

Channing School

**Junior Hall and Ancillary outdoor recreation
facilities at Channing School (Fairseat Campus),
Highgate Hill, N6 5JR**


Landscape and Visual Appraisal

October 2018

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Landscape and Visual Appraisal

Approved	Stephen Kirkpatrick
	
Position	Director
Date	05-10-2018

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1.0 INTRODUCTION

1.1 Study Background

1.1.1 Channing School is an independent day school for girls aged between 4-18 years old at Highgate Hill. The School is split into two campuses. The junior school is known as Fairseat and is located on the southern side of Highgate High Street whilst the senior school is located on the northern side. Fairseat is located within the borough of Camden whilst the Senior School is located within Haringey as Highgate High Street/Highgate Hill is the defining boundary between the two Councils.

1.1.2 The School is seeking to address a current lack of adequate recreation and hall space at the junior school site. Pre-application enquiry advice was obtained from Camden Council in August 2016 about the likely acceptability of additional development at Fairseat. The initial proposal to erect a permanent standalone building was not supported by Officers as it was considered that such a scheme contravened planning policies that related to 'appropriate' development within the Metropolitan Open Space (MOL). Officers advised that:

1. Physical extensions to the main building- would be viewed more favourably as opposed to a separate standalone building.
2. A small permanent standalone structure that accommodated a use solely relating to outdoor recreation would be viewed favourably.

1.1.3 The school was subsequently identified the following three measures for achieving their aspirations for more space:

1. Refurbishment of void space under what was the original orangery to create one classroom and one drama studio. External works would require inserting windows and a door to the external façade at lower ground level.
2. Extension of the rear of the main school building into the existing hard surfaced playground area. The proposed single storey rear extension would provide additional space to be used as a multipurpose hall/dining area and kitchen. A play area for the pupils will be relocated on the first-floor roof of this extension. A green roof has been introduced to the perimeter of the main hall and to the whole of the kitchen roof. A glass balustrade would enclose the central play area to give the building a lighter feel.
3. Erection of a subterranean pavilion, accessed by a disabled lift and stair from the existing playground area, to provide additional floor space underground. This underground building would accommodate toilets, a meeting/lobby area and changing rooms to support and facilitate outdoor recreation in association with physical education at the school. The

School is open to the principle of external sports clubs being able to use this proposed space on a case-by-case basis. The building would open directly out onto the existing tennis courts.

- 1.1.4 The southern and western elevations would have fully glazed openings of a similar vertical proportion to the windows in the main building. These would provide daylight to the hall and access to the play area for recreation and means of escape. The main hall would be built in gault bricks to match the main building, tying together the two elements.
- 1.1.5 Scarp Landscape Architecture Ltd was subsequently commissioned by Channing School to prepare a landscape and visual appraisal (LVA) of a design proposal that incorporated these proposed measures.
- 1.1.6 This report presents the findings of the appraisal of potential landscape and visual effects that would result from the development proposal.

1.2 Report Structure

- 1.2.1 The report is set out under the following headings:

- (1) Introduction
- (2) Landscape Context
- (3) Landscape Character
- (4) Site Appraisal
- (5) Visibility of The Existing Site
- (6) The Proposed Development
- (7) Visual Appraisal
- (8) Landscape Appraisal
- (9) Summary and Conclusions

2.0 LANDSCAPE CONTEXT

- 2.1.1 Channing School is located in Highgate, a suburban area of north London that includes many notable greenspaces, including Waterlow Park on the southern side of Highgate High Street. At its centre is Highgate village, a collection of residential streets with many Georgian buildings used as shops, pubs and restaurants. The village is at the top of Highgate Hill which provides fine views across London. Highgate Hill and Highgate High Street form part of the steep street that links Archway and Highgate village.
- 2.1.2 The Junior School is located on the southern side of Highgate High Street and is enclosed from the street by high walls (**Photograph A**). Fairseat, a former Victorian residence that now serves as the main Junior School building, is a prominent building along Highgate High Street (**Photograph B**). Waterlow Park, which includes Lauderdale House, a historic building that is now used as an arts and education centre, wraps round the eastern, southern and western sides of the Junior School (**Figure 2: Local Landscape Aerial Photograph**).
- 2.1.3 The site is located in the Highgate Conservation Area. The Statement of Significance set out in the Highgate Conservation Area Character Appraisal and Management Plan (December 2013) states that *“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”* and that *“The village itself is a fine grained traditional settlement crowning one of the twin hills to the north of London”*.
- 2.1.4 The site is also located on Metropolitan Open Land (MOL) and it will be important in this context that the proposed development is located and designed to minimise any adverse impact on the openness of MOL.

