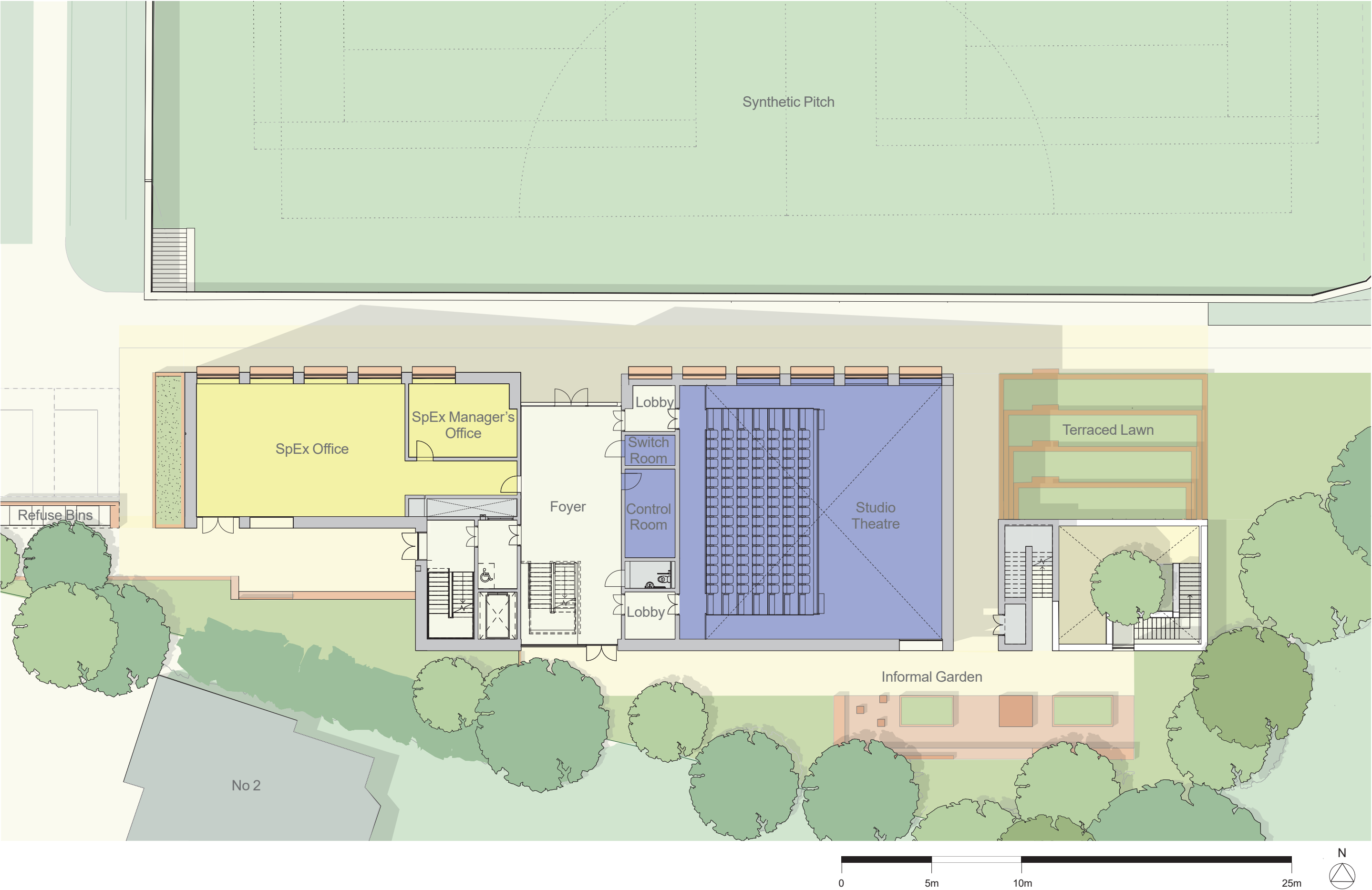
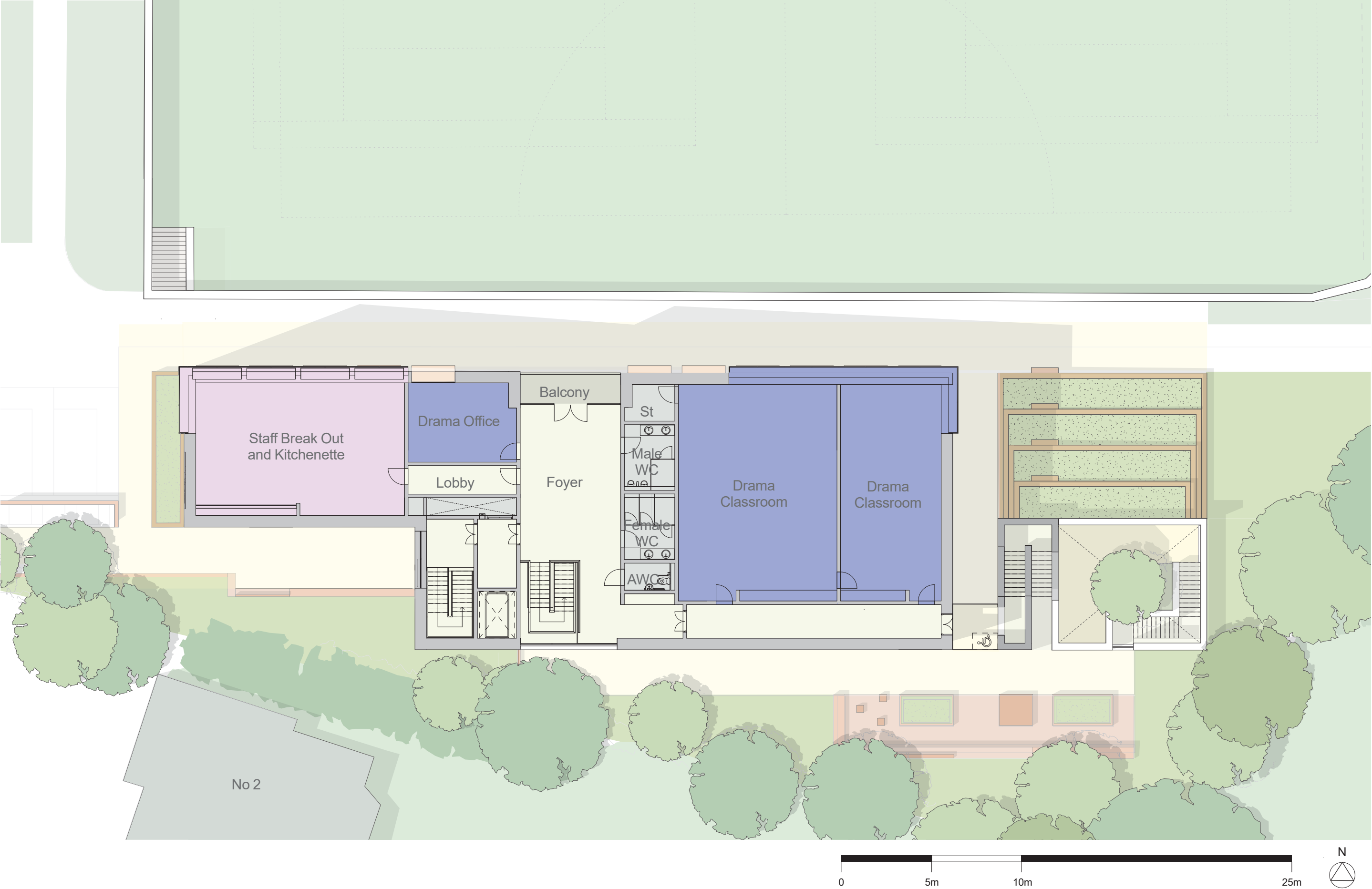
