

6.0 | Project Development

6.2 | Dyne House Proposal 1 (2015)

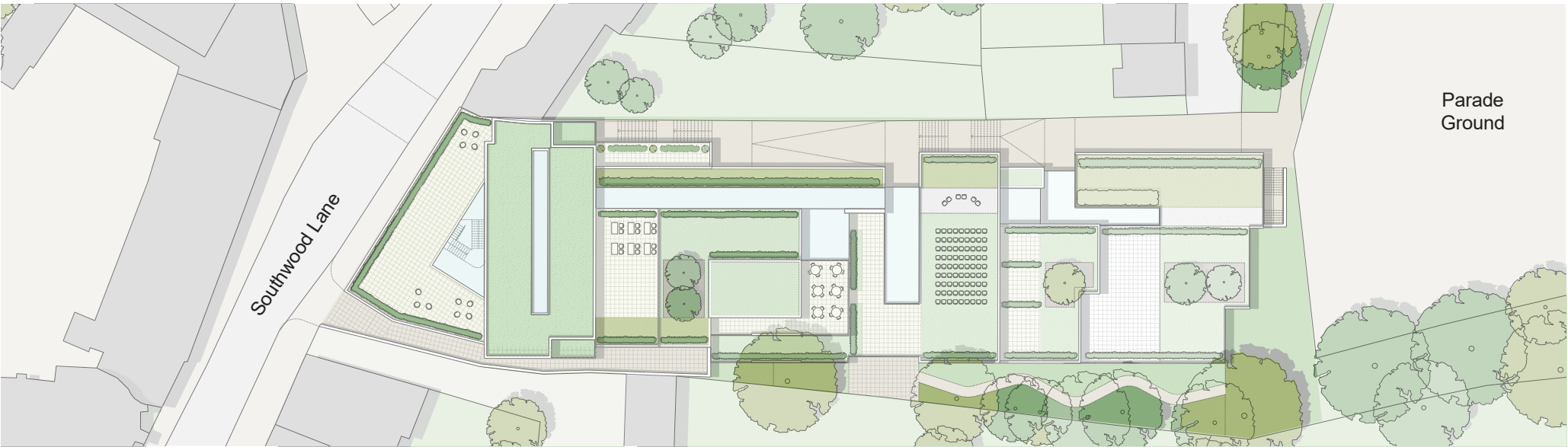
In 2014 Hopkins were selected as the winner of the School's architectural competition to develop the Dyne House site to accommodate:

- Sixth Form
- Music Department
- Drama Department
- Art Department

The existing Dyne House building would be retained, but stripped back to its frame and refurbished, extensions would be built at the front to the edge of Southwood Lane and to the rear stepping down to the Parade Ground to provide one integrated building.

Initial meetings with Planning Officers at Haringey indicated some concern at the extent of the development and this was also raised by local residents and councillors after public consultation meetings.

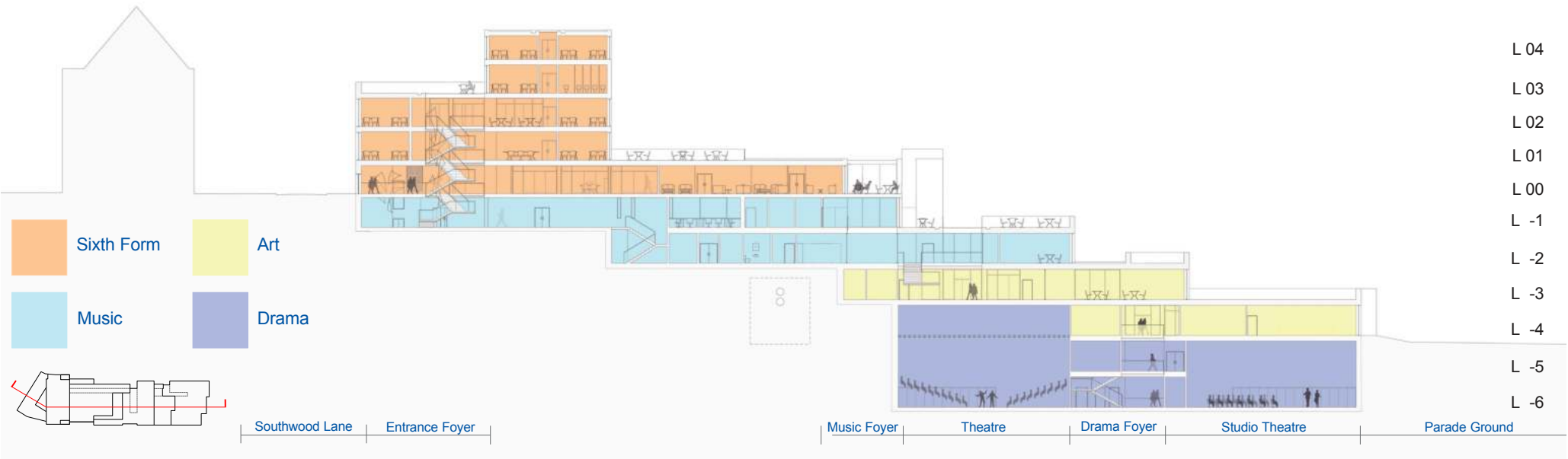
As a result the school decided to carry out a review of the proposed facilities to see if there were any other suitable sites for all or part of the proposed Departments that would have occupied the Dyne House site in order to reduce the overall footprint.



L00 Ground Floor Plan



View looking North along Southwood Lane



Long Section - Departmental Diagram

6.0 | Project Development

6.3 | Dyne House Proposal 2 (2016)

Following the relocation of a number of the facilities in the competition brief, the School's revised Dyne House 2 brief included the following accommodation:

- Sixth Form Centre
- General Classrooms for Lower & Middle School
- Auditorium and Recital Room Storage and Stage Circulation
- Existing facilities in Basement of Dyne House to be retained
- Improvements to the Island Site end of the tunnel under Southwood Lane by installing a roof over the entrance, wheelchair access to the tunnel level and a substation

The planning requirements included:

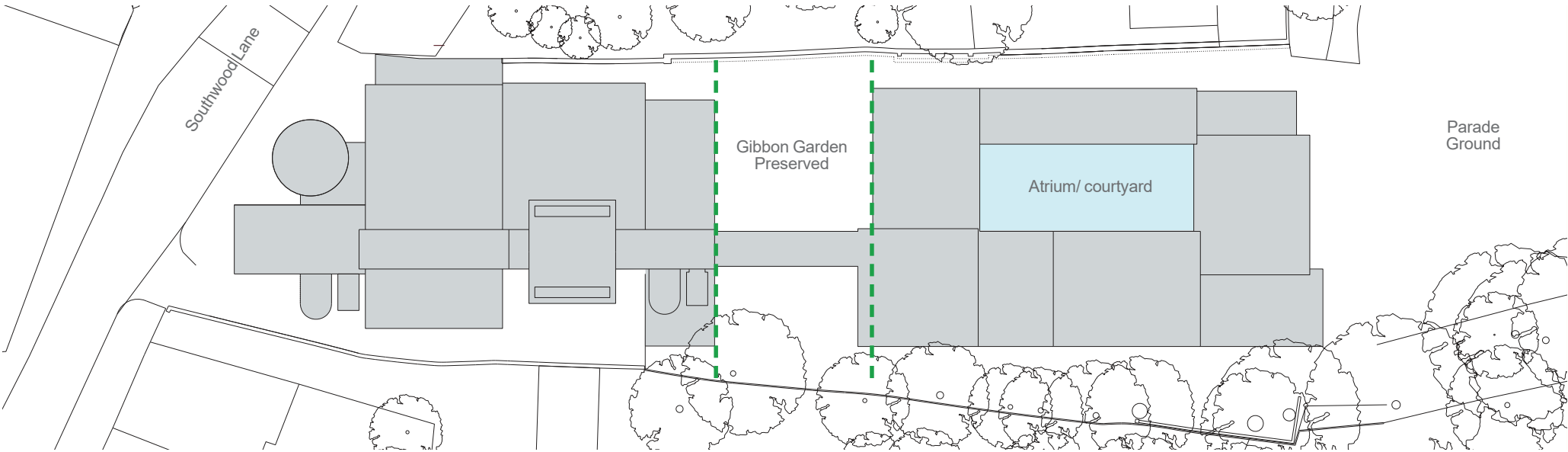
- Reduction to the front extension to address the public perception of loss of open space on Southwood Lane.
- Reduction in the built footprint above the auditorium to resolve loss of light and restricted views across open space on Southwood Lane to the Highgate Bowl.
- Retain Gibbon Garden to remedy loss of openness across the site.

