



Heritage Statement

24 Cholmeley Crescent, Highgate, Haringey

Report Reference: BG23.189

June 2023



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www.brindlegreen.co.uk

Head Office

Brindle & Green Limited
Unit 3 Silverhill Court, Radbourne, Derby, DE6 4LY

Tel: 0800 222 9105

Sheffield Office

Brindle & Green Limited
Horizon House
Whiting Street
Sheffield S8 9QR

Barnsley Office

Brindle & Green Limited
Sergeants House
36 Edderthorpe Lane
Barnsley S73 9AT

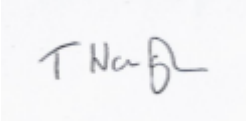
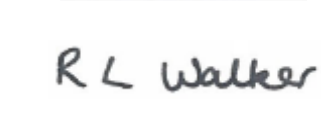
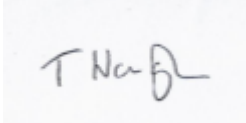
London Office

Brindle & Green Limited
Nutter Lane
Wanstead
London E11 2HZ

Kent Office

Brindle & Green Limited
Sandy Lane
Sevenoaks
Kent TN13 3TP

Document Control

Report	Name	Signature	Date
Prepared by	Tom Hough PCIfA Head of Archaeology		09/06/2023
1 st Check by	Rosemary Walker CMLI Head of Landscape		12/06/2023
Issued by (PDF)	Tom Hough PCIfA Head of Archaeology		07/07/2023
REV1 issued by			

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REV1		

Project Details

Project carried out by:

Brindle and Green

Unit 3, Silverhill Court

Radbourne

Derby.

DE6 4LY

Head Office: 01332 825771

Email: info@brindlegreen.co.uk

Website: www.brindlegreen.co.uk

Project carried out for:

Landmark Architecture Ltd.

c/o Richard Mellor

Unit 19

Northfields Prospect Business Centre

London

SW18 1PE

Project site:

24 Cholmeley Crescent

Highgate

Haringey

London

N6 5HA

Grid reference: TQ 28592 87620

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1 Summary

- 1.1.1 Brindle & Green Ltd were commissioned by Landmark Architecture Ltd compile a Heritage Statement regarding 24 Cholmeley Crescent, Highgate, Haringey. The purpose of this report was to identify any designated heritage assets (including listed buildings) within the surrounding area, establish the impact of the development on these heritage assets or their setting, and propose any required mitigation for these heritage assets. This fulfils the criteria set out in Historic England's guidance documents Statements of Heritage Significance and The Setting of Heritage Assets. This report was prepared by Thomas Hough MSc, Head of Archaeology.
- 1.1.2 The site is situated along Cholmeley Crescent, a residential street in the Highgate area of the London Borough of Haringey. The surrounding area comprises built up residential and commercial areas. The site is the subject of a full planning application for the development of a new residential dwelling facilitated by the demolition of the current building. The proposed development area can be seen within Appendix 5 of this report.
- 1.1.3 This assessment establishes that 'No Harm' is perceived to any of the designated heritage assets within the surrounding area. The proposed design has evidently considered heritage impacts during the design phase, with the proposed dwelling a reproduction of the original with some minor adjustments. The proposed development may also see a beneficial impact to the character of the area, as the design reverts some alterations to the existing dwelling from its original condition. Due to the small scale of the proposals, and the fact all other heritage assets are outside of visual range of the building, no impacts are perceived to other listed buildings in the wider area. Given the lack of any perceived impacts to heritage value, no further recommendations are set out at this stage.

2 Introduction

- 2.1.1 Brindle & Green Ltd were commissioned by Landmark Architecture Ltd. to compile a Heritage Statement regarding 24 Cholmeley Crescent, Highgate, Haringey. This assessment identifies any designated heritage assets (including listed buildings) within the surrounding area, establishes the impact of the development on these heritage assets, and establishes any required mitigation for these heritage assets. This addresses the information requirements of Historic England.
- 2.1.2 The site is situated along Cholmeley Crescent, a residential street in the Highgate area of the London Borough of Haringey. The surrounding area comprises built up residential and commercial areas. The site is the subject of a full planning application for the development of a new residential dwelling facilitated by the demolition of the current building. The proposed development area can be seen within Appendix 5 of this report.
- 2.1.3 The legislation relevant to the historic environment within the United Kingdom is summarised within Appendix 2.
- 2.1.4 Results and recommendations contained within this report have been prepared by an experienced archaeologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our assessment of the site. This report pertains to this information only.

3 Methodology

3.1 Planning Policy

- 3.1.1 The Department for Communities and Local Government's National Planning Policy Framework (NPPF 2021), sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant to provide, as part of a planning application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.
- 3.1.2 Paragraph 189 of the NPPF states that 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.1.3 Paragraph 190 states 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.
- 3.1.4 A 'heritage asset' is defined in the NPPF as a building, monument, site, place, area or landscape, positively identified as having a degree of significance meriting consideration on planning decisions.
- 3.1.5 A 'designated heritage asset' can comprise a; World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

3.1.6 The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological or historic. This can be interpreted as follows:

- Archaeological Interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.1.7 Local planning policy was also consulted for the purposes of this report.

