



Channing School, The Bank, London, N6 5HF

HERITAGE IMPACT ASSESSMENT

Ref: Joo4576

November 2023

Contents

1.0 Introduction

2.0 History

3.0 Proposals

4.0 Assessment

5.0 Summary

6.0 Sources

Cover: Channing School, The Bank

1.0 Introduction

Purpose

- 1.1 WS Heritage Ltd. has been commissioned by Channing School to undertake this Heritage Impact Assessment, which addresses proposals for the Senior School component of the site. The document first sets out the historic background of the site and locale, before discussing proposals and then the potential for the significance of relevant heritage assets to be affected.



Figure 1: Channing School



Figure 2: Distribution of Designated Heritage Assets

Proposals

- 1.2 Proposals for the Senior School comprise the *Refurbishment and 3-storey extension to Brunner House; the reconfiguration of floorplates within the main school buildings; a rear dormer roof extension to the main school building; and, a basement and ground floor rear glazed extension to the main school and reconfiguration of access routes.*

Heritage Assets

- 1.3 Residing on the north side of The Bank within the London Borough of Haringey, the application site is located amongst a number of nationally designated buildings. Principal amongst these in relation to the application site is Grade II listed Slingley & Westview (Nos. 120 & 122, respectively - List Entry Number: 1294537), first designated on the 10th May 1974. The list description (**Appendix 1**) for the site 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.'

- 1.4 Whilst in an immediate sense the application site is situated directly adjacent Grade II listed 'Retaining Wall along Highgate Hill Between Street Pavement and Higher Paved Walk...' (List Entry Number: 1079237) to the south/southeast, it is also situated directly adjacent Grade II listed 'Cholmeley Lodge' (List Entry Number: 1390725) to the northwest; Grade II listed 'The Cottage' (List Entry Number: 1188843) to the southeast; Grade II listed 'Elizabeth House' (List Entry Number: 1391376) to the northeast; Grade II listed 'Furnival House' (List Entry Number: 1392904) to the north; and, locally listed Channing Cottage (i.e. no. 57 Cholmeley Park), which abuts the main school on its northwest side.
- 1.5 However, given the nature, extent and siting of works intended for the application site, combined with the layout, built form and configuration of both this and surrounding development, it is not considered that proposals will result in any undue impingement upon the settings of these heritage assets, and/or the contribution made by said settings toward the significance of these. This is primarily attributable to the internal nature of many works, in combination with the rear, enclosed and/or introspective nature of others. This is where the layout and/or configuration of the site will in most cases physically and visually shield more peripheral assets from the effects of most external works. However, this will be considered in more detail, below, at **Section 3.o**.
- 1.6 The former dwellings comprising Slingley and Westview therefore remain the principal focus of this document from a heritage perspective and as such objectives of assimilation and/or mitigation in relation to this heritage asset are understood to adequately address the further potential for impacts upon other, more peripheral assets. In more general terms and in an overriding sense, the application site is however further located within *Highgate Conservation Area (Haringey)*, which is also of direct relevance. Designated in 1967 and for which an associated *Character Appraisal and Management Plan* exists from 2013, a *Statement of Significance* pertaining to the conservation area (from paragraph 1.3 of the *Plan*), may be summarised as follows:

'The character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green open spaces and distant views...The village itself is a fine grained traditional settlement crowning one of the twin hills to the north of London. Highgate's proximity to London, combined with the benefits of its elevated position, providing clean air, spring water and open spaces, has ensured that from its earliest beginnings in about the fourteenth century, it has been a very popular place to live or visit.'

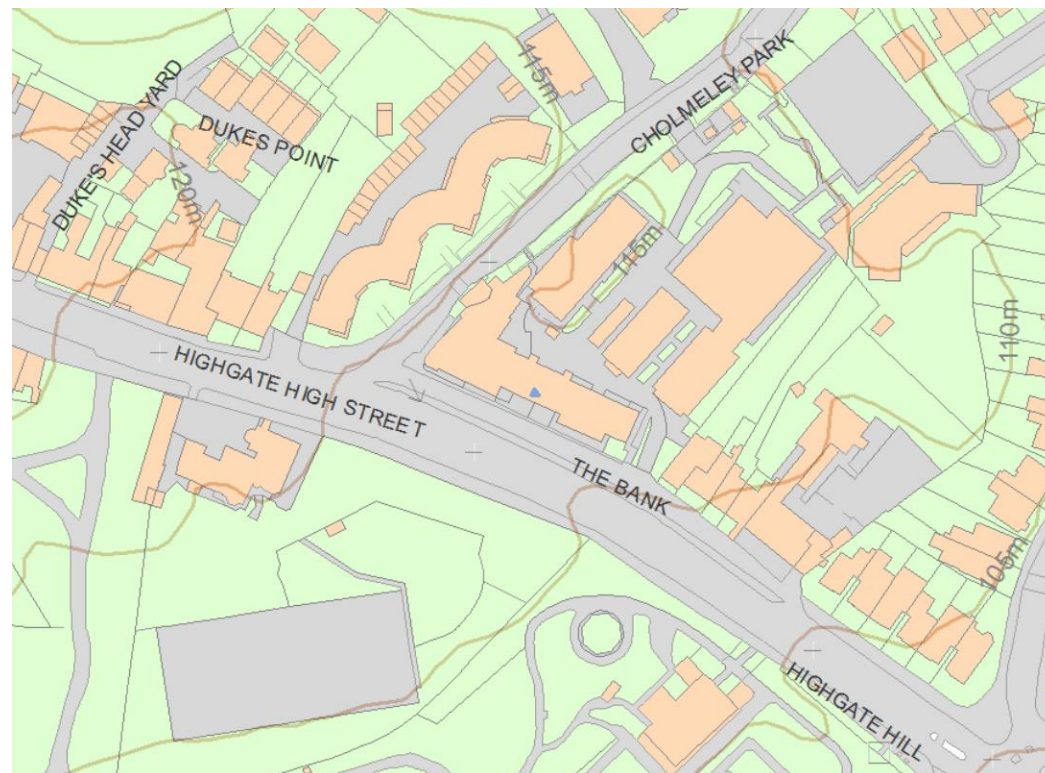


Figure 3: The Location of the Listed Building

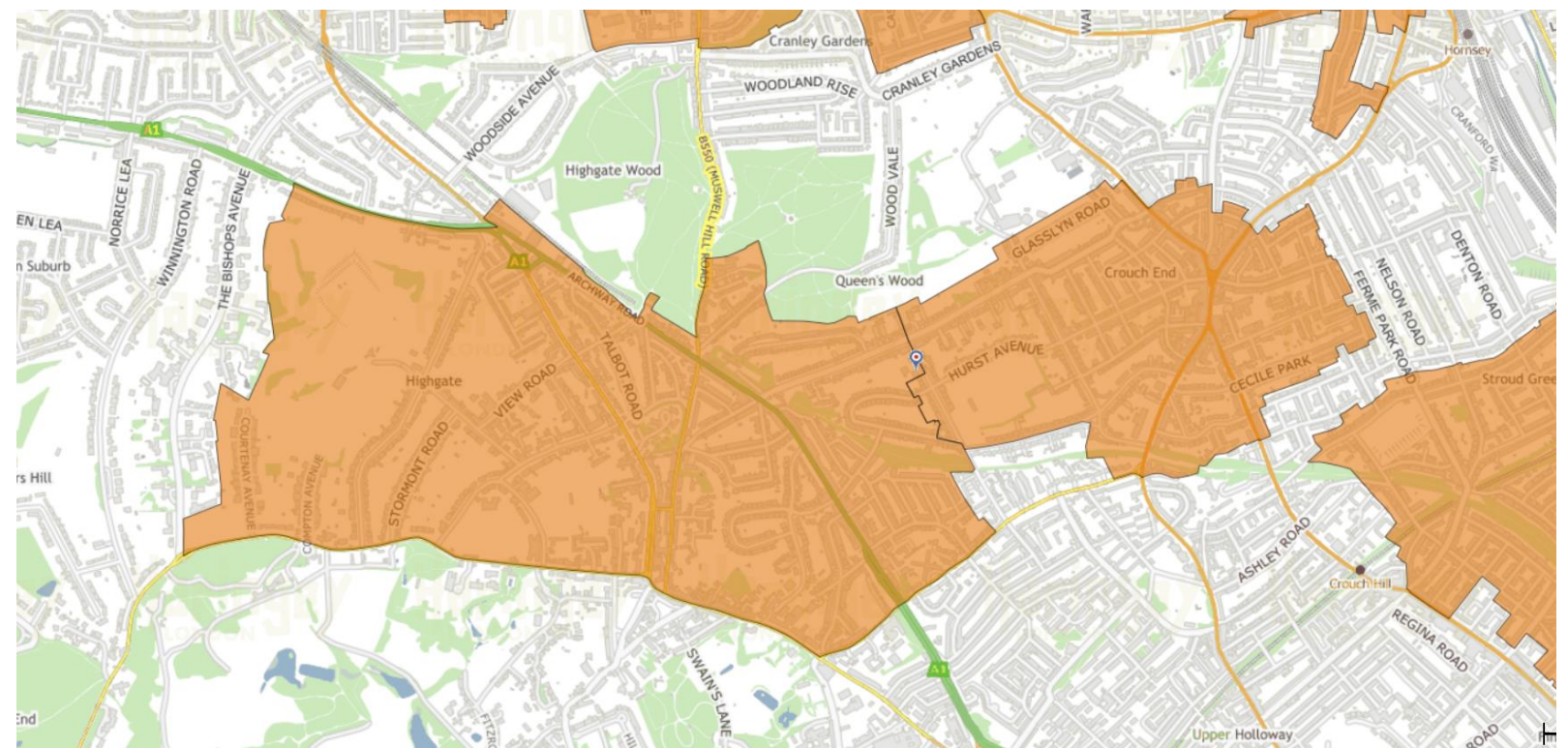


Figure 4: Highgate Conservation Area (with Crouch End Conservation Area to right)

- 1.7 The application site is further located in *Sub-Area 1 – Village Core* of the conservation area, which at p.31 of the *Appraisal and Management Plan*, is introduced as follows:

'Sub area 1 forms the historic core, essentially focussed along the historic routes which developed to serve travellers along the north-south approaches to London from at least the Middle Ages. The High Street was part of a primary route to and from the City of London, while Southwood Lane has medieval or earlier origins... This part of the conservation area has the most intensive development, rich in built form and architectural detailing. It has a variety of uses expected within a village, with a shopping frontage along the High Street, inns, cafes, grand houses, terraced town houses as well as small scale cottages. There is a series of strong edges that define the village core, around which the rest of the Highgate area has developed.'

Historic Environment Record (HER)

- 1.8** No HER entries are relevant to proposals.

Archaeological Potential

- 1.9** Subject to consultation with the Curator at full planning stages.