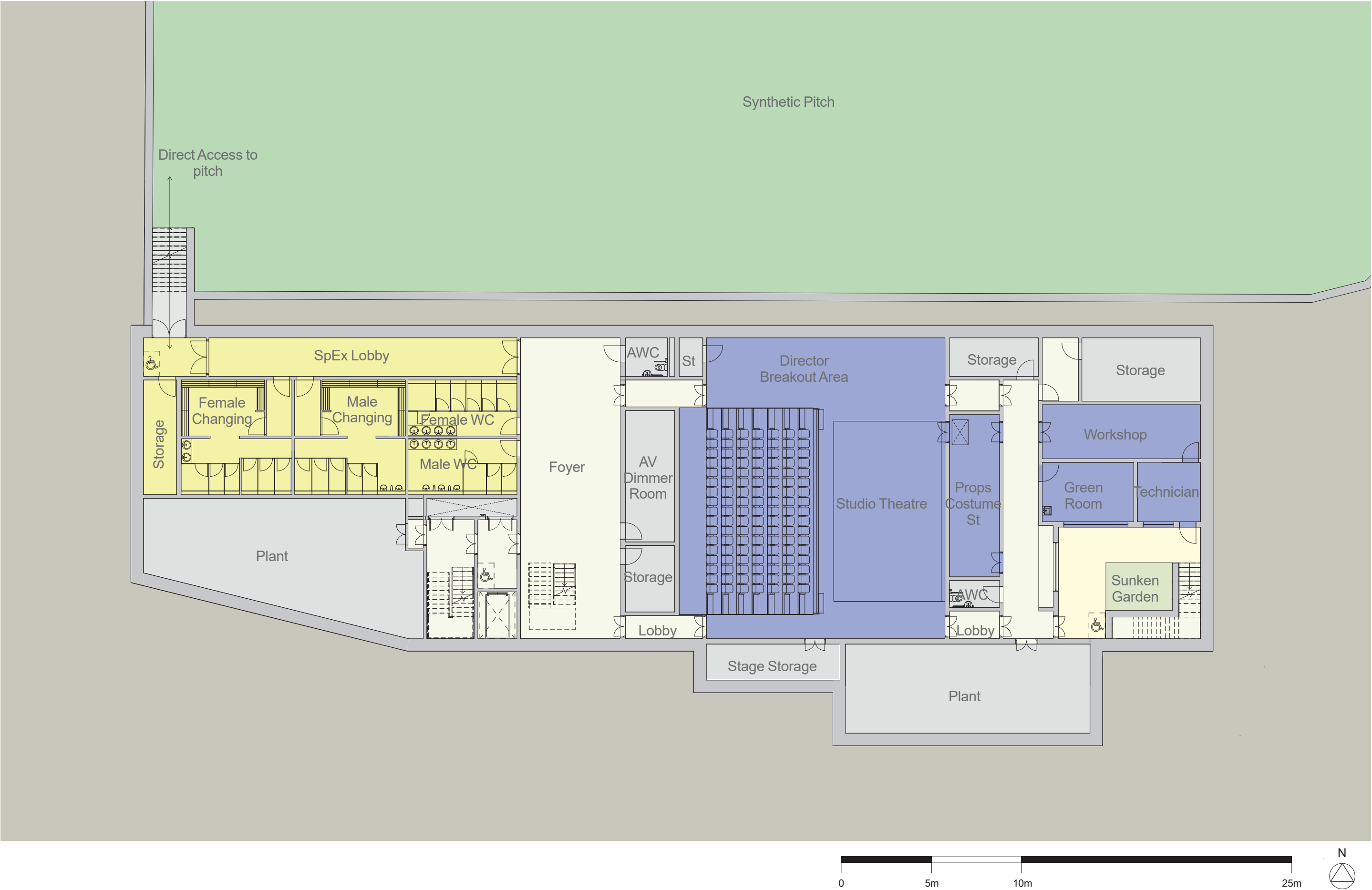








