

**Highgate School | Richards Music Centre
Design and Access Statement**

Hopkins Architects

January 2023

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Approval Record

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A record of contextual additions or omissions is given below:

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Executive Summary

This Design & Access Statement has been prepared by Hopkins Architects Limited on behalf of Highgate School in support of a Planning Application for a new two-storey educational building plus a single storey basement adjacent Bishopshood Road in Highgate.

The purpose of this Design & Access Statement is to present the background to the Planning Application and provide a clear description and justification of the design intent for the proposed development.

The proposed scheme involves:

- The demolition of a two storey building originally constructed as a school sports pavilion, between the World Wars. The building is currently used as a temporary base for the Sports and Exercise (SpEx) department and limited pupil sports use (changing and storage). The extensions at the east end of the building currently accommodate the School IT department.
- The construction of a new two-storey educational building plus a single storey basement. The building provides drama classrooms, a double height Studio Theatre, offices for SpEx and Drama staff, and sports changing rooms with direct access to the synthetic all-weather pitch.

The Design Team

Client:	Highgate School
Architect:	Hopkins Architects Limited
Planning Consultant:	Bidwells
Structural Engineers:	Expedition Engineering
Civil Engineer:	Expedition Engineering
Cost Consultant:	Gardiner & Theobald
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Fire Consultant:	AECOM
Landscape Architect:	LDA Design

1.0 | Introduction

1.0 | Introduction

1.1 | Highgate School

Highgate School was established in 1565 by a Royal Charter of Her Majesty Queen Elizabeth the First. Sir Roger Cholmeley, Founder of the School, was granted Letters Patent to found 'a grammar school...for good education and instruction'.

Highgate comprises three co-educational Schools:

- Pre-Preparatory School established in 1993 located in Bishopswood Road. The School teaches pupils in Reception and Years 1 and 2.
- Junior School established in the nineteenth century on the current location of Dyne House and relocated in 1938 to Cholmeley House in Bishopswood Road. Cholmeley House was demolished in 2014 and a new Junior School was completed for the 2016/17 Academic year. The School teaches pupils in Years 3 to 6.
- Senior School, still located in the centre of Highgate Village on three separate sites. The School teaches pupils in Year 7 to 13.

The three Schools share facilities in Bishopswood Road including the Mallinson Sports Centre, Caen Wood Hall, the Dining Hall and the Mills Centre. The latter provides specialised Design Technology and Art teaching facilities for the Senior School, as well as exhibition, meeting, presentation and social gathering facilities. In addition, the School has sports fields around Bishopswood Road and about half a mile away at Far Field, at the junction of Hampstead Lane and The Bishops Avenue.

Highgate is one of Haringey's leading schools. As a charity it has developed significant partnership arrangements with a considerable number of Haringey primary and secondary schools. Its position in the Haringey community has been further advanced in 2017 with the establishment of the Sixth Form London Academy of Excellence in Tottenham, with the welcome and active support of Haringey Council. Highgate is the lead academic sponsor of the new free school working in partnership with Tottenham Hotspur Football Club.



1.0 | Introduction
1.2 | The Brief

As part of the Brief for the project, Highgate School has provided four distinct elements of accommodation that need to be incorporated into the Richards Music Centre building (RMC):

- 1. Drama facilities for all Senior School pupils for class teaching and rehearsals. In addition the studio theatre will provide facilities for simple drama performances. A workshop and technicians office will allow for production of performance sets.
- 2. Sport and Exercise (SpEx) facilities associated with the adjacent synthetic pitch and sports facilities generally for all three Schools. This will include changing facilities with direct access to the synthetic pitch and office facilities for the SpEx teachers, coaches and tutors.
- 3. Other Facilities (including toilets, cleaners stores, IT patch panel rooms, plant rooms and stores).
- 4. Roads & External Works (This comprises requirements for access, parking and pedestrian paths)



1.0 | Introduction

1.3 | The Need for the Project

In recent years Drama has been introduced as a fully-fledged curriculum subject from Year 7 to Year 13, at GCSE and at A-Level. Highgate's facilities, however, lag behind the School's ambitions both for teaching and for productions. Drama productions are hemmed in by Highgate's facilities: for every show put on, there are four concerts and fifty sports fixtures. While these do not have to bear direct comparison, the School is not currently able to offer every child in each part of the Senior School with an opportunity to be in a play, should they wish to do so.

New Drama facilities would create more opportunities for pupils to engage in a part of School life which is as important and normal in a lot of other schools as maths and science are to Highgate.

The existing Drama facilities are housed in a redundant gymnasium which are neither accessible to wheelchair users, nor compliant with current standards for teaching.

