CHAPTER 16: HIGHGATE NEIGHBOURHOOD





FIGURE 167 | Highgate Neighbourhood Map

Neighbourhood Context

Location

16.01 The Highgate neighbourhood is located in the south-west of the borough. To the south it is bounded by the borough boundaries of Camden and Islington with Highgate High Street straddling Haringey and Camden - the northern side of the street falls within Haringey while the southern side falls within Camden. Archway Road (the A1), Highgate Woods and Highgate station mark the northern edge of the neighbourhood. The neighbourhood also shares a small portion of the borough boundary with Barnet (north-west of Highgate).

History

16.02 Highgate originated as a hamlet at the south-east of the Bishop of London's deer park, which was part of the ancient Forest of Middlesex. In the 16th century, Highgate became a desirable location for out-of-town residences of wealthy Londoners and by 1800 it had acquired the amenities of a small town.

16.03 Archway Road was opened in 1812 as a toll road to bypass Highgate village and remains a main arterial route for vehicles passing through to outer London via East Finchley. Highgate Station was opened in 1864, providing connections to the City via Finsbury Park. Suburban expansion continued into the 1900s with private 'mansion flats' and flats above new shopping parades. Flat building accelerated in the inter-war period – most notably with the Highpoint blocks in North Hill. Highgate Underground Station opened in 1941 on the Northern Line extension to High Barnet, with platforms in tunnels beneath the surface station, while the original Highgate Station closed to passengers in 1954.

16.04 The area at the junction of North Hill and Archway Road changed radically in the 1980s with the redevelopment of the Council depot and the Wellington Inn, the latter site now a petrol station, together with a one-way traffic system. Late 20th/21st century development in Highgate has mainly consisted of rebuilding and infill, notably the redevelopment of the Archway Road magistrates' court site in 2016 and many of the original houses in the Bishops area.

Connectivity

16.05 The neighbourhood contains Highgate underground station on the High Barnet branch of the Northern Line and is thus well connected radially to Central London. It does however suffer from relatively poorer east to west links, in part due to the hilly topography of the area and also due to a deficit of public transport options. In addition, the busy A1 road divides the community on either side of Archway Road.

Economy & Town Centres

16.06 The character of much of Highgate is defined by small businesses and retail premises clustered in three main locations: Highgate High Street; Archway Road and Aylmer Parade. Highgate High Street, and the Yards to the rear of the High Street, serves as an important shopping and service centre. Its historic buildings create character and a 'village' atmosphere, while the mix of uses includes pubs and local services that meet the day-to-day needs of local residents and visitors.

16.07 Archway Road varies significantly in both character and function from Highgate High Street. It comprises a mile-long chain of shops, community uses, offices, pubs and other eating and drinking establishments, interspersed with housing. Listed buildings enhance the street scene, but the heavily trafficked A1 road is a detractor. Despite this, there is a high level of footfall and Archway Road shops provide an important local retail function.

Recent conversions from retail to residential have begun to erode the character and utility of the local centre.

16.08 Aylmer Parade is centred around a purpose-built run of small shops and retail premises. It provides an important supply of small workshops and business units to help support the growth of small/medium enterprises (SMEs).

Landmarks, culture and heritage

16.09 Highgate has a high concentration of buildings and landscapes with heritage significance and most of the neighbourhood falls within the Highgate Conservation Area. The Conservation Area embraces a varied mix of both townscape and landscape, from historic buildings in the village core to dense Victorian and Edwardian residential areas and suburban housing of the inter-war period, laced with institutional buildings and private schools.

16.10 Architectural and historic interest in Highgate is also reflected in a high number of statutorily listed buildings (over 100 Listed Buildings fall within Highgate neighbourhood) and locally listed buildings (over 500) as well as seven Archaeological Priority Areas (APAs).

16.11 As part of the Council's efforts to actively enhance the borough's historic environment, the Council recently worked with partners to restore and upgrade The Bank, a grade II listed retaining wall running along the highly important historic frontage of Highgate Hill within Highgate Conservation Area. As a result of close collaboration the wall was removed from Historic England's Heritage at Risk Register and safety and accessibility was secured for highway users.

Green & Blue Infrastructure

16.12 Much of the form and character of Highgate can be attributed to its hilltop position. The hills of Highgate form part of the 'Northern Heights', together with Muswell Hill and Alexandra Palace (built on what was Tottenham Wood). These areas of high ground stand on hard rock about 100 metres above sea level. Tottenham, in the east of the borough, lies on lower and softer ground.

16.13 The neighbourhood has a green, leafy suburban character and is surrounded by green spaces, including Highgate Wood, Queens Wood, Hampstead Heath and Highgate golf course. Highgate Wood and Queens Wood are ancient woodlands dating from at least 1600.

16.14 Parkland Walk is the longest linear nature reserve in London at 5km in length, and follows the former railway line connecting Finsbury Park to Alexandra Palace. It is a Site of Importance for Nature Conservation and also provides a green pedestrian and cycling route which connects several neighbourhoods in the west of the borough.

16.15 The source of the River Moselle is believed to originate in Queen's Wood where the head-stream of the tributary 'Queens Wood Stream' is located. This is one of a number of hidden streams and tributaries that bubble up from these western hills and flow eastwards down towards the valley of the River Lea in Tottenham.

Highgate Vision

Highgate in 2042 will have strengthened its identity as a culturally and architecturally rich neighbourhood with a village feel, nestled within surrounding green and open spaces

New development will have been shaped by local communities and key stakeholders such as Highgate Neighbourhood Forum and the Highgate Society.

Development will reinforce the green character of Highgate and mature trees will have been retained wherever possible, protecting against the impacts of climate change and delivering health benefits for local people. A collaborative approach will have been taken to enhancing green spaces and ecological corridors in the area, such as Parkland Walk.

Buildings which make a positive contribution to the historic character of the area will have been well-preserved.

Highgate will continue to be a vibrant place with a strong sense of community with well-supported independent businesses that meet the everyday needs of local people. It will be easy, safe and accessible for everyone to travel through the neighbourhood by public transport or by walking and cycling. Connections will have been improved to other parts of the borough including between Highgate and Crouch End.

Cycle routes are well-lit, segregated and follow main routes, increasing safety for everyone.

Highgate's local centres at Highgate High Street, Highgate Yards, Archway Road and Aylmer Parade will continue to contribute positively to the character of the Highgate Conservation Area, through preserving and enhancing town centre uses and restoring and preserving traditional shop fronts along shopping parades. The Council will have collaborated with Camden to ensure that Highgate High Street is preserved and enhanced in a consistent manner.

At Archway Road, the Wellington gyratory will be redeveloped, unlocking better-quality, accessible public realm and creating a safer environment for cyclists and pavement users. The junction will be less dominated by cars and land will be freed up for redevelopment, including tall buildings, that visually enhance the urban character of the area.



Policy HGN1: Highgate Neighbourhood

A. The Council will support development proposals which contribute to the Highgate Vision.

B. The neighbourhood will deliver at least 400 new homes over the plan period and an uplift in jobs, with development prioritised within the following Placemaking Focus Areas:

Enhance
Highgate Village
Archway Road North
Highgate Station

Table 110 | Placemaking Focus Areas in Highgate

C. Highgate's rich built heritage should be preserved, enhanced and celebrated. To achieve this, proposals should:

(1) preserve and enhance the established positive character of Highgate's historic streets and landscapes;

(2) adopt a proactive approach to securing the long-term future of the neighbourhood's 'heritage at risk' assets; and

(3) take opportunities to reveal, interpret and present the neighbourhood's rich archaeological heritage.

D. Ground floor conversions from commercial to residential use in Highgate's local centres will be resisted.

E. Development proposals should reinforce Highgate's green character and contribute to a clear, well-designed and managed public realm network, enhancing strategic connections to Highgate's green spaces and local centres. Opportunities should be taken to expand ecological corridors and integrate biodiversity measures into public realm improvements, in accordance with Highgate's Neighbourhood Plan.

