

HIGHGATE

lutherpendragon

Highgate School Estate Statement of Community Involvement

January 2023



ABOUT HIGHGATE



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Foreword



So much of what we do as a school is rooted in this community. At Highgate, the connections we have built and continue to nurture across the local area are fundamental to how we look beyond education for the young people in our care.

Whether it be through the local volunteering projects that our pupils get involved with annually, or by joining in with the Highgate Festival - which involves events planned by about 50 other local partners - we want our pupils to get a sense of what community is really about. We saw throughout the Covid pandemic how the school and community came together to showcase why we are proud to share the name. That same spirit is at the heart of Highgate's partnership approach with 50 state schools across the borough, supported through our Chrysalis Scheme. The scheme's mission is to inspire and support pupils of any age to pursue academic subjects at the next level, culminating in applications to leading universities.

When it comes to our Estate, that same ethos, rooted in partnership, means we consider how to involve and engage our neighbours. We began conversations with the community back in 2015 over the proposed redevelopment of Dyne House (DH). Through those initial public exhibitions and meetings, it became clear that it would be helpful for us all if the School considered what future works might also be required across the whole estate. This invaluable community input, which continued throughout 2017, led to the development of our wider Estate Strategy. We were able to present this Strategy to neighbours initially in Spring 2018, followed by a revised version, incorporating further feedback, before Christmas that year at a third set of public exhibitions.

As the community got to grips with life in lockdown, conversations continued throughout 2020. The School welcomed Haringey Council's development of the Highgate School Supplementary Planning Document (SPD) throughout this period and we were very happy to take part in its extensive consultation. The SPD was adopted by the Council in March 2021 and importantly gives the community further reassurances about how our estate plans will be managed.

Most recently in October 2022, we have shared the latest proposals with the community for each of our projects, before submitting planning applications.

This long-term, collaborative approach, summarised in the following Statement, has resulted in a series of planning applications with Highgate, in every sense, at their heart. As a School, we are proud to be part of this community, and are enormously grateful to those neighbours who have taken the time to help shape our future within it.

Adam Pettitt

Head

ABOUT HIGHGATE

- Highgate is an academically selective, co-educational day school which values learning and scholarship, promotes service to others and puts a premium on extra-curricular life.
- It comprises three schools in one:

Pre-Preparatory School

is aged 4-7

Junior school

For ages 7-11

Senior school

For ages 11-18

OUR ETHOS

- Advancing the education and intellectual and moral development of our pupils, whatever their capabilities, attributes and interests.
- Securing the welfare and safety of our pupils as individuals and as members of a community.
- Conducting the School in a manner consistent with Christian values and reflecting and celebrating the diversity of modern London.
- Sharing the best of what we do by funding and awarding bursaries, by supporting learning in partner schools and charities and enabling them to use our facilities as appropriate.
- Following open minded-ness and thoughtfulness in our pupils in our School.

OUR PARTNERSHIPS

- Highgate provides in the region of 80 – 90 pupils across the school with bursaries, making it possible for children and their families to access a life-changing education.
- Highgate partners with more than fifty state schools across London through our £2 million per annum Chrysalis scheme. This year-round programme, involving over twenty Highgate teachers, supports pupils in their academic pursuits, culminating in applications to leading universities.
- Our Chrysalis Accelerator Program, in partnership with Haringey, Camden, Islington and Barnet, raises aspirations and develop skills for looked-after children from Virtual Schools in these boroughs.
- Highgate is the principle education sponsor for the London Academy of Excellence Tottenham. With business sponsor Tottenham Hotspur Football Club, the school provides students with a first-class academic education in the heart of Haringey.

1. Introduction and context

- 1.1 This Statement of Community Involvement is written to accompany the detailed planning applications for new developments and improvements to facilities across the Highgate School estate.
- 1.2 This document sets out the extensive community engagement programme that has been undertaken in the lead up to the submission of these applications.
- 1.3 Highgate School has sought to fulfil the requirements set out by Haringey Council's [own](#) Statement of Community Involvement. This is to ensure that the consultation has been extensive and members of the public have had considerable opportunity to have their say on the plans and to make amendments to the proposals, before their submission to the Council. The School has aimed to meet the key consultation principles for effective engagement, as set out in section 3 of the Council's Statement.
- 1.4 Following an extensive consultation programme spanning seven years, the School has now submitted a number of planning applications to Haringey Council to realise these improvements:
 - Redevelopment of Richards Music Centre
 - Redevelopment of Dyne House [Including application for Listed Building Consent, associated with the Island Site]
 - Refurbishment and extension of existing Science Block
 - Redevelopment of Mallinson Sports Centre
 - Improvement of drainage for Far Field sports playing surface
 - The School also expects to progress planning applications for other measures including improvements to footpaths and the below:

- Installation of a single storey modular classroom facility, on a temporary basis, for a period of up to six years.

2. Proposed development

- 2.1 This Statement of Community Involvement supports detailed planning applications for proposals to improve facilities and teaching capabilities across a number of buildings and sites throughout the School campus.
- 2.2 The proposed development includes the modernisation, renewal and extension of existing buildings. The consultations detailed the School's requirements and what the facilities need to deliver, to meet the needs of the School and ensure the School's sustainability long into the future - while being sympathetic to the wider Highgate community, immediate neighbours and Highgate Conservation Area.
- 2.3 There are a number of specific projects, as part of the School's long-term proposals, that the School hopes to progress. These projects – which make up the School's core estate proposals – are at different stages of development, but have been consulted on together so that residents can comment on and input into the School's estate strategy as a whole as early as possible.
- 2.4 Following feedback on the initial proposals for Dyne House during the consultations in 2015, a thorough review was undertaken to assess whether any other facilities were able to take on accommodation that was too large for the DH site, and a consultation on RMC was undertaken in 2016.
- 2.5 This has allowed all stakeholders to input into the School's estate strategy over the last seven years. During that time Haringey Council has also developed, consulted on and adopted a specific Supplementary Planning Document for the school estate (see below). The applications that have now been submitted have been significantly influenced and shaped by all stakeholders.
- 2.6 The following list sets out development projects at the core of the consultation:
- Richards Music Centre on Bishopswood Road
 - Dyne House on Southwood Lane and Island Site improvements
 - Mallinson Sports Centre on Bishopswood Road
 - Science block within the Science Quad on Southwood Lane
 - Far Field sports surface and draining improvements on Hampstead Lane
 - Decant proposals - temporary accommodation on Bishopswood Road

3. Highgate School Supplementary Planning Document

- 3.1 The School welcomed the development by Haringey Council of the Highgate School Supplementary Planning Document (SPD). Given that the School's estate will develop and change over time, the SPD takes a strategic approach to the planning and delivery of new facilities that will not only meet the long-term needs of the School but also support and where appropriate, enhance community use and benefits.
- 3.2 The Council undertook an extensive programme of public consultation, sought input from statutory consultees; and the SPD also underwent a comprehensive council scrutiny process before its adoption in March 2021.
- 3.3 The Council undertook a public consultation on a draft version of the SPD for 8 weeks from 26 October 2020 to 21 December 2020, this included two virtual engagement sessions on 25 November and 9 December 2020 and was adopted by Haringey Council in March 2021. The draft SPD and November 2020 Consultation Statement were made available for inspection on the Council's website - www.haringey.gov.uk/highgateschoolspd - and at all Borough Libraries and the main Council Offices.
- 3.4 The School took part in the Council's SPD consultation, with the Head, Bursar and Estates Director attending the two virtual public consultation events, as well as providing data and evidence to feed into the development of the SPD.

