inserting two horizontal steel cross beams which will stiffen the ground floor but also provide future capacity to prop the ground floor ceiling beam.

5.2.5 These elements are considered to have Beneficial impacts as they will preserve and enhance the significance of the building by restoring these historical features and the historic fabric of the building, as well as helping to stabilise it and conserve it for the future. They also add to the aesthetic of the interior by the installation of sympathetic features (e.g. architrave) and by removing elements which detract from the building's significance (e.g. modern built in cupboards etc.).

- Make good the existing ceiling timbers and install a metal frame ceiling system to allow for new service to be hidden;
- Creation of fire door and lobby by inserting a new partition and
- Boiler to be replaced and new WC facilities installed.

5.2.6 These elements of the proposal will cause a small amount of alteration to the historic fabric of the building through the attachment of the new ceiling system, new partition and installation of WC facilities. The likely direct adverse impact is considered to be Negligible, resulting in a Not Significant effect. However, this is likely to be localised and limited in nature mostly to fixture holes. Making good of the ceiling timbers will be a Beneficial impact by helping to preserve these significance historic features.

- Excavation of the entire basement floor area to a depth of c. 1m bgl to create new, lower floor level, this will include the removal of the existing modern concrete floor slabs.

5.2.7 The excavation of the floor level in the basement will alter the original layout of the building (in the form of original floor level). However, the process will remove the unsympathetic modern concrete floor slabs which currently detract from the significance of the building, to a small degree and probably have an adverse effect on the natural movement of moisture in this part of the building. However, the installation of a new floor level would include a new damp coursing and the overall increased room height would be c. 0.4m but will enable the room to be used as a habitable space, where it is currently uninhabitable. Therefore, this is thought to have a direct adverse Negligible impact, resulting in a Not Significant effect.

Ground Floor – Dining Room:

- The existing serving hatch and x 2 cupboards between the dining room and kitchen will be replaced with a doorway. Existing serving hatch door and cupboard door to be reused on face of new door so that room will look the same internally (MW Architects, 2017).

5.2.8 The serving hatch may be one of the limited pieces of evidence that suggests the building's former use as a public house. The insertion of a doorway into this position would also alter the original circulation of the building, to a small degree. However, the reuse of the serving hatch and cupboard door will retain the connection with this historical element of the building and visually, there will be little, if any change to the layout of the room. Therefore, the level of direct adverse impact is considered to be Negligible, because the baseline conditions will be altered to a slight degree, resulting in a Not Significant effect.

- The fireplace will be retained as existing.

5.2.9 This is thought to be a Beneficial impact, as it will retain a significant historical feature of the building.

Existing Kitchen / Proposed Living Room:

- Existing modern fitted kitchen and panelling to be removed;
- Fireplace to be reinstated as a working fireplace and new surround and hearth to be in keeping with traditional features of the house;
- Modern tiled floor to be removed and replaced and

- Where significant historical panelling survives, this will be retained and restored.
- 5.2.10 These elements are thought to have Beneficial impacts as they will preserve and enhance the significance of the building by restoring these historical features and the historic fabric of the building and by removing elements which detract from the building's significance (e.g. modern kitchen units and flooring). The restoration of the fireplace will reinstate a significant historic feature of the building.
- Glazed partition to be removed and area made good with traditional materials and finishes.

- 5.2.11 The glazed partition likely dates to the late 19th century and is thought to have limited historical value and to contribute little, if at all to the significance of the building overall. Therefore, its removal is considered to have a direct adverse Negligible impact, resulting in a Not Significant effect.

Existing Living Room / Proposed Study:

- The fireplace will be retained as existing and
 - Built in late 18th - early 19th century corner cabinet to be retained and restored.
- 5.2.12 These are thought to be a Beneficial impact, as they will retain significant historic elements of the building.

