

**The White House,
Highgate High Street,
Haringey**

Heritage Statement

Client: MR & MRS SHAW

AB Heritage Project No:60051

Date:20/06/2017

GLHER Data Licence Number: 13310

The White House, Highgate High Street, Haringey

Heritage Statement

| | |
|---------------------------|-----------------------|
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| GLHER Data Licence Number | 13310 |

| Rev Number | Description | Undertaken | Approved | Date |
|------------|-------------|------------|----------|------------|
| 1.0 | Draft | KKP | DD | 14/06/2017 |
| 2.0 | Final | KKP | DD | 20/06/2017 |

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Mr & Mrs Shaw to produce a Heritage Statement to cover a proposed development at the Grade II Listed The White House, Highgate High Street, Haringey, N6 5JJ (National Heritage List for England List Entry Ref. 1358867)
- 1.1.2 This report will form part of a Listed Building Consent Application.

1.2 Statutory Designations

- 1.2.1 The White House was first designated as Grade II Listed on the 19th March 1951. The list entry description is as follows:

'Late C17 house with late C18 alterations. 2 storeys, attic and basement, 3 windows. Rendered front with 1st and 2nd floor bands. High pitched tiled roof with wide dormer. Sash windows with glazing bars and blind cases. Modern half glazed door at right under flat hood on cut brackets. Wrought iron area railings and handrail to door- steps. Eaves cornice and original brickwork behind. Inside ground floor completely panelled and a large panelled room on 1st floor. Late C17 staircase with spiral balusters, closed string and square section handrail' (National Heritage List for England, 2017).

- 1.2.2 The site is located within the Highgate Conservation Area, which was designated in 1967 due to its historic pattern of development, topography, open green spaces, distant views and the large number of buildings of architectural merit (Haringey Council, 2013).

1.3 Site Location & Description

- 1.3.1 Centred on National Grid Reference (NGR) TQ 286 873, The White House is located at 10 Highgate High Street, which is situated on the north side of the street. The building is of Flemish bonded brickwork and comprises two storeys, an attic and a basement level. The roof is steeply pitched, hipped on the east side and has a covering of ceramic tiles. A garden is located at the rear of the property and a rear extension is present on the north side. A lightwell is present at the front of the building and a set of worn steps lead up to the front door.
- 1.3.2 The site is located within the Highgate Village Archaeological Priority Area (Greater London Historic Environment Record (GLHER) Ref. DLO35739). The address of the property was formerly No. 18 Highgate High Street.

1.4 Proposed Development

- 1.4.1 The proposals are yet to be finalised (June 2017) but two options have been put forward:

Option 1 Ground Floor:

- Removal of the party wall between the kitchen and reception room, including the chimney breast and built-in corner cabinet and
- Removal of the glazed partition at the rear end of the kitchen.

Option 1 First Floor:

- Reinststate the party wall between the rear principal room and rear side room with a new doorway to create a bathroom and
- Remove the fireplace in the rear side room.

Option 2 Ground Floor:

- Remove the glazed partition at the rear of the kitchen;
- Remove the original rear entrance doorway;
- Remove replacement window in an original position;
- Remove a small part of the external wall of the main building;
- Remove a small part of the late 19th century extension and
- Create a new small-scale extension against the western part of the rear elevation of the property.

Option 2 First Floor:

- Reinststate the party wall between the rear principal room and rear side room.

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 National Planning Policy Framework paragraph 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

- 2.2.1 At this stage, Nairita Chakraborty (Principal Conservation Officer, Haringey Council) has advised that more information is required about the condition of the fabric of the building etc and the nature of the proposed development, in order for informed comments and judgements to be made on the scheme.
- 2.2.2 The archive group at the Highgate Literary and Scientific Institution was consulted and identified that very little is known about the building, that it is possibly the site of the Nag's Head public house but that the origins of this information are unknown.

2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).
- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.3.3 The Greater London Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 13310
- 2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record;
- Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 6th June 2017. During the site visit, an inspection of the building was made and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed using a DSLR Nikon D3300 24.2 Megapixel, 18-55mm lens camera, with tripod where necessary. A selective capture method with single shot image capture using a 23.5 x 15.6mm CMOS sensor was used. The images included a photographic scale where appropriate;
- Additional relevant documentary resources at the local borough archives were accessed on the 6th June 2017, and online historic sources and
- Research was also undertaken by members of the archives group at the Highgate Literary & Scientific Institution.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

| SCALE OF SITE IMPORTANCE | |
|--------------------------|---|
| NATIONAL | The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s). |
| REGIONAL | Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds. |
| LOCAL | Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc. |
| NEGLIGIBLE | Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc. |
| UNKNOWN | Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs). |

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

| IMPACT LEVEL | DEFINITION |
|--------------|---|
| HIGH | Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape. |
| MEDIUM | Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements |
| LOW | Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character. |
| NEGLIGIBLE | Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource. |
| UNCERTAIN | Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained. |

- 2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

| IMPORTANCE | MAGNITUDE | | | |
|------------|-----------|----------|----------|----------|
| | HIGH | MED | LOW | NEG |
| NATIONAL | Severe | Major | Mod | Minor |
| REGIONAL | Major | Mod | Minor | Not Sig. |
| LOCAL | Mod | Minor | Minor | Not Sig. |
| NEGLIGIBLE | Minor | Not Sig. | Not Sig. | Nt. |

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Mr & Mrs Shaw, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current June 2017 and relevant United Kingdom standards

and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.

- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 No intrusive analysis of the historic fabric of the building was undertaken by AB Heritage during the site visit.