Consultations Undertaken

- 1.10** A pre-application enquiry was submitted by Rolfe Judd Planning on the 20th April 2023, resulting in a pre-application meeting on the 12th June 2023. The resulting (undated) consultation advises that *'At this stage, preliminary drawings have been submitted demonstrating the intent of the project and proposed bulk, scale and massing. The proposal is acceptable in principle however more detailed design should be submitted for further discussion. It is recommended to engage in a second pre-app submission with Planning before submitting a full application'*.

Planning History

- 1.11** The relevant planning history of the application site is contained at **Appendix 2**. This comprises a series of what may be largely deemed relatively minor and/or peripheral works.

Approach

- 1.12** In accordance with *paragraph 194* of the *National Planning Policy Framework (NPPF, 2023)* this Heritage Impact Assessment describes the significance of those heritage asset(s) with the potential to be affected; in a manner proportionate to both the assets' importance, and the potential for impacts upon that significance.

Methodology

- 1.13** A number of published guidelines were adhered to, including:

Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12, Historic England, 2019 (**Appendix 3**);
The Setting of Heritage Assets - Historic England Good Practice Advice in Planning Note 3 (Second Edition), Historic England, December 2017; and
Conservation Principles for the Sustainable Management of the Historic Environment. (Consultation Draft), Historic England, November 2017.

2.0 History

Highgate

- 2.1** Evidence for early pre-historic activity in the locale is scarce. However, Neolithic flint tools have been found in streams crossing the northern, central, and southern parts of Hornsey, whilst a Bronze Age flint dagger was also uncovered in Hornsey. There is little evidence for Roman infrastructure in the area, although a 1st century Roman pottery kiln was found at Highgate Wood, this being indicative of wider activity and/or settlement in the period.
- 2.2** Subsequently, the village of Highgate originated as a medieval hamlet at the south-east of the Bishop of London's estate. The village was centred on the High Street, a stretch of the Great North Road leading towards Hornsey Park, where by 1318, the Bishop was levying tolls. During the 14th century, Highgate was recorded only in connection with the road to this 'gateway', whilst hermits living nearby are reported to have maintained this road.
- 2.3** An associated hermitage therefore existed, and as a result, the early growth of the settlement was primarily due to general though traffic along the Great North Road, and towards the hermitage itself, which, from the mid-15th century, began to attract pilgrims. Residents throughout the locale also left money to the hermitage. The Canteloves Manor court rolls mention several different buildings in this period, amongst which cottages, inns, a brew-house, horse mill and chapel were evidenced.



Figure 5: The Gate House, Highgate 1820 Sketch (British History Online)



Figure 6: OS Map Extract Highgate, 1863

- 2.4** Highgate was to grow significantly over the 16th century, principally as ribbon development along Highgate Hill. Five ale houses were recorded there in 1552, which is reflective of the high level of traffic that passed through the area. Highgate was also a popular spot for wealthy Londoners to build country residences, and these increasingly acquired land in the village. Roger Cholmeley was one of the first, more important residents in Highgate, building a free grammar school there in 1565 and rebuilding the former hermits' chapel, which then served as a local church.
- 2.5** The building of grander houses was to occur in the early 17th century when a greater number of wealthier residents were attracted to the area. The most desirable sites were at the top of the hill, albeit the densest development was around Pond Square and the centre of the village. Cromwell House is the largest surviving house from this period. By 1664, Highgate is reported to have had 161 houses, this being a relatively high number when compared against the remainder of Hornsey, which contained just 62.

- 2.6 The village was to expand once more in the 18th century, with Highgate becoming one of the main routes north out of London and an important stopping point for travellers on this route. Several Inns became successful in this period, notably, the Gate House, the Angel, and the Flask. Highgate continued to garner a reputation as a destination for affluent residents with larger houses being commonly built throughout the 18th century, and, whilst its demographic had become less aristocratic, this was no less wealthy.
- 2.7 The most significant period of development in Highgate occurred in the 19th century. The village was predominantly Georgian in style, with a mix of smaller residences being built among the larger, wealthier houses. However, Highgate Hill was to become increasingly congested by traffic. This led to the opening of Archway Road in 1813 as a by-pass providing a more direct route between Archway and the Great North Road. This was initially opposed by the innkeepers of the village, whose custom was then to dwindle still further, with the coming of the railway.
- 2.8 However, in the early 19th century, the lack of water was considered the main deterrent to building projects, whilst some of the water supply was to become contaminated as a result of inadequate drainage. Highgate's working class lived in particularly poor conditions, which led to the establishment of the Highgate Dwellings Improvement Co., who were responsible for repairing and building new houses for letting to this demographic.



Figure 7: OS Map Extract Highgate, 1913



Figure 8: OS Map Extract Highgate, 1938

- 2.9 Throughout the course of the 19th century, the main development of Highgate was at its southeast, although further expansion was aided by the opening of Highgate Station in 1867. By 1914, the majority of remaining space to the north and east had also been developed with housing.
- 2.10 Some open space remained to the west of Highgate Hill until Sir Sydney Waterlow – the last private owner of Lauderdale house – leased the property to St. Bartholomew's Hospital as a convalescent home. By 1883, the house lay empty and in 1889, Sir Sydney gave the house and grounds to London City Council '*for the enjoyment of Londoners*'. Comprising 29 acres of land, this became a public park and remains as such today. The interwar period saw the further development of local fields and parkland.
- 2.11 Following the Second World War, the process of infilling and rebuilding continued, but on a more limited scale. At this juncture, the area was to experience most change via the sub-division of larger properties into apartments; the privatisation of larger, landscaped gardens into housing estates; and, more general pressure for residential development. Given the area's history and resultant architectural value, as a result of the Civic Amenities Act of 1967, it was designated a conservation area.



Figure 9: The Bank (reputedly c.1905 - London Borough of Haringey)

The Channing School

- 2.12** Channing House School was founded by Reverend Robert Spears and two sisters - Emily and Matilda Sharpe - primarily for the education of 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.
- 2.13** In 1885, Ivy House to the north was leased for use as dormitories and offices, whilst Westview was also leased for use as part of the school. 1901 saw Westview purchased for this purpose, and in 1921, its semi-detached counterpart to the south, Slingley, was also purchased for the same reason. 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. As indicated, these are now Grade II listed.

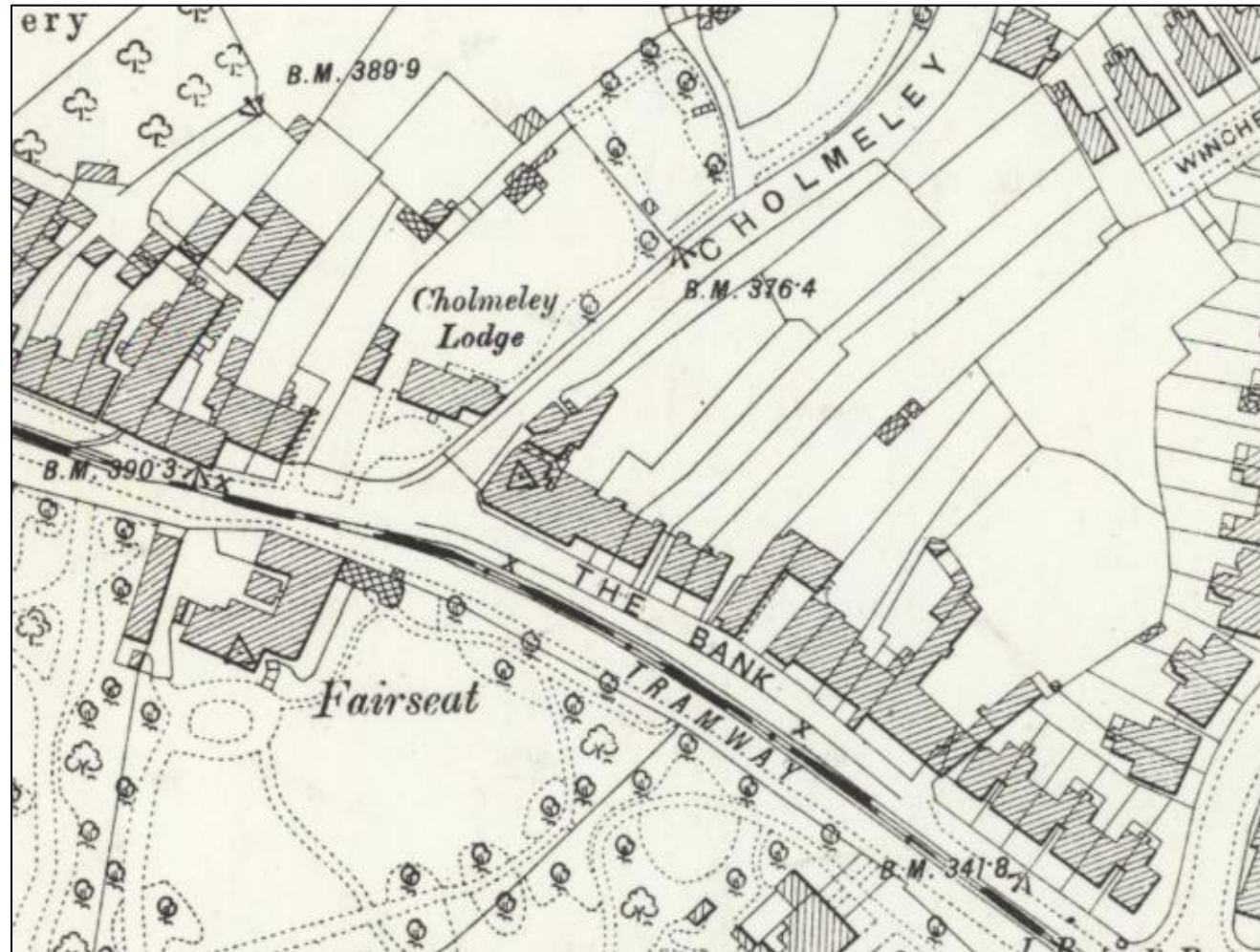


Figure 10: OS Map Extract The Bank, 1893



Figure 11: OS Map Extract The Bank, 1913

- 2.14** On this point, despite being attributed a date of 1905 by the relevant *appraisal* (at p. 41 - see **Figure 9**, above), this photographic evidence of Channing House's predecessor (Sutherland House) is likely to be much earlier and from the late nineteenth century (i.e. pre-1885/6 - an interpretation borne out by the aforementioned appraisal over *paragraphs* 4.4.33-4.4.34).
- 2.15** That this is the case is most clearly demonstrated by other photographic evidence of the Sutherland House site. This dates to c.1900 and shows Channing House to have already replaced and to occupy the site of its predecessor, Sutherland House, by this time (**Figure 12**). In this photograph, the predecessor to Haigh House can also be seen to project to the right of Slingley at no. 120.
- 2.16** School Governor Robert Mortimer Montgomery oversaw the aforementioned purchase of school buildings and in 1925/6, Hampden House was also purchased. The school then went on to acquire Fairseat House (along with two acres of land), adjacent, for its eventual use as a junior school.
- 2.17** 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 incorporation of the terrace on 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 12: Channing House, c.1900

- 2.18** 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 location of these houses, Haigh House was begun in 1954 and opened in 1956.
- 2.19** 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 (and by 1975, three hundred and ninety pupils). 1974 saw Westview and Slingley designated under one listing as a 'Mid C19 pair' (see above).
- 2.20** This in turn endowed its more immediate neighbour - the late nineteenth century Channing House - with curtilage status. 1954-6's Haigh House does not enjoy precisely the same status, being a post-1948 structure, but is nevertheless protected in the same manner and to the same extent by virtue of being physically attached and/or ancillary to the listed building at the point of its designation in 1974.
- 2.21** 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.
- 2.22** 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.
- 2.23** 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.'*
- 2.24** Against the more general historic background of Highgate, built form now comprising Channing School and occupying the application site therefore represents a highly evolved grouping, wherein several residences dating to at least the Regency, if not Georgian period, where extensively redeveloped and/or replaced in their entirety, in the late nineteenth century.
- 2.25** Growth and development of this type 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 component buildings.
- 2.26** Combined with a variety of other, relatively extensive developments and/or 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.
- 2.27** Given the use of this collection of buildings and spaces, its evolution can be seen to extend to the buildings' interiors, where Channing House, Slingley, Westview and Haigh House are effectively amalgamated as one entity, with associated plan forms, layouts and manners of circulation etc. closely reflecting this amalgamation, whilst effectively overriding the individual integrity of each component structure.
- 2.28** It is in part this scenario that has necessitated and/or given rise to the need for a number of rationalisations and improvements, in order that the school's continuing operation and ongoing evolution may be more effectively supported and enhanced with respect to not merely its operation, but also, *public benefit* arising from the *optimum viable use* of its buildings, as per *paragraph 202* of the *NPPF*.