Following a public consultation and review with Haringey Planners, the school decided to further review the academic accommodation required for the Dyne House site to further reduce the proposed building footprint and accommodate the objections of key stakeholders.

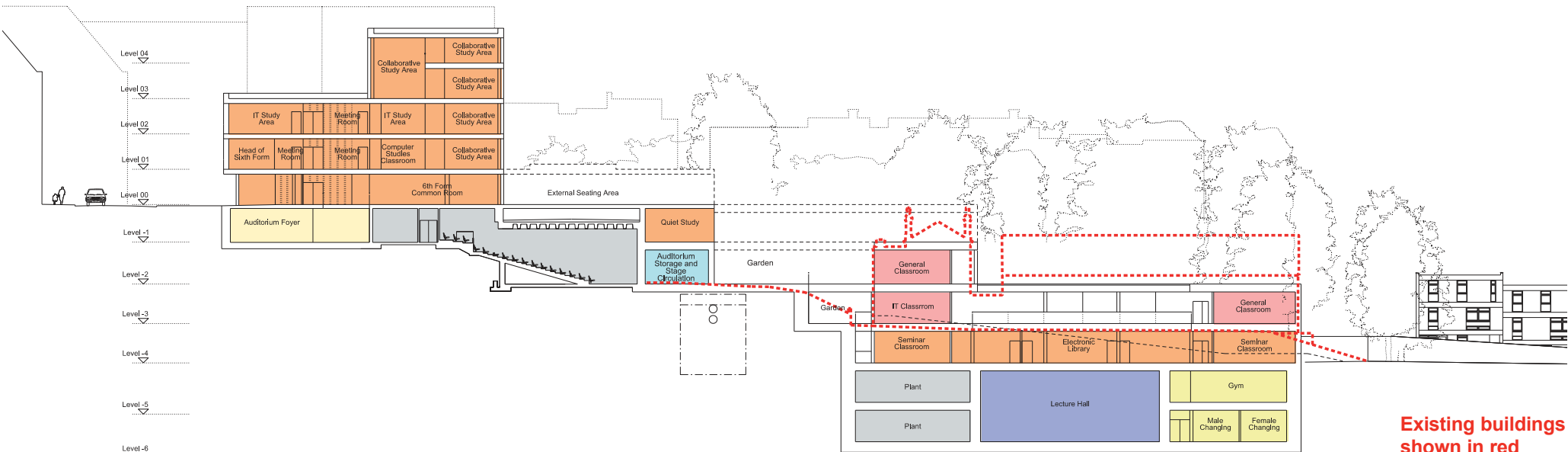
The following Dyne House 3 brief also incorporated the results of the Rights of Light Survey to prevent injuries to No.12 Southwood Lane.



View looking South along Southwood Lane



Ground Floor Plan



Long Section - Departmental Diagram

7.0 | Design Concepts

Dyne House Site

7.0 | Project Development

7.1 | Dyne House Proposal 3 (2019) Brief

In the summer of 2017 Hopkins carried out a number of space studies and established that the concept of accommodating Senior School Sixth form and Music Department on a reduced sized scheme on the Dyne House site was feasible. This scheme was reviewed by the School Governors and it was agreed that the scheme would be presented for public consultation in 2018.

The revised brief includes the following elements:

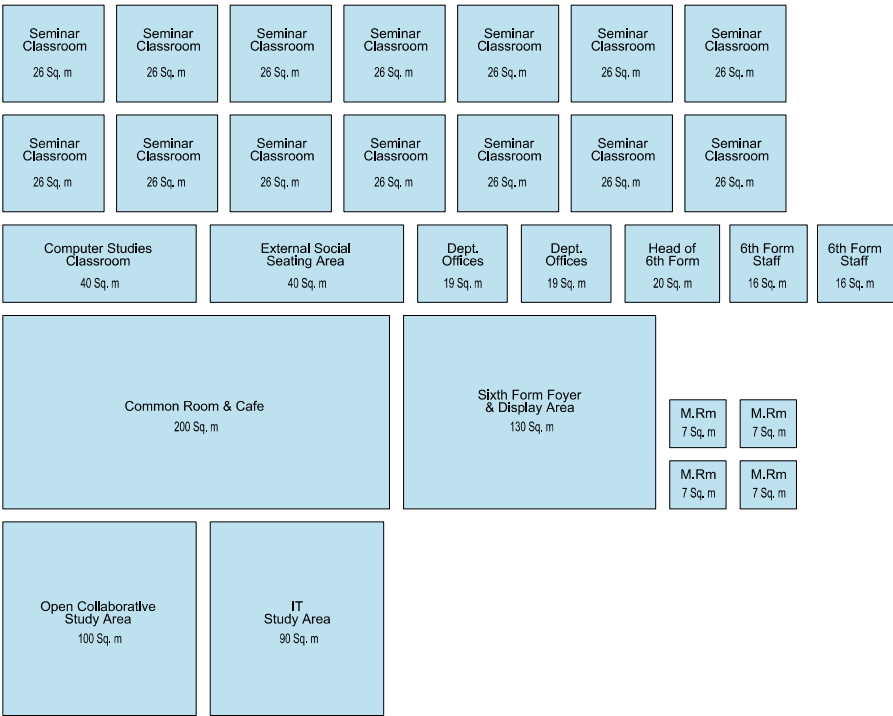
- Sixth Form Centre
- Music Department
- Auditorium & Recital Room
- Other facilities, including Informal Assembly Area, and support facilities including circulation, plant rooms and stores.
- Improvements to the Island Site end of the tunnel under Southwood Lane by installing a roof over the entrance, wheelchair access to the tunnel level and a substation

A public consultation was carried out in March 2018 which provided helpful feedback on the design proposals. The key changes made to the scheme are as follows:

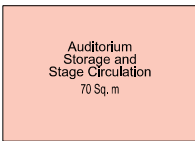
- Building footprint moved clear of tree roots
- Glazing to south facade of link bridge replaced with stone
- Voids introduced at upper levels
- Massing broken down into series of domestic scale blocks, combined with careful landscaping to soften appearance
- Fewer windows at south and north elevations, reducing overlooking

