



Channing School

Choleley Park

London Borough of Haringey

N6 5HF

Archaeological Desk-based Assessment

October 2023

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Executive Summary

Oliver Coleman of Rolfe Judd has commissioned Hawk Heritage to carry out a historic environment assessment in advance of proposed development at Channing School, Cholmeley Park, London Borough of Haringey.

This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.

The scheme comprises a new three-storey extension on Cholmeley Park in the north-eastern part of the site.

Impacts from the development on below-ground remains will be from new foundations and utilities.

The site has a low potential for remains dating to the Palaeolithic period.

The site has a low potential for remains dating to the Mesolithic period.

The site has a low potential for remains dating to the Neolithic period.

The site has a low potential for remains dating to the Bronze Age.

The site has a low potential for remains dating to the Iron Age.

The site has a low potential for remains dating to the Roman period.

The site has a low potential for remains dating to the Saxon period.

The site has a low potential for remains dating to the Medieval period.

The site has a low-moderate potential for remains dating to the post-medieval period.

The land behind the street frontage was open land, even in the latter part of the 19th century, so any archaeological remains that were present would be likely to date to the Victorian era and be confined to backyard activities. It is therefore concluded that no further archaeological work is required.

1. Introduction

1.1 Background to this document

- 1.1.1 Oliver Coleman of Rolfe Judd has commissioned Hawk Heritage to carry out a historic environment assessment in advance of proposed development at Channing School, Cholmeley Park, London Borough of Haringey; National Grid Reference (NGR) 528725 187340; Fig 1. The scheme comprises a new extension to the north-east of the school on Cholmeley Park.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views). This archaeological report is not intended to support an application for Listed Building Consent.
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2018, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), Historic England (EH 2008, HE 2015), and the Greater London Archaeological Advisory Service (GLAAS 2015). Under the 'Copyright, Designs and Patents Act' 1988 Hawk Heritage retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of Hawk Heritage, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The List does not include any nationally designated heritage assets within the site
- 1.2.2 The site lies within an archaeological priority area as defined by the London Borough of Haringey.
- 1.2.3 GLAAS is currently re-assessing APAs throughout the London boroughs in line with new guidelines to link archaeological sensitivity tiers to specific thresholds for triggering archaeological advice and assessment (<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater->

[london-archaeological-priority-areas/](#)). The site has been placed in a Tier 2 priority area, 2.18 Highgate, which focusses on the medieval settlement. This designation has not yet been adopted by the London Borough of Haringey.

- 1.2.4 Disturbance of human remains on land which is not subject to the Church of England's jurisdiction requires a licence from the Secretary of State, under Section 25 of *the Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*.

1.3 Aims and objectives

1.3.1 The aim of the assessment is to:

- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2. Methodology

2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 750m-radius study area around it, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (GLHER) and the Museum of London Archaeological Archive (MoL Archaeological Archive). The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MoL Archaeological Archive includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day, and Goad insurance maps;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - NVB Architects – proposed plans
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.

2.2 Methodology

- 2.2.1 Figs 2 and 3 show the location of known historic environment features within the study area. These are listed in a gazetteer at the back of this report. All distances quoted in the text are approximate.
- 2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 Section 11 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 12 with a list of existing site survey data obtained as part of the assessment.
- 2.2.4 A site visit was made on 23rd August 2023.

3. Statement of potential

3.1 Topography

- 3.1.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.1.2 The site lies towards the top of the steep slope on Highgate Hill. The site rises slightly to the north-east along Cholmeley Park before the slope falls away sharply. The ground also falls away to the south-west on the opposite side of Highgate Hill.

3.2 Geology

- 3.2.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.2.2 The geology comprises terraced sand and gravel.
- 3.2.3 There are records of two nearby boreholes on the British Geological Survey website. Both are sited directly to the north of the site on Cholmeley Park. The first (TQ28NE309) records sand and gravel at a depth of 0.75m, overlaid by modern made ground and tarmac; the second (TQ28NE310) records sand and gravel at a depth of 0.70m, overlain by modern made ground.

3.3 Overview of past investigations

- 3.3.1 There have been relatively few investigations within the study area but those that have been carried out have found little evidence of activity predating the post-medieval period.
- 3.3.2 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

3.4 Prehistoric background

- 3.4.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known finds dated to this period within the study area.
- 3.4.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 3.4.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and

necessitated the utilisation of previously marginal land.

- 3.4.4 The Neolithic (4000–2000 BC) is usually seen as the time when hunter gathering gave way to farming and settled communities, and forest clearance occurred for the cultivation of crops and the construction of communal monuments. Pollen records indicate forest clearance over large areas of the British Isles during this period. There are no known finds dated to this period within the study area.
- 3.4.5 The Bronze Age (2000–600 BC) is characterised by technological change, when copper and then bronze eventually replaced flint and stone as the main material for everyday tools. It is seen as a period of increasing social complexity and organised landscapes, probably due to increasing pressure on available resources. There are no known finds dated to this period within the study area.
- 3.4.6 During the Iron Age (600 BC–AD 43), the climate deteriorated with colder weather and more rainfall. The period is characterised by expanding population, which necessitated the intensification of agricultural practices and the utilisation of marginal land. Hillforts were established in lowland Britain, linked to tribal land ownership. There are no known finds dated to this period within the study area.

3.5 Roman background

- 3.5.1 Within approximately a decade of the arrival of the Romans in AD 43, the town of *Londinium* had been established on the north bank of the Thames where the City of London now stands. It quickly rose to prominence, becoming a major commercial centre and the hub of the Roman road system in Britain. Small settlements, typically located along the major roads, supplied produce to the urban population, and were markets for *Londinium's* traded and manufactured goods (MoLAS, 2000, 150).
- 3.5.2 The site lies well to the north of Roman *Londinium* and well away from any major Roman roads.
- 3.5.3 A 4th-century Roman coin was allegedly found in Highgate but no other evidence of this has been found. A herring-bone brick floor in Holly Gardens has been suggested as being of Roman date but it is almost certainly a post-medieval stable floor. A complete Roman flagon, plus part of another and lumps of burnt clay at 37 Southwood Gardens, are suggestive of a Roman kiln site.
- 3.5.4 The site was probably open fields and woodland during the Roman period.

3.6 Saxon background

- 3.6.1 Following the withdrawal of the Roman army from England in the early 5th century AD, *Londinium* was apparently abandoned. Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church.
- 3.6.2 The bishops of London certainly owned some of the land in Highgate during the medieval period so it is possible that they owned land there at an earlier date.

3.6.3 The site was probably open fields and woodland during the Saxon period.

3.7 Medieval background

- 3.7.1 The name Highgate probably derives from a toll gate the owner of the manor, the Bishop of London, erected towards the top of Highgate Hill in c. 1318, probably at the junction of High St, north Rd, West Hill, Hampstead Lane and Southwood Lane.
- 3.7.2 In the later medieval period a hermitage was founded near this site and there is also a reference to a leper hospital in Highgate, dedicated to St Antony, dating to the 15th century when land was given to a 'leper-yeoman' by Edward IV (Clay 1909, 102).
- 3.7.3 Highgate Village existed in the medieval period, and medieval tracks or roads are thought to have existed along the lines of High St, Highgate Hill, Southwood Lane, Tottenham Lane, Holloway Rd, Hampstead Lane, The Grove, Swains Lane and possibly Merton Lane.
- 3.7.4 An evaluation and watching brief at Highgate School found dumped soils which were thought to date to the 15th century.