The SpEx office facilities are located on a temporary basis in part of the existing RMC building, and as a result, the layouts are restricted and inefficient for their intended use, with no direct access provided to the synthetic pitch from pupil changing rooms.

The facilities and choice of site for these proposals result from a separate proposed redevelopment of the School's Dyne House site, located on Southwood Lane. The following Project Background pages explain the history of how the Richards Music Centre site was selected as the most appropriate location within the School campus.



1.0 | Introduction

1.4 | Project Background

The Dyne House site is one of the three sites in the centre of Highgate Village forming the Senior School. It is the current location for the Music and Drama Departments and provides other general teaching facilities. The site also provides pupil amenity space along with a studio theatre and, for speech and music, an auditorium and recital room.

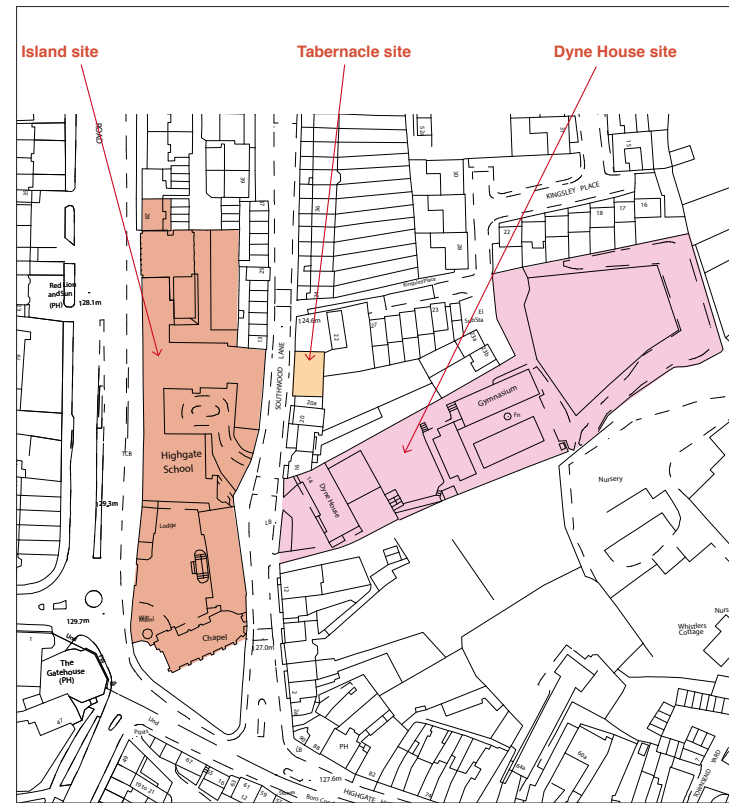
The buildings on the site do not provide the modern standard of accessibility, education and support facilities which are available in other parts of the Senior School (due to the development programme the School has undertaken over the last 10 years). Because of this the School intended to develop the Dyne House site by removing an unsatisfactory teaching building, an old gymnasium used as a studio theatre and a redundant open air swimming pool, and extensively refurbish the existing 1960s multi-storey Dyne House building, extending it at the front and the rear.

In early 2014, the School launched an architectural competition for proposals to develop the site. Hopkins Architects were selected to prepare design proposals for the brief.

Prior to and since the completion of the competition there have been a number of discussions and pre-application meetings with the London Borough of Haringey to discuss the proposals for the Dyne House development.

Following receipt of pre-application advice and after discussions with local residents, the School reviewed the proposals and sought to relocate some of the facilities to reduce the massing of new construction on the Dyne House site. The School undertook a comprehensive review of the estate in light of the academic needs and timetabling constraints on pupils and staff to assess suitable alternative locations for the Sixth Form departments. The Richards Music Centre was identified as a suitable location, where redevelopment of a underused / unsuitable building would provide sufficient space for the relocation of the Drama department.

Following selection of the RMC site, design proposals were developed for this brief with new public consultations undertaken in 2017. A further public consultation on revised proposals was undertaken in March 2018 and received generally positive comments on the design amendments undertaken to address local residents' concerns.



1.0 | Introduction

1.5 | Alternative Sites Investigation

The School's review began with a comprehensive report to investigate all the potential sites on the Bishopswood Road Campus that might be suitable for development as a Sixth Form, Drama Department and Music Department. An early decision had been made that the Art Department would remain in the Mills Centre on Bishopswood Road.

