



Channing School, The Bank, London, N6 5HF

Significance Assessment

WSH Ref: Joo4576

March 2024

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Cover: Channing School, The Bank

1.0 Introduction

- 1.1 WS Heritage Ltd have been commissioned to produce this Significance Assessment by Channing School to address proposals for the reconfiguration of floorplates within the main school building at Channing School, The Bank, London, N6 5HF (the 'application site').



Figure 1: Site Location

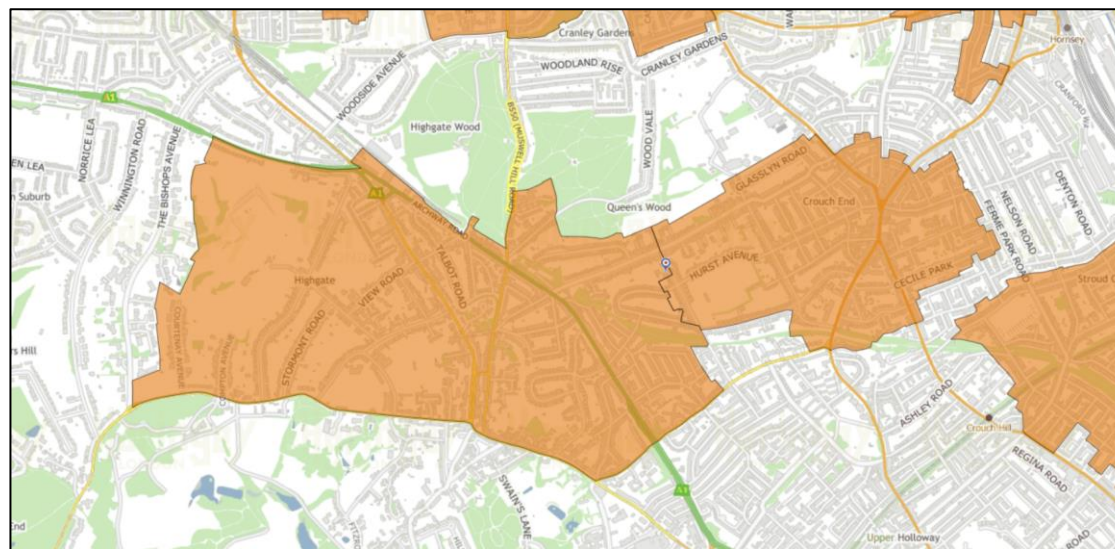


Figure 2: Highgate Conservation Area (with Crouch End Conservation Area to right)

Proposals

- 1.2 A pre-application enquiry was submitted to Haringey Council under reference PRE/2023/0210 for the following proposal:

'Refurbishment and 3-storey extension to Brunner House. Reconfiguration of floorplates within the main school buildings. Rear dormer roof extension to the main school building. Basement and ground floor rear glazed extension to the main school and reconfiguration of access routes.'

- 1.3 A subsequent site meeting took place on the 14th of December 2023 and an advice note following this meeting was received by the attendees. This document was produced to address the following comments received within the advice note:
- 'The restoration of rooms in Slingley House as per their historic layout, with the revealing of historic fabric, including cornicing is welcome. It is noted that many of the original features and fabric has been removed. Nonetheless, a mapped assessment of significance – with an inventory of significant elements – should be submitted to show the heritage value and justify impact of the development.'*
- 1.4 This document incorporates a photographic survey of the significant features which remain within the Grade II listed *Slingley and Westview*, undertaken by WS Heritage on the 14th of February 2024. This document further incorporates Historic Features plans which have been produced by NVB Architects.
- 1.5 This document provides an assessment of the significance of the remaining historic interiors and an inventory of the significant elements. Furthermore, this document will assess the impact of the development upon the significance of the heritage asset.

2.0 Heritage Assets

- 2.1 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 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.'

- 2.2 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.
- 2.3 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.
- 2.4 The former 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 the *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.'

- 2.5 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.'

3.0 Historic Background

Highgate

- 3.1 Evidence for early pre-historic activity in the locale is scarce, although some is evidenced. 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 roads in the area, although a 1st century Roman pottery kiln was found at Highgate Wood, indicative of wider activity and/or settlement in the period.
- 3.2 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.



Figure 3: The Gate House, 1820 Sketch



Figure 4: OS Map Extract Highgate, 1863

- 3.3 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.

- 3.4 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.
- 3.5 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.
- 3.6 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.
- 3.7 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 to subsequently dwindle still further, with the coming of the railway.
- 3.8 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 5: OS Map Extract Highgate, 1913



Figure 6: OS Map Extract Highgate, 1938

- 3.9 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.
- 3.10 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 however.
- 3.11 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 7: The Bank (reputedly c.1905 - London Borough of Haringey)

The Channing School

- 3.12 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.
- 3.13 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, 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.