3.8 Post-medieval background

- 3.8.1 Highgate School was founded in 1565 and the settlement continued to be a distinct settlement outside of London until the major suburban growth of London in the Victorian era.
- 3.8.2 Much of Highgate's housing was built during the 18th and 19th centuries.
- 3.8.3 Highgate Cemetery, which is listed grade I on the Register of Parks and Gardens, was first established in 1839. An additional plot was added in 1854. The cemetery lies to the south-west of the site on the other side of Waterlow Park but still partly lies within the study area.
- 3.8.4 The buildings on the front of the site on the High St had already been constructed by the time of the 1973 Ordnance Survey map. Behind lay open ground. Not all of the street frontage was built upon at this time.
- 3.8.5 A similar picture can be seen on the 1879 Ordnance Survey map but by 1894 the area has become better defined and Waterlow Park has been established.
- 3.8.6 The later Ordnance Survey maps establish that the other buildings on the site date to the post-war period.
- 3.8.7 Archaeological investigations within the study area have uncovered a number of post-medieval features. Evidence of a brick clamp, bedding trenches and backyard activity was found at Highgate School. Wells were found at 15 North St and Witanhurst House; evidence of garden planting and layouts was found at Lower Terrace Gardens and a brick floor, suggested as possibly Roman, at 8 Holly Lodge Gardens, is almost certainly a post-medieval stable floor.
- 3.8.8 An icehouse and cistern were found at 97 Southwood Lane.

4. Statement of survival

4.1 Introduction

- 4.1.1 Archaeological survival can be affected by a number of factors. Basements can cause total or major truncation to archaeological deposits. Piles cause total destruction within their footprints and other foundations can also cause moderate to major destruction. Utilities may also truncate archaeological remains although they are typically shallow, other than foul water, and so damage is often less severe.
- 4.1.2 Archaeological features themselves can cause disturbance. Examples would include wells and pits digging down through earlier archaeological horizons.

4.2 Modern impacts affecting archaeological survival

- 4.2.1 The current ground is open with no existing buildings indicating likely truncation of below-ground remains.
- 4.2.2 Historic mapping also indicates that there is no evidence of previous buildings on the site which will have caused truncation to below-ground remains.
- 4.2.3 There may be existing utilities crossing the area which may have caused some limited truncation to below-ground remains.

5. Statement of significance

- 5.1.1 The site has a low potential for remains dating to the Palaeolithic period.
- 5.1.2 The site has a low potential for remains dating to the Mesolithic period.
- 5.1.3 The site has a low potential for remains dating to the Neolithic period.
- 5.1.4 The site has a low potential for remains dating to the Bronze Age.
- 5.1.5 The site has a low potential for remains dating to the Iron Age.
- 5.1.6 The site has a low potential for remains dating to the Roman period.
- 5.1.7 The site has a low potential for remains dating to the Saxon period.
- 5.1.8 The site has a low potential for remains dating to the Medieval period.
- 5.1.9 The site has a low-moderate potential for remains dating to the post-medieval period.
The land behind the street frontage was open land, even in the latter part of the 19th century, so any archaeological remains that were present would be likely to date to the Victorian era and be confined to backyard activities.

6. Impact of the proposed development

6.1 Description of the proposed development

- 6.1.1 The proposed development comprises a three-storey extension to the existing block on Cholmeley Park.

6.2 Impact of the scheme

- 6.2.1 The scheme comprises a new four-storey extension on Cholmeley Park in the north-eastern part of the site.
- 6.2.2 Impacts from the development on below-ground remains will be from new foundations and utilities.

7. Conclusions and recommendations

- 7.1.1 Oliver Coleman of Rolfe Judd has commissioned Hawk Heritage to carry out a historic environment assessment in advance of proposed development at Channing School, Cholmeley Park, London Borough of Haringey.
- 7.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 7.1.3 The scheme comprises a new three-storey extension on Cholmeley Park in the north-eastern part of the site.
- 7.1.4 Impacts from the development on below-ground remains will be from new foundations and utilities.
- 7.1.5 The site has a low potential for remains dating to the Palaeolithic period.
- 7.1.6 The site has a low potential for remains dating to the Mesolithic period.
- 7.1.7 The site has a low potential for remains dating to the Neolithic period.
- 7.1.8 The site has a low potential for remains dating to the Bronze Age.
- 7.1.9 The site has a low potential for remains dating to the Iron Age.
- 7.1.10 The site has a low potential for remains dating to the Roman period.
- 7.1.11 The site has a low potential for remains dating to the Saxon period.
- 7.1.12 The site has a low potential for remains dating to the Medieval period.

The site has a low-moderate potential for remains dating to the post-medieval period. The land behind the street frontage was open land, even in the latter part of the 19th century, so any archaeological remains that were present would be likely to date to the Victorian era and be confined to backyard activities. It is therefore concluded that no further archaeological work is required.

8. Gazetteer of historic environment assets

Table 1. Gazetteer of historic environment assets.

Ref	Description	Type
152530	A watching brief at Hexagon Garage found no archaeological remains.	
153083 156525	An evaluation and subsequent watching brief at Highgate School found 15 th -century made ground, evidence of back yard activity from the 18 th and 19 th centuries and a 16 th -century brick clamp overlying bedding trenches.	
156752	Observations at 15 North Rd recorded a bell-topped well dating to around 1700.	
157515	A watching brief at 82 Highgate High St found no significant archaeological remains.	
161387	Observations at Highgate allegedly recorded a Roman 4 th -century coin hoard but no part of it is now known.	
161541	An evaluation at Highgate Cemetery found some planting beds and the foundation of the war memorial.	
161792	An excavation at South Grove found an undated linear feature.	
163217	A watching brief at 17 South Grove found no archaeological remains.	
164144	An evaluation at Witanhurst House found a post-medieval brick-lined well.	
164478	Observations at 8 Holly Lodge Gardens found a brick floor laid in a herring-bone pattern. This was alleged to be Roman but is more likely to be the floor of a post-medieval stable.	
164977	An excavation at 64a Highgate High St found a Victorian soda water vat.	
165691 167066	Two watching briefs at Witanhurst House found no archaeological remains.	
167492	An excavation at Lower Terrace Gardens found Victorian planting pits, a pond, a drain and garden paths.	
168923	A geophysical survey at Lower Terrace Gardens found numerous anomalies suggesting buried features.	
17223	A watching brief at Dartmouth Park Hill found no significant archaeological remains.	
96306	Medieval road on the line of South Wood Lane.	Monument
96631	An undated causeway.	Monument
101098	A medieval pond at Pond Square at the top of Highgate Hill.	Monument
101292	Highgate medieval deer park.	Monument
102786	Possible medieval road on the line of the Grove.	Monument
106187	Possible medieval road on the line of Hampstead Lane.	Monument
106637	A complete Roman flagon and the base of another plus burnt clay at 37 Southwood Lawn Rd possibly suggesting a Roman kiln.	Findspot
109452	A post-medieval icehouse and cistern discovered during excavations at 97 Southwood Lane.	Monument
110446	Possible medieval path where Highgate Rd now lies.	Monument
112524	A medieval hermitage in Highgate High St.	Monument
115168	A possible medieval road where Tottenham Lane now lies.	Monument
121606	A possible medieval road where Swains Lane now lies.	Monument
123895	A possible medieval road where Holloway Rd now lies.	Monument

126293	Medieval Highgate Village.	Monument
128167	A medieval hamlet where Pond Square now lies.	Monument
135600	A medieval chapel and hermitage near the site of the current church of St John.	Monument
138191	A possible medieval path on the line of Merton Lane.	Monument
138267	St Anthony's leper hospital.	Monument
139647	Possible medieval road on the line of Highgate Hill.	Monument
145268	Possible medieval road on the line of Highgate High St.	Monument
151185	A medieval chapel on Highgate High St.	Monument

9. Legislation and planning guidance on the historic environment

9.1 Scheduled Monuments

- 9.1.1 Nationally important archaeological sites (both above and below-ground remains) may be identified and protected under the *Ancient Monuments and Archaeological Areas Act 1979*. An application to the Secretary of State is required for any works affecting a Scheduled Monument. Prior written permission, known as Scheduled Monument Consent (SMC) is required from the Secretary of State for works physically affecting a scheduled monument. SMC is separate from the statutory planning process.
- 9.1.2 Development affecting the setting of a scheduled monument is dealt with wholly under the planning system and does not require SMC. Geophysical prospection (including the use of a metal detector) on a scheduled monument requires prior consent from Historic England.

