

FAO Oliver Coleman
Rolf Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZ

16 June 2026

Job Ref: Joo4576

Dear Oliver

Heritage Statement - Channing School (Senior School), The Bank, London, N6 5HF Ref: Listed Building Consent application for internal works to floorplans over lower-ground, ground and first floor levels

I write with respect to the above and current proposals for the property comprising The Channing School (Senior School), The Bank, London, N6 5HF. With respect to the Senior School's main school building, this comprises three component parts, as follows:

- Channing School 'original' building
- 120 (Slingley) and 122 (Westview) Highate Hill
- Haigh House

The proposal at hand only concerns changes to what is here termed The Channing School's 'original' building, albeit the requirement for listed building consent and consideration in this respect arises from its physical attachment and modern interconnection with Grade II listed building Slingley & Westview (*Nos. 120 & 122, respectively - List Entry Number: 1294537*), first designated on the 10th May 1974. The list description (**Appendix 1**) for this designation may be summarised as follows:

'Now part of Channing House School. Mid C19 pair, each three storeys and basement, three windows. No.122 has added two storey left bay. Stock brick with stucco cornice and blocking course. Slated mansard roofs each with two round headed dormers. Recess on axis. Outer

bays slightly set back. Ground floor and basement of banded stucco; segment headed ground floor windows. Gauged brick arches, flat on second floor and round on first, to sash windows with margin lights. No.120 has door of six fielded panels with plain fanlight; No.122 has four-panel door with patterned segmental fanlight.'



Figure 1: The Location of the Listed Building(s) (Historic England)

Whilst not affecting the listed building itself (i.e. the single designation comprising both Slingley & Westview) proposals for the Channing School's 'original' building are modest in nature and extent and of an internal emphasis (discussed in further detail below). Works would not therefore affect the settings of numerous other nearby listed buildings, nor the overriding designation comprising Highgate Conservation Area, except positively and by way of upholding the building's *preservation*.

Given the statutory designation of Slingley & Westview and their relationship with the subject building, it is first necessary to establish the *special historic and architectural interest* of this series of now-connected structures per *paragraph 207* of the *NPPF*, where it is directed that this heritage statement's '*...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*'.

The following will therefore set out a brief history of the application site before addressing its attendant architectural value and then going on to address proposals themselves; necessarily gauging these against the relevant regulatory framework (both legislative and policy-led), before necessarily considering the extent to which these will *preserve* or *enhance* relevant heritage assets and/or their settings.



Figure 2: The 'Original' School Building comprising Channing House to left, with Slingley & Westview, along with Haigh House to right

History

Channing House School was founded by Reverend Robert Spears and two sisters, Emily and Matilda Sharpe, primarily to educate the daughters of unitarian ministers. The school opened in 1885/6 in a late 19th century building that replaced Sutherland House, a substantial, late Georgian house. This later building was in due course to be renamed Channing House.



Figure 3: The Bank, showing Sutherland House (reputedly c.1905 (see below) - London Borough of Haringey)

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In 1885, Ivy House to the north was leased for use as associated dormitories and offices, whilst Westview to the south was also leased for use as part of the school. 1901 saw Westview purchased in order to continue in this role and in 1921, its semi-detached counterpart to the south, Slingley, was similarly purchased by the school (Slingley and West View (nos. 120 & 122 respectively) were formerly a pair of Regency townhouses altered to assume their present form etc. in the mid-19th century).



Figure 4: OS Map Extract The Bank, 1863

Whilst attributed a date of 1905 by the relevant *appraisal* (at p. 41 - see **Figure 3**, above), this photograph of the predecessor to Channing House, is likely to be much earlier and from the late nineteenth century (i.e. pre-1885/6 - an interpretation borne out by *paragraphs 4.4.33-4.4.34* of the aforementioned *appraisal*).