F. Development proposals should deliver and contribute to strategic improvements in connectivity for pedestrians and cyclists, where appropriate. These include:

(1) direct pedestrian routes connecting Highgate's local centres and public transport nodes;

(2) east/west connections between Highgate and Crouch End local centres;

(3) cycle routes along well-lit main roads, particularly on Archway Road and Muswell Hill Road, having regard to Haringey's Walking and Cycling Action Plan; and

(4) safer and easier pedestrian and cycle crossings on Archway Road

Supporting text

Placemaking strategy

16.16 Highgate communities have longstanding aspirations for enhancement that will support the needs of the local community while strengthening Highgate's identity as a culturally and architecturally rich neighbourhood, surrounded by green and open spaces. The area offers opportunities for sensitively designed infill and redevelopment, concentrated around its local centres - Highgate High Street, Aylmer Parade and Archway Road.

16.17 This chapter sets out a clear and holistic vision for the future of Highgate. It should be read together with the Highgate Neighbourhood Plan, which also forms part of Haringey's Development Plan.

16.18 Most new homes will be accommodated in accessible and connected areas near Archway Road and Highgate station.

Built heritage

16.19 Highgate has a high concentration of buildings and landscapes with heritage significance and most of the neighbourhood falls within the Highgate Conservation Area. Proposals should take a conservation-led approach to placemaking, in accordance with the Highgate Conservation Area Character Appraisal and Management Plan. While Highgate's rich historic built environment presents constraints on new development, it also provides some opportunities and the Council will support proposals where they respect the character and context of the area, in accordance with relevant conservation and design policies.

16.20 Proposals should preserve and enhance the established positive character of Highgate's historic streets and landscapes, including through:

- preserving and enhancing Highgate's characterful and attractive urban terraces;
- working with the existing sloping terrain wherever possible, embracing Highgate's topography as an important characteristic of the area.
- preserving the established positive rhythm of green, residential streets with gaps between houses, where this exists, protecting the sense of openness and views through to private gardens. New front garden walls and hedges should be of modest height, consistent with neighbouring properties and street character; and
- ensuring that proposals for alterations to shop fronts comply with borough shop front design codes, preserving and enhancing the character of Highgate Conservation Area, regardless of any change of use.
- keeping hard surfaces to a minimum for vehicular cross overs in front gardens to reduce flood risk and preserve the character of Highgate's streets
- 37 North Road has been identified as 'at risk' on Historic England's Heritage at Risk register. The Council will work positively with relevant landowners, tenants and other stakeholders to secure its long-term future in accordance with Historic England guidance.

Local Centres

16.21 The vibrancy of Highgate's local centres and the multitude of services, facilities, employment opportunities and experiences they provide make a significant contribution to the area's character, including to the historic character of the Highgate Conservation Area. The Council will resist applications for ground floor conversions from town centre to residential uses,

including through permitted development rights, as town centre uses contribute positively to the character of the Conservation Area, support the local economy and help meet the day-to-day needs of the community.

Public realm and green & blue infrastructure

16.22 A strategic and inclusive approach to the public realm is required, offering a clear and easily navigable network that accommodates a range of activities, catering to people of all ages, needs and backgrounds in Highgate. Where appropriate, proposals for creating new public space in Highgate should provide or contribute to:

- public art that celebrates Highgate's diverse local histories, enhancing the area's distinctive cultural heritage and sense of place;
- places to rest along key corridors that are shaded during summer months; and
- widening of pavements and pedestrianisation of the public realm
- the extension and connecting of existing green spaces, including those opportunities identified in the Highgate Neighbourhood Plan.

Connectivity

16.23 Highgate suffers from poor east to west links, in part due to the hilly topography of the area and also due to a lack east west public transport options. In addition, the busy A1 road divides the community on either side of Archway Road. A priority for this neighbourhood is to reduce car journeys and improve east-west connectivity, walking and cycling conditions and accessibility, particularly for less mobile residents.