3.0 LANDSCAPE CHARACTER

- 3.1.1 'London's Natural Signatures: The London Landscape Framework' was prepared for Natural England in January 2011 to support existing green space policies and to record natural landscape features that form underlying nature of London. The study identified 22 individual Landscape Types, groups of areas of land which share common physical characteristics. Highgate Hill forms part of the Hampstead Ridge Natural Landscape Area, the description of which includes the following:

"A series of summits at Hanger Lane (65m AOD), Willesden Green Cemetery (55m AOD) and Parliament Hill (95m AOD) build the ridge, which is bordered by the Brent River to the north and the west, and the Grand Union Canal to the south."

"The majority of the urban framework comprises Victorian terracing surrounding the conserved historic cores of Stonebridge, Willesden, Bowes Park and Camden which date from Saxon times and are recorded in the Domesday Book (1086)."

"A mosaic of ancient woodland, scrub and acid grasslands along ridgetop summits with panoramic views."

- 3.1.2 The study also identifies Waterlow Park as a key environmental asset.

4.0 SITE APPRAISAL

- 4.1.1 The site is dominated by the main Victorian building, which lies in the north-western corner of the site (**Photographs B, C and D**). A terrace of buildings also lines the northern part of the western site boundary (**Figure 3: Site Landscape Aerial Photograph** and **Photographs C and D**). A large tarmac playground abuts the southern edge of the main school building (**Photograph D**) and a cluster of tennis courts lies in the southern part of the site (**Photographs E and L**). A temporary sports structure is located in the westernmost part of the tennis courts (**Photographs E, I and L**). This structure has a much larger footprint than that of the proposed development and is visually prominent on account of its large scale and light colour. A vehicular and pedestrian entrance gate lies off Highgate High Street near the north-western corner of the site (**Photograph C**). A narrow access drive extends from this entrance gate (**Photograph I**) to serve a staff car park in the eastern corner of the site (**Photograph J**).
- 4.1.2 The site includes an array of temporary structures, including black timber clad storage space, large plastic and metal enclosures and large storage boxes (**Photographs D and I**). A large swathe of lawn occupies the central part of the site (**Photograph K**). Mature tree specimens are located within this grassed area.
- 4.1.3 The western, southern and eastern boundaries of the site are lined by mature trees and shrubs. This peripheral vegetation physically and visually merges with mature tree/shrub vegetation within Waterlow Park.

5.0 VISIBILITY OF THE EXISTING SITE

5.1 Introduction

- 5.1.1 This section provides descriptions of (a) the extent of visibility of the site and (b) the components and character of views available from publicly accessible viewing positions around the site. Reference is made to a set of site context and site appraisal photographs (**Appendix A**) that have been taken to illustrate the character and features of the site and character and components of these external views. The locations of the photographic viewpoints are illustrated on **Figure 4: Photographic Viewpoint Location Plan**.

5.2 Extent of Site Visibility

- 5.2.1 The site is visually well contained in the local landscape. Visibility to north, northwest and northeast is truncated by the tall wall along the frontage to Highgate High Street/Highgate Hill and by the visual mass of trees within both the northern and eastern parts of the site and within adjacent parts of Waterlow Park. Visibility to west, southwest, south, southeast and east is truncated by the visual mass of tree/shrub vegetation located along the peripheries of both Waterlow Park and the school site.

5.3 Views from the north and northwest

- 5.3.1 Views from the north and northwest are dominated by the complex of buildings at Fairseat and by the tall brick wall that fronts Highgate High Street (**Photographs A and B**). **Photograph A**, taken from an elevated section of road adjacent to Highgate High Street known as The Bank, illustrates how the visual mass of mature trees within the site serve to soften the streetscape and enclose all views towards the rear of the main school building. **Photograph B**, taken from a location on Highgate High Street opposite the northern entrance to Waterlow Park, illustrates the main school building, the boundary wall and how the visual mass of mature trees within the park serve to enclose both the terrace of buildings along the western site boundary and all views towards the rear of the main school building.
- 5.3.2 **Photograph C**, taken from a location on Highgate High Street opposite the entrance to the junior school, illustrates the main school building, the terrace of buildings along the western site boundary and glimpsed view down the narrow access drive towards mature tree/shrub vegetation along the western site boundary. The main school building encloses all views towards the location of the proposed development at the rear of the main building.

