
Design & Access Statement

Alterations to Channing House

For Channing School – 8th April 2026 Doc. Ref. 2527-NVB-CSR-XX-RP-A-09001



Document Management

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Contents

0.00 Introduction			2.00	Access	
0.01	Document Purpose	4	2.01	Access into the Building	8
0.02	Overview	4	2.02	Access around the Building	8
1.00 Design			3.00	Additional Photographs	
1.01	Use	5			
1.02	Amount	5			
1.03	Layout	5			
1.04	Scale	6			
1.05	Landscape	6			
1.06	Appearance	7			

0.00 Introduction

0.01 Document Purpose

This report is prepared in support of an application for Listed Building Consent for internal alterations to Channing House at Channing School, The Bank, Highgate, London N6 5HF.

0.02 Overview

The application is for alteration works subsequent to the development of Brunner House which is under construction at the time of writing and in preparation for further alteration and restoration work already approved for Channing House and the adjacent Slingley and Westview Houses. The Rolfe Judd Planning and Heritage Statement accompanying this submission provides details of the approvals.

Once the dedicated science laboratories are completed in Brunner House, there is an opportunity for the school to remove the science facilities in Channing House and carry out restoration works to provide general teaching rooms. There are also some items of work required in order to relocate the school medical centre from Westview where some restoration work has already been approved separately.

Fig. 1 The main entrance to Channing House from the Bank



Fig. 2 The front elevation of Channing House with Slingley, Westview and Haigh House beyond



1.00 Design

1.01 Use

The use of the building remains education. The science laboratories are to be adapted to become general teaching rooms.

In addition, one of the former laboratories on the lower ground floor is to be converted into a school medical centre comprising office space, sick bay and support facilities. This will be created within the constraints of the existing room.

1.02 Amount

There is no increase in the amount of useable floorspace as a result of the proposed works. All of the proposed facilities are created in existing spaces.

1.03 Layout

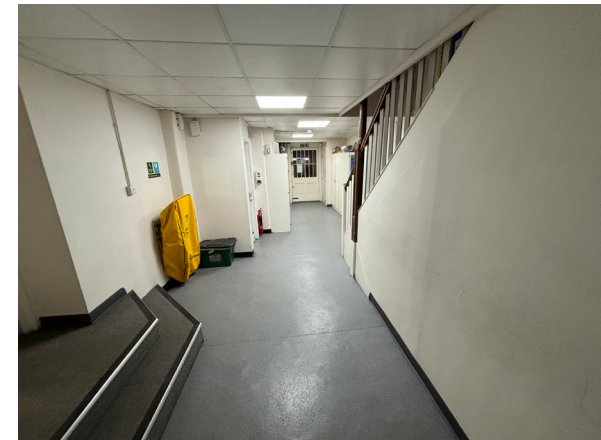
The layout of the areas in question will in general remain the same with the exception of some localised areas.

The subdivision of the laboratory CH003 on the lower ground floor (Fig. 3) to create the medical centre, all takes place within one existing room and the layout has been designed to suit the existing window arrangement.

Fig. 3 Lower ground level laboratory proposed for conversion to medical centre



Fig. 4 Lower ground level corridor with stair proposed for removal and escape door proposed for replacement beyond



The removal of the staircase from lower ground to ground floor only will remove a bottle neck, during class change (Fig. 4, 5 & 6) creating a more generous corridor at lower ground floor level.

In classroom CH104 on the ground floor, it is proposed that the redundant prep room CH111 and the dumb waiter CH112 are removed to create a more practical layout for the classroom and to address sightlines where pupils cannot see the teaching position and vice versa (Fig. 7 & 8).

The layout of the wcs in room CH114 is being altered both to upgrade the facilities and provide greater privacy. The proposals only involve the removal of the existing fixtures and fittings in that room (Fig. 9) and the installation of partitioning and new fixtures inside the room.

1.04 Scale

No changes are proposed to the scale of the building.

1.05 Landscape

There are no landscape works proposed as part of this submission

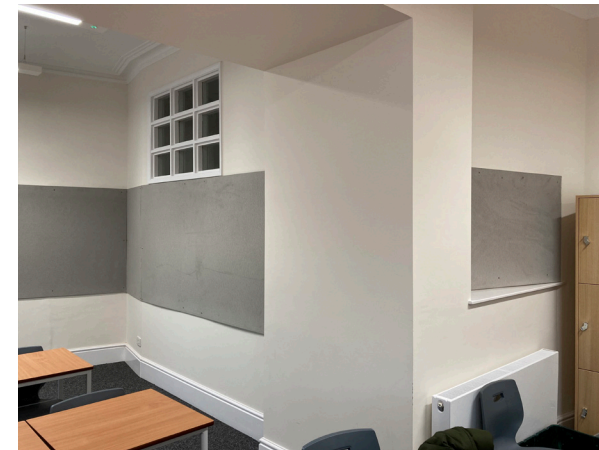
Fig. 5 (left) View of the pinchpoint in the corridor



Fig. 6 (right) View of the staircase proposed for removal



Fig. 7 View of classroom CH104 with prep room projecting into the room



1.06 Appearance

Where original features such as cornicing has been interrupted by previous alterations in the affected areas it is proposed that these are reinstated in a pattern to match existing.

The replacement escape door at lower ground floor level will follow the pattern of the original.

Fig. 8 Restricted view seating in Classroom CH104



Fig. 9 Washroom fittings proposed for replacement in room CH114



2.00 Access

2.01 Access into the Building

No changes are proposed to the access into the building.

2.02 Access around the Building

The removal of the staircase to improve circulation has been described above and would improve movement around the building.

The removal of the stair will not have an adverse impact on the access around the building as there is a more spacious modern stair to the rear.

It is also proposed that the exit door at lower ground floor which provides escape in an emergency be replaced (Fig 10). Currently, this door opens inward and then has a security gate on the outside of it (Fig. 11).

To improve safety, the proposals show a new door which opens outward and has secure but simple ironmongery to make escape easier in the event of a fire. The pattern of the door will match the existing.

Fig. 10 Escape door proposed for replacement



Fig. 11 Escape door shown opening inwards.



3.00 Additional Photographs

Fig. 12 Typical Lower Ground Floor Laboratory



Fig. 12 Typical Ground Floor Laboratory

