

HGY/2023/3404

3-storey extension to north-eastern elevation of Brunner House, roof extension to the south-western elevation of Brunner House, refurbishment and façade alterations along with associated landscaping alterations.

HGY/2024/0989

Erection of a basement and ground rear extension. Reconfiguration of floorplates, including the installation of a lift to all levels, and heritage restoration works within the main school. Erection of a single storey rear dormer to Channing House. Landscaping alterations to the front and rear of the main school.

HGY/2024/1194

Addition of a store to the existing theatre building in materials to match existing.

Some aspects of these three applications should be viewed together, as well as each individual application being considered on its own merits.

### **ALL THREE APPLICATIONS**

Overall my view is that this site has been overbuilt already.

It is unclear why a store is needed when a storage room, seemingly for the Performance Space, was included in the plans for HGY/2011/1194 and HGY/2013/2287.

Nor am I convinced of the need for an extra classroom in the Main Building.

### **ECOLOGY**

The three applications should be considered together and put into historical context, when assessing the ecological impact of the proposed works.

Over the years, Channing has :-

- kept impermeable surfaces, like the tennis courts,
- laid down MUGA, replacing grass,
- felled trees several with TPO's,
- built over a large area in developing the Performing Arts, Sports Hall and Sixth Form Centre
- removed vegetation, including the little nature reserve with a pond.

It might be noted that toads and bats are no longer to be seen in the immediate neighbourhood and there would appear to be far fewer birds.

Between them, these proposals should seek to mitigate the deleterious effects of Channing's development to date, by significantly improving the ecology of the site.

### **ARCHAEOLOGY**

The front of the site lies in an Archaeological Priority Area. Historically, before 17<sup>th</sup> century, what is now The Bank, was lined by cottages with their messuages (see early maps and

“Cromwell House Highgate by Philip Norman 1926). The run of long gardens attached to them, can still be seen.

In around 2013, while digging out the basement for Performing Arts and Sixth Form Centre, a cess pit was found. (see Channing website of the time).

We assume that Channing followed the condition attached to HGY/2013/2287

*17. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.*

though there is no mention to this cess pit in the application.

Slingsley and Westview were built on the site of Wollaston's House, part of which was used for The Commercial School by 1810. This would suggest that there could well be archaeological remains in the proposed basement and there well may be other archaeological remains, like the cess pit, on the rest of the site.

## **HYDROLOGY**

Please note that the site lies within the Moselle, River Lea catchment area NOT the River Fleet catchment area.

Digging a huge basement for the Performing Arts, Sports Hall and Sixth Form Centre, subsequently extended, appears to have caused problems with the two new build houses, 14 and 14a Winchester Place. After all, one of the tributaries of the Upper Cholmeley Brook rose in this area. The Council should be sure that the further basements, combined with the impermeable surface over most of the site, will not compromise the buildings and gardens and drainage in the local area.

## **INDIVIDUAL APPLICATIONS**

### **HGY/2023/3404**

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See comments from various parties already on the website.

### **HGY/2024/1194**

Addition of a store to the existing theatre building in materials to match existing.

There is already a store room for the Performing Arts Building in the Sports Hall Basement. (See plans for HGY/2011/1194 showing store room with a piano in it. 719\_PL\_101\_Propose Lower Ground Floor Rev A ) Why does Channing need a further store room which will increase the built footprint of the site?

There is no indication where the a/c unit will be moved to. It should not intrude on the small 'quiet' planted area between the main building and the boundary wall.

The indent between the Performing Arts Centre and the Sports Hall was agreed, in order to break up the effect of a 'tramshed' along the garden wall of 112 Highgate Hill. This proposal would appear to reinstate that effect.

#### **HGY/2024/0989**

Erection of a basement and ground rear extension. Reconfiguration of floorplates, including the installation of a lift to all levels, and heritage restoration works within the main school. Erection of a single storey rear dormer to Channing House. Landscaping alterations to the front and rear of the main school.

It is good to see a CGI of the view from Highgate Hill. The proposed rear dormer is not very intrusive but along with the extension allowed at 112 Highgate Hill, it adds to the change from small to larger scale buildings along The Bank. The applicant might consider changing the proposed cladding of the flank wall from brick to slate, to be consistent with other roofs in the area and the roof at the front side entrance of Slingley House.