4. Estate Strategy development phases

- 4.1 Highgate School has worked closely with all relevant stakeholders to ensure that the consultation has been extensive and members of the public have had considerable opportunity to have their say at every stage of the development process. As of November 2022, the community consultation programme has been carried out in a number of distinct phases over the last seven years:

- **2015 – Consultation on the initial proposals for Dyne House (DH)** – The first stage of public consultation took place on the initial proposals for the developments to Dyne House in Spring 2015. Meetings with residents were arranged at which the initial proposals were shared and feedback provided.
- **December 2016 - Consultation on the initial proposals for Richards Music Centre (RMC):** There was public consultation on the initial proposals for the new development of the RMC was held over a week in autumn 2016. Members of the public had the opportunity to speak to Highgate School and other members of the development team, ask questions and give their feedback. RMC public exhibition events were held on the morning of 3rd and on two evenings of 5th and 7th. These events gave members of the public the opportunity to feed into the development of Highgate School's vision for the building.
- **Throughout 2017 - Ongoing engagement with local stakeholders:** There was ongoing engagement with direct neighbours of RMC, to help try and resolve any issues raised from the public exhibitions. However, over the course of the year, our discussions with neighbours and amenity groups led to the School reviewing its Estate Strategy and then reaching the conclusion that it would significantly benefit from wider public engagement.
- **March 2018 - Consultations on the proposals for Highgate School Estate Strategy:** The School held its first public consultation for initial proposals on a comprehensive Estate Strategy in March 2018. We gave members of the public the opportunity to see the proposed developments in their entirety and feed into the development of Highgate School's vision across the Estate. These exhibitions featured plans for:
 - Revised plans for Richards Music Centre (RMC) on Bishopswood Road
 - Dyne House building on Southwood Lane
 - The modernisation and refurbishment of the Mallinson Sports Centre on Bishopswood Road
 - The science block within the Science Quad on the Southwood Lane side of the main Senior School site
- **November - December 2018 – ‘You said, we did’ Events:** Following the March consultation, Highgate School spent the intervening time following up with neighbours and community groups on each of the proposals presented at the March exhibitions. The School and its design team then incorporated resident feedback into a set of updated designs. Two further public exhibitions, on 20 November and 5 December 2018, gave residents, parents and community groups another chance to reconsider the updated proposals and give further feedback into the designs. At this stage, we also outlined a decant strategy to provide alternative temporary facilities while the various projects are in development.
- **January - May 2019 – Further engagement:** Following the consultations at the end of 2018, further engagement was carried out with individual stakeholders and neighbours in order to finalise the planning applications.
- **October - December 2020 – Public consultation on Highgate School SPD:** Haringey Council undertook a 8 week public consultation on the Highgate School SPD. This included two virtual public meetings, on 25 November and 9 December 2020. These events were attended by the

School's Head, Bursar and Estates Director in order to listen to the views of the community and answer questions.

- **March 2021 – Adoption of SPD:** The SPD was further scrutinised through the Council's committee structures and was adopted in March 2021.
- **August 2021 – Consultation on the proposals for Far Field:** The school sent letters to residents alongside letters and emails sent to the chairs of Highgate Conservation Area Advisory Committee, Highgate Society, Highgate Neighbourhood Forum and Courtenay Avenue Security Association regarding the proposed improvements to Far Field, encouraging feedback from residents on the School's community consultation webpage.
- **October 2022: Haringey Council Development Management Forum** - The School took part in an online Development Management Forum on 19th October that was hosted by Haringey Council, to allow participants to raise issues and ask questions. This was available for members of the public to attend. The event was hosted during the period when the School also hosted a drop-in public exhibition in the School museum on Southwood Lane, displaying the latest proposals which have been submitted as planning applications, particularly highlighting where further amendments have been made.
- **October 2022 – November 2022 – Exhibition of proposals in the School museum:** The School invited members of the public to view the final amendments to the design proposals based on feedback from the community over the consultation period, between 15th October – 29th October. Residents were invited via letters posted directly to their homes, as well as a press release published in the Ham & High and over 40 residents attended the event. The final full designs were also made available to members of the public to view on the School website - <https://www.highgateschool.org.uk/building-projects/>.
- **November 2022 - Haringey Council pre-application committee meeting:** The School attended the London Borough of Haringey Pre-application committee meeting on 7th November 2022 at Tottenham Town Hall and presented the schemes to Haringey Council Quality Review Panel. This provided the opportunity for the School to take questions and receive feedback from the Planning Sub-Committee on each separate scheme.
- **November 2022 - Follow up meetings and visits:** Individual meetings and visits were arranged with residents on request.

5. Engagement Strategy

Public engagement

5.1 Highgate School believes in comprehensive public engagement, and from the outset, the School has sought to fulfil the requirements set out by Haringey Council's own Statement of Community Involvement and has been committed to working in close consultation with the local communities of Highgate, parents and other stakeholders with an interest in the proposals.

5.2 For over seven years, there has been extensive public consultation, giving local residents and stakeholders the opportunity to have their say on the development of the proposals.

- 5.3 The engagement outlined below is based on the need to prioritise direct, face-to-face contact between the School and key stakeholders including neighbours directly affected by the developments, Haringey community representatives, influential community groups and amenity societies. This was to ensure that stakeholders felt that there is an open and transparent relationship between them and the School.
- 5.4 The School kept Haringey Council informed of progress to the developments, which entailed visits by the property team and architects to give a deeper understanding of the issues affecting individual neighbours.
- 5.5 In conjunction with extensive public consultation, Highgate School has also consulted local community representatives and local stakeholders at every stage of the process over the last seven years. This has included frequent and comprehensive engagement with:
- Highgate Neighbourhood Forum
 - The Highgate Society
 - Friends of the Highgate Bowl
 - Highgate Conservation Area Advisory Committee
 - Southwood Lane Residents' Association
 - Kingsley Place Residents' Association

Regular updates to community representatives and key stakeholders

- 5.6 At every stage of the consultation process, parents, neighbours and community groups in the close vicinity received regular updates on the proposals and the progress being made, including the latest thinking concerning footprint and massing. The School organised regular meetings with the Highgate ward Councillors and home visits to neighbouring properties with the design team to follow up on specific issues affecting them.
- 5.7 Measures to engage with the relevant stakeholders at every stage of the development process included conversations between the Head and the Council Leader to discuss School updates and strategic plans. Personalised and tailored letters were sent out throughout the period 2018-2022 at various different stages of the consultation process, to:
- RMC immediate neighbours (Bishopswood Rd/Highgate Close/St Michael's School)
 - Dyne House immediate neighbours (Southwood Lane/Kingsley Place)
 - Haringey Cabinet members and Highgate Ward Councillors
 - Member of Parliament
 - Amenity Society chairs
 - Resident Association chairs
 - School parents
 - School parents through the usual method for sending out communication to parents
 - Immediate phone calls to:
 - o Immediate RMC neighbours
 - o Highgate Ward councillors

- Highgate Neighbourhood Forum Chair
- Highgate Society Chair

Public exhibition events

5.8 Following regular one-to-one meetings throughout the last seven years, the School held a number of public exhibition events to share the proposals with the wider community and collate feedback. This has included highlighting how the proposals have changed as a result of the feedback received.

5.9 Residents of the local area were invited to attend the exhibition events, along with local councillors and neighbourhood group representatives and other community leaders. In order to secure strong attendance at the public exhibition and gather as much feedback as possible, Highgate School conducted a range of activities to publicise the event.

These included:

- Letters of invitation sent to local councillors, neighbourhood group representatives and other community leaders
- Information about the event was also placed on the dedicated consultation website
- Delivered hundreds of leaflets to the local community to inform them of the events
- Local amenity societies were encouraged to advertise the events

5.10 Highgate School was keen to give residents the opportunity to meet the full team behind the plans and therefore fielded the senior team throughout the exhibitions. Senior members of Highgate School, including the Head, Bursar, members of the governing body and the development team were present at all times and available to speak directly to residents. As were representatives from Luther Pendragon (communications consultant), Bidwells (property consultants) and Hopkins (architects).

5.11 A dedicated website (<https://www.highgateschool.org.uk/building-projects/>) was created to display information about the consultation throughout the process. This has provided the public with information about the consultation process, how feedback can be submitted, and contact details for further enquiries. The website has been routinely updated throughout the process.

Feedback

5.12 Members of the public and local stakeholders have had the opportunity to make comments and provide feedback on the proposals at numerous points throughout the development of the proposals. Feedback provided to Highgate School has helped shape the vision and the detail of the proposals for the site. The option to provide feedback online on the dedicated website was also available.

5.13 Exhibition attendees were asked to complete a feedback form to share their views on the initial plans. This form was also made available as an online survey on the dedicated website.

5.14 For those that were unable to attend the exhibition, an easy-to-use dedicated website with details of the plan was developed at the same time.

Contact details

5.15 A dedicated email address and phone number has been available throughout the consultation process so that members of the public were able to submit queries and find out further information. The contact details have been frequently publicised to local residents and members of the neighbourhood community.

5.16 Every enquiry received was followed up by the School and, where required, individual meetings were set up with residents.

6. Consultation feedback

In total, over the seven years, the extensive engagement between Highgate School and the local community on our development plans has encompassed:

- Six exhibition and consultation events
- 176 people attended the events
- 41 feedback forms received containing detailed comments on the schemes
- Over 20 visits from the design team to individual neighbouring properties to discuss specific issues
- Regular meetings and updates to ward councillors and community groups

Feedback has centred on the following issues:

- Massing and footprint of individual buildings
- Design issues
- Privacy / Boundaries for neighbouring properties
- Traffic and transport
- Environmental considerations

Highgate School used the exhibition events in March, November and December 2018, as well as a public exhibition in October 2022, to present first its wider Estate Strategy and then to reflect back updated designs, incorporating resident feedback. The following section reflects how each of the individual projects has evolved accordingly, thanks to invaluable community input.

Individual projects

Over the course of seven years, all of the individual projects have been revised and updated following extensive consultation with the council, our neighbours, residents and amenity groups.