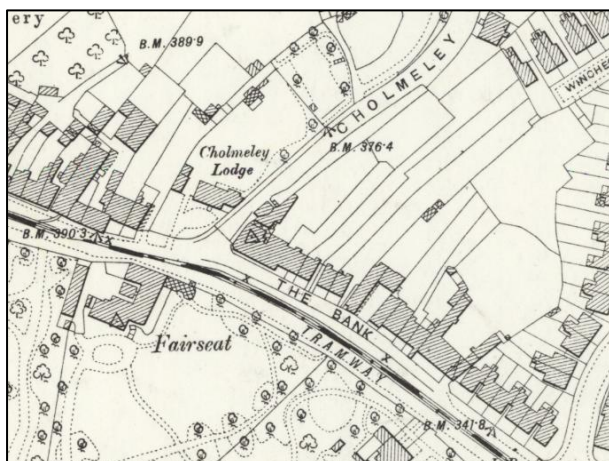


Figure 5: OS Map Extract The Bank, 1893



Figure 6: OS Map Extract The Bank, 1913

That this is the case is most clearly demonstrated by other photographic evidence of the site. This dates to c.1900 and shows Channing House to have already replaced and occupied the site of Sutherland House by this time (**Figure 7**). In this photograph, the predecessor to Haigh House can also be seen, projecting forward and to the right of Slingley at no. 120.

School Governor Robert Mortimer Montgomery was to oversee the purchase of the aforementioned school buildings and in 1925/6, Hampden House was also purchased. The school then went on to acquire Fairseat House (and two acres of land), adjacent, for its eventual use as a junior school.

In 1927, the Hall was opened, this being designed by the unitarian architect Ronald Potter Jones (incidentally, the cousin of Beatrix Potter). In 1930, Arundel House was also added, which completed the school's absorption of the terrace lining The Bank. In 1931, the school was named after Dr. William Ellery Channing (an early 19th century, unitarian preacher, prominent in the United States).



Figure 7: Channing House, c.1900

Thereafter known as Channing School, bombing during the 1940's (in the form of a parachute mine) caused substantial damage to Hampden and Arundel Houses, which resulted in their demolition (before retiring in 1944, Montgomery had facilitated the interim relocation of the school to the West Country). Now occupying the former location of these houses, Haigh House was begun in 1954 and opened in 1956.

In 1943, a Junior School was established on Southwood Lane, but sold in 1955 upon the junior school's move to Fairseat. In 1950, the school served two hundred and fifty girls. 1974 saw Westview and Slingley designated under one listing as a '*Mid C19 pair*' (see list description above and at **Appendix 1**). By 1975, the school served three hundred and ninety pupils.

Being physically attached, this designation was to further endow its more immediate neighbour – i.e. late nineteenth century Channing House - with protection under legislation

relating to listed buildings. As a post-1948 structure, 1954-6's Haigh House does not enjoy similar status, but is nevertheless subject to the same consideration and to the same extent; this by virtue of being physically attached and/or ancillary to the listed building, at the point of designation in 1974.



Figure 8: OS Map Extract, The Bank, 1938

During 1985's centenary celebrations, Brunner House was opened by Lady Brunner, the widow of Sir Felix Brunner Bt. In 1992, the Old Hall was extended to create a new sixth form centre and in 2003, Brunner House was rebuilt to two storeys as a humanities block.

In 2008 the Old Hall underwent internal conversion to create a new sixth form centre, whilst being renamed Founders' Hall. 2014 saw Founders' Hall once more redeveloped to include a new music school. A new sports hall and sixth form centre was completed in December of 2017, and in November 2018, the Arundel performing arts centre was opened.