PLACEMAKING STRATEGIES + SITE ALLOCATIONS

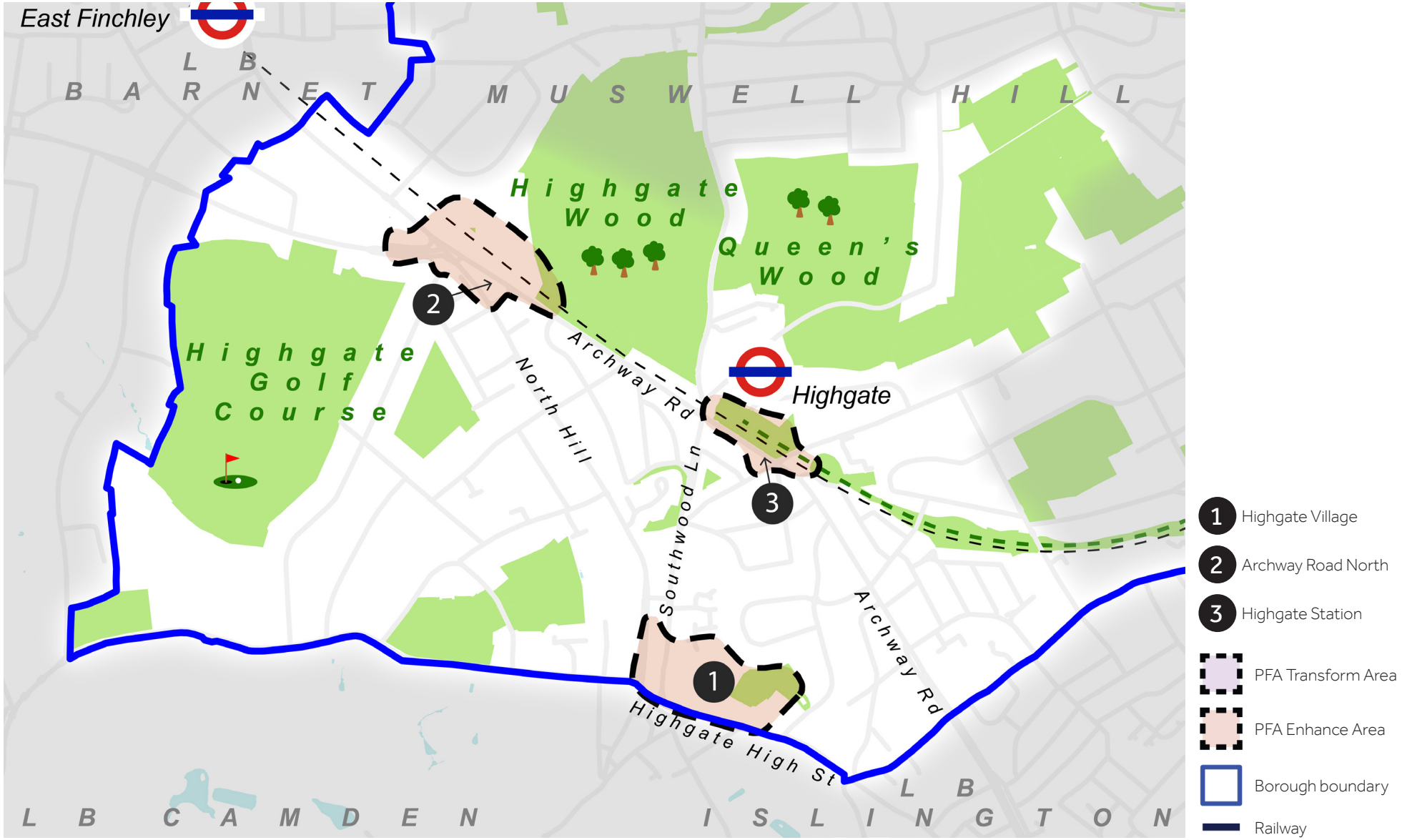


FIGURE 168 | Map of Placemaking Focus Areas in Highgate

HG PFA1: Highgate Village

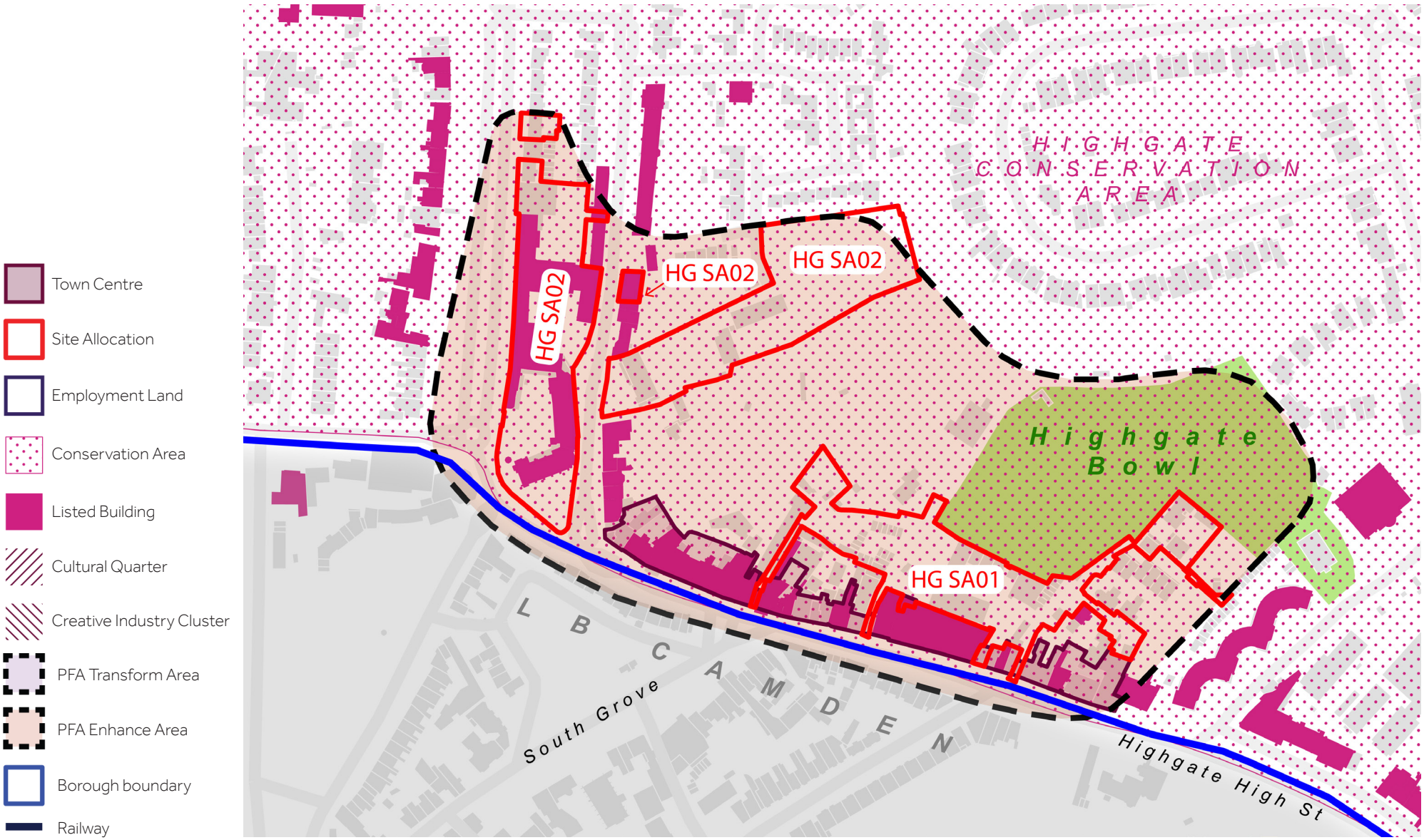


FIGURE 169 | Map of Placemaking Focus Area HGPFA1: Highgate Village

Strategy

16.24 Highgate Village will be enhanced to create a vibrant and characterful network of mews in Highgate Yards, supporting the Highgate High Street local centre. Public access to green space will be improved, including through creating new pedestrian and cycle routes through the Highgate Bowl from the Yards. The heritage significance of Highgate High Street will be preserved and enhanced through a conservation-led approach to public realm improvements along the high street, working collaboratively with Camden Council to support a consistent approach across both sides of the street. Highgate School's facilities will be enhanced while simultaneously benefitting local communities and protecting the historic environment consistent with the Highgate School Supplementary Planning Document.

16.25 This strategy will be implemented through adherence to Policy HGN1, the site allocations outlined below, and the following initiatives:

- Enhancing the character of Highgate Yards as urban mews development, while ensuring that proposals remain subservient in scale relative to buildings on Highgate High Street;
- Providing continuous active frontages and inclusive access to local shopping parades, including throughout Highgate Yards;
- Retaining and restoring traditional shop fronts;
- Preserving and enhancing Highgate's characterful and attractive urban terraces, including along Highgate High Street;
- Working strategically and collaboratively with key stakeholders, including Camden Council, local businesses, Highgate Neighbourhood Forum and Highgate Society to enhance and preserve the character of Highgate High Street, coordinating public realm and shop fronts along the borough boundary, including any future planned public space adjacent to South Grove;
- Enhancing the High Street through a consistent approach to the public realm including preserving and enhancing traditional shop frontages through coordinating the design of signage, colours, lighting, pavements, street furniture and reducing street clutter;
- Working collaboratively with Highgate School to improve access to community uses and green space;
- Supporting the creation of new green links and publicly accessible routes through to the Highgate Bowl providing health and wellbeing benefits to local people as an important green space at the heart of the town centre and a Site of Importance for Nature Conservation (SINC), while respecting the operational and access requirements of the existing landowners;

Site Allocations in HGPFA1



FIGURE 170 | Map of Site Allocation HGSA01

HG SA01: Highgate Yards

Site Information	Details
Address	Townsend Yard, Duke's Head Yard, land rear of Highgate High Street, Highgate
Area (Ha)	0.68ha
PTAL	3-5
Planning designations	Highgate Village PFA: Enhance Highgate Conservation Area Local Shopping Centre Adjacent to Listed Buildings along Highgate High Street Adjacent to Local SINC: Highgate Bowl Partially within Flood Zone 3 (Surface Water) Critical Drainage Area Tier 2 Archaeological Priority Area
Relevant permissions	HGY/2020/1326 HGY/2020/0223
Indicative capacities	30 homes, 924sqm Class E (GIA)
Phasing	2027-2041
Ownership	Private

Table 111 | HGSA01 Site Allocation Details

Proposal

Protection of the Highgate Bowl as open space, and improvement of public access through limited redevelopment of Townsend Yard, Broadbent Close and Duke's Head Yard. Sensitive redevelopment of the garages and workshops in the Yards will be supported to create mews-style residential development to enhance the local centre.

Masterplanning, engagement and delivery

Development should demonstrate early engagement with the landowners of the Highgate Bowl site, to co-ordinate and secure public access through the Highgate Bowl from Highgate High Street via the Yards.

Land uses and activities

Existing land use:

- Workshops, town centre uses, residential, garages

Acceptable land uses:

- Residential
- Town centre and employment uses (Class E)
  - There must be no net loss of employment floorspace on the site

Built form, character and heritage

- Proposals must preserve, and where possible enhance, the character of the Highgate Conservation Area and its setting.
- Proposals must preserve and enhance the setting of nearby listed buildings
- The buildings facing the High Street and their burgage plots, should be retained
- The mews in the Yards should be subsidiary in height and scale to the existing buildings on Highgate High Street
- The site lies within a Tier 2 Archaeological Priority Area. The site has potential for significant archaeological finds. Archaeological Assessments will be required.

Movement and Public Realm

Proposals should:

- Support the creation of new and enhanced public access routes into Highgate Bowl from Highgate High Street;
- Incorporate high-quality paving surfaces, giving priority to pedestrians and encouraging vehicles to drive slowly, to enhance safety and signal the continuation of public-facing town centre uses within the Yards.