8.0 | The Design Proposal

8.7 | Local Materials

The existing buildings of the local area are predominately constructed from brick of varying tones, which helps define the character of the area.

Since its founding in 1565, Highgate School has played a key role in the life and character of Highgate.

From the historic Victorian buildings on North Road in the centre of the village to the outlying Bishopswood Road Campus with its new Junior School building, and the restored and refurbished Mills Centre, its distinctive red brick buildings form a prestigious and clearly identifiable campus that contributes to the fine architectural quality of the Conservation Area.

The Richards Music Centre proposal seeks to continue this material dialogue, creating a building which reflects the heritage of the Highgate School campus and sits comfortably within its surrounding area.



Mills Centre



Broadlands Road



Senior School on North Road



Big School / Chapel on North Road

8.0 | The Design Proposal

8.8 | Sports Pavilion Precedents

The Richards Music Centre sits beside Highgate School's Junior Field; its main frontage facing the adjacent synthetic pitch. Raised from the playing surface below, the existing building's design, and its relationship to the pitch, reflects many principles of the traditional English cricket pavilion, as can be seen in examples such as Wormsley Cricket Club below.

While the predominant function of the new Richards Music Centre will be academic, the proposal seeks to enhance the sporting facilities available to the MOL and improve the existing relationship with the Junior Field.

While, according to the English Cricket Board Pavilion Design Guide, traditional features 'such as clock towers, dominant roofs and weather vanes' are now less relevant, the new changing facilities (directly accessible from the synthetic playing surface), pitch side colonnade viewing area and elevated first floor viewing galleries will improve the site's sporting facilities.

"Sport is a source of delight and the architecture surrounding it should help reflect and nurture that excitement."

ECB Pavilions & Clubhouses; Version 1 (2009)
Architecture & Sport; p.22



The Richards Music School & Junior Field



Traditional Cricket Pavilion - Wormsley Cricket Club



Highgate School Cricket Pavilion

8.0 | The Design Proposal

8.9 | Existing Scale of the Surrounding Area

The existing buildings in the surrounding area comprise two distinct scales: larger subdivided blocks represented by the new Junior School, Mills Centre, Mallinson Sports Centre and the Highgate Close flats, located to the West, North and East respectively; and the smaller scale villas to the South, although these villas which front Hampstead Lane combine to form larger townscape blocks, which define the area.

Within these larger urban blocks smaller scale definition and articulation is provided by the facade materiality, relief and roofscapes which are subdivided to relate to the original grain of the historic area.

The proposed scheme follows the same logic, respecting the smaller scale of the surrounding villas while responding to the larger scale of the open expanse of the synthetic pitch and larger blocks adjacent to the site.

Despite its relatively deep-plan footprint, required to achieve the accommodation brief, the proposed building has been broken into visually distinct elements. Variations in the materiality and depth of the north facade supports the articulation of scale, while the two mono-pitched roofs further articulate this, giving a human scale to the facade.

At ground floor, a continuous colonnade of window bench seating runs across the northern facade, increasing the transparency of the massing and adding visual interest.



