

3.0 | Site Analysis
3.1 | Views & Connections

There are a number of important views and connections into and around the site which have been considered when designing the building and the external spaces associated with it.



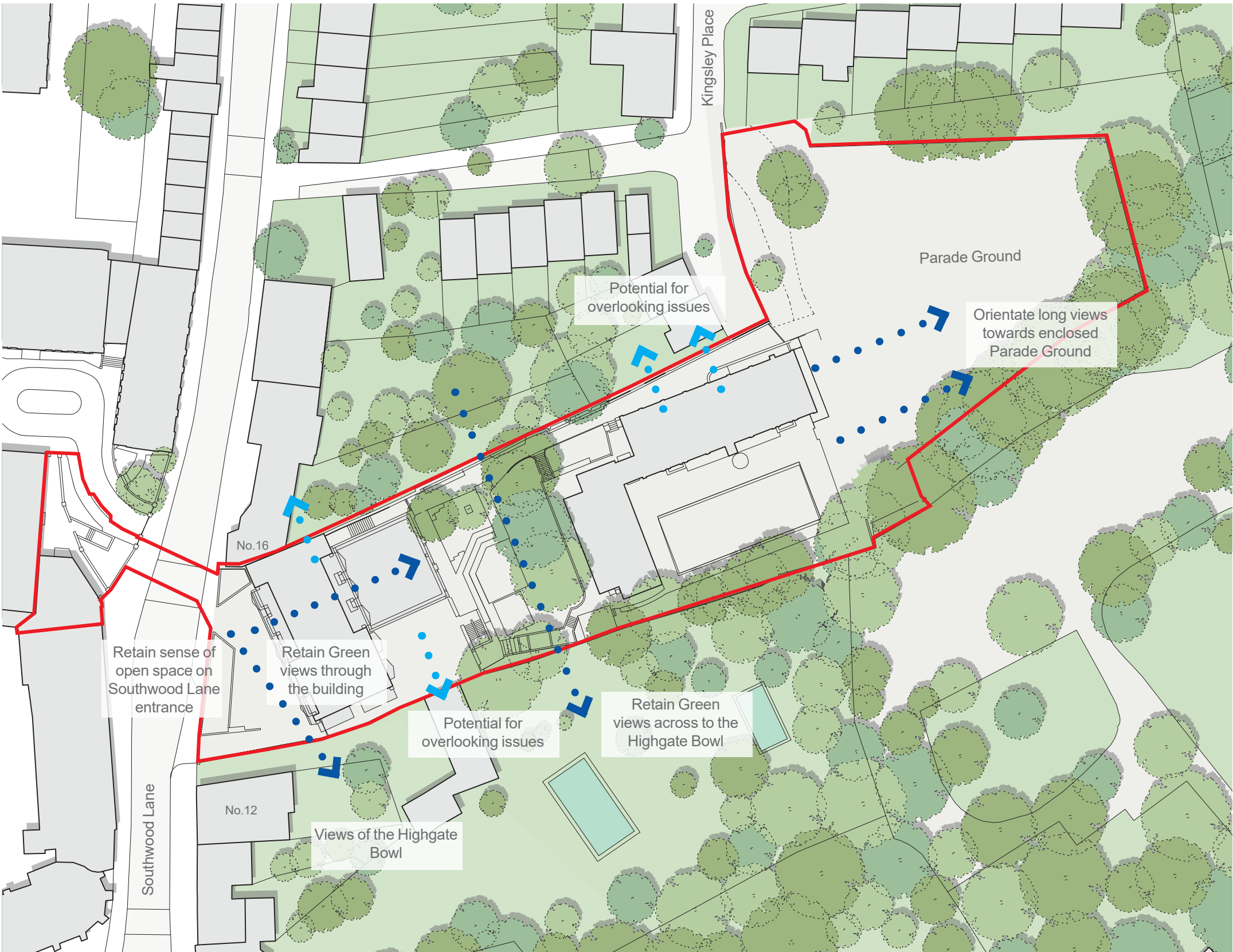
View from Dyne House looking towards the Parade Ground



View across Gibbon Garden towards the Highgate Bowl



View of open space at the front of Dyne House



3.0 | Site Analysis

3.2 | Site Access

The Dyne House site has developed over time without the buildings having a proper relationship to each other. Circulation is characterised by being mainly in the open, having unclear routes, narrow staircases, steeply ramped slopes and difficult or impossible accessibility to buildings and amenity areas.

Access between the Island Site and Dyne House site is accessed by a tunnel which in turn is accessed by tight, steep staircases. The double-funnel effect makes frequent passage to and from the Dyne House site slow.

Vehicular access and parking is provided at the forecourt and terrace at the front of the site with a fire access route off Kingsley Place at the rear of the property that needs to be taken into consideration when planning the new building.



- Key:
- Dyne House Site Car Park
 - Vehicle Access to School Sites
 - General School Pupil Routes

3.0 | Site Analysis
3.3 | Site Restrictions

Dyne House is adjacent to a number of residential properties, on both Southwood Lane and Kingsley Place. The design proposal will carefully consider the effect on these buildings in regards to noise breakout and overlooking issues.

Following the Rights of Light study dated 27th February 2017, the School instructed Anstey Horne to provide their worse case assumptions with respect to Rights of Light and Daylight and Sunlight for development of a new Dyne House proposal. Hopkins received massing restrictions to avoid any infringements to the number 12 Southwood Lane property.

As identified on the plan an almost continuous band of trees surround the adjacent Parade Ground. They have been reviewed as part of the arboricultural survey, incorporated into the proposal and will be protected during the construction period.

