



HERITAGE STATEMENT

Fairseat, Channing Junior School

**THA Ref: 2017/5193(d)
September 2018**

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Introduction

1.0

- 1.1 Channing School has commissioned The Heritage Advisory to carry out this Heritage Statement. The document first considers the relevant legislation and policy relating to the application site. It then goes on to assess the significance of this (**Figures 1 & 2**), where Fairseat (Channing Junior School) is a component part of the wider *Highgate Conservation Area*. Proposals for a single storey extension to the rear is then assessed, before turning to subsequent impacts upon the significance of the aforementioned heritage asset.



Figure 1: Channing Fairseat



Figure 2: Location (Google Maps Extract)

- 1.2 The wider area first evolved from as early as the sixteenth century as a location where the wealthy chose to build their country

retreats. Highgate then continued to grow and expand, principally due to its elevated location with panoramas across wider London. In 1967 the locale was designated as a conservation area under the Civic Amenities Act (**Figure 3**). The essential character of this conservation area (but principally to the north of the application site) is one of '*grand houses, simple cottages, public buildings and a central square*'. Many of these buildings and open spaces are recognised and designated nationally in their own right (**Figure 4**).

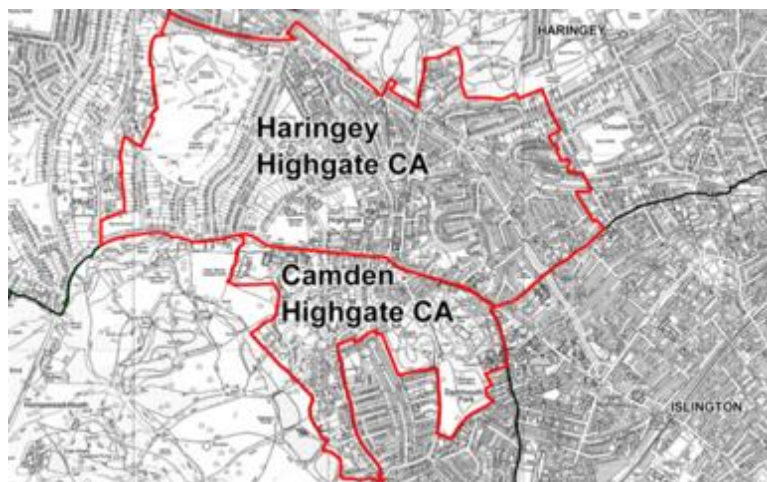


Figure 3: Highgate Conservation Area Boundary

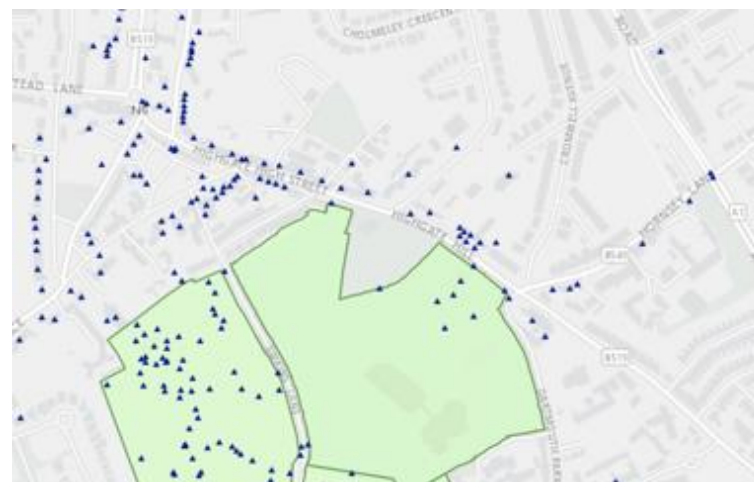


Figure 4: Distribution of Listed Buildings Within Locale

- 1.3 Due to the site's conservation area location, proposals have sought to respond directly to the historic environment of the locale, thereby reinforcing '*the desirability of new development making a positive contribution to local character and distinctiveness*' (paragraph 131, National Planning Policy Framework).

- 1.4 Additionally, proposals have drawn on advice provided within the *Camden Development Policies Document (2010)*. This acknowledges that historic buildings can be sensitively adapted to meet future needs whilst their inherent special interest is preserved, thus ensuring their long term survival. As such, proposals seek to extend the property to the rear whilst enhancing recreational space; thus enabling the site's optimum viable use and associate conservation and longevity of the building - in line with both national and local guidance.
- 1.5 In accordance with Paragraph 189 of the *National Planning Policy Framework* (March 2012), this statement describes the significance of those heritage assets with potential to be affected (Conservation Area) in a manner proportionate to both the assets' importance, and an understanding of the potential impact of proposals upon that significance.