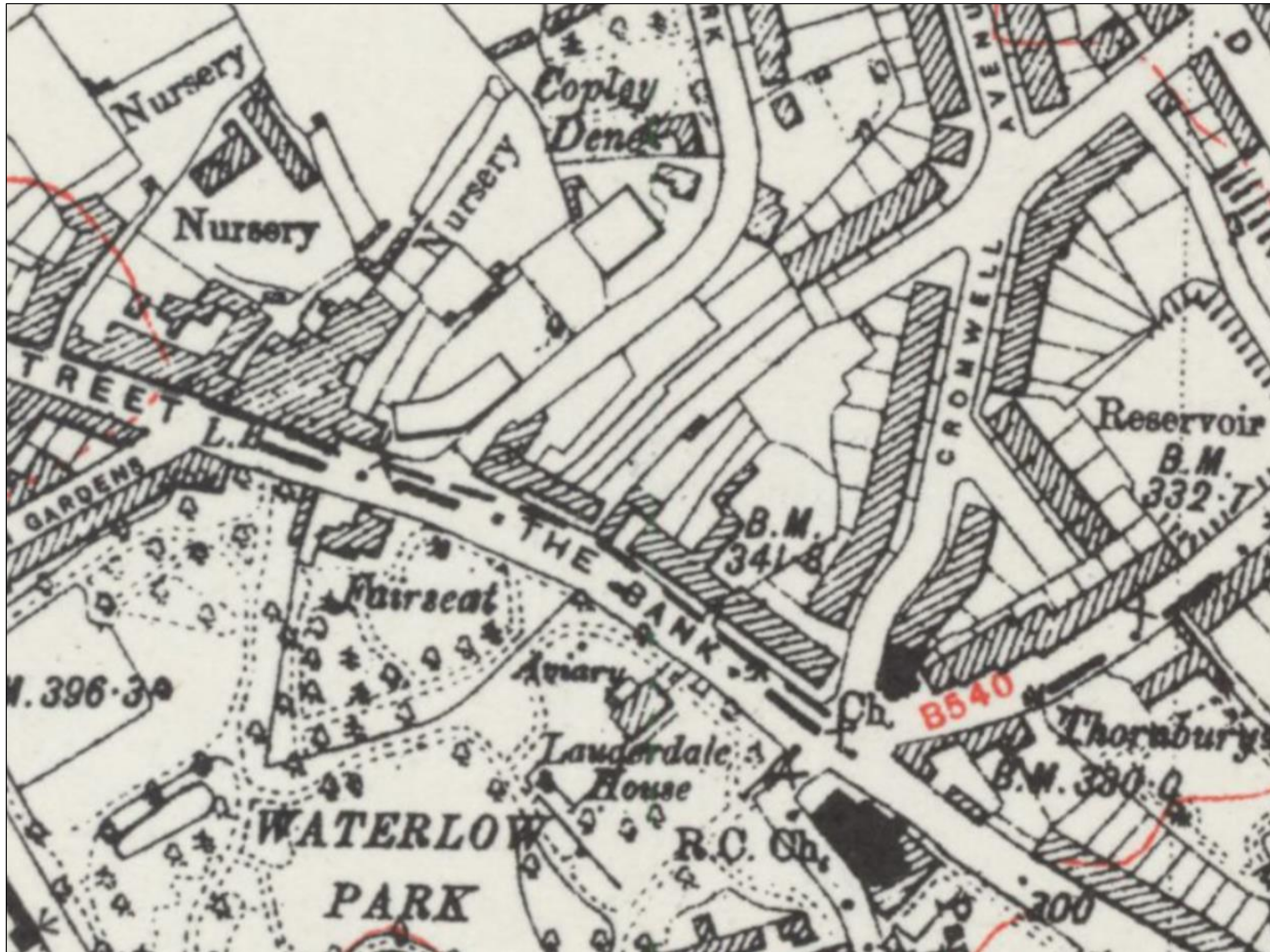


Figure 12: OS Map Extract, The Bank, 1938

3.0 Proposals

- 3.1 Again, proposals for the Senior School comprise the *Refurbishment and 3-storey extension to Brunner House; the reconfiguration of floorplates within the main school buildings; a rear dormer roof extension to the main school building; and, a basement and ground floor rear glazed extension to the main school and reconfiguration of access routes*. Each aspect will be considered individually and in turn, below.



Figure 13: Brunner House, looking north



Figure 14: Brunner House, looking west

Brunner House

- 3.2 Brunner House is a relatively nondescript building first built to one storey in 1985 prior to being redeveloped to rise to two storeys in 2003. Given its post-1948 date of construction, this does not enjoy curtilage status, albeit the near setting of Grade II listed Slingley and Westview must nevertheless be accounted for. Brunner House is set on a southwest/northeast axis and closely aligned with the school's northwestern boundary lining Cholmeley Park. From the rear of Channing House, said boundary runs in a northwesterly direction whilst comprising an historic, stock brick wall that exhibits a variety of phases. At the southwestern end of this wall, the upper gable and roof of Brunner House may merely be glimpsed from Cholmeley Park. On its north side, this boundary is also heavily vegetated and consistently lined with mature tree cover.
- 3.3 Although it is accepted that the screening effect of a barrier of this type will fluctuate over the course of the year, this nevertheless forms a robust physical and visual barrier between Brunner House and other designated heritage assets to the north (Furnival House) and west (Cholmeley Lodge); the latter of which overlooks some of the application site. However, from ground level, the potential for intervisibility between Cholmeley Lodge and Brunner House is limited - if at all possible given Brunner House's location relatively close by this boundary - whilst any potential views are likely to be merely glimpsed from only the upper levels of Cholmeley Lodge and are therefore negligible in relevance. However, given the nature of redevelopment proposed, arising impacts are nevertheless considered positive and enhancing (see further discussion below). The same scenario exists in relation to Furnival House, but less so, where on this front - combined with the orientation etc. of Furnival House - the boundary and screening or filtering effect of this is more substantial.
- 3.4 Locally listed Channing Cottage also abuts this boundary on its northern side, but given this siting combined with the somewhat elevated nature of the boundary wall, aforementioned vegetation and mature tree cover, merely negligible, glimpsed intervisibility is again possible between this and Brunner House. Further to this, the alignment of Brunner House - with respect to its aforementioned southwest/northeast axis - terminates at its northeastern end at a juncture in the topography of the site that is subject to a steep and appreciably declining gradient that falls to the north, which, other than more general enhancements to its roof form, is where the emphasis of more considerable change will be focused. This is therefore sited at a considerable remove from Channing Cottage, although impacts are in any case considered positive and enhancing (again, see below.)

- 3.5 Obviously, a high degree of intervisibility exists between Brunner House and Grade II listed Slingley and Westview, albeit – again given the configuration of the site - the resulting, more direct relationship is between the rear of the listed pair (i.e. not a principal elevation) and the southwestern end of Brunner House. Presently, the resulting juxtaposition between each is to a significant extent managed and mitigated by means of the fundamentally shallow-pitched, yet nevertheless tiered roof form of Brunner House, where this first rises to one storey before stepping up to two at this end. Other than a more general subservience and a gradually tiered form on this side, little other mitigation is presently offered. As such, with respect to overriding objectives to enhance Brunner House whilst better accommodating the requisite Design Technology (DT) function, proposals have sought to improve both the use and appearance of the building.



Figure 15: Rear of Slingley & Westview



Figure 16: Juxtaposition between the Rear of Slingley & Westview and Brunner House (overlooked by Cholmeley Lodge)

- 3.6 This has been configured in such a manner that necessarily accents more considerable change toward the northeast end of the structure and away from its listed host. Here, the aforementioned gradient has more usefully been brought to bear, where more radical, departing alteration – irrespective of the degree to which this will improve Brunner House and therefore its contribution towards the near setting of the listed building(s) – has been focused as far from the designated heritage asset as possible. Proposals therefore comprise a three storey extension at the northeastern end of Brunner House, where, taking advantage of the gradient, a basement level DT facility will be located. Both extension and basement utilise the aforementioned gradient in order to maintain a fundamental subservience to all relevant listed buildings, where - despite a three storey scale and/or massing at its northeastern end - the existing ridge height will not unduly alter.
- 3.7 Essentially, only the appearance of the existing roof will change to assume a cleaner, less fussy and more traditional form, being hipped and without the existing arrangement of tiered gables/gables. Supplementing this less eclectic appearance is the clean, pale render treatment of the more general building envelope (further reflecting the status quo in relation to Brunner House's existing elevational treatment at first floor). However, at its southwestern end, the roof nevertheless continues to step down to a further hipped roof and lower, definitively one storey built form that as such, continues to remain fundamentally subservient to the rear of the listed host. Materiality across the roof form is traditional and therefore referential towards its more historic, designated environs, comprising timber fascia surmounted by slate.
- 3.8 A new entrance, lift and two staircases will be introduced to improve internal circulation, whilst external landscaping to the front will not merely enhance the immediate surroundings of Brunner House (to the benefit of the settings of all identifiably relevant listed buildings), but further result in a level access that, leading to a new main entrance, is better connected to the remainder of the site overall. With respect to this improved functioning, two new classrooms will be

introduced at ground floor, and four at first. Traditional brickwork will be utilised to reflect the more historic narrative of the site and its wider environs, whilst presenting a more rooted, established appearance and unity across this. However, variations of tone deliberately seek to establish not merely texture and visual interest, but an authentic and legible appreciation of component phases across the site more generally.