Concerning the school itself, *paragraphs 4.4.33-4.4.34* of the aforementioned *Appraisal and Management Plan* read:

'The first building at the top of the Bank is the main block of Channing School (no. 126), a late 19th Century building in an austere Italianate style which replaced a substantial late Georgian house. Further school buildings occupy the Hill between nos. 120 and 114. Nos. 120 and 122 form a pair of altered Regency townhouses (nos. 120 and 122, listed grade II), set back from the frontage of no. 126 and with a small front garden. An identical pair of adjoining houses was

destroyed by enemy action during World War II and replaced by a lacklustre 1960s 'replica' (nos. 114 to 118) with none of the subtle qualities of the original building... The open space adjoining no. 114, between Channing School and the fine row of listed buildings ending at Cromwell House (see below) now provide a well landscaped entry to the main campus of Channing School, behind which a new performing arts block is due to be erected. Iron railings on low brick walls retain a consistent sense of enclosure to the pavement throughout.'

When considered against the more general history of Highgate, built form now comprising Channing School therefore represents a highly evolved grouping, wherein several residences dating to at least the Regency period were extensively redeveloped and/or replaced in their entirety, over the late nineteenth century.

This evolution was to continue and principally comprise the eventual amalgamation of several properties to form Channing School, whilst otherwise responding to extensive bomb damage throughout the locale, necessitating the total rebuilding of some of its parts.

Combined with a variety of other, relatively extensive developments and redevelopments undertaken over the late twentieth and early twenty first centuries, this results in a clearly evolved site, and one that is not specific to any one period or building type. Although not pristine in either its historicism or architectural integrity, this nevertheless reflects its wider, designated environs and is of evidential value in this respect.

Given the connection and now-single use of this collection of buildings and spaces, its evolution as such can be seen to extend to the buildings' interiors, where Channing House, Slingley, Westview and Haigh House are effectively amalgamated as one entity. Therefore associated plan forms, layouts and manners of circulation etc. closely reflect this amalgamation, whilst overriding the formerly individual integrity of each component structure.

It is in part this scenario that has necessitated and/or given rise to the need for a number of recent rationalisations and improvements. Principally in order that the school's continuing operation and ongoing evolution may be more effectively supported and enhanced with respect to not merely its functioning, but also, the various *public benefits* that would arise from the *optimum viable use* of its buildings, as per *paragraph 215* of the *NPPF*.

Architecture

The relevant list description for Slingley and Westview is summarised above and included in full at **Appendix 1**. Given that Channing's equally protected status is by virtue of mere physical connection and an association that is attributable to merely abutting the listed building (whilst not actually forming an integral part of this), the list description does not obviously account for Channing.

However, the relevant appraisal for the overriding conservation area accounts for this as a '*late 19th Century building in an austere Italianate style*'. Otherwise, this can be seen to rise to three storeys over a lower ground level (with lightwell), and in turn, to be surmounted by a

slate mansard with dormers. This also extends to ten asymmetrically arranged bays that, at its west end, are added to with a further, distinguishable curved bay.

Here, the distinctive western end turns the corner from The Bank into Cholmeley Park, a feature that is preceded by a slightly projecting bay which exhibits contrasting fenestration (i.e. its windows are slightly wider than the remainder of their counterparts, whilst exhibiting red terracotta arches; conversely, the remainder of bays mostly exhibit stock brick arches).

At eaves level, the two parts are nevertheless tied by continuous, red-terracotta, corbelled bracketing whilst some windows/bays exhibit buff terracotta surrounds (to both the central entrance bay and to the westernmost, curved bay). The entrance to Channing is also served by a flight of steps (with railings) from the street and is ultimately surmounted by a larger, more prominent, pedimented dormer.

Internally, for the purposes of physical connection, circulation and better, more generally practical functioning, Channing House, Westview and Slingley and Haigh House are now treated as one single entity. The integrities of each of the three component parts are now long superseded, having been amalgamated, and their associated interiors, entirely interconnected whilst being further subdivided and partitioned. This whilst having undergone numerous other alterations at various junctures, in support of the buildings' ongoing use as a school.

