

HGY/2023/3404: Channing School, Highgate Hill

Appendices

Appendix 1: Basement Impact assessment

The response to the BIA part 4 screening, question 3. Is the site within 100m of a watercourse, well (used / disused) or potential spring line?

No The site is not within 100m of a watercourse, well or potential spring line. There are records which suggest that a tributary of a lost river of London, the "Fleet" river is present approximately 425m south of the site.

Indeed there is a spring line in Waterlow Park, to the South of the Junior School site and within 100 yards of the application site.

In addition, the site sits entirely on the sands of the Bagshot Formation, and there is a probable spring line where that formation meets the Claygate Member, at Parklands in Cholmeley Park, as well as the corner of Winchester Place and Cromwell Avenue. Indeed, the 1869 25 inch Ordnance Survey Map, shows a pond where the garden of 47 Cholmeley Park now is, and a pond feeding a stream to the immediate Northeast of Brunner House, where Winchester Place now is.

We are concerned about possible, similar mistakes, in the rest of the report.

Appendix 2: Public Aspect

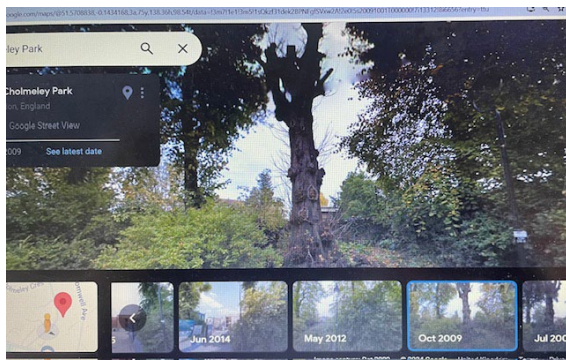
From Elevation D, it would appear that the decorative ridgeline and the cupola, which add to the charm of the building, will be lost.

The changes to the roof and roof line of the original building will impact negatively on Cholmeley Park.

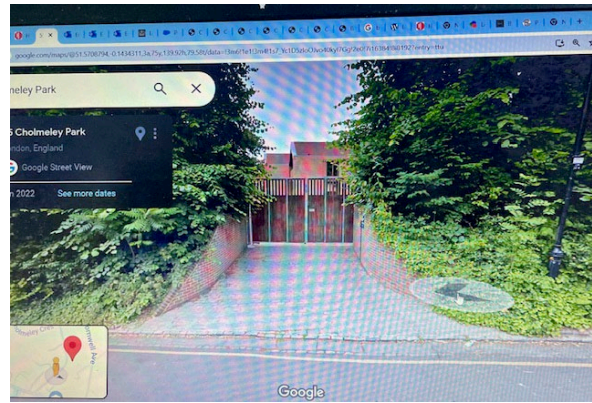
The decorative ridgeline and the cupola will go, to be replaced by a long unadorned ridge.



The new build to the North East would further urbanise the view from Cholmeley Park. There used to be a bank of mature limes, totally screening the school site. This was broken in 2012 when a tree was felled to break open the wall and insert a gate.



StreetView Cholmeley Park 2009



StreetView Cholmeley Park 2022

Our impression of the impact of the new build can be seen in the photos below.



The further building, visible from the public road would negatively impact on the Conservation Area. The applicant should present verifiable CGI images of the view of the proposed building from Cholmeley Park, between 55 and 57 Cholmeley Park.