3. HERITAGE REVIEW OF THE SITE

3.1 Historic Development of Highgate & The White House

- 3.1.1 Following the Norman Conquest of 1066, the Bishops of London established a park in the region which had several gatehouses, around which an early settlement developed. The Bishops established new roads, such as Highgate Hill and upgraded the existing ones, extracting tolls at their gatehouses for those herding animals to market in London, along the route of the High Street. Around this time, a hermit was installed at the gate to maintain the road and tolls and as a result of the traffic, many inns and alehouses were established along the route.
- 3.1.2 A settlement, possibly planned by the Bishops, was established around several ponds at the top of the hill by 1381 and the place name 'Highgate' was used from the 14th century. The hermitage became a place of pilgrimage but by the late Medieval period, the area had begun to attract the wealthy and the hilltop settlement was being cleared to make way for large houses which began to define the area from the 16th century, with houses also lining the High Street. The growth of the village may have been restricted by the change of use of the surrounding agricultural land around this time, from arable to pasture, which was more profitable (Camden History Society, 2007 & Richardson, 1989).
- 3.1.3 The building of prestigious houses by city merchants continued through the 17th & 18th centuries. The high point of the village was during the 18th century when the main roads were turnpiked, widened and improved which attracted city workers and visitors to the area. The White House was built during this period of prosperity in 1703 or 1705 (Hampstead & Highgate Express, 1977 & Camden History Society, 2007). The building was possibly the location of the Nag's Head public house between 1719 and 1765 although limited related information is available. The White House is recorded as being 'substantially rebuilt' during the late 18th century (Richardson, 1989).
- 3.1.4 The map by John Rocque of 1741 – 45 (Plate 1) shows a building occupying the location of The White House with a garden to the rear. The stylised map does not show the site in a large amount of detail but suggests that the extent of the property was limited to a position adjacent to the street frontage.



Plate 1: John Rocque's Map 1741 - 45. Approx. location of site outlined in red

- 3.1.5 The successful building of the Archway and Archway Road, on the second attempt in 1813, began to take trade away from the village, as the coaches now chose the easier route. It was

also during the early 19th century that the large estates in the region began to be broken up and developed, with the land of Ashurst House and that of St Pancras Infirmary becoming Highgate Cemetery from 1839. The cemetery was to become the resting place for numerous influential people throughout the 19th century and into the 20th century including Karl Marx.

- 3.1.6 The Hornsey Enclosure Map of 1819 (Plate 2) and Plan of Highgate of 1842 (Plate 3) are also rather stylised, which makes it difficult to determine precisely which building is The White House. Of those buildings which are likely to be The White House, they are shown simply in plan, occupying the street frontage as on the previous map.



Plate 2: Hornsey Enclosure Map, 1819



Plate 3: Plan of Highgate, 1842

- 3.1.7 The earliest accessible map that shows the site in any detail is the 1st edition of the 25" OS map of 1870 (available online). This shows the building's overall footprint to be much as it is at present. The main element of the building is shown as rectangular and fronting onto the High Street, with a linear rear extension that is located at the north-west corner of the property. The property to the west is depicted covering part of the footprint of the western side of The White House. The existing rear extension is depicted situated to the north of the rear of the adjacent property rather than projecting directly from the rear elevation as it does at present. A small building is shown at the northern end of the extension.
- 3.1.8 An alleyway is depicted along the eastern side of the building which leads into an L-shaped yard at the rear. The yard is partly encroached upon by a large building to the south-east. It seems likely that the garden and outbuilding shown to the rear of the property were also part of the holding. Much of the surrounding land to the north of the village remained undeveloped

at this stage, with most of the land to the south shown as part of the estates of several large houses and the Highgate cemetery.

- 3.1.9 The 2nd edition of the 25" OS map (Plate 4), dated 1895, shows the site in more detail. The lightwell and step are depicted at the front of the building. The property to the west no longer encroached onto the western side of The White House, suggesting the adjacent building was partially rebuilt and the rear part of the White House was subsequently extended to the west, between c. 1870 and 1895. The rear extension is shown as a separate building, now in line with the rear elevation of the building. It has been identified that a builder by the name of William Holmes occupied the property in 1885 and he may have been responsible for extending the property.
- 3.1.10 To the east is a tram depot, with several buildings attached to the west side of the depot and likely associated with it, encroaching on the western side of the rear yard of the White House. The yard had been joined with the garden to the north and an outbuilding is located at the northern end. The land around the village remained largely undeveloped at this time.



Plate 4: 2nd edition 25" OS Map, 1895

- 3.1.11 From the beginning of the 20th century, the area at the top of the hill began to be developed with blocks of flats and the Coutts estate was developed during the 1920s. During the 1930s, the area became the location of icons of the high profile modern movement, such as the Grade II Cholmeley Lodge (NHLE 1390725), located c. 60m to the east of the site.
- 3.1.12 The 1936 edition of the 25" OS map (Plate 5) shows the main element of the building and the extension as one. A small side extension, which remains extant, is depicted blocking the alleyway on the eastern side of the building. The rear yard or garden was now free from encroaching buildings. A large amount of residential development has taken place in the surrounding area since the previous map, focused mostly to the north of the site.



Plate 5: 3rd edition 25" OS Map, 1936

- 3.1.13 The 1950s edition of the 25" OS map (available online) shows the footprint of the building to be the same as the 1936 edition (Plate 5), although the northern end of the extension block is shown as a separate element of the building. The garden has been reduced in length with the boundary now in line with the end of the building.
- 3.1.14 The footprint of the building has remained largely unchanged since the 1930s.
- 3.1.15 A photograph taken during the 1950s or 1960s (Plate 6) reveals that the front ground floor windows retained late 18th or early 19th century exterior moulded pelmets, which have subsequently been removed.



Plate 6: View north-west along Highgate High Street, showing the front of the White House (right) c. 1950s-60s

- 3.1.16 The White House is highlighted by the Hampstead and Highgate Express as coming up for sale in the new year of 1978. The property was then owned by Mrs Lowe-Watson and is described as a five-bedroom house (Hampstead & Highgate Express, 1977).

3.2 Current Condition of The White House

- 3.2.1 The front of the building is painted white render. The roof is steeply pitched, with a single wide dormer behind the parapet. The windows are enclosed timber sashes. A modern half glazed door is present on the front elevation under a late 18th century flat hood with moulded brackets. Wrought iron railings are present on the front steps and around the basement light well. A scar on the adjacent building to the west suggests that the roof has been altered,

following the re-fronting of the adjacent building during the late 19th century (Photo 1). The front elevation appears to have undergone limited alterations, apart from those to the roof.



Photo 1: The front elevation from Highgate High Street, looking north

- 3.2.2 Most of the original Flemish bonded brickwork is visible on the rear elevation, with curved brick arches over the windows. The brickwork repairs around the windows suggest that the windows have been replaced. The ground and first floor windows are flush with the façade but the second-floor windows are set into the brickwork, suggesting that the upper floor windows have been altered or inserted at a later date. The mid-19th century extension is present on the west side of the elevation (Photo 2).