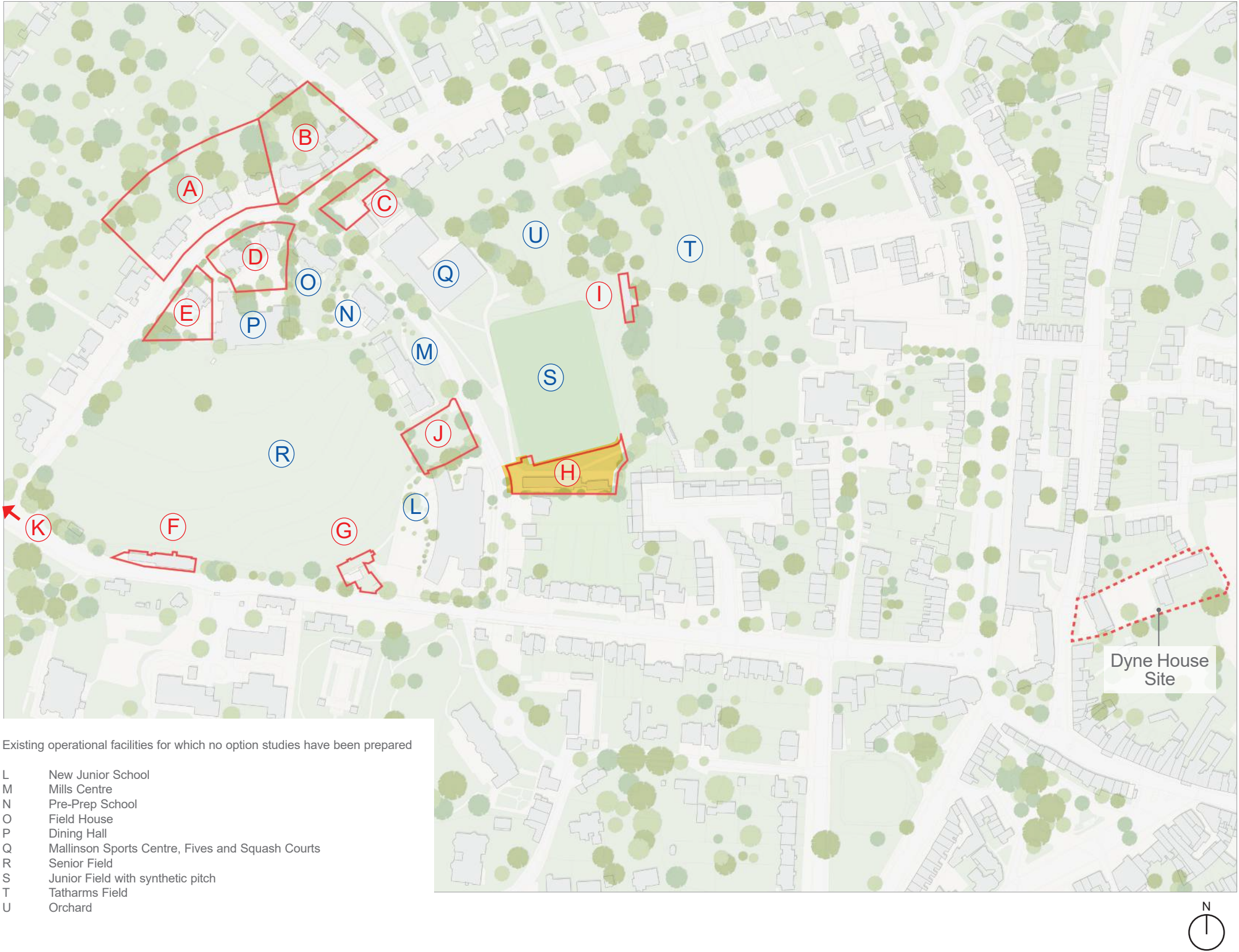
The sites investigated in the report are listed below and shown on the adjacent drawing. The report concluded that Site 8: the Richards Music Centre (RMC) located at the south end of Junior Field was the only potential site that merited a full feasibility and design study. The site could potentially accommodate the Senior School Drama Department.

The existing RMC building is a single storey building with mansard roof built originally as a sports pavilion to the adjacent Junior Field. It has been extended at its east end on various occasions in an unsympathetic way. Due to the lack of space in the Junior School, located on the other side of Bishopswood Road, the building was converted into a music school for the Junior School about 30 years ago. The new Junior School opened in May 2017 accommodates these music facilities within its site, therefore no longer requiring the RMC. The extensions at the east end of the building currently accommodate the School IT department, this is being relocated on the Bishopswood Road site as part of the development of the IT network. Parts of the building are providing temporary, but much needed, facilities for SpEx and pupil sports. The form of the building is long and thin which therefore limits its uses, and the School has identified that the RMC building has limited long term use in its current form.