9.2 Listed buildings and conservation areas

- 9.2.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

9.3 Human remains

- 9.3.1 Development affecting any former burial ground is regulated by statute, principally the *Burial Act 1857*, the *Disused Burial Grounds Act 1884* and 1981, and the *Pastoral Measure 1983*.
- 9.3.2 The exhumation of any human remains requires approval from either the Secretary of State or the Church of England, depending on the current location of the remains. Exhumations from land which is subject to the Church of England's jurisdiction will need the Church's authorisation (Faculty consent or the approval of a proposal under the *Care of Cathedrals Measure 2011*). This includes consecrated ground in cemeteries.
- 9.3.3 Exhumations from land which is not subject to the Church of England's jurisdiction will need a licence from the Secretary of State, under Section 25 of the *Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*. A licence is required from the Secretary of State if the remains are not intended for reburial in consecrated ground (or if this is to be delayed, for example where archaeological or scientific analysis takes place first).
- 9.3.4 Under the *Town and Country Planning (Churches, Places of Religious Worship and Burial Grounds) Regulations 1930*, the removal and re-interment of human remains should be in accordance with the direction of the local Environmental Health Officer.

9.4 National Planning Policy Framework

The National Planning Policy Framework (2021) contains the following policies with regard to heritage:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶⁷.

66 Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

67 The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

194. In determining applications, 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.

195. 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.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.

68 Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

69 Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element

affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.5 Local planning policy

9.5.1 The Haringey local plan (2017) contains the following with regard to heritage:

SP12: Conservation

- The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.
- The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.

Haringey's heritage

6.2.1 Haringey has a rich and diverse Heritage. The Historic Environment Record consists of:

- 471 Statutory Listed Buildings of Special Architectural or Historic Interest;
- 1150 Locally Listed Buildings of Merit;
- 29 Conservation Areas, four of which have Article 4 Directions (Rookfield, Tower Gardens, Noel Park and Peabody Cottages);
- 2 English Heritage Statutory Registered Parks & Gardens of Special Historic Interest; (Finsbury Park and Alexandra Palace Park);
- 34 Local Historic Green Spaces;
- 23 Designated Sites of Industrial Heritage Interest; and
- 22 Archaeological Priority Areas.

The borough's built heritage, which includes locally distinctive landmarks, creates a sense of place and stability. It also supports local economic competitiveness (by providing attractive places for people to live and work) and promotes community cohesion through shared culture and identity. The borough's built form is made up of a series of residential communities centred around a commercial core, each with their own unique identity that developed around the distinctive characteristics of the borough's historic centres (Highgate, Hornsey, and Tottenham). The settlement pattern has followed the historic routes that radiate north from the City of London, around which, small rural villages developed during the medieval period. Throughout history, these settlements have been expanded, with earlier buildings being interwoven with, or replaced by later development. Haringey

experienced rapid development during the 19th Century as a result of industrialisation, resulting in a provision of all forms of buildings; residential, industrial, commercial and civic.

6.2.3 The residential housing within the historic areas can be generally characterised by its period.

Throughout the borough, but largely within Highgate and Tottenham, there are Georgian buildings which are typically large detached or semi-detached houses and villas or grand terraces, with large gardens to the rear.

6.2.4 The coming of the railways from the 1850's onwards led to rapid urbanisation; by 1900 much of Haringey had been transformed from a rural environment to an urban one.

Development followed the routes leading to central London. The Great Northern Railway line is the effective east/west divide in Haringey, and bisects the borough into two parts with Wood Green on the east side and Hornsey on the west side.

6.2.5 Most of the 19th Century development can be characterised as a mixture of detached, semi detached and terraced housing, typically laid out in a traditional perimeter block form with frontages facing the street and with private rear gardens. They are designed with a variety of architectural detailing, but are mainly two or three storeys in height and usually of brick with slate or clay tiled roofs. As a result, they create visually and socially coherent uniform street scenes and neighbourhoods of distinctive suburban character and appearance.

6.2.6 20th Century development has consisted mainly of public and private housing estates on what remained of the open farmland, such as Tower Gardens, Rookfield, Broadwater Farm and White Hart Lane Estates. The borough also has some fine examples of 20th Century modernist apartment buildings, most notably Lubetkin's Highpoint I and II (Grade I listed) in Highgate. However, it is recognised that post war development in the borough has not always been of the highest quality design, or sensitive to its setting. As such, the Council will seek to ensure that future development will be of the highest possible quality of design as well as meeting the Council's green agenda.

6.2.7 Green Lanes is an ancient thoroughfare along which cattle were driven from Hertfordshire towards Smithfield Market in London. Since late medieval times small hamlets emerged at intersections with Green Lanes, however, the area retained its rural quality until the mid nineteenth century with the arrival of the railways. The railway enabled the rapid mass transportation of workers into Kings Cross and had a marked impact on the subsequent urbanisation of the area. Wood Green is now a busy Metropolitan town centre. Its High Road, the main shopping spine, is part of Green Lanes and stretches from Wood Green tube station to the next station along the Piccadilly line, Turnpike Lane. The character of Green Lanes down to Manor House reflects the diverse range of communities with sizable commercial and residential populations of Greeks, Turks, Cypriots and Kurds.

Haringey's character

6.2.8 The Council recognised, with the statutory introduction of Conservation Areas, that Highgate and Tottenham High Road were important areas in terms of their character. As a result, they were the first two conservation areas to be designated in Haringey. They are amongst the oldest areas of development in the borough but have developed in different ways.

6.2.9 The section below describes these two very different Conservation Areas.

Highgate

6.2.10 Highgate was designated a Conservation Area in 1967, and forms part of an area of great historical and architectural interest. The earliest records describe Highgate as a meeting place of many paths and roads, with fine commanding views and clean country air

in close proximity to the City of London. The core of the village was established in the 15th Century. During the 17th and 18th Centuries Highgate became a fashionable retreat for the nobility and merchants, and an important staging post on the Great North Road.

6.2.11 Many of the large villas and their grounds have been replaced by more compact housing, though Cromwell House (104 Highgate Hill) remains a fine example of a 17th Century building, and as such has been statutory listed Grade I. Elsewhere the street scene owes much to the rich variety of Georgian and Victorian houses, with occasional modern developments such as High Point I and II, also Grade I listed.

6.2.12 Highgate today largely retains its original 17th and 18th century layout and design. The High Street and central village areas are built on a domestic scale, with the majority being two or three storey Georgian and early Victorian houses, several of which have later additions and alterations. Outside of the centre there are many buildings of historical and architectural interest, including churches, schools and residential properties.