Photo 2: The rear elevation from the garden

- 3.2.3 A covered side entrance is present on the east side of the building, within the former alleyway. The brickwork is exposed on the eastern elevation. A ramp has been inserted up to the doorway of the late 19th – early 20th century extension.
- 3.2.4 The interior layout of the house is based round the staircase rising from the hall at the centre of the house through the core of the building and adjacent to the chimney, thus allowing for large rooms across each frontage with connecting lobbies round the far side of the chimney on each floor. This is similar to other late 17th – early 18th century buildings in the area.
- 3.2.5 The principal ground floor rooms and the hallways are panelled (Photo 3). The panelling appears to have 18th century origins, although most of the dado rail appears to have been

replaced in the hallway and rear room and most of the panelling has been painted. In the front principal room, where the paint has been removed, timber pegs are visible in the panels. Plaster cornices are present throughout.



Photo 3: The front ground floor room

- 3.2.6 An original large stone fireplace and hearth is present in the front room. A hatch has been inserted adjacent to the fireplace, from the kitchen. The diagonally set fireplace in the rear room has a timber surround, an early 19th century hob grate and modern tiled hearth. A late 18th – early 19th century built-in corner cabinet is present in the rear room. The doorway in the hallway has been widened and an arched entablature with timber columns has been inserted. The position of the former height of the doorway suggests that the ceiling height may have been lowered.



Photo 4: Ground floor hallway looking forwards the rear of the house

- 3.2.7 The historic maps suggest that the kitchen was extended to the west during the late 19th century. Therefore, the western elevation, built in cabinets and glazed partition at the northern end are likely to post-date the extension.
- 3.2.8 An aperture is present in the chimney breast, although this has been filled with modern cabinetry, as on the west side of the chimney (Photo 6). Vertical panelling is present on the eastern wall, although this has been partly obscured by modern shelving (Photo 5). The original ground floor rear entrance is present at the rear of the original building and now forms the entrance into the extension. A replacement window is present in an original window

position on the rear elevation. The remains of an interior timber pelmet and fixtures for shutters are present within the window reveal.



Photo 5: The kitchen looking towards the rear of the house



Photo 6: The kitchen looking towards the front of the house

- 3.2.9 A cupboard on the west side of the chimney revealed the original chimney brickwork and several layers of timber wall panelling, culminating in horizontal, probable oak panelling behind the level of the existing partition wall (Photo 7). Whether this extends further along the wall to the north is unknown at this stage.

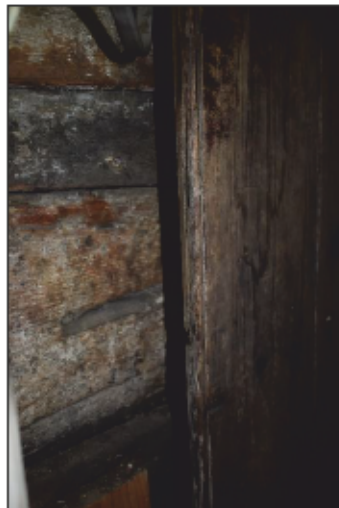


Photo 7: Possible original oak timber panelling behind later panelling in the kitchen

- 3.2.10 The ground floor of the late 19th century rear extension is devoid of significant architectural features, fixtures or fittings. A ladder has been used to create a staircase to the first-floor at the northern end of the extension.
- 3.2.11 A closed string staircase with twisted balustrade is present between ground and second floor levels. This is a style typical of the late 17th and early 18th centuries (Photo 8).

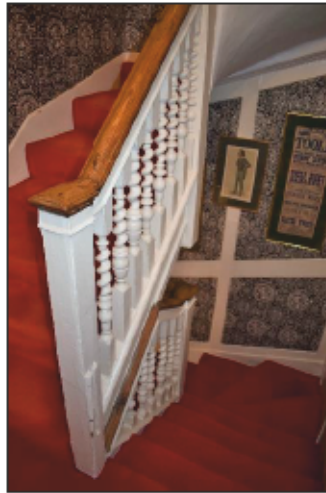


Photo 8: The staircase at first floor level

- 3.2.12 The panelling continues within the stairways (Photo 8) and upper floor hallways, as does the moulded cornice, with some probably original dado rail surviving.
- 3.2.13 At first floor level, a door has been inserted during the early 20th century into the first floor of the extension of the eastern side of the building. The principal first floor rooms are panelled with some original doors surviving (Photo 9 & 10). In the front room, the fireplace contains an 18th century basket grate and has a probable 19th century surround. The fireplace in the rear room has an early 19th century register grate and probably another 19th century surround. A lobby is present between the front and rear principal rooms, possibly for service access.
- 3.2.14 The first-floor of the late 19th century extension, as at ground floor level, is devoid of significant architectural details, fixtures and fittings. Those that are present are reproductions.



Photo 9: The front first-floor room

- 3.2.15 The doorway into the formerly separate side room on the first floor has been blocked and an access has been created from the main rear room. This has caused the ceiling to sag in the main rear room (Photo 10). The fireplace in the side room is located behind the shelving but

the condition of this is unknown. The cupboard to the east of the fireplace in the rear room contains remnants of the original plaster.



Photo 10: The rear first-floor room

- 3.2.16 At second-floor level, the layout of the building appears to have been altered. It is possible that the front room was originally two rooms with a lobby leading from the main landing. Partitions have been inserted to create a bathroom next to the front bedroom. A door has been inserted to connect the two second-floor bedrooms. Both rooms have mid-19th century fireplaces but few other architectural features survive.
- 3.2.17 Some elements of the roof structure are visible at second-floor level, comprising part of a truss in the front room (Photo 11) and part of a cut off tie beam in the rear room. A shower has been inserted into the chimney breast in the rear side room on the second-floor.



Photo 11: Front second-floor room

- 3.2.18 The roof structure was viewed where possible from the loft hatches at second-floor level. It is evident that most, if not all, of the roof structure has been replaced, which is suggested from the exterior scar on the adjacent building (Photo 1). However, some earlier timbers remain although they have been superseded by replacement timbers or RSJs (Photo 12).



Photo 12: Part of the roof structure

- 3.2.19 The basement covers the area of the principal rooms, apart from the kitchen. Early ground floor supporting cross beams and joists are present, some of which have been repaired. No carpenter's marks could be found on the timbers. The timber floorboards of the ground floor were visible through the floor timbers. A door and window are present on the south elevation, leading to the lightwell at the front of the building.



Photo 13: Ground floor timbers visible in the basement

- 3.2.20 At the rear of the basement, the base of the chimney stack is present along with a blocked doorway on the north elevation. This is thought to have lead out to a rear lightwell, which has been covered by the modern garden patio. Some of the floor joists in the rear part of the basement are discoloured, possibly by fire damage.