Environment and Sustainability

- The site is partially within Flood Zone 3 (Surface Water). It is also within a Critical Drainage Area. A Flood Risk Assessment should accompany any planning application.
- Proposals should protect and enhance the nature conservation value of the adjacent SINC

HG SA02: Highgate School

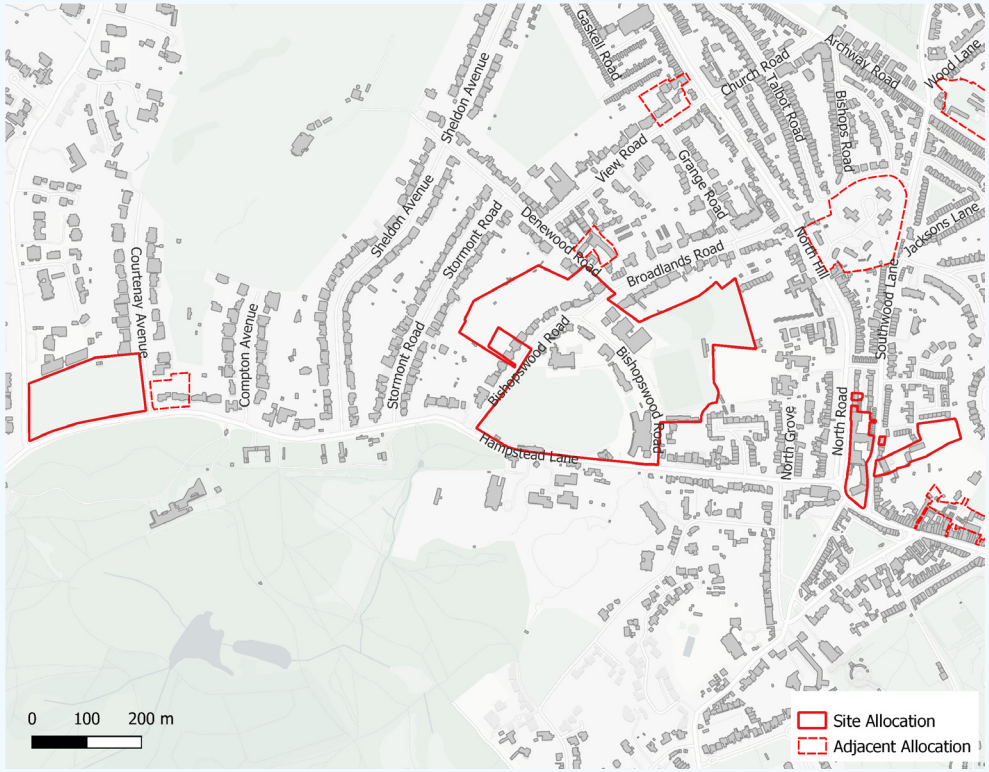


FIGURE 171 | Map of Site Allocation HGSA02

Site Information	Details
Address	Highgate School, London N6 4NY
Area (Ha)	15.57ha (total combined across 6 sites)
PTAL	1a-5
Planning designations	Highgate Village PFA: Enhance Highgate Conservation area MOL: Highgate School Playing Fields Locally Listed Buildings: Bishopswood Rd, Castle Yard, Osborne Rd Listed Buildings: The Highgate Tabernacle, Highgate School – Old School Building, Highgate School Chapel, War Memorial at Highgate School, and many adjacent Partially within Flood Zone 3 (Surface Area) Partially within Critical Drainage Area Tier 2 Archaeological Priority Area
Relevant permissions	HGY/2023/0315 (under consultation) HGY/2023/0338 (under consultation) HGY/2023/0317 (under consultation) HGY/2023/0316 (under consultation)
Indicative capacities	N/A, no expansion proposed – school capacity remains capped at licenced capacity of 1,970 pupils.
Phasing	2027-2037
Ownership	Private

Table 112 | HGSA02 Site Allocation Details

Proposal

Enhance the existing school campus, replacing life expired facilities with new accommodation to meet the long-term needs of the school and support a safe and inclusive learning environment. This includes improving access for community use, where appropriate.

Proposals must be designed in accordance with the Highgate School Supplementary Planning Document (2021).

Masterplanning, engagement and delivery

A masterplan is required for this site. It will need to:

- Cover the entire site.
- Set a clear site-specific vision and objectives to help deliver the neighbourhood vision, policies and placemaking focus area strategy.
- Support the aspirations set out in Highgate Neighbourhood
- Meet the Council's requirements regarding access and futureproofing for the site

Land uses and activities

Existing land use:

- Class F1 (schools)
- Community use (access to sports facilities, hosting community events)

Acceptable land uses:

- Class F1 (schools)
- Community use (access to sports facilities, hosting community events)

Built form, character and heritage

- The site has a prominent position in the Highgate Conservation Area. As such, proposals must be of high-quality design, preserving the setting of statutorily and locally listed buildings on the site and neighbouring the school, and preserving or enhancing the character of the wider Conservation Area;
- The site lies within a Tier 2 Archaeological Priority Area. The site has potential for significant archaeological finds. Archaeological Assessments will be required.

Movement and public realm

- Proposals should support inclusive access to the Highgate School Playing Fields MOL;
- Proposals should give appropriate regard to the open character of the Highgate Bowl, supporting improved public access to the Bowl where appropriate.

Environment and sustainability

- The site is partially within Flood Zone 3 (Surface Water). It is also partially within a Critical Drainage Area. A Flood Risk Assessment should accompany any planning application.