Regulatory Framework

2.0

Legislation

- 2.1 Legislation relating to the historic environment is contained in the *Planning (Listed Buildings and Conservation Areas) Act 1990* (the Act). Of particular relevance is *section 72*, summarised as follows:

Concerning conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Guidance

- 2.2 The *National Planning Policy Framework* (NPPF, July 2018) emphasises a '*presumption in favour*' of sustainable development defined by the document as '*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*'.
- 2.3 This '*presumption in favour*' has been implemented to speed up decision making and encourage more development. As regards heritage assets, it is emphasised that their conservation under such circumstances is to be achieved '*in a manner appropriate to their significance*'. Key paragraphs from the document are summarised below.
- 2.4 Paragraph 185 states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

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

2.5 Paragraph 192 sets out that in determining applications, local planning authorities should take account of:

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

2.6 Paragraph 200 outlines that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. Additionally, paragraph 201 identified that not all elements of a conservation area will necessarily contribute to significance.

Local Policy

2.7 *Camden Council* has a number of planning documents that – alongside the *London Plan* – form the development plan for the area. Those documents pertinent to this application include *The Core Strategy* (2010) and the *Development Policies Document* (2010).

The Core Strategy (2010)

- 2.8 The application site has been highlighted as being located within an 'area of more limited change'. As such, *Policy CS4 – Areas of Limited Change* – requires new development in these areas to 'respect the character of its surroundings, conserve heritage, and other important features and provide environmental improvements and other local benefits where appropriate'.
- 2.9 As regards new development, *Policy CS5 – Managing the Impact of Growth and Development* – requires that consideration be given to:
- 'Providing uses that meet the needs of Camden's population;
 - Providing infrastructure and facilities for Camden's population;
 - Providing sustainable buildings and spaces of the highest quality; and,
 - Protecting and enhancing the environment and heritage'.
- 2.10 Finally, *Policy CS14 – Promoting High Quality Places and Considering our Heritage* – states that 'the council will ensure that Camden's places and buildings are attractive, safe and easy to use by:
- Requiring development of the highest standard of design that respects local context and character;
 - Preserving and enhancing Camden's rich and diverse heritage assets and their settings including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments, and historic parks and gardens; and
 - Seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible'.

Camden Development Policies (2010)

- 2.11 Camden's *Development Policies* document states that *'the council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural style that is important to retain, high quality, contemporary design will be welcomed'*. The resulting policy – *Policy 24 Securing High Quality Design* – states that:

'The council will require all developments, including alterations and extensions to existing buildings to be of the highest standard of design and will expect developments to consider:

- Character, setting, context and the form and scale of neighbouring buildings;*
- The character and proportions of the existing buildings where alterations and extensions are proposed;*
- The quality of materials used;*
- Existing natural features such as topography and trees; and*
- Accessibility'.*

- 2.12 It is acknowledged within the document that *'historic buildings in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving – preserving their special interest and ensuring their long term survival'*. As such, *Policy DP25 – Conserving Camden's Heritage* – outlines the following:

In order to maintain the character of conservation areas, the council will:

'Conservation areas

- Take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- Only permit development within conservation areas that preserves and enhances the character and appearance of the area;*

- *Prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- *Not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- *Preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.'*

The London Plan

2.13 **The London Plan** (2016) also contains relevant policy pertinent to the site. Summarised, this includes:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

- C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

- E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

2.14 It should also be noted the area surrounding the site – including Waterlow Park and Hampstead Heath – has been designated as *Metropolitan Open Land* (MOL). A MOL designation affords the same protection as the Green Belt, with land designated as such conforming to one of the following criteria:

- It contributes to the physical structure of London by being clearly distinguishable from the built-up area;
- It contains features or landscape of historic, recreational, nature conservation or habitat interest; and
- It forms part of a 'Green Chain' and meets one of the above criteria.

2.15 As such, *Policy 7.17* states '*the Mayor strongly supports...its protection from development having an adverse impact on the openness of MOL...Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL*'.

Other Relevant Guidance

2.16 Of equal relevance is English Heritage's (now Historic England) 2008 document *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, 2008*. At paragraph 140, p.59, this states that "*The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings present no opportunities for change*".