Photo 14: Base of the chimney and blocked doorway (behind the built-in shelves, right) in the rear basement

3.2.21 There is little, if any, evidence for a service block at the rear of the property which might be expected in this type of property. There is a possibility that a block that is not evident on the stylised historic maps, may have been located in the position of the late 19th century extension and that exterior evidence is obscured by the existing extension. There is also no obvious surviving evidence to support the claim that the building was a public house during the 18th century, although further investigations may reveal more information. This evidence may have been removed by the rebuilding during the late 18th century.

3.3 Current Setting of The White House

3.3.1 The immediate setting to the rear of the White House comprises the leafy garden (Photo 15). The density of the vegetation in the garden has resulted in limited intervisibility into and out of the rear of the property.



Photo 15: View to the north-east from the first floor

3.3.2 Highgate High Street comprises a fine-grained pattern of buildings that occupy Medieval burgage plots and predominantly date to the 17th – 19th centuries. The White House is very much a part of this close-knit streetscape, nestled between the four storeys, re-fronted Park View Mansions to the north and five storey modern brick Stanhope House to the south (Photo 18).

3.3.3 The High Street buildings comprise mostly terrace houses and traditional shop frontages. The overall massing and form of the roofscapes rise gently to the top of the hill, which remains the core of the settlement. The streetscape of the High Street is unaltered by modern intrusions and has a conspicuous visual effect created by restrained use of colours and materials (Photo 16) (Haringey Council, 2013 & Camden History Society, 2007).



Photo 16: View from the corner of Bishams Gardens, northwards up High Street

- 3.3.4 The north side of the High Street is dominated by deep plots with buildings facing onto the street and courtyards and backland development behind to the north-east.
- 3.3.5 In the wider area, the region of Archway Road located to the north-east of the site is characterised by late 19th and early 20th century shopping parades with flats above. This road has a more urban character than the area of the village. Streets of high quality late 19th and early 20th century houses dominate the region between the rear of the site and Archway Road (Haringey Council, 2013).
- 3.3.6 There is a wealth of open spaces in the area such as Waterlow Park immediately to the south-west of the site and Highgate Cemetery beyond (Photo 17). These provide a marked contrast to the confined nature of the village and a link to the regions rural past.



Photo 17: View of Waterlow Park towards Highgate Cemetery

- 3.3.7 There are some significant views within the Conservation Area, one of which is the view down the hill from the historic core of the village, towards the cityscape beyond to the south-east, with the Crystal Palace and the North Downs forming the backdrop of the view. The White House is thought to form a key part of this view (Camden Council, 2007).



Photo 18: View from the corner of Bishams Gardens, north-east towards the City (White House centre left)

- 3.3.8 The original setting of the building has altered to a degree over time, with the redevelopment of properties along the High Street but largely in the form of the expansive development to the north during the late 19th and early 20th century. However, the area to the south, in the form of Waterlow Park and Highgate Cemetery, has remained largely unaltered.
- 3.3.9 The White House is thought to form an important element of Highgate Conservation Area and the key view from the village, south-east towards the city, as it provides a link to the earlier

history of the High Street as a prominent aspirational position for the wealthy to reside during the Post-Medieval period. Much of the earliest character of the High Street has been eroded elsewhere by the re-fronting of earlier buildings or complete redevelopment. The setting of the White House is therefore, considered to make a Medium positive contribution towards the significance of the building as a heritage asset.

3.4 Significance of The White House

- 3.4.1 As a Grade II Listed building, the White House is considered to be a heritage asset of Regional Significance (in line with Table 1).
- 3.4.2 As discussed in detail in Section 3.3 above, the setting is thought to make a Medium positive contribution towards the significance of the building. This is due to the connection that the building has with the early history of the village, as an aspirational location for the wealthy city merchants to reside during the Post-Medieval period.
- 3.4.3 Overall, the front elevation of the building that faces out onto the High Street appears to have undergone little alteration. The plan form of the building also appears to have changed little, except for the second-floor and roof which appears to have undergone the most change. This contributes positively towards the significance of the building to a High degree, by forming part of its evidential and illustrative historic values. This is because of the information that these elements of the building can provide about the history and development of the building and that of Highgate.
- 3.4.4 There is a high level of surviving significant architectural details and fixtures throughout the property that chart the development of the building and which tie in largely with the available information. The earliest of these is the late 17th – early 18th century staircase but most of the features such as the panelling and some of the fire grates, likely date to the 18th century when the house was substantially rebuilt. This makes the survival of the earlier features more notable. The surviving architectural details highlighted here, contribute positively towards the significance of the building to a High degree and also form part of the evidential and illustrative historical values of the heritage asset, for the same reasons as above.
- 3.4.5 The building is also thought to have an aesthetic value, as an attractive visual connection to the history of Highgate, but to a lesser degree.

4. IMPACT ASSESSMENT & RECOMMENDATIONS

4.1 Predicted Impact of Proposed Development

Option 1 & 2 Ground Floor:

Removal of the glazed partition at the rear end of the kitchen:

As late 19th century additions following the extension of the western side of the rear of the building, the cabinets and glazed partition at the rear of the kitchen are thought to have limited architectural or historic significance. These elements are considered to contribute towards the overall significance of the building to a Low degree. The predicted magnitude of impact of their removal is therefore thought to be Negligible adverse (in line with Table 2; Section 2.5) with an overall Not Significant effect (in line with Table 3; Section 2.5).

Removal of the party wall between the kitchen and reception room, including the chimney breast and built-in corner cabinet

- 4.1.1 This appears to be an original internal wall and as such forms an integral part of the original planform of the building. The diagonal set fireplace in the reception room is an interesting feature, albeit with a later grate, as is the late 18th – early 19th century built-in corner cabinet, both of which form part of the party wall. The fireplace is considered to be an integral part of the form of the room. Although the nature of the panelling behind the later shelving on this wall is currently unknown, early panelling may survive beneath the shelving. These elements are thought to contribute towards the overall significance to a High degree. Their removal is predicted to have a Medium adverse magnitude of impact, resulting in a Moderate Significance of Effect. Therefore, the retention of these elements is recommended.

Removal of the original rear entrance:

- 4.1.2 The original rear entrance forms an indication of the original circulation of people and goods through the building. However, the doorway is currently obscured by the late 19th century extension. This is thought to contribute to its significance to a Medium degree and its removal is predicted to have a Medium adverse magnitude of impact and Moderate significance of effect. Therefore, it is recommended that a design solution is sought to attempt to retain the original doorway if possible.

