

4.0 | Planning Policy Context

4.2 | Highgate Conservation Area

The site is included within the Highgate Conservation Area. This Conservation Area was designated on 21st December 1967. A Character Appraisal for the Highgate Conservation Area was prepared and published in December 2013.

The character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green spaces and distant views.

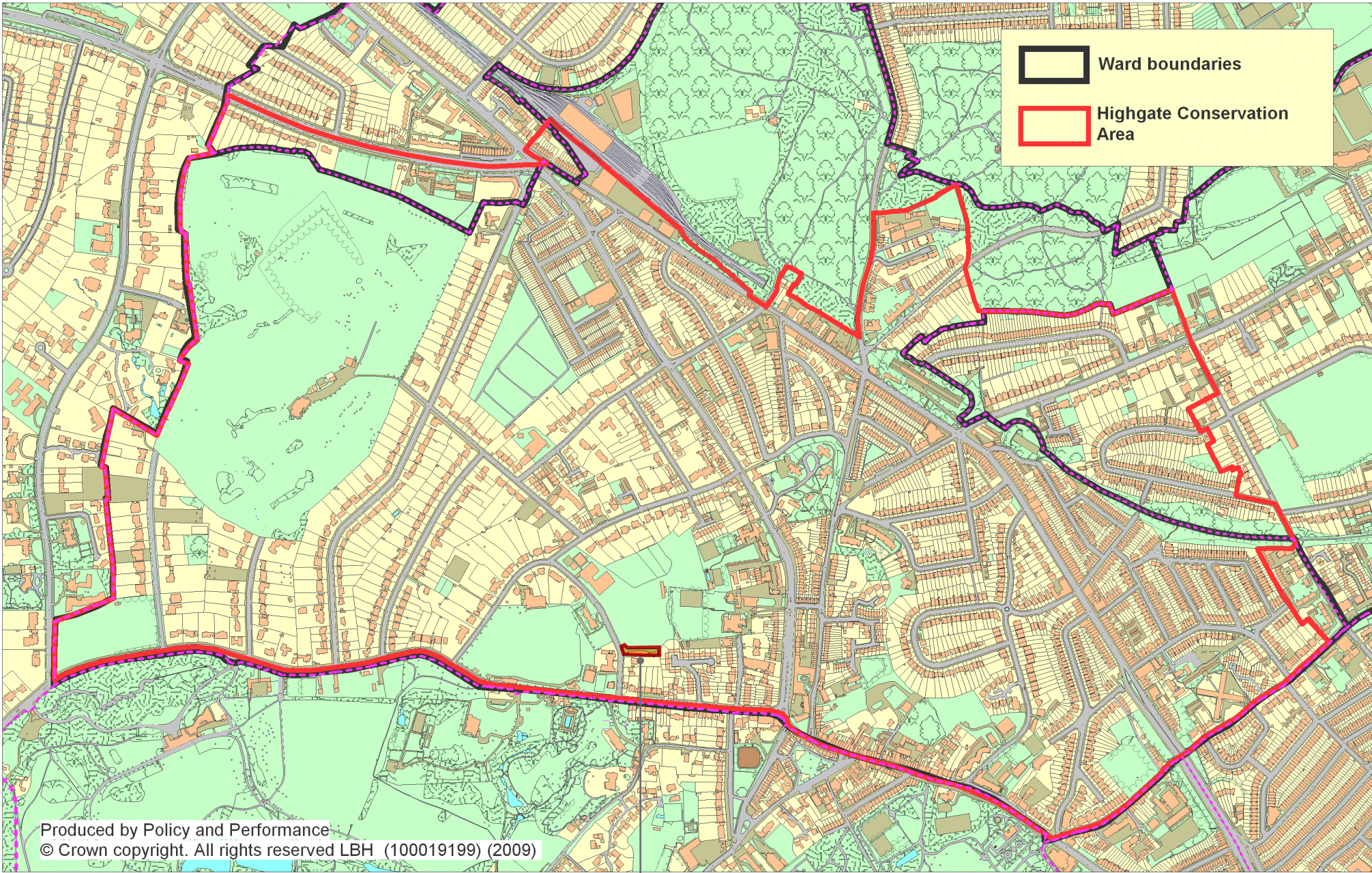
The Richards Music Centre is located within the Bishops Sub-Area which lies between the West of Highgate’s historic town centre and the boundary of the Borough, with Hampstead Lane to the south and Aylmer Road to the north.

