

**Highgate School | Dyne House & Island Site Tunnel Building
Design and Access Statement**

Hopkins Architects

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Approval Record

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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:

- Existing Dyne House refurbishment with new front extension and rear building
- New Island Site Tunnel Building, improving access between the Senior School's Island Site and Dyne House via a tunnel under Southwood Lane

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 Dyne House scheme involves the removal of the existing Teaching Building, the Drama Studio, redundant swimming pool site; stripping Dyne House back to its concrete frame for refurbishment and reconfiguration; construction of a new front extension to and rear building Dyne House; and surrounding hard and soft landscaping works.

The proposed Island Site Tunnel Building involves the removal of the west exit stair from the pedestrian tunnel, an external wall with intermediate gateposts, existing WC block & two southernmost gateposts and adjacent railings; construction of a new building to house students, staff & accessible WC; external lift & new stair access; and improved landscaping including new boundary wall & railings.

The Design Team

Client:	Highgate School
Architect:	Hopkins Architects Ltd.
Planning Consultant:	Bidwells
Cost Consultant:	Gardiner & Theobald
Structural & Civil Engineers:	Expedition Engineering
MEP Engineers:	AECOM
BREEAM Consultant:	AECOM
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.

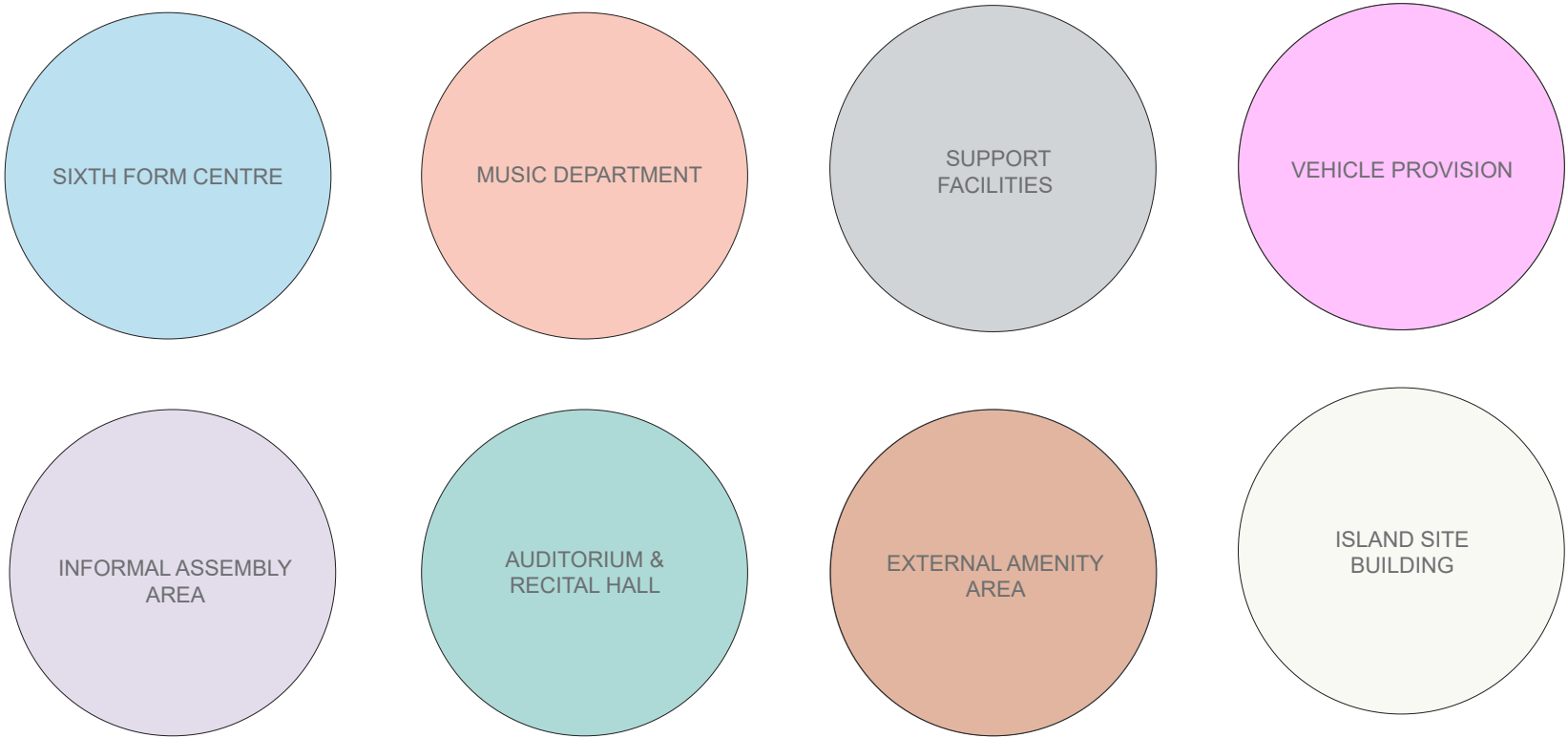
Highgate is one of Haringey's leading schools. As a charity it has developed significant partnership arrangements with a considerable number of Haringey primary and secondary schools. Its position in the Haringey community has been further advanced in 2017 with the establishment of the Sixth Form London 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 notional areas for eight distinct elements of accommodation that need to be incorporated in the Dyne House redevelopment:

- 1. Sixth Form Centre
- 2. Informal Assembly Area
- 3. Music Department
- 4. Auditorium and Recital Room Storage & Stage Circulation
- 5. Support facilities comprising, vertical and horizontal circulation, bridges, service and plant rooms, toilets, stores, IT patch panel rooms, cleaner’s rooms, and other required support facilities.
- 6. Courtyard behind the rear of the Auditorium/Recital Room to be an amenity area for the Sixth Form
- 7. Vehicle provision for, emergency services, servicing and disabled parking.
- 8. At the Island Site end of the tunnel under Southwood Lane the facilities are to be improved by installing a roof over the entrance, wheelchair access to the tunnel level and a refuse store and substation.



1.0 | Introduction

1.3 | The Need for the Project

Additional and improved space is needed to meet the academic requirements of the Senior School campus and the only way to achieve this is through the sensitive redevelopment of the Dyne House site.

The existing Dyne House site is spatially inefficient, inaccessible to wheelchair users (or those with ambulatory impairments) and has an unsatisfactory main pupil entrance via a congested tunnel from the Island Site. There is scope to ease this congestion with reworked entry points to the tunnel, but significant relief will be provided by consolidating sixth form functions largely in one location.

Dedicated Sixth Form Centre

The current Sixth Form facilities have evolved over many years and include two small, separately located, common rooms on the Island Site and facilities for private study in the library. The School's vision is to provide a purpose-built facility for teaching, socialising and private study for the Sixth Form.

Other than for specialist subjects which require unique facilities (such as science), new dedicated Sixth Form seminar rooms would allow A Level subjects to be taught on one site, with associated ancillary facilities also being made available.

Music Department

The number of pupils who wish to study academic music and/or learn to play instruments and collaborate as part of ensembles or orchestras has increased at Highgate by approximately 33% over the last seven years. To meet this demand, a minimum of fifteen practice rooms is required. In addition, a larger facility is required for the growing orchestras and choirs to rehearse and perform. Individual music lessons are for 35 minutes and involve pupils being taken out of main lessons for that period which constrains where the music facilities can be located in relation to the main Senior School.

New Island Site Tunnel Building

The redevelopment of the Island Site (IS) will address the School's responsibilities under the 2010 Equality Act, providing full accessibility and improved circulation between several existing School buildings; improve the WC provision, and remove the detrimental overall appearance of the current building to the Conservation Area.



1.0 | Introduction

1.4 | Different Styles of Teaching & Learning

Underlying the brief is a recognition around the different ways and spaces in which Sixth Form teaching is organised and how students wish to learn.

Sixth Form teaching is best suited to smaller groups to promote discussion and student-led learning in preparation for independent study. The optimum arrangement for this teaching is in smaller seminar rooms, with students gathered around a hub of desks (U-shape or horse-shoe) so that students see each other and their teachers as equal learning partners.

Enhancing Highgate's Sixth Form teaching facilities will provide an appropriate stepping stone to university. By co-locating social areas, support services and updating teaching spaces Highgate could create a culture where adult norms of team-work and collaborative problem-solving complement the academic self-discipline of school life.



Seminar rooms at Nottingham Trent University



Informal study space at Harvard University: Smith Campus Center



Informal study spaces at Harvard University: Smith Campus Center



Eating spaces at University of Nottingham

Integrate the social with the academic to create a culture of independence and pre-university readiness



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. Dyne House and the Island Site Tunnel Building covered by this report are labelled 2.