3.2 Information Sources

3.2.1 Information regarding heritage assets and archaeological investigations were requested for an area within a 1km of the site in order to meet the requirements of the assessment and are in line with the guidelines laid down by ClfA (2014). Table 1 below lists organisations and/or resources consulted as part of the desk-based assessment.

3.2.2 A range of other published and unpublished material has also been consulted for information on the wider archaeological and historical background.

Table 1. Historical Data Resources

Consultant	Requested Data	Search Radius	Date Requested
Historic England National Heritage List for England (NHLE)	Designated heritage assets.	1km	22/05/2023
Herefordshire Council – Herefordshire Through Time	Historic Environment Records (HERs)	1km	22/05/2023
Magic Maps	Designated heritage assets	1km	22/05/2023
National Library of Scotland	Historical maps	Site area	22/05/2023

3.3 Setting and significance

- 3.3.1 In determining the potential heritage impact of development proposals, 'significance' is defined as the value of a heritage asset to this, and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.3.2 'Setting' is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

3.4 Assessing the significance of an asset

- 3.4.1 The NPPF stipulates that a description of the significance of each asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF (Para 189).
- 3.4.2 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as 'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic'.
- 3.4.3 For a definition of these 'interests' a useful reference document is Historic England's Conservation Principles for the Sustainable Management of the Historic Environment (2008). The terms used in this document roughly equate to those specified within the NPPF; 'evidential' equating to archaeological, 'historical and communal' equating to historic and 'aesthetic' equating to architectural and artistic.

3.5 Assessing the setting of an asset

- 3.5.1 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England's good practice guidance presented in the Setting of Heritage Assets (Historic England GPA 3 2017) will be utilised; specifically, the five-step approach to assessment:
- Step 1 – Identify which heritage assets and their settings may be affected;

- Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 – Assess if any change to the setting identified would affect the appreciation / understanding of an asset's significance (there may be no change);
- Step 4 – Explore ways to maximise enhancement and avoid or minimise harm; and
- Step 5 – Make and document the decision and monitor outcomes.

3.6 Assessment of Impact

3.6.1 The NPPF stipulates three levels of potential impact to designated heritage assets. The NPPF references these as:

- Substantial harm;
- Less than substantial harm; and
- No harm (Significance is sustained or enhanced).

3.6.2 Planning Practice Guidance (PPG) discusses how to assess substantial harm where it states 'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting' (Para 19).

3.6.3 The application of the terms 'substantial' and 'less than substantial' is made on professional judgement and experience. The level of impact expressed by this assessment will be either no harm, less than substantial harm or substantial harm.

3.7 Site Walkover Survey

- 3.7.1 A walkover of the site is undertaken, if required, as part of the site investigation in order to understand important relationships in the area surrounding the site. A site walkover was undertaken on 22/05/2023.

3.8 Limitations

- 3.8.1 There were no limitations to the compiling of this report.

4 Site Context

4.1 Geographical Context

- 4.1.1 The application site can be found at TQ 28592 87620 and is situated along Cholmeley Crescent, a residential street in the Highgate area of the London Borough of Haringey. The surrounding area comprises built up residential and commercial areas, with the centre of Highgate located a short distance to the southwest. Hampstead Heath and Highgate Cemetery lie further to the west and south, respectively.

4.2 Historical Context

- 4.2.1 Historically, Highgate was a rural village located some distance from London and was located next to a hunting estate of the Bishop of London. The name derives from 'hedge-gate', referring to a gateway into this estate, and is first recorded in 1318. Highgate High Street originally comprised one of the main roads leading out of London, with a number of public houses being established in the vicinity of the gateway leading to the development of the original village throughout the 14th century. The Gateway pub, still located at the centre of Highgate commemorates this. The hunting estate is still present in the form of Highgate Wood, to the west of Highgate itself. In the 19th century, Archway Road (A1) was built as a bypass to Highgate, allowing the centre of Highgate to retain its quieter rural character, with the basic street pattern still that of the original settlement.

4.3 Topography

- 4.3.1 The elevation of ground within the site is at 101m above Ordinance Datum (aOD).