Removal of a replacement window in an original aperture:

- 4.1.3 The position of the ground floor window is original to the planform of the building and the reveal retains some fixture as discussed above. The window itself is not original to the late 17th century but was probably inserted during the 19th century. The window position and fixtures are thought to contribute to the significance of the building to a Low degree. The predicted magnitude of impact of the removal of the window position is Low adverse, resulting in an overall Minor significance of effect.

Removal of a small part of the external wall of the main building:

- 4.1.4 The small parts of the original rear wall of the building are currently obscured by the late 19th century extension and are thought to contribute to the overall significance of the building to a Low degree. The magnitude of impact of the removal of these elements is thought to be Low adverse with a Minor significance of effect.

Removal of a small part of the late 19th century extension:

- 4.1.5 The late 19th century extension is thought to have no significant architectural features of fixtures and as such is thought to contribute little, if at all, to the overall significance of the building. Therefore, the magnitude of impact of the removal of a small part of it is thought to be Negligible adverse, resulting in a Not Significant effect.

Create a new small-scale extension against the western part of the rear elevation of the property:

- 4.1.6 The proposed new extension would cover the ground floor level only and project from the existing extension eastwards, covering a small area of the ground floor rear elevation. The intervisibility into and out of the garden is severely limited by the dense vegetation at the rear of the garden. Beyond that there are very few of the surrounding buildings that are likely to be intervisible with this position. The construction of this small extension is thought to have a Low adverse magnitude of impact on both the White House and the Highgate Conservation Area, with a Minor significance of effect for both.

Option 1 & 2 First Floor:**Reinstate the party wall between the rear principal room and rear side room with a new doorway:**

- 4.1.7 The previous removal of the original party wall is considered to be an unsympathetic alteration to the planform and historic fabric of the building. The removal of the wall has also led to the sagging of the ceiling above and could have a long term adverse impact upon the building, although this should be clarified by a suitable qualified structural engineer. The reinstatement of this party wall, albeit with a new entrance, is considered to be a Beneficial impact, as it would reinstate part of the original planform of the building that has been removed, which has the potential to enhance the significance of the building.

Remove the fireplace in the rear side room:

- 4.1.8 As mentioned above, a fireplace is an important element of the form of a room which contributes to the significance of the building to a High degree. The removal of the fireplace is predicted to have a Medium adverse magnitude of impact, resulting in a Moderate Significance of Effect. Therefore, the retention of this elements is recommended.
- 4.1.9 Overall the proposed alterations are predicted to have a Low – Medium Adverse magnitude of impact and a Moderate - Minor significance of effect. Should the recommendation below for the retention of the significant elements of the building be followed, the predicted magnitude of impact may be reduced to Low Adverse with a Minor significance of effect.

4.2 Outline Recommendations

- 4.2.1 Retention of the chimney breasts, party wall between the ground floor kitchen and reception room and original rear entrance to the building are recommended where possible, owing to the level of significance which they contribute to the building.
- 4.2.2 Although the archaeological potential for the site has not been covered in this report, should the level of the basement need to be lowered, as the site is located within the Highgate

Village Archaeological Priority Area, it is likely that some form of archaeological mitigation would be necessary.

- 4.2.3 A form a Historic Building Recording may be also necessary, such as a Level 2 survey in line with relevant Historic England Guidelines, of the areas to be altered by any finalised proposal, prior to any works being undertaken.

4.3 Conclusion

- 4.3.1 The White House is a heritage asset of Regional Significance. This significance is defined as comprising the following:

- The setting to a Medium degree and
- The evidential & illustrative historic value of the surviving planform, historic fabric, architectural details & fixtures, to a High degree.

- 4.3.2 The current suggested alterations would have an overall Low - Medium Adverse magnitude of impact and a Moderate - Minor significance of effect.

- 4.3.3 However, the reinstatement of the party wall between the first-floor main and side rear rooms, would be Beneficial impact that would enhance the building's overall significance.

- 4.3.4 Of the suggested proposed alterations, the retention of the chimney breasts, party wall between the ground floor kitchen and reception room and original rear entrance to the building are recommended where possible, which would reduce the magnitude of impact to Low Adverse with a Minor significance of effect.

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Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The London Plan 2011: Historic Environment and Landscapes, with March 2016 alterations

Policy 7.8: Heritage Assets and Archaeology

This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site’s heritage assets, whether designated or non-designated.

Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.

Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset. The resulted deterioration of deliberate neglect or damage to a heritage asset will be disregarded when making a decision on a development proposal.

Proposals showing potential modifications to heritage assets which will reduce carbon emissions and secure sustainable development are favourable where it is on balance with potential harm to the heritage asset or its setting.

The Haringey Local Plan (2013)

The Haringey Local Plan is still undergoing consultation. The current (June 2017) Development Plan incorporates the London Plan (above), Haringey's Strategic Policies Local Plan (adopted 2013) and the saved policies from the Unitary Development Plan (UDP). The relevant policies are outlined below.

Haringey's Strategic Policies Local Plan (Adopted 2013) - SP 12 - Conservation

The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.

The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment.

Saved Policies from Unitary Development Plan – (Adopted 2006)

There are three Saved Core Policies that pertain the historic environment.

CSV 4: Alterations and Extensions to Listed Buildings

The Council will require that alterations or extensions to listed buildings:

- a) are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
- b) relate sensitively to the original building; and
- c) do not adversely affect the setting of a listed building.

CSV 5: Alterations and Extensions in Conservation Areas

The Council will require that alterations or extensions to buildings in Conservation Areas:

- a) preserve or enhance the character of the Conservation Area; and
- b) retain or reinstate characteristic features such as doors, windows or materials of buildings.

CSV 6: Demolition of Listed Buildings

The Council will protect Haringey's listed buildings by refusing applications for their demolition. In the case of internal demolition work, the Council will refuse applications that harm the architectural and historical integrity and detailing of a listed building's interior.

In some cases, if substantial community benefit would result from development, internal alterations may be acceptable in listed buildings. Each case will be judged individually.

CSV 7: Demolition in Conservation Areas

The Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area.