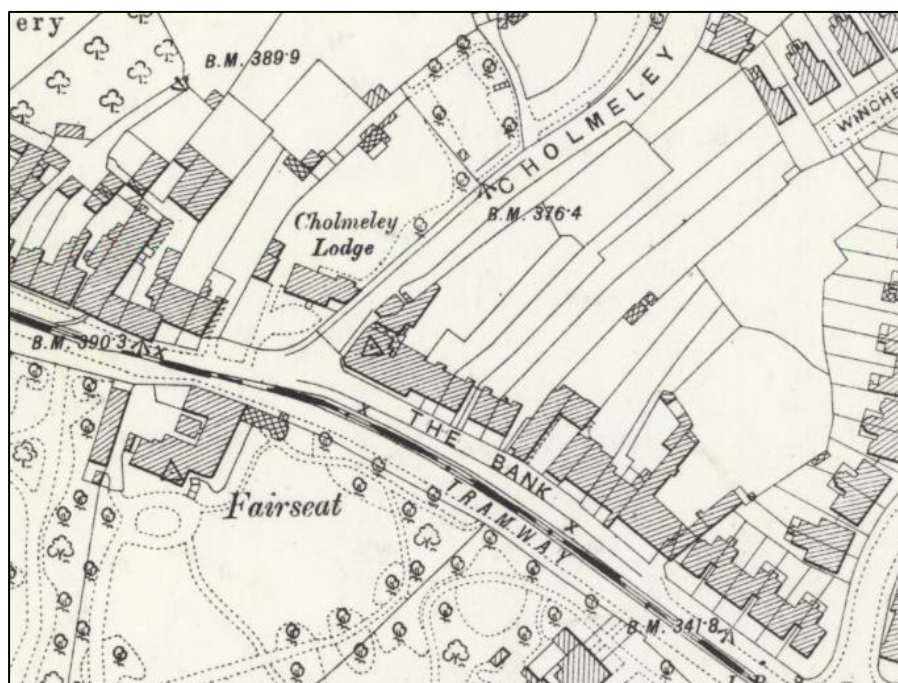


Figure 8: OS Map Extract The Bank, 1893



Figure 9: OS Map Extract The Bank, 1913

- 3.14 On this point, despite being attributed a date of 1905 by the relevant *appraisal* at *p. 41* (see **Figure 7**, above), 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*).
- 3.15 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 occupied the site of its predecessor, Sutherland House, by this time (**Figure 10**). In this photograph, the predecessor to Haigh House can also be seen to project to the right of Slingley at no. 120.
- 3.16 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.
- 3.17 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).
- 3.18 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 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.
- 3.19 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).
- 3.20 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.
- 3.21 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.



Figure 10: Channing House, c.1900

- 3.22 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.

3.23 Concerning the school itself, over 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.'

3.24 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.

3.25 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.

3.26 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.

3.27 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.

- 3.28 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 208* of the *NPPF*.

4.0 Assessment of Significance

Basement Level 1 – Slingley House (Lower Ground Floor)

- 4.1 This area has been subject to complete modern redevelopment and/or intervention and therefore does not contribute towards the overarching significance of the interior of the heritage asset. This area comprises the kitchens which service the school, amongst boiler rooms and an office (see **Figures 12 & 13** below).

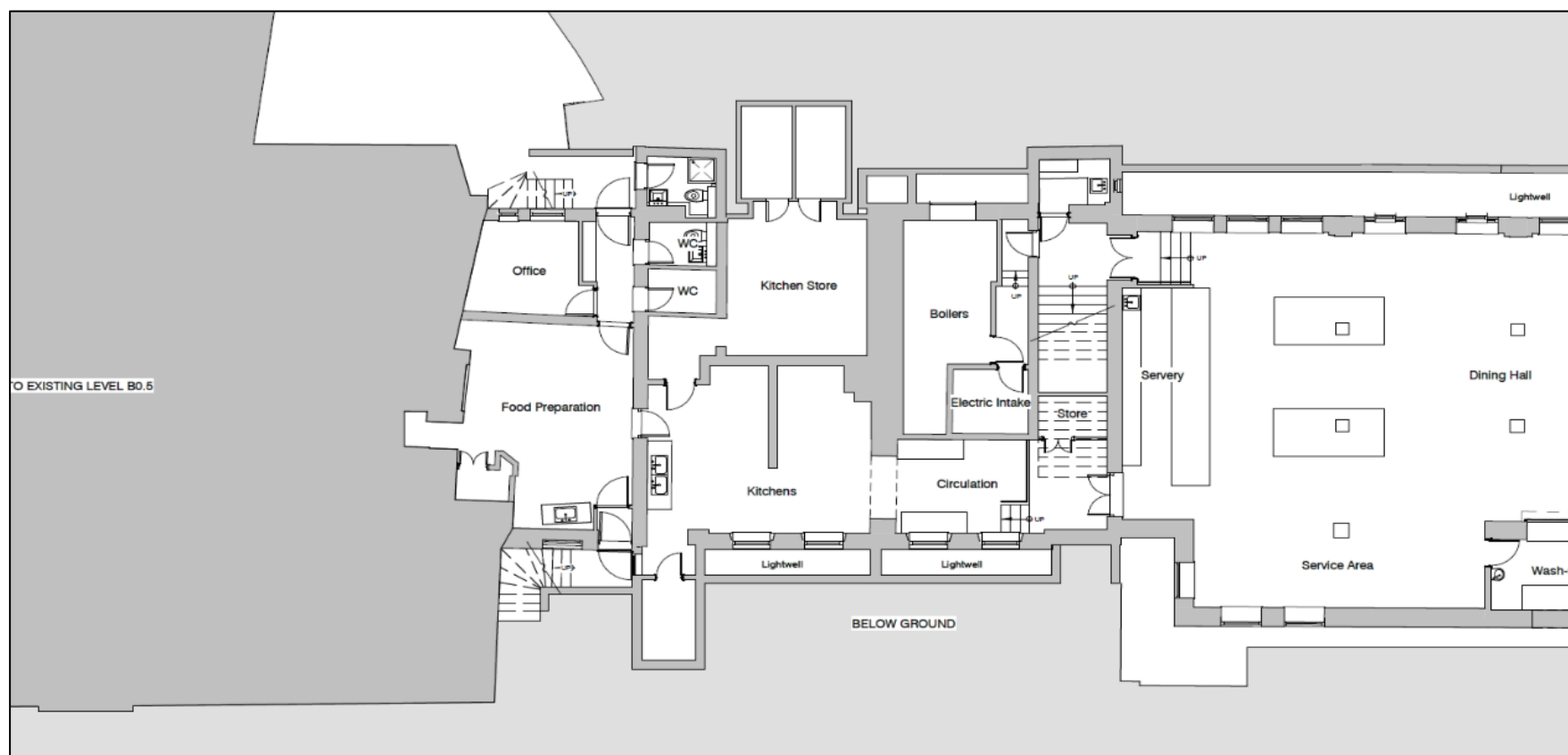


Figure 11: Basement Level 1 Existing Floor Plan

- 4.2 Whilst works are proposed for this area, they will only affect modern fabric and will not compromise any historic fabric or detailing. Therefore, proposed works to basement Level 1 will have no adverse impacts upon the significance of the heritage asset.