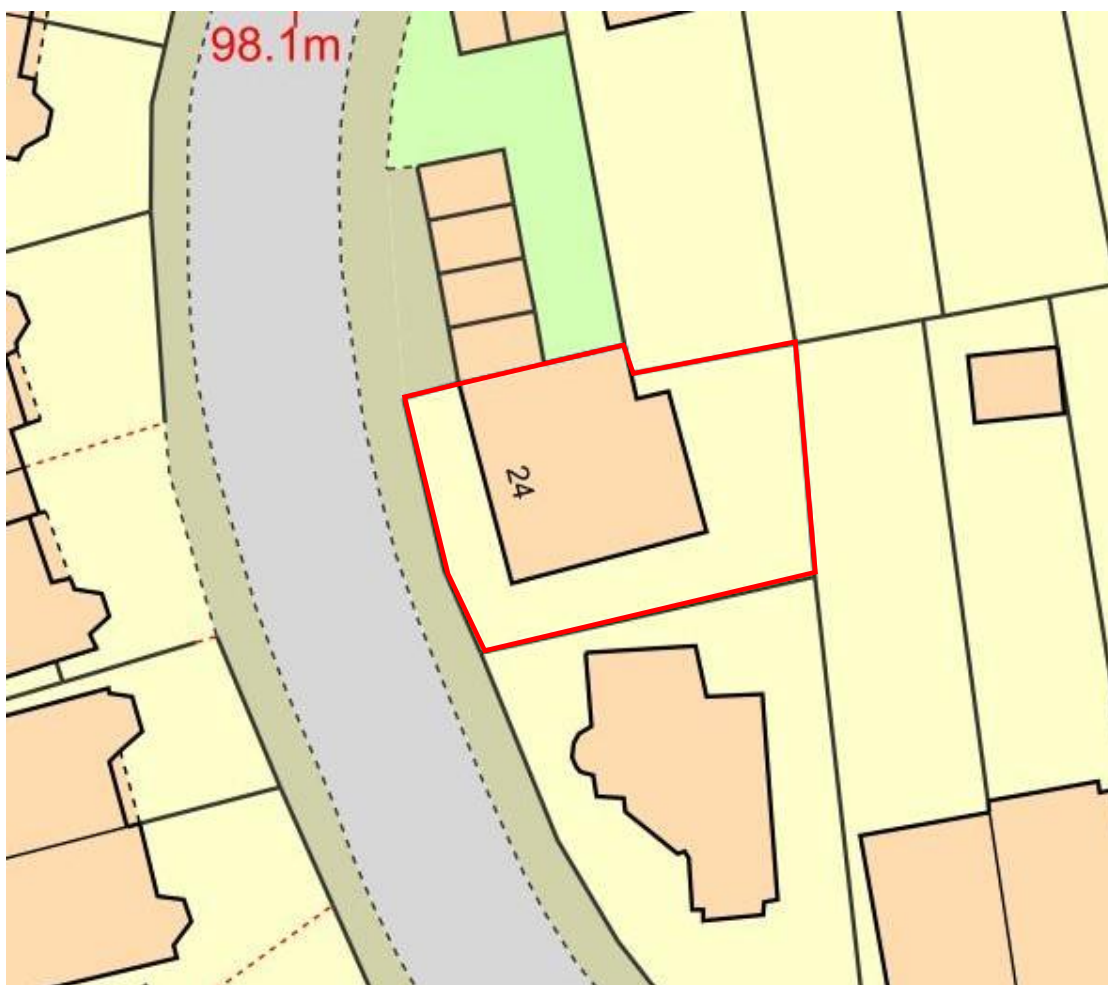


Figure 1: OS map of the project site and surrounding area. Red line boundary depicts application site.

5 Results

5.1 Designated Heritage Assets

- 5.1.1 A study was compiled of the designated heritage assets within the site boundary and within 1km of the site.
- 5.1.2 There are no World Heritage Sites, Scheduled Monuments or Registered Battlefields within the site or within 1km of the site (Appendix 3).
- 5.1.3 Two Registered Park and Gardens are located within 1km of the site and summarised below:

Table 2: Details of Registered Parks and Gardens within 1km of the site

Name	Location	Reason for designation
Waterlow Park	0.29km S; TQ 28674 87094	C19 public park laid out 1889-91 on the site of C17 to C19 private grounds, further developed during the C20. Originally a private estate, the park was given to London Council by Sydney Waterlow in 1889, for use by the public.
Highgate Cemetery	0.41km SW;	Cemetery laid out by the London Cemetery Company and opened in 1839 (Highgate West Cemetery), extended 1855 (Highgate East Cemetery). The cemetery is known for its wealth of Gothic tombs, as well as its trees, shrubbery and wildflowers. A number of famous and notable people are interred there, including Karl Marx.

- 5.1.4 The site sits within the Highgate Conservation Area, specifically Subarea 3 (Archway). A map of the boundary of this area is presented in Appendix 3.

5.2 Listed Buildings

- 5.2.1 A large number of listed buildings and structures are located within 1km of the site (Appendix 3), comprising six Grade I, twenty-four Grade II* and approximately 200 Grade II structures. The majority of these are clustered along Highgate High Street, other roads within the centre of Highgate, and within Highgate Cemetery. This quantity of listed buildings is however too numerous to fully detail within this report, as such a limited set of examples are detailed below in

Table 3. A map of the distribution of all listed buildings is presented in Appendix 3. A full dataset is available upon request.