Historic Background

3.0

- 3.1 Highgate originated as a hamlet at the south-eastern entrance to the medieval Bishop of London's estate. The area was located within the diocese of the Bishop of London, which eventually became divided between the parishes of St. Pancras and Hornsey. Parkland to the northwest of the hamlet was used for hunting between 1227 and the 1660's, and continued to be owned by the bishops until the late nineteenth century.
- 3.2 By 1380, a new road with a steep incline had been built and was in use, providing access from the City via Holloway and Highgate Hill. In 1386, a direct route to the north was opened as a toll road by the Bishop of London. This was located at the top of the hill and was probably known as High Gate, from which the area derives its name. By 1464, pilgrims were attracted to the hermitage there; thus resulting in the early growth of the area.
- 3.3 Highgate Hill was then developed during the reign of Queen Elizabeth I to become the area's main thoroughfare. Ribbon development continued along Highgate Hill for the remainder of the sixteenth and seventeenth centuries. Gradually, the area became popular with the wealthy as a place in which to construct their country retreats, including Lauderdale House – with parkland, built in 1582 to the west of Highgate Hill.
- 3.4 By the end of the sixteenth century, Highgate Hill began to outstrip neighbouring settlements. Given that Highgate had become one of the main routes from the north into London, it acted as a major stopover on the road, and by 1553 it was home to at least five licensed inns; thus reflecting the extent of its evolution by this time - not only in service to the established rich, but also catering to passing travellers and other lower status trade.

- 3.5 Grand houses multiplied there during the seventeenth century, but it wasn't until the eighteenth century that the village might be seen to have expanded into a small town. Although a more mixed population could now be discerned, eighteenth century Highgate nevertheless continued to attract the rich due to its reputation for healthy air and good prospects with panoramas over London. Regarding eighteenth century Highgate, Pevsner states that '*the whole area still has the character of a favourite eighteenth century residential settlement near London*'.
- 3.6 During this period, houses began to line other roads approaching the village and by 1754, stretched a short way along Hornsey and Southwood Lanes, along North Road to a point beyond Castle Yard on the east, and almost halfway down the hill on the west. Travellers increasingly contributed to the area's prosperity with the demands of traffic leading to the widening of the road up Highgate Hill as early as 1767. At this time, roadside elms were felled and the footways levelled. By 1800 Highgate was renowned as a select village and a summer retreat.



Figure 5: Highgate 1894, OS Extract



Figure 6: Highgate 1914, OS Extract

- 3.7 However, good roads made the area more convenient for City workers and smaller scale housing grew up amongst the earlier, grander, eighteenth century residences. As the nineteenth century progressed, Highgate was to be developed mainly at its southeast (**Figure 5**). Further expansion was aided by the arrival of Highgate Station in 1867, and by 1914, most of the remaining space to the north and east had been developed as housing (**Figure 6**).



Figure 7: Highgate 1935, OS Extract

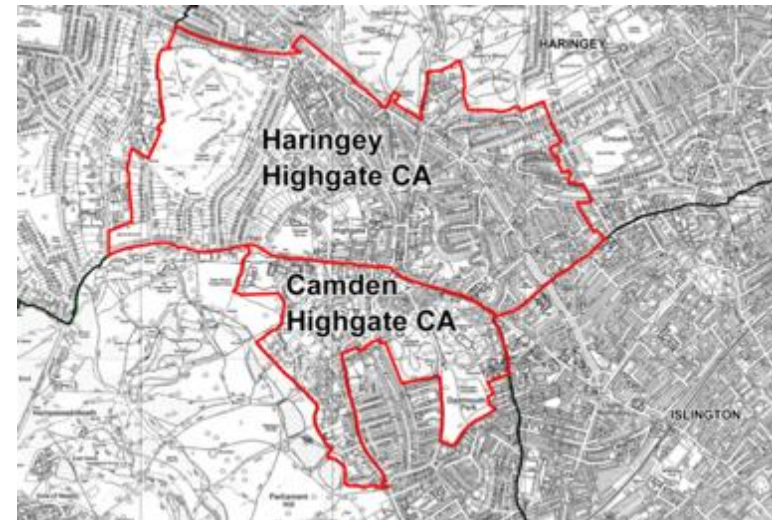


Figure 8: Highgate Conservation Area

- 3.8 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’*. This 29 acres of land became a public park and remains as such today.
- 3.9 The interwar period saw the further development of fields and parkland (**Figure 7**). However, following the Second World War, the process of infilling and rebuilding continued on a more limited scale. Then, the area was to principally experience change via the sub-division of larger properties into apartments; privatisation of larger landscaped gardens into housing estates; and more general pressure for residential development. Due to the area’s history, it was designated a conservation area in response to the Civic Amenities Act in 1967 (**Figure 8**).

The Heritage Asset(s)

4.0

- 4.1 The evolution of Highgate as this is set out above has resulted in the designation of a number of listed buildings and conservation areas (illustrated below, **Figures 9 & 10**). Relevant listed buildings are located at some remove from the application site and are both physically and visually separated from this by the main thoroughfare of Highgate Hill, and a number of intervening built forms. As a result, proposals are not considered to affect the settings of these.