HG PFA2: Archway Road

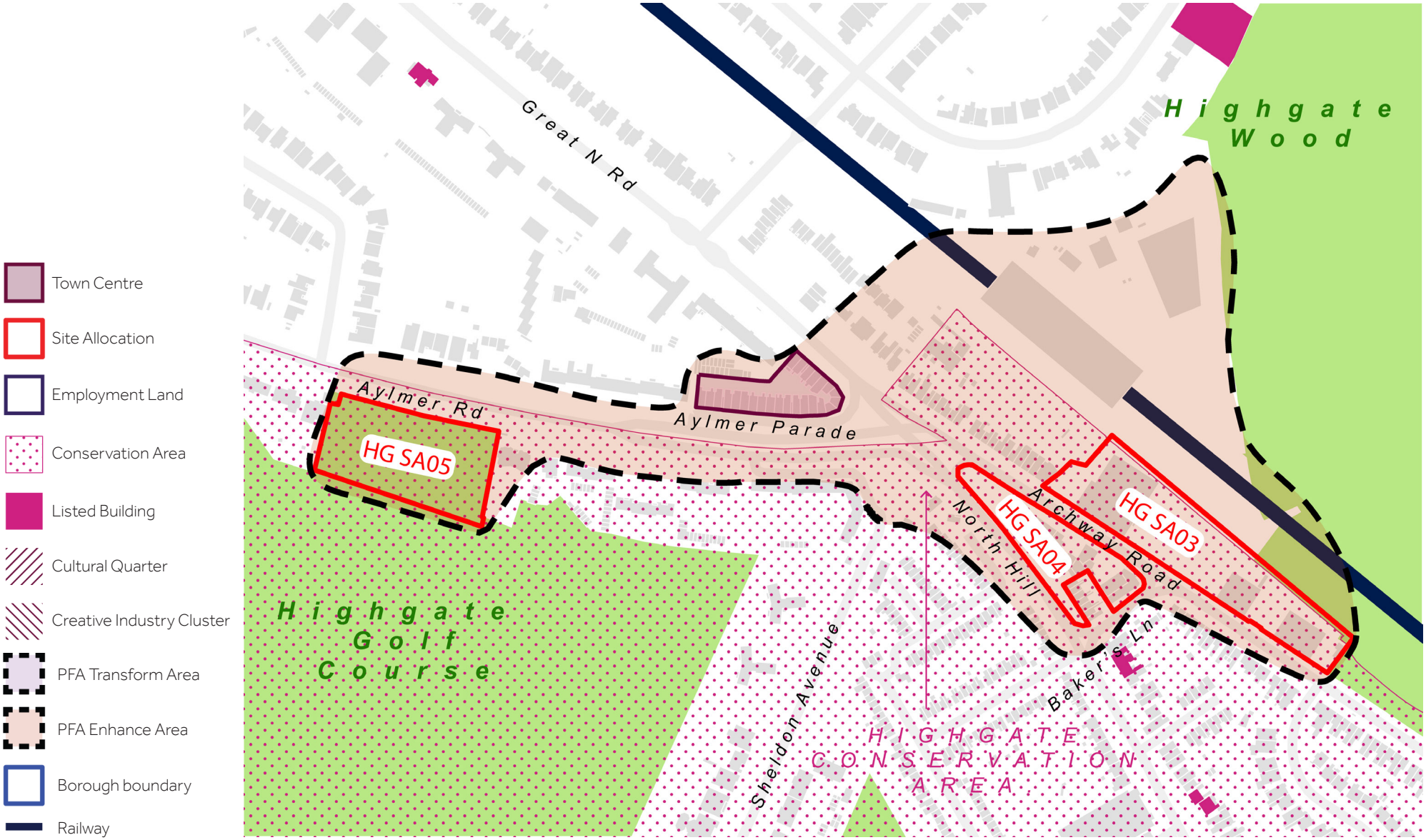


FIGURE 172 | Map of Placemaking Focus Area HGPFA2: Archway Road

Strategy

16.26 Archway Road North will be enhanced to provide more pedestrian-friendly and connected local centres at Aylmer Parade and Archway Road that are less car-dominated, with improved pedestrian and cycle connections to the south and west of the gyratory, including improving visibility and access through to Sheldon Avenue. Public realm improvements to Aylmer Parade could include widened pavements incorporating street trees and outdoor seating.

16.27 The Archway Road local centre will be extended with continuous, high-quality shop fronts at ground floor which respect and restore the historic urban grain of the shopping parade. Mixed use infill development on the gyratory site will also provide high-quality new homes while preserving and enhancing the character of the Conservation Area.

16.28 This placemaking strategy will be implemented through adherence to Policy HGN1, the site allocations outlined below, and the following initiatives:

- Working collaboratively with key stakeholders, including Transport for London and local businesses, to explore strategic opportunities to improve the layout of roads and expand pedestrianised areas, including exploring opportunities to partially pedestrianise the Wellington Gyratory, releasing land for infill residential development, reducing car-dominance and creating a more attractive, walkable public realm; and
  - create new public spaces adjacent to Archway Road and Alymers Parade
- Delivering new high-quality mixed use infill development to support the preservation of Archway Road and Aylmer Parade as local centres, while taking a sensitive approach to scale, massing, height and architectural language, preserving and enhancing the special character of the Conservation Area
- Creating continuous active frontages and town centres uses at ground floor level, including:
  - new active frontages with traditional shop fronts along Archway Road, in keeping with the historic character of the area; and
  - shopping parades on Archway Road should retain their urban design character, even if converted to a different use
- Ground floor conversions from commercial to residential use on Archway Road will be resisted to protect the character of the Conservation Area. Non-residential uses that would be supported include retail, affordable workspace, creative space, community centres, educational buildings.
- Taking steps to reduce air pollution. The PFA is within an Air Quality Hotspot.

Site Allocations in HGPFA2



FIGURE 173 | Map of Site Allocation HGSA03

HG SA03: 460-470 Archway Road

Site Information	Details
Address	Wellington Sidings, 460-470 Archway Road, London N6 4JD
Area (Ha)	0.95 ha
PTAL	4
Planning designations	Archway Road PFA: Enhance Highgate Conservation Area Metropolitan open land (MOL): adjacent to Highgate Wood Ecological corridor Partially within Flood Zone 3 (Surface Water) Adjacent to an Area of Archaeological Importance
Relevant permissions	None
Indicative capacities	130 homes, 1,260sqm Class E (GIA)
Phasing	2027-2041
Ownership	Public

Table 113 | HGSA03 Site Allocation Details

Proposal

Redevelopment, replacing existing low-density employment with a mix of higher density employment and new residential development.

Masterplanning, engagement and delivery

A masterplan is required for this site.

The site is located adjacent to disused railway infrastructure which could potentially deliver new development in the future. Proposals on this site should not prevent future development coming forward on the adjacent site, including allowing for a future access route between Archway Road and the railway sidings.

Land uses and activities

Existing land use:

- Builders yard

Acceptable land uses:

- Employment
- Residential

Movement and public realm

Proposals should:

- Support reducing barriers to pedestrian mobility around the Wellington Gyratory and along Archway Road, including through improved pedestrian crossings connecting to site allocation SAHG03.
- Allow for a future access route between Archway Road and the neighbouring railway sidings to the north-east of the site.
- Contribute to restoration of the pavement along Archway Road, contributing to public realm improvements along the street.
- Provide continuous active frontages at ground floor
- Deliver a car-free development with shared-surface public realm, reducing car-dominance and providing accessible public space.
- Improve the climate resilience of Archway Road by providing street trees and outdoor seating.

Built form, character and heritage

- Proposals must preserve, and where possible enhance, the character of the adjacent Highgate Conservation Area and its setting
- The site has potential for significant archaeological finds as it is located adjacent to an Archaeological Priority Area (APA).

Environment and sustainability

- The site is partially within Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- Development proposals should protect and enhance the nature conservation value of the site and should not encroach onto the adjacent MOL

HG SA04: Wellington Gyratory, Archway Road

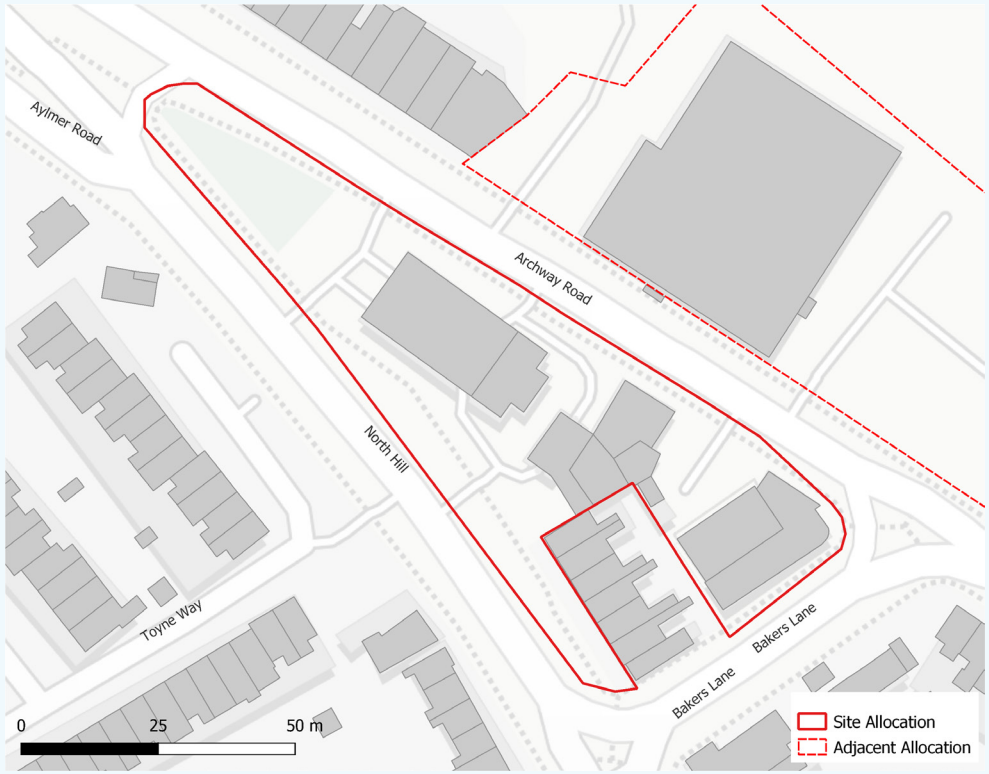


FIGURE 174 | Map of Site Allocation HGSA04

Site Information	Details
Address	Wellington Gyratory, Archway Road, London N6 4HX
Area (Ha)	0.43 ha
PTAL	3
Planning designations	Archway Road PFA: Enhance Highgate Conservation Area Metropolitan Open Land (MOL): adjacent to Highgate Wood Partially within Flood Zone 3 (Surface Water) Tier 2 Archaeological Priority Area
Relevant permissions	HGY/2025/1220 (under consultation)
Indicative capacities	50 homes, 500 sqm Class E GIA
Phasing	2027-2036
Ownership	Private

Table 114 | HGSA04 Site Allocation Details

Proposal

The site is suitable for new high-quality mixed use residential-led development with commercial uses at ground floor.