Table 3: Details of Listed Buildings within 1km of the site

Name	Date listed	Location	Reason for designation
Southwood Lodge	10/05/1974	0.15km W; TQ 28445 87655	Grade II residential dwelling, late 18 th / early 19 th C. 2 storeys and attic 3 windows. Stock brick with stuccoed frieze cornice and blocking course. Slated mansard roof. The nearest listed building to the site.
Highpoint I and Highpoint II	10/05/1974	0.4km NE; TQ 28252 87841, TQ 28269 87801	Both Grade I blocks of flats, constructed in the 1930's in a modernist, monolithic style.
Apothecary House	10/06/1954	0.34km SW; TQ 28294 87445	Grade II* detached house. c1730 with early C19 extension, restored late C20. Red brick with yellow stock brick extension. An example of the numerous listed buildings, mainly residential along Highgate High Street and surrounding roads.
Cromwell House and Forecourt Walls to Cromwell House	19/03/1951; 10/05/1974	0.39km SE; TQ 28797 87290	Grade I 17 th century house, with excellent examples of Renaissance brickwork. The red brick walls to the forecourt are also Grade I.
Church of St. Joseph	20/09/1954	0.52km SE; TQ 28873 87183	Grade II* Roman Catholic church built 1888-89.
The Egyptian Avenue and Lebanon Circle, Highgate Western Cemetery	14/05/1974	0.54km SW; TQ 28348 87135	Grade I series of terraced catacombs laid out in the 19 th century. Many in Egyptian or Greco-Egyptian style.
Tomb of Karl Marx and family in Highgate (Eastern) Cemetery	14/05/1974	0.75km S; TQ 28744 86891	Grade I pedestal constructed in 1956 by Laurence Bradshaw. Karl Marx emigrated to London in 1849 and died there in 1883. The original burial site was approx. 100 yards south but was moved to the current site in 1954. One of many tombs and sculptures which are also listed in Highgate Cemetery, though this is the only one which is Grade I

5.3 Photographs



Figure 2: View of the front elevation of No. 24.



Figure 3: The surrounding street scene of No. 24.



Figure 4: Highgate High Street.



Figure 5: View along Highgate W Hill.



Figure 6: View within Highgate Cemetery



Figure 7: Viewpoint within Waterlow Park

5.4 Historic mapping

- 5.4.1 An analysis of historic mapping resources depicts the development of the area surrounding the site for the period 1895 – 1952 and allows a comparison to the present day. On the earliest 1895 map, the expansion of London is depicted to the south-east, already by this time extending up to Highgate. The Archway Road, constructed to divert traffic away from the older Highgate High Street was early in the 19th century, out of a concern by the residents of Highgate that the ‘village’ character of the area would be lost. The later mapping depicts the inter-war housing constructed in the area, infilling gaps between earlier development. The site comprises one of

these dwellings. Prior to this, the site comprised rural fields. The layout of Highgate has remained the same compared to the present day, as has the landscape to the south and west, given the presence of Highgate Cemetery, Waterlow Park and Hampstead Heath.

5.5 Assessment of Significance

- 5.5.1 Cholmeley Crescent consists of an inter-war series of detached residential dwellings, built in an 'Arts and Crafts' style, typical of the time. The original design of the dwellings is generally intact, with trees and front gardens contributing to a pleasing suburban street character.
- 5.5.2 The Conservation Area appraisal document includes a character assessment for Cholmeley Crescent which was undertaken in December 2013. Although the 'Arts and Crafts' character along the street is still mainly present, this document states that it has suffered somewhat through the introduction of inappropriate dormers, infills and porches, as well as extensions disrupting views.
- 5.5.3 No 24 itself is referred to directly in this document as supporting a patterned chimney. The existing dwelling at No 24 has, however, been rendered at a later date, and as such the original brickwork is no longer visible. Overall, 24 Cholmeley Crescent is considered to derive its significance from a low architectural value and a communal value as a group with other dwellings along the street.
- 5.5.4 The wider area along Highgate High Street features earlier buildings, mainly Victorian in origin and mostly listed. Surrounding streets support a number of large notable buildings, with mature tree lines along roads and areas of greenery. The density of historic buildings along the High Street, and the lower traffic use has allowed the area to retain the character of a rural town, even though the wider environment is intensively urban. More tranquil areas such as Pond Square, The Grove and South Grove comprise a quieter atmosphere characteristic of a small town. The area supports a high level of architectural and historic value.

6 Assessment of Impact

6.1 Proposed development

- 6.1.1 The site is subject of a full planning application for the development of a new residential dwelling facilitated by the demolition of the current building. The proposed development can be seen within Appendix 5 of this report.