5.4 Views from the west and southwest

- 5.4.1 **Photographs G and H** illustrate views towards the site from adjacent parts of Waterlow Park. These views are dominated by a visually robust belt of deciduous and evergreen tree/shrub vegetation along the eastern edge of the park. The evergreen vegetation includes holly and yew trees with understorey box, laurel and Oregon grape. **Photograph G** illustrates a view looking east and northeast towards the site from a location in the park opposite the temporary structure on the tennis court. The light-coloured temporary structure is visible in one glimpsed view through a narrow gap in the peripheral vegetation. The location of the proposed development is to the rear of the dense vegetation on the far left-hand side of the photograph and is not visible. **Photograph H** illustrates a view looking east towards the site from the northern part of the park. The location of the proposed development is to the rear of the dense vegetation on the far right-hand side of the photograph. The main school building and adjacent terrace are not visible in this view on account of the cumulative enclosure provided by tree/shrub vegetation along the peripheries of both Waterlow Park and the school site.

5.5 Views from the south and southeast

- 5.5.1 **Photographs F and F1** provide a representative view towards the site from parts of Waterlow Park to the south and southeast of the site. This view is dominated by a visually robust belt of deciduous and evergreen tree/shrub vegetation along the southern edge of the park. There are no views of the main school building, the adjacent terrace or the light-coloured temporary sports structure on account of the cumulative enclosure provided by tree/shrub vegetation along the peripheries of both Waterlow Park and the school site. The location of the proposed development is to the rear of the dense vegetation in the centre of the photograph.

5.6 Views from the east and northeast

- 5.6.1 Views from parts of Waterlow Park to the east of the site are similarly enclosed by layers of tree/shrub vegetation along the peripheries of both Waterlow Park and the school site. The location of the proposed development on the southern edge of the proposed building is not visible from eastern viewpoints in the park.
- 5.6.2 Views from sections of Highgate High Street/Highgate Hill to the east of the site are dominated by the tall brick wall that fronts the street and by the visual mass of mature trees within the site. The location of the proposed development on the southern edge of the proposed building is not visible from the street.

5.7 Internal Views

- 5.7.1 The location of the proposed development would not be visible in either winter or summer views from the narrow access road between the main building and the adjacent terrace (**Photograph I**) or from the staff car park (**Photograph J**). However, the location of the proposed development at the rear of the main school would be visible from the hard-surfaced playground (**Photograph D**), the central lawn (**Photograph K**) and the tennis courts (**Photograph L**). The temporary sports structure may be seen from various parts of the school grounds (**Photographs E, I and L**) as a visually prominent component of existing views.

5.8 Contribution of the Site to Metropolitan Open Land

- 5.8.1 There are many factors that contribute to the openness of MOL and these include the height, scale and massing of any existing built development. Waterlow Park provides a particularly important contribution to MOL on account of its extensive areas of lawns and groups of trees. The historic pattern of built form within the built-up area provides a lesser contribution on account of the tight urban grain and the presence of large-scale buildings, including tall residential blocks at Cholmeley Lodge opposite the site on the northern side of the Highgate High Street / Cholmeley Park junction (**Figure 1: Site Location**). The site provides a low contribution to MOL due to (1) the presence of large areas of hard-standing in the form of the carpark, playground and tennis courts, and (2) the presence of buildings in the form of the main school, adjacent terrace and a scattered array of out-buildings, and (3) the visually contained nature of the site.

6.0 THE PROPOSED DEVELOPMENT

- 6.1.1 There are two elements of the proposed development that would potentially affect external views of the site and the openness of the MOL, i.e. (1) the proposed single storey extension located to the rear of the main building and within the existing hard surfaced playground area, and (2) the entrance structure of the proposed subterranean pavilion.
- 6.1.2 The single storey extension would entail enlarging the existing built form and space to the south and east, providing a hall/ dining room and kitchen to the rear and an additional classroom and drama studio to the east. Due to the topography of the site these rooms will be located at lower ground floor level. A play area is proposed at ground floor level. It would be enclosed with a glass balustrade and be surrounded by a green roof. In providing this fundamental space for the School, it maintains recreational space for the pupils at first floor level. The existing external staircase to the rear of the existing building would be retained allowing for continued access to the play area at lower ground floor level.
- 6.1.3 The entrance structure of the proposed subterranean pavilion would be constructed from glass and would be located under the existing hardstanding in the far southern part of the playground. The pavilion is proposed solely for outdoor recreation.
- 6.1.4 Plans, elevations and sketches of these two proposed structures are provided in **Appendix B**. The locations of the proposed structures have been determined by the benefits of locating them as close as possible to the existing school buildings and with an existing area of hard-standing.
- 6.1.5 Several additional trees and areas of additional shrub planting would be established along the eastern sides of the main school building and proposed rear extension.
- 6.1.6 The existing vegetation along the western site boundary adjacent to Waterlow Park would also be reinforced.