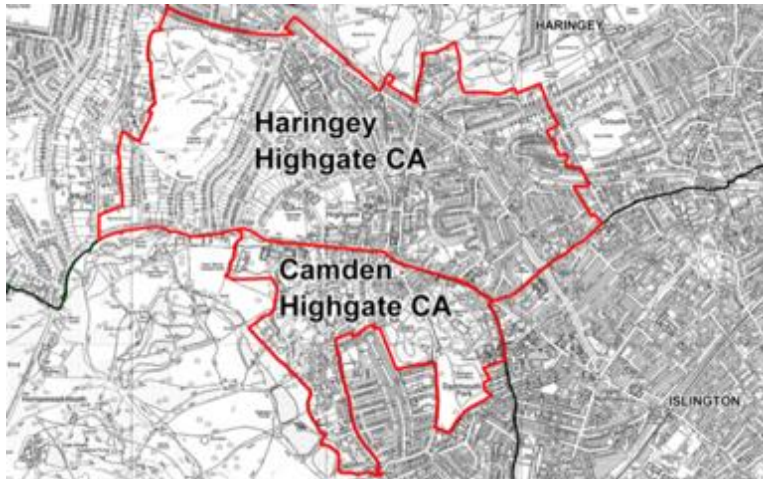


Figure 9: Highgate Conservation Areas

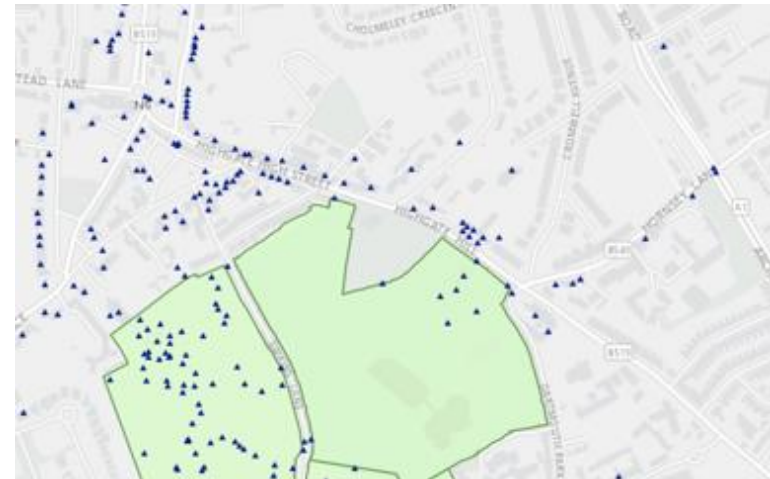


Figure 10: Distribution of Listed Buildings in Locale

- 4.2 The application site is also located within that part of Highgate Conservation Area under the jurisdiction of the London Borough of Camden. The village of Highgate as a whole was designated a conservation area in 1967-8 by both Camden and Haringey Councils jointly, under the *Civic Amenities Act*. Therefore, where Highgate spans both administrative areas, it should be noted that the London Borough of Haringey has also designated a Highgate Conservation Area, this covering that area to the east and north of the High Street. It is not recognised as a locally listed building in its own right.
- 4.3 Camden's *Highgate Conservation Area Appraisal and Management Strategy* (October 2007) sets out that '*the essential character (of the conservation area) is of a close-knit village crowning one of the twin hills to the north of London*'. Development within the area is representative of the evolution of the settlement. To this end, the historic village – centred around the High Street – exhibits a relatively random pattern of plot, which in turn tend to reflect the character of individual properties.

- 4.4 However, the area also contains late Georgian and Victorian terraced development which conform to a more regular plot size, typical of speculative development in the period. This tight knit yet informal development combined with early nineteenth century speculative buildings, are in marked contrast with the large open spaces of Highgate Cemetery, Waterlow Park and the allotments of Fitzroy Park.
- 4.5 For ease of assessment the conservation area has been subdivided into a number of smaller, component character areas. That pertinent to the site is *Sub-Area 1: Highgate Village*. Overall, the appraisal sets out that *'this area has the most intense development within the conservation area, rich in form and detail. It has all the elements expected of a village with a shopping frontage in the High Street, grand houses, simple cottages, public buildings and a central square'*. The grand houses reflect the fact that Highgate has been a desirable residential area since the late seventeenth century.
- 4.6 From the south, Highgate High Street has a steep gradient, rising up from Highgate Hill. This reflects the history of the area as an important thoroughfare out of London. The High Street also exhibits a large collection of eighteenth and nineteenth architecture, including high quality shop fronts (**Figure 11**). These shops are terminated to the south of the high street - where this meets Highgate Hill (**Figure 12**) - by green frontage comprising the entrance to Waterlow Park. Beyond this entrance is a high brick wall, which encloses the park along the entirety of Highgate Hill's western edge.