Thames Water have a 381mm diameter combined foul and surface water sewer running through the Dyne House site, which is out-of-date. The principle of this being built over when Dyne House is extended at the rear will need prior agreement with Thames Water.



- Key:
- Application Boundary
 - Tree Root Protection Zone
 - Existing TWA Sewer Line

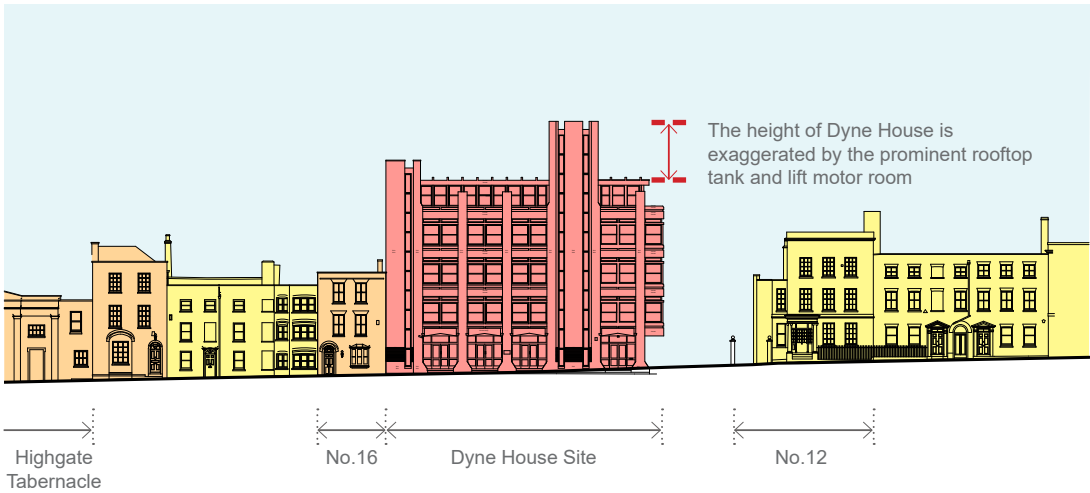
3.0 | Site Analysis

3.4 | Height, Massing and Frontages

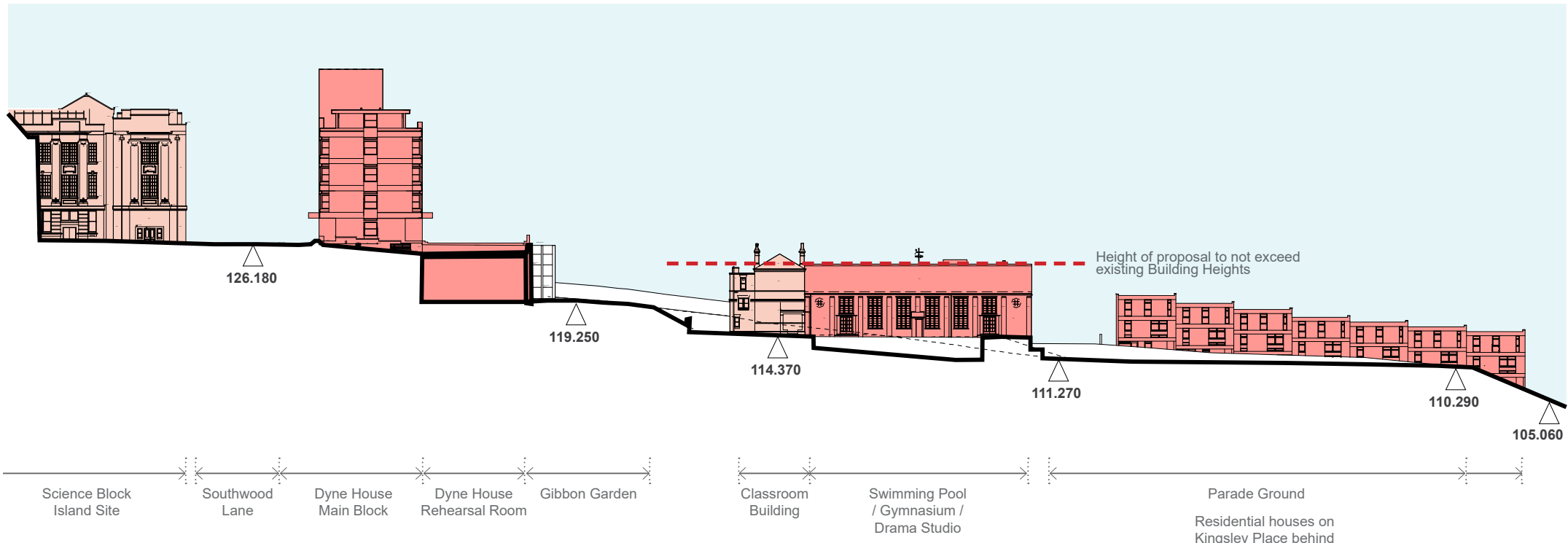
Southwood Lane east elevation is relatively high density comprising predominantly of two to three storey buildings of significant historic architectural character.

Dyne House occupies a key location within the streetscape and the current massing is exaggerated by the prominent rooftop tank and lift motor room. In order to improve the relationship with the established alignment and character of the adjacent properties the refurbishment would look to reduce the height as part of the replacement of services.

The massing and form of the rear extension will be carefully considered to introduce new development that responds positively to the distinctiveness of the topography, townscape and landscape context.



1. Southwood Lane East Elevation



2. Dyne House Site North Elevation

- Key:
- Pre 19th Century
 - 19th Century
 - Early 20th Century
 - Late 20th Century