7.0 VISUAL APPRAISAL

7.1 Views from the north and northwest

- 7.1.1 The proposed development would not be visible in either winter or summer views from publicly accessible viewing positions to the north and northwest (**Photographs A and B**) on account of the enclosure provided by the main school building, the adjacent terrace of buildings, the boundary wall and the visual mass of mature trees within the site.

7.2 Views from the west and southwest

- 7.2.1 The proposed development would not be visible in summer views from parts of Waterlow Park to the west and southwest of the site on account of the enclosure provided by the visually robust belt of deciduous and evergreen tree/shrub vegetation along the eastern edge of the park and by mature trees along the peripheries of the school site (**Photographs G and H**). Views of most of the upper part of proposed rear extension would be enclosed by the southern end of the terrace of buildings, by the line of temporary buildings and structures along the western site boundary (**Photograph K**) and by the visual mass of intervening tree/shrub vegetation. However, it is likely that there would be a partial, glimpsed winter view of the upper part of proposed structure. Where visible, views would be filtered and dominated by this vegetation and the proposed structure would be perceived as a relatively small and very much recessive component of existing views compared to the greater height, scale and massing of the main school and adjacent terraced buildings. It is unlikely that the proposed entrance structure would be visible in either winter or summer views due the enclosure provided by the line of temporary buildings and structures along western site boundary. The change to existing winter views towards the locations of the proposed rear extension and entrance structure would be negligible. However, there would be an enhancement of the overall view as the light-coloured temporary structure would be removed upon completion of the proposed development.

7.3 Views from the south and southeast

- 7.3.1 The proposed development would not be visible in summer views from parts of Waterlow Park to the south and southeast of the site on account of the enclosure provided by the visually robust belt of deciduous and evergreen tree/shrub vegetation along the southern and south-eastern edges of the park and by mature trees along the peripheries of the school site (**Photographs F and F1**).

7.4 Views from the east and northeast

- 7.4.1 The proposed development would not be visible in summer views from parts of Waterlow Park to the east and northeast of the site on account of the enclosure provided by the visually robust belt of deciduous and evergreen tree/shrub vegetation along the southern and south-eastern edges of the park and by mature trees along the peripheries of the school site.
- 7.4.2 The proposed development would not be visible in either winter or summer views from publicly accessible viewing positions on Highgate High Street/Highgate Hill to the east and northeast of the site on account of the enclosure provided by the main school building, the adjacent terrace of buildings, the boundary wall and the visual mass of mature trees within the site.

7.5 Internal Views

- 7.5.1 The proposed development would not be visible in either winter or summer views from the narrow access road (**Photograph I**) or from the staff car park (**Photograph J**). There would be a mixture of open and partial views of the two proposed structures from the hard-surfaced playground (**Photograph D**), the central lawn (**Photograph K**) and the tennis courts (**Photograph L**). These would result in low levels of change to existing views.

Views from the playground

- 7.5.2 Views from the playground of the external walls of the proposed rear extension and entrance structure would be obtained at very close distance. The northward views of the rear extension from adjacent areas of playground would be obtained against a backdrop of the main school building and adjacent terraced buildings, which have a relatively large height, scale and massing. Views of the existing buildings obtained from the roof of the proposed rear extension would be perceived as having a relatively small in height than the existing buildings on account of larger elevation of the play area on the roof. Children using this elevated playground are less likely to look northwards towards the existing building than southwards where there would be a greater degree of visual openness afforded by the relatively high elevation of the new playground and where they could enjoy panoramic views across the proposed green roof and existing tennis courts to the mature tree/shrub vegetation along the periphery of the school grounds. Children using areas of retained playground adjacent to the rear extension would also benefit from a greater degree of visual openness following the removal of the temporary sports structure.