The tables below set out the key changes that have been made to each project over that time to reflect this feedback.

Dyne House and Island Site

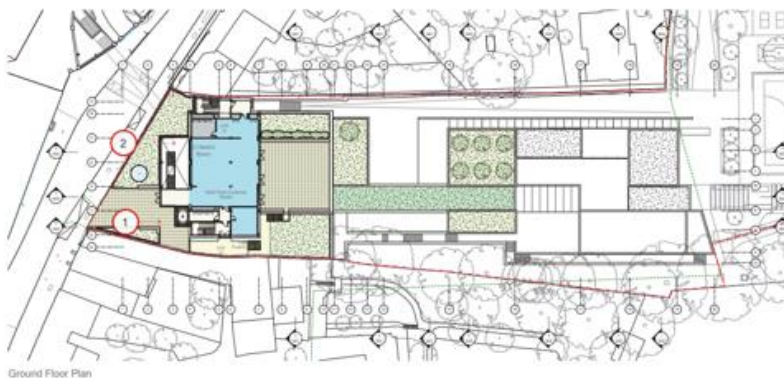
Extensive consultation on the new designs for Dyne House has taken place over the last seven years, taking the form of multiple iterations as a result of significant consultation with neighbours living in close proximity to the building. The two drawings clearly highlight how the massing and footprint of the proposed building has been significantly changed to reduce the impact on neighbouring properties as well as be sensitive to the nearby Highgate Bowl. There have also been changes to the frontage of the building as seen in the drawing to ensure it is in keeping with the street scene of Southwood Lane. The illustrations below show the extent of the changes and improvements that have been made over seven years of consultation.



2022 - Southwood Lane – Dyne House facade



2018 - Southwood Lane – Dyne House facade



September 2022 scheme

The main entrance has been relocated to improve connections with the village centre and the other School buildings on the opposite side of Southwood Lane. The move takes the entrance further from the pavement edge where it is able to provide more generous space for those entering the building and offer closer proximity to the lift. The revised proposals also bring more soft landscaping to the front of Dyne House.

Key changes:

1. A new main entrance to the south.
2. A larger planter provides a green buffer between Dyne House and the pavement.



Profile of 2015 DH scheme vs 2016 scheme



Previous iterations of Dyne House scheme



View from Southwood Lane

Island Site improvements (part of the Dyne House application)

The CGI drawing on the left highlights how the School has taken on board residents' views regarding the need to improve this part of the Estate's appearance, and contribution to Southwood Lane.

Improvements to the Dyne House application

Resident said	Improvements the School made in response
The materiality of brick, stone and glass was commended, but further refinement of the front elevation suggested	A more delicate grain has been provided to the front extension's elevation, with stone fins used to give more depth and a vertical emphasis to the facade, the proportions of which relate to the tracery of the Big School windows opposite.
The scale of the articulation of the stone panels on the lift shaft was questioned.	Slimmer stone cladding panels have been introduced to correspond with the adjacent façade and relate more directly with the stone tracery on the windows of Big School. Recessed edges to the panels give them a subtle emphasis and glazing has been removed from the top floor of the shaft to screen views of the lift car and its mechanisms.
Concerns over massing and footprint.	The School has been able to reduce the massing and footprint because the proposed Arts facilities will no longer be based there, the School removed both of the proposed theatres and removed the drama classrooms that were originally set to be included.
Extensive use of glass proposed on the frontage feels out of character.	The frontage of the building has been redesigned replacing some of the glass with stone panels to better reflect the design of existing School buildings on Southwood Lane and provide greater privacy for surrounding properties.
Number and proximity of windows may create overlooking issues.	Courtyards have been created throughout the building to help reduce the mass of the building, which also allows for windows to face inwards rather than outwards towards neighbouring properties.
Proposals appear too close to trees.	Further investigations have been undertaken on surrounding tree root protection areas to ensure that no critical root structures are affected by the development.
How will proposals enhance the feeling of greenery and not urbanise the site.	There will be extensive planting on the roof of the new building and landscaping proposals are being developed to 'green' the tarmac Parade Ground to reflect the character of the Highgate Bowl.
Rear extension massing feels too monolithic.	Overall massing of the rear extension has been broken down into a series of smaller blocks by introducing voids at strategic positions. The

	north façade has also been aligned to avoid stepping outward towards neighbours.
View of moving lift mechanisms feels out of character.	The increased solidity of the lift shaft significantly reduces visibility of the lift car.
The Indicative Site Plan lack sufficient detail to understand the proposals	We have carefully developed the plans to show the detailed proposed layout of the new functions, including an electrical substation, WCs, staircase and access lift.
How big will massing of the structure be?	The design seeks to reduce the overall external massing of the existing service and amenity space, creating visual prominence to the listed Big School building from Southwood Lane by removing the solid brick WC annex adjoining the north east corner, and setting the new electrical enclosures back from the boundary.
Removal of a gatepost is undesirable, the remaining post will look out of place.	Existing gateposts will be retained and enhanced with a new section of railings to match those adjacent, replacing the existing unsympathetic wall, which partially cuts off the southernmost gatepost.
What impact will the proposals have on the Big School building, especially views from the east of Southwood Lane?	By placing WC provision below ground, new courtyard and landscaping space becomes available at street level. Existing external refuse bin storage is moved back from the boundary, concealed behind new brick wall. The storage area is also covered with a low lead roof to screen any potential views from buildings on the opposite side of Southwood Lane.

RMC

The below drawings highlight significant changes, including how the footprint of the proposed building has not only been reduced but pulled further away from the boundaries of neighbouring properties. This has been the result of extensive consultation and home visits by the design team to residents living at Highgate Close and residents living at 2 Bishopswood Road. The design of the building (bottom left) has also changed significantly since the initial consultations in 2016, with a new roof design and greater use of glass to remove large areas of brickwork which featured in the original designs.



September 2022 scheme



November 2018 Scheme



RMC - September 2022 scheme

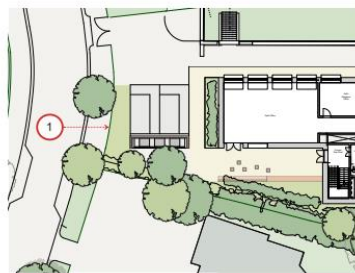


View from across synthetic pitch

RMC - 2016 scheme

Key comment:

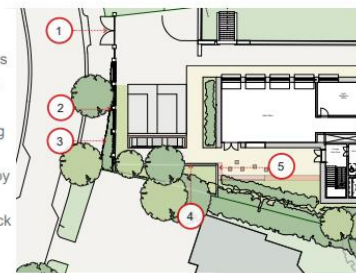
1. The previous plan did not include any proposed amendments to the boundary condition with the existing fence and vehicle gates formerly to be retained



Previous Boundary Condition

Key changes:

1. New vehicle & pedestrian gates
2. Fence replaced with brickwork piers with railings
3. Formal boundary edge planting with low brick container wall
4. Parking / refuse area defined by new brick wall
5. Staff garden screened with brick wall



Updated Boundary Condition

Highgate School Richards Music Centre - Design Changes (July 2022)

West Elevation from Bishopswood Road - key changes for 2022:

1. New vehicle & pedestrian gates
2. New railings set between solid brick piers
3. Formal boundary edge planting with low container wall
4. Vertical recess to divide brick wall panels
5. Enlarged sculptural School crest, set into brickwork recess
6. New window opening to escape stair
7. Roof eaves extended



Resident said	Improvements the School made in response
Comments suggested the boundary condition with Bishopswood Road could engage more positively with the street.	The existing fence and gates have been replaced to provide a more sensitive boundary condition mediating between the playing fields and the adjacent residential properties. A low brick wall provides a sense of enclosure to external areas and planting has been included to soften the boundary edge
The west elevation should engage with the street more strongly	More visual interest has been provided to the west elevation with increased fenestration and niches. The building name and coat of arms has been added and the roof eaves have been increased
Concerns over footprint of the building.	The School has reduced the footprint of the building as we are no longer proposing a new rifle range and we now plan to move the proposed music facilities to the redeveloped Dyne House building.
The design of the roof appears unrelated to the massing.	The design of the roof has been simplified. The redesign allows the School to use visually sympathetic PV 'thin film' panels to reduce the building's carbon emissions.
Large areas of solid brickwork and limited number and size of windows.	The north facade of the building has been completely redesigned. Large bay windows allow plentiful light into the interior spaces and wrap around the east and west corners of the building to provide dual aspects.
How will views of neighbouring properties be maintained?	The fire escape staircase on the east side of the building has been redesigned as an uncovered staircase, greatly reducing its height and bulk. A gap has been introduced between it and the main building to shorten the perceived length of the building.
Podium level and bench seating has been omitted.	Outdoor bench seating has been provided, as well as a terraced lawn at the eastern side of the building for viewing the sports pitches. At first floor, a viewing balcony and full height windows have been included to allow visitors to look out over the sports pitches.
Greenery and trees are important to the site. How will trees be protected?	The building footprint has been re-positioned to avoid tree Root Protection Areas, as far as possible. The removal of existing buildings and a reduction in the size of the proposed basement provides an overall net gain to the available area for tree root growth.
Overlooking of neighbouring boundaries is a concern.	Additional planting is now proposed along the southern edge of the site to further protect the privacy of neighbouring properties.