Figure 11: Highgate High Street, 1800



Figure 12: Highgate Hill, 1882

Channing Fairseat

- 4.7 To the north of Waterlow Park the former Victorian mansion known as Fairseat is also located beyond this high brick wall. With panoramas south across steep surrounding topography, there has been a house on the site since at least the sixteenth century. Writing in 1888, John H. Lloyd believes:

'Fairseat House was originally (although not known by that name) a comfortable old family house in the occupation of Mr Bloxman, a Governor of the Grammar School and a member of a very old resident family, still happily represented amongst us,

whose associations with Highgate extend over a century, and to whom the village is indebted for many acts of considerate liberality'.

- 4.8 The property passed through many tenants and families during the intervening years. However, it wasn't until the 1860's when Sir Sydney Waterlow began altering and extending the property (between 1866 and 1868) that the extent of these alterations led Lloyd to write '*Alderman Sir Sydney Waterlow, M.P., whose additions to the house were so considerable that the outward traces of the older building have disappeared*' (**Figure 13**).

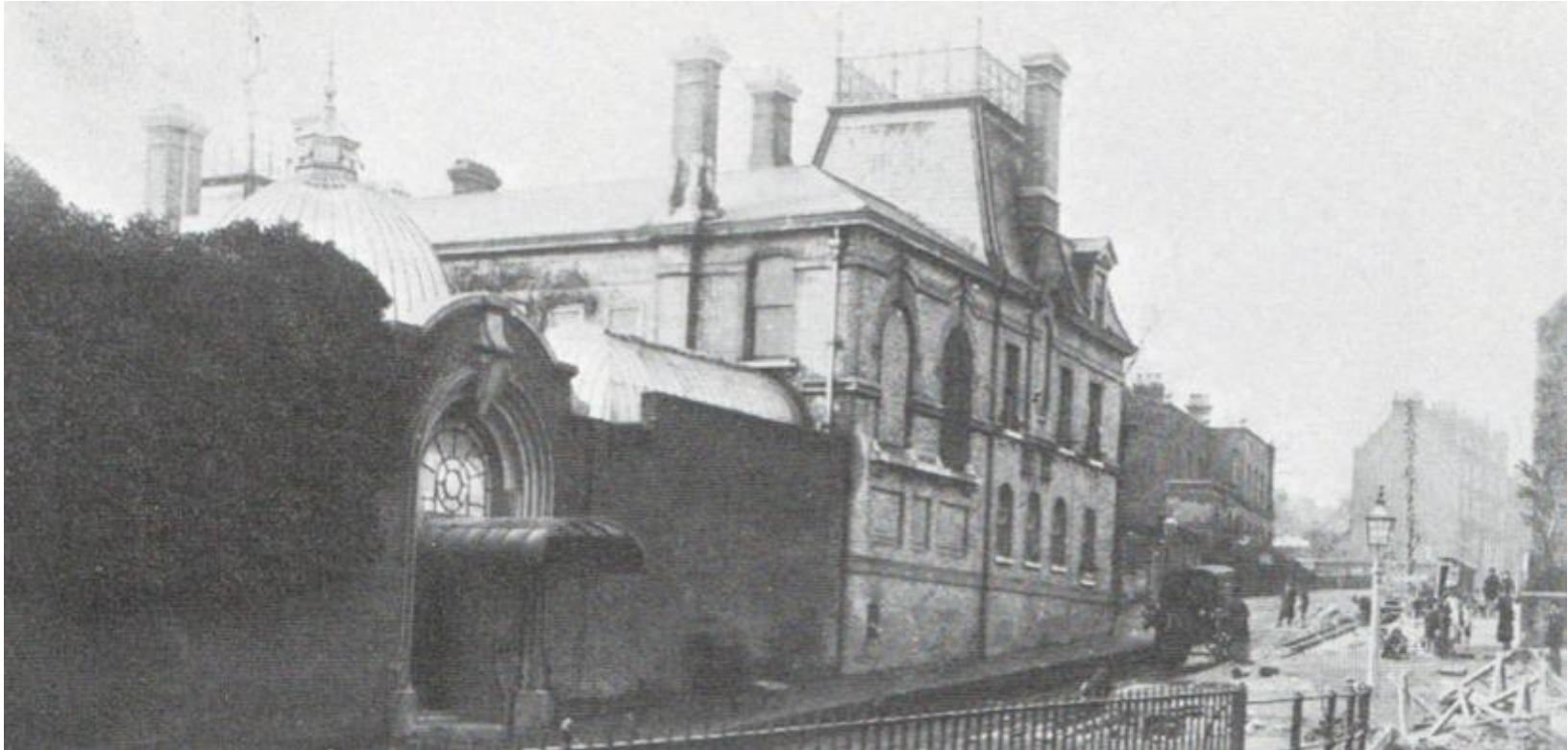


Figure 13: Fairseat House, c.1800

- 4.9 The Waterlows had a family at Fairseat, however by 1883, the property was for let but left empty until 1891. It lay empty again from 1907-1910, but escaped complete demolition when a tramway was implemented. Approximately half of the building was nevertheless removed when Highgate Hill was widened (**Figure 14**). Then in 1911, the Goodwin family became occupants. In