Figure 12: Basement Level 1 Kitchen (A)



Figure 13: Basement Level 1 Kitchen (B)

Level o – Slingley House (Upper Ground Floor)

- 4.3 Level o is comprised of several offices, a meeting room, medical room and WC. This floor has been subject to several modern interventions including the installation of modern partitions which have subdivided the historic floor plan of Slingley House and compromised its significance. However, there are several surviving historic details as depicted on the Historic Features plan (**Figure 14**). Please see the submitted plans for full details. Individual rooms have been labelled for the ease of discussing each element.

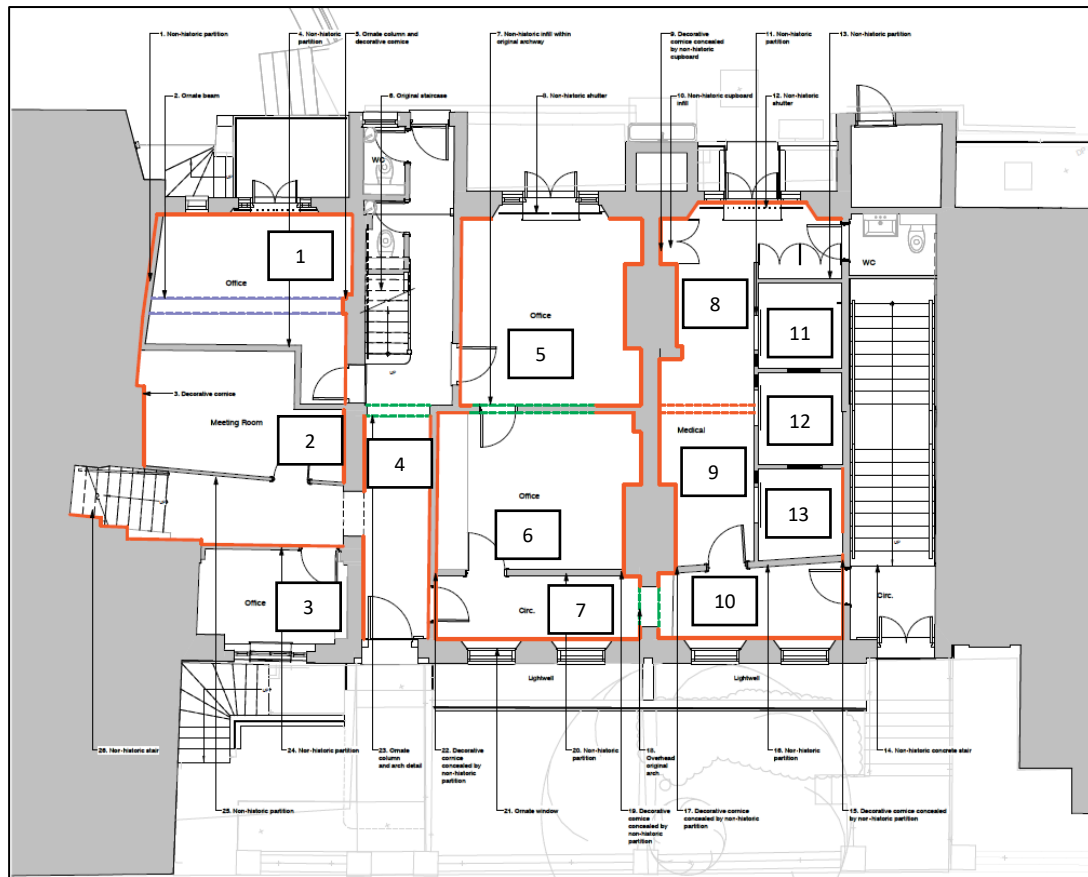


Figure 14: Historic Features Existing Plan – Level 0

- 4.4 Rooms 1 - 3 have several surviving historic details of significance, although several non-historic partitions have subdivided these rooms which would have originally been one single room. A corridor has been created between Rooms 2 & 3.
- 4.5 Generally the cornice has survived well throughout these rooms, however, non-original internal timber panels have obstructed much of the detailing (**Figure 15**). An ornate structural beam and decorative cornice survives in Room 1 (**Figure 18**).