Views from the central lawn

- 7.5.3 Existing built form, in the form of the main school buildings and out-buildings along the northern and western site boundaries, is a prominent component of existing views from the central lawn (**Photograph K**). Views of the northern part of the proposed rear extension would be partially enclosed by the steps up to the existing building. The central part of the rear extension would be seen as an extension to the existing terrace at first floor level and views would be obtained against a backdrop of tree/shrub vegetation along the western site boundary and would partially replace existing views of the line of out-buildings/storage sheds along the western site boundary. Views of the proposed entrance structure would be partially enclosed by the southern edge of the rear extension and would partially replace existing views of the outbuilding that may be seen immediately to the side of the mature tree on the left-hand side of the photograph. The entrance structure would be built from glass and would result in very limited changes to existing views. Users of southern parts of the lawns would benefit from a greater degree of visual openness following the removal of the visually prominent temporary sports structure.
- 7.5.4 The viewpoint for **Photograph K** has been selected as providing the most open view of the proposed development from the central lawn. Viewpoints further to the south would be further restricted by the canopy of a large tree in the central part of the lawn and would be seen against a visual backdrop of a greater number of out-buildings/storage sheds along the western site boundary.

Views from the tennis courts

- 7.5.5 Existing built form is a prominent component of existing views from the tennis courts. It includes the main school building, the adjacent terrace, the line of out-buildings/storage sheds along the western site boundary and the light-coloured temporary building on the tennis courts (**Photograph L**).
- 7.5.6 The proposed rear extension would be seen largely against a backdrop of the main school building and adjacent terraced buildings, which have a relatively large height, scale and massing. It would be seen in the context of tower blocks on the northern side of Highgate High Street. It would relate well to the existing building in terms of architectural design, would be seen against a backdrop of tree/shrub vegetation along the western site boundary and would partially replace existing views of the line of out-buildings/storage sheds along the western site boundary.

- 7.5.7 Views of the proposed entrance structure would also partially replace existing views of the out-buildings/storage sheds along the western site boundary and would be seen on the right-hand side of the green-roofed outbuilding adjacent to the temporary sports building in this view. The entrance structure would be built from glass and would result in very limited changes to existing views. Users of the tennis courts would also benefit from a greater degree of visual openness following the removal of the visually prominent temporary sports structure.

8.0 LANDSCAPE APPRAISAL

- 8.1.1 The proposed development would be well integrated into the scale and pattern of the local landscape. The height, scale and massing of the proposed extension is such that it would be subservient to the main school building and would be appropriate to the setting, distinctiveness and character of the local townscape. The proposed elevations ensure an aesthetic consistency with the existing building in terms of scale, materials and fenestration. The proposed buildings respond sensitively to existing topography and do not require the removal of any existing vegetation.
- 8.1.2 The proposed additional trees and shrubs along the eastern side of the main school building and the proposed rear extension would partially enclose views of the proposed built form from within the school grounds. The existing vegetation along the western site boundary would be reinforced, thereby enhancing not only the vegetation framework around the existing and proposed built form but also the wider green infrastructure associated with Waterlow Park.
- 8.1.3 There would be no adverse effect on the streetscape of Highgate Hill as the proposed buildings would be located behind and at a lower height than the brick wall along Highgate High Street/Highgate Hill. There are no key views in the local landscape that would be adversely affected. The character and appearance of the Highgate Conservation Area would not be affected by the proposals on account of both the location of the proposals to the rear of the existing building and their subservient height, scale and massing.

9.0 SUMMARY AND CONCLUSIONS

9.1 Site context

- 9.1.1 The Junior School is located on the southern side of Highgate High Street and is enclosed from the street by high walls. Fairseat is a prominent building along Highgate High Street and forms part of the Highgate Conservation Area. Waterlow Park wraps round the eastern, southern and western sides of the Junior School. The site is also located within Metropolitan Open Land and it will be important in this context that the proposed development is located and designed to minimise any adverse impact on the openness of MOL.

9.2 Site Visibility

- 9.2.1 The site is visually well contained in the local landscape on account of the enclosure provided by the main school building and adjacent terrace, the tall wall along the frontage to Highgate High Street/Highgate Hill and the visual mass of tree/shrub vegetation located along the peripheries of both Waterlow Park and the school site.
- 9.2.2 The site provides a relatively low contribution to MOL due to (1) the presence of large areas of hard-standing in the form of the carpark, playground and tennis courts, and (2) the presence of buildings in the form of the main school, adjacent terrace and a scattered array of out-buildings, and (3) the visually contained nature of the site.