6.2.13 The majority of Haringey's future growth will take place outside Highgate Village. However, it is important that this growth respects the character of its surroundings and conserves heritage and other important features. Please see SP1 for the Council's approach to areas of more limited change. It is important to note that the responsibility of Highgate Conservation Area is divided between the boroughs of Haringey and Camden, the boundary between which, runs down the middle of Highgate High Street. The Council will continue to work with the London Borough of Camden to ensure the conservation area continues to be protected.

Tottenham High Road Historic Corridor

6.2.14 The Tottenham High Road Historic Corridor covers an extensive area, stretching approximately 3.7km between Enfield to the north and Stamford Hill to the south. Accordingly, it is relatively diverse in character and appearance and is subdivided into six Conservation Areas, each with unifying characteristics such as scale, massing, use, architectural style and detailing and period of development.

6.2.15 Tottenham High Road Historic Corridor is centred upon the High Road; a wide, busy road which is fronted almost continuously by terraces of three or four storeys, with commercial uses at ground floor. However, interspersed within the frontage are a number of larger civic, educational and religious buildings. There are also a number of open spaces along the length of the High Road, at Scotland Green, Tottenham Green and Seven Sisters/Page Green. The residential roads flanking the High Road are characterised by more finely grained terraces of two and, occasionally three storeys with a greater degree of uniformity in materials and architectural detailing. The character of the High Road and its restaurants, cafes, retailing and commercial outlets reflects its diverse ethnic mix.

6.2.16 The eastern part of the borough is where most of Haringey's future growth will take place. Where this growth is adjacent to the Tottenham High Road Historic Corridor, the Council will seek to ensure that future development takes into account its sensitive context and maximises opportunities and benefits for the local area as a whole. Tower Gardens Conservation Area

Strategic and Local Views

6.2.17 In Haringey the view of St Paul's Cathedral and the City from Alexandra Palace is identified in the London Plan and the London View Management Framework as a strategically important Landmark Viewing Corridor: London Panorama 1. Proposed developments within London Panoramas should fit within the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole. Haringey has sought to take account of this strategic view and promotes its protection against the impact of development proposals which fall within the boundaries of the following zones:

- The viewing corridor (the direct view from Alexandra Palace to St. Paul Cathedral);
- The wider setting (the area immediately surrounding the viewing corridor affecting its setting);
- The mid-ground (the high ridge area where any development higher may be visible from the viewpoint); and
- The foreground (the open landscape with sloping park).

6.2.18 In addition to the strategic view, there are also many local views within the borough. The Council will consider the impact of a scheme in terms of townscape, landscape and skyline, and will seek to ensure that development is compatible with such views in terms of setting, scale and massing. The Council will resist proposals that we consider will cause harm to these views.

6.2.19 The Council will seek to protect locally important views that contribute to the interest and character of the borough. These may include:

- Views of and from large parks and open spaces, such as Alexandra Palace and Finsbury Park and other public parks on the Local Register of Historic Parks and Gardens;
- Views into, within and from Conservation Areas; and
- Views of listed and landmark buildings and monuments.

6.2.20 The Local Views will be identified in a schedule within the Development Management Policies and the proposed Conservation SPD. The Council will refer to English Heritage guidance 'Seeing the History in the View' when producing its list of Local Views.

10. Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (Regional)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

11. Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding.
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by natural processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present - 1950
<i>Bronze Age</i>	2,000–800 BC
<i>Building recording</i>	Recording of historic buildings is undertaken ‘to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect’, amongst other reasons. Four levels of recording are defined by Historic England: Level 1 (photographic record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive survey and analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; and controls over permitted development rights.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction whereby a trench is excavated from ground level and then backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the previously-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures and/or deposits.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains.
<i>Findspot</i>	Chance find or antiquarian discovery of an artefact. The artefact has no known context.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets and non-designated heritage assets.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority.
<i>Holocene</i>	The most recent epoch of the Quaternary, covering the past 10,000 years during which a warm interglacial climate has existed. Also referred to as the ‘Postglacial’ and the ‘Flandrian’.
<i>Iron Age</i>	800 BC–AD 43
<i>Later medieval</i>	AD 1066 – 1500

<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 17,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local interest that is not statutorily listed but is considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest that is included on the statutory list, which affords protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete and other made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitude on maps.
<i>Palaeo-environmental</i>	Related to past environments. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plants which can be used to reconstruct past environments.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	An archaeological mitigation strategy where archaeological remains are excavated and recorded and the results published.
<i>Preservation in situ</i>	An archaeological mitigation strategy where archaeological remains are preserved <i>in situ</i> typically through design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	Historic parks or gardens which are afforded statutory protection. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. recovered from outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument designated by the Secretary of State as a ‘Scheduled Ancient Monument’ and protected under the Ancient Monuments Act.
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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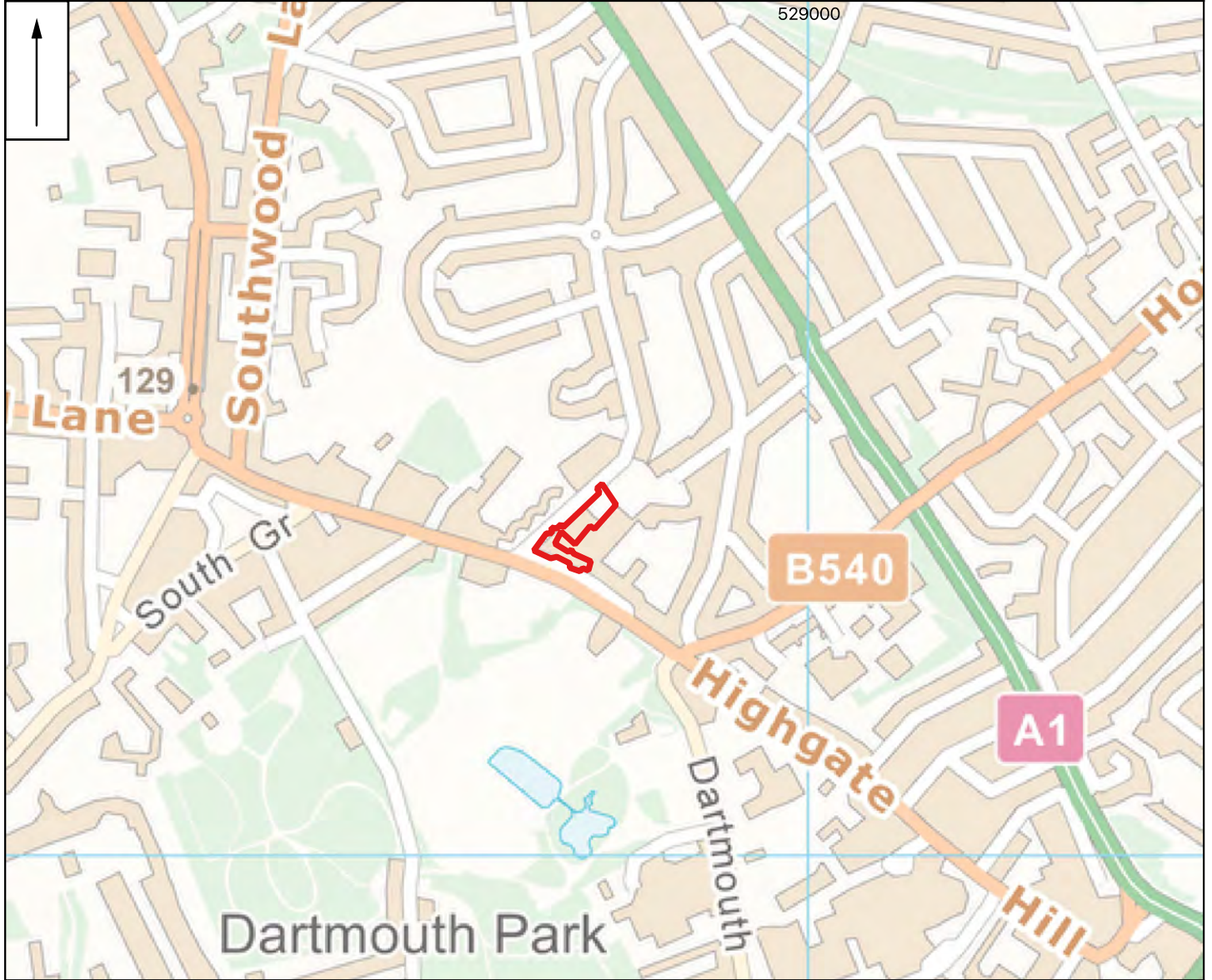
British Geological Survey online historic geology borehole data and digital drift and solid geology data