Together, the three buildings rise westwards with the inclining gradient of The Bank, resulting in variously staged levels across the interiors of each floor, which, as a result, are clumsily connected across the three individual structures. This is unfortunately articulated in the front facades of each. Therefore the whole of the resulting interior (i.e. comprising three, formerly separate buildings and their associated planforms/layouts etc.) bears little relation to the original configuration of the three buildings.

In this respect, the individual and/or architectural integrity of each has been entirely overridden and – in view of their subsequent evolution – has experienced the considerable erosion and loss of associated features and detailing. Neither have many teaching spaces been easily or practically assimilated into the former historic layouts and plan forms of the three component structures. Fortunately, historic architectural detailing and/or features of value have in general terms survived to the peripheries of internal spaces (i.e. mostly to the internal faces of the buildings' envelope).

Further to this, a series of recent approvals granted in 2024 sought to not only extend the school at various junctures, but more generally refurbish the building in question, whilst reconfiguring floorplates and access routes for the purposes of rationalisation and better circulation etc. Where practical, the considerable and extensive restoration of historic fabric, features, details and spaces was also a part of the scheme, effecting the wholesale improvement of the site from not merely a perspective of use and function, but also, significance.

Proposals

In general terms, proposals at hand comprise work to lower-ground, ground and first floor levels. Works are predominantly internal with the exception of two small louvres to the front façade, at basement level (therefore having limited implications for the settings of associated listed buildings or the overriding conservation area).

Otherwise, further to the progress of those schemes approved in 2024, lower ground level's existing laboratory space would be converted to alternative use. Here, the modern, non-original fixtures and fittings that relate to its former laboratory function will be removed and the room's fabric made good as necessary.

It is then proposed to be repurposed as a nursing/sick bay. To serve this function, lightweight, reversible partitions will necessarily subdivide part of the space at this level into private medical spaces. No decorative features, detailing or windows would as such be impacted, whilst the room's volume would also continue to remain appreciable. Associated floors and wall surfaces would be made good.

However, it is proposed that a dumbwaiter is removed and the resultant voids infilled with blockwork before finishing in plaster; specifically in order to assist assimilation of the works with the remainder of the interior. Importantly, the dumbwaiter feature is not original and its removal through all levels would go some way to restoring the volume and proportions of each host room as these were originally configured.

It is also proposed that the non-original lower-ground to ground floor staircase is removed to more generally assist flow and movement through the building. As a non-original feature occupying a level and space that is definitively low on any identifiable hierarchy of significance at the property, it is considered that the removal of this feature is acceptable. At ground floor, this work would also result in infilling that serves the resultant area's consequent use as storage.

Otherwise, with respect to classrooms CH104 and CH110, the modern opening of an original subdividing wall would be infilled whilst associated partitioning - presently forming prep-rooms for each of these two classrooms - would also be removed. This not only rationalises the two teaching spaces, improving use and functionality, but reinstates original fabric, layout and plan form etc., again allowing appreciation of the rooms' original proportions and volumes etc.

At this level, modern, non-original fixtures and fittings relating to its former laboratory function will also be removed and the room's fabric made good as necessary. Similarly, the toilet block will be reconfigured and, as this comprises a modern phase and fabric, will not affect special interest. With respect to office CH117 & office CH118, existing, modern partitioning will again be removed and therefore reflect similar arrangements at other levels.

As with all other levels, first floor, modern laboratory fixtures and fittings will again be removed, as will the dumb waiter and associated boxing-in at this level. A secondary door to classroom CH215 will be also removed and infilled, whilst an existing fire escape door will be updated to that of a new fire-rated door.

Whilst obviously altering the existing fabric, layout and plan form etc. of the already much-evolved Channing, it is to be emphasised that the building is not designated in its own right but protected in this respect by mere virtue of its physical attachment with Grade II listed Westview & Slingley.