9.3 Visual Appraisal

- 9.3.1 The proposed development would not be visible in either winter or summer views from publicly accessible viewing positions to the northeast, north and northwest. It would also not be visible in summer views from Waterlow Park. However, it is likely that there would be a glimpsed winter view of the upper part of proposed rear extension from part of Waterlow Park west of the site. This view would be filtered by intervening vegetation. The change to existing winter views towards the locations of the proposed rear extension and entrance structure would be negligible. However, there would be an enhancement of the overall view as the light-coloured temporary structure would be removed upon completion of the proposed development.
- 9.3.2 There would be a mixture of open and partial views of the two proposed structures from within the site, i.e. from the hard-surfaced playground, the central lawn and the tennis courts. These would result in low levels of change to existing views.

- 9.3.3 In terms of views from the playground, any northward views of the rear extension from adjacent areas of playground would be obtained against a backdrop of the main school building and adjacent terraced buildings, which have a relatively large height, scale and massing. Views of the existing buildings obtained from the roof of the proposed rear extension would be perceived as having a relatively small in height than the existing buildings on account of larger elevation of the play area on the roof. Children using this elevated playground are less likely to look northwards towards the existing building than southwards where there would be a greater degree of visual openness afforded by the relatively high elevation of the new playground and where they could enjoy panoramic views across the proposed green roof and existing tennis courts to the mature tree/shrub vegetation along the periphery of the school grounds.
- 9.3.4 In terms of views from the central lawn, views of the northern part of the proposed rear extension would be partially enclosed by the steps up to the existing building. The central part of the rear extension would be seen as an extension to the existing terrace at first floor level and views would be obtained against a backdrop of tree/shrub vegetation along the western site boundary and would partially replace existing views of the line of out-buildings/storage sheds along the western site boundary. The entrance structure would be built from glass and would result in very limited changes to existing views. Users of southern parts of the lawns would benefit from a greater degree of visual openness following the removal of the visually prominent temporary sports structure. The proposed additional trees and shrubs along the eastern side of the main school building and the proposed rear extension would further enclose views of the proposed built form.
- 9.3.5 In terms of views from the tennis courts, the proposed rear extension would be seen largely against a backdrop of the main school building and adjacent terraced buildings, which have a relatively large height, scale and massing. It would be seen in the context of tower blocks on the northern side of Highgate High Street. It would be seen against a backdrop of tree/shrub vegetation along the western site boundary and would partially replace existing views of the line of out-buildings/storage sheds along the western site boundary. Users of the tennis courts would benefit from a greater degree of visual openness following the removal of the visually prominent temporary sports structure.