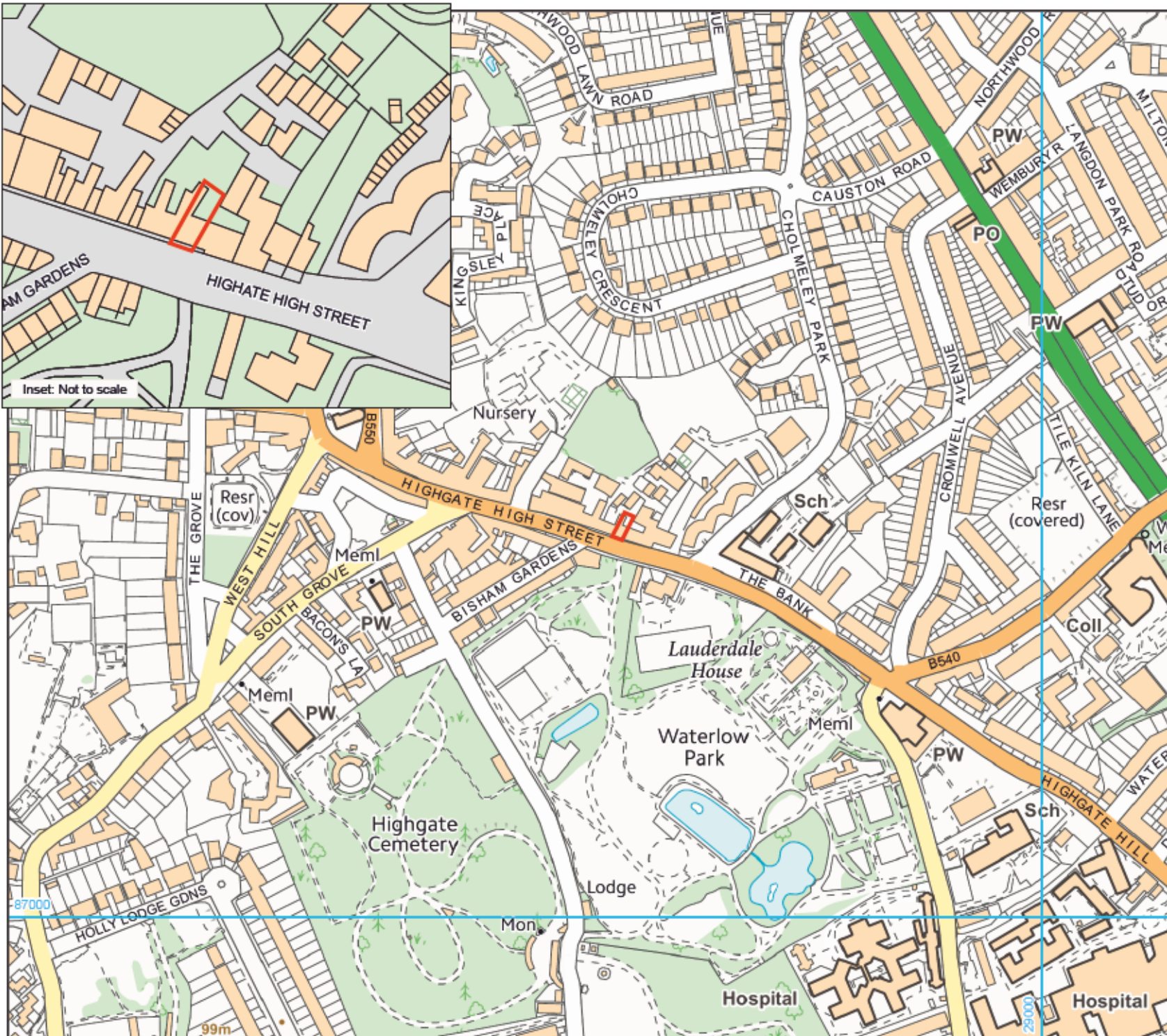
In some exceptional cases, if substantial community benefit would result from total or substantial demolition of buildings in Conservation Areas the Council may consider this to be acceptable. Each case will be judged on its merits and weighed against arguments in favour of a building's preservation.

CSV 8: Archaeology

Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:

- a) applications are accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.
- b) development proposals will preserve in situ, protect and safeguard important archaeological remains and the settings and, where appropriate, provide for the permanent display and interpretation of the remains.

The Council will ensure the proper investigation, recording of sites and publication of the results is conducted by a suitably qualified archaeological contractor, as an integral part of a development programme where a development incorporates archaeological remains or where it is considered that preservation in situ is not appropriate.