I would like to see more detail on the step free access railing, which looks utilitarian in the drawings. The balconies of the two houses have attractive railing which could be reflected in the proposed design.

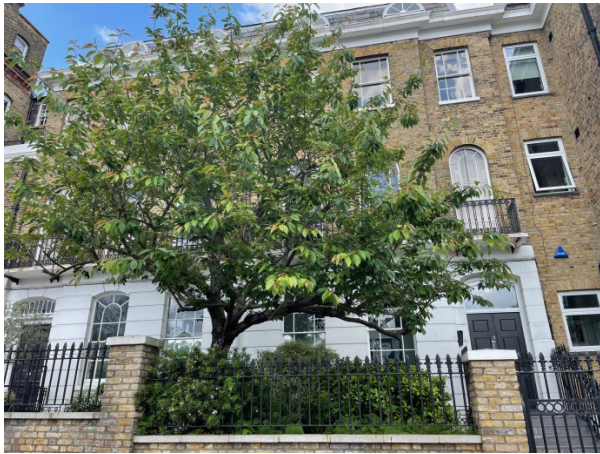
There should be further detail on the proposed glazing. I can see that frosted and reflective glazing has been installed already. Will this be replaced like for like, or will they revert to something more in keeping with the original glazing?

The landscaping proposals, in our opinion, are inappropriate. There is little planting on that part of the road, but the cherry makes a significant contribution to the visual amenity of the street scene, as does the planting at Slingley and the planting in pots at Westfield. The cherry is really appreciated in spring, when it flowers, and at Christmas, when the school puts up lights.

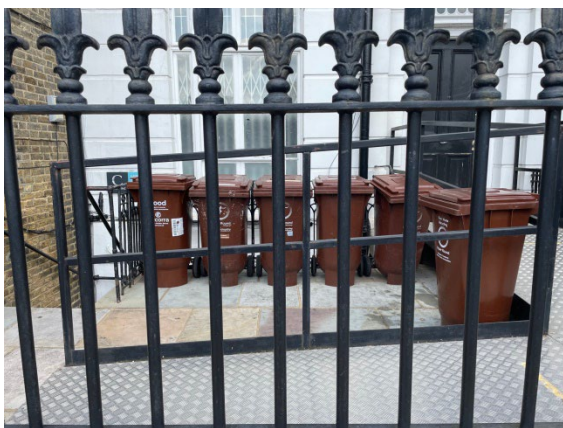


It is unclear whether the cherry tree will be retained. In the DAS the Proposed Landscaping shows it as being retained, but drawings for the Proposed Front Entrance do not include the tree in its current mature form.

The tree should be retained, the current planting at Slingley should be retained and planting at Westview should match that at Slingley



There is no indication of where the current bin storage is going to go. Currently it detracts from the street scene.



The noisy extractor fans on the front of the building are not shown. Apart from being noisy, these detract from the listed building and are a negative contributor both to the Conservation Area and the listed building itself.

The bench is superfluous and subtracts from the planting potential in this small space.

This aspect of the application should be considered the context of the school site's contribution to The Bank. The removal of five mature beech trees along with other, smaller trees and shrubs in 2012/2013, was a sad loss. This verdant aspect could be somewhat restored by sensitive planting. The planting could be planned with a view to maximising the green aspect of what are essentially front gardens. It could be linked to the front entrance area further down The Bank. That area would benefit from a more varied denser planting scheme, including a hedge, screening the tarmac car space from The Bank.

## **CONSTRUCTION MAMNAGEMENT PLAN**

This application needs to have an assessment of how the works are to be managed. The internal works and the works within the school site should be accessed through the gate on Cholmeley Park, but the works to the front of Slingley and Westview may well be accessed via The Bank. Haringey has put in a great deal of time, money and effort into the brand new upgrade to The Bank, which has a 7.5 tonne limit on it. Only smaller vehicles can use this route and remediation for any damage should be paid for by Channing.

Finally, I would like to know what Public Benefit the school is proposing, to make up for the short term inconvenience and the long term effect on the visual amenity of this part of the Conservation Area.