Existing Annex / Proposed Kitchen, Utility & WC:

- A section of wall at ground floor is to be removed and a new steel beam is to be installed to form the opening for proposed extension. A new section of floor slab is to be installed on the east side of the building to accommodate proposed extension,
 - Internal staircase to be removed;
 - Internal non-load bearing partition to be removed and new partition walls are proposed to form a ground floor WC room within the new Utility area;
 - New panelled doors to be in keeping with traditional style doors elsewhere at ground floor;
 - Existing tiled and carpeted floor finishes to be removed and underfloor heating to be installed on top of existing substrate and;
 - New kitchen units and associated plumbing to be installed.
- 5.2.13 The extension is of little, if any historical value and overall detracts from the significance of the building and the appreciation of it from the garden. A well designed extension could improve the aesthetic of the rear of the building overall.
- 5.2.14 The garden does not appear to be overlooked by any of the neighbouring buildings due to the close knit nature of the buildings along the High Street and the setback position of the those to rear. The density of the vegetation in the rear garden also creates visual screening. Therefore, intervisibility with the surrounding Conservation Area is limited at most.

- 5.2.15 As a result, the construction of the extension is thought to have a direct adverse Negligible impact and a Not Significant effect on the both the White House [AB 6] and surrounding Haringey Conservation Area [AB 18].

Existing ground floor WC / Proposed side passage:

- The side extension to be made into an access route to allow access to the rear garden,
- Existing toilet, basin, pipework and door to be removed and
- External windows to be removed and openings altered to accommodate new external doors which are to be in keeping with style of existing external door.

- 5.2.16 This extension was added during the early 20th century in the location of a former alley providing access to the rear of the property and has not historical features of merit. Therefore, the reinstatement of an access to the rear of the property via this route would be a Beneficial impact, as it would be reinstating part of the original circulation of the building.

Structural Works:

- Raising some of the ground floor floorboards to cut longitudinal slots in the existing cross beams and inserting a 20mm thick MS plate the entire depth and length of the beam.

- 5.2.17 Although this would involve raising some of the floorboards, these would be reinstated upon completion of the works. Cutting into the existing beams would alter the historic fabric of the building to a degree but the repairs would ensure the survival of the structure for the future and are therefore considered to be a Beneficial impact upon the White House and surrounding Conservation Areas [AB 18 & 19].

First – Floor - Formal Living Room:

- Parts of damaged skirting boards to be replaced where necessary.

- 5.2.18 Repairing the skirting board is thought to be a Beneficial impact.

- Late 19th century fireplace mantel and 20th century tiled hearth to be replaced in a traditional style more in keeping with the origins of the property.

- 5.2.19 Although these elements are not original to the building, they do hold a level of significance as they chart the changes throughout the history of the building. Therefore, their alteration would likely result in a direct adverse Low level of impact, resulting in a Minor Significant effect.

Existing Store / Proposed Kitchenette:

- Install skirting boards, to match existing;
- New wiring to be concealed within walls and sockets to be located above work surface level and
- Modern fitted shelving throughout to be removed and replaced with fitted kitchen units.

- 5.2.20 These elements will cause a small amount of localised alteration to the fabric of the building. However, this is thought to be minimal and limited in nature to fixture holes and voids for the concealed services. Therefore, this is thought to have a direct adverse Negligible impact and a Not Significant effect.

Existing Library / Proposed Master Bedroom & Ensuite:

- Skirting boards to be replaced to match existing;
- Removal of modern shelving to restore the room to its original proportions and reveal the panelling behind and
- Existing fireplace opening to be restored as a working fireplace. Surround and hearth to be in keeping with traditional features of the house.

5.2.21 The removal of modern built in units, which detract from the overall significance of the building and the reinstatement of a significance historical feature of the building (in the form of the fireplace), are considered to be Beneficial impacts.

- Installation of new bathroom and new door with frosted glazed panels.

5.2.22 These elements will cause a small amount of localised alteration to the fabric of the building. However, this is thought to be minimal and limited in nature to fixture holes and voids for the concealed services. Therefore, this is thought to have a direct adverse Negligible impact and a Not Significant effect.

Existing Annex / Proposed Dressing Room:

- Existing fitted joinery to be removed and new cupboards to be installed and
- Skirting boards to be replaced to match existing.

5.2.23 As this part of the building is thought to have little, if any historical value, the proposed alteration is considered to have Neutral impact.