1918 they were asked to make the house available for one year for '*an important personage and his suite*'. Although this tenant's identity is unknown, once the Goodwin's returned, the house had been subject to '*lavish*' alterations including a lift to carry coal. This has since been removed.



Figure 14: Extent of Fairseat Demolition

- 4.10 The Goodwin's left Fairseat in 1925 and Channing School began negotiations to acquire the lease. Once the lease was acquired - in October of that year - work began to convert the property from a residential premises to junior school. Work was completed in 1926. However, during the Second World War the school was evacuated and in 1940 some damage was experienced by Fairseat due to a landmine. This was not a direct hit, but one that fell in close proximity. During this period the

Daily Telegraph published an article outlining additional change and alteration throughout the property, which included 'blocked up passages and false ceilings'.

- 4.11 The school returned to Fairseat in 1945 despite the fact refurbishment and restoration works had not yet been completed. In its more recent history, works at Fairseat include the restoration of existing stables, additions to the frontage including a reception area, and non-permanent structures in the gardens (**Figures 15 & 16**). Therefore, given the account set out above, the site is not without incremental change and/or alteration both internally and externally, as both its use and purpose has evolved.



Figure 15: Modern Reception Area



Figure 16: Enclosure within Garden

- 4.12 Overall, the site exhibits various phases of evolution that can be seen to erode more general historic and architectural significance and value. When considered in the context of the area's wider historic narrative, the property is now much departed from its original function. Its early twentieth century change of use clearly divorced the site from its intended function as a private country retreat, thus reducing the sites' overall contribution to the wider historic environment.
- 4.13 Irrespective of the wider historic narrative, when considered in isolation, from a physical perspective, the existing building has undergone a number of alterations and extensions that diminish many aspects of architectural value. The extent of change is first made clear when comparisons are drawn between images of the property dating from both 1872 and 1914, whereby the domed glass house - providing entry to the property - was removed (**Figures 17 & 18**).



Figure 17: Fairseat, 1872



Figure 18: Fairseat, 1914

- 4.14 These removal works were associated with the substantial demolition of Fairseat following the construction of a tramway up Highgate Hill (**Figure 14 above**). During this period of demolition, works resulted in almost half of the original property - its footprint and overall volume – being removed, thus diminishing the original architectural integrity of the previous structure by some margin (**Figures 19 & 20**).



Figure 19: Fairseat, 1895

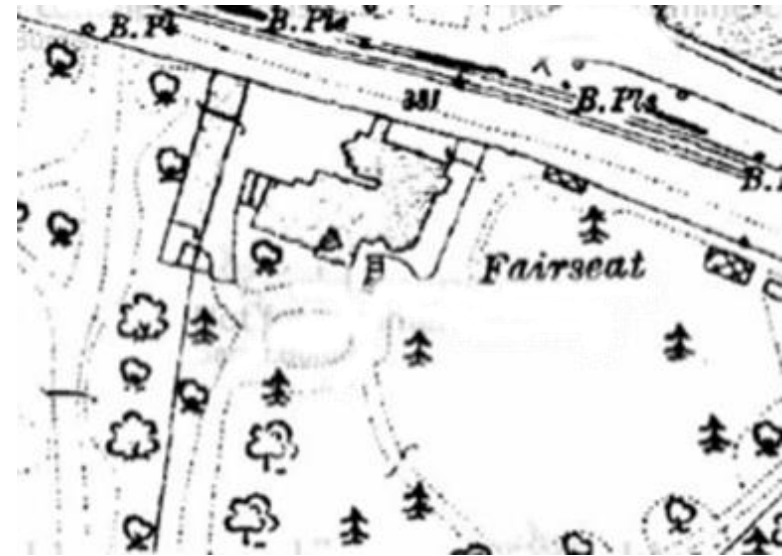


Figure 20: Fairseat, 1915

- 4.15 The scale of change associated with these works is evidenced by photos below. Dating from c.1800, **Figure 21** depicts the original, more imposing mass of Fairseat. The entrance to the property is clearly visible, penetrating the boundary wall flanking Highgate Hill, with the domed roof of the aforementioned glasshouse being visible beyond. Directly adjoining the

footway, the brick façade was surmounted by a varied roofscape, enlivened with occasional dormer windows and chimneys. The stable block is not visible beyond this mass of built form. However, the extent of change resulting from demolition resulted in a façade that has very limited reference to the original architecture of Fairseat (**Figure 22**).

