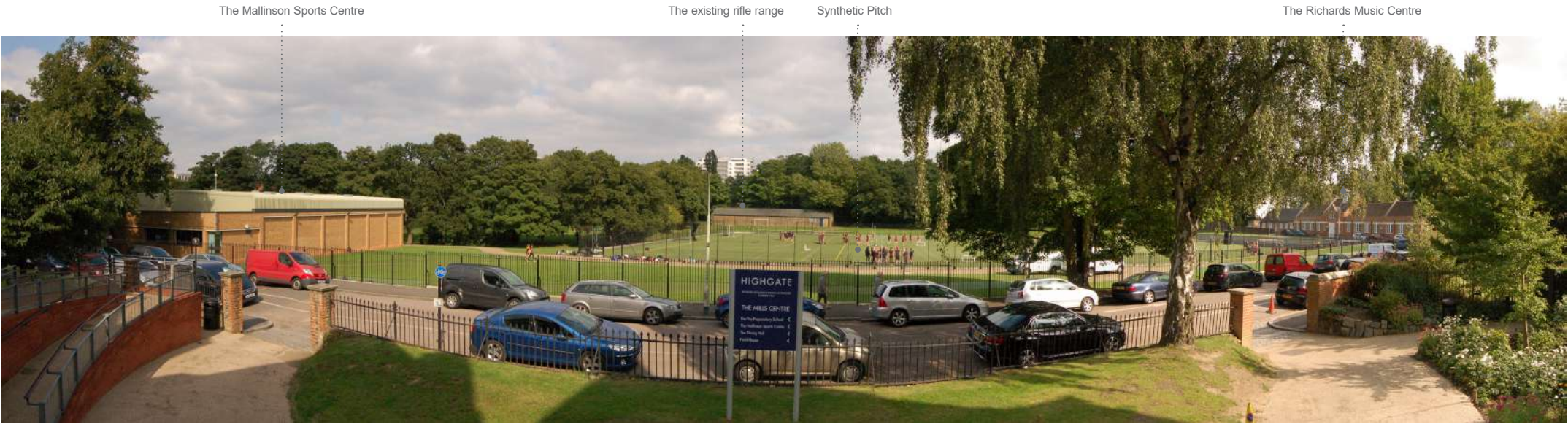


2.0 | The Site
2.2 | Site Photographs

The majority of the Highgate School buildings in the Bishopswood Road Campus are located around the two principal playing fields of the School; Senior Field and Junior Field. The existing RMC building is situated to the South of the School's Junior Field and enjoys views across the synthetic pitch in a leafy setting.



1. View from the Mills Centre



2. View from the existing Rifle Range

2.0 | The Site
2.3 | Building Exterior

The Richards Music Centre is a single storey, red brick building with mansard roof, and UPVC windows.

RMC was built between the World Wars for the School as a sports pavilion before largely being converted for use as a music centre for the Junior School. These music facilities have since been co-located within the new Junior School. The eastern extension, once a base for the School's Estates Department, was converted in 2010 to an IT Data Centre. The building is now predominantly occupied by the SPEX Department and IT team.

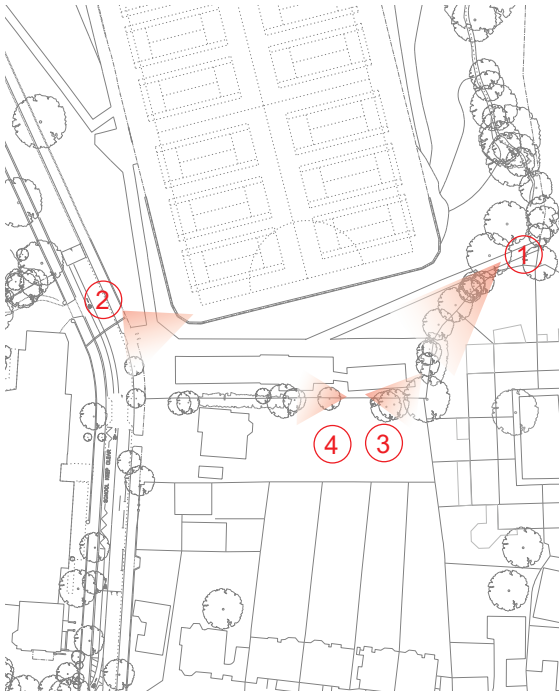
The building now appears out of scale with its contextual surroundings. The current frontage is diminished by the UPVC windows and there are unsympathetic extensions to the east which are not in keeping with the original building. The building does not meet modern requirements in form of its construction and energy efficiency and has some foundation and drainage problems.