First - Floor WC:

- Existing WC facilities and services to be renewed.

5.2.24 As this part of the building is thought to have little, if any historical value, the proposed alteration is considered to have Neutral impact.

Structural Works:

- Raising some of the first - floor floorboards to cut longitudinal slots in the existing cross beams and inserting a 20mm thick MS plate the entire depth and length of the beam.

5.2.25 Although this would involve raising some of the floorboards, these would be reinstated upon completion of the works. Cutting into the existing beams would alteration the historic fabric of the building to a degree but the repairs would ensure the survival of the structure for the future and are therefore considered to be a Beneficial impact upon the White House [AB 6] and surrounding Conservations Areas [AB 18 & 19].

Second-floor:

- The existing 19th century corner cupboard in the front bedroom (Bedroom 2) is to be retained;
- The Mid-19th century register grates, mantels and tiled hearths will be retained and restored (Bedroom 2 & 3) and

- Fitted joinery over the radiator to be removed in the rear bedroom (Bedroom 3) although the rest of the fitted joinery will be restored.
- 5.2.26 The retention of the historical features, such as the corner cupboard and fireplaces, are considered to be a Beneficial impact, as is the removal of modern joinery and restoration of the remainder.
- The existing bathroom is to be renewed, electric underfloor heating installed and the existing cupboard is to be removed and
 - Ensuite bathroom fitting into current wardrobe cupboard in the rear bedroom (Bedroom 3).
- 5.2.27 The removal of the existing flooring and installation of the underfloor heating would result in the removal of an element of the fabric of the building. However, this is thought to be minimal and limited to the flooring in this part of the building. The installation of the ensuite bathroom will alteration parts of the fabric but this will be limited to services and fixtures. Therefore, this is thought to have a direct adverse Negligible impact and a Not Significant effect.
- Remove the existing bathroom in the rear room (Bedroom 4) and install new sanitary ware, restoring the room to its original proportions and restore historic features such as the fireplace and
 - Existing door and architrave to be retained and restored in rear room.
- 5.2.28 The removal of the existing bathroom will help to restore the original proportions of the room and the reinstatement of the fireplace and restoration of the existing door and architrave, are all thought to be Beneficial impacts.

Roof:

- 5.2.29 The principles of the interventions are to reasonably preserve the structural integrity of the building. The main area of structural failure is the roof, currently adversely affecting the way that loads are carried down through the building structure. By replacing the roof structure the intention is to remove unnecessary point load stress from structure elsewhere for example the first-floor living room ceiling, without having to intervene extensively in those specific areas internally (MW Architects, 2017).
- 5.2.30 Replacement of the front purlin above the dormer windows and removal of the post in the roof space would remove point loads from the centre of the plan that are pressing down on the first-floor ceiling and deforming it, it will help tie the external walls together which can spread or pull when the original timber deflect, it would stop further movement in the roof but equally allow what it there to be preserved (MW Architects, 2017).
- 5.2.31 Therefore, although this involves removing part of the roof structure, which has largely been replaced, the results will be Beneficial impacts by stabilising the structure and ensuring its survival for the future. This will be Beneficial for the White House [AB 6] and the surrounding Conservation Areas [AB 18 & 19] and will help to preserve their significance.

Summary

- 5.2.32 The proposed development comprises largely refurbishments and stabilisation works throughout the building, with some alterations which will focus primarily on the late 19th

century extension at the rear of the property, to minimise the impacts upon the significant elements of the historic fabric of the main late 17th century / early 18th century building. These elements of restoration and upgrading of the services are proposed throughout the building. As many of the significant historical features of the house will be retained where possible.

- 5.2.33 Generally, only a small number of the proposed works are considered to result in an adverse impact upon the White House [AB 6]. Overall, these would likely result in a direct adverse Negligible impact. This is because overall, the appreciable effect upon the heritage resource is thought to be barely distinguishable, with no long term adverse effects upon the historic value of the building. This would equate to a Not Significant effect.
- 5.2.34 However, most of the proposed alterations are thought to have a Beneficial impact upon the White House [AB 6], The Haringey Highgate Conservation Area [AB 18] and the Camden Highgate Conservation Area [AB 19] and their setting.