Key:

- Definition of urban block
- - - Subdivision within massing



A-A Proposed North Elevation



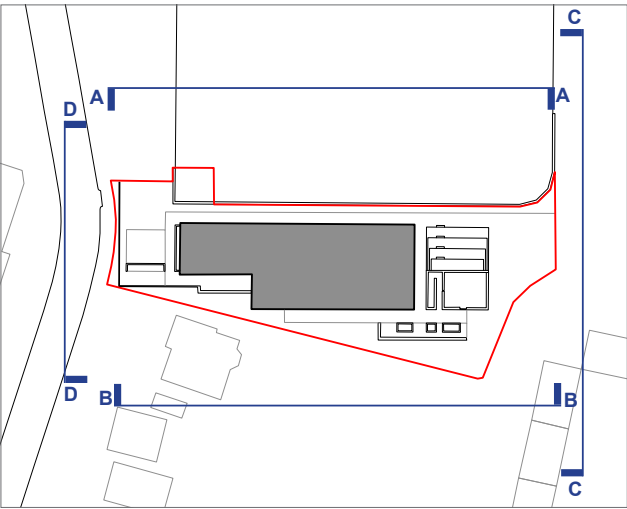
B-B Proposed South Elevation



C-C Proposed East Elevation



D-D Proposed West Elevation



Elevations A-A and B-B
can be found on the
previous page

8.0 | The Design Proposal

8.11 | Artists Impression of Proposed Building from south across the Synthetic Pitch



8.0 | The Design Proposal

8.12 | Proposed Landscaping Overview

Set in a conservation area, the grounds of Highgate School add to the natural beauty of the local area. The proposed landscape seeks to augment this, through the use of planting to greatly improve the amenity space for pupils and aide the biodiversity of the area, while also providing additional privacy to neighbours.

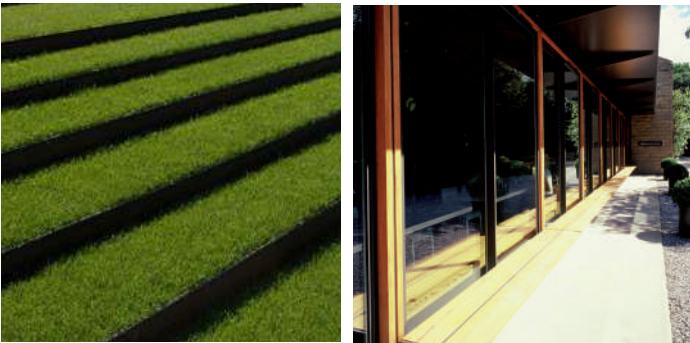
Key features to the new landscape scheme are:

- Flowering border along the west fence, adjacent to the car parking spaces.
- Shade tolerant understory planting and addition of new trees along the southern boundary fence
- Terraced Lawn and sunken garden
- Open Garden Spaces with bench seating and raised planters
- Yorkstone pathways around the perimeter of the building.

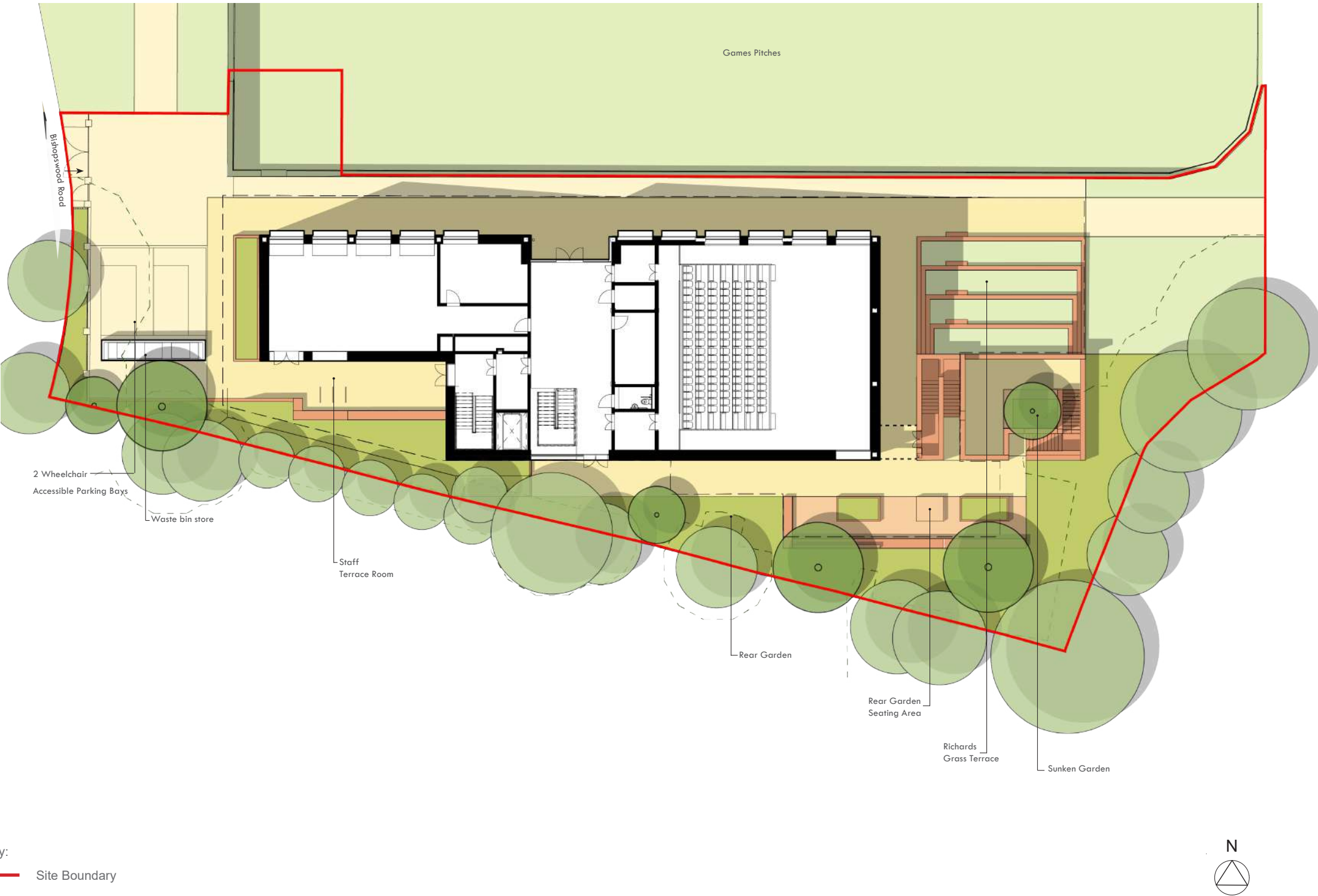
Refer to separate Landscape DAS for further information including the Urban Greening Factor