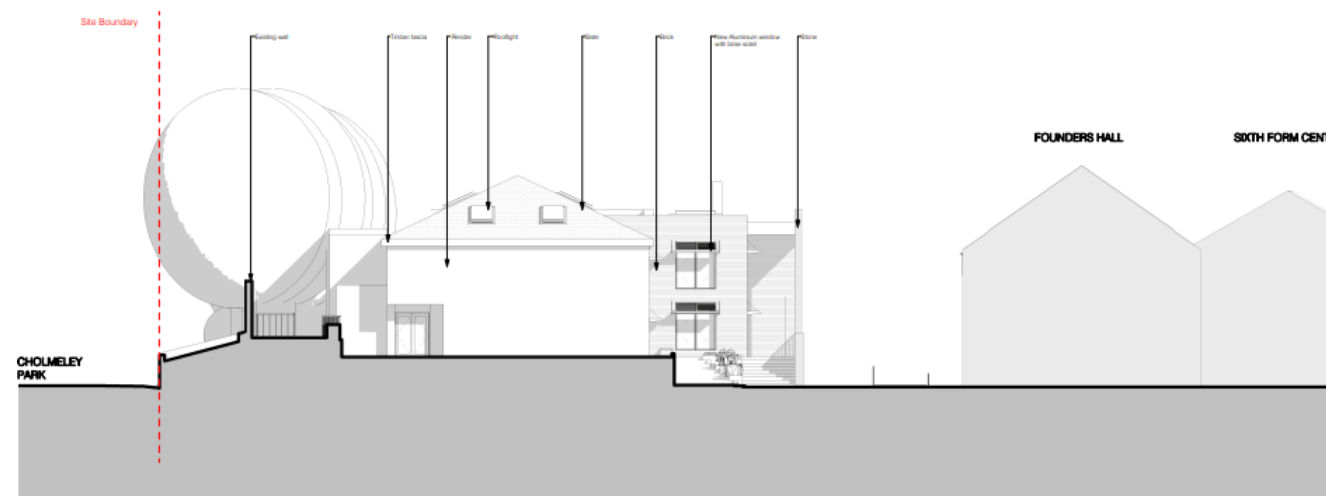


Figure 17: Proposed Southeastern & Southwestern Elevations (NVB Architects)

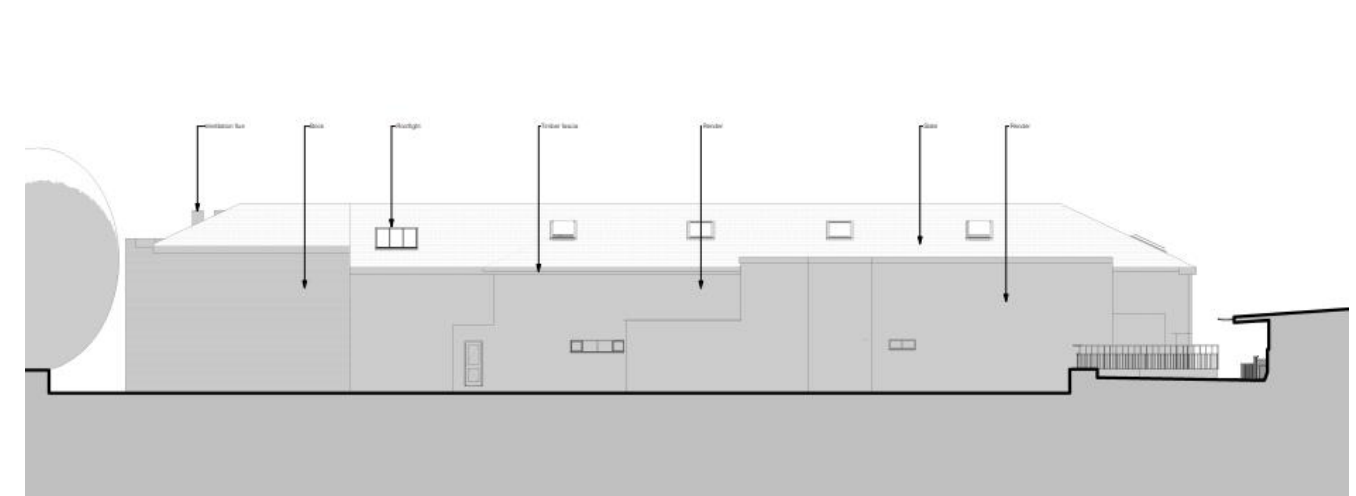


Figure 18: Proposed Northeastern & Northwestern Elevations (NVB Architects)

- 3.9 Therefore except for patently positive improvements that render the existing built form of Brunner House a far more appropriate and high quality building in relation to its sensitive context, at the southwestern end of the building, the *status quo* will more generally remain intact. Existing uPVC windows will however be replaced for aluminium counterparts and be further endowed with *brise soleil*; each aspect of which will effect both contemporary quality and visual interest. In contrast to the relatively traditional approach exhibited by the southwestern end of the redeveloped structure - which, except in a positive, enhancing sense, represents no great departure from the *status quo* - the northeastern end of this represents an unambiguously contemporary design ethos that seeks to perpetuate the further progression of what is an already evolved site, but in a manner that is authentically of its own time and able to be read as such.
- 3.10 This is nevertheless approached in a considered and sensitive manner, where this more contemporary element is not merely sited at one remove and away from its designated host (and therefore more direct, overlooking views from Cholmeley Lodge), but once more in a manner that utilises the declining gradient. This achieves not merely additional bulk and therefore accommodation, but what is a further, accomplished aspect of the building that is still more managed in terms of scale and massing. Whilst rising to three storeys and extending to seven bays, this exhibits a 'split' elevation comprising three and four bays to each component, with those to right being regularly spaced and those to left being staggered. Elevational treatment at the left is of flat seam metal whilst that to the right is brick. The relatively obscure northwestern elevation is not only much less detailed more generally, but again of a plain, more utilitarian render.
- 3.11 A stone 'portico' houses an entrance stair and projects off the building's northeastern corner. This mixed materiality is of texture - distinguishing clearly between each component element - and therefore increased visual interest, whilst the elevational treatment is lent still further interest by means of a variety of depths of plane. This effect is elicited by means of clearly exhibiting or displaying not only the void and internal volume of the portico, but combining such an effect with window and door reveals; a managed massing with respect to both receding and projected elements; and also, standing seams and/or vertical *brise soleil* features to the left of the northeastern elevation, which together result in a detailed, featured elevation that - albeit by clearly contemporary means - is considerably enriched.

- 3.12 In short, the northeastern elevation comprises high quality contemporary architecture that does not merely enhance Brunner House – and considerably so – but in such a manner that does not unduly impact upon nor compete with the listed host and/or views from surrounding designated assets such as Cholmeley Lodge. In fact, combined with the more modest yet accomplished alteration of the remainder of Brunner House, this may again be viewed a direct enhancement of not merely the settings of relevant heritage assets (both national and local), but also, the character and appearance of the overriding conservation area. Brunner House may therefore be seen to be not merely rationalised and improved form a perspective of use, function and more general circulation, but sensitively and in an enhancing manner with respect to the contribution this makes toward the wider built and/or historic environment.
- 3.13 Its redevelopment in the manner proposed may therefore be viewed as according with objectives set out by the relevant regulatory framework. Principally, this would include s.16, s. 66 and s.72 of the *Planning (Listed Buildings & Conservation Areas) Act 1990* (the Act) where special regard has been had for the *desirability of preserving the listed building and its setting*, whilst both *preserving and enhancing the character and appearance of the conservation area*. Furthermore, with respect to the NPPF, the *desirability of sustaining and enhancing the significance of relevant heritage assets* has been taken into account, as has the *desirability of new development making a positive contribution to local character and distinctiveness* (para. 197). *Great weight has also been given each asset's conservation* (para. 199), whilst the *clear opportunity has been taken for new development within a conservation area and within the settings of listed buildings to enhance these aspects* (para. 206). Importantly, where impacts and effects are considered universally positive, preserving and/or enhancing, no level of harm is acknowledged.



Figure 19: The Principal School Building comprising Channing House, Slingley & Westview, and Haigh House



Figure 20: The Three Component Buildings (NVB Architects)

Reconfiguration of Floorplates within the Main School Building

- 3.14 As noted, the principal school building comprises Channing House; Westview and Slingley; and, Haigh House. As also noted, for the purposes of physical connection, circulation and/or better, more generally practical functioning etc., the integrities of each of the three component parts have been long superseded, having been amalgamated and their associated interiors, entirely interconnected and partitioned. This whilst having undergone numerous other alterations implemented at various junctures, in support of the buildings' use as a school. In this respect, Channing House generally comprises a deliveries entrance and administrative functions, whilst the historic ground floor reception rooms of Slingley and Westview have been superseded by link corridors and support space, whilst hosting a stair running from ground floor level to a basement dining area. Haigh House presently provides the main school entrance, senior staff accommodation and teaching space.
- 3.15 Despite their long and obviously challenging evolution (see above), and despite the resulting nature and extent of loss and/or erosion undergone by these three component structures, as indicated, Slingley and Westview are Grade II listed and their immediate neighbours protected to the same degree. This is by virtue of their direct physical attachment to the listed building and/or their ancillary nature at the point of designation. Yet despite the obvious loss and/or erosion undergone by the fabric of each, further proposals must not be predicated and therefore justified by means of the apparent opportunity to exacerbate this regrettable *status quo*. Conversely, they must be of a practical, rationalising and improving nature that has obvious regard for the sensitivity and constraints of the buildings and their fabric, whilst seeking to sustain and preserve these aspects by means of enabling *public benefit* in the form of *optimum viable use* (para. 206, NPPF). Fundamentally, it is considered that this is the case.