DYNE HOUSE

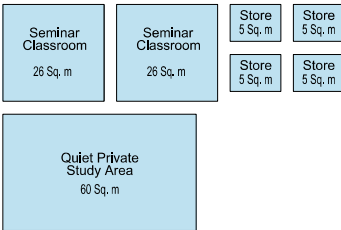
SIXTH FORM



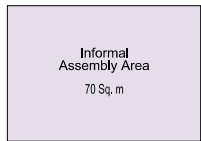
MUSIC



ROOMS DISPLACED TO L-02



INFORMAL ASSEMBLY AREA

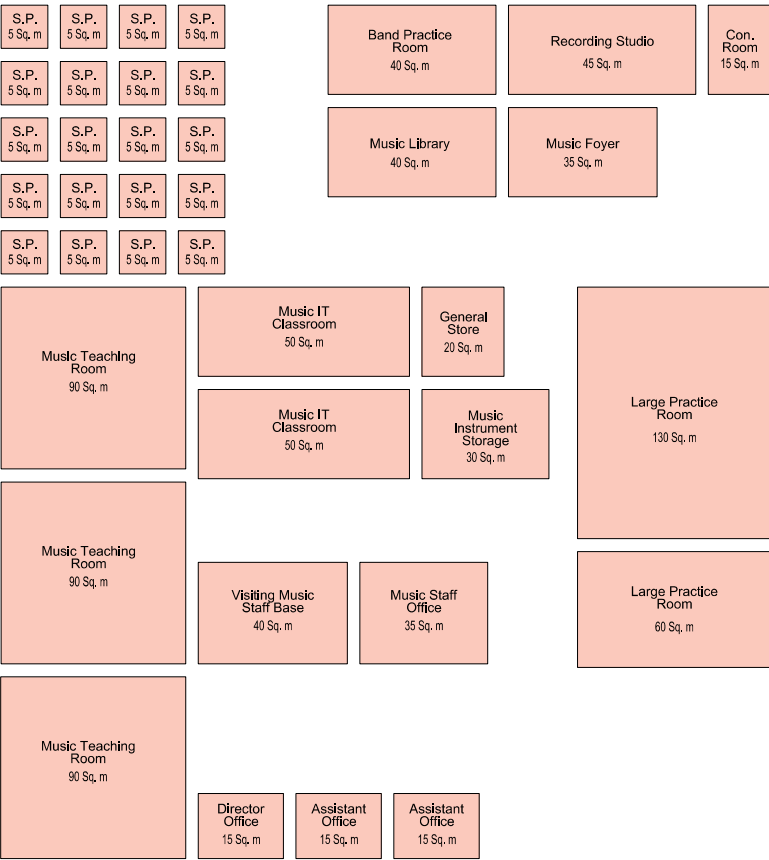


ROOMS NOT PROVIDED

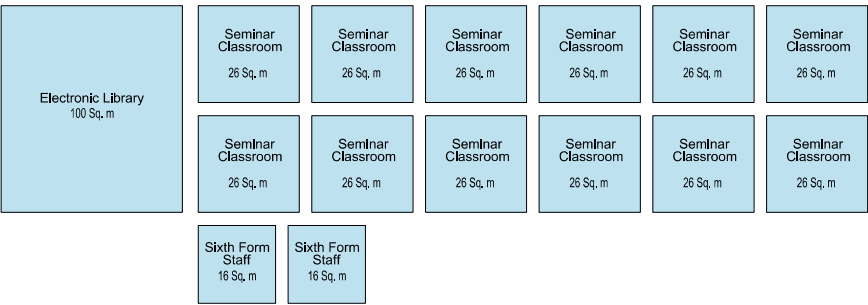


REAR EXTENSION

MUSIC



SIXTH FORM



7.0 | Design Concepts

7.2 | Conceptual Section

The proposed building section takes advantage of the existing levels on site, which step down towards the Parade Ground to the east of the site.

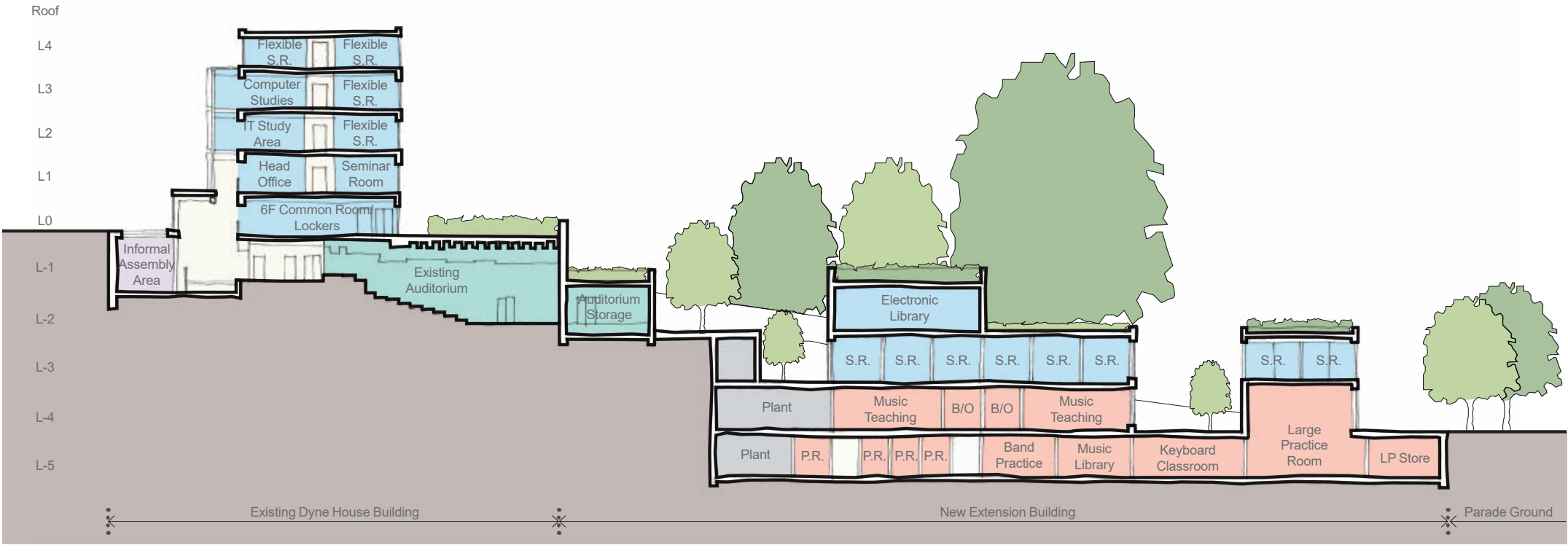
A level approach to the main entrance framed by landscaping is provided from Southwood Lane into the ground floor, which contains the Sixth Form Common Room and Cafe. This looks down into the Informal Assembly Area and out towards the Parade Ground from the external terraced area.

The upper floors contain offices, seminar rooms, computer studies, collaborative areas and IT Study Area.

Pupil Access between the Island Site and Dyne House Level -01 is provided via a tunnel link into the Informal Assembly Area which has a visual connection with staff offices on the first floor via the glazed skylight..

A direct circulation route, connects the basement with the ground floor and extension to the rear that steps down with the existing topography of the site. Sixth Form seminar rooms are located above ground level with the music department primarily located at basement levels, providing natural auditory protection. Any practice rooms with windows use sealed high specification glazing to prevent noise breakout,.

The roof of the extension includes planting to enhance the aesthetic and ecological value of the overall Highgate Bowl.