Masterplanning, engagement and delivery

A masterplan is required for this site.

Proposals should take the opportunity to support public realm improvements, delivered through a collaborative approach with local business owners, residents and other community stakeholders including the Highgate Neighbourhood Forum and Highgate Society.

Land uses and activities

Existing land use:

- Petrol station, car wash, auto services, residential

Acceptable land uses:

- Class E town centre
- Residential

Movement and public realm

- Proposals should ensure improved pedestrian crossing and support potential future public realm improvements to Aylmer Parade and the partial pedestrianisation of North Hill along the Western site boundary
- Proposals should respect the urban grain of the existing terraced cottages at Nos 96-108, including following the existing building line in relationship to pavements and front gardens.

Built form, character and heritage

- Proposals must preserve, and where possible enhance, the character of the adjacent Highgate Conservation Area and its setting
- New development should be sensitive in scale, massing, height and architectural language in relation to the neighbouring 19th century houses which are positive contributors to the special character of the Conservation Area, notably Nos 96-108 North Hill which form a short terrace of one-bay cottages.
- The site lies partially within a Tier 2 Archaeological Priority Area and has potential for significant archaeological finds. Archaeological Assessments will be required.

Environment and sustainability

- The site is partially within Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- Proposals must suitably mitigate any air pollution issues caused by proximity to the road
- Public realm improvements should include new street trees with outdoor seating, providing shaded places for people to sit during hot weather.

HG SA05: Land Adjacent 27 Aylmer Road



FIGURE 175 | Map of Site Allocation HGSA05

Site Information	Details
Address	Land Adjacent 27 Aylmer Road, Aylmer Road, London N20BX
Area (Ha)	0.7ha
PTAL	3
Planning designations	Archway Road PFA: Enhance Highgate Conservation Area Metropolitan Open Land (MOL) Partially within Flood Zone 3 (Surface Water) Tier 3 Archaeological Priority Area
Relevant permissions	None
Indicative capacities	70 homes
Phasing	2032-2036
Ownership	Public

Table 115 | HGSA05 Site Allocation Details

Proposal

Subject to the relocation of the reservoir and the suitable relocation of any existing SUDs attenuation on the site, the site is potentially suitable for new high-quality residential development. The site has previously been in use by Thames Water for operational activities relating to the Bishopswood Reservoir, located beneath the adjacent Highgate Golf Club.

Development must minimise harm to the Metropolitan Open Land through sensitive and limited redevelopment.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Proposals should take the opportunity to make a positive contribution to enhancing the public realm in accordance with Placemaking Focus Area objectives, delivered through a collaborative approach with local stakeholders.

Land uses and activities

Existing land use:

- Thames Water operational land associated with Bishops Wood Reservoir

Acceptable land uses:

- Residential (class C3)

Movement and public realm

- Proposals should contribute to public realm improvements between the site and Alymer Parade, including opportunities to improve pedestrian and cycle crossings on the road.
- Proposals should respect the existing urban grain of Aylmer Road, including following the existing building line in relationship to pavements and front gardens.

Built form, Heritage and Character

- New development should be in keeping with the existing pattern of development along Aylmer Road in scale and urban form, enhancing and continuing the existing character and rhythm of the street, including following the existing building line in relationship to forecourts, front gardens and pavements.
- Proposals must preserve, and where possible enhance, the character of the Highgate Conservation Area and its setting
- New development should be sensitive in scale, massing, height and architectural language in relation to the neighbouring homes along Aylmer Road.
- The site lies within a Tier 3 Archaeological Priority Area and has potential for significant archaeological finds. Archaeological Assessments will be required.

Environment and sustainability

- The site is partially within Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- Proposals must avoid harm to existing SUDs attenuation on the site
- Existing mature trees must be retained
- Proposals must suitably mitigate any air pollution issues caused by proximity to the road

HG PFA3: Highgate Station

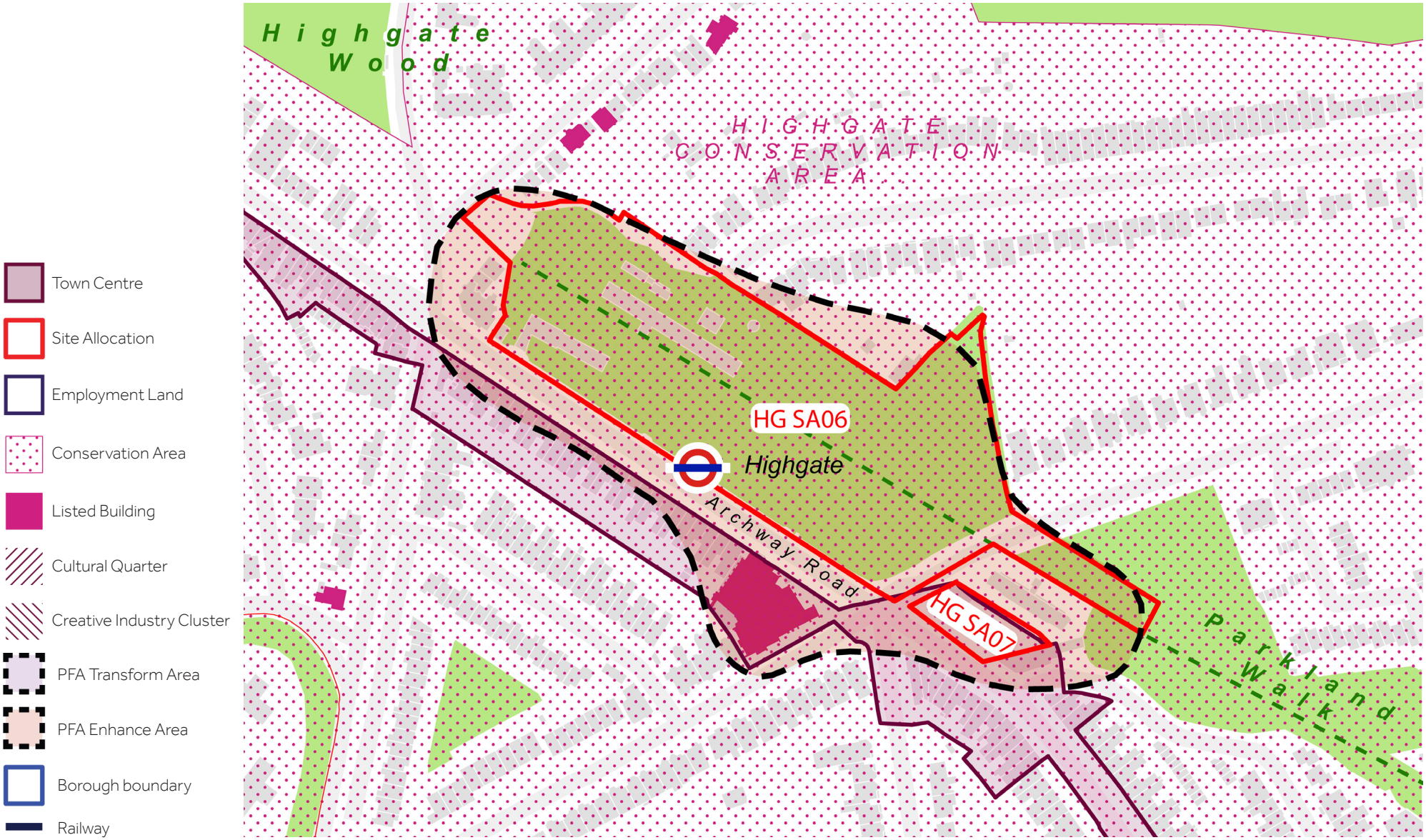


FIGURE 176 | Map of Placemaking Focus Area HGPFA3: Highgate Station

Strategy

16.29 The Highgate Station Placemaking Focus Area will be enhanced to provide new community uses and infill residential development. Placemaking will take a conservation-led approach, bringing the historic railway platforms back into beneficial use alongside improved access to the underground station and public realm enhancements along Archway Road. Highgate's open space network will also be extended by providing new connections between Highgate Wood and Parkland Walk.