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5.3 Past Impact Within the Site Boundary

- 5.3.1 The site visit identified that a pond has been excavated in the rear garden of the property, adjacent to the rear extension. This is likely to have impacted upon surviving archaeological deposits in this localised location.
- 5.3.2 The construction, demolition and subsequent clearing of buildings associated with the former adjacent tram depot, which were located on the eastern side of the what is now the garden, also have the potential to have impacted upon surviving deposits in this area.
- 5.3.3 There has been a building on the site of the White House since at least the late 17th century / early 18th century and it seems unlikely that the foundations of the building are particularly deep. Although those that are present have the potential to have impacted upon surviving archaeological deposits.
- 5.3.4 The construction of the basement itself is also likely to have impacted upon surviving archaeological deposits within its footprint.

5.4 Potential Archaeological Resource

- 5.4.1 Taking the past impacts within the site boundary into account, the potential for the survival of features associated with the Medieval settlement of Highgate, within the footprint of the building is considered to be Medium (in line with Section 2.3.6). Should such deposits survive, they are thought to be of Local Importance (in line with Table 1, Section 2.3)
- 5.4.2 Given the level of past impact within the garden from the excavation of the pond and previous buildings on the eastern side of the garden, there is thought to be No Potential for deposits to survive in this area of the site.
- 5.4.3 The potential for features belonging to any other period is thought to be Low. Therefore, as per Section 2.3.7, no further impact assessment will be undertaken for the other periods.

5.5 Predicted Impact of Proposed Development

- 5.5.1 The proposed development will comprise the excavation of the entire footprint of the basement to a depth of c. 1m bgl and underpinning of the walls would penetrate to a depth of c. 0.8m. This has the potential to have a Low level of adverse impact upon this potential heritage resource. This is because a small amount of the overall resource could be affected by the development. This would result in a Minor Significance of effect.

5.6 Conclusion

BUILT HERITAGE

- 5.6.1 The White House [AB 6] is a heritage asset of Regional Significance. This significance is defined as comprising the following:
- The setting to a Medium degree and
 - The evidential & illustrative historic value of the surviving planform, historic fabric, architectural details & fixtures, to a High degree.
- 5.6.2 The Haringey [AB 18] & Camden [AB 19] Conservation Areas are heritage assets of National Significance.
- 5.6.3 Only a small number of the proposed works are considered to result in an adverse impact upon the White House [AB 6] only. Overall, these would likely result in a direct adverse Negligible impact, with a Not Significant effect.
- 5.6.4 Most of the proposed alterations are thought to have a Beneficial impact upon the White House [AB 6], The Haringey Highgate Conservation Area [AB 18] and the Camden Highgate Conservation Area [AB 19] and their setting.

ARCHAEOLOGY

- 5.6.5 The potential for the survival of features associated with the Medieval settlement of Highgate, within the footprint of the building is considered to be Medium.
- 5.6.6 Should such deposits survive, they are thought to be of Local Importance.
- 5.6.7 There is thought to be a Low level of adverse impact upon this potential heritage resource with a Minor Significance of effect.

5.7 Outline Recommendations

- 5.7.1 A form a Historic Building Recording may be necessary, such as a Level 2 survey in line with relevant Historic England Guidelines, of the building prior to any works being undertaken.
- 5.7.2 It may be necessary to undertake a watching brief during the alteration works to record elements of the historic fabric which may be concealed at present, such as any earlier panelling in the kitchen and the exposure of the chimney in the second-floor bathroom.
- 5.7.3 A watching brief may also be necessary during the ground works in the basement, in order to identify and record any archaeological features which may be present within the footprint of the building.
- 5.7.4 These recommendations will need to be approved by the local planning authority.

6. REFERENCES

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- National Planning Policy Framework https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- Planning (Listed Buildings and Conservation Areas) Act, 1990 http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf

Appendices

Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all relevant archaeological and historical sites & events identified on the Greater London HER, and other sources within the 250m study area and Listed Building within a 100m study area.

Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB – Listed Building

HLC - Historic Landscape Character Area

P&G – Registered Park & Garden

APZ - Archaeological Priority Zone

MLO, DLO & ELO – HER UID Reference

AB No.	Period	Description	Status	NGR	UID Ref
1	Modern	The Studio. Studio house. Completed 1939. Taylor and Green. Rendered brick. Original rough rendering in dark red to front and sides and grey to rear.	Grade II LB	TQ 28604 87396	MLO84258
2	Post-Medieval - Modern	18 Highgate High St. C18 with alterations. 4 storeys, 2 windows. Stuccoed front with parapet. Sash windows. Early 20th century plain shop on ground floor.	Grade II LB	TQ 28574 87371	MLO84307
3	Post-Medieval - Modern	24 -42 Highgate High St. Row of C18 3 storey, 2 window buildings with alterations, Mostly stock brick but No 22, 24, 38 and 40 are stuccoed. All have parapet fronts. 42 is Circa 1800 house of 3 storeys, 3 windows. Stock brick with parapet with Door at left in moulded architrave with central cartouche being arms of Sir William Ashurst who In 1695 lived in Asliurst House on the site of the present St Michael is Church.	Grade II LB	TQ 28529 87385 - TQ 28516 87389	MLO84453 & MLO84308
4	Post-Medieval - Modern	Retaining wall along Highgate Hill between street pavement & higher paved walk leading to 104 -110, The Cottage & houses farther west. Probably C18 red brick wall of Flemish bond. Wrought iron railing above, probably C19. Portland stone blocks inserted at intervals in top courses.	Grade II LB	TQ 28700 87327	MLO81950

5	Post-Medieval - Modern	Ivy House and Northgate House. The building was constructed as a pair of houses in the 1660s for Jeremiah Richardson. The houses were refitted in early 18th century. Later 19th century re-arrangements. The walls dividing and surrounding the properties probably mostly date from the 17th and 18th centuries. Formerly the site of the Mermaid Inn. Former walled garden associated with the properties (PNR 577).	Grade II* LB	TQ 28648 87353	MLO84418, MLO104471 & MLO107813
6	Post-Medieval - Modern	The White House. Late C17 house with late C18 alterations. 2 storeys, attic and basement, 3 windows. Rendered front with 1st and 2nd floor bands. High pitched tiled roof with wide dormer. Sash windows with glazing bars and blind cases. Modern half glazed door at right under flat hood on cut brackets. Wrought iron area railings and handrail to door- steps. Eaves cornice and original brickwork behind. Inside ground floor completely panelled and a large panelled room on 1st floor. Late C17 staircase with spiral balusters, closed string and square section handrail.	Grade II LB	TQ 28602 87360	MLO84452
7	Modern	K6 telephone box east of 3 Highgate High St. 1935. Designed by Sir Giles Gilbert Scott. Made by W MacFarlane of Glasgow. Cast-iron. Square kiosk with domed roof, unperforated crowns to top panels and margin glazing to windows and door.	Grade II LB	TQ 28590 87340	MLO81093
8	Modern	Cholmeley Lodge. Block of 54 flats. 1934-5 to the designs of Guy Morgan. Yellow brick and cast stone, steel horizontal bar casement windows, concrete balconies and flat roofs. Block plan in the form three curved crescents giving a scalloped outline,	Grade II LB	TQ 28694 87380	MLO84481
9	Post-Medieval - Modern	Englefield House. Terraced house. c1710. Brown brick with red brick dressings. Tiled mansard roof with 20th century dormers. 2 storeys, attics and semi-basement. 4 windows.	Grade II* LB	TQ 28512 87365	MLO81058