The Highgate Conservation Area Appraisal identifies that the character of Bishopswood Road is determined by its association with Highgate School, with the majority of buildings along the road being in the ownership of the School.

The appraisal acknowledges that views across the playing fields in this area give the road an open and leafy feeling but there are a number of buildings, associated with the School which detract from the environment. The appraisal specifically identifies the Mallinson Sports Centre and other facilities on the east side of the road.

The Richards Music Centre is not specifically mentioned within this document and therefore no assessment has been made as to its contribution to the character and appearance of the conservation area.

In our opinion, the building has been subject to a number of poorly designed extensions which detract from the overall appearance of the building. The existing building makes at best a neutral contribution to the character and appearance of the Highgate Conservation Area. Its demolition would not harm the conservation area and would enable the opportunity for a high quality replacement building which will enhance the character and appearance of the conservation area.



Highgate Conservation Area Map

Richards Music Centre site



4.0 | Planning Policy Context
4.3 | Metropolitan Open Land

Highgate School's playing fields are designated as Metropolitan Open Land in the development plan. The existing Richard's Music Centre lies outside, but adjacent to, the Metropolitan Open Land boundary.

The proposals seek to redevelop the site to provide a new building which will have a larger footprint. As a result the new building extends on to the existing forecourt which lies between the synthetic pitch and the existing building. The existing forecourt is partly tarmacked and provides part of the pedestrian access route from Senior School to the Bishopswood Road campus and car parking along the length of the building. The majority of the forecourt is within the MOL but it does not provide high quality open space.

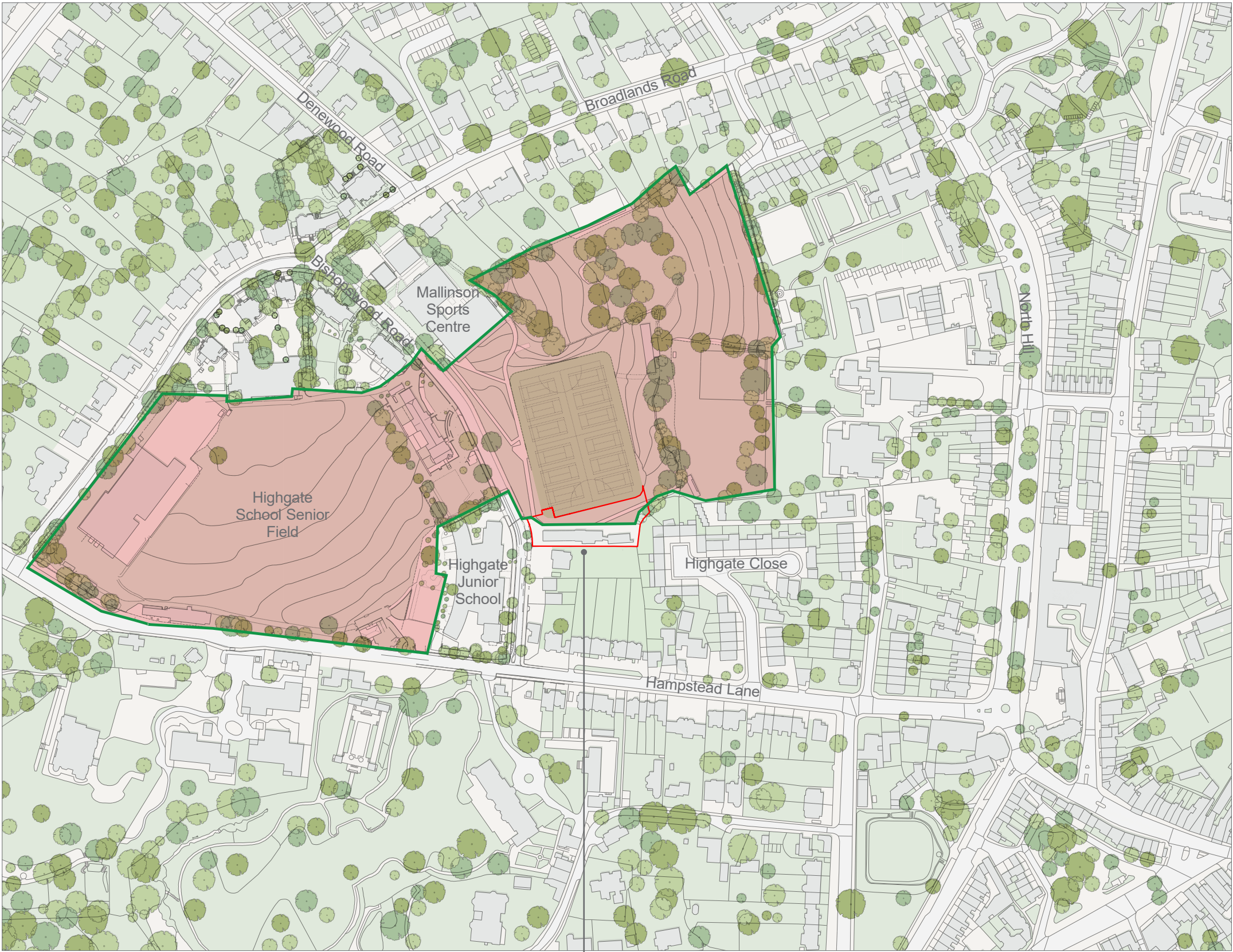
Policy SP13 of the Strategic Policies Document seeks to protect and improve Haringey's parks, open spaces and Metropolitan Open Land. The Council will seek to manage the impact of new developments in areas adjacent to designated open space.