6.2 Current land use

- 6.2.1 The site currently comprises the existing residential dwelling.

6.3 Listed Buildings and Conservation Areas

- 6.3.1 The site is located within Subarea 3 (Archway) of the Highgate Conservation Area. The area supports a large number of listed buildings and structures within 1km of the site comprising six Grade I, twenty-four Grade II* and approximately 200 Grade II structures .

Highgate Conservation Area

- 6.3.2 The existing dwelling at 24 Cholmeley Close comprises an 'Arts and Crafts' design, which has still been retained though the building has been rendered in subsequent decades. The proposed design comprises an almost identical reproduction of the existing dwelling, aside from minor changes such as the repositioning of the chimney. The proposed layout will also be at a slightly adjusted orientation, though it would not be anticipated to be noticeably different from the existing. The proposed design is in-keeping with the surrounding local area. The proposal to return to exposed brick work would be a notable improvement from the existing rendered brickwork. The incorporation of a hipped roof across the entirety of the dwelling would also be an improvement from the existing flat roof on the northern elevation.
- 6.3.3 Although retention is the default desired route in heritage conservation, it is understood that the condition of the building and associated costs have made this an unfeasible route in this case. However, taking into the account the proposed design, it is clear that the heritage value of the

area has been considered in the design process. Based on the factors mentioned above, although the proposed building would not be original, the design can be considered to be beneficial to the heritage appeal of the area, with 'No Harm' perceived to heritage value.

Other listed buildings and structures

- 6.3.4 The wider area is of high historic and architectural significance. However, given the distance from the site, the scale of the proposed development, and the fact that due to the topography of the area and surrounding vegetation other listed buildings are located outside of visual range of the site, it is not perceived that there will be any impact to the setting and therefore the significance of other listed buildings within the area.

7 Conclusions and Recommendations

7.1 Conclusions

- 7.1.1 This heritage statement draws together available information to identify heritage assets within the vicinity of the development and assess the impact by the proposed development on these assets. It addresses the requirements set out by the NPPF.
- 7.1.2 Harm to the significance of a heritage asset can be minimised through sympathetically designed schemes where built form is demonstrably positioned in order to reduce adverse impacts.
- 7.1.3 This assessment establishes that 'No Harm' is perceived to any of the designated heritage assets within the surrounding area. The proposed design has evidently considered heritage impacts during the design phase, with the proposed dwelling a reproduction of the original with some minor adjustments. The proposed development may also see a beneficial impact to the character of the area, as the design reverts some alterations to the existing dwelling from its original condition. Due to the small scale of the proposals, and the fact all other heritage assets are outside of visual range of the building, no impacts are perceived to other listed buildings in the wider area.

7.2 Further recommendations

- 7.2.1 Given the lack of any perceived impacts to heritage value, no further recommendations are set out at this stage.

Appendix 1. General References

BGS (2019) British Geological Survey website - <https://www.bgs.ac.uk/home.html>

English Heritage (2008). Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment. English Heritage.

Historic England (2015). The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (2nd ed). Swindon, Historic England.

Historic England. (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon. Historic England.

Historic England. (2019) A Guide to Historic Environment Records (HERs) in England. Swindon. Historic England.

Historic England. (2015) Managing Significance in Decision-taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2. Swindon. Historic England.

National Library of Scotland (2020). Explore Georeferenced Maps. Available at: <https://maps.nls.uk/os/>

Ministry of Housing, Communities and Local Government. (2021) National Planning Policy Framework.

Historic Maps

OS Six Inch, 1895

OS Aerial Photography, 1950

OS 1:2500, 1952

Appendix 2. Legislation and Guidance Sources

Articles of International and British legislation and policy guidance are referred to. The articles of legislation are:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979.
- Protection of Wrecks Act 1973
- Historic Buildings and Ancient Monuments Act 1953
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.

Appendix 3. Designated Heritage Assets

Figure 8: Distribution of designated sites and listed buildings within 1km of the site.