Figure 15: Room 1 – Obstructed Cornice



Figure 16: Room 1 - Cornice Above Windows



Figure 17: Room 1 – Surviving Cornice and Frame



Figure 18: Room 1 – Obstructed Beam & Cornice

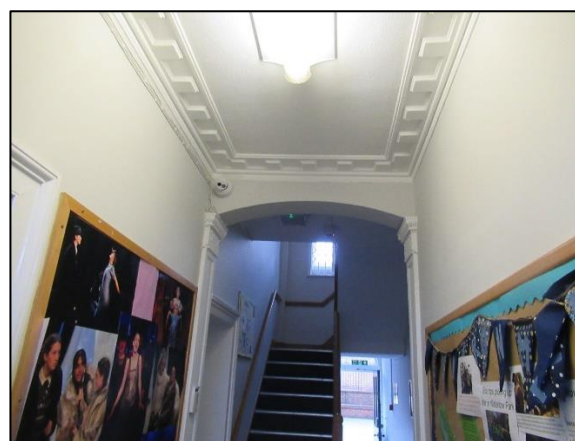


Figure 19: Room 4 - Archway

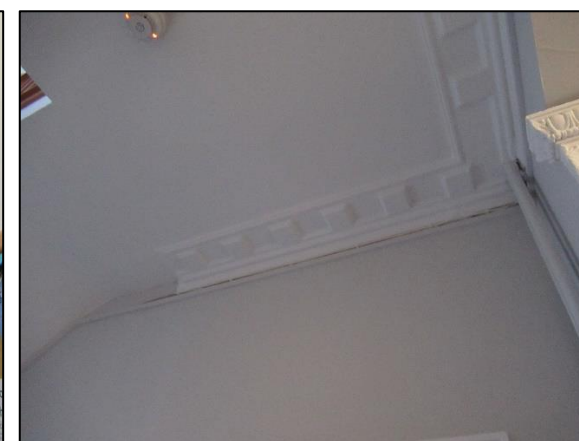


Figure 20: Room 4 – Ceiling Cornice

- 4.6 The windows/doors within Room 1 have had modern shutters installed but the surrounding has survived in good condition (**Figure 17**).
- 4.7 Room 4 comprises a corridor with a staircase and entrance at the rear end with another entrance at the front end. The staircase is in its original location but this has been subject to modern alterations and has no surviving historic detailing.

- 4.8 However, the archway leading to the staircase has surviving historic detailing (**Figure 19**). Two decorative column features which flank either side of the arch survive in good condition. Furthermore, the cornice detailing on the ceiling has survived but has missing elements in some places (**Figures 20-22**).

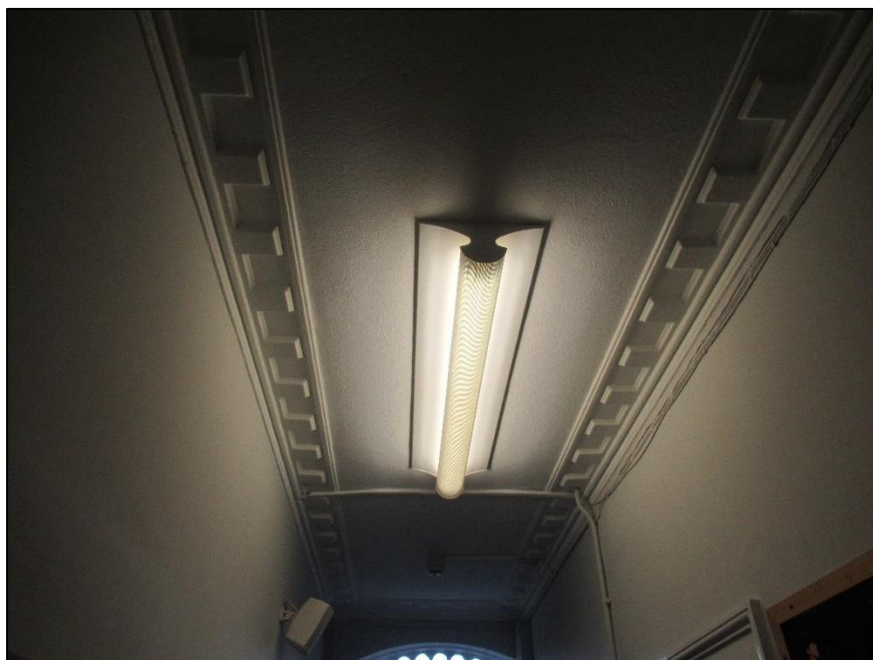


Figure 21: Room 4 – Ceiling Cornice (B)



Figure 22: Room 4 – Ceiling Cornice and Fanlight Above Doorway

- 4.9 Both the rear and front entrances have fanlight details above the doorways (**Figure 22**).



Figure 23: Painted Over Cornice



Figure 24: Painted Over Cornice (B)

- 4.10 Rooms 5-7 have surviving cornice detailing; however, this has been unsympathetically painted over which has severely compromised its significance (**Figures 23 & 24**). Room 6 has been subdivided by a modern partition to form the corridor of Room 7 which has obstructed the cornice detailing.

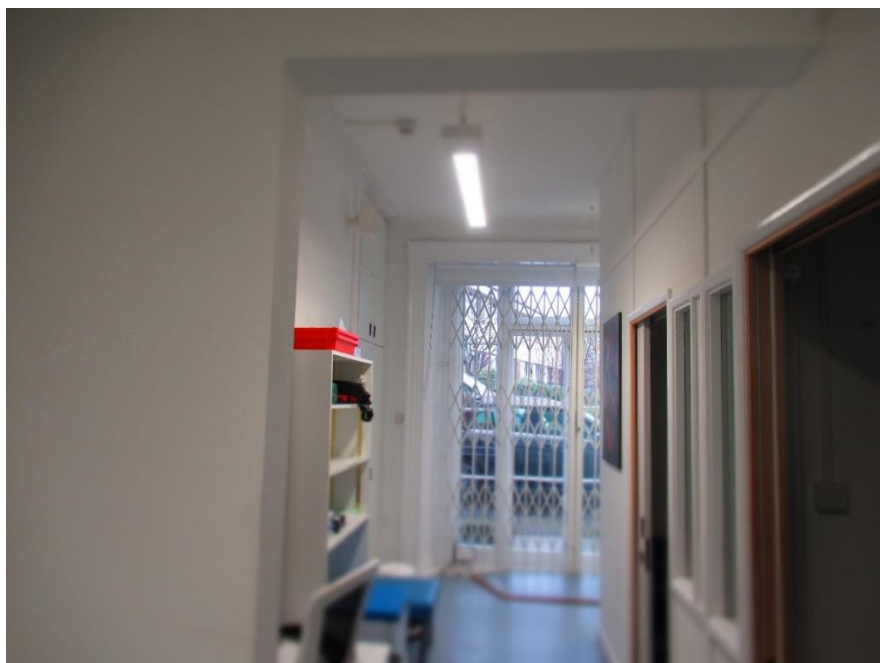


Figure 25: Room 8, Subdivisions Comprising Rooms 11-13 (Right)