16.30 This placemaking strategy will be implemented through adherence to Policy HGN1, the site allocations outlined below, and the following initiatives:

- Engaging proactively and working collaboratively with local stakeholders including Transport for London, Highgate Neighbourhood Forum, Jacksons Lane Arts Centre and local businesses to:
  - improve access to Highgate Station
  - support the creation of new, accessible civic spaces adjacent to the station
  - support the activation of new civic spaces for community and educational uses, including through a conservation-led approach to the restoration of the Highgate Station site
- Improving connectivity and biodiversity, including by:
  - supporting the realisation of the Parks & Green Spaces Strategy and the emerging cycling and pedestrian network, having regard to the Council's Walking and Cycling Action Plan;
  - providing new secure cycle parking hubs adjacent to Highgate Station; and
  - extending Parkland Walk to connect into Highgate Wood while ensuring that the ecological corridor is preserved.
- Taking steps to reduce air pollution. The PFA is within an Air Quality Focus Area.

Site Allocations in HGPFA3

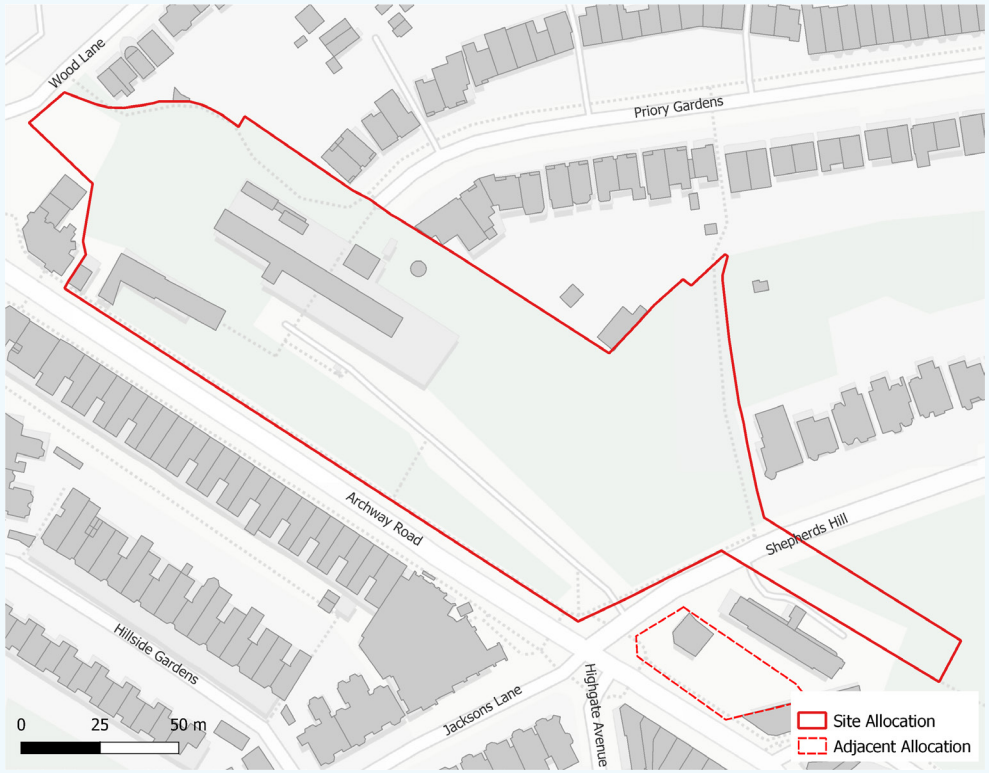


FIGURE 177 | Map of Site Allocation HGSA06

HG SA06: Former Highgate Railway Station

Site Information	Details
Address	Former Highgate Rail Station, Highgate, London N6 5UA
Area (Ha)	2.0 ha
PTAL	5
Planning designations	Highgate Station PFA: Enhance Highgate Conservation Area Metropolitan Open Land: Parkland Walk and Highgate Station cutting SINC metropolitan grade: Parkland Walk Ecological corridor Existing Locally Listed station building Adjacent to Locally Listed buildings on Archway Road Partially within Flood Zone 3 (Surface Water) Critical Drainage Area Adjacent to Tier 2 Archaeological Priority Area
Relevant permissions	
Indicative capacities	TBC employment / educational, TBC Class E (GIA)
Phasing	2027-2041
Ownership	Public

Table 116 | HGSA06 Site Allocation Details

Proposal

This site is underutilised and subject to operational challenges. The site is suitable for uses with public benefit, including community uses, employment, education and town centre uses. Access to Highgate underground station should be improved, alongside enhancements to the open space network by improving the connection to Parkland Walk through to Highgate Wood.

Masterplanning, engagement and delivery

A masterplan is required for this site.

Proactive engagement is required with key stakeholders including Transport for London, local businesses on adjacent sites including Jacksons Lane Arts Centre, and community stakeholders including Highgate Neighbourhood Forum and Highgate Society

Land uses and activities

Existing land use:

- Disused railway station
- Underground station (operational)

Acceptable land uses:

- Community uses
- Employment
- Town centre
- Education

Movement and public realm

Proposals should:

- Support the extension of the Parkland Walk through to Highgate Wood, exploring the opportunity to create a new pedestrian and cycle connection through the railway arch at the southeast corner of the site.
- Deliver an improved, accessible public entrance and exit to Highgate Underground station that uses the land more efficiently and enhances the character of the Conservation Area, replacing the old exit on Archway Road with a more appropriate design.
- Bring the historic disused station platforms back into beneficial use as part of delivering new community uses on the site, enhancing the setting and significance of the adjacent locally listed station building.

Built form, character and heritage

- Proposals must preserve, and where possible enhance, the character of the Highgate Conservation Area and its setting
- The site lies adjacent to an Archaeological Priority Area and has potential for significant archaeological finds. Archaeological Assessments will be required.

Environment and sustainability

- Development proposals should protect and enhance the nature conservation value of the site
- The site is partially within Flood Zone 3 (Surface Water). It is also within a Critical Drainage Area. A Flood Risk Assessment should accompany any planning application.



FIGURE 178 | Map of Site Allocation HGSA07

HG SA07: Gonnerman Antiques

Site Information	Details
Address	Gonnermann Antiques, 408-410 Archway Rd, London N6 5AT
Area (Ha)	0.1ha
PTAL	4/5
Planning designations	Highgate Local Shopping Centre Critical Drainage Area Highgate Conservation Area Adjacent to Locally Listed Buildings on Archway Road Adjacent to Tier 2 Archaeological Priority Area Adjacent to: Ecological corridor Adjacent to: SINC metropolitan grade: Parkland Walk Metropolitan open land (MOL): Parkland Walk and Highgate Station cutting
Relevant permissions	None
Indicative capacities	35 homes, 300 sqm Class E (GIA)
Phasing	2027-2036
Ownership	Private and public

Table 117 | HGSA07 Site Allocation Details

Proposal

Potential for modest mixed-use residential block at the western corner of the site, replacing the existing antiques shop and providing town centre uses at ground floor. The new building footprint should extend to the rear of the pavement on Archway Road and Sheldon Hill, restoring the urban grain by aligning with the existing street frontage along Archway Road and reducing the existing hard standing which has been a neglected and under-used space.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Land uses and activities

Existing land use:

- Residential and retail

Acceptable land uses

- Suitable for Class E development to support the functioning of this local centre
- Residential

Movement and public realm

Proposals should:

- Deliver a new publicly accessible green space to the south of the site, adjacent to the neighbouring Boogaloo pub. Seating should be provided in this space.
- Explore opportunities to provide new public art in collaboration with Jacksons Lane

Built form, character and heritage

- Proposals must preserve, and where possible enhance, the character of the Highgate Conservation Area and its setting
- The site lies adjacent to an Archaeological Priority Area and has potential for significant archaeological finds. Archaeological Assessments will be required.