- 3.16** The front elevation and main façade presents a variety of formal entrances, a scenario that obscures and detracts from the legibility and associated usage of the building. Most are in any case elevated and accessible only by steep flights of stairs. Together, the three buildings rise eastwards 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) bears little relation to the original configuration of the three structures. In this respect, the individual and/or architectural integrity of each has been entirely overridden and – in view of subsequent evolution – experienced considerable erosion and/or loss of associated features and detailing.
- 3.17** Given the nature and extent of this interconnection, combined with subdivision and associated partitioning, along with other associated change (which is self-evident throughout; see **Appendix 4** for sample illustrations of the interior), many teaching spaces have not been easily or practically assimilated into the former historic layouts and/or plan forms of the three component structures, and – by way of example - large historic windows combined with surviving historic detailing render these resulting rooms difficult to service. With respect to use and present or future constraint to this use from a heritage perspective, fortunately, such historic and/or architectural detailing and/or features of value have in general terms survived only to the peripheries of internal spaces (i.e. to the internal faces of the buildings' envelope), meaning that proposed functioning and associated alteration to support future use (and by extension, future upkeep, maintenance and ultimately, preservation), will be far easier to assimilate. Again, that is not to say that the regrettable *status quo* in relation to the buildings' degree of survival must be exacerbated, but that the opportunity be taken to rationalise, improve and enhance this position.
- 3.18** As a result of this scenario, the present library doubles as a through-route, and stairs are more generally narrow and steep whilst only occasionally extending to ground floor level. The most accessible, legible and therefore functional stair is that currently forming part of the main entrance or vestibule. Navigation through the building is challenging, particularly between classes when the use of connecting spaces is intensified, albeit this aspect is exacerbated by the fact that the present building comprises three, smaller, individual, yet poorly amalgamated component parts offering only narrow doors and corridors, and therefore resulting pinch points. Particularly poor examples would include the stair to the basement and those corridors presently used to navigate Slingley. Proposals therefore seek to enable equal access and address logistical challenges by means of rationalised teaching space and reconfigured access and circulation. Historic layouts would be restored where possible.
- 3.19** Proposals therefore offer the opportunity to not merely improve accessibility whilst providing equal access (particularly those with limited mobility), but also quicker, more logical and therefore legible movement through the existing building more generally. This is because the means of circulation presently offered throughout the building do not meet contemporary standards, again, with particular reference to narrow doors, corridors and steep stairs. On this point, neither is there any lift, rendering much of the interior inaccessible for those with restricted mobility, whilst a half-level step between all floors connecting Slingley and Channing House exacerbates such a scenario. The main entrance is also sited at the top of a steep external staircase and, should level access be required, users need to resort to the rear entrance. The Science Laboratories are also outdated and as such require considerable refurbishment and upgrading.
- 3.20** As the oldest and notionally more significant component parts of the building, Slingley and Westview are designated in their own right. The principal rooms of Slingley already host the school library at first floor and this space is already a successful, practically functioning room with respect to space, proportion and the allowance of natural light etc. However, as already noted, considerable original fabric, detailing and/or features have been lost to a series of historic interventions (subdivision, partitioning, demolition etc.) and in general terms, that which survives remains peripheral to internal spaces. One instance would include the implementation of a corridor that has separated resultant offices from sash windows set into the external envelope and which were originally intended to light their associated interiors; an aspect that - as with many others - has been lost and/or compromised by said corridor. Proposals therefore seek to reinstate principal rooms where practicably possible, not merely restoring such features where the potential exists, but again by adding clarity and legibility to the plan and layout.
- 3.21** It is therefore proposed to relocate the existing main visitor entrance to the centre of the building (directly accessing the proposed lift for all levels), a siting which is not only central, but better enables the implementation of level access, being set back from the sloping pavement of the Bank. External landscaping will also be implemented to supplement this access, again being better enabled by the relative set-back of Slingley and Westview. This obviously comprises an enhancement of the *status quo*, if one that is inherently fluid and impermanent. A lift will also be inserted through all floors. Movement, circulation and resultant flow is intended to result in rationalised, improved usage throughout the building, whilst focusing said circulation to the rear and/or peripheries of the building (see further discussion, below), thus allowing the principal rooms of the listed building to be restored. The removal of smaller offices and associated partitioning will obviously assist such objectives, whilst to a significant extent, restoring other historic spaces and associated legibility more generally. Classrooms will also benefit from refurbishment and other improvements in support of their functioning.
- 3.22** In addition to accommodating the lift (at a convenient juncture between Westview and Channing House, set within/close by an existing, secondary stairwell), basement level therefore benefits from the removal of several non-original partitions presently subdividing space intended to surround the proposed lift. The more historic configuration of this level (i.e. comprising original walling) would remain entirely intact. Existing fabric across Channing and Haigh Houses would also remain entirely intact at this level. At first floor, the implementation of the lift between Westview and Channing House and the removal of partitioning in Haigh House (to enlarge an existing classroom) will be coupled with one new, yet modest opening in Haigh House to improve circulation. No other changes are proposed for this level. At second floor, existing rooms presently in use as a staffroom are repurposed to provide a series of smaller classrooms, whilst implementing a corridor by means of partitioning. This allows more direct access to and from the lift. A further new opening is proposed between Slingley and Haigh House, thus relieving and/or redistributing intensive circulation from the main stairs of Haigh House, particularly between classes during periods of highest circulation. Other than the implementation of the lift, no other changes would be effected at third floor level.
- 3.23** Internal changes to the principal school building are considered minimal in extent, and therefore negligible in effect. Pre-eminent amongst considerations in relation to this aspect of proposals, is again the much evolved nature of the building(s) and the fact that the architectural integrity, layout, planforms and associated means of use and/or circulation across each of its three component buildings have been extensively compromised for some time. Such a scenario is coupled with the fact that – as far as practicably possible – a high number of historic internal spaces will be restored by proposals, whilst otherwise and from a perspective of functioning, use and circulation etc., the building will be rationalised,

improved and therefore enhanced. This obviously encourages not merely optimum viable use, but in turn, supports consistent maintenance and upkeep over the long term, and therefore sustainable longevity; ultimately encouraging the future preservation of the heritage asset and its equally protected neighbours. Said enhancement and preservation also has further, positive implications for the overriding conservation area and its enhancement and preservation.

- 3.24 Again, the principal school building's redevelopment in the manner proposed may therefore be viewed as according with objectives set out by the relevant regulatory framework. Principally, this would include s.16, s. 66 and s.72 of the *Planning (Listed Buildings & Conservation Areas) Act 1990* where *special regard* has been had for the *desirability of preserving the listed building and its setting*, whilst both *preserving and enhancing the character and appearance of the conservation area*. Further to this, given the evolution undergone by the fabric in question, it is not considered that proposals would unduly *affect its character as a building of special architectural or historic interest* (as per s.7. of the Act). With respect to the *NPPF*, the *desirability of sustaining and enhancing the significance of relevant heritage assets* has been taken into full account, whilst *great weight has also been given each asset's conservation* (para. 199). Importantly, where impacts and associated effects are considered universally positive, *enhancing and/or preserving the status quo*, no level of harm is acknowledged.



Figure 21: Rear Dormer Roof Extension and Rear Glazed Extension to the Main School Building

Rear Dormer Roof Extension and Rear Glazed Extension to the Main School Building

- 3.25 In support of those benefits to the interiors of the principal school building as these are outlined above (particularly with respect to improving and rationalising internal connectivity and circulation both vertically through floor levels and horizontally through classrooms; principally by means of removing smaller offices and/or partitioning to result in more generally efficient layouts) it is further proposed that additional circulation is provided for, at the rear of the building. This will allow the space and/or volume of principal rooms to be restored by means of removing internal corridors and/or other modern subdivision. As a result, original features and detailing may be revealed, which along with the reinstatement of internal spaces and associated volumes etc., serves to reinstate the original and/or historic character to interiors. Enlarged concrete stairs accessing the basement would no longer be the main means of accessing the Dining Hall, thus allowing original townhouse stairs to be restored. To achieve this, the proposed access route would be enabled via a new link structure spanning the rear of Slingley, Westview and (partly) Channing House whereby congestion will be removed from the internal stair, the space of which will in turn be reinstated to the kitchens.
- 3.26 Said link would comprise a single storey glazed extension at ground floor level, whilst surmounting a basement. Spanning the rear of the listed building and stepping down in level to partly extend across the rear of Channing House (in accordance with and reflecting the stepped levels of this structure in relation to Westview and Slingley more generally), the proposed link will exhibit a flat roof and assume a glazed materiality. This results in a visually lightweight addition that in turn allows the original, host property to continue to be read through this, whilst remaining low-level and fundamentally subservient to its designated host (the majority of which will also continue to be read over this). Its contemporary materiality and associated design ethos is not merely high quality, but deliberately utilised to maintain full visibility of the rear elevation, whilst further maintaining an appropriate legibility of phasing. Importantly, where the potential exists

for glimpsed views of this from Cholmeley Lodge, again, this is a low-level intervention of little prominence that will inevitably be read against the already considerably evolved context of the remainder of the site; particularly where this meets other, already implemented intervention of a modern provenance, at its northwest end.

- 3.27** Finally, in further support of the principal school building's improved circulation and enhanced use etc., it is proposed that at the rear of Channing House, this is extended upwards by means of a dormered mansard. Whilst not listed in its own right, this nevertheless seeks to be an appropriate addition and one that is reflective of the roof form already provided the front of the building, and other historic buildings further south on The Bank (see **Figures 9, 12 & 19**, above). Presently, the roof form to the rear of Channing House is largely flat whilst exhibiting a number of other slopes, planes and approaches etc. that – where visible – results in a varied and eclectic roof form of little to no intrinsic value.
- 3.28** Being without accommodation of any sort, this area nevertheless offers the opportunity to extend upwards, adding further classroom space able to capitalise on good natural light whilst being accessible by means of the proposed lift. Proposals therefore seek to take advantage of the opportunity to add further useable space whilst enhancing the existing, nondescript roof by means of implementing what is not merely a traditional roof form, but one that is wholly reflective of its own frontage and many other historic neighbours. Fundamentally, this enhances not merely the protected host building, but also the settings of many other designated assets located throughout the locale, and the character and appearance of the overriding conservation area.
- 3.29** Again, for the reasons given above this aspect of proposals may therefore be viewed as according with objectives set out by the relevant regulatory framework. Principally, this would include s.16, s. 66 and s.72 of the *Planning (Listed Buildings & Conservation Areas) Act 1990* (the Act) where special regard has been had for the *desirability of preserving the listed building and its setting*, whilst both *preserving and enhancing the character and appearance of the conservation area*. Furthermore, with respect to the *NPPF*, the *desirability of sustaining and enhancing the significance of relevant heritage assets* has been taken into account, as has the *desirability of new development making a positive contribution to local character and distinctiveness* (para. 197). *Great weight has also been given each asset's conservation* (para. 199), whilst the *clear opportunity has been taken for new development within a conservation area and within the settings of listed buildings to enhance these aspects* (para. 206). Importantly, where impacts and associated effects are considered universally positive and/or enhancing, no level of harm is acknowledged.

4.0 Assessment

- 4.1 The following table sets out all heritage assets established to be relevant to proposals; their distance from the proposed application site if relevant; the degree of 'interest' they exhibit; their inherent significance; and, how the application site presently contributes towards this. The potential for impacts upon recognised significance is then identified, along with an assessment of how such impacts are able to be mitigated.