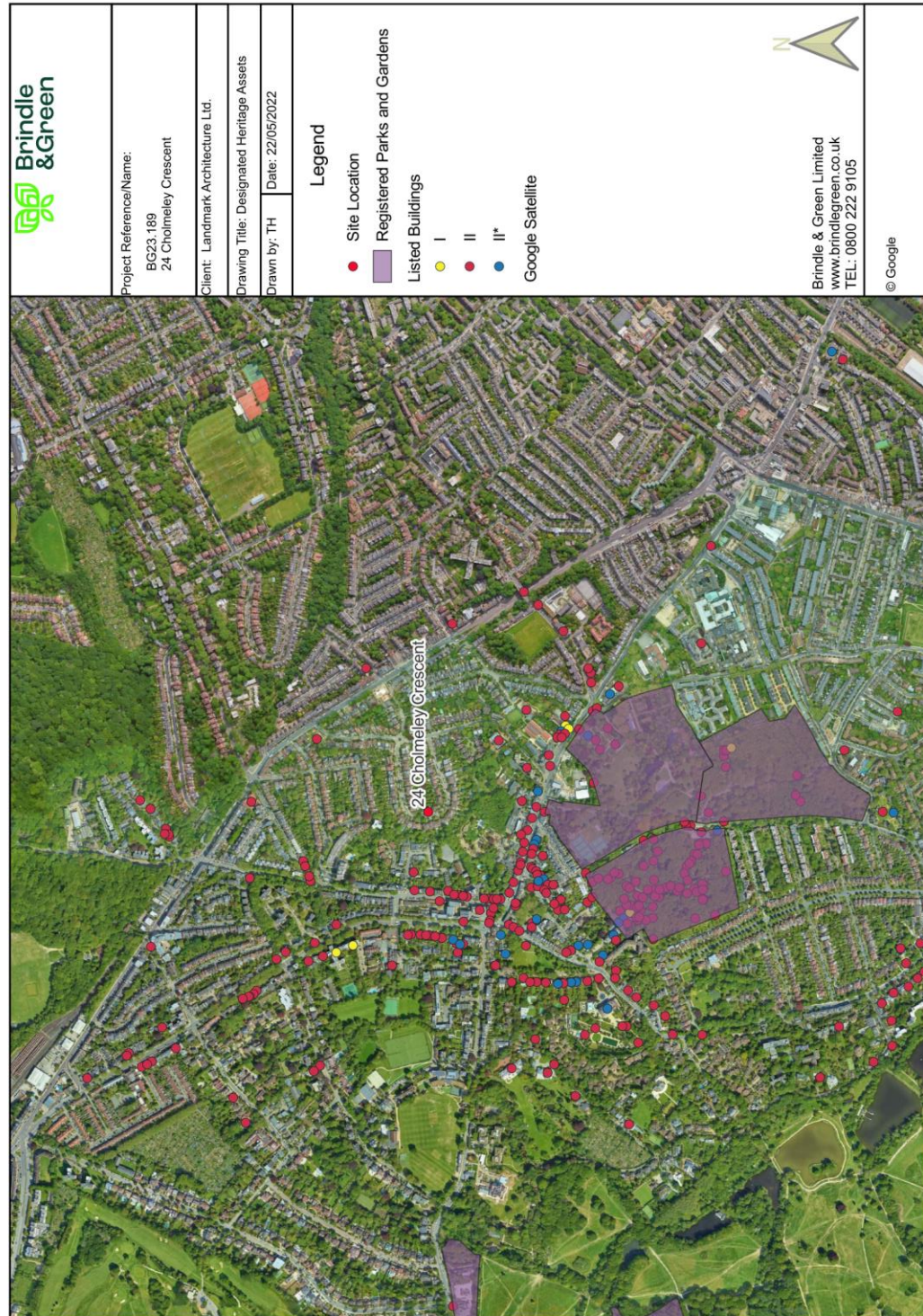