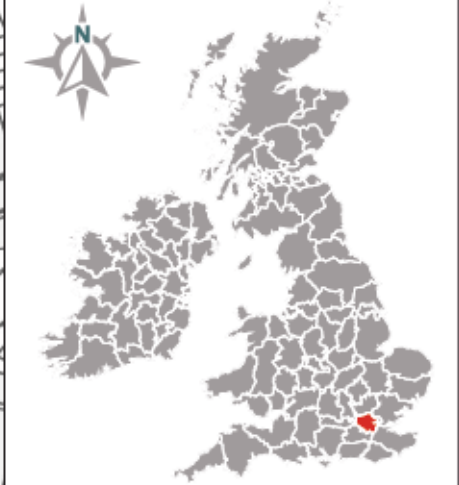
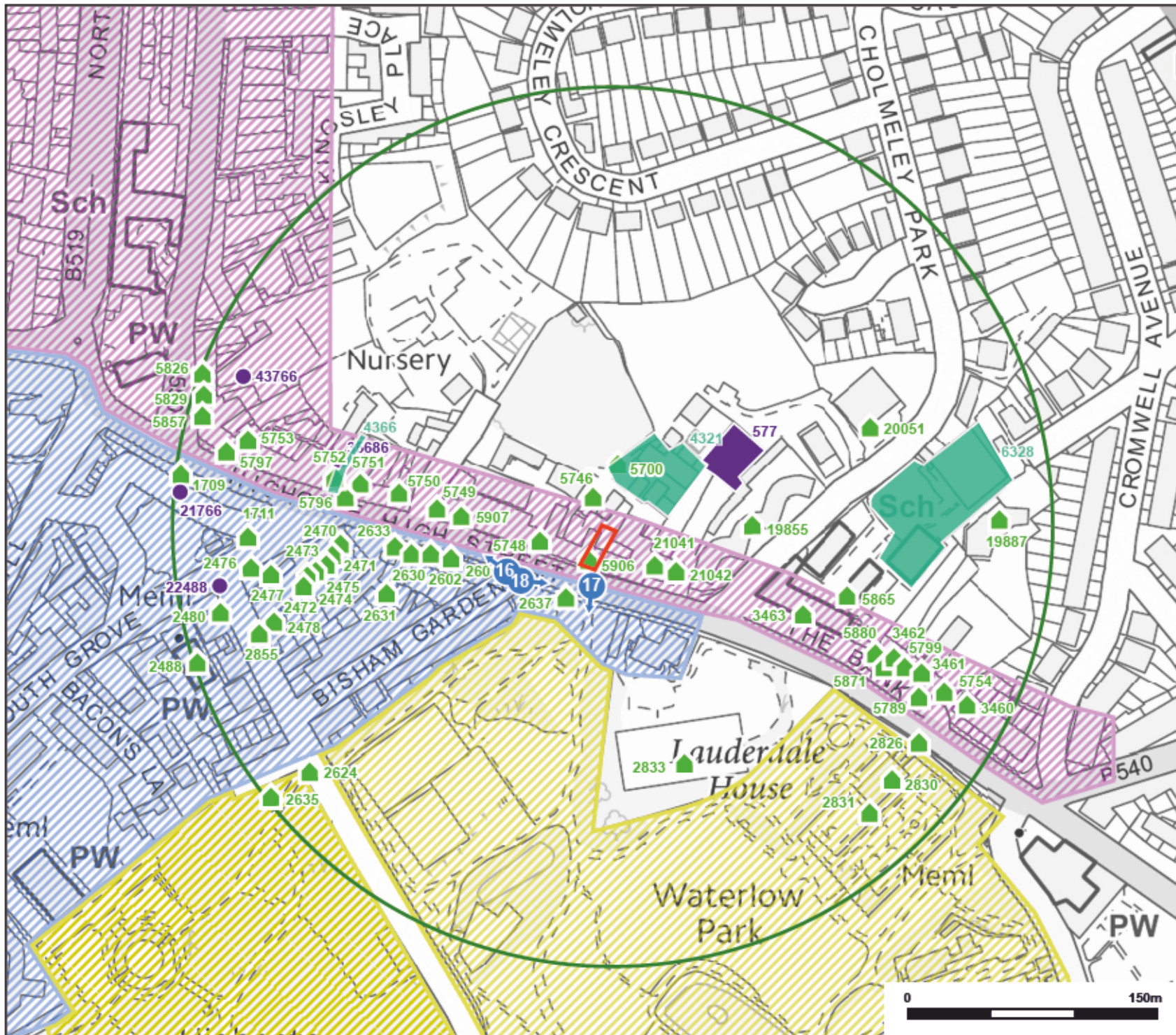


KEY
 Site Boundary



Figure 1: Site Location

| | |
|------------------------------------|------------------|
| Project: The White House, Highgate | |
| Date: 13 /06/17 | Job No: 60051 |
| Drawn by: PL | Approved by: KKP |



KEY

- Site Boundary
- Search Area (250m)
- ▲ Listed Building
- Monument
- Archaeological Event / Excavation
- Highgate Village APA
- Highgate APA
- Parks & Gardens
- 3460 Primary Record Number
- Photograph Location

Figure 2: Map of Cultural Heritage Features

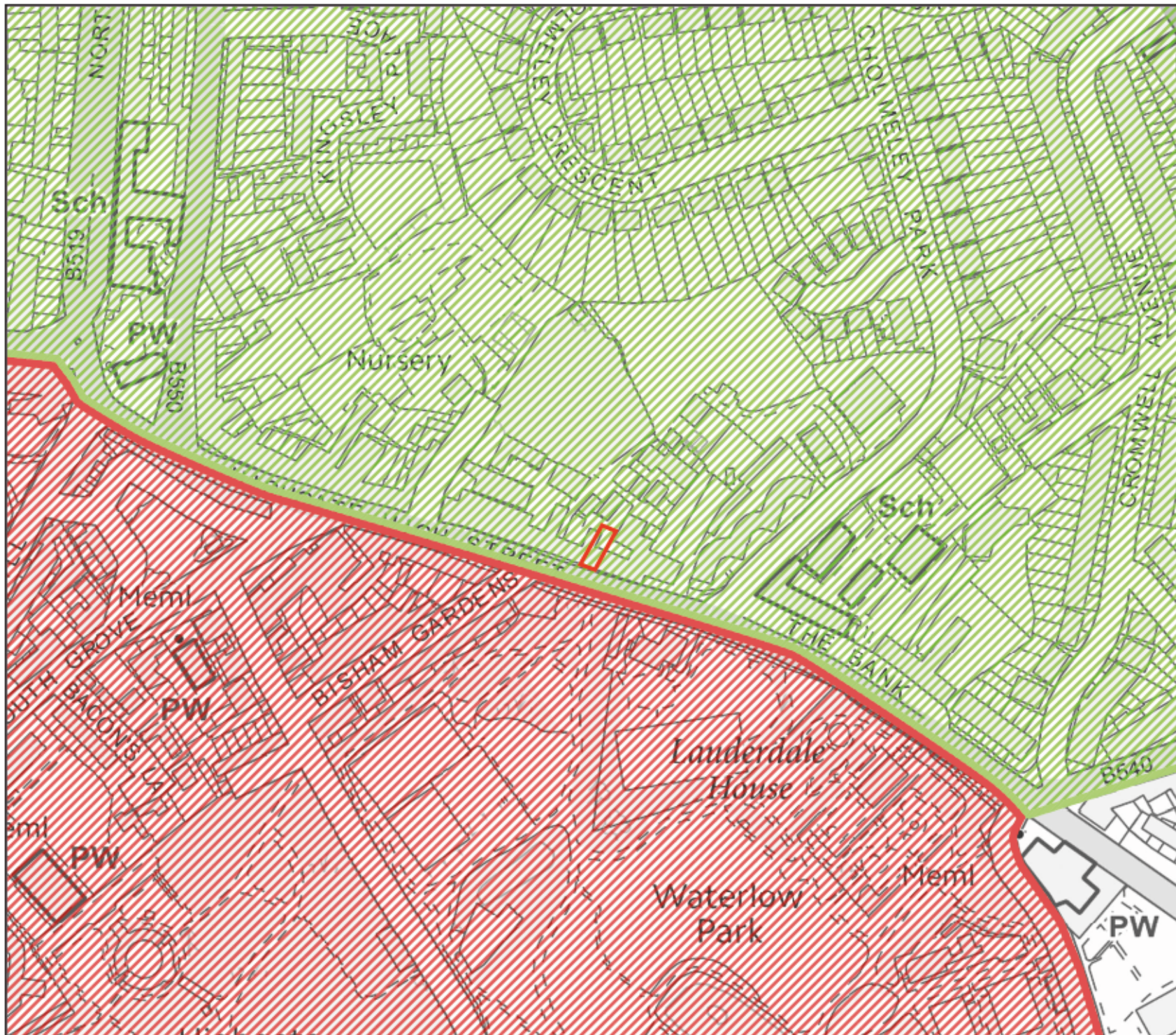
Project: The White House, Highgate

Date: 13 /06/17

Job No: 60051

Drawn by: PL

Approved by: KKP



KEY

-  Site Boundary
-  Haringey Highgate Conservation Area
-  Camden Highgate Conservation Area