Paragraph 6.3.11 of the Strategic Policies Document states that Haringey's MOL will be protected in accordance with the London Plan. The London Plan supports the extent of the Metropolitan Open Land and seeks to protect development having an adverse impact on the openness of MOL.

The proposed new building requires a larger footprint to accommodate the educational facilities to meet the School's academic needs and also offers the opportunity to improve the facilities for the existing synthetic pitch by providing direct access to the sports staff office and changing facilities. The new building provides a viewing area which would provide seating for pupils and visitors to watch sports games.

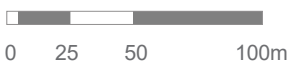
Whilst the proposals seek to extend the building, the majority of the development is outside the MOL. The existing forecourt is an area of mainly hard standing which is environmentally of poor quality and minimal ecological value, detracting from the character of the MOL. The proposals seek to create a high quality building which will significantly improve the appearance of the existing forecourt area and through the provision of much improved sports facilities will enhance the MOL.

Key:
— MOL Boundary Line
— Site Outline



Highgate Metropolitan Open Land

Richards Music Centre site



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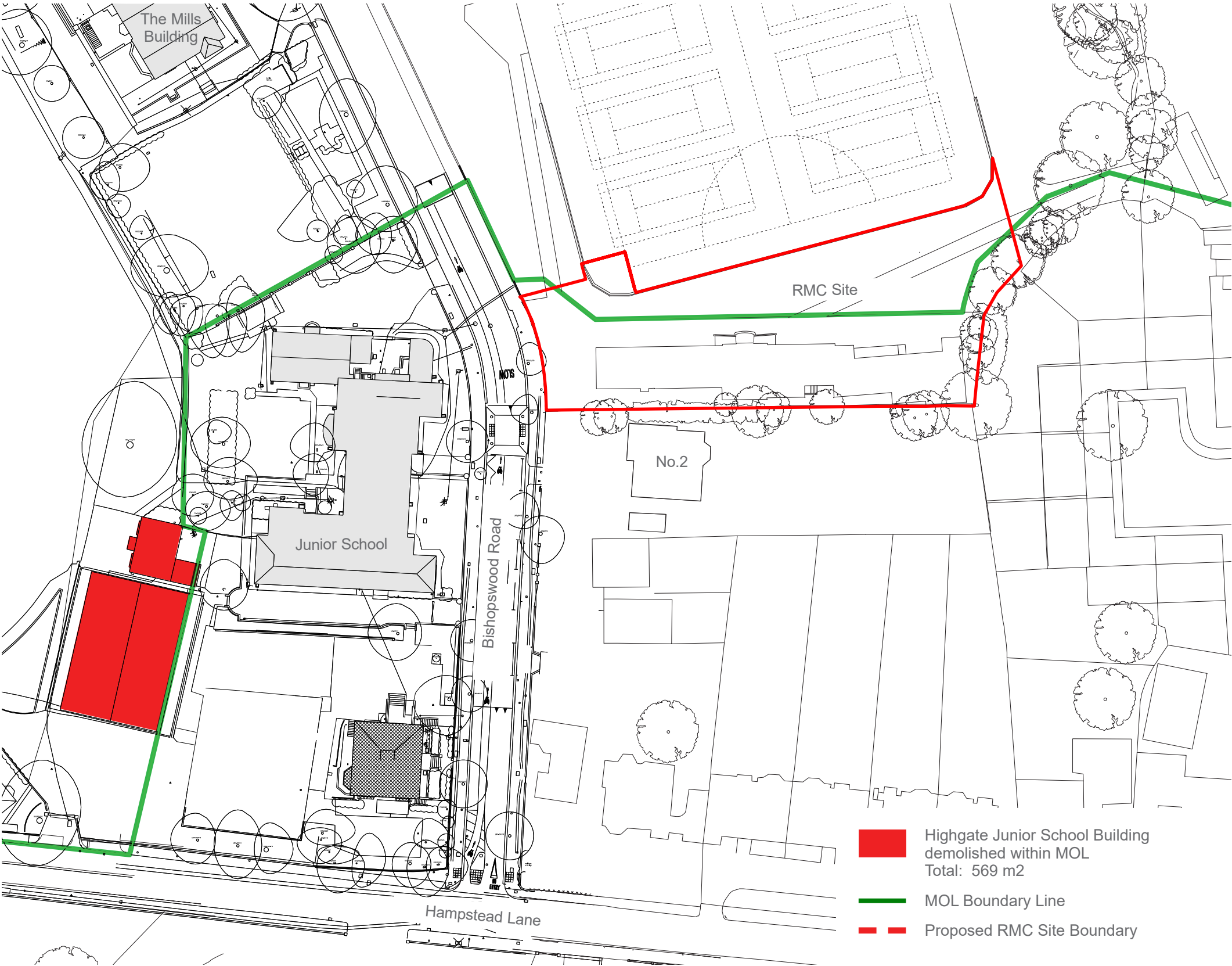
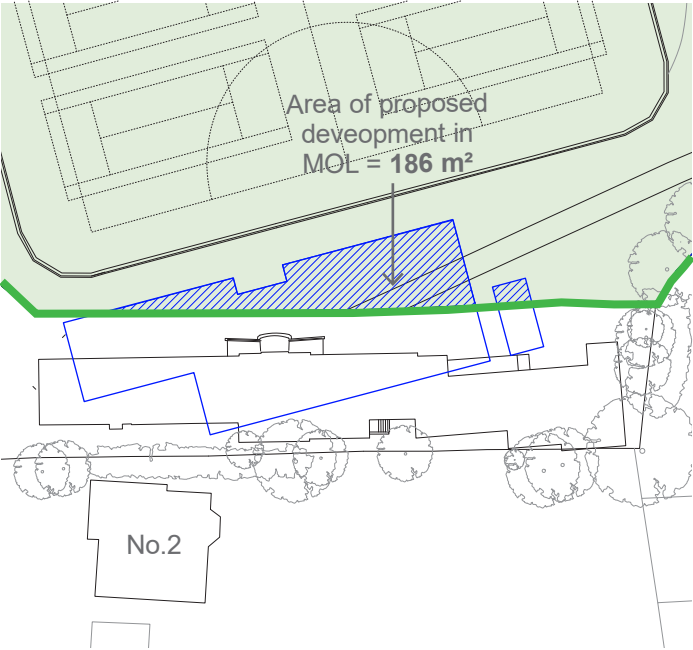
4.4 | Area of Proposed Development on Metropolitan Open Land

The School had as part of the Junior School Planning Application, demolished the Fives building and tuck shop. These buildings were originally located within the Metropolitan Open Land, to the west of the new Junior School across Bishopswood Road, adjacent to the Senior Field.

The area in question provides approximately 569 sq.m of open land back to the MOL, which could offset the area of the proposed development positioned within the MOL, in accordance with the London Plan Policy G3 (8.3.2).

The access to the MOL will be enhanced by the addition of dedicated modern changing facilities with direct access to the synthetic pitch, and by the upgraded hard landscaping and new spectator seating over looking it, in accordance with the London Plan Policy G3 (8.3.3).

The below inset drawing shows, with a blue hatch, the area of MOL which will be built on by the new development above ground level. The area of this encursion into the MOL is 186 m²



5.0 | Consultation