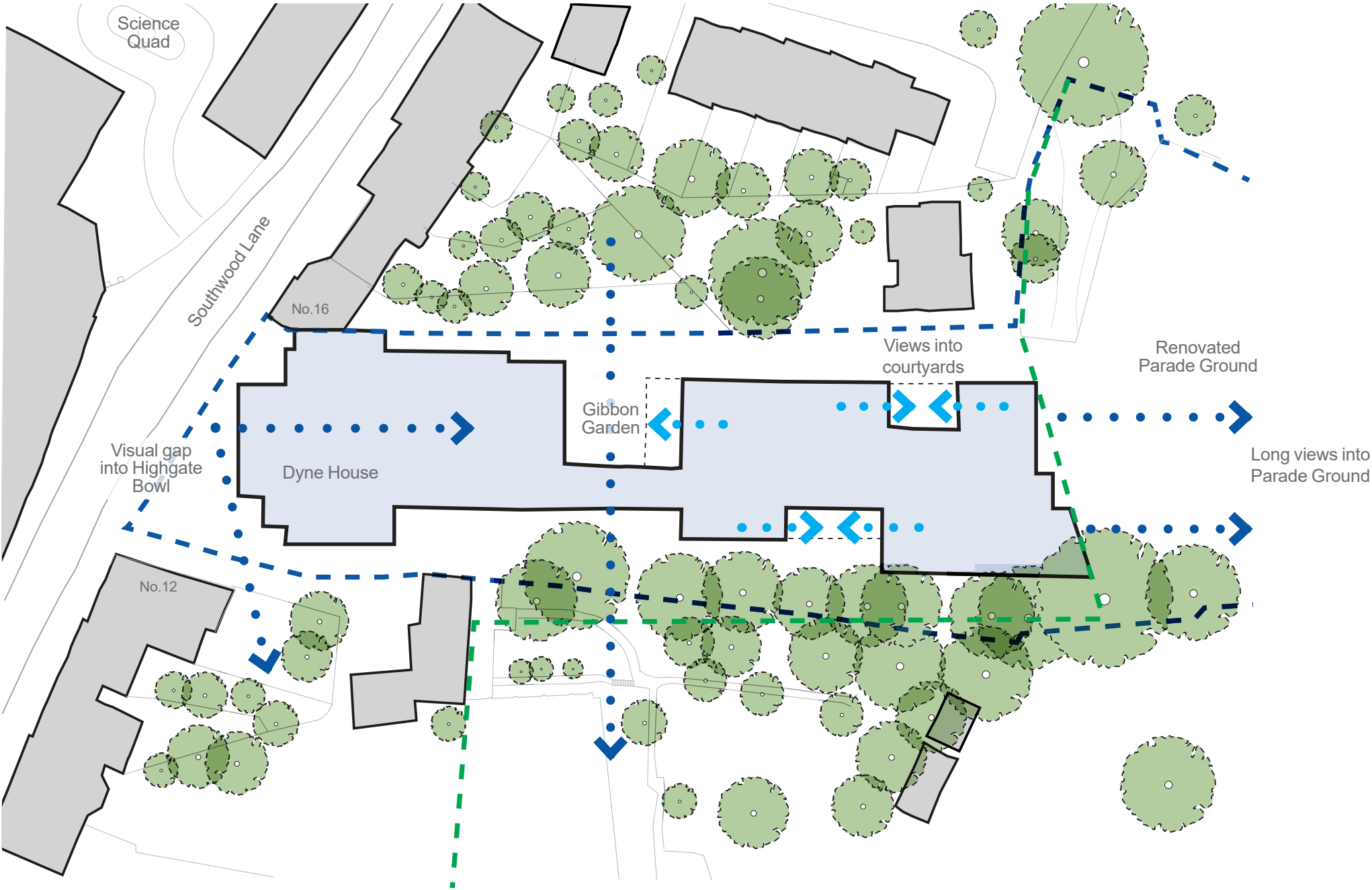
Long Section through Auditorium

7.0 | Design Concepts
7.3 | New & Existing Views

The proposal provides the opportunity for the quality and character of existing views within, into and out of the site towards the conservation area and Highgate Bowl to be enhanced.

Voids are introduced at upper levels of the rear extension to avoid the impression of a large mass. This creates courtyards to allow more windows to be orientated looking inwards, with fewer windows on north and south elevations to avoid overlooking issues to neighbouring properties, while still allowing daylight into the teaching spaces.

The front extension has been aligned to avoid stepping outwards towards neighbouring properties. This reduces the scale of the development in respect to the neighboring context by protecting rights of light and key sightlines. The new structures proposed will be lightweight and glazed to maximise views and transparency.



- Key:
- Dyne House Site
 - Proposed Significant Open Land
 - ...> Long Views
 - ...<> Short Courtyard Views

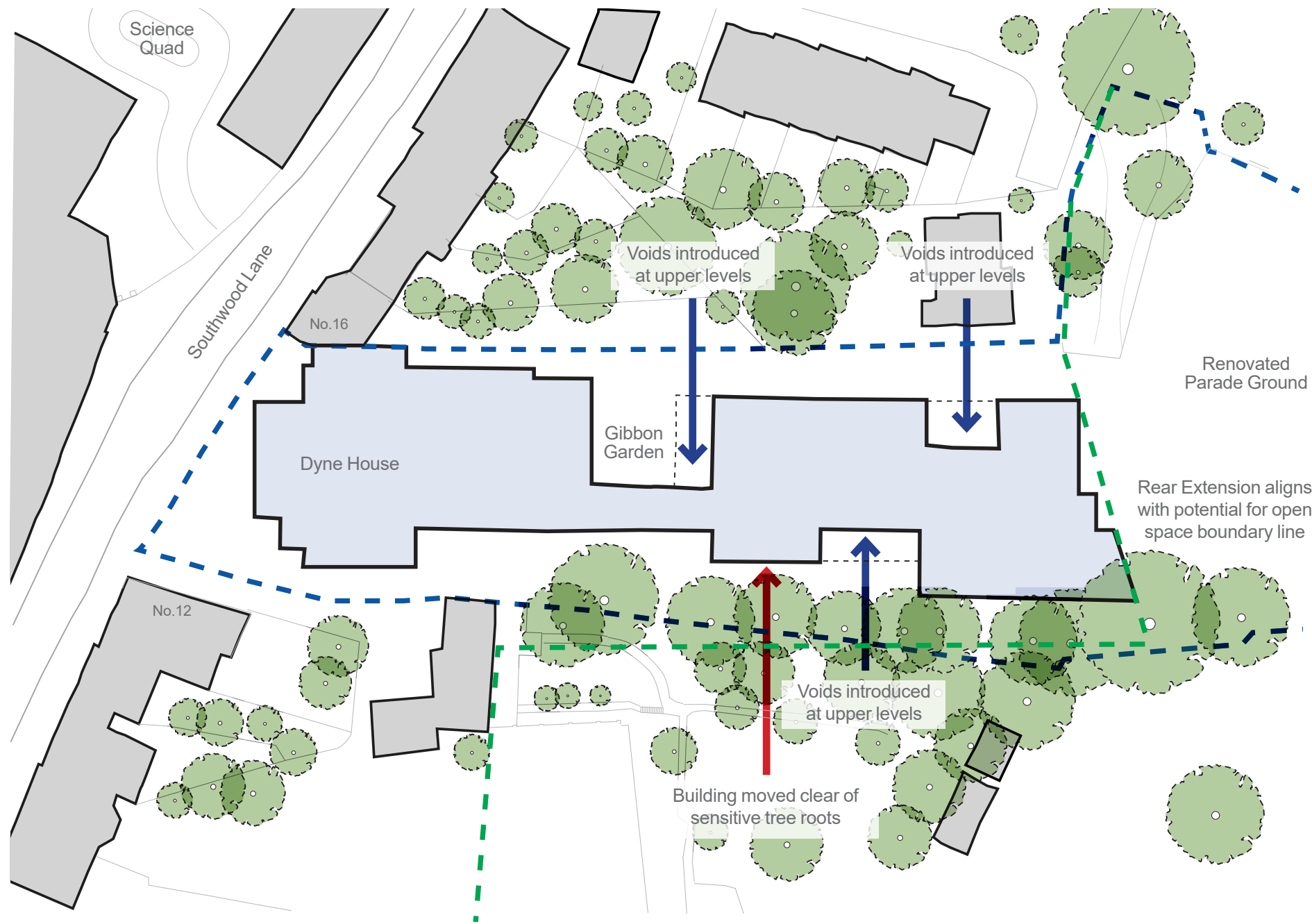


7.0 | Design Concepts

7.4 | Engagement with the Highgate Bowl & Potential for Open Space Provision

Planning Policy seeks to protect the Highgate Bowl as open space, therefore the proposal has been carefully considered in the following ways to ensure it provides a notable uplift to the setting and quality of the open space:

- Roof includes green planting to aid biodiversity and green appearance of Highgate Bowl.
- Rear extension aligns with the boundary line of significant open land on the edge of the Parade Ground to ensure the proper functioning of the open space.
- Building moved clear of the tree root protection zone to ensure the retention of mature healthy trees along the southern boundary of the site.
- The existing Parade Ground will be renovated with additional planting, trees and seating to greatly improve the amenity space for pupils and aide the biodiversity of the area.



Key:

- Dyne House Site
- Proposed Significant Open Land



Island Site Tunnel Building

7.0 | Design Concepts

7.5 | Island Site Tunnel Building Brief

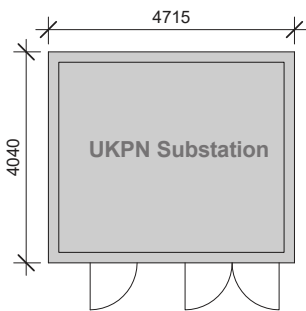
As part of the review of the concept designs for the Dyne House site it was identified that with the tunnel closed for the duration of the works this was the ideal time to carry out some improvements to this area.

The requirements for the brief are:

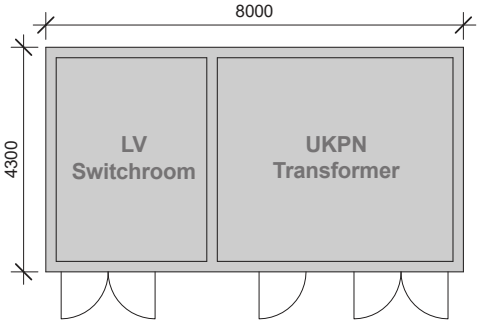
- Provide shelter to the stairs down to the tunnel to prevent ice on stairs in cold and wet weather.
- Provide a lift tower to the tunnel providing full accessibility right through the School from Science Quad to the buildings at the rear of Dyne House.
- Provide a substation for the Dyne House project as well as having the capacity to supply eventually all of the Island Site.
- Incorporate an enclosed refuse collection area for the Island site replacing the existing next to the tunnel.
- Review the wall and ceiling current decorative panels, lighting, and floor finish in the tunnel and consider the requirements and life expectancy of these current items and if they should be replaced.