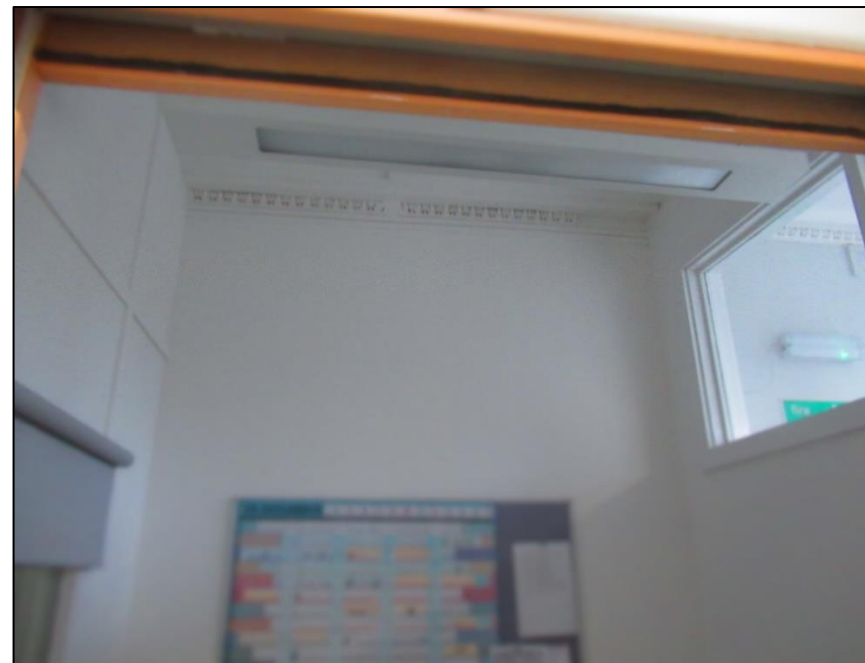


Figure 26: Room 13 Subdivision

- 4.11 Rooms 8 – 13 have surviving cornice detailing which has been painted over in the same unsympathetic fashion as rooms 5-7 (**Figures 25 & 26**). Modern partitions have subdivided this space which was formerly one single room to form rooms 11-13. Modern shutters have been installed at the rear of the building obscuring the French doors, however the frame survives in good condition.



Figure 27: Window Bays (A)



Figure 28: Window Bays (B)



Figure 29: Window Bay Detail

- 4.12 Rooms 7 and 10 comprise a circulation corridor, four window bays are situated along this route on the front elevation of the building. The window bays at the front of the building survive in good condition, however the timber shutters have been fixed into position and only function in an aesthetic sense.
- 4.13 Overall, Level o has some surviving historic detailing in good condition, particularly within Rooms 1-4, however, the modern interventions and subdivisions have contributed towards considerable loss and erosion. The window bays at the front of the building, which also contribute towards the external envelope, survive well and are a key contributor to the significance of the whole.
- 4.14 None of these surviving historic elements would be adversely affected by proposals, contrarily, they would be better revealed by proposals via the removal of the modern subdivisions which obscure a great deal of the cornice detail throughout this floor.
- 4.15 Whilst Level o has the largest amount of historic interior details, it has been subject to considerable loss and erosion of the baseline scenario and therefore only comprises a low level of significance. However, at the implementation of proposals, a positive impact is

considered to result due to the reinstatement of a floor plan more akin to its original form and the better revealing the historic details which have been obscured throughout.

Level 1 – Slingley House (First Floor)

- 4.16 Level 1 of Slingley House is comprises the student library. Minimal works are proposed for this area, comprising the installation of the new lift and new partition walls. However, these works are relatively minor in nature and extent and will not adversely affect the significance of the highly altered interiors.