Science Block

2018 drawings



Sketch view from south-west within Science Quad, looking towards new Science Quad extension on the right



Sketch view from north-west within Garner Quad, looking towards new Garner Quad extension

2022 drawings



Sketch perspective of Science Quad from south-west, showing proposed new extension with amended ground floor composition



Sketch perspective of Garner Quad from north, showing proposed new extension, observatory & plant at rooftop left

The School has worked closely with residents in selecting the preferred designs for the additions to the Science Block. Different design options were presented in the consultation and the School has opted for the most popular option, which sensitively reflects the design and style of the existing building as well as the surrounding Conservation Area.

Resident said	Improvements the School made in response
Look at the specific significance of the parts, including the value of Science building to the campus as a whole – define what is valuable & important. Look at the wider context of the new extension elevation	Significant change to elevation material, weight and character to reflect red brick recessed bay composition - “identity” of the historic buildings on the School site
Science Quad extension - Make the relationships with existing buildings more coherent. The geometry can be less matching in relation to the host. The façade should be more transparent to reveal the host faced within	The west elevation has been re-designed with more glazing, more transparency, while the relationship with the host Science building on the north, and “Link” building on the west side of the Quad, has been clarified by aligning with the latter

The panel commends the scheme for adopting an all-electric energy strategy, which it feels sets a good precedent for other buildings in a heritage setting. Supportive of refurbishing the existing building and making it more usable	To achieve all-electric heating the design required air source heat pumps, which need to be located in an open air environment - the design has been amended to provide a new plant area in a discreet, set back part of the existing flat roof area
Preference for option which included a glazed south elevation with louvres.	South elevation developed as a fully glazed façade with external sun louvres, in harmony with the west elevation and set back from the existing south façade.
Windows in southern wall may increase light pollution.	South elevation of the extension designed with external louvres that will reduce light pollution, has been carefully considered.

Mallinson Sports Centre



Sketch view from south-west, towards south entrance and Fives Courts



View from the South West



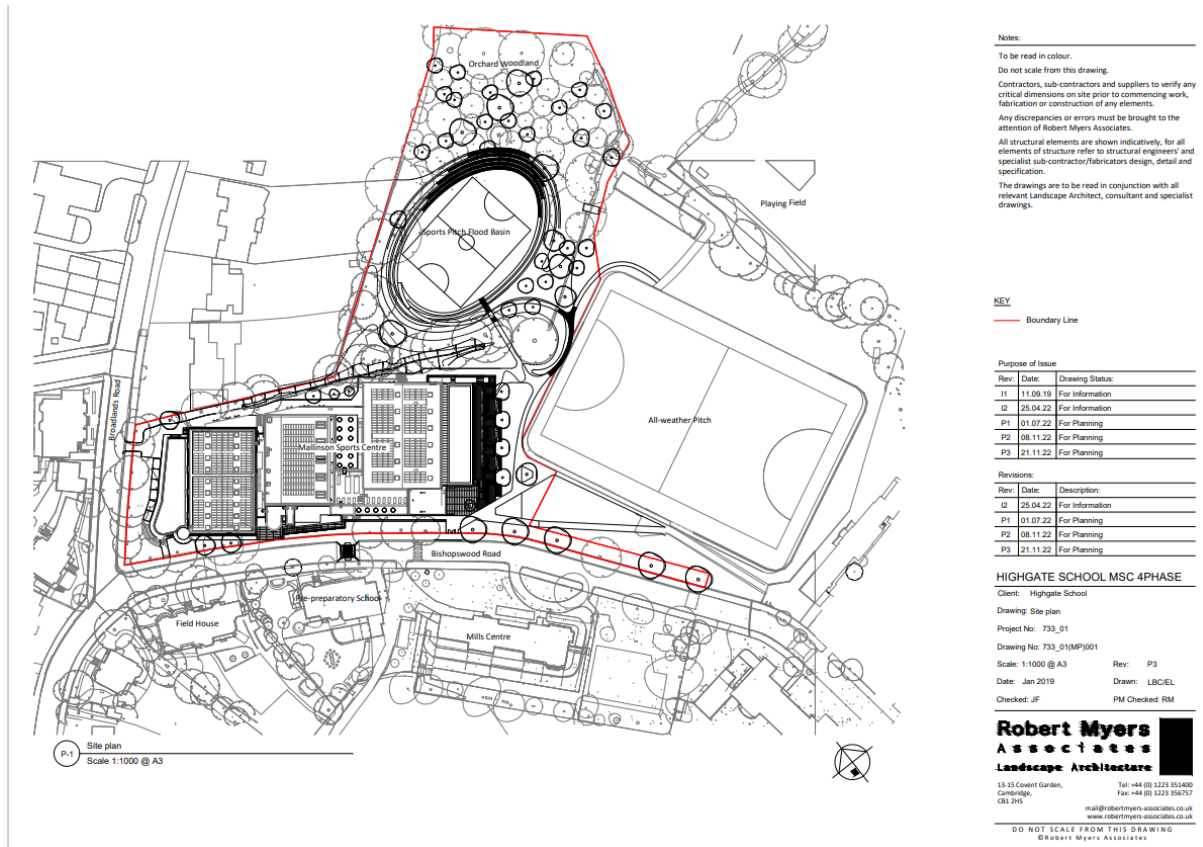
View from the North West



Sketch perspective - bird's eye view of project from Broadlands Road



Sketch perspective bird's eye view of proposed "Orchard" playing pitch - in sunken basin



Updated Landscape Site Plan for MSC – November 2022

The refurbishment and redevelopment of the Mallinson Sports Centre offers an opportunity to significantly enhance the Highgate Conservation Area, as set out in the council's Conservation Area Management Plan. The existing building (photo top left) does not integrate well with the surrounding area and throughout the consultation period the School has listened to residents and taken on board their views about the future design of the new building (top right, bottom left, bottom right).

Resident said	Improvements the School made in response
The scheme breaks down the space and the design can be developed to do that further, by following the topography and by considering orienting the buildings to respond to the site, perhaps by rotating some planes.	The design of form and perimeter walls & footprint have been developed to embrace curved volumes and organic shapes, and a subtle angling of the building at the north end to follow the context of house and villas on Broadlands and Bishopswood Road.
Opportunities exist to use fenestration and roof-form to create a stronger response to the building's setting, particularly along Bishopswood Road	The latest design aims to complement the contextual setting, with elevations that are coherent and sensitive to the local area, with restrained roof forms
The [QRP] panel does not have concerns about the encroachment onto Metropolitan Open Land along its southern edge and feels that the treatment of the fives courts improves the façade facing onto the sports fields	The south frontage has been developed with fives courts and green roof, and extended into the landscaping design with new tree planting and seating areas, to further encourage the active engagement between building and sports pitches

It should be less block and speak better to the external spaces.	The latest designs on display seek to integrate with the surrounding buildings and the character of the local area. The new north wing of the second sports hall will be a single storey building, with a brick facade that integrates better with the surrounding residential properties.
It will be most important that no trees are lost in corner of Bishopswood Road and Broadlands Road	Most significant trees are proposed to remain and the three proposed for removal are mitigated by the provision of a large number of semi-mature trees.
The opportunity should be taken to improve its contribution to the streetscape.	This is very much the design strategy that has been adopted, to break down the mass of the building into smaller distinct elements of varying scale, especially where the building elevations face onto the streets, and to conceal the larger volumes by lowering into the ground as basement space.
MSC site might accommodate more development than shown, in order to provide more variety of building form around the proposed sports hall.	The brief has been extended to provide more variety in the layout of the proposals, and the new sports hall now has a more varied building design around it.

Temporary accommodation



Proposed - view from Bishopswood Road looking south (artist's impression)



Proposed - view from Bishopswood Road looking north (artist's impression)

The proposed projects on the Dyne House, RMC and Science Block sites will require temporary accommodation to ensure continuity of teaching and are thus crucial to allow developments to go ahead.

- At an exhibition in March 2018, the School highlighted that the proposed redevelopments would require the use of temporary accommodation to ensure continuity of teaching and the need to undertake further studies to identify the right locations.
- These studies have highlighted that the best location for this temporary accommodation is to use half of the existing all-weather pitch at Bishopswood Road. This would allow all of the temporary accommodation to be in a single location, would be easier to manage and because of its location should not have an impact on residents.
- Using the all-weather pitch does mean that the School needs to consider other parts of the School estate that can offer alternative sports provision over the lifetime of the development.