Furthermore, works are in essence minor and superficial whilst being largely focused upon modern intervention. They are negligible in effect and enhancing with respect to the functioning, use and operation of the building. Importantly, they would not *'affect its character as a building of special architectural or historic interest'* (as per s.7 of the Planning (Listed Buildings & Conservation Areas) Act 1990).

Summary

Again, Channing (and Westview, Slingley and Haigh House) are a considerably evolved series of buildings, that may be deemed equally much-eroded in their significance. They are of markedly less value than formerly and exhibit entirely different emphases and/or manners of functioning than those for which they were originally designed.

However, their continued use and adaptation in support of said use will in turn support their fundamental *preservation* (per s.66 of the Planning (Listed Buildings & Conservation Areas) Act, 1990). Such approaches are considered a matter of best conservation practice, despite minor change that is reflective of contemporary operation being somewhat inevitable.

As such, the various directions of the *NPPF* would also be satisfied to include *para. 8(c)* where *both our built and historic environment* would be both *protected and enhanced*, whilst achieving wider sustainability objectives. Furthermore, the *desirability of sustaining and enhancing the significance of heritage assets* and *putting them to viable uses consistent with their conservation* would also be accounted for (*para. 210, NPPF*).

Great weight has also been given the assets' conservation (*para. 212, NPPF*), whilst *preserving those elements of setting that make a positive contribution* to neighbouring and/or overriding assets, meaning that *proposals should be treated favourably* (*para. 219, NPPF*).

Although it is acknowledged that further change would result, in view of the need to both *sustain* and *preserve* the overarching heritage asset by supporting and perpetuating continued use, *public benefit* would nevertheless be achieved by means of securing Channing's *optimum viable use* (*para. 215, NPPF*).

I trust this is of assistance in the consideration of this scheme, but should you have any questions or wish to discuss any aspect further, then do not hesitate to contact me.

Yours sincerely,



Mark Sanderson BA (Hons), PG Cert., MA, IHBC
Heritage Director

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Appendix 1 – List Description

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1294537

Date first listed: 10-May-1974

List Entry Name: Slingley and Westview

Statutory Address 1:

SLINGLEY, 120, HIGHGATE HILL, N6 5HF

Statutory Address 2:

WESTVIEW, 122, HIGHGATE HILL, N6 5HF

Location

Statutory Address: SLINGLEY, 120, HIGHGATE HILL, N6 5HF

Statutory Address: WESTVIEW, 122, HIGHGATE HILL, N6 5HF

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 28726 87330

Details

TQ 2887

40/80

HIGHGATE HILL N6 (North Side)

Nos 120 (Slingley)

No 122 (Westview)

II

Now part of Channing House School.

Mid C19 pair, each three storeys and basement, three windows.

No.122 has added two storey left bay. Stock brick with stucco

cornice and blocking course. Slated mansard roofs each with two round headed dormers. Recess on axis. Outer bays slightly set back. Ground floor and basement of banded stucco; segment headed ground floor windows. Gauged brick arches, flat on second floor and round on first, to sash windows with margin lights. No.120 has door of six fielded panels with plain fanlight; No.122 has four-panel door with patterned segmental fanlight.

Listing NGR: TQ2872687330

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official list entry

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Appendix 2 – Design & Access Statement NVB, April 2026

Design & Access Statement Alterations to Channing House

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



Document Management

Issue	Date	Purpose	Prep	Check
A	08/04/2026	Approval	JM	JM

Doc. Ref. 2527-NVB-CSR-XX-RP-A-09001

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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

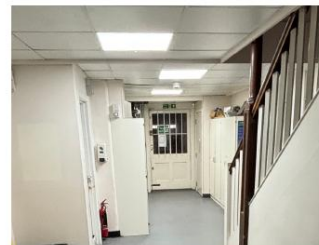


Fig. 11 Escape door shown opening inwards.



3.00 Additional Photographs

Fig. 12 Typical Lower Ground Floor Laboratory



Fig. 12 Typical Ground Floor Laboratory



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