1. Approach via pedestrian path from Senior School to RMC building



2. Existing car parking to west



3. Service area to the rear



4. Stairs into the plant area at the rear

2.0 | The Site
2.4 | Building Interior

Since the Richards Music Centre was built, evolving methods of teaching, as well as Building Regulations, mean that the space provided in the existing building is no longer fit for purpose. Existing floor-to-ceiling heights provide restricted headroom, while narrow stairs and corridors are not suitable for efficient pupil movement.

The building's long and thin plan and its form of construction limit its use. The existing interior is in a poor state of decoration because of its lack of long term future and inadequate storage capacity has resulted in current ancillary spaces being used for general storage.

Sports and Exercise staff offices have been recently temporarily fitted into the building but, as a result of the building form, the layouts are restricted and rather inefficient for their intended use.

Due to the restricted headroom at first floor level, these rooms are currently only used to provide additional storage.

The extensions to the east side of the RMC accommodate the School IT Department with fibre optic cables running across the front of the building and up to the Senior School and down to the rest of the Bishopswood Road Campus.



Narrow corridors unfit for purpose



Extremely restricted headroom at first floor



Lack of music instrument and general storage



Restricted stair access



Existing IT Hub



Current Sports and Exercise staff office retrofitted into the RMC building

2.0 | The Site
2.5 | Surrounding Buildings

Many of the buildings along Bishopswood Road, particularly on the west side, are predominately large detached and semi-detached Victorian villas which are owned by the School and of which some have been refurbished in recent years. These are brick built and retain their original external character.

As identified in the Conservation Area Character Analysis (sub-area 7), the surrounding area to the West contains ‘a number of School buildings of varying (architectural) merit.’ These include the Victorian villas, Field House and the Mills Centre. The later red brick building being of ‘considerable interest’.

Over the years, Highgate School have developed two additional sites at the corner of Bishopswood Road and Broadlands Road for the Mallinson Sports Centre and at the corner of Bishopswood Road and Hampstead Lane for the new Junior School.

The first, the Mallinson Sports Centre, is a large, buff coloured, brick-built building facing onto Junior Field with older buildings behind comprising a metal clad swimming pool building, red brick walls and glass roof five courts and a concrete panel squash court which all house the School’s Sports & Exercise facilities. The Conservation Area Character Analysis (sub-area 7) describes the Sports Centre as having ‘an industrial appearance’

The second, the newly-constructed Junior School building has been predominantly built in linear red bricks with lattice features, and additional glazed walls and limestone cladding. This has been constructed since the Conservation Area Character Analysis was published.



1. No. 2 Bishopswood Road



2. Mills Centre



3. Mallinson Sports Centre



4. Highgate Junior School

3.0 | Site Analysis

3.0 | Site Analysis
3.1 | Orientation & Views

Redevelopment of the Richards Music Centre will need to carefully consider the impact on views along Bishopswood Road. The streetscape must be enhanced through high quality landscaping which is generous and welcoming whilst marking the School boundary and defining the public and private realms.

The proposal will need to respect the neighbouring properties and public views of the surrounding Metropolitan Open Land and Conservation Area.



View from Bishopswood Road looking South



View from Bishopswood Road looking North



View from pedestrian access path from Senior School