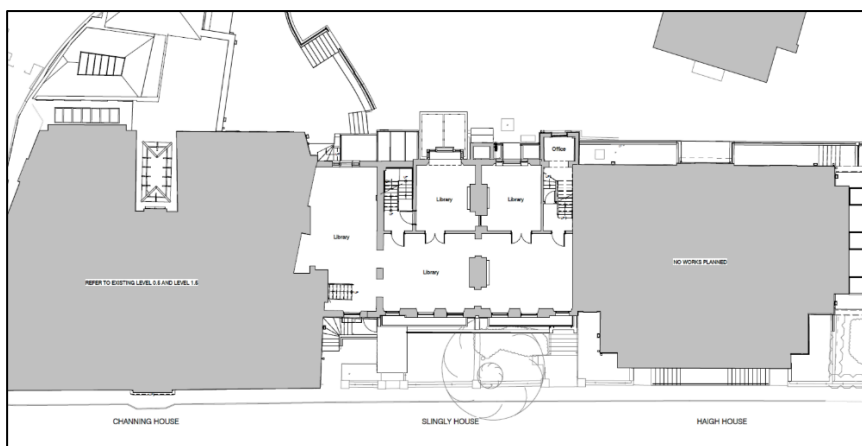


Figure 30: Level 1 Slingley House Existing Floor Plan

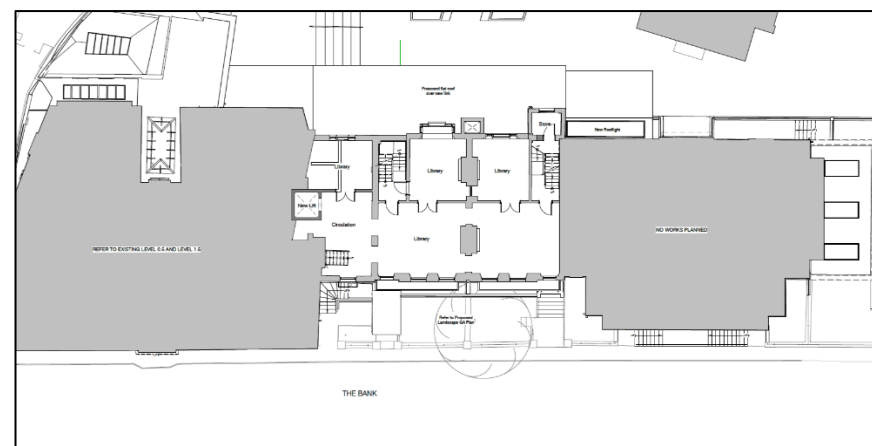


Figure 31: Slingley House Proposed Floor Plan

- 4.17 Whilst this area has been subject to major modern alterations and intervention, some historic detailing remains. The ceiling cornice survives in good condition throughout the main library room (**Figures 38-42** below). Furthermore, the windows contribute positively to the interior and the timber window shutters, where these survive, are fully functional contrary to the shutters found on Level 0 (**Figures 32 -37** below).
- 4.18 Importantly, where works are proposed, there are no significant historic features or details of note. Therefore, upon the implementation of proposals a wholly negligible impact is considered to result.



Figure 32: Level 1 Windows (A)



Figure 33: Level 1 Windows (B)



Figure 34: Level 1 Windows (C)



Figure 35: Level 1 Windows (D)



Figure 36: Level 1 Windows (E)



Figure 37: Level 1 Windows (F)



Figure 38: Level 1 Cornice (A)



Figure 39: Level 1 Cornice (B)



Figure 40: Level 1 Cornice (C)



Figure 41: Level 1 Cornice (D)

Level 2 – Slingley House (Second Floor)

- 4.20 Level 2 of Slingley House comprises the main Staff Rooms, kitchen, balcony and office. However, due to modern intervention and alteration, there are no surviving interior details of note (**Figures 48 & 49** below). Furthermore, the windows appear to be in poor condition, further detracting from the significance of the interior at this level (**Figures 44-47** below). Overall, due to substantial loss and erosion of the baseline scenario, this floor only makes a slight contribution towards the significance of the asset.

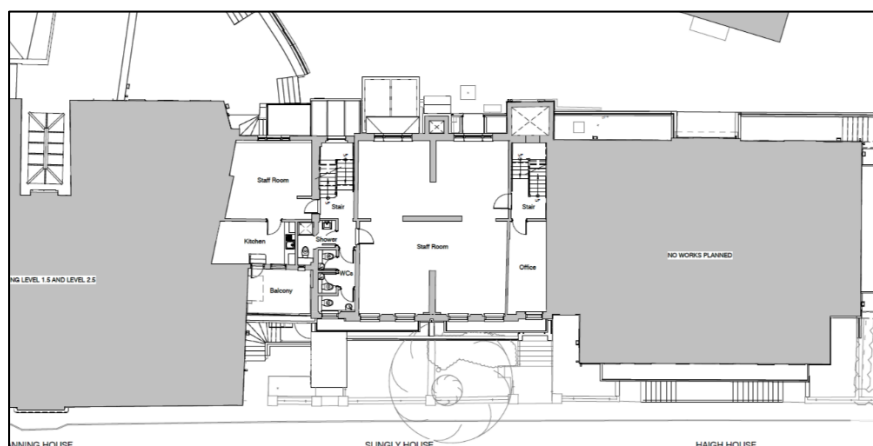


Figure 42: Level 2 Existing Floor Plan

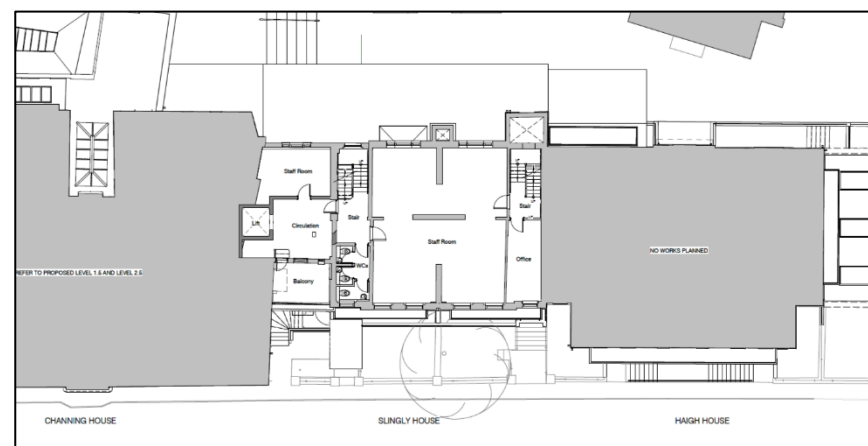


Figure 43: Level 2 Proposed Floor Plan

- 4.21 Proposals for Level 2 comprise the installation of a lift as per the other floors and a reconfiguration of the internal subdivision of the western Staff Room to improve circulation. It must be noted that alterations to the subdivisions are to non-original fabric. Therefore, upon the implementation of proposals, there will be no adverse impacts upon any elements of historic significance of the interior of Slingley House.