Far Field – Drainage and Sports field improvements



Aerial View and Plan of Existing - hockey pitches shown for reference



Aerial View and Plan of Proposed - showing hockey markings (artist's impression)

- Far Field is regularly used for by many pupils for various sports sessions. Unfortunately, due to adverse conditions at the site, it is often impossible to use these sports grounds following poor weather. This requires pupils to be transported off-site, often having to use coaches, to alternative facilities not affected in this way.

- The co-educational nature of the School also now requires a provision for a wider range of sports which has further increased the need to make this space more efficient and usable.
- The School intends therefore to undertake a series of engineering works to improve drainage and reduce the risk of flooding, as well as covering the main playing field area with a permeable green artificial surface.
- This will also allow Sport England standards to be attained for the envisaged use.

7. Conclusion

7.1 Throughout the development of proposals for the site, Highgate School has consulted extensively with, and listened to, all interested parties, including local residents, parents, staff, community groups, public services or representatives.

7.2 Considerable efforts have been made to encourage residents to make their voices heard throughout this process. The feedback received has been taken into account at every stage and has helped shape the development of the proposals.

7.3 The Estate Strategy has benefited from considerable input from local residents and community groups, creating proposals which are suitable for the surrounding area.

7.4 In addition to a far-reaching community engagement programme, lasting over seven years, Highgate School has made members of its senior team directly available to residents throughout the process both in individual meetings and at the public exhibition. We also propose to continue to engage with surrounding properties to the site, councillors and community groups.

7.5 Haringey Council developed and adopted the Highgate School Supplementary Planning Document to set out a framework to ensure any development was in keeping with the area's heritage and any future designs would be of the highest standard.

7.6 Highgate School's engagement with residents and local groups will continue throughout the future phases of development so that residents are informed and kept up to date on progress throughout.

8. Appendix: List of contents

Appendix 1.

Selection of boards from the latest public exhibitions (October 2022)

Appendix 2.

Sample exhibition feedback forms (December 2018 and October 2022)

Appendix 3.

Template letter to local residents (November 2018 and September 2022)

Appendix 4.

Screenshots of dedicated Estates website

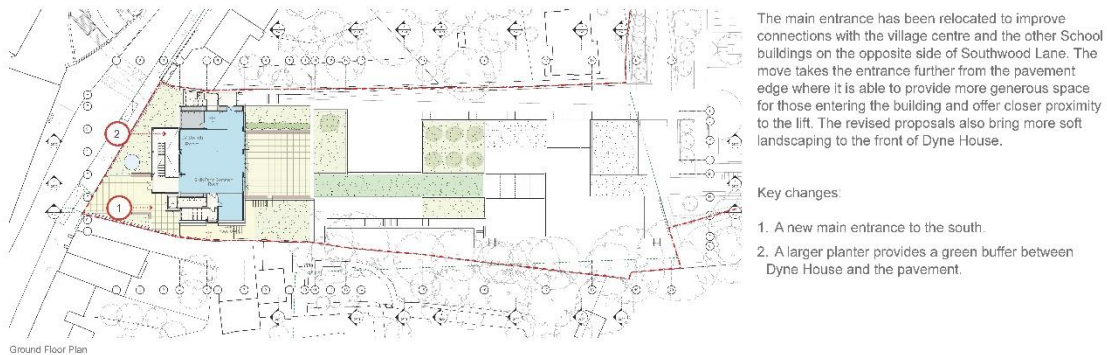
Appendix 1. - Selection of boards from the latest public exhibitions (2022)

Dyne House and Island Site

Summary of Design Changes

Since the Public Exhibition in November 2018, Dyne House has been subject to reviews by Haringey Council through their Pre-Application process and a Quality Review Panel. The key points raised at these meetings have been summarised below, with further information on the boards showing how the design has evolved to address comments.

Dyne House - What has been said	Dyne House - What we have done
The materiality of brick, stone and glass was commended, but further refinement of the front elevation suggested.	A more delicate grain has been provided to the front extension's elevation, with stone fins used to give more depth and a vertical emphasis to the facade, the proportions of which relate to the tracery of the Big School windows opposite.
The scale of the articulation of the stone panels on the lift shaft was questioned.	Slimmer stone cladding panels have been introduced to correspond with the adjacent facade and relate more directly with the stone tracery on the windows of Big School. Recessed edges to the panels give them a subtle emphasis and glazing has been removed from the top floor of the shaft to screen views of the lift car and its mechanisms.



Highgate School Dyne House - Design Changes (July 2022)

HIGHGATE

Southwood Lane Facade

On the Southwood Lane Facade greater articulation has been provided to the stone cladding of the lift tower and front-facing extension.

The proportions of the stone brise soleil to the extension reflect the proportions of the stone tracery of the Big School's windows directly opposite. The use of stone also relates to the materiality of other School buildings including the Chapel and those in the Science Building Quadrangle.



Key comments:

1. Previous main entrance located at the north side of the building.
2. Very few areas of soft landscaping on the street.
3. Stone panels previously had little articulation to them and a horizontal emphasis.
4. Large stone panels with a single glazed section gave sight of the lift car and mechanisms.



Key changes:

1. The entrance has moved to the south and more appropriate building signage used.
2. Soft landscaped edge.
3. Stone brise soleil giving a vertical emphasis to the facade.
4. Slimmer stone panels used for the lift tower, with glazing removed on the top floor.



Stonework is used for the School buildings in the Science Block Quad



The Big School directly opposite Dyne House has a vertical emphasis to its fenestration

Highgate School Dyne House - Design Changes (July 2022)

HIGHGATE

Richards Music Centre

Summary of Design Changes

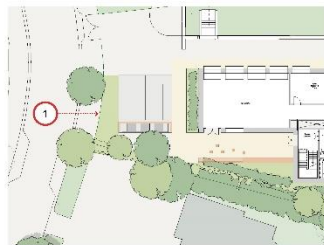
Since the Public Exhibition in November 2018, Richards Music Centre has been subject to reviews by Haringey Council through their Pre-Application process and a Quality Review Panel. The key points raised at these meetings have been summarised below, with further information on the boards showing how the design has evolved to address comments.

Richards Music Centre - What has been said	Richards Music Centre - What we have done
Comments were made that the boundary condition with Bishopswood Road could engage more positively with the street.	The existing fence and gates have been replaced to provide a more sensitive boundary condition mediating between the playing fields and the adjacent residential properties. A low brick wall provides a sense of enclosure to external areas and planting has been included to soften the boundary edge.
It was felt that the west elevation should engage with the street more strongly.	More visual interest has been provided to the west elevation with increased fenestration and niches. The building name and coat of arms has been added and the roof eaves have been increased.

It is important the western edge of the Richards Music Centre adequately addresses the street to sensitively sit within its context and provide a suitable welcoming experience into the building.

Key comment:

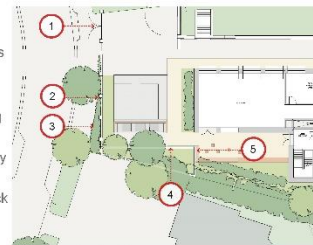
1. The previous plan did not include any proposed amendments to the boundary condition with the existing fence and vehicle gates formerly to be retained



Previous Boundary Condition

Key changes:

1. New vehicle & pedestrian gates
2. Fence replaced with brickwork piers with railings
3. Formal boundary edge planting with low brick container wall
4. Parking / refuse area defined by new brick wall
5. Staff garden screened with brick wall



Updated Boundary Condition

Highgate School Richards Music Centre - Design Changes (July 2022)

HIGHGATE

Bishopswood Road Facade and Boundary Condition

Key changes:

1. New vehicle & pedestrian gates
2. New railings set between solid brick piers
3. Formal boundary edge planting with low container wall
4. Vertical recess to divide brick wall panels
5. Enlarged sculptural School crest, set into brickwork recess
6. New window opening to escape stair
7. Roof eaves extended