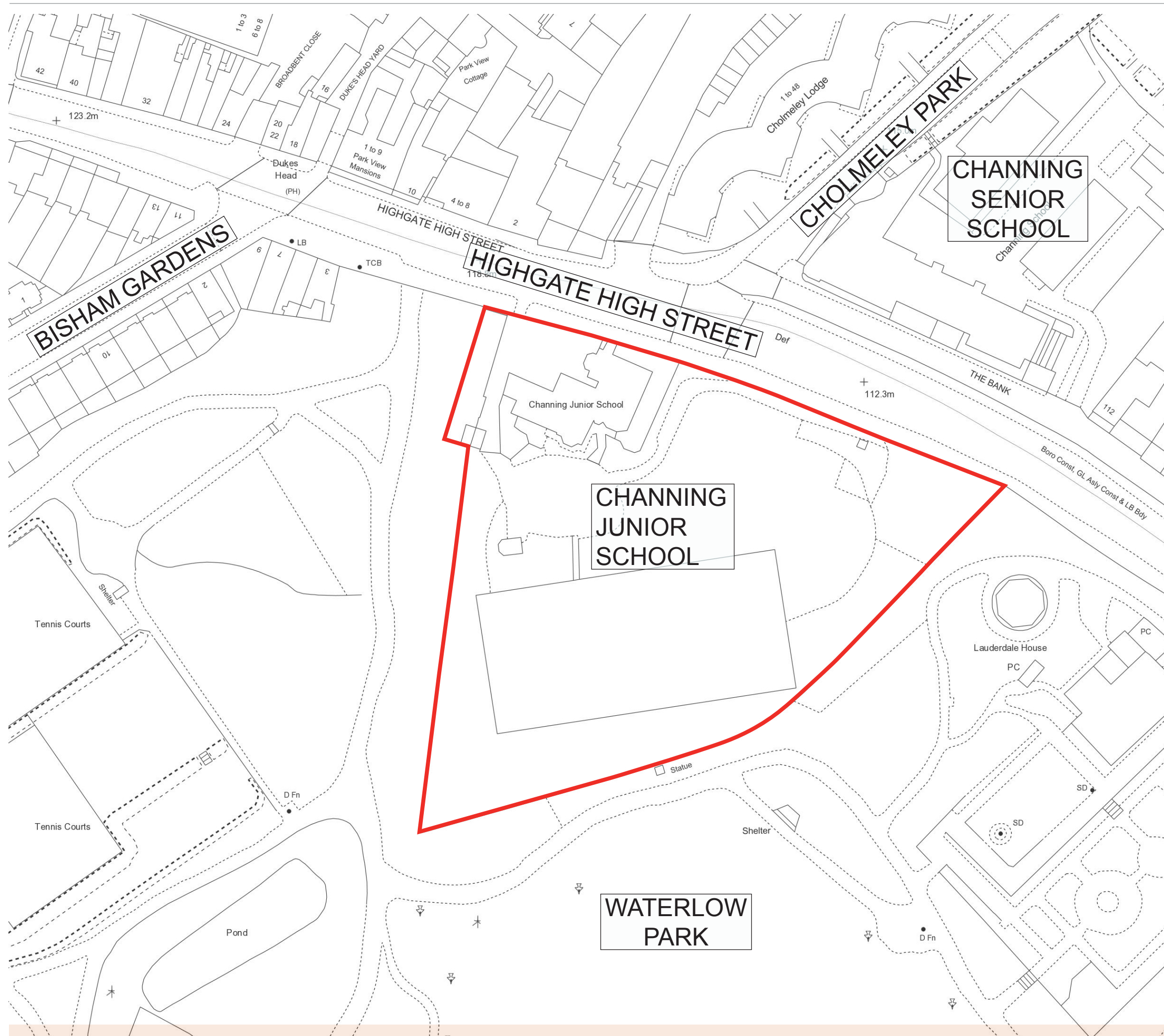
9.4 Landscape Appraisal

- 9.4.1 The proposed development would be well integrated into the scale and pattern of the local landscape. The height, scale and massing of the proposed extension is such that it would be subservient to the main school building and would be appropriate to the setting, distinctiveness and character of the local townscape. The proposed elevations ensure an aesthetic consistency

with the existing building in terms of scale, materials and fenestration. The proposed buildings respond sensitively to existing topography and do not require the removal of any existing vegetation.

- 9.4.2 The existing vegetation along the western site boundary would be reinforced, thereby enhancing not only the vegetation framework around the existing and proposed built form but also the wider green infrastructure associated with Waterlow Park.
- 9.4.3 There would be no adverse effect on the streetscape of Highgate Hill as the proposed buildings would be located behind and at a lower height than the brick wall along Highgate High Street/Highgate Hill. There are no key views in the local landscape that would be adversely affected. The character and appearance of the Highgate Conservation Area would not be affected by the proposals on account of both the location of the proposals to the rear of the existing building and their subservient height, scale and massing.

FIGURES



Legend

— Site Boundary

Notes

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(2017) Ordnance Survey 0100031673

Scarp landscape architecture
environmental planning

Scarp Landscape Architecture, Chiltern House Business Centre
45 Station Road Henley-on-Thames RG9 1AT

Client	Channing School		
Project	Fairseat Campus Junior Hall and Outdoor Recreation Facilities		
Dwg Title	Figure 1: Site Location		
Dwg No	Fig 1	Scale	NTS
		Date	07.07.2017

FAIRSEAT CAMPUS JUNIOR HALL AND OUTDOOR RECREATION FACILITIES



Legend

— Site Boundary

Notes

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Scarp landscape architecture
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Client