Figure 44: Level 2 Window (A)



Figure 45: Level 2 Window (B)



Figure 46: Level 2 Window (C)



Figure 47: Level 2 Window (D)



Figure 48: Level 2 Interior (A)



Figure 49: Level 2 Interior (B)

Level 3 – Slingley House (Third Floor)

- 4.22 Level 3 of Slingley House comprises a dark room, art store and large art classroom. However, due to modern intervention and alteration, there are no surviving historic interior details of note (**Figures 58 & 59**). The windows on this level are in good condition and are the only contributor towards the significance of the interior (**Figures 52-55**). Overall, due to substantial loss and erosion of the baseline scenario, this floor only makes a slight contribution towards the significance of the asset.

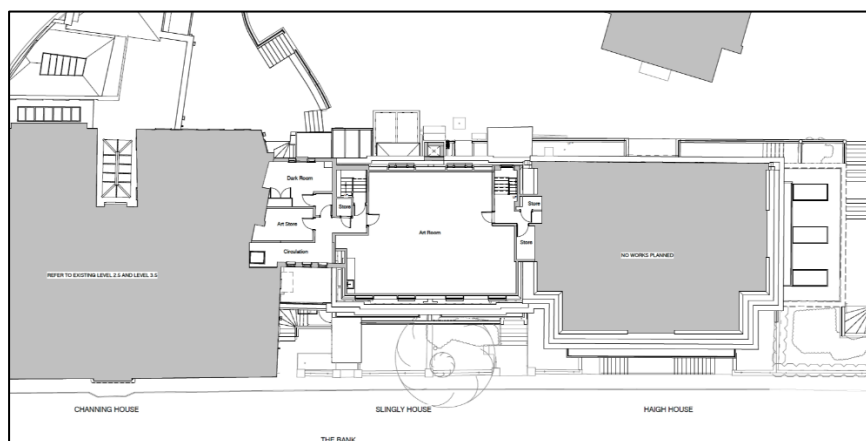


Figure 50: Level 3 Existing Floor Plan

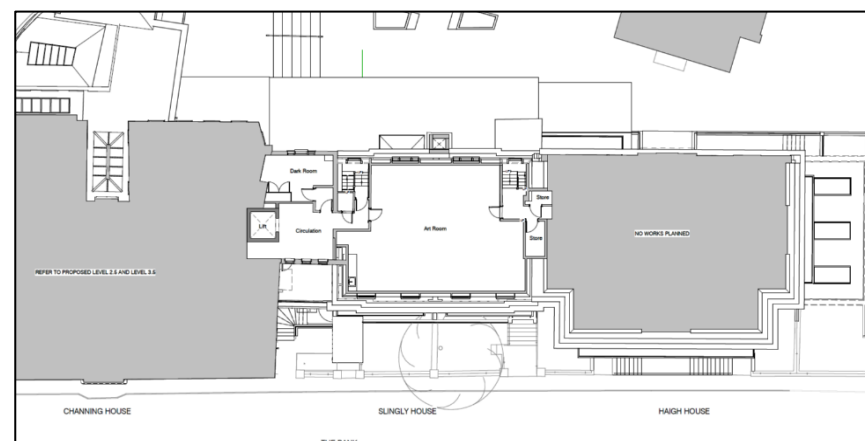


Figure 51: Level 3 Proposed Floor Plan

- 4.23 Proposals for Level 2 comprise the installation of a lift as per the other floors and a reconfiguration of the internal subdivision of the Art Store room to improve circulation. It must be noted that alterations to the subdivisions are to non-original fabric. Therefore, upon the implementation of proposals, there will be no adverse impacts upon any elements of historic significance of the interior of Slingley House.



Figure 52: Level 3 Window (A)



Figure 53: Level 3 Window (B)



Figure 54: Level 3 Window (C)



Figure 55: Level 3 Window (C)



Figure 56: Level 3 Ceiling



Figure 57: Level 3 Art Store



Figure 58: Level 3 Art Room (A)

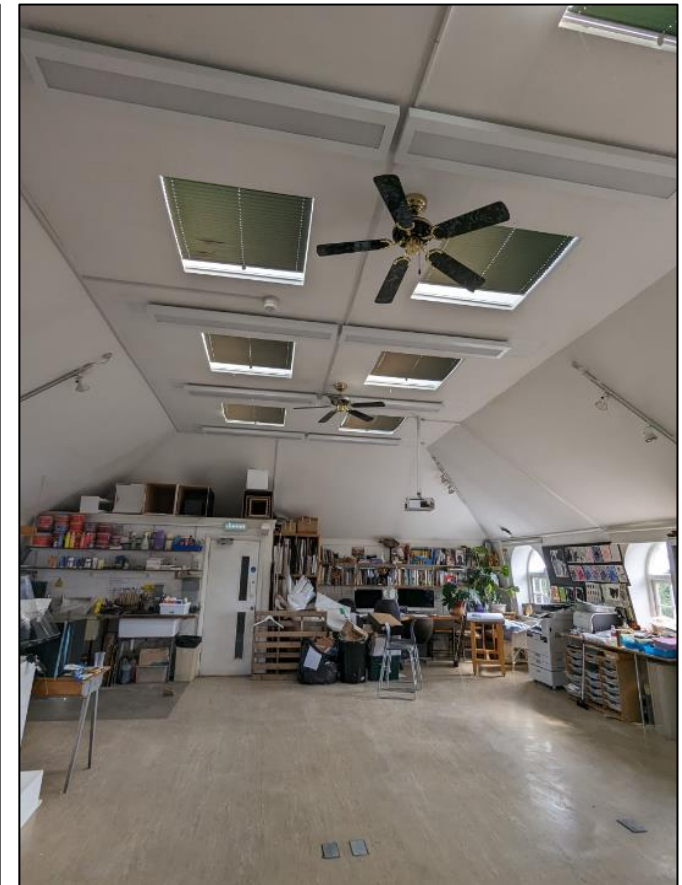


Figure 59: Level 3 Art Room (B)

Roof Level – Channing House

- 4.24 As noted, proposals include the installation of a new lift to provide access to all levels of the main school building due to the School's need to provide equal access for all students (**Figure 60**). The lift will be situated between the party walls of Channing House and Slingley House. In order to install the lift, access will be required through roof level. Therefore, an existing brick chimney stack will be removed in order to facilitate the installation of the lift (**Figure 61**).