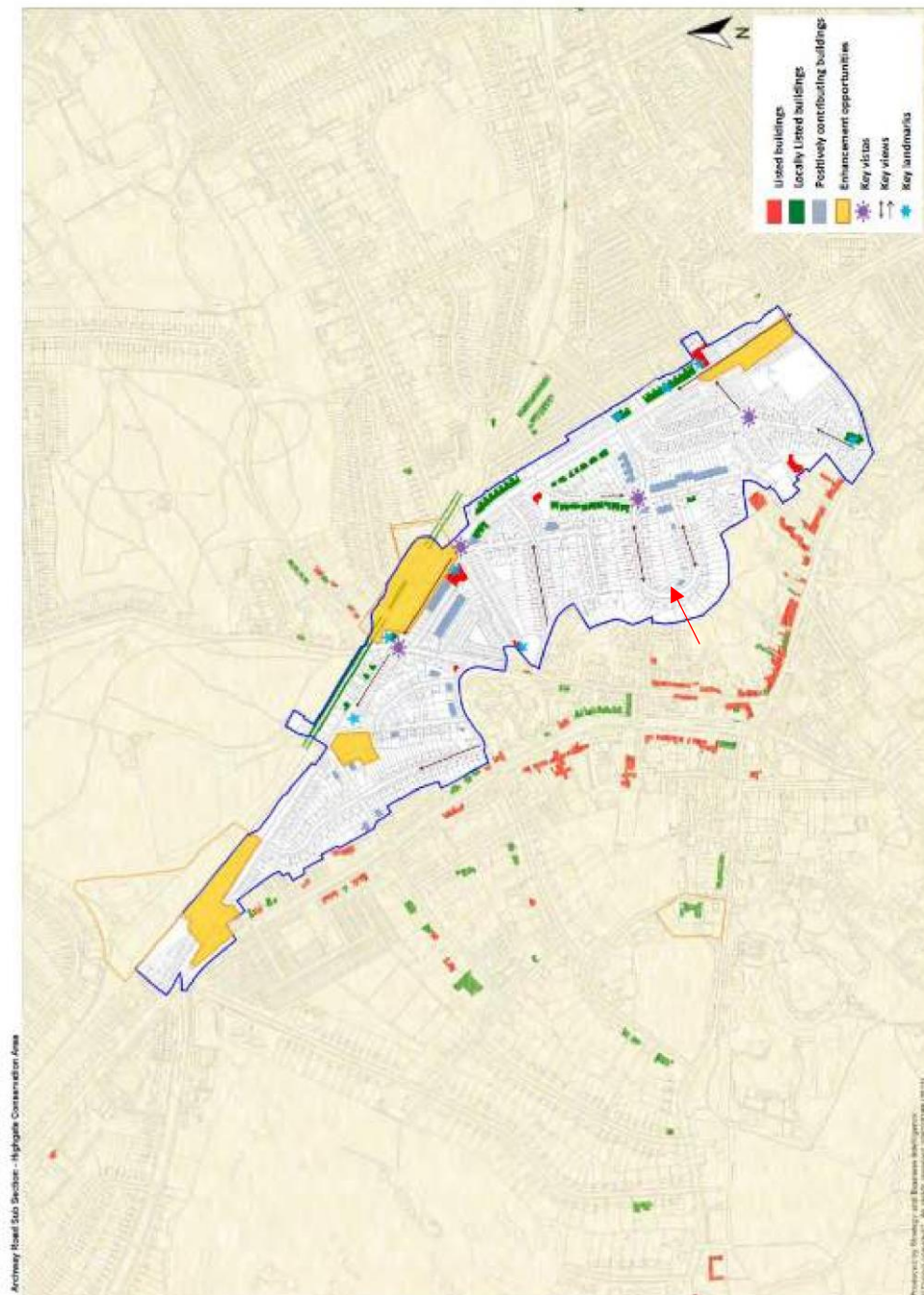