Yorkstone Paving Flowering Borders



Terraced Lawn Integrated Window Seating



8.0 | The Design Proposal

8.13 | Hopkins' Building Precedents

Hopkins Architects have designed many Education projects across the UK and excel in designing within sensitive contexts such as Conservation Areas and Heritage Sites.

Our recent Projects include a new secondary school science centre for Abingdon School in Oxfordshire (2015) and The Henrietta Barnett School in London (2010).

Founded between 1121 and 1184, Abingdon School is one of the oldest schools in the UK. Its current campus includes several beautifully crafted red brick and tile Victorian buildings.

The new building provides a clear extension of the materiality of the historic campus, utilising a similar palette of materials and carefully developed elevational scale and massing to complement the existing urban fabric and adjacent residential structures; providing a contextually sensitive modern facility that meets the School's current and future educational needs.

The Henrietta Barnett School is located in the heart of the conservation area of Hampstead Garden Suburb. Founded in 1911, the main body of the school is a Lutyens-designed Grade II* Listed Building. Subsequent buildings have been created over time around the Lutyens core in an effort to meet curricula requirements, but none have fulfilled the needs of this top performing grammar school.

Since the early 1960s, some 17 schemes have been developed, but none of them have received Planning Permission until the Hopkins proposals were put forward.

The Hopkins masterplan proposed the re-organisation of the existing School buildings, reducing the need for new buildings to 1,100 m², a substantial reduction in massing compared to other schemes.

Hopkins carried out extensive consultations with a number of stakeholders including English Heritage, the Hampstead Garden Suburb Trust, the Victorian Society, the 20th Century Society, the Lutyens Trust and CONSAM (Conservation and Amenities Committee).



The Yang Science Centre, Abingdon School, Hopkins Architects



The Henrietta Barnett School, London, Hopkins Architects

9.0 | Design & Access

9.0 | Design & Access

9.1 | Accessibility Statement

The design for RMC will provide opportunities for all to enjoy and use the building. Outlined below is a brief description that demonstrates the design strategies undertaken to achieve this and to meet the current regulations. This section deals with issues of relevance of the Planning Application Stage only. Detailed issues relevant to Building Control approval will be dealt with at the appropriate time.

Approach to the building

The existing pupil access route up to and from the Senior School via St Michaels School will be maintained. The existing pathways will be re-laid to provide suitable level access to the front entrance in the centre of the north facade.

Visitors will arrive from Bishopswood Road into the accessible parking forecourt to the west, which will also connect to the central entrance along re-laid level paving.

Public Transport

The nearest Underground station is Highgate, located approximately 1.2 km to the northeast of the site. The nearest Overground station is Upper Holloway, located approximately 2.1 km to the southeast of the site.

The closest bus stops (H and M) are located on Hampstead Lane, to the south of the site. Bus route 210 provides access through Highgate from Golders Green to Hampstead and bus route 603 provide access from Muswell Hill to Swiss Cottage.



Vehicular access and parking

The proposed development has two designated accessible car parking spaces and a temporary stopping / turning area for servicing and delivery vehicles. These are accessed to and from the vehicle gate off Bishopswood Road.

External landscaping and surface treatments

The forecourt in front and to the sides of the building will be set in Yorkstone paving. All new surfaces will be of known slip resistance in both dry and wet conditions; new drainage gullies will avoid ponding and areas here freezing water may create hazardous surfaces.