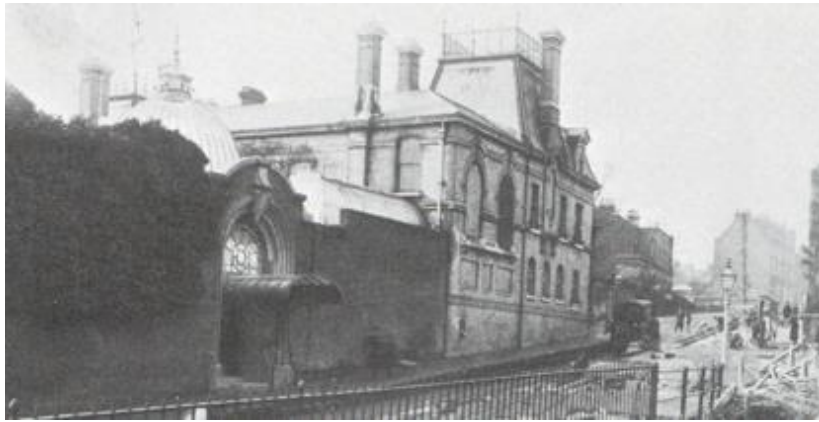


Figure 21: Fairseat, C.1800



Figure 22: Fairseat, 2017

- 4.16 Here, it is evident that the overall siting of the property within the plot was significantly altered. Initially, the boundary was formed by the property itself, with the façade and entrance forming a significant and imposing mass in the streetscape. Now, it is considerably truncated and set back beyond a high brick wall. Additionally, the principal entrance had then been focused to the south, before its emphasis was then altered, being relocated further to the north, and set into the property's eastern elevation.
- 4.17 Further to this, a number of other architectural forms and detailing were also lost, with aspects such as the varied roofscape and fenestration being removed and replaced with a simple red brick façade and parapet. Current architectural detailing, such

as brick arches and other, circular motifs, exhibit limited reference to the original structure. Finally, the extent of reduction as regards the site's overall built form, then allowed for views to the once concealed stable block.

- 4.18 Further north along Highgate Hill, the retained section of Fairseat remains apparent (**Figure 23**). However, original architectural features such as the varied roofscape; dormer windows; and decorative brickwork, do not relate architecturally to the later section of rebuilding. This results in an un-cohesive, disjointed aesthetic; clearly evidencing a number of various phases of development at Fairseat that remain visible from views within the Conservation Area.



Figure 23: Various Phases of Development

- 4.19 Beyond the boundary wall further evidence of alteration and addition is apparent across the site. The entrance to the school is currently facilitated via a single storey brick and glazed extension. Whilst the extension is finished in a light brick which references the original, the predominantly glazed frontage introduces a wholly contemporary element to the structure and site (**Figures 24 & 25**).



Figures 24 & 25: Contemporary Glazed Single Storey School Entrance

- 4.20 As regards the rear of the property - not discernible from the wider conservation area - whilst much of the original façade remains, again, the overall architectural integrity and aesthetic value of this has been much diminished. Aspects such as swathes of concrete playground and incremental clutter that includes bins; benches; black timber clad storage space; non-original fireproof doors; modern railings; large plastic and metal enclosures; and other large storage boxes, all detract from the property. Whilst these might aid the practical functioning of the site as a school, they demonstrably contribute toward the loss and erosion undergone by Fairseat, and the original historic and/or architectural integrity of this.
- 4.21 Fairseat is a component part of the wider designated heritage asset (Highgate Conservation Area). It has not been designated as a heritage asset in its own right and its evolution has demonstrably lead to what is a diminished significance. Overall, the site exhibits various phases of evolution that, when considered in totality, present a narrative that is much departed from its original form, function and therefore integrity. The opportunity therefore exists to implement proposals that would not only retain the remaining historic and/or architectural value of the site, but from a functional perspective, also ensure its *optimum viable use*.

Assessment of Proposals

5.0

- 5.1 The application proposal for the site entails a single storey extension to the rear of Fairseat. This complements a recent consent for the construction of a subterranean changing room facility and alterations to the eastern wing of the building to re-provide a classroom to be lost by the proposed hall and to provide a new drama studio and toilets. From a practical perspective, proposals comprise appropriate design solutions configured to enable the *optimum viable use* of the property. Therefore, its conservation and associated longevity are sought in line with *paragraph 192* of the *NPPF*.
- 5.2 It is proposed that this extension will provide a hall / dining room at lower ground floor level with an additional play area provide above at ground floor. The design of the extension ensures an appropriate subservience to the host structure, whilst its modest scale would ensure its appropriate integration into the site as a whole. The overall appearance of proposed elevations creates a consistency of aesthetic, when considered alongside the recently consented eastern extension, with elements such as brickwork and fenestration, reflecting that found across the host building (**Figure 26**).