SUBSTATION

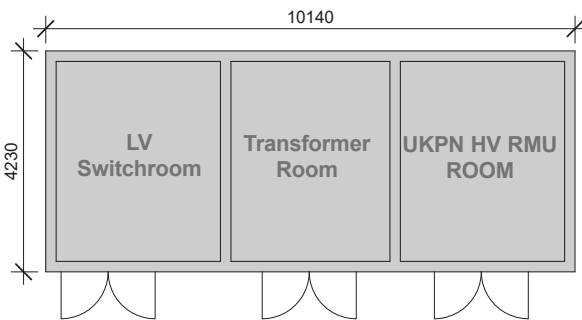
Option 1
UKPN Owned Substation



Option 2
UKPN Transformer Single LV Connection
(School's preferred option)

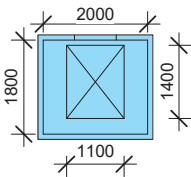


Option 3
UKPN Ring Main Unit & Privately Owned
Transformer & LV Switchroom

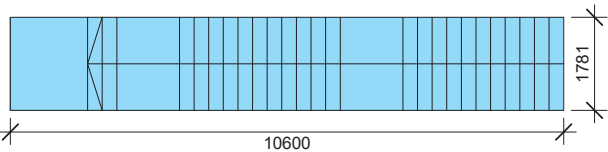


LIFT & STAIR DIMENSIONS

8 Person
Passenger Lift

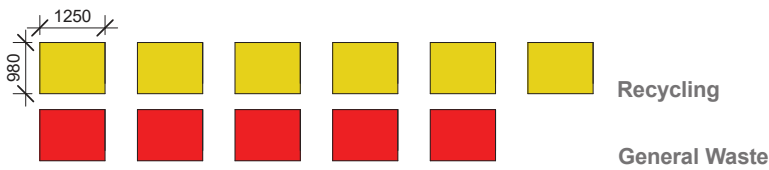


Part K Compliant Stair

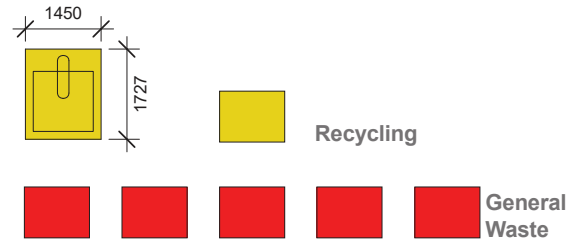


BIN STORAGE

Option 1
Current Eurobins



Option 2
Eurobins for General Waste & Waste Compactor
(Bergmann APS 1100E) for Recycling

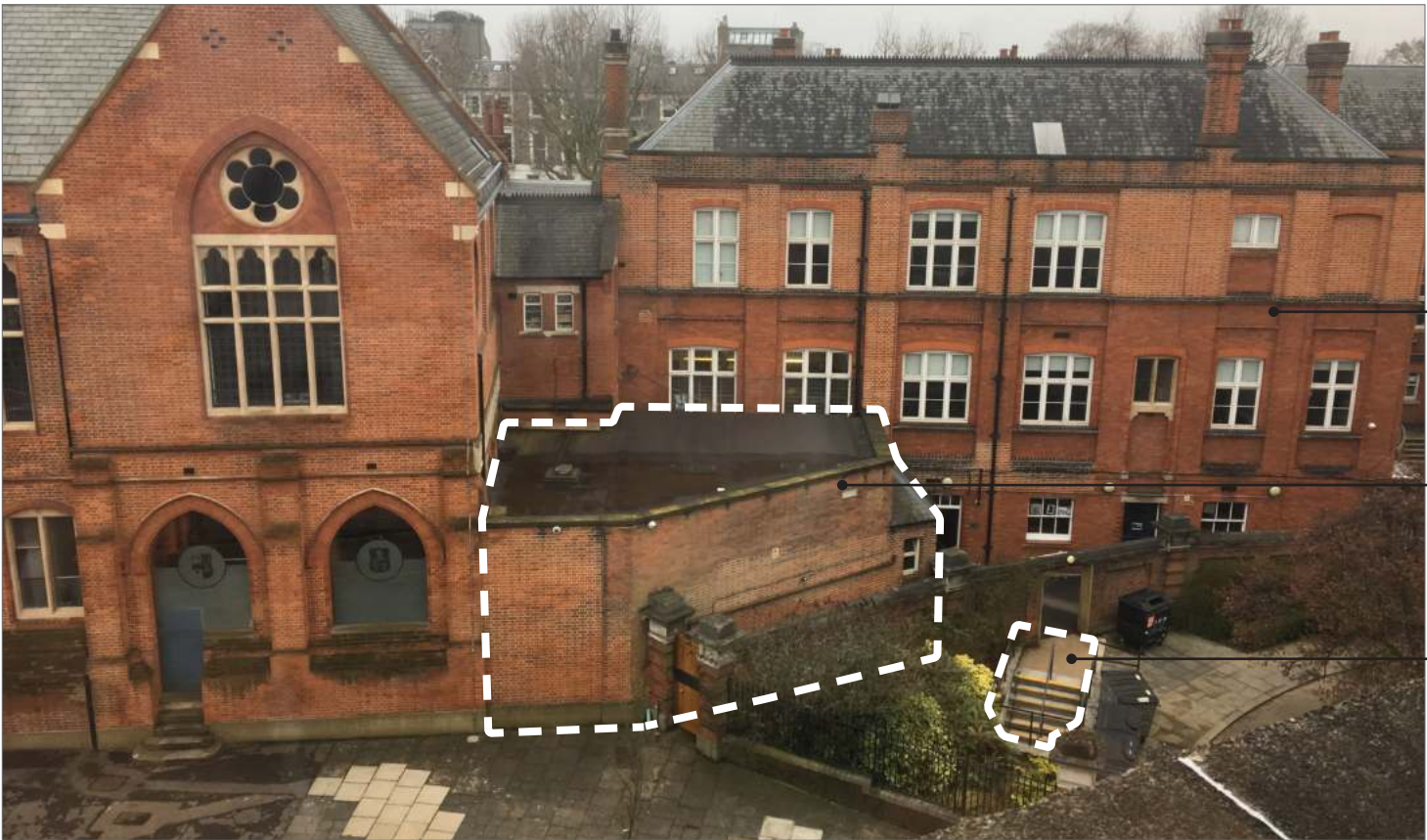


7.0 | Design Concepts
7.6 | Island Site Development

The Island Site comprises of a conglomeration of buildings which have been developed over the past 150 years. It is built around three Quadrangles: Chapel, Science and Garner, which provide needed amenity space for pupils.

As the Science Quad has evolved over time, a small area of back of house frontage has remained by the 'Service Entrance' to the south of the site. This is concealed by planting and an attractive brick and stone wall with metal railings and gates, which infill the Southwood Lane boundary between the Undercroft and the Science Block.

The refurbishment of the Dyne House site places considerable additional significance on this corner of the Island Site and forms an important new node in the overall Island Site circulation strategy. The proposal will need to have regard to the heritage aspects associated with the Science Quadrangle and seek to enhance the character and setting of the conservation area.



1. Science Quad



2. Central Hall & Big School



3. Science Quad & Southwood Lane Elevation



4. Service Block (WC's)



5. Science Block

7.0 | Design Concepts
7.7 | Views & Connections

There are important views through the site which need to be maintained to ensure a visually open connection to the listed school buildings within the Science Quad. There is also a need to restrict unsightly views of storage areas within the proposal from Southwood Lane and neighbouring buildings which may detract from the character and setting of the conservation area.