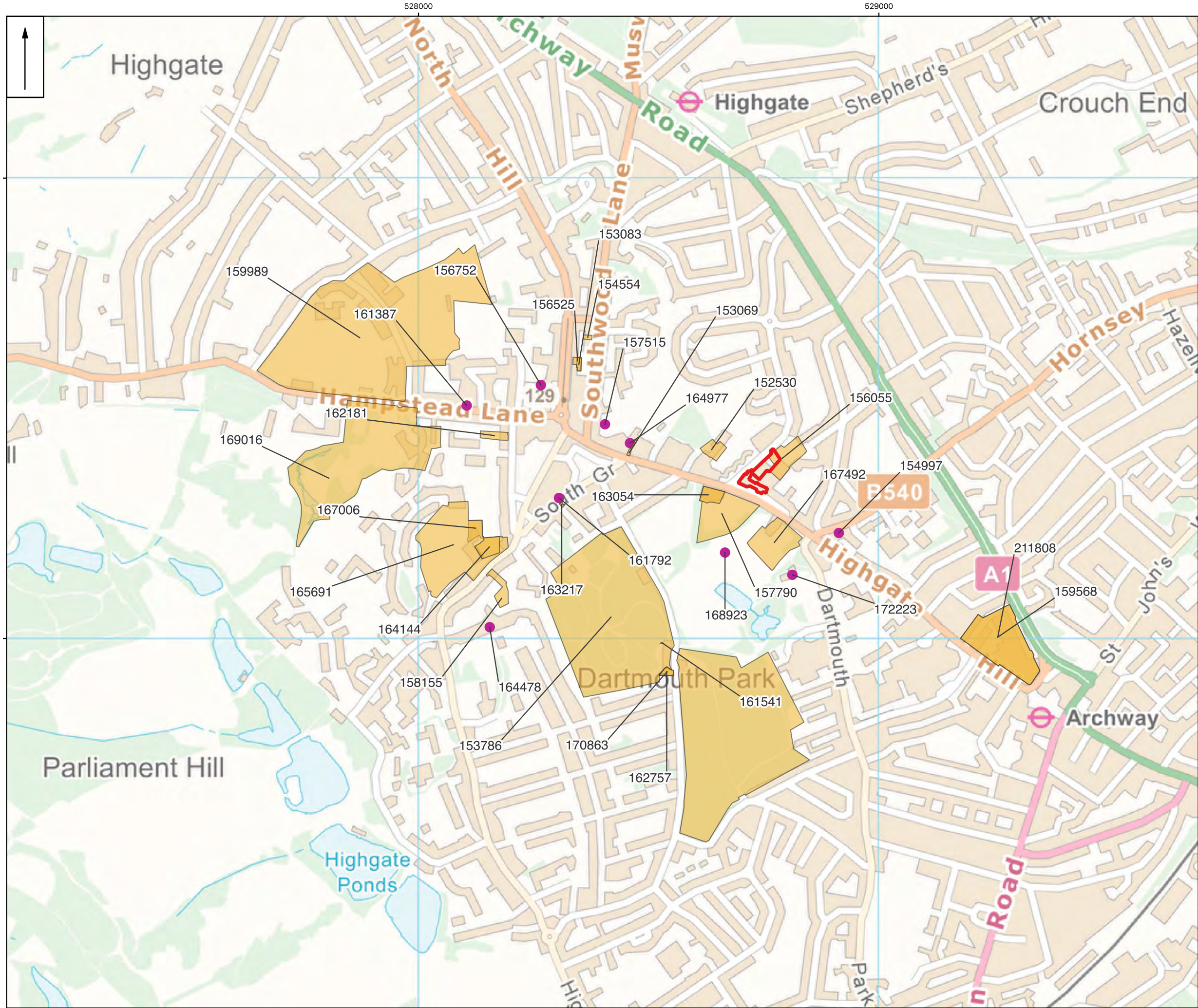
Greater London Historic Environment Record