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

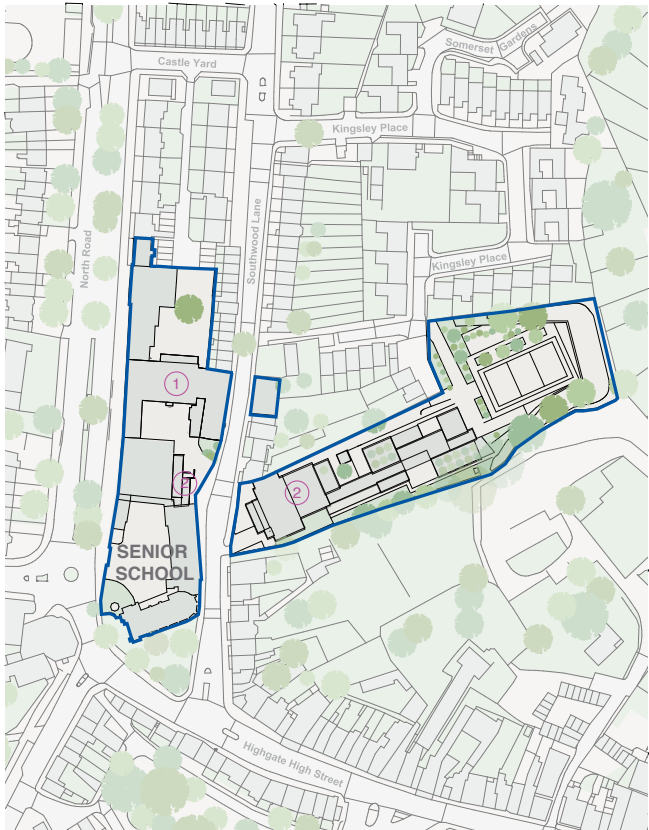
- 6. Far Field

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

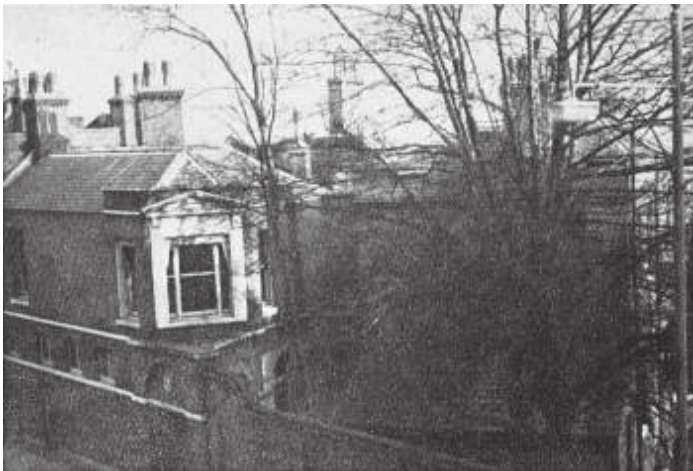


2.0 | The Site
2.2 | Site Development

In 1845, the School acquired the site of what is now Dyne House. This was the site of the original Cholmeley House which was the Head Master's house and became the Junior School on its foundation in 1889.

The footprint of Cholmeley House extended forward of No.16 neighbouring property, and aligned with the public pavement. A single storey brick wall extended from the end corner of the old building, up to the driveway of No.12 neighbouring property.

After a period of use as classrooms, the old Cholmeley House was demolished to allow the erection of the present Dyne House (1967) largely as a Senior School Music and Art Centre with a lecture theatre below. New access was provided between the School buildings on the Island Site and the Dyne House Site via a tunnel that runs underneath Southwood Lane, providing a necessary secure and safe crossing between sites.



1. Southwood Lane



2. Rear / old pool



3. View north along Southwood Lane



Tiles © ArcGIS We are very g



Key:
— Cholmeley House

2.0 | The Site
2.3 | Existing Site Plan

Highgate Senior School is located on three separate sites in the centre of Highgate Village:

- Island Site
- Tabernacle Site
- Dyne House Site

The Island Site is built around three Quadrangles: Chapel, Science and Garner, which provide amenity space for pupils.

The Tabernacle Site is land locked and located on the east side of Southwood Lane with access only from the public highway. It is currently being used as a School Museum open to the public

The Dyne House site forms an integral part of the Senior School and is located on the east side of Southwood Lane and slopes steeply down from west to east.

Key:

Island Site

Tabernacle Site

Dyne House Site

1

Dyne House

2

Gibbon Garden

3

Classroom Building

4

Drama Studio (Former Gymnasium)

5

Swimming Pool

6

Parade Ground

7

Island Site Tunnel Entrance

