

8.0 | Project Proposals

8.15 | Local Materiality

The prominent building materials for Highgate School is red brick, stone and slate which create a clearly identifiable campus from the Victorian Gothic chapel to the new three storey school block constructed in 2012 on North Road.

The use of masonry provides a strong connection to the human scale and the high quality materials promote the continuity of place within the historic context.

The proposal for the Dyne House site looks to contribute to the legacy of fine buildings at Highgate School and ensure a contextually appropriate design. The materials will be of a quality which is commensurate with the conservation area and designed to last.



Brick and Stone Facade



Relief and depth within the brick facade



Stone & Brick Facade



Brick Facade

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8.16 | Existing Scale of the Surrounding Area

The existing buildings in the surrounding area comprise of two distinct scales: larger subdivided blocks represented by the School buildings including the Big School and Science Building; and the smaller residential properties on the east side of Southwood Lane.

Within these larger urban blocks smaller scale definition and articulation is provided through the facade materiality, relief and detail.

The proposed scheme follows the same logic, respecting the smaller scale of the surrounding residential properties by breaking the mass required to achieve the accommodation brief into domestic scale elements.

The proposed materiality of the building supports this articulation of scale, contrasting brick, glass and stone to further define a human scale to the facade.

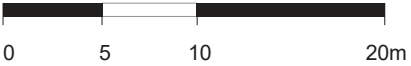




Proposed North Elevation from 12 Southwood Lane



Proposed South Elevation from 16 Southwood Lane





Proposed Front Elevation Dyne House



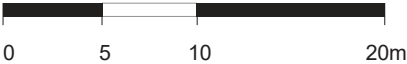
Proposed Upper Block - East Elevation (Gibbon Garden)



Proposed Lower Block - West Elevation (Sunken Garden)



Proposed Lower Block - East Elevation (Parade Ground)



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8.19 | Proposed Landscaping Overview

A comprehensive landscape design has been developed for the site, working with the architecture to blend the new building with the green southern boundary of the site and further reduce the perceived massing.

The existing Parade Ground will be renovated with additional planting, trees and seating to greatly improve the amenity space for pupils and aid the biodiversity of the area. The additional greenery will provide a notable uplift to the overall aesthetic of the Highgate Bowl, by replacing the existing large area of black asphalt with a permeable green sports surfacing. Raised planters will offer opportunities for pupils to grow plants and study wildlife as part of the Biology curriculum.

- Key features of the new landscape scheme are:
- Formal landscaped entrance on Southwood Lane
 - Green roofs to assist pollinators
 - Rooftop planting to soften the building profile
 - Outdoor roof terrace
 - Courtyard spaces for pupil socialising
 - New surfacing to Parade Ground
 - Extensive border planting
 - New emergency and maintenance vehicle ramp

The images below show the indicative quality level which the proposals aspire to, including enhanced planting, outdoor seating for pupils and replacement of the impermeable asphalt surfacing.



Raised planters



Biodiverse Green Roofs



Group Seating



Roof Terraces

Key

- Existing trees
- Proposed trees
- Sedum / planted roof
- Herbaceous planting
- Proposed mixed native hedge

- Native shrub planting
- Roof terrace
- Niches
- External paths
- Species rich amenity / meadow grass
- Benches / walls

- 1. Roof terrace
- 2. Gibbon garden
- 3. Sunken garden
- 4. Library roof terrace
- 5. Southern terrace
- 6. Pergola garden
- 7. Games court (Netball)
- 8. Activity spaces

Refer to separate landscaping report and drawing by LDA Design for further information

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8.20 | Proposed Contractor Site Compound

Prior to the commencement of any works, a Construction Management Plan (CMP) will be prepared by the main contractor (it is anticipated this report will form part of the conditions of a planning approval).

The plan will include details of deliveries (including storage arrangements and timings), contractor parking, traffic management, working hours, site access and opening times, wheel wash facilities and site compound arrangements.

Given the restricted nature of the site, the design team has already considered the potential Contractor Site Compound locations. The drawing to the right indicates the three key sites anticipated for use by the contractor.



8.0 | Project Proposals
8.21 | Artists Impression of Proposed Building from Southwood Lane



8.0 | Project Proposals

8.22 | Artists Impression of Proposed Building from Dyne House Parade Ground



8.0 | Project Proposals
8.23 | Hopkins' Building Precedents

Hopkins Architects have designed many Education projects across the UK and excel in designing within sensitive contexts such as Conservation Areas and Heritage Sites.

Our recent Projects include a new secondary school science centre for Abingdon School in Oxfordshire (2015) and The Henrietta Barnett School in London (2010).

Founded between 1121 and 1184, Abingdon School is one of the oldest schools in the UK. Its current campus includes several beautifully crafted red brick and tile Victorian buildings.

The new building provides a clear extension of the materiality of the historic campus, utilising a similar palette of materials and carefully developed elevational scale and massing to complement the existing urban fabric and adjacent residential structures; providing a contextually sensitive modern facility that meets the School's current and future educational needs.

The Henrietta Barnett School is located in the heart of the conservation area of Hampstead Garden Suburb. Founded in 1911, the main body of the school is a Lutyens-designed Grade II* Listed Building. Subsequent buildings have been created over time around the Lutyens core in an effort to meet curricula requirements, but none have fulfilled the needs of this top performing grammar school.

Since the early 1960s, some 17 schemes have been developed, but none of them have received Planning Permission until the Hopkins proposals were put forward.

The Hopkins masterplan proposed the re-organisation of the existing School buildings, reducing the need for new buildings to 1,100 m², a substantial reduction in massing compared to other schemes.

Hopkins carried out extensive consultations with a number of stakeholders including English Heritage, the Hampstead Garden Suburb Trust, the Victorian Society, the 20th Century Society, the Lutyens Trust and CONSAM (Conservation and Amenities Committee).



The Yang Science Centre, Abingdon School, Hopkins Architects



The Henrietta Barnett School, London, Hopkins Architects

Island Site Tunnel Building