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
Asset: <i>Grade II Slingley & Westview</i> <i>List Entry Number: 1294537</i> Date of Designation: First designated 10-May-1974	Archaeological, Architectural & Artistic Interest Architectural interest resides with the design and means of construction in evidence at the property, thus evidencing mid-19th century residential development of this type and status. In brief, this comprises a stock brick envelope with gauged brick arches, stucco cornicing and blocking courses (along with other stucco enrichment) surmounted by slated mansard roofs with two round headed dormers. Historic Interest The historic interest of the property resides in its mid-19th century redevelopment of earlier Georgian or Regency built form and the properties' subsequent role as part of Channing School, wherein its further redevelopment saw this amalgamated with other, flanking buildings as part of the wider institution. This role saw the heritage asset added to with several successive phases of development across the wider site, which dates from the	The significance of this heritage asset is considered medium by virtue of its Grade II designation. Significance principally resides in the mid-19th century fabric of its envelope and the resulting design ethos exhibited by this. The front elevation to the property is relatively intact, and, as a surviving principal elevation, places this at the highest end of the hierarchy of significance across the site. The rear elevation is not and exhibits a number of changes and, whilst not lowest on any such hierarchy, is not pristine and is nevertheless compromised. However, several phases of intervention into the interior, coupled with its amalgamation as such with each of its flanking neighbours, has impinged considerably upon the significance of this aspect, which, along with its near setting, represents a highly evolved, and arguably-much compromised scenario.	The application site comprises the Grade II listed <i>Slingley & Westview</i>. As indicated, the front elevations of these two properties rank highest on the hierarchy of significance evident across the site, whereby - other than relatively minor intervention (i.e. an added two storey left bay to no.122 and minor interventions to its roof and rear etc.) the original design remains intact. Therefore, this element is fundamental to key interests found to define the significance of the listed building and therefore considered to be of a high significance. Whilst a lesser elevation in any case, the rear elevation has been subject to some alteration throughout its history and therefore occupies a position on the lower end of any hierarchy of significance identifiable across the site. Therefore, the rear elevation makes a slight contribution to the significance of the asset, comprising a medium significance, having been subject to some intervention (particularly an industrial-type chimney and intervention at parapet and roof levels). As also indicated, the interior is however considerably impinged upon and has effectively been superseded with respect to its original plan,	Proposals for the Senior School comprise the <i>Refurbishment and 3-storey extension to Brunner House; the reconfiguration of floorplates within the main school buildings; a rear dormer roof extension to the main school building; and, a basement and ground floor rear glazed extension to the main school and reconfiguration of access routes.</i> With respect to the identified hierarchy of significance and impacts already effected there, alterations proposed for the front façade modest in nature and extent and fundamentally enhancing. These principally entail relocation of the main front entrance and associated landscaping to surround this. These changes will have no negative impacts upon the listed building, ensuring that its special interest is fundamentally <i>preserved</i>. With respect to intervention proposed to the rear (both to the listed building itself at low level, and to neighbouring Channing House at upper levels), this categorically improves use and functioning of the buildings and school, whilst being of a design quality that, together and individually, both <i>preserves and enhances</i> the listed building and its immediate setting being i) subservient and of a high design quality (i.e. the rear glazed link); and ii) sympathetic, traditional and referential, and of a high design quality (i.e. the upward extension of Channing House). The same may be said of the redevelopment of Brunner House, which combines the two aforementioned approaches to be i) subservient by means of utilising the topography of the site and of a high contemporary design quality at its northeastern end; and ii) continuing to be subservient and non-competing at its	Proposals seek to both <i>preserve</i> and <i>enhance</i> the heritage asset and its immediate and near setting; therefore, a beneficial outcome is considered to result given that the scheme would engender the better use and functioning of the property and in turn, physical and visual improvements. Again, the scheme more than amply responds to the requirements of the Planning (<i>Listed Buildings and Conservation Areas</i>) Act, 1990 (s. 7, s.16 & s.66) whereby the application site would be fundamentally <i>preserved</i>. This would be achieved by the implementation of a considered, sensitive, and therefore high-quality scheme which seeks to retain and <i>preserve</i> all aspects of a high significance a, whilst <i>enhancing</i> the wider site and the asset's setting more generally. Proposals would therefore accord with <i>paragraphs 190 & 197</i> of the <i>NPPF</i>, where these acknowledge the <i>desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation</i>. In such scenarios, local planning authorities are directed to <i>paragraph 130</i> of the <i>NPPF</i> where it states that decisions in relation to such development should be <i>sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change</i>. Proposals would also accord with <i>paragraph 199</i> of the <i>NPPF</i>, which directs that <i>great weight should be given to the asset's conservation</i> – as here - whilst further according with <i>paragraph 202</i> of the <i>NPPF</i>, where <i>public benefit</i> would be generated in the form of securing the <i>optimum viable use</i> of the heritage asset. The scheme further responds positively to <i>Policy HC1 (C)</i> of the <i>London Plan (GLA, 2021)</i>, which, with respect to <i>heritage conservation and growth</i> should <i>conserve their significance by being sympathetic to</i>	Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and/or recording is not deemed necessary for the purposes of this application.

	mid-19 th century to the present day.		layout, fabric and associated features and detailing. This may therefore be seen to comprise a low significance.	southwestern end, whilst achieving a similarly high design quality that does not unduly depart from the status quo except in a positive, improving manner. Concerning the interiors of the listed building, other than considerations of use and function and associated legibility and circulation etc. – which would be universally improved – changes to these aspects engender a number of further enhancements of the listed building that would to a significant extent reinstate and restore the original volumes and therefore appreciation of historic spaces. Following the implementation of proposals, a positive impact is therefore considered to result where the principal significance of the heritage asset (i.e. the front elevation) and as such <i>special interest</i> of this will ultimately remain <i>preserved</i>, whilst the immediate setting of this may be considered enhanced by means of what are all considered and therefore high-quality additions.	<i>this and an appreciation of this within its surroundings.</i> The scheme also responds positively to policy contained in <i>Haringey Local Plan (2017)</i>, where at <i>SP11</i>, it is required that <i>all new development should enhance and enrich Haringey’s built environment, creating places and buildings that are high quality, attractive, sustainable, safe and easy to use.</i> Similarly, proposals respond positively to <i>SP12: Conservation, ensuring the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment.</i> Lastly, proposals respond positively to <i>Haringey’s Development Management DPD (2017)</i>, where at <i>Policy DM9</i> it is required that <i>development that conserves and enhances the significance of a heritage asset and its setting will be supported.</i>	
--	--	--	---	---	---	--

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
Highgate Conservation Area (First Designated: 1967)	A summary of the general special interest and/or significance of the character and appearance of this conservation area is set out in the associated <i>Character Appraisal and Management Plan</i> from 2013. A <i>Statement of Significance</i> pertaining to the conservation area (from paragraph 1.3 of the <i>Plan</i>), may be summarised as follows: <i>'The character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green open spaces and distant views...The village itself is a fine grained traditional settlement crowning one of the twin hills to the north of London. Highgate's proximity to London, combined with the benefits of its elevated position, providing clean air, spring water and open spaces, has ensured that from its earliest beginnings in about the fourteenth century, it has been a very popular place to live or visit.'</i>	The significance of this heritage asset is considered medium by virtue of its conservation area designation. The significance of the conservation area is more generally characterised by <i>'The character of the Highgate Conservation Area (where this) is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green open spaces and distant views'.</i> However, more specifically in relation to the locale of the application site and Sub-Area 1 – Village Core of the conservation area, this is described at p.31 of the <i>Appraisal and Management Plan</i>, as follows: <i>'Sub area 1 forms the historic core, essentially focussed along the historic routes which developed to serve travellers along the north-south approaches to London from at least the Middle Ages. The High Street was part of a primary route to and from the City of London, while Southwood Lane has medieval or earlier origins...This part of the conservation area has the most intensive development, rich in built form and architectural detailing. It has a variety of uses expected within a village, with a shopping frontage along the High Street, inns, cafes, grand houses, terraced town houses as well as small scale cottages. There is a series of strong edges that define the village core, around which the rest of the Highgate area has developed.'</i>	The application site is specifically mentioned in the aforementioned <i>Appraisal and Management Plan</i> and over paragraphs 4.4.33-4.4.34 of the document states: <i>'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.'</i> Remarked upon as such, and by further virtue of its Grade II status and demonstrable architectural and historic interest, the application site is considered a positive contributor toward the character and appearance of the conservation area in a wider sense where this is not merely of aesthetic, but evidential value, despite its somewhat	The main contributor towards the character and appearance of the conservation area by the application site is the front elevation. The rebuilding of the front boundary wall is considered an <i>enhancement</i> of the character and appearance of the conservation area due to its ongoing deterioration. Minor alterations are proposed to the front elevation, which comprise the installation of a front door and window, and a window into the porch. While minor, this is considered an <i>enhancement</i> of the character and appearance of the building and, by extension, the conservation area. Major alterations to the property are to the rear of the site, the precedent for which has been set for many properties throughout the immediate locale. Due to the siting and careful consideration of scale and mass, these extensions will not however have a negative impact upon the character and appearance of the conservation area, resulting in its <i>fundamental preservation</i>. Following the implementation of proposals, a positive impact is considered to result. This is principally due to the contribution made by 51 Stanley Street toward the character and appearance of the conservation area remaining <i>fundamentally preserved</i>, while being <i>enhanced</i> by virtue of implementing necessary remedial works to a deteriorating front boundary wall.	Following the implementation of proposals, a beneficial outcome is considered to result given that the scheme would engender the overarching <i>enhancement</i> of the character and appearance of the conservation area. This would be achieved via the implementation of what is a considered, sensitive, and high-quality scheme that would engender the better, continuing long- term use, upkeep, maintenance and therefore preservation and enhancement of the application site, and in turn, the overarching <i>preservation</i> and <i>enhancement</i> of the character and appearance of the conservation area. Proposals therefore more than amply respond to the requirements of s.72 of the <i>Planning (Listed Buildings and Conservation areas) Act 1990</i>. Furthermore, the scheme clearly responds to paragraph 206 of the NPPF which states that local authorities should look for new development within conservation areas to <i>enhance</i> such designations, whilst proposals which <i>preserve</i> elements that make a positive contribution to the asset should be treated favourably. The scheme further responds positively to <i>Policy HC1 (C) of the London Plan (GLA, 2021)</i>, which, with respect to <i>heritage conservation and growth</i> should <i>conserve their significance by being sympathetic to this and an appreciation of this within its surroundings</i>. The scheme also responds positively to policy contained in <i>Haringey Local Plan (2017)</i>, where at <i>SP11</i>, it is required that <i>all new development should enhance and enrich Haringey's built environment, creating places and buildings that are high quality, attractive, sustainable, safe and easy to use</i>. Similarly, proposals respond positively to <i>SP12: Conservation, ensuring the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment</i>. Lastly, proposals respond positively to <i>Haringey's Development Management DPD (2017)</i>, where at <i>Policy DM9</i> it is required that <i>development that conserves and enhances the significance of a heritage asset and its setting will be supported</i>.	Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and/or recording is not deemed necessary for the purposes of this application.

			compromised integrity and therefore evolved nature gwhich in and of itself is of value). Therefore, the application site is fundamental to the key interests that define the significance and/or character and appearance of the conservation area and represents an element of medium significance.			
--	--	--	---	--	--	--