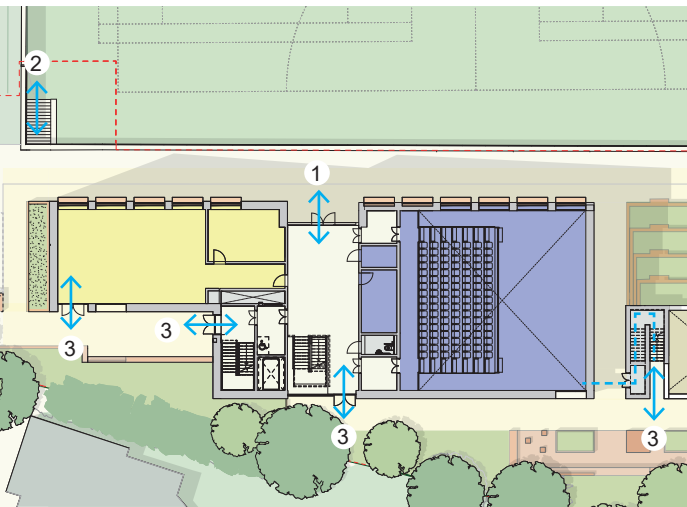
Night illumination around the building will be designed to minimise light pollution but also avoid creating areas of shadow, especially along access routes and at the building entrance.

Entrance into the building

There is a single principal entrance into the building (1 in diagram below), serving both the Drama department and the Staff offices, which is located in the centre of the north facade, facing the sports pitch.

There is an additional sports entrance located at pitch level which provides direct access into the changing room and equipment storage areas (2).

Fire escape exits are also provided at the rear (south) and east of the building (3).



Internal horizontal and vertical circulation

Generally the scheme design will be developed to ensure that:

- Decor will distinguish the walls to floors, and doors within walls to all circulation spaces and corridors.
- Any highly reflected surfaces will be carefully chosen so that they avoid causing confusion or might disturb people with sensory disabilities.
- All corridors allow ample width for disabled users and doors and corridors will be designed to standards to facilitate easy movement for wheelchair users. Doors on all circulation routes will either be on hold-open devices or designed with a minimum opening force of less than 30 Newtons.
- All new doorways on routes to be used by people in wheelchairs will have 300mm offsets and will be a minimum of 800mm wide per leaf unless power operated or held open.
- Corridors and lobbies will meet Building Regulations Part M standards and doors that open across corridors will be recessed.
- The stair and lift locations are in a consistent and logical positions within each stair core for ease of use.
- A protected stair is located at the rear of the building will be the most commonly used means of vertical circulation for pupils. An external stair, located to the east will provide an additional means of escape.
- All stairs will be designed to meet AD Part M standards in respect of stair profile, number of risers and handrails etc. or defer to later design guidance in BS8300:2009 (amended 2010).
- One goods lift has been included, which will be primarily used for maintenance and delivery for the Studio Theatre but will also provide access for wheelchair users. The lift will be designed to meet current standards of AD Part M as a minimum.

Facilities provided within the building

Standard single sex toilet facilities will be provided on the lower ground and first floor levels and wheelchair accessible toilets will be provided on all floors to comply with the maximum horizontal distances stipulated in Approved Document M.

Fire strategy

The principal objective of the fire strategy is to provide a design that demonstrates compliance with the functional requirements of the Building Regulations 2010 for part B, Fire Safety and that the building can be successfully managed once in operation under the Regulatory Reform Fire Safety Order 2005. The design will be subject to detailed discussions and formal approval with Building Control, and the Fire and rescue service.

AECOM have developed the fire strategy to comply with the recommendations of Building Bulletin 100 (BB100)

A strategy will be developed to demonstrate that adequate escape is available at all reasonable times for all occupants, including those with disabilities. The building will be designed for simultaneous evacuation. Therefore a confirmed fire anywhere in the building will result in complete evacuation. There will be a dedicated refuge space or evacuation lift in every stair core at every level.

The fire service will have adequate vehicular access around the site. The fire service will have adequate vehicular access around the site and the building will be provided with internal fire fighting stairs incorporating dry fire mains.

The strategy is being developed in close consultation with the client and their advisors to make sure that they can manage the building from a fire safety perspective when it is operational and to ultimately execute their responsibilities under the Regulatory Reform (Fire safety) Order 2005.

A comprehensive fire strategy report will be developed in close consultation with the approving bodies for submission to part of the Building Regulations 2010.

9.0 | Design & Access

9.2 | Site and Building Access

The adjacent drawing indicates the proposed improvements to the wider landscape in order to improve circulation, accessibility, and to control movement. These include:

- Maintain the key pedestrian pathway that runs through St Michael's School to the East and along the full length of the synthetic pitch's southern boundary to Bishopswood Road sites.
- Vehicular access to and from the vehicle gate off Bishopswood Road for designated accessible parking spaces and a temporary stopping / turning area for servicing and delivery vehicles. This includes access for fire vehicles who are able to drive across the hard standing area to the north of Richards Music Centre as required.
- Direct access into the synthetic pitch from the proposed building in addition to access through the sports fencing gates on the west of the pitch.
- Provision is made for cycle parking only for staff based in the building, which can be extended if demand requires. Pupils will only visit this building as they are based and register in the morning in the Senior School in Highgate Village where cycle parking is provided. Pupils are not allowed to cycle between School sites during the School day. Outside of the School day anyone visiting the building can use the additional cycle parking available in front of the Junior School, just opposite the gates from Bishopswood Road into this site.

