

3.0 | Site Analysis

3.4 | Height, Massing and Frontages

The Bishopswood Road area is relatively low density, comprising predominantly three to four storey buildings.

The Richards Music Centre site is directly adjacent to the synthetic pitch, with the existing building's linear northern frontage establishing a direct relationship with the pitch, framing its southern boundary.

To the East, a series of large 3 storey townhouses are set back from the site. To the South, a single 3 storey residential villa is located close to the southern boundary. To the West, the site directly faces the three storey new Junior School building.

While the existing contextual figure ground is defined by large blocks, the finer grain of the residential villas to the South has been a key consideration in considering the scale and elevation of the proposal.



# 4.0 | Planning Policy Context

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4.1 | Planning Policy and Designations

Planning Policy

The development plan for the site comprises:

- Highgate School SPD (adopted in March 2021)
- The London Plan (March 2021)
- Strategic Policies 2013 (as amended 2017)
- Development Management Policies 2017
- Site Allocations DPD 2017
- The Highgate Neighbourhood Plan 2017

The London Borough of Haringey is in the process of developing a new Local Plan, however, it is at a very early stage.

Planning Designations

The site is subject to the following designations which are considered in further detail on the following pages:

- Highgate Conservation Area
- Metropolitan Open Land
- Allocation SA41 - Highgate School