5.0 Summary

- 5.1 Given its Grade II listing and location in Highgate Conservation Area, proposals for the Senior School comprise the *Refurbishment and 3-storey extension to Brunner House; the reconfiguration of floorplates within the main school buildings; a rear dormer roof extension to the main school building; and, a basement and ground floor rear glazed extension to the main school and reconfiguration of access routes.*
- 5.2 In light of the account given above, proposals more generally seek the sustainable development of the application site in accordance with *paragraph 8 (c) of the NPPF*, where amongst the main objectives of the scheme, is the enhancement of the built and historic environment and the more effective use of land for this purpose.
- 5.3 As such, proposals also seek the more efficient use of land in line with *paragraph 124(d & e) of the NPPF*, that would in turn maintain the area's prevailing character. This whilst promoting regeneration and change and recognising the importance of securing well-designed, attractive and healthy places.
- 5.4 Proposals further seek to improve and maximise the use, functioning and efficiency of the principal school building in contemporary terms, thus securing the *optimum viable use* of the listed building as per the directives of *paragraph 202 of the NPPF*. As part of this process, *great weight has been given the conservation of relevant assets*, as per the *NPPF's paragraph 199*, whilst enabling a number of restorations.
- 5.5 Following the implementation of proposals, an *enhancement* of the application site, the settings of relevant listed buildings, and its designated conservation area environs would result. This would accord with *paragraph 206 of the NPPF*, as would the fact that the settings of relevant listed buildings remain *preserved*; an aspect that, again as per *paragraph 206*, should be *treated favourably* by the authority.
- 5.6 Proposals therefore respond to the *Planning (Listed Buildings and Conservations Areas) Act 1990 (s.7, s.16, s.66 & s. 72)*, and the wider regulatory context more generally, resulting in a positive outcome in terms of *preserving the special interest* of the listed building, whilst *preserving and enhancing* both the *character and appearance of the conservation area* and the settings of relevant listed buildings.
- 5.7 In view of such an interpretation, with respect to *London Plan (2021) Policy HC1*, proposals would *conserve* the significance of relevant assets, *by being sympathetic to the asset's significance and appreciation within its surroundings*. In accordance with *Policy D4*, they would also effect *design quality*.
- 5.8 With respect to the *Haringey Local Plan (2017)*, proposals would also accord with *Policy SP11 - Enhancing and enriching Haringey's built environment to create places and buildings that are high quality, attractive, sustainable, safe and easy to use*. They would also accord with local plan *Policy SP12: Conservation, ensuring the conservation of the historic significance of Haringey's heritage assets*.
- 5.9 Proposals would further accord with *Haringey's Development Management DPD (2017)* and *Policy DM1*, by *achieving a high standard of design and contributing to the distinctive character and amenity of the local area*. The requirements of *Policy DM7* would also be met, where the *preservation and enhancement of the asset(s) in question would be secured*.
- 5.10 *Policy DM9* would also be satisfied, whereby proposals would *conserve and enhance the significance of the heritage asset* and as such, should be *supported*.
- 5.11 Proposals therefore respond positively towards the historic and/or built environment whilst achieving a high standard of design and layout which respects the special historic and/or architectural interest of the host structure, the character and appearance of the conservation area and, the settings of relevant listed buildings.
- 5.12 For this reason, the principle of development is not considered to be at odds with the significance of the application site and/or its wider locale.

6.o Sources

A. P. Baggs, Diane K. Bolton, M A Hicks and R. B. Pugh, 'Hornsey, including Highgate: Highgate' - A History of the County of Middlesex: Volume 6, Friern Barnet, Finchley, Hornsey With Highgate, ed. T. F. T. Baker and C R Elrington (London, 1980), pp. 122-135 (British History Online <http://www.british-history.ac.uk/vch/middx/vol6/pp122-135> [accessed 2 November 2023])

Edward Walford, 'Highgate: Part 1 of 2' - Old and New London: Volume 5 (London, 1878), pp. 389-405. British History Online <http://www.british-history.ac.uk/old-new-london/vol5/pp389-405> [accessed 2 November 2023])

https://www.youtube.com/watch?v=zrfqD_DxTlo

Highgate Conservation Area Character Appraisal and Management Plan 2013

Appendix 1.0 Designation Records for Heritage Asset(s)

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

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

201368

Legacy System:

LBS

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

Appendix 2.0 Planning History

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
<u>HGY/2020/1325</u>	Partial approval of details application under Condition 5 (Hard Landscaping) regularising changes to the front entrance landscaping under planning permission HGY/2011/1576 (amended by planning permission HGY/2013/2287 and HGY/2014/0848).	Decision Made	Channing School Highgate Hill London N6 5HF	24/4/2020	Approve with Conditions	04/8/2020
<u>HGY/2018/2602</u>	Works to tree protected by a TPO: felling of 1 x Sycamore	Closed	Channing School Highgate Hill London N6 5HF	21/8/2018	Withdrawn	31/8/2018
<u>HGY/2016/3649</u>	Proposed mobility ramp and relocation of front gate	Decision Made	Channing School Highgate Hill London N6 5HF London	02/11/2016	Approve with Conditions	19/12/2016
<u>HGY/2016/3650</u>	Listed building consent for proposed mobility ramp and relocation of front gate	Decision Made	Channing School Highgate Hill London N6 5HF London	02/11/2016	Approve with Conditions	19/12/2016
<u>HGY/2016/2890</u>	Approval of details pursuant to condition 5 (new hard landscaping) attached to planning permission HGY/2011/1576 (amended by planning permission HGY/2013/2287 and HGY/2014/0848)	Decision Made	Channing School Highgate Hill London N6 5HF	24/8/2016	Approve with Conditions	19/10/2016

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
<u>HGY/2016/2884</u>	Approval of details pursuant to condition 4 (final landscaping scheme including the planting of trees and / or shrubs) attached to planning permission HGY/2011/1576 (amended by planning permission HGY/2013/2287 and HGY/2014/0848)	Decision Made	Channing School Highgate Hill London N6 5HF London	24/8/2016	Approve with Conditions	19/10/2016
<u>HGY/2015/2283</u>	Retention of an existing works access, with improvements and enhancement as a permanent means of occasional service access to the school via Cholmeley Park, incorporating the provision of entrance gates, bollards, on-site hard-standing/manouvering space and associated landscaping	Decision Made	Channing School Highgate Hill London N6 5HF	05/8/2015	Approve with Conditions	06/11/2015
<u>HGY/2015/1219</u>	Approval of details pursuant to condition 4 (landscaping scheme) attached to planning permission HGY/2011/1576	Decision Made	Channing School Highgate Hill London N6 5HF	03/3/2015	Approve with Conditions	08/10/2015
<u>HGY/2014/3231</u>	Approval of details pursuant to condition 12 (central dish/aerial system) attached to planning permission HGY/2013/2287	Decision Made	Channing School Highgate Hill London N6 5HF	27/10/2014	Approve with Conditions	02/1/2015
<u>HGY/2014/3232</u>	Approval of details pursuant to condition 20 (Community Use Scheme) attached to planning permission HGY/2013/2287	Decision Made	Channing School Highgate Hill London N6 5HF	27/10/2014	Approve with Conditions	03/9/2015

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
<u>HGY/2014/2822</u>	Variation of Condition 11 (Breeam Post Construction review) and Condition 19 (Use of premises operation hours) attached to planning permission HGY/2013/2287 to extend the deadline of Condition 11 and extend the hours of operation contained in Condition 19	Closed	Channing School Highgate Hill London N6 5HF	03/10/2014	Withdrawn	23/12/2014
<u>HGY/2014/1724</u>	Tree works to include felling of T19	Decision Made	Channing School Highgate Hill London N6 5HF London	16/6/2014	Approve with Conditions	05/1/2016
<u>HGY/2014/0848</u>	Non-material amendment following a grant of Planning Permission HGY/2011/1576 for revisions to front elevation of performing arts building change of materials to the link section between the sports hall and performing arts building	Decision Made	Channing School Highgate Hill London N6 5HF London	24/3/2014	Approve with Conditions	17/4/2014
<u>HGY/2013/2287</u>	Variation of Condition 2 (plans and specifications) attached to planning permission HGY/2011/1576, to allow a revised basement plan showing an extension at this level.	Decision Made	Channing School Highgate Hill London N6 5HF	04/11/2013	Approve with Conditions	04/4/2014
<u>HGY/2013/1334</u>	Approval of Details pursuant to condition 10 (Energy Assessment) attached to planning permission HGY/2011/1576	Decision Made	Channing School Highgate Hill London N6 5HF	04/7/2013	Approve with Conditions	30/8/2013
<u>HGY/2013/0943</u>	Approval of Details pursuant to Condition 15 (Construction Management Plan) attached to planning permission HGY/2011/1576	Decision Made	Channing School Highgate Hill London N6 5HF	08/5/2013	Approve with Conditions	20/6/2013

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
<u>HGY/2013/0666</u>	Approval of details pursuant to Conditions 3 (Materials) and 17 (Archaeology Report) attached to Planning permission HGY/2012/1576	Decision Made	Channing School Highgate Hill London N6 5HF	11/4/2013	Approve with Conditions	16/9/2013
<u>HGY/2013/0286</u>	Approval of details pursuant to conditions 9 (tree protective measures) and 16 (monitoring if basement construction works) attached to planning permission HGY/2011/1576	Decision Made	Channing School Highgate Hill London N6 5HF	14/2/2013	Approve with Conditions	04/4/2014
<u>HGY/2012/2305</u>	Tree works to include felling of 1 x Sycamore tree and reduce to previous points of 1 x London Plane tree	Decision Made	Channing School The Bank London N6 5HF	04/12/2012	Approve with Conditions	23/9/2013
<u>HGY/2012/1127</u>	Approval of details pursuant to condition 3 (samples of materials) attached to planning permission HGY/2011/1584	Decision Made	Channing School Highgate Hill London N6 5HF	29/5/2012	Approve with Conditions	13/7/2012
<u>HGY/2012/1066</u>	Approval of details pursuant to condition 5 (Construction Management Plan) attached to planning permission HGY/2011/1584	Decision Made	Channing School Highgate Hill London N6 5HF	22/5/2012	Approve with Conditions	20/8/2012
<u>HGY/2011/1585</u>	Listed building consent for erection of lower ground floor extension to existing 1950s school extension to provide additional dining facilities and space for electric transformer room, with associated external hard landscaping	Decision Made	Channing School Highgate Hill London N6 5HF London	22/8/2011	Approve with Conditions	19/3/2012
<u>HGY/2011/1584</u>	Erection of lower ground floor extension to existing 1950s school extension to provide additional dining facilities and space for electric transformer room, with associated external hard landscaping (Extension to consultation period of 14 days)	Decision Made	Channing School Highgate Hill London N6 5HF London	22/8/2011	Approve with Conditions	19/3/2012