Environment and sustainability

- The habitats and species within the adjacent SINC should be protected and enhanced.
- Mature existing trees should be retained
- Partially within Flood Zone 2 and Flood Zone 3 (Fluvial and Surface Area)
- Critical Drainage Area
- The site is within a Critical Drainage Area. A Flood Risk Assessment should accompany any planning application.

Other Site Allocations in Highgate



FIGURE 179 | Map of Site Allocation HGSA08

HG SA08: 40 Muswell Hill Road

Site Information	Details
Address	40 Muswell Hill Road, Highgate, London N6 5UN
Area (Ha)	0.58 ha
PTAL	4
Planning designations	Highgate Conservation Area SINC metropolitan grade: Queen's Wood SINC metropolitan grade: Highgate Wood Critical Drainage Area Adjacent to Tier 2 Archaeological Priority Area
Relevant permissions	
Indicative capacities	45 homes, 784 sqm Class E (GIA)
Phasing	2032-2041
Ownership	Private

Table 118 | HGSA08 Site Allocation Details

Proposal

New development which can repurpose existing low-density employment with a mix of higher density employment and new residential development could be delivered on this site. The impact of any development on Queen's Wood should be minimised, including potentially by directing artificial light from the site downwards rather than out into the wood.

Masterplanning, engagement and delivery

A masterplan is required for this site. It will need to:

- Cover the entire site.
- Set a clear site-specific vision and objectives to help deliver the neighbourhood vision, policies and placemaking focus area strategy.
- Support the aspirations set out in Highgate Neighbourhood Plan
- Meet the Council's requirements regarding access and futureproofing for the site
- Engage proactively with local stakeholders including:
    - residents on neighbouring estates on Summersby Road and Muswell Hill Road;
    - Friends of Queens Wood;
    - the Parks Service at Haringey Council.

Land uses and activities

Existing land use:

- Builders yard and garden centre

Acceptable land uses:

- Class E (employment)
- Residential

Movement and public realm

Proposals should explore opportunities to create a new, safer pedestrian access to Queens Wood from Summersby Road, engaging proactively with Friends of Queens Wood and Haringey Council's Parks Service.

Built form, character and heritage

- Proposals must preserve, and where possible enhance, the character of the Highgate Conservation Area and its setting
- The site lies adjacent to an Archaeological Priority Area and has potential for significant archaeological finds. Archaeological assessments will be required.

Environment and sustainability

- The habitats and species within the SINC should be protected and enhanced.
- The site is within a Critical Drainage Area. A Flood Risk Assessment should accompany any planning application.

HG SA09: Former Mary Feilding Guild care home, 103-107 North Hill



FIGURE 180 | Map of Site Allocation HGSA09

Site Information	Details
Address	103-107 North Hill, London N6 4DP
Area (Ha)	0.49 ha
PTAL	3-4
Planning designations	Highgate Conservation Area Adjacent to Listed Buildings at 109-119 North Hill
Relevant permissions	HGY/2022/4415 HGY/2024/3240 subject to S106
Indicative capacities	50 bed care homes plus 9 homes
Phasing	2027-2031
Ownership	Private

Table 119 | HGSA09 Site Allocation Details

Proposal

Demolition and redevelopment of existing residential site to provide a new care home and rehabilitation clinic plus new homes.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Land uses and activities

Existing land use:

- Former care home

Acceptable land uses:

- Residential institution (class C2)
- Residential (class C3)

Movement and public realm

Proposals should ensure that new building frontages respect the character and rhythm of existing streets, aligning with frontages and front gardens on neighbouring plots.

Built form, character and heritage

Proposals must preserve, and where possible enhance, the character of the Highgate Conservation Area and its setting

Environment and sustainability

Proposals should deliver a net gain of trees and ensure the protection of existing trees.

HG SA10: Hillcrest Estate



FIGURE 181 | Map of Site Allocation HGSA10

Site Information	Details
Address	Hillcrest, off North Hill, Highgate, N6 4PU
Area (Ha)	2.3 ha
PTAL	4
Planning designations	Highgate Conservation Area Adjacent to Listed Buildings in neighbouring area: Highpoint I and Highpoint II Partially within Flood Zone 3 (Surface Water) Tier 2 Archaeological Priority Area Partially a SINC: Grade Local
Relevant permissions	None
Indicative capacities	35 homes
Phasing	2027-2031
Ownership	Public

Table 120 | HGSA10 Site Allocation Details

Proposal

This site provides an opportunity to support further development of this residential estate through appropriate infill development. Play and landscaping improvements should be delivered as part of proposals in consultation with the existing community.

Masterplanning, engagement and delivery

A masterplan is required for this site setting out how new development will be supporting by play. Amenity and landscaping improvements.

Proposals should take a collaborative approach to engaging with existing residents, ensuring that shared amenity will meet the needs of the community.

Land uses and activities

Existing land use:

- Residential use

Acceptable land uses:

- Residential

Movement and public realm

Proposals should:

- Deliver shared outdoor amenity for existing and new residents, including new play space, informed by proactive community engagement;
- Improve existing surface carparking and vehicular access through the site, making it more efficient, improving accessibility and safety for pedestrians and cyclists and providing more green space by reducing road surfaces;

Built form, character and heritage

- Proposals must preserve, and where possible enhance, the character of the Highgate Conservation Area and its setting
- The site lies within a Tier 2 Archaeological Priority Area. The site has potential for significant archaeological finds and an Archaeological Assessment will be required.

Environment and sustainability

- The site is partially within Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- Potential for food growing as part of landscaping improvements.

HG SA11: Former Newstead Nursing Home



FIGURE 182 | Map of Site Allocation HGSA11

Site Information	Details
Address	Former Newstead Nursing Home, Denewood Road, London N6 4AL
Area (Ha)	0.28 ha
PTAL	1b
Planning designations	Highgate Conservation Area
Relevant permissions	HGY/2018/3205, HGY/2024/2168 (under consultation)
Indicative capacities	11 homes
Phasing	2027-2031
Ownership	Private

Table 121 | HGSA11 Site Allocation Details

Proposal

As per the planning permission, the site is suitable for the demolition of existing building and erection of three buildings between two and three storeys in heights to provide 13 residential dwellings, private and communal amenity space.

Masterplanning, engagement and delivery

A masterplan is not required for this site, however proposals should demonstrate meaningful engagement with neighbouring landowners and residents.

Land uses and activities

Existing land use:

- Former Nursing Home

Acceptable land uses:

- Residential, housing for older people and vulnerable people

Movement and public realm

Proposals should preserve the existing character and urban grain of the street by ensuring that new residential development is set back from the pavement, aligning building frontages and front gardens with neighbouring residential properties on Denewood Road.

Built form, character and heritage

Proposals must preserve, and where possible enhance, the character of the Highgate Conservation Area and its setting

Environment and sustainability

Proposals should ensure no net loss of existing trees

HG SA12: 44-46 Hampstead Lane



FIGURE 183 | Map of Site Allocation HGSA12

Site Information	Details
Address	44-46 Hamspstead Lane, London N6 4LL
Area (Ha)	0.38 ha
PTAL	1b
Planning designations	Highgate Conservation Area Tier 2 Archaeological Priority Area
Relevant permissions	HGY/2022/2731
Indicative capacities	66 bed care home
Phasing	2027-2031
Ownership	Private

Table 122 | HGSA12 Site Allocation Details

Proposal

Demolition of residential dwellings to provide a new care home.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Land uses and activities

Existing land use:

- → Residential

Acceptable land uses:

- → Class C2 care home

Movement and public realm

Proposals should respect the character and rhythm of existing streets, aligning with building frontages and front gardens on neighbouring plots.

Built form, character and heritage

- → Proposals must preserve, and where possible enhance, the character of the Highgate Conservation Area and its setting
- → The site lies within a Tier 2 Archaeological Priority Area and has potential for significant archaeological finds. Archaeological Assessments will be required.

Environment and sustainability

Replacement trees must be delivered in line with the extant permission to mitigate the loss of significant trees at the rear of the site and a small group of trees at the front of the site.