West Elevation from Bishopswood Road



View A - Previous



View A - Updated



View B - Previous



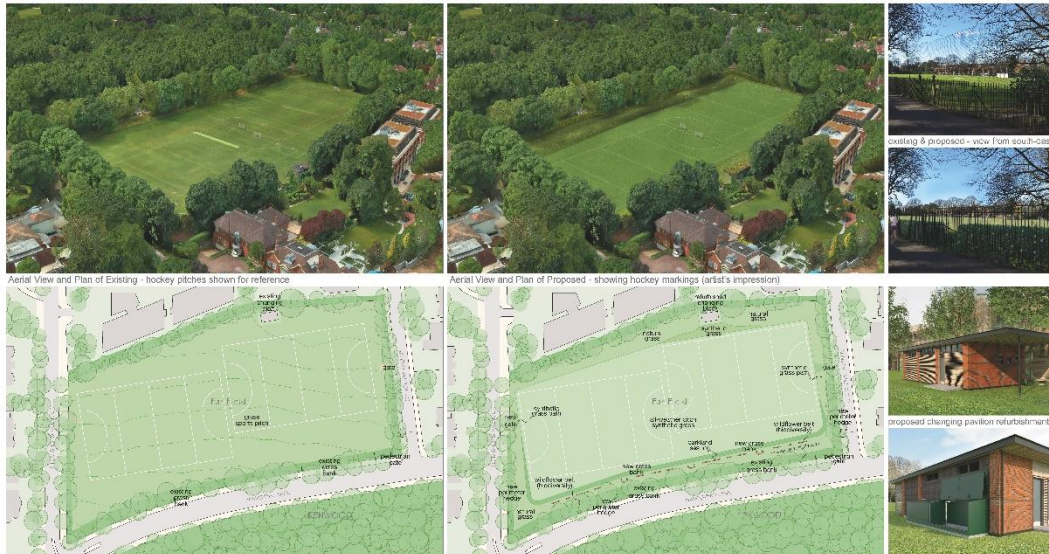
View B - Updated

Highgate School Richards Music Centre - Design Changes (July 2022)

HIGHGATE

Far Field Drainage and Sports Field Improvements

Far Field - Drainage and Sports Fields Improvements



Far Field is regularly used by many pupils for various sports sessions. Unfortunately, due to adverse conditions at the site, it is often impossible to use these sports grounds following poor weather. This requires pupils to be transported off site to alternative facilities not affected in this way. The co-educational nature of the School also now requires a provision for a wider range of sports which has further increased the need to make this space more efficient and usable. The School intends therefore to undertake a series of engineering works to improve drainage and reduce the risk of flooding, as well as covering the main playing field area with a permeable green artificial surface. This will also allow Sport England standards to be attained for the envisaged use. The new facility, dedicated predominantly to hockey with two pitches, will provide also some flexibility for netball, tennis and athletics which can be marked out using temporary line marking techniques as used elsewhere on the School's sports fields. The new all-weather pitch will be incorporated within the existing grass field through banked and regraded landscaping with enhanced biodiversity and habitat features. The existing groomed turf pitches offering little biodiversity value currently. The proposed design is intended to have reduced visual impact with no hard perimeter fencing around the sports pitches (as is typical with other facilities of this nature). It is also proposed to install limited motion-controlled energy efficient low-level lighting along pathways to enhance safety and security. The existing changing building will also be refurbished externally and made more accessible. The existing pedestrian gate on Hampstead Lane will be reinstated with the provision of a synthetic grass path leading to pitch level. A new vehicle and pedestrian access will be formed on The Bishops Avenue for servicing and emergency services and to improve accessibility. As part of the overall improvement strategy of Far Field, railings along Hampstead Lane and The Bishops Avenue have been recently renewed (the Courtenay Avenue railings being completed in 2019) and new (appropriately placed to maintain privacy) perimeter CCTV cameras will be installed to enhance security around the site.

Highgate School Sports Fields Improvements - Far Field

HIGHGATE

Junior Field - Temporary Accommodation on Synthetic Sports Pitch

Junior Field - Temporary Accommodation on Synthetic Sports Pitch



2014-2016 Temporary Junior School © photos by Graham Mathers

The temporary building is intended to provide teaching facilities to cater for the decanting requirements of three proposed schemes (Science Block, Dyne House and Richards Music Centre) on a rolling programme over the period of around 6 years. The main redevelopment works will require the affected existing buildings at the Senior School to be fully vacated. It will be therefore impossible to maintain the daily educational operations of the Senior School in the existing buildings. It is important that Senior School facilities, even if in their temporary home, remain located within close proximity or en route to other School facilities such as Dining, Sports and communal Foundation facilities such as the Mills Centre for Art and Design Technology and Engineering.

The School aims to maintain a high standard of physical environment for all pupils throughout this interim period, until the main redevelopment projects are completed. The School has experience in providing high quality temporary accommodation as demonstrated by the photos of the temporary Junior School building (in use between 2014 and 2016). The School fully reinstated the Senior Field following the removal of this temporary accommodation.



Proposed - view from Bishopswood Road looking south (artist's impression)



Proposed - view from Bishopswood Road looking north (artist's impression)



Proposed - aerial view looking south-west (artist's impression)

Highgate School Decant Strategy

HIGHGATE

Sports centre - Summary of MSC project design development June 2022

Summary of MSC project design development June 2022

Building - What Haringey Planning PPA & QRP Panel said

The scheme breaks down the space and the design can be developed to do that further, by following the topography and by considering orienting the buildings to respond to the site, perhaps by rotating some planes.

Opportunities exist to use fenestration and roof-form to create a stronger response to the building's setting, particularly alongBishopswood Road.

The [QRP] panel does not have concerns about the encroachment onto Metropolitan Open Land along its southern edge and feels that the treatment of the five courts improves the façade facing onto the sports fields

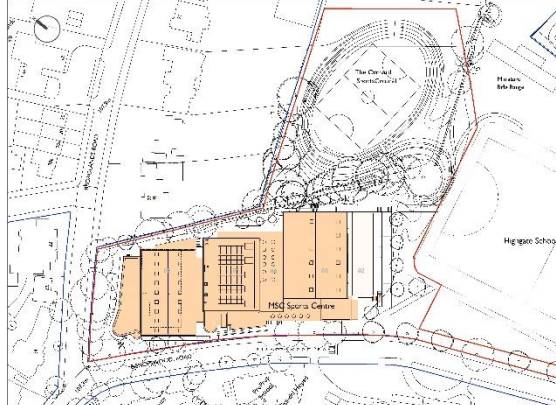
Building - What we did

The design of form and perimeter walls & footprint have been developed to embrace curved volumes and organic shapes, and a subtle angling of the building at the north end to follow the context of house and villas on Broadlands and Bishopswood Road.

The latest design aims to complement the contextual setting, with elevations that are coherent and sensitive to the local area, with restrained roof forms

The south frontage has been developed with five courts and green roof, and extended into the landscaping design with new tree planting and seating areas, to further encourage the active engagement between building and sports pitches

Revised site plan with Orchard site to the east of the MSC (top right)



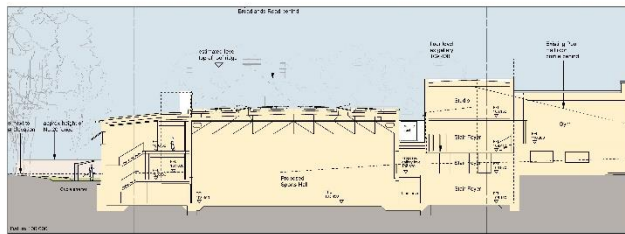
Key design changes since last exhibition:

- After public exhibitions in Autumn 2018, Highgate School finalised the "Supplementary Planning Document" with Haringey, which was adopted in 2021.
- The School then entered into a "Planning Performance Agreement" with Haringey to commit to detailed extensive consultations on design, planning, sustainability and landscaping, leading to Quality Review Panel meetings
- The north wing has been amended to two storey above ground, with a single basement level, and on plan the building shape adjusted to the street lines. The north elevation has been amended accordingly.
- The west elevation has been refined to create more verticality, with further detail developed to windows & brickwork, including feature colour bricks & stone bands.
- Further green roofs and photovoltaic panels have been added to the roofs, and the sustainability characteristics of the project have been developed
- The project now includes the existing Orchard sports site to the east of MSC - this pitch is being designed as a sunken oval basin to mitigate flooding risk in the area
- Internally the design brings full inclusive accessibility and Part M compliance to all floors of the new and existing development [which is currently not fully accessible]

Highgate School Mallinson Sports Centre Masterplan - Design Development

HIGHGATE

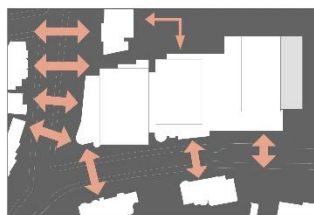
Revisions to main plans and section



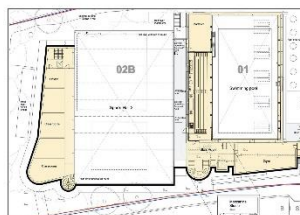
Part section north-south proposed, with revised north wing height (left side) and new cycle storage

Key design points:

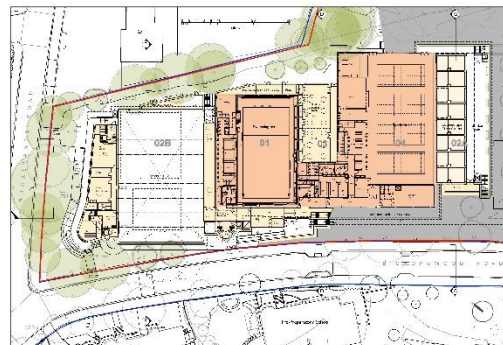
- The QRP commented that "the strategic approach that the design team has adopted promises to deliver a successful facility that offers much to the school and wider community" and "The approach taken to the southern elevation, incorporating the five courts, successfully enhances what is currently a bland façade, and justifies the minor encroachment onto MOL".
- Design changes at the building perimeter allow the building to sit comfortably and complement the heritage context, while keeping the strong architectural composition and stylistic qualities
- The relationship to street, public realm and neighbouring villas has been refined
- The new landscaping, trees and green roofs improve ecology and biodiversity on the site



"Noir" context plan showing key relationship of form to context



Plan showing perimeter wall shape highlighted



Ground floor plan proposed (ground level at left side - basement level at right side)



Roof plan proposed showing green roofs with photovoltaic panel arrays

Highgate School Mallinson Sports Centre Masterplan

HIGHGATE

Design development of west elevation, massing and relationship to external space



Revised west elevation on Bishopswood Road, with main entrance at south [right] end

Key design points:

- The design has developed the detail of the elevation along Bishopswood Road, with more verticality to the elements
- The architectural expression responds to the Victorian suburban setting while having the consistency of a single, varied and multi-layered development
- Since the last iteration, the building has been carefully modelled with contrasting curved shapes to offset and soften the more rigid geometry of the sports spaces
- At the north end, the height of the block has been raised in height to give more balance
- At the south end, the new pitched roof at the entrance opens up to the MOL, forming a dialogue with RMC project
- There is further detail in the brickwork, with bands of contrasting colour and bays of textural feature brick walling



CGI perspective - view of project from south looking at main entrance and Five's court roof [to right]

Highgate School Mallinson Sports Centre Masterplan - Design Development

HIGHGATE

North wing changes to massing, elevation and plan shape

Key design points:

- The north wing has been raised to 2-storey to form a stronger response to setting
- The windows and air-vent chimneys design references existing buildings in Broadlands Road
- The plan shape of the building has been modelled to bring more contextual relationship to the street
- The softened organic forms introduce a contrast with the strict linearity of the main sports spaces
- Interface with the corner junction is strengthened
- Perimeter planting complements the building form and enriches the outdoor spaces to the street.



Revised north elevation to Broadlands Road



CGI perspective - bird's eye view from NW of corner junction and west elevation



Sketch perspective - bird's eye view of project from Broadlands Road

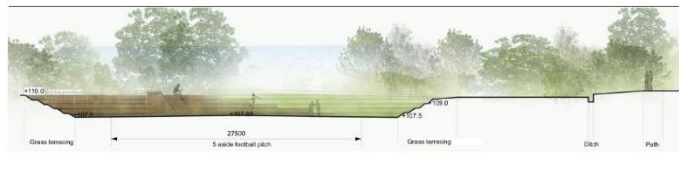
Highgate School Mallinson Sports Centre Masterplan - Design Development

HIGHGATE

Landscaping design, Biodiversity, Ecology and flood risk mitigation



Site landscaping plan proposed, with perimeter trees and planting around MSC, Orchard sports pitch basin, and paths to outdoor sports pitches



Section through the proposed 'Orchard' playing pitch - in sunken basin, with tree planting around

Highgate School Mallinson Sports Centre Masterplan

Key design points:

- The new design will create richly landscaped perimeter areas which maximise biodiversity, ecology and planting so that the new building becomes a recognisable and embedded part of the School's estate, and the public realm in adjacent streets is significantly enhanced
- Existing tree impact will be minimised and avoided where feasible
- The strategy for the Orchard site is to form a new outdoor sports area with a unique and elegant oval-shaped amphitheatre that will not only provide seating around the pitch, but also act as a barrier and flood water storage device to mitigate future flooding events.
- The QRP Panel noted that "..... the gardenesque approach to landscape design is aesthetically interesting....." and "The panel are very supportive of the proposals for the sunken playing field..."
- The design will introduce new tree planting, provide accessible safe access to the sports pitches, and connect with other School areas



Sketch perspective bird's eye view of proposed 'Orchard' playing pitch - in sunken basin

Science block

Summary of design changes: June 2022

Building - What Haringey Planning PPA & QRP Panel said

Look at the specific significance of the parts, including the value of Science building to the campus as a whole – define what is valuable & important. Look at the wider context of the new extension elevation

Science Quad extension - Make the relationships with existing buildings more coherent. The geometry can be less matching in relation to the host. The façade should be more transparent to reveal the host faced within

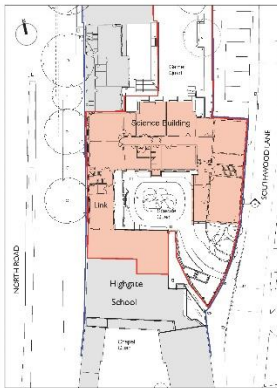
The panel commends the scheme for adopting an all-electric energy strategy, which it feels sets a good precedent for other buildings in a heritage setting. Supportive of refurbishing the existing building and making it more usable

Building - What we did

Significant change to elevation material, weight and character to reflect red brick recessed bay composition - "identity" of the historic buildings on the School site

The west elevation has been re-designed with more glazing, more transparency, while the relationship with the host Science building on the north, and "Link" building on the west side of the Quad, has been clarified by aligning with the latter

To achieve all-electric heating the design required air source heat pumps, which need to be located in an open air environment - the design has been amended to provide a new plant area in a discreet, set back part of the existing flat roof area



Site plan proposed, with Science project shown in red

Key update points:

- After public exhibitions in Autumn 2018, Highgate School finalised the "Supplementary Planning Document" with Haringey, which was adopted in 2021.
- The School then entered into a "Planning Performance Agreement" with Haringey to commit to detailed extensive consultations on design, heritage, planning, sustainability and landscaping, leading to Quality Review Panel meetings
- With regard to proposed Building form and relationship to context, the Quality Review Panel noted:

"..... the Science Quad extension is a sensitive modern addition that is wholly appropriate for a Science building. It appreciates the openness of the building, which allows views onto the activity within. The subtle but extensive glazing also has the potential to create a beautiful interior environment..... The restored symmetry of the Science Quad, in particular, enhances the space and clarifies the primacy of the main entrance."
- Key changes since last exhibition relate to the refinement of main elevations to the two extensions, addition of rooftop observatory and screened ASHP plant area, and roof level atrium glazing over the Science Quad extension and lift.
- Internally the design brings full inclusive accessibility and Part M compliance to all floors of the new and existing development

Highgate School Science - Design Development

HIGHGATE

West elevation Science Quad extension and Perspective Views



West elevation of proposed new Science Quad extension

Key changes to proposed west elevation of Science Quad extension:

- Design amended to reflect more closely the wider historic context of brick buildings
- The elevation is organised in bays with recessed panels, with implied colonnade.
- Bath stone is used to frame the window openings as dressings.
- The Foyer lobby steps forward as a new element, more clearly defining entrance
- New extension façade set back from front face of existing building
- There is a clearer synergy with the "Link Building" on opposite side of Quad
- The glass roof and lift core have been amended to reflect technical requirements

Highgate School Science - Design Development



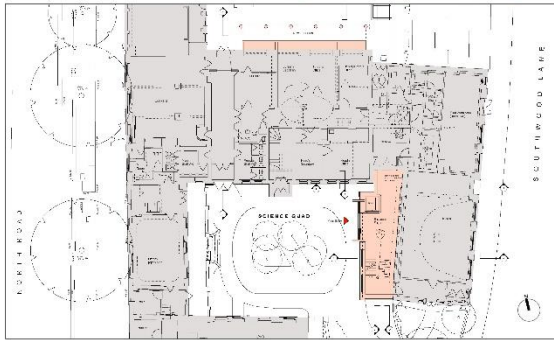
Sketch perspective view of Science Quad extension from within the Quad



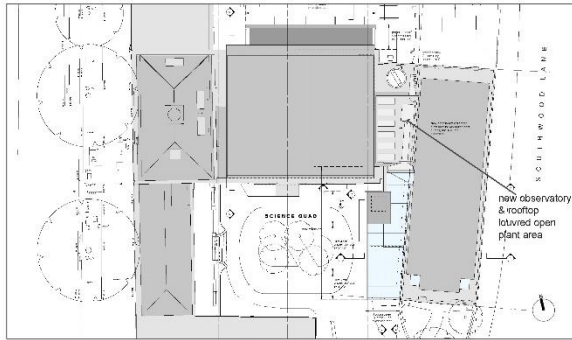
Sketch perspective view of Science Quad extension from south in Southwood Lane