10	Post-Medieval	Site of Mineral Water Factory. Archaeological excavations in 1978 at the rear of 64 Highgate High Street revealed remains of the former mineral water works and laboratory attached to the pharmacy situated on the premises since the 1830s. The works operated until c.1888. The pharmacy continues in the front part of the building. The rear became a builder's yard c.1894, and was redeveloped for offices after the excavation in 1978. A brick cistern from the mineral water works was preserved in the new development.		TQ 2846 8741	MLO60635
11	Post-Medieval	Post-Medieval made ground. A Watching brief undertaken in 1999 found Post-medieval "made ground" which was recorded in 6 boreholes and 2 small test pits. They were presumably to level the area and contained fragments of yellow stock brick suggesting a Victorian or later date. No further periods recorded under this site code.		TQ 2840 8746	MLO74229
12	Post-Medieval - Unknown	Waterlow Park. C19 public park laid out 1889-91 on the site of C17 to C19 private grounds of C16 Lauderdale House (Grade II* LB) , further developed during the 20th century. A geophysical survey in the Lower Terrace Gardens was undertaken in 1998 which identified Two major regions of activity were detected, possible linear features aligned E-W and N-S and a feature in the central area. Five areas were excavated around a feature known as the mound. the mound appeared to be the remains of a light-weight garden building dating to the eighteenth century. Four trenches were also excavated on the Lower Terrace. Nine 'planting pits' were found in these trenches, suggesting garden features. garden paths seem to have been put in between 1857 and 1863. A Victorian drainage system was also uncovered. The remains of an ornamental pond were also encountered, associated with a large brick drain. This is similar to C18 ponds elsewhere. Cobbled surfaces found between the gravel paths suggest that the later path plan followed that of an earlier, possibly dating back to the C16. No features earlier than the C16 were encountered. Statue erected in 1900 by FA Taubman. Bronze statue of Sir Sydney Waterlow (Grade II LB).	Grade II* P&G, & Grade II LB	TQ 28677 87130	MLO59294 & MLO81304, DLO32925, ELO234, ELO235

13	Medieval - Post-Medieval	2 ponds excavated by the hermit of the Highgate to provide water for this part of the settlement. Filled in during the 1880s. Now the site of Pond Square Gardens.		TQ 2839 8734	MLO17920 & MLO103807
14	Post-Medieval - Modern	Highgate Cemetery. Cemetery laid out by the London Cemetery Company and opened in 1839 (Highgate West Cemetery), extended 1855 (Highgate East Cemetery). The first burial here was on 12 June 1860. It is here that Karl Marx is buried.	Grade II* P&G	TQ 28556 86911	DLO32861
15	Post-Medieval - Modern	17, 19 & 21 Highgate High Street. 3 terraced houses, No.17 with later shop. 1733. Built by Robert Harrison. Brown brick with red brick dressings, stuccoed semi-basements. Tiled roofs with later dormers.	Grade II* LB	TQ 28523 87360	MLO81057
16	Medieval - Post-Medieval	Highgate Village Archaeological Priority Area. By the C13 the area of Highgate Village was a hamlet, which was accessed by a new road established in the C14. Toll gates erected along this road by the Bishop of London are thought to have given the area its name. The road and a C13 chapel were maintained by a hermitage. The grammar school was founded in the C16, apparently on the site of the earlier hermitage.	APA		
17	Medieval - Post-Medieval	Highgate Archaeological Priority Area. The medieval settlement grew up around the gate to the Bishop of London's hunting park, where he levied tolls on the Great North Road in the C14, and was centred on Pond Square. Originally it consisted of little more than a hermitage but attracted settlement from the C15 onwards, straddling the boundary between the manors of Hornsey and Cantelowes. It became a favoured location for high status gentry houses from the C16 century onwards, a trend which reached its full development in the C18.	APA		
18	Multi-Period	Haringey Highgate Conservation Area. First designated in 1967 and extended to the east in 1990 and subsequently in 1994. The Camden side includes part of Highgate Village, Fitzroy Park, Waterlow Park, Highgate Cemeteries and Whittington Park.	CA		
19	Multi-Period	Camden Highgate Conservation Area. The essential character of the Highgate Conservation Area is of a close-knit village crowning one of the twin hills to the north of London. The Highgate Conservation Area, in	CA		

		particular, enjoys a wealth of open spaces and green surroundings.			
20	Medieval - Post-Medieval	South Wood Lane has Medieval origins.		TQ 2858 8852	MLO23319