Figure 9. The area of the Highgate Conservation Area including the site (indicated by the red arrow).



Appendix 4. Archive of Maps

For all maps the approximate location of the proposed development is depicted by the red arrow.

Figure 10: Section of the 1895 OS Map



Figure 11: Section of aerial photography, 1950.



Figure 12: Section of the 1952 OS map.

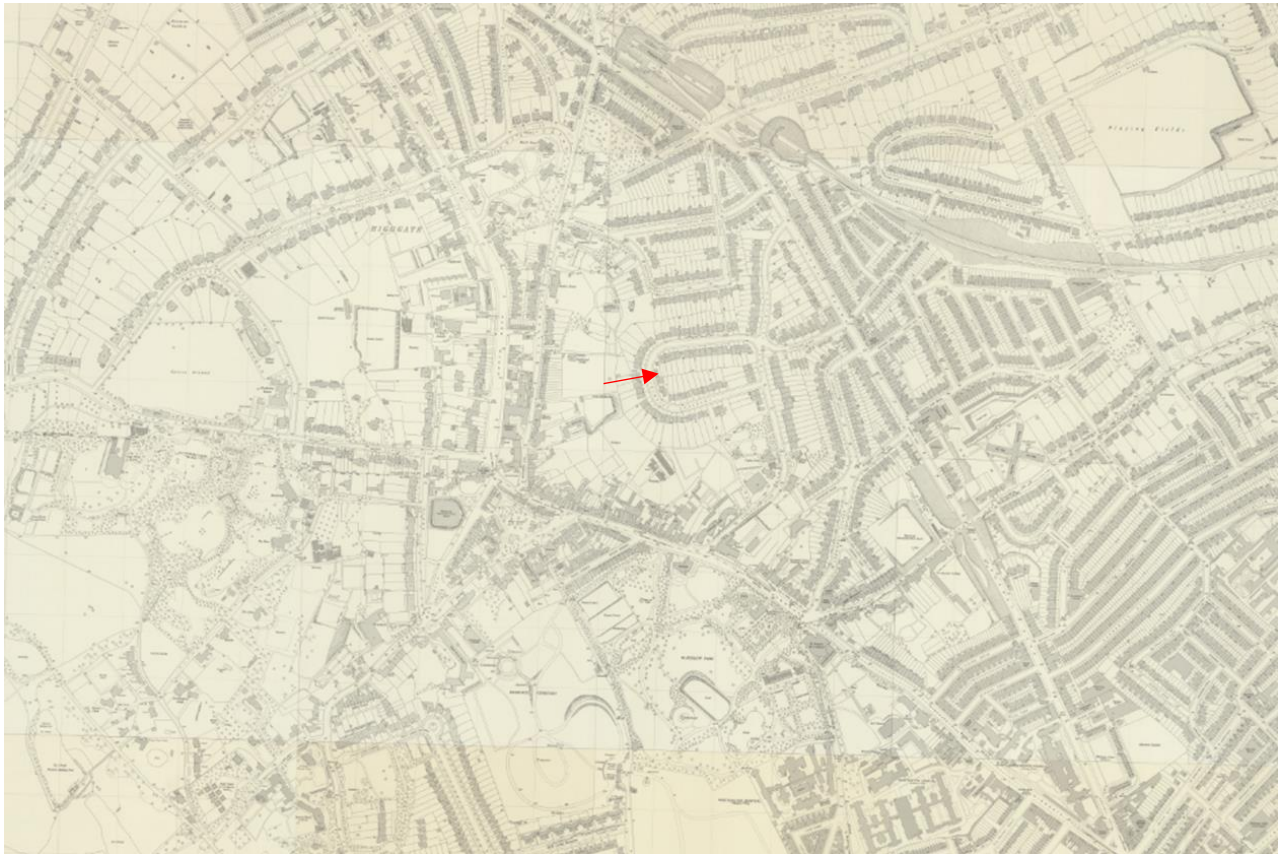
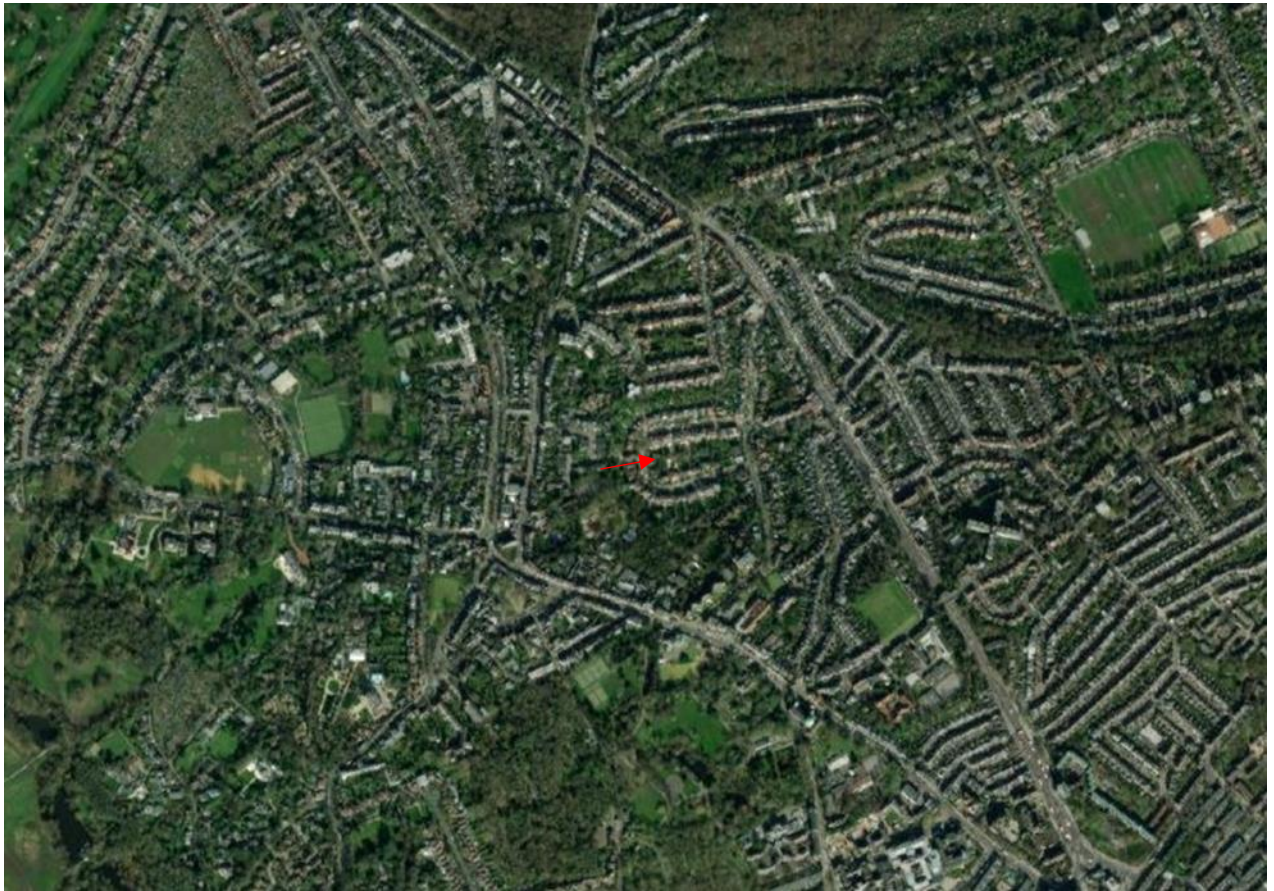


Figure 13. Section of a modern satellite view



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