Figure 3: Conservation Areas

Project: The White House, Highgate

Date: 13 /06/17

Job No: 60051

Drawn by: PL

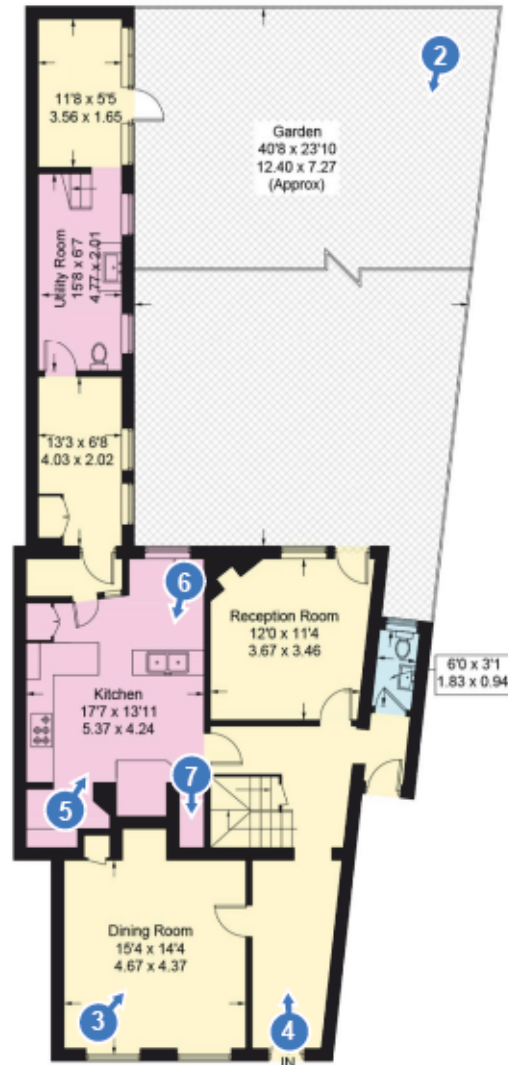
Approved by: KKP



Highgate High Street

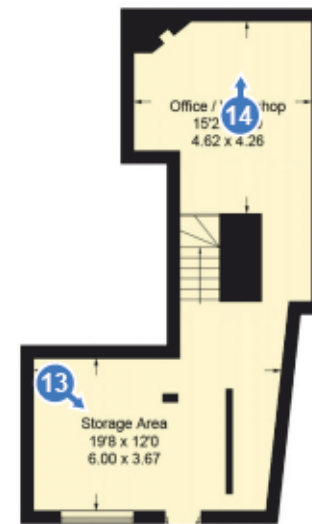
Approximate Gross Internal Area = 3332 sq ft / 309.6 sq m
 Basement = 528 sq ft / 49.1 sq m
 Total = 3860 sq ft / 358.7 sq m

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID332650)



Ground Floor = 1258 sq ft / 116.9 sq m

images come from



Basement = 528 sq ft / 49.1 sq m

KEY

10 Photograph Location

Figure 4: Existing Ground Floor & Basement Plans

Project: The White House, Highgate

Date: 13 /06/17

Job No: 60051

Drawn by: PL

Approved by: KKP



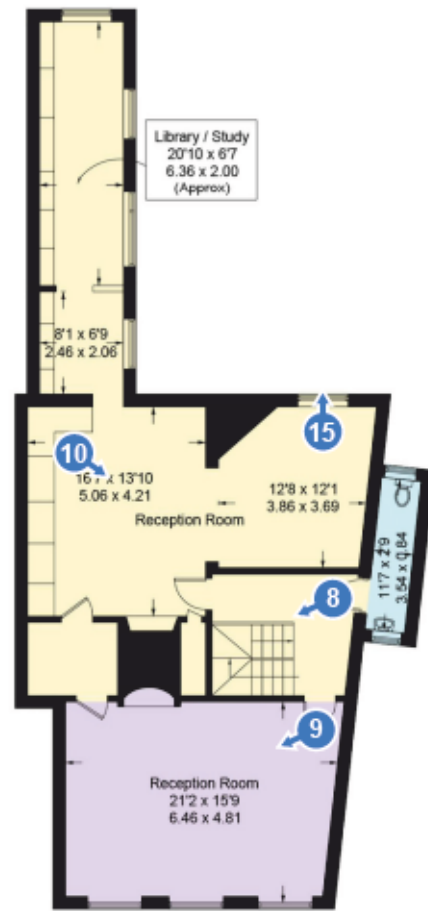
Highgate High Street

Approximate Gross Internal Area = 3332 sq ft / 309.6 sq m

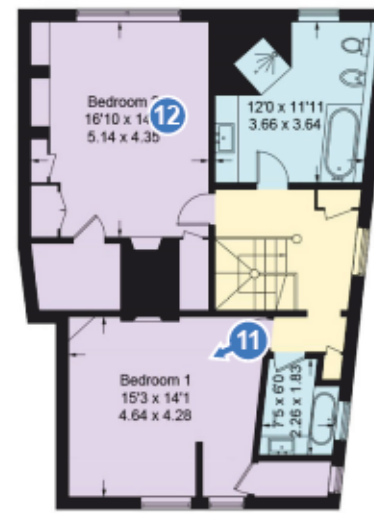
Basement = 528 sq ft / 49.1 sq m

Total = 3860 sq ft / 358.7 sq m

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID332650)



First Floor = 1176 sq ft / 109.3 sq m



Second Floor = 898 sq ft / 83.4 sq m

KEY

10 Photograph Location

Figure 5: Existing First Floor & Second Floor Plans

Project: The White House, Highgate

Date: 13 /06/17

Job No: 60051

Drawn by: PL

Approved by: KKP



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