Figure 26: Proposed Extension Elevation

- 5.3 Whilst internal reconfiguration works are acknowledged these are minor and considered wholly necessary to both facilitate the practical functioning of internal space but also implement required underpinning. The existing external staircase to the rear of the property will be retained to allow for continued access to a play area at lower ground floor level.
- 5.4 Overall, this scheme has once again responded to the wider topographic conditions presented by the site and associated with the steep slope of Highgate Hill. As such, the existing landscape framework has been retained with new structures being built into and assimilated by what is the prevailing, natural environment (**Figures 27 & 28**).



Figures 27 & 28: Proposed Elevations

- 5.5 It should also be noted that the scheme is located beyond the main structure of Channing Fairseat, and does not therefore comprise a publicly perceptible, visually dominant feature within the wider, designated historic environment. As such, the prevailing character and appearance of the Highgate Conservation Area would not be affected by the proposals, principally due to the location of the scheme, to the rear of the building; behind high boundary walls; at lower ground level.
- 5.6 Consequently, the scale, form and massing of proposals demonstrably comply with both national and local guidance, comprising a locally referential and considered design in relation to the host structure. Overall, these are modestly scaled and demonstrably subservient to the principal building. The new structure also recognises and responds to overarching designations, and does not therefore form a dominant feature within the site generally, or within the wider locale. In sum, it

is considered – with regards to *paragraph 195* of the *NPPF* – not even less *than substantial harm would be effected by the implementation of proposals*. Additionally, it is also considered that in accordance with *paragraph 185* of the *NPPF* the *desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation* has been taken into full account.

Summary

6.0

- 6.1 Historically, Highgate formed part of the medieval Bishop of London's hunting estate. As a result, only gradual development occurred in the area and it was not until the sixteenth and seventeenth centuries that Highgate became a popular resort for the wealthy and their country retreats. The area had expanded into a small town by the eighteenth century with further growth occurring during the nineteenth century as the area became a more convenient location for City workers.
- 6.2 One such country retreat was the Victorian mansion of Fairseat. Located to the west of Highgate Hill and adjoining Waterlow Park to the north, a property has been situated on this elevated location since the sixteenth century. However, since its nineteenth century construction, the property has been subject to significant alteration, both internally and externally. The most significant period of change occurred during the nineteenth century before half of the property was lost following the widening of Highgate Hill in the early twentieth century.
- 6.3 Fairseat was then acquired in 1925 by Channing School and work began to ensure its fitness for purpose as a school. The structure continues to accommodate a junior school today. As such, the site has been inevitably subject to change throughout the course of its history – predominantly in order to ensure it meets requirements as an educational facility – that have resulted in the demonstrable loss and erosion of both historic and architectural integrity. These alterations can therefore be seen to have diluted the inherent significance of the original structure.
- 6.4 It is proposed to implement development that will ensure the continuing, long-term, practical functioning of the building and its use as a school, in conjunction with recently consented proposals. It is considered that the scheme would not adversely affect the wider locale, including the character and appearance of this and its designation as a conservation area. Principally, this would be achieved by providing additional space for educational use that not only utilises the existing topography and

landscape framework of the site, but also housed within an appropriately subservient and - as regards detailing etc. – deliberately referential and assimilated extension.

- 6.5 Although Fairseat offers merely a minor contribution toward the wider heritage asset, proposals nevertheless ensure this contribution to the wider conservation area – both physically and visually – remains as at present. As such, proposals can be seen to respond to not only the relevant *Act*, but also the wider relevant regulatory context, where *paragraph 195* of the *NPPF* sets out that the local authority should take account of '*desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*'.
- 6.6 In sum, proposals have responded positively to the local historic context and achieved a generally high standard of design. This results in no adverse impacts upon the surrounding historic environment and therefore the wider conservation area designation in place there.

Appendix 1: Sources of Information

National Planning Policy Framework, 2012

Planning (Listed Buildings and Conservation Areas) Act, 1990

LONDON BOROUGH OF CAMDEN, *Core Strategy*, 2010

LONDON BOROUGH OF CAMDEN, *Development Management Policies*, 2010

LONDON BOROUGH OF CAMDEN, *Highgate Conservation Area Assessment*, 2007

LLOYD, J.H, *The History, Topography and Antiquities of Highgate*, 1888

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