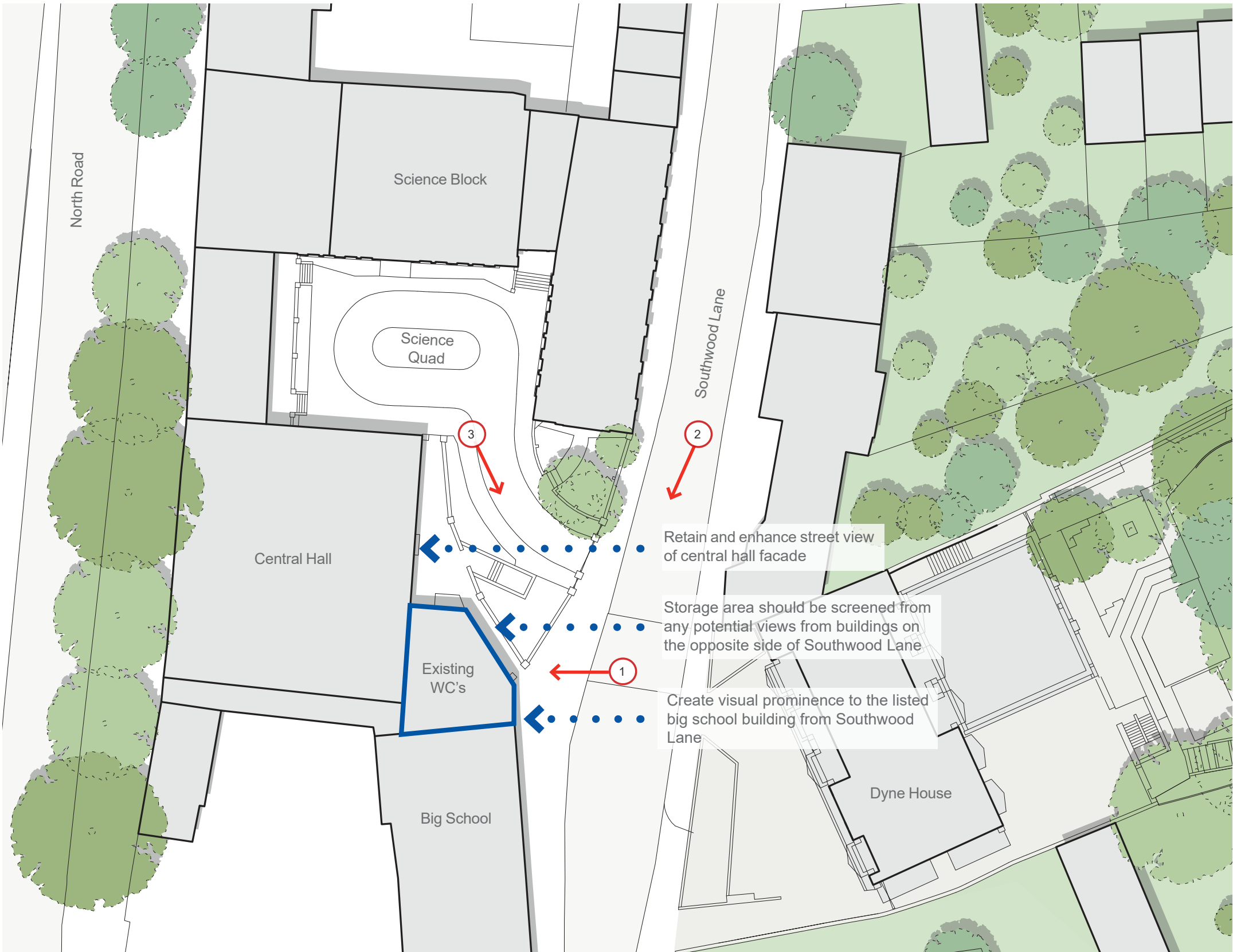
1. View from Dyne House across to the Science Quad



2. View from Southwood Lane looking South towards Big School



3. View of the current bin storage from the Science Quad



Retain and enhance street view of central hall facade

Storage area should be screened from any potential views from buildings on the opposite side of Southwood Lane

Create visual prominence to the listed big school building from Southwood Lane

7.0 | Design Concepts
7.8 | Site Access

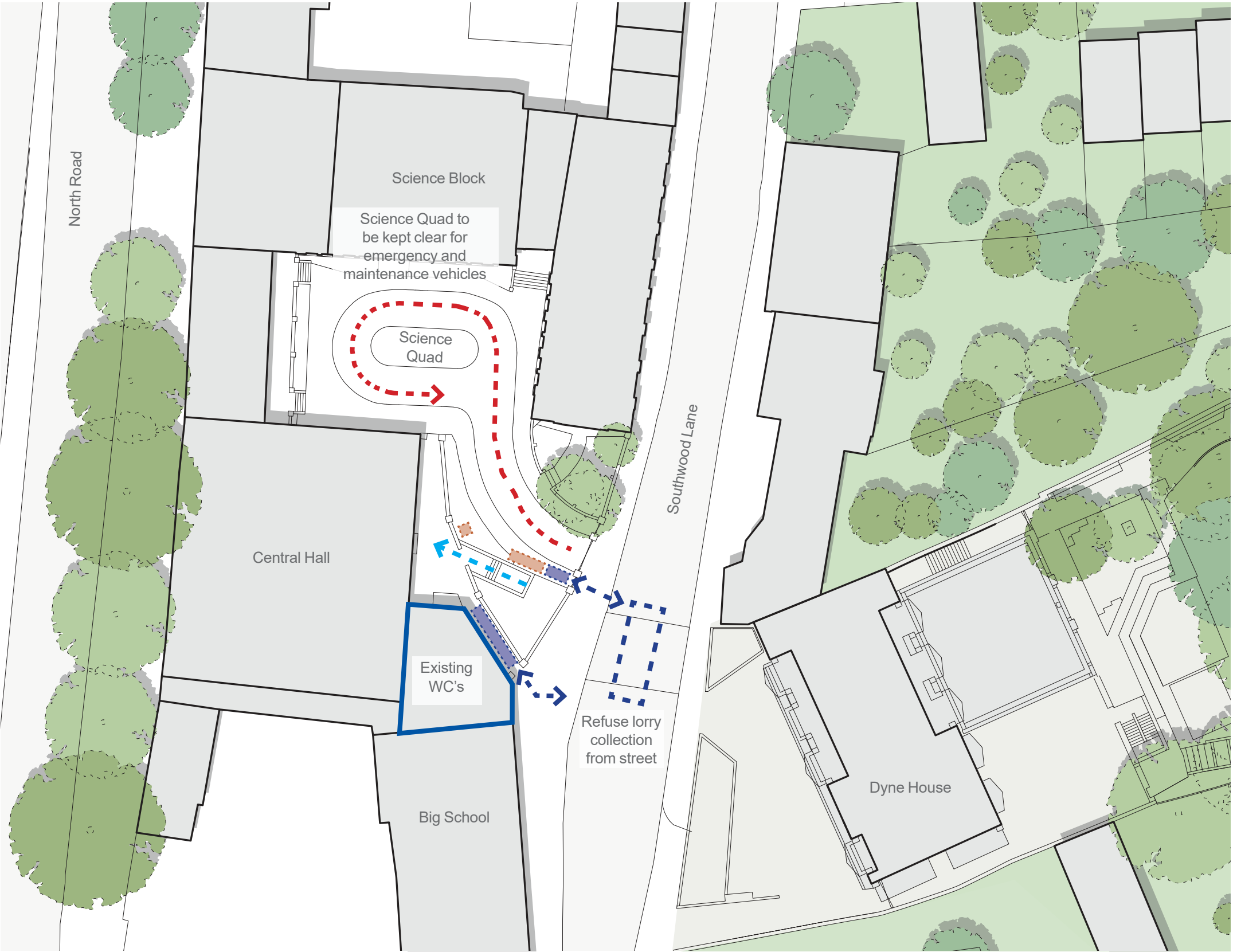
Pupil access between Dyne House site and the Island site is via the existing tunnel. The stair access currently does not conform to Building Regulations and there is no wheelchair access provided.

Direct access for waste and UKPN transformer maintenance is required from Southwood Lane. Refuse vehicles park and collect waste on Southwood lane for which there is a total of 11 bins (7 No. General Waste and 4 No. Recycling) currently located on pavement and external bin enclosure.

As identified on the plan there is a fire, emergency and maintenance access route into the Science Quad that needs to be maintained.