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
<u>HGY/2011/1577</u>	Conservation Area Consent for demolition of existing sports hall and provision of rear building to provide new indoor sports, music and performing arts facilities together with associated landscaping works. (FURTHER REVISED PLANS / ADDITIONAL INFORMATION)	Decision Made	The Channing School Highgate Hill London N6 5HF	10/8/2011	Approve with Conditions	16/1/2013
<u>HGY/2011/1576</u>	Demolition of existing sports hall and provision of new buildings to provide new indoor sports, music and performing arts facilities together with associated landscaping works. (FURTHER REVISED PLANS / ADDITIONAL INFORMATION)	Decision Made	The Channing School Highgate Hill London N6 5HF	10/8/2011	Approve with Conditions	16/1/2013
<u>HGY/2011/0583</u>	Erection of lower ground and ground floor extension to existing courtyard buildings with new internal staircase, new external disabled lift to replace existing stairs / ramp including internal and external demolitions, alterations and refurbishment.	Decision Made	Channing School Highgate Hill London N6 5HF London	28/3/2011	Approve with Conditions	18/5/2011
<u>HGY/2011/0584</u>	Listed Building Consent for erection of lower ground and ground floor extension to existing courtyard buildings with new internal staircase, new external disabled lift to replace existing stairs / ramp including internal and external demolitions, alterations and refurbishment.	Decision Made	Channing School Highgate Hill London N6 5HF London	28/3/2011	Approve with Conditions	18/5/2011
<u>HGY/2009/0874</u>	Minor dismantling of existing gables and erection of new classrooms and ancillary accommodation to the existing Brunner House.	Decision Made	Channing School Highgate Hill London N6 5HF London	26/5/2009	Approve with Conditions	27/5/2010
<u>HGY/2007/0474</u>	Erection of extension to existing ground and first floor, insertion of additional floor space within existing building.	Decision Made	Channing School Highgate Hill London N6 5HF	01/3/2007	Approve with Conditions	25/4/2007

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
<u>HGY/2000/0436</u>	Erection of first floor extension to provide additional classrooms, office, store and access stairway to improve science teaching facilities.	Closed	Channing School Highgate Hill London N6 5HF London	27/3/2000	Withdrawn	07/3/2001
<u>HGY/1999/0286</u>	Erection of single storey rear extension.	Decision Made	Channing School Highgate Hill London N6 5HF London	10/3/1999	Approve with Conditions	15/6/1999
<u>HGY/1999/0125</u>	Erection of rear roof extension, infilling section of flat roof to match adjacent dormer roof with four inset dormers to facilitate new music room.	Decision Made	Channing School Highgate Hill London N6 5HF London	03/2/1999	Approve with Conditions	06/4/1999
<u>HGY/1998/0401</u>	Extension to existing single storey classroom block to rear of main school.	Decision Made	Channing School Highgate Hill London N6 5HF London	22/4/1998	Approve with Conditions	02/6/1998
<u>HGY/1998/0028</u>	limes, fell 1 x sycamore (T3) and remove 3 large low branches to 1 x sycamore (T4). Removal of lowest horizontal branches over shrub beds to 2 x	Decision Made	Channing School Highgate Hill London N6 5HF London	09/1/1998	Approve with Conditions	21/4/1998
<u>HGY/1993/1111</u>	Details pursuant to Condition 4 concerning external materials attached to planning permission HGY/46710 for the erection of	Decision Made	Channing School Highgate Hill	19/10/1993	Approve with Conditions	14/12/1993

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
	new locker store and rearrangement of hall entrance.		London N6 5HF London			
<u>HGY/1993/0713</u>	Details pursuant to Condition No.2 attached to Listed Building Consent HGY/46375.	Decision Made	Channing School Highgate Hill London N6 5HF London	14/7/1993	Approve with Conditions	21/9/1993
<u>HGY/1993/0703</u>	Erection of new locker store and enlarged chair store and rearrangement of hall entrance.	Decision Made	Channing School Highgate Hill London N6 5HF London	12/7/1993	Approve with Conditions	14/9/1993
<u>HGY/1993/0332</u>	Demolition of existing roof and erection of new roof including the provision of new dormer windows.	Decision Made	Channing School Highgate Hill London N6 5HF London	01/4/1993	Approve with Conditions	29/6/1993
<u>HGY/1993/0267</u>	Listed Building Consent for demolition of existing and erection of new roof including the provision of new dormer windows.	Decision Made	Channing School Highgate Hill London N6 5HF London	16/3/1993	Approve with Conditions	29/6/1993

Appendix 3.0 Methodology

- 3.1 Historic England also provides relevant guidance in their 2019 document *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. This document seeks to provide information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF), and thus relevant methodologies are applied across this Statement of Significance to appropriately and clearly assess interest across relevant heritage assets.
- 3.2 *Advice Note 12* sets out general advice on assessing significance of heritage assets. This can be summarised as follows:
1. *Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits*
 2. *Understand the significance of the asset(s)*
 3. *Understand the impact of the proposal on that significance*
 4. *Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF*
 5. *Look for opportunities to better reveal or enhance significance*
- 3.3 These five steps effectively fulfil the requirements of *paragraph 194* of the *NPPF*. Such a staged approach – whereby significance is assessed before a scheme is developed – effectively ensures proposals mitigate identified negative impacts upon significance, enhancing significance where possible, and thereby evidencing how any residing harm is justified.
- 3.4 Given this preferred staged approach set out above, *Advice Note 12* also provides a '*suggested structure for a statement of heritage significance*'. This structure – to be adapted and applied across this Heritage Impact Assessment – can be summarised as follows:
1. **Introduction**
 - a. Purpose
 - b. The nature of the proposals
 - c. Designation records for the heritage asset
 - d. Reference(s) in the local Historic Environment Record (where relevant)
 - e. Archaeological potential (where relevant)
 - f. Planning history
 - g. Consultations undertaken (where relevant)
 - h. Approach and methodology
 2. **The Heritage Asset and its Significance**
 - a. Understanding the form and history of a heritage asset – set out an understanding of the heritage asset following:
 - i. Familiarity with the asset itself, developed through visiting the site, carrying out, where necessary, documentary research, architectural historic and archaeological investigation, including, where necessary, fabric and comparative analysis, desk-based assessment and, if necessary, a field evaluation;
 - ii. Compilation of photographs (both historic and present); elevations; historic drawings; etc of the heritage asset
 - iii. An understanding of the proposals, directed towards those matters crucial in terms of the changes proposed, and therefore the impact on significance
 - iv. In the development of proposals, investigative works may be carried out which increase the understanding of the heritage asset, such further understanding may usefully be noted here.
 3. **Assess the Significance of the Heritage Asset – Table 1**
 - a. For each heritage asset, describe the following interests:
 - i. Archaeological interest – there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
 - ii. Architectural and artistic interest – there are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, such as sculpture;
 - iii. Historic interest – An interest in past lives and events, heritage assets can illustrate or be associated with them. Heritage assets with historic interest provide a material record of historic but also a meaning for communities derived from their collective experience of a place.
 - b. Assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal.

4. Impact on the Significance – Table 2

- a. Where the proposal affects the historic fabric of the heritage asset, specify the effect on that fabric including loss or concealment of historic features and fabric which contribute to significance – both internally and externally, proposed removals and demolitions and the impact of alterations and extensions, where proposed etc;
- b. In some cases, condition and structural surveys may usefully be quoted as a means of explaining why a particular course of action has been chosen.
- c. Where the proposal affects the setting, and related views, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc.
- d. Where the proposal impacts both on the heritage asset directly and on its setting, a cumulative assessment of impact will be needed. Impacts both harmful and beneficial should be noted.

5. Avoid Harmful Impact(s) – Table 3

- a. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, show how the impact is to be avoided or minimised, for instance by the proposal being reversible.
- b. In some circumstances, the ability to appreciate significance may be enhanced or otherwise revealed by the proposal; this should be outlined here.
- c. As this may be a matter of the way the proposal has been designed, reference in the Design and Access Statement (where appropriate) is likely to be useful.

6. Justification for Harmful Impacts – Table 4

- a. This is the opportunity to describe the justification for the proposals.

7. Recording

- a. Where there would be an impact on the significance of the heritage asset, any further archaeological analysis and recording proposed should be detailed.

8. Summary

- a. Succinct explanation of the impact of the proposal on significance of heritage asset(s) and how impact on significance, both positive and negative, has been avoided, by continuing to follow the staged approach - impact on the significance, avoid harmful impact(s), justification for harmful impacts, need for recording
- b. A clear and succinct explanation of the effect of the proposal on significance of the heritage asset, and how any harm to its significance has been avoided and/or mitigated, can be helpful, as a summary of the proposal.

3.5 Stages 3 to 6 are supported by the following tables:

Table 1: Significance of the Heritage Asset

Level of Sensitivity	Designation Status
Very High	International heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List.
High	Heritage assets of exceptional interest, and fulfil the criteria for designation at a high grade including Scheduled Monuments, Listed Buildings of Grade I or II* designation, Registered Battlefields, Registered Historic Parks and Gardens, which are considered to be nationally important.
Medium	Heritage assets of special interest that fulfil the criteria for listing and / or designation otherwise including Grade II listed buildings / Registered Park and Garden, Registered Battlefield or Protected Wreck Site or Conservation Areas. Regionally important archaeological features and areas (as defined in the Historic Environment Record).
Low	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda. This can include a non-designated heritage asset.
Very Low / Negligible	Sites and features noted as locally important. Other, non-designated features of cultural heritage significance. Badly preserved / damaged or very common archaeological features / buildings of little or no value at local or other scale.

Table 2: Impact on Significance

Impact on Significance	Description
High	The application site and / or element is fundamental to the key interest/s that define the significance of the asset, and of potential high or very high significance in its own right.
Medium	The application site and / or element makes an important contribution to the significance of the asset, comprising a feature of medium significance that have been affected by loss and erosion of the baseline situation.
Low	The application site and / or element makes a slight contribution to the significance of the asset, comprising a low significance and has been subject to substantial loss and erosion of baseline situation.
Neutral	The application site and / or element does not contribute to the significance of the asset.
Negative	The application site and / or element represents negative impingement which detracts from the significance of the asset.
Uncertain	Impact uncertain, more information required.

Table 3 – Avoiding Impacts

Impacts	Description
Very Positive	Following implementation and establishment of the site, the scheme will significantly better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or setting, and / or substantially contribute to the conservation of the asset.
Positive	Following implementation and establishment of the site, the scheme will better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or its setting, and / or contribution towards the conservation of the asset.
Neutral	Following implementation and establishment of the site, the scheme will preserve the contribution the application site makes towards the significance of the heritage asset and/or its setting.
Negative	Following implementation and establishment of the site, the scheme will result in the partial loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and / or will have a detrimental impact upon the conservation, preservation or enhancement of the asset.
Very Negative	Following implementation and establishment of the site, the scheme will result in the total loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and will have a significant detrimental impact upon the conservation of the heritage asset.
Uncertain	Impact uncertain, more information required.

Table 4 – Justification of Impacts

Classification	Description
Substantial Harm	The proposed change will seriously negatively alter, damage or result in significant loss to the historic and/or original fabric / setting / character and appearance, severely impacting upon the way in which the heritage asset is appreciated.
Less Than Substantial Harm	The proposed change will slightly alter, damage or result in minor loss to the historic and/or original fabric / setting / character and appearance, marginally impacting upon the way in which the heritage asset is appreciated.
No Harm / Negligible	The proposed change will cause no harm to the significance of the heritage asset, or its setting. Change will not alter the current understanding and/or significance or enhance this.
Benefit	Change will improve the current understanding of significance and how this is appreciated. Change will preserve or enhance the significance of the heritage asset.

- 3.6 Here it is pertinent to note that *Advice Note 12* states that 'the level of detail in a statement of heritage significance should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposals on their significance'.

Appendix 4.0 Sample Interiors