HIGHGATE

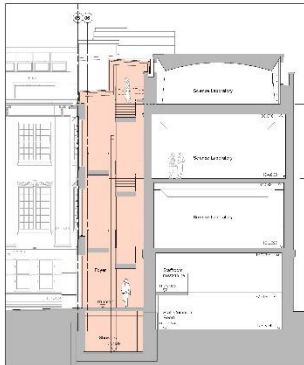
Ground floor plan and rooftop observatory & screened plant area changes



Ground floor plan proposed : new extensions shown in orange tone



Roof level plan proposed : new plant area and observatory



East - west section through the Science Quad extension



North-south section through the Science Quad extension with roof plant & observatory

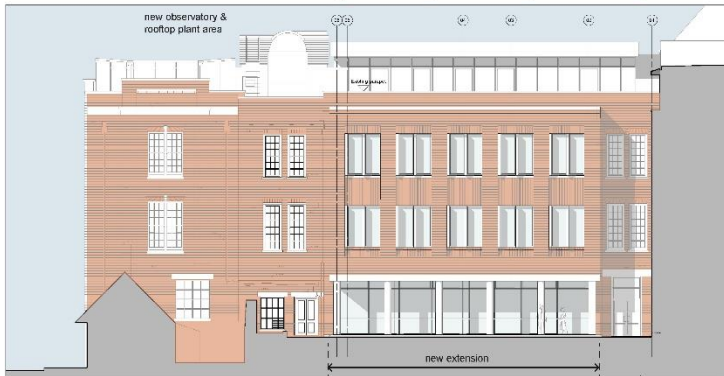
Key changes to Roof-top design for plant area and observatory:

- After QRP Sustainability Workshop, meeting Haringey Sustainability target to be "all-electric" resulted in requirement for 6 no. Air Source Heat pumps with an AHU for the south extension atrium, all to be externally located
- After options study, optimum location is at roof level behind east block, set back to south-east
- Area to be screened by ppc aluminium louvres with full noise attenuation
- A small astronomical observatory will provide facility to view the stars & planets for research: finished in ppc aluminium cladding

Highgate School Science - Design Development

HIGHGATE

Garner Quad extension north elevation, rooftop observatory & screened plant area changes



North elevation of Garner Quad extension, with new roof plant and observatory

Key changes to proposed north elevation of Garner Quad extension and rooftop behind elevation:

- At ground floor the brick pier colonnade has been changed to circular columns, responding to QRP Panel comment that the external covered space needed more daylight
- The windows and bay width have been refined: the width matches exactly the south Science Quad extension elevation - the two extensions are 'of the same family'
- This has also given the extension a better rhythm and more vertical emphasis
- At rooftop on the east side [top left] note the addition of an observatory for astronomy research & education
- Also, behind the observatory a new louvre-screened plant area for air source heat pumps, a sustainable method of providing electric heating - low energy, low carbon



Sketch perspective view of Garner Quad extension, roof plant and observatory from north in Southwood Lane



Sketch perspective view of Garner Quad extension, roof plant and observatory extension from north

Highgate School Science - Design Development

HIGHGATE

Landscaping, Environmental improvements, Sustainability & Energy

* reference Climate Framework



Landscaping, Ecology, Carbon, Sustainability & Energy:

- Landscaping design will reinforce the importance of Quads
- New planting will bring textured layers of evergreen perennials and shrubs for year-round interest with a new native trees as focal points
- Haringey QRP Panel commented:
 - "The proposed landscape also provides a collegiate environment to the squares, and creates a strong sense of identity"
- Biodiversity net gain
- Range of Sustainability measures
- Total carbon emissions reduction will increase to 40% by using Air Source Heat Pumps as low carbon energy source
- The refurbished building will aim to achieve target emissions reduction via energy efficiency measures
- Materials for fit-out targeted for natural, non-toxic, high recycle content, low embodied energy
- Louvred bris soleil to south elevation to mitigate over-heating and reduce lighting pollution



Sketch perspective view of Garner Quad, with new landscaping



Plan of Science Quad landscaping



Plan of Garner Quad landscaping

Highgate School Science - Design Development

HIGHGATE

Appendix 2 - Sample exhibition feedback form (December 2018)

HIGHGATE SCHOOL ESTATE EXHIBITION
FEEDBACK FORM

HIGHGATE

Name:

Are you a:

☐ local resident ☐ councillor ☐ representative of organisation (please specify)☐ parent ☐ other (please specify)

Address:

Telephone:

Email:

Thank you for taking the time to attend our planning exhibition. We would be very grateful if you could write down your thoughts on any of the proposals displayed, so that we can fully take into account your views as we continue this process.

Do you support the plans outlined for Highgate's Estate?

--

Are there any aspects of the proposals that you would like to provide feedback on? Please detail any comments or concerns below.

DEVELOPMENT	COMMENT
Dyne House	
Richard's Music Centre (RMC)	

**HIGHGATE SCHOOL ESTATE EXHIBITION
FEEDBACK FORM****HIGHGATE**

Mallinson Sport Centre	
Science Quad development	
Playing field improvements and Rifle Range	

If you have any further questions or comments about the wider Highgate Estate strategy, please write them below.

--

Please note: We will not use personal details for any other purpose than to analyse feedback and to respond to any questions you may have asked.

Completed forms can be sent to:
Highgate Estate Exhibition feedback
c/o Chris Birkbeck
Highgate School
North Road
London N6 4AY

Alternatively, they can be emailed to: Highgateschool@luther.co.uk

Information on the proposals can also be found at:
www.highgateschoolestate.org.uk

Sample exhibition form (October 2022)

HIGHGATE SCHOOL ESTATE EXHIBITION
15 OCTOBER – 29 OCTOBER

HIGHGATE

Name:

Are you a:

☐ local resident ☐ councillor ☐ representative of organisation (please specify)

☐ parent ☐ other (please specify)

Address:

Telephone:

Email:

Thank you for taking the time to attend our planning exhibition. The school is very pleased to present the final amended proposals for development following feedback from the consultation over the past six years with the community.

We would like to thank every member of the community for their previous comments. We are confident that all the feedback has been considered and incorporated into the latest designs.

Haringey Council will also be undertaking a separate consultation process in the near future and we would ask you as members of the community to feed into the Haringey Council consultation.

Please note: We will not use personal details for any other purpose than to analyse feedback and to respond to any questions you may have asked.

If you would like to contact the school regarding the latest proposals, please use the below address or email address:

Highgate Estate Exhibition Feedback
c/o Barry Carter
Highgate School
North Road
London N6 4AY

Alternatively, they can be emailed to: Highgateschool@luther.co.uk

Information on the proposals can also be found at: www.highgateschoolestate.org.uk

Appendix 3 - Template letter to local residents (November 2018 & September 2022)

HIGHGATE

North Road, London N6 4AY
Tel: (020) 8340 1524
Email: office@highgateschool.org.uk
www.highgateschool.org.uk

From The Head: A S Pettitt MA

10 October 2022

Dear Residents,

**Exhibition of final proposals for Highgate School Estate Strategy
School Museum, The Highgate Tabernacle, Southwood Ln, London, N6 5EE
15 October – 29 October 2022**

You will be aware that Highgate School has been working for a number of years on plans to upgrade and improve the facilities across our Estate. Many members of the community have been engaging and consulting with us on these proposals, dating back to 2015.

While there have been some inevitable delays due to the pandemic, I am pleased to say that we are now in a position to submit the final planning applications. This follows our work with Haringey Council to produce a Supplementary Planning Document, published in March 2021 following local consultation, which set out the School's longer-term aspirations for the Estate over the next decade.

In our numerous meetings over the years with civic groups, councillors and neighbours, we have received extremely welcome and helpful feedback, which has been invaluable in helping us refine and improve our proposals, and for that I must say thank you. There will be an exhibition held in the Highgate School Museum for the community to view the final changes to the plans over a two-week period from 15 October to 29 October 2022, and we would welcome you to view the exhibition over this period. All designs will be available to view in full on the website - <https://www.highgateschool.org.uk/building-projects/>.

Our Estate Strategy includes amended proposals for the Richards Music Centre (RMC) on Bishopswood Road and Dyne House on Southwood Lane. We are also progressing with the modernisation and refurbishment of the Mallinson Sports Centre and an extension to the science block within the Science Quad on the Southwood Lane site. In addition, we have updated plans for the Far Field project and proposals for temporary decant accommodation on Bishopswood Road.

Part of the School's strategy is to enable better access for you as members of our local community. Our long-term vision for the Estate will help us continue to develop our partnership work, improve our charitable activities, and strengthen our links with the local community. Through our Chrysalis scheme, we partner with over 50 state schools, for whom we provide a number of teachers and strategic governance, and these developments will enhance these partnerships.

I do hope you have the opportunity to view the exhibition in the School Museum and online via the School website - <https://www.highgateschool.org.uk/building-projects/>

HIGHGATE

North Road, London N6 4AY

Tel: (020) 8347 3568

www.highgateschool