Key:

- Existing WC Block
- Waste Collection Access
- Pupil Access
- Emergency & Maintenance Access
- Recycling Bins
- General Waste Bins



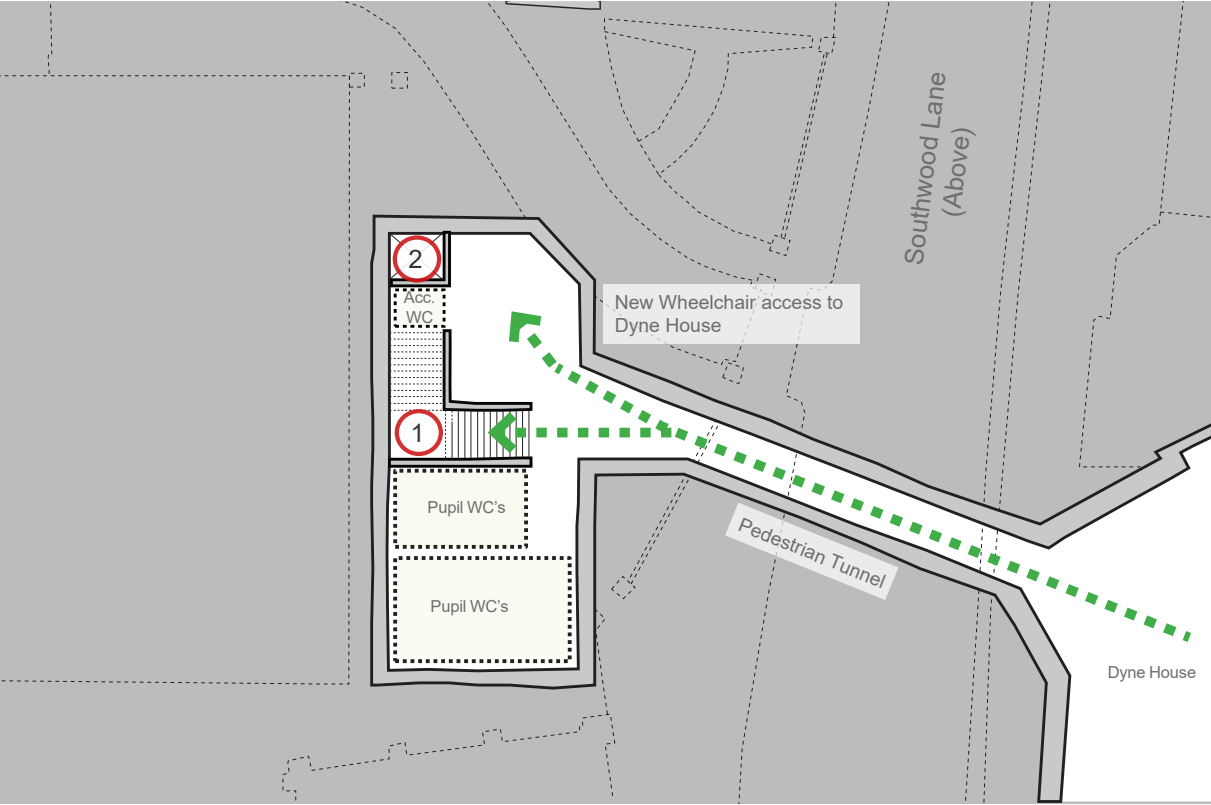
7.0 | Design Concepts

7.9 | Building Access and Organisation

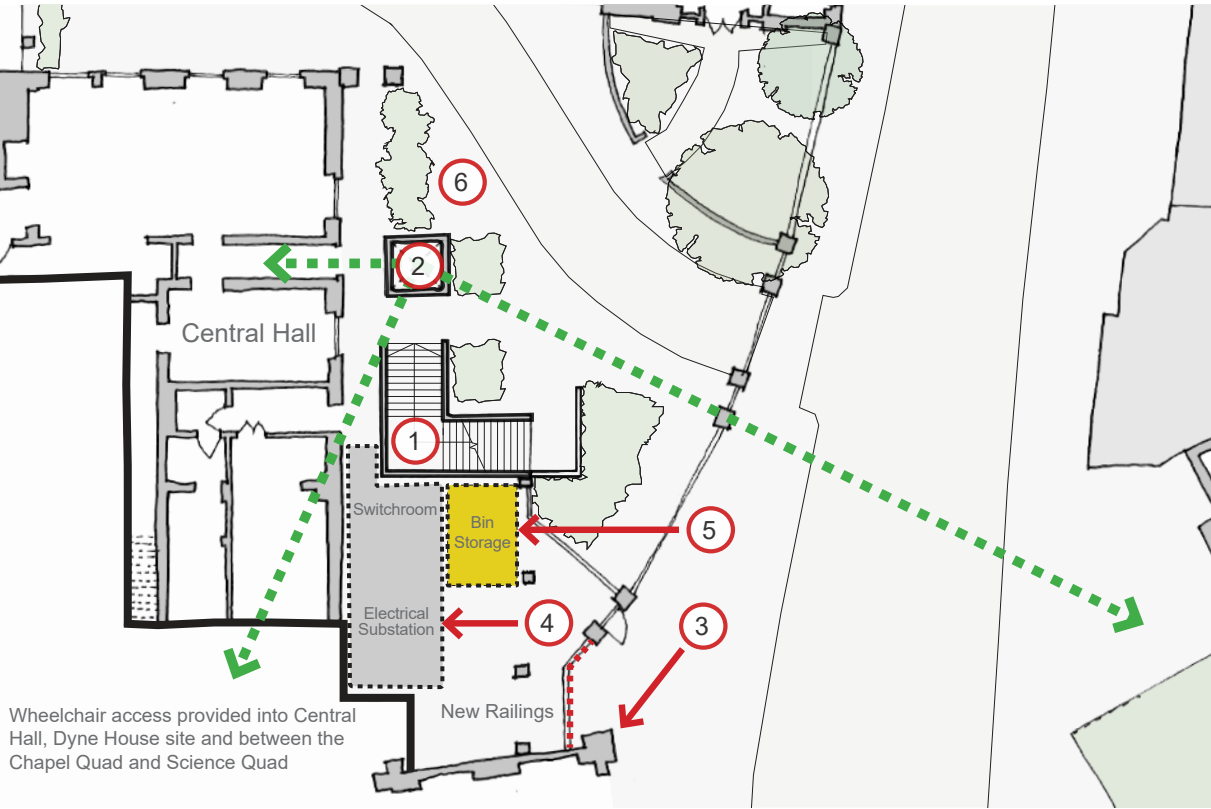
The concept plans plan show the proposed layout of the new functions of the Island Site building, including an electrical substation, external refuse bin storage, WC's, new stair and access lift.

The building footprint steps back from the Island Site boundary line by placing the WC provision below ground. This creates an opportunity for a new courtyard and landscaping space with existing gateposts retained and enhanced through a new section of railings to match those adjacent. This creates visual prominence to the listed Big School building from Southwood Lane.

From the courtyard a new lift will provide full wheelchair access to the Dyne House site, Central Hall, and between the Chapel Quad and Science Quad. The redeveloped stair and pedestrian tunnel will provide much needed additional circulation space, compliance with modern Building Regulations and wheelchair access.



Proposed Basement Level



Proposed Ground Floor Level

- Key:
- 1 New regulation compliant stair to pedestrian tunnel
 - 2 New lift providing wheelchair access into 3 buildings & 2 Quadrangles
 - 3 Visual Prominence to Big School
 - 4 Above ground massing reduced, WC's in basement
 - 5 External refuse bin storage hidden
 - 6 Improved Landscaping, including new boundary wall / railings



8.0 | Design Proposal

Dyne House

8.0 | Project Proposals

8.1 | Executive Summary

This proposal seeks to:

- Create a dedicated Sixth Form Centre by bringing together existing facilities into one coherent whole to provide modern, dedicated teaching spaces in order to prepare students for university.
- Enhance the current music facilities to meet the continued growth of the popularity of music within the School's pupil body.
- Ensure that all pupils have equal access and opportunity across the site
- Respect the historic significance of the neighbouring listed buildings, their setting and that their wider historic environment is preserved and enhanced

Key elements of the proposal are:

- Articulated massing to break down and modulate the scale of development in respect to both the neighbouring context and key sightlines through to the Highgate Bowl.
- Use of the existing typography to conceal the majority of the rear extension. Locating the music department at basement levels provides natural auditory protection.
- Roof planting and a 'greened' Parade Ground with new synthetic turf, trees, shrubs and border planting that enhance the aesthetic and ecological value of the Highgate Bowl.
- Materially contextual brick and stone louvred facades address the existing interruption to the Southwood lane streetscape. High quality landscaping which is generous and welcoming also marks the School boundary and defines the public and private realms

The scheme has very good environmental credentials which are further explained in AECOM's Sustainability Statement and Energy Strategy.