Channing School

Project

Fairseat Campus Junior Hall and
Outdoor Recreation Facilities

Dwg Title

Figure 2: Local Landscape Aerial
Photograph

Dwg No

Fig 2

Scale

NTS

Date

07.07.2017

FAIRSEAT CAMPUS JUNIOR HALL AND OUTDOOR RECREATION FACILITIES



HIGHGATE HIGH STREET

Legend

— Site Boundary

Notes

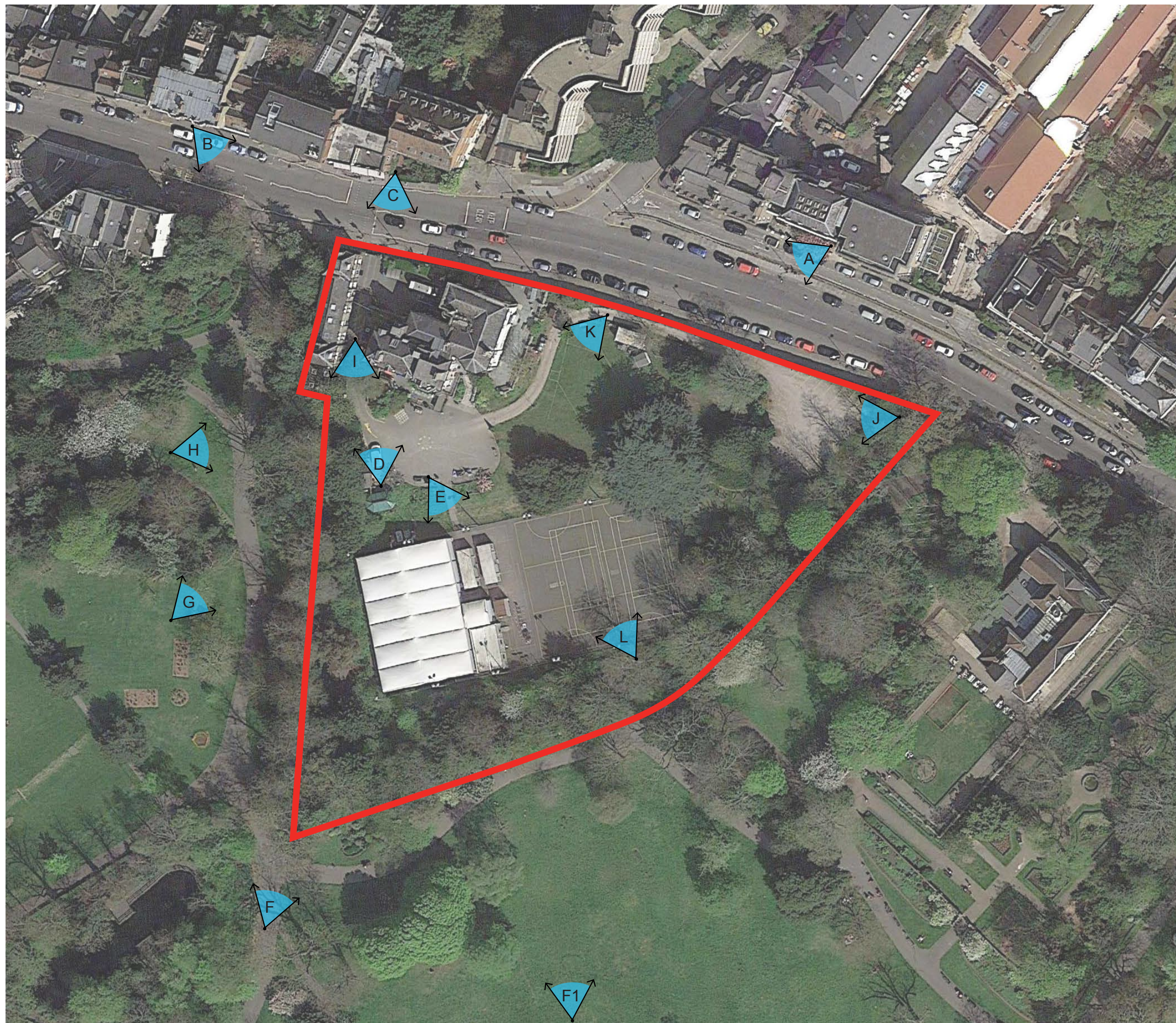
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Scarp landscape architecture
environmental planning



Scarp Landscape Architecture, Chiltern House Business Centre
45 Station Road Henley-on-Thames RG9 1AT

Client	Channing School		
Project	Fairseat Campus Junior Hall and Outdoor Recreation Facilities		
Dwg Title	Figure 3: Site Landscape Aerial Photograph		
Dwg No	Fig 3	Scale	NTS
		Date	07.07.2017

FAIRSEAT CAMPUS JUNIOR HALL AND OUTDOOR RECREATION FACILITIES



Legend

-  Site Boundary
-  Viewpoint Location

Notes

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environmental planning

Scarp Landscape Architecture, Chiltern House Business Centre
45 Station Road Henley-on-Thames RG9 1AT

Client	Channing School		
Project	Fairseat Campus Junior Hall and Outdoor Recreation Facilities		
Dwg Title	Figure 4: Photographic Viewpoint Location Plan		
Dwg No	Fig 4	Scale	NTS
		Date	30.07.2017

FAIRSEAT CAMPUS JUNIOR HALL AND OUTDOOR RECREATION FACILITIES