Groundsure historic Ordnance Survey mapping

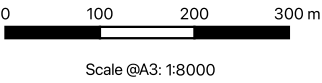
Historic England designation data

Internet – web-published sources



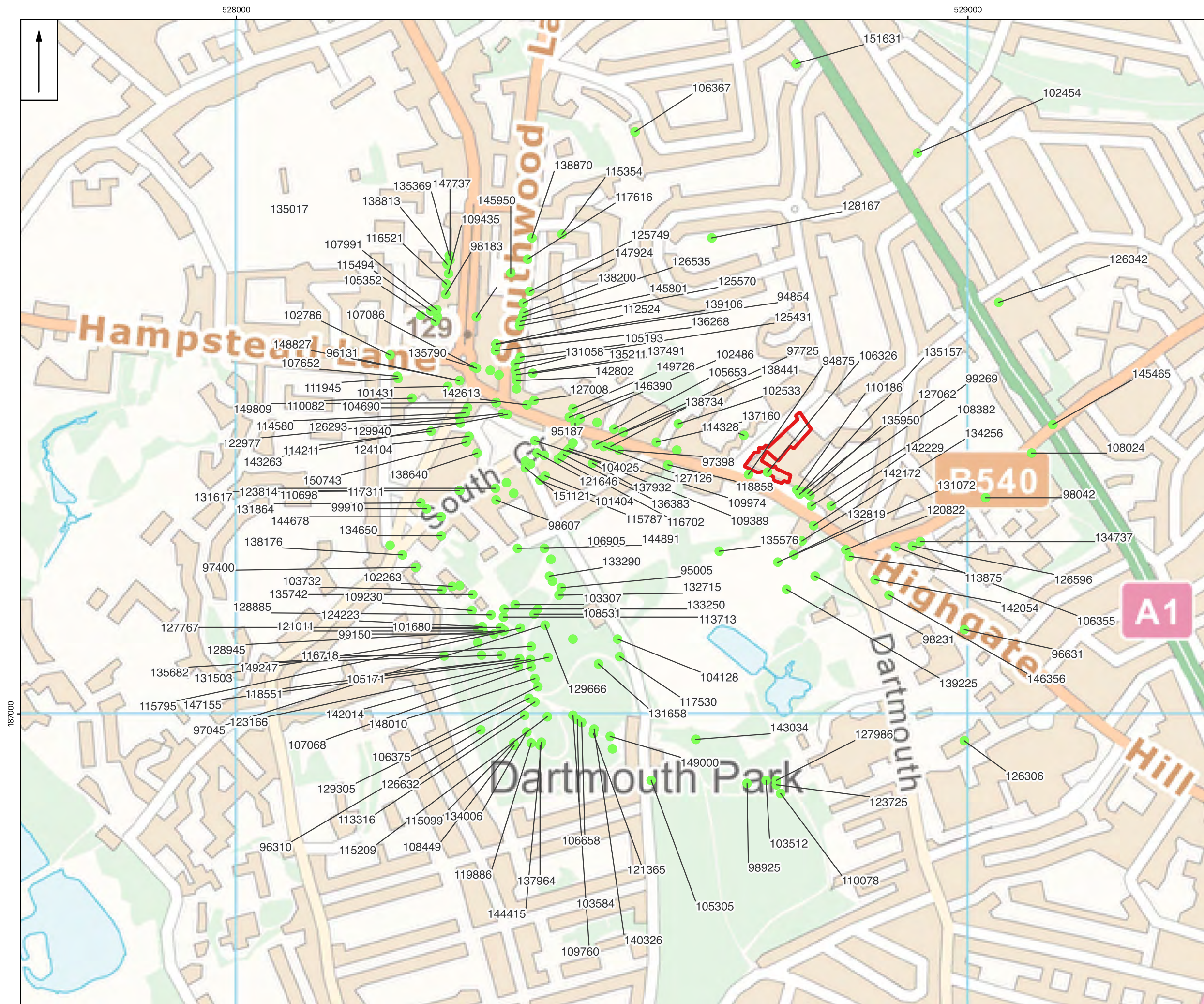


- Key:**
- Site Location
 - Events polygon
 - Events point



**Channing School,
Cholmeley Park**

Figure 2
Non-Designated Heritage Assets
(Events)



Key:

-  Site Location
-  Monument point

0 50 100 150 m
Scale @A3: 1:5000



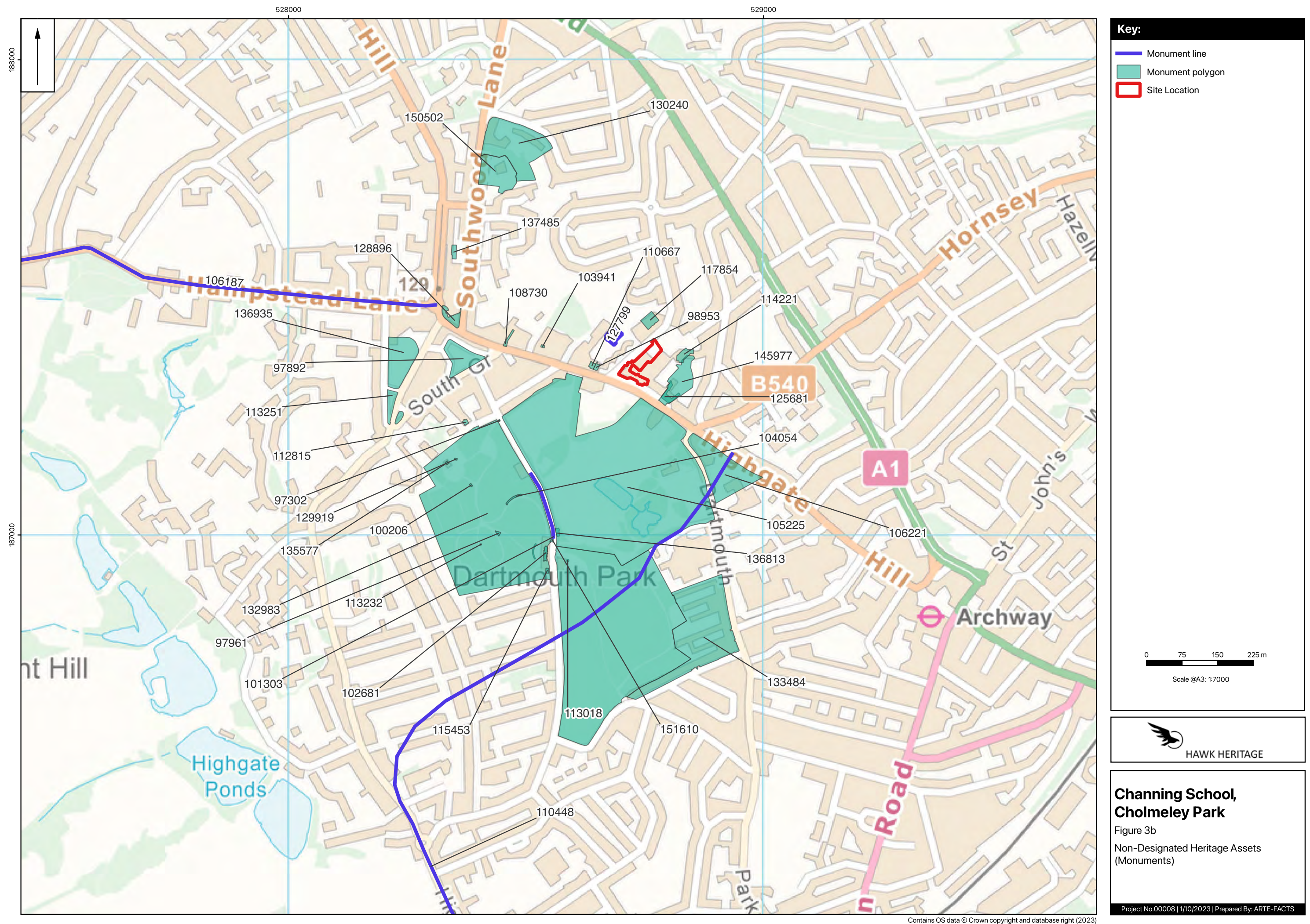
HAWK HERITAGE

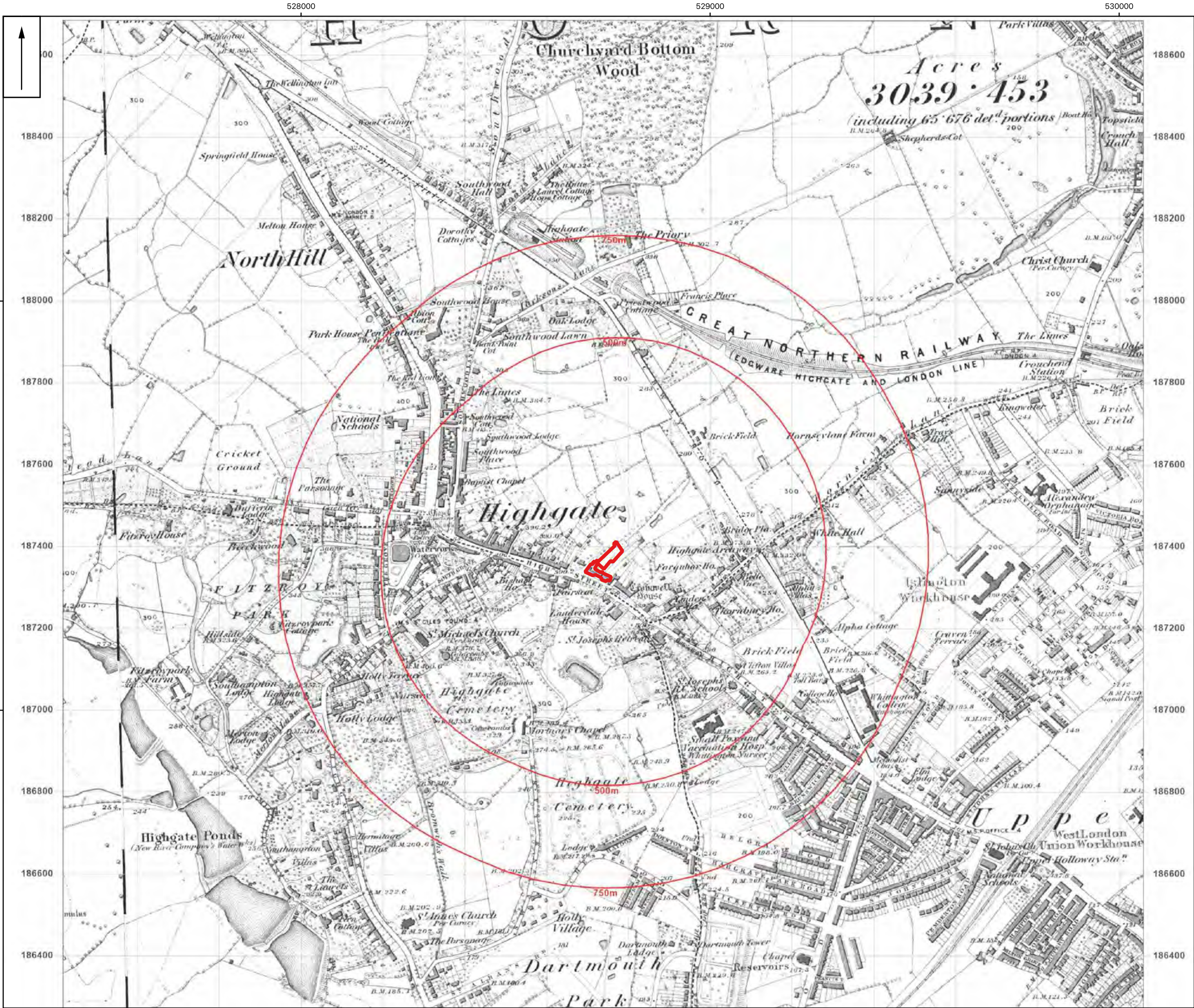
**Channing School,
Cholmeley Park**

Figure 3a

Non-Designated Heritage Assets
(Monuments)

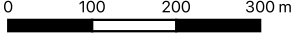
Project No.00008 | 1/10/2023 | Prepared By: ARTE-FACTS







Key:
 Site Location

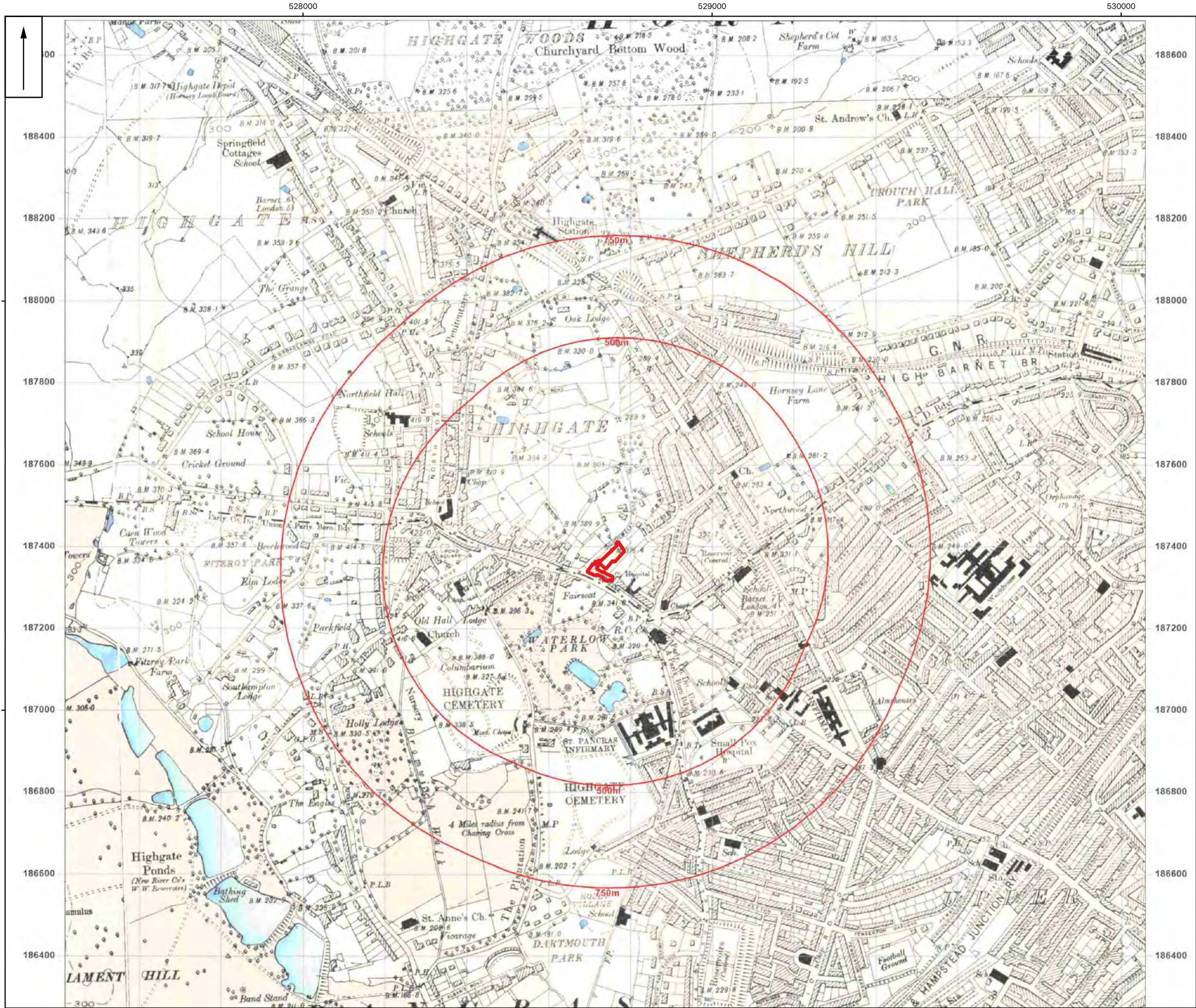

Scale @A3: 1:9000



**Channing School,
Cholmeley Park**

Figure 5
Ordnance Survey Map of 1879

Project No.00008 | 29/9/2023 | Prepared By: ARTE-FACTS



Key:

 Site Location

0 100 200 300 m

Scale @A3: 1:9000

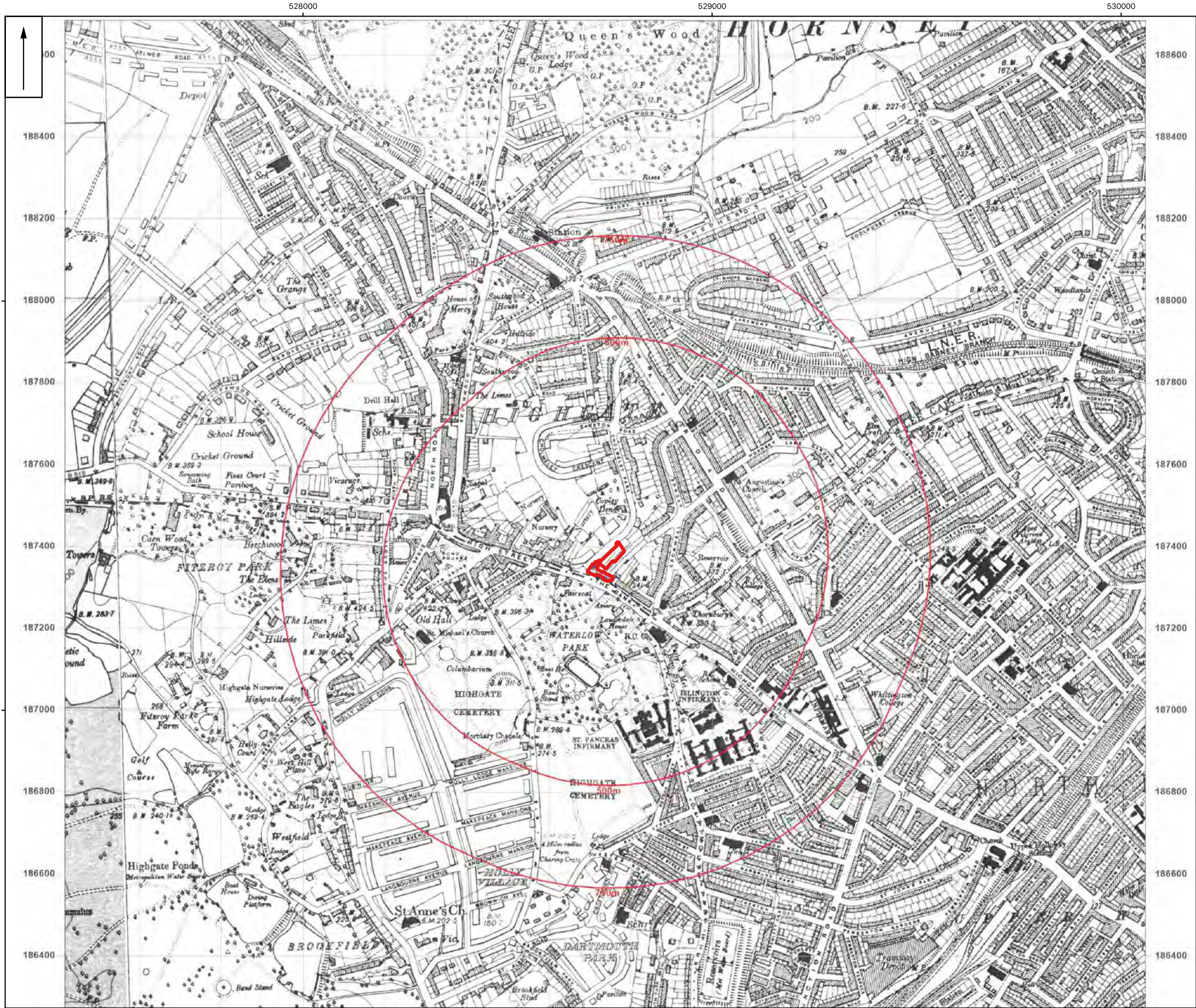


**Channing School,
Cholmeley Park**

Figure 6

Ordnance Survey Map of 1894-1896

Project No.00008 | 29/9/2023 | Prepared By: ARTE-FACTS



Key:

 Site Location



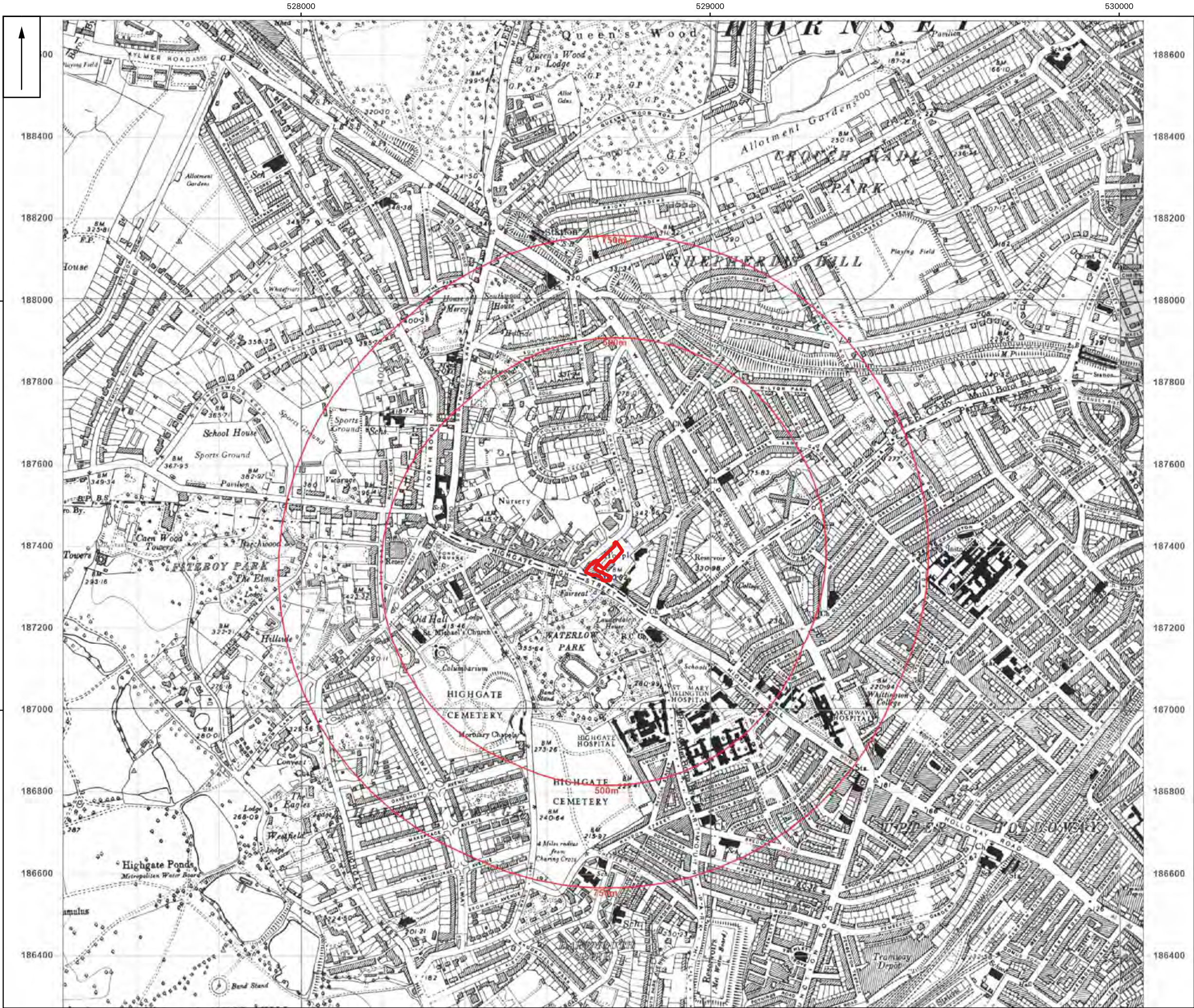
HAWK HERITAGE

**Channing School,
Cholmeley Park**

Figure 7

Ordnance Survey Map of 1936-1938

Project No.00008 | 29/9/2023 | Prepared By: ARTE-FACTS



Key:

 Site Location

0 100 200 300 m

Scale @A3: 1:9000



**Channing School,
Cholmeley Park**

Figure 8

Ordnance Survey Map of 1951-1952

Project No.00008 | 29/9/2023 | Prepared By: ARTE-FACTS



Fig 10. Photo of the main building from the north-east



Fig 11. Photo of the site from Cholmeley Park



Fig 12. Photo of the site from Cholmeley Park looking south-west



Fig 13. Photo of the site from Cholmeley Park looking south



Fig 14. Photo of the site from Cholmeley Park looking south



Fig 15. Photo of the main building on Highgate Hill



Fig 16. Photo of the main building on Highgate Hill looking north



Fig 17. Photo of the modern building at the southern end of the site.