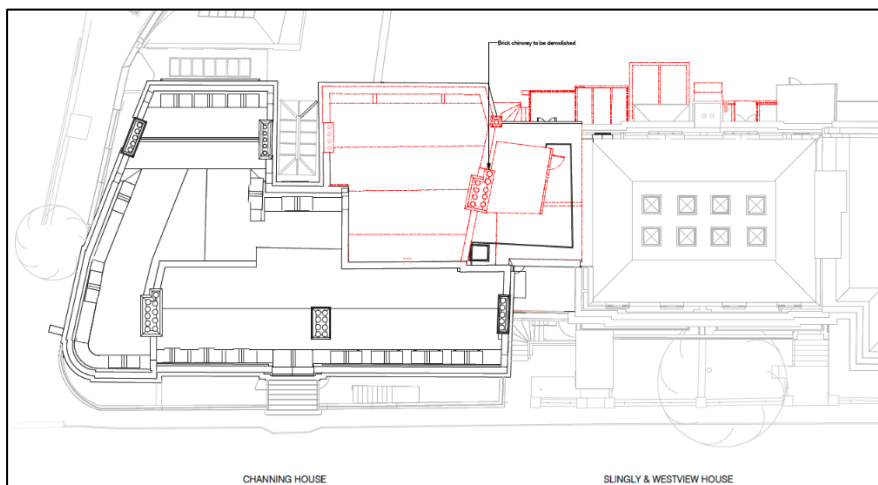


Figure 60: Demolition Plan Roof



Figure 61: Existing Chimney to be Removed

- 4.25 Whilst proposals necessitate the removal of historic fabric, Channing House is listed only by virtue of its physical attachment to *Slingley and Westview* and comprises a far less significant late 19th century phase of development. The chimney is not therefore listed in its own right and is a non-functioning and now purely aesthetic feature of the building which comprises a low level of significance.
- 4.26 Only glimpsed views of the chimney stack are possible when viewed from the front elevation/street level as the chimney is mostly obscured behind a modern structure (see **Figure 62** below). Therefore, the contribution that this feature makes to the character and appearance of the conservation area is negligible. Furthermore, the public interest generated upon the implementation of proposals – the provision of equal access for all students – is considered enough to outweigh the very minor degree of harm to the character and appearance of the conservation area.



Figure 62: The Channing School (Arrow Pointing to Chimney)

5.0 Summary

- 5.1 WS Heritage Ltd have been commissioned to produce this Significance Assessment by Channing School to address proposals for the reconfiguration of floorplates within the Grade II listed *Slingley and Westview*.
- 5.2 This document provides an assessment of the significance of the remaining historic interiors and an inventory of the significant elements. Furthermore, this document will assess the impact of the development upon the significance of the heritage asset.
- 5.3 At Basement Level 1 (Lower Ground Floor), there are no surviving historic details of note, therefore, proposed works to basement Level 1 will have no adverse impacts upon the significance of the heritage asset.
- 5.4 At Level 0 (Upper Ground Floor) there are several surviving elements of historic significance, namely the decorative cornicing and windows in good condition found throughout. Proposals seek to remove the subdivisions which have obstructed this detail, simultaneously better revealing the historic floor plan and significance of the interior at this level. Therefore, a wholly positive impact is considered to result.
- 5.5 At Level 1 (First Floor) there are examples of surviving historic interior surviving throughout. Importantly, however, where works are proposed, there are no significant historic features or details of note. Therefore, upon the implementation of proposals a wholly negligible impact is considered to result.
- 5.6 At Levels 2 & 3, only minor interior details of note survive, namely the windows, albeit in varying levels of condition. Once again, where works are proposed, there are no significance features or details of note. Therefore, a negligible impact is considered to result.
- 5.7 At Roof Level, a chimney stack is proposed to be removed in order to facilitate the installation of the new lift, however, proposed works will not adversely affect the significance of *Slingley and Westview* and the minor degree of harm to the character and appearance of the conservation area is considered to be outweighed by the public interest generated by the provision of equal access.
- 5.8 Following the implementation of proposals an overarching positive impact is considered to result given that proposals seek to *preserve* all aspects of significance whilst having regard for *paragraph 203* of the *NPPF* for the *desirability of sustaining and enhancing the significance of heritage asset and putting them to viable uses consistent with their conservation*.

- 5.9 Proposals therefore respond to the *Planning (Listed Buildings and Conservations Areas) Act 1990 (s.7, s.16, s.66)*, and the wider regulatory context more generally, resulting in a positive outcome in terms of *preserving the special interest* of the listed building and the character and appearance of the conservation area.
- 5.10 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*.
- 5.11 *Policy DM9* would also be satisfied, whereby proposals would *conserve and enhance the significance of the heritage asset* and as such, should be *supported*.
- 5.12 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 Grade II listed *Slingley and Westview*.
- 5.13 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])

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