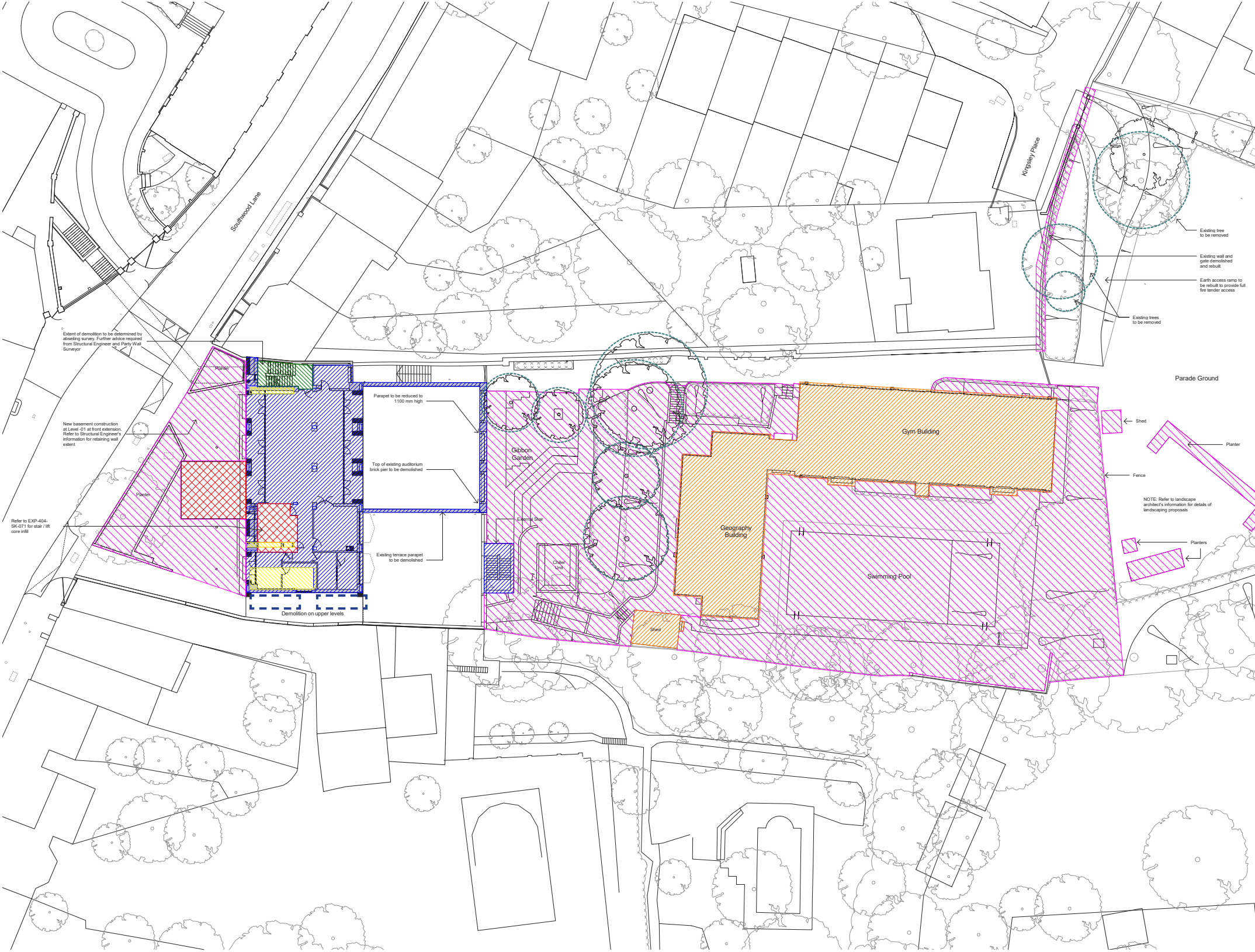
Dyne House - Physical Model

8.0 | Project Proposals
8.2 | Site Demolition Plan

The drawing indicates the built items to be demolished to facilitate the new building proposal. With the exception of Dyne House all other buildings and structures on the site will be demolished and removed.

Refer to page 72 for the Island Site Tunnel Building demolition plan.

KEY - DEMOLITION PLAN:	
	Existing structures, hard standings, scrub and vegetation removal, excluding trees and boundary walls.
	Existing buildings to be demolished
	Existing Dyne House strip out and facade removal. Northern staircase to be retained
	Existing Dyne House structural demolition, including existing stair and lift core; structural slab
	Existing spaces to be retained
	Penetration through existing Dyne House slab to form new risers (1 & 2) and new southern stair
	Refer to drawing 2112 for forecourt, Gibbon Garden, trees and rear demolition information
	Existing trees to be removed

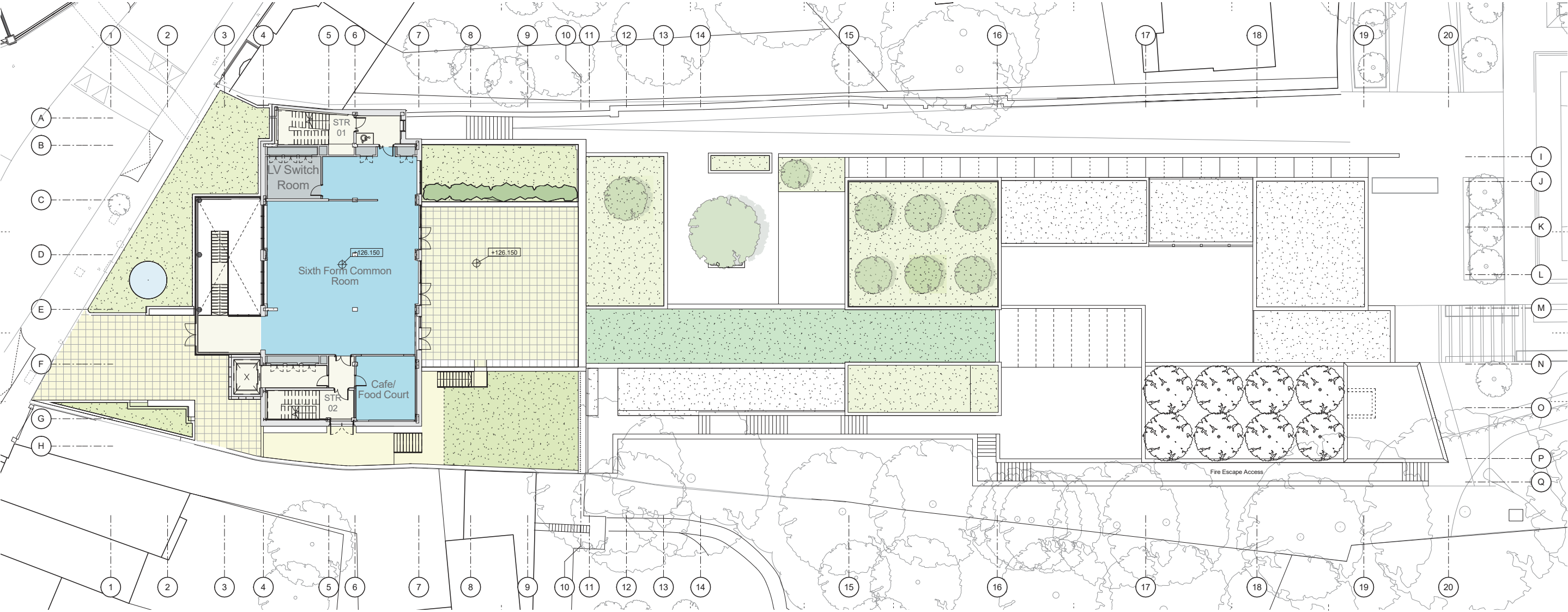




Key:
Application Boundary



8.0 | Project Proposals
8.4 | Level 00 Plan



Refer to page 74 for the Island Site Tunnel Building
Level 00 plan.