KEY:

Synthetic Pitch Access Points

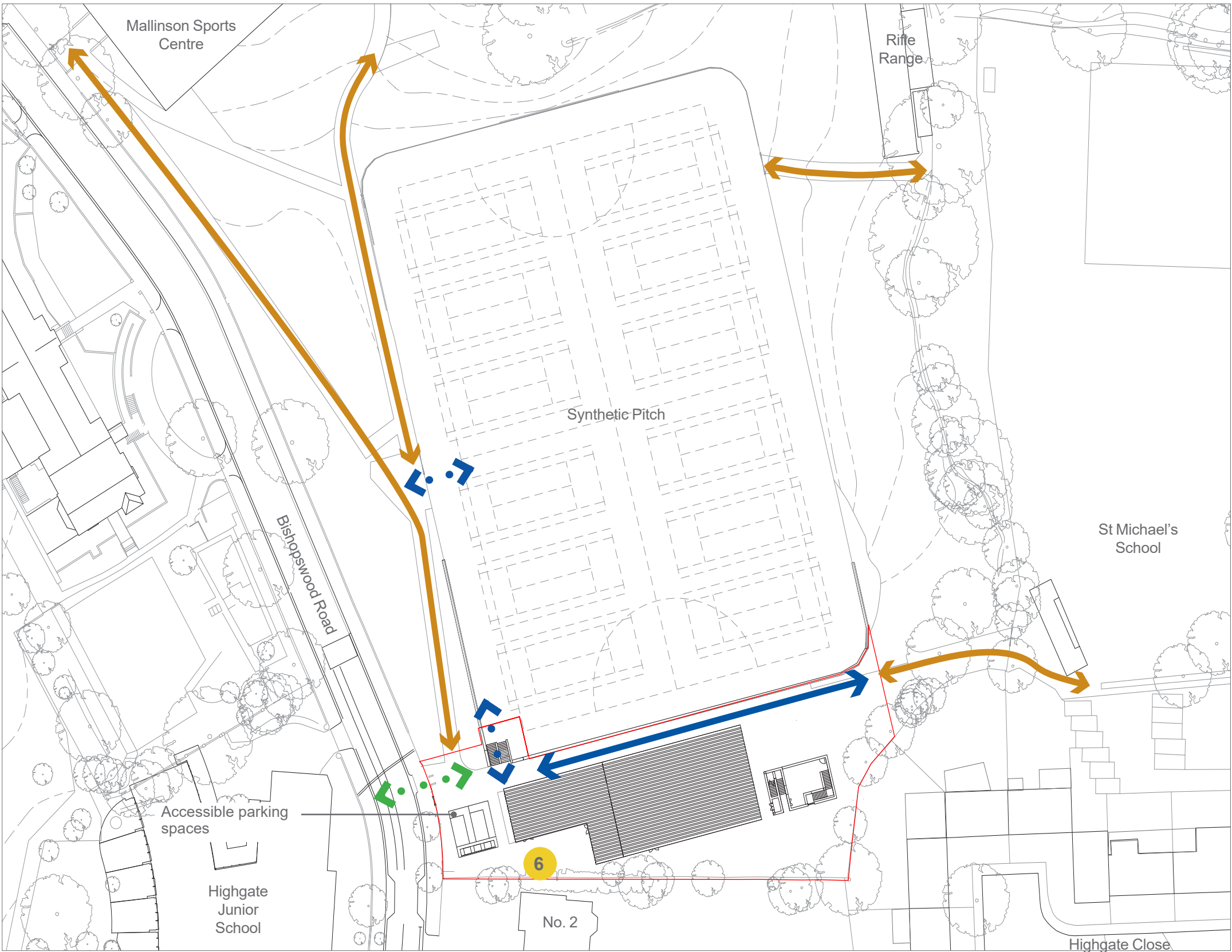
Proposed Pathways

Existing Pathways

Vehicle Access

6

 Cycle Parking for Staff - 6 Spaces



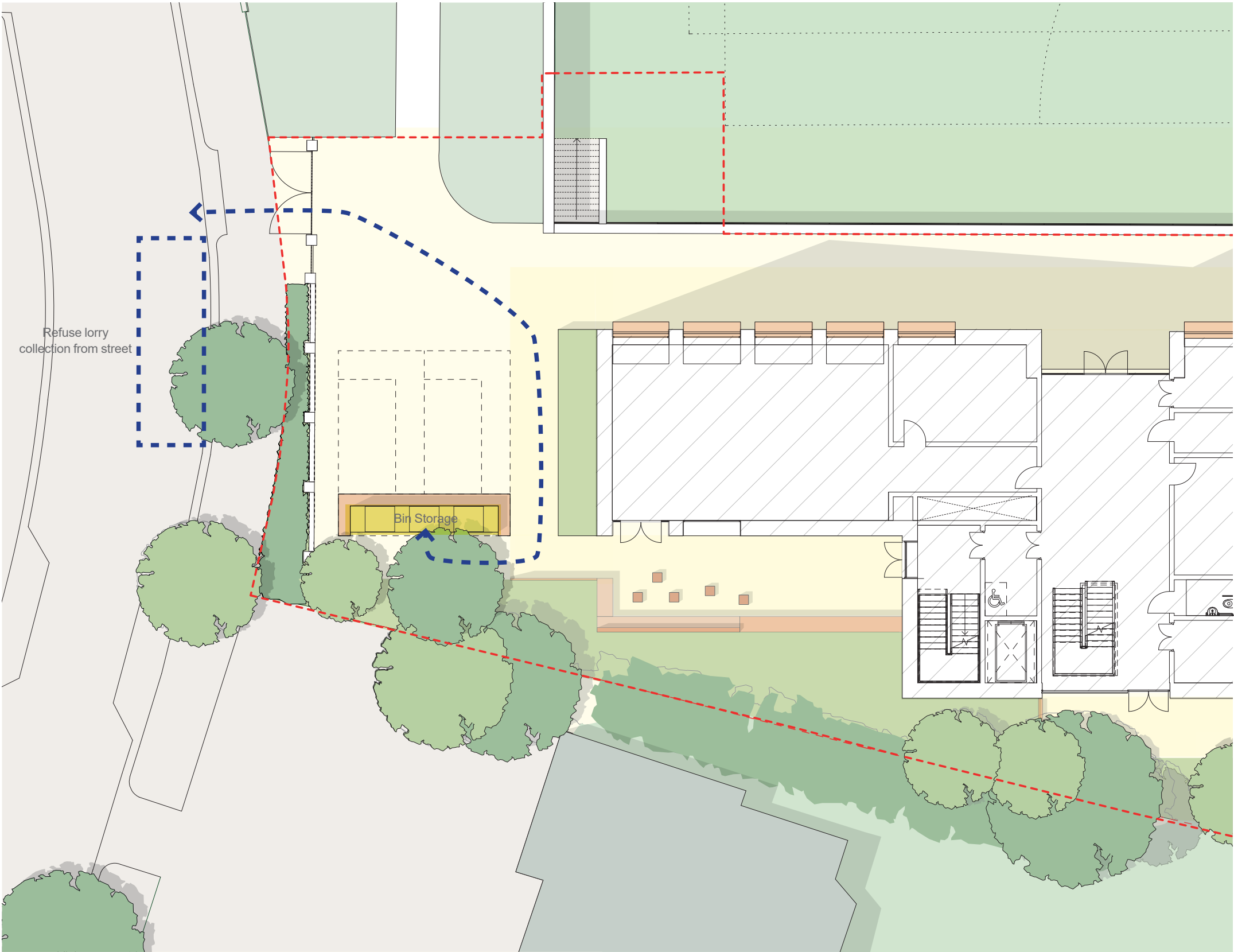
9.0 | Design & Access
9.3 | Refuse Collection

A new bin storage area for general waste and recyclables will be provided behind the accessible parking spaces. The bins will be concealed from view by a solid enclosure, with access doors to the rear and a planted sedum roof, to aesthetically blend with the adjacent landscaping. This will protect the waste from the weather, whilst the door design also allows the store to remain well ventilated. Adequate space is available adjacent to the bins for the short term storage of bulky waste. The Euro bins will provide the necessary protection against animal scavenging.

Although discreetly located and screened from the primary pedestrian route, the store will be accessible for building users. A hard surface is provided for the wheeling of these bins ensuring an easy and safe access for collectors and collection vehicles. Adequate lighting will also be provided on site for the transit of waste

The School have prepared a Waste Management Plan, detailing the arrangements for site-wide collection and removal of waste and recycling.

- Key:
- Waste Collection Access
 - Pupil Access
 - Bin Storage



Proposed Ground Floor Level

9.0 | Design & Access
9.4 | Crime Prevention

We have been conversing with the Metropolitan Police Service’s Designing Out Crime Officer Lee Warwick, who is part of the Crime Prevention, Inclusion and Engagement (CPIE) team. Lee has provided advice on the incorporation of ‘Secured By Design - New Schools, 2014’ (SBD) standards into the design of the buildings. Although Richards Music Centre is not currently in operation, students, staff and visitors regularly pass through the site as it forms a principle route between the Senior School and Bishopswood Road Campuses, so it is unlikely that an increased number of people will be moving through the site. In which case, anti-social behaviour and crime should not be more frequent.

Due to the condition of the proposed routes, external lighting and landscaping, Lee Warwick did not have any significant concerns regarding the occurrence of crime and antisocial behaviour in and around the site. Careful consideration has been given to any features both on the envelope and externally, such as benches, maximising natural surveillance.