KEY

Site for which option studies have been prepared

A	4-12 Bishopswood Road
B	22 - 24 Broadlands Road and Gwendolen Sim
C	Rear of Mallinson Centre, Fives and Squash Courts
D	11 - 13 Bishopswood Road
E	15 Bishopswood Road
F	Caen Wood Hall
G	Cricket Pavilion
H	Richards Music Centre
I	Rifle Range
J	Garden between Mills Centre and New Junior School
K	Far Field Junction Hampstead Lane and Bishops Avenue



2.0 | The Site

2.0 | The Site
2.1 | Site Location

Since 2004 the School has been carrying out the regeneration of its Bishopswood Road and Senior School Sites. This has been extremely successful, delivering high quality buildings which are sensitively integrated into their context. The plans to the right show the extent of these two sites as well as the location of the Far Field site, with the future proposed projects numbered and listed below. The Richards Music Centre project covered by this report is labelled 3.

Senior School Campus

- 1. Science Building
- 2. Dyne House & Island Site Tunnel Building

Bishopswood Road Campus

- 3. Richards Music Centre
- 4. Mallinson Sports Centre & Orchard
- 5. Decant Facility

Far Field

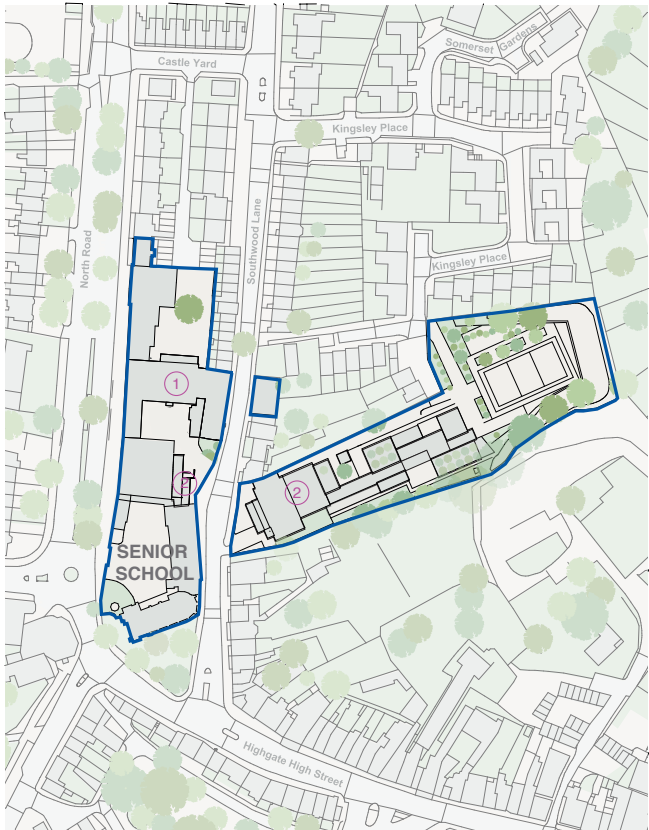
- 6. Far Field

Past projects include:

- Restoration of historic buildings: Big School, Chapel, Mills Centre, Central Hall
- Extension to existing buildings: Science Block, Garner Building, Pre-Prep School, Pre-Prep Dining Hall
- New buildings and facilities: Charter Building, Junior School, Junior Field Synthetic Pitch, as well as many minor projects



Bishopswood Road Campus



Senior School Campus



Far Field



School Campus Masterplan



2.0 | The Site
2.1 | Existing Site Plan

The Richards Music Centre site is situated at the southern edge of the Highgate Conservation Area, in the Bishops Area. The RMC is adjacent to the School's 'Junior Field' to the north, which is Metropolitan Open Land. The Bishops Area lies between the west of the historic town centre and the boundary of the London Borough of Haringey to the London Borough of Camden, with Hampstead Lane to the South and Aylmer Road to the North.

The RMC is located on Junior Field within the Highgate School Bishopswood Road Campus. There are a number of Highgate School facilities and buildings in this area as shown on the drawing on the previous page.

The area to the south and south east of the RMC, not owned by the School, is predominantly residential. No. 2 Bishopswood is a Victorian Villa converted into flats and adjoins the southern boundary of the RMC site. The east of the site borders two of the gardens of the Highgate Close townhouses which are 3-storey, Neo-Georgian style houses constructed in the 1960s.

The area to the east of Junior Field, also not owned by the School, is the C of E St Michael's Primary School. A path through this School provides safe access for Highgate pupils, via the North Road pedestrian crossings, to the Senior School for travel to and from the Bishopswood Road Campus. This path then runs along the front of the RMC before running on the west side of the synthetic pitch up to the Mallinson Sports Centre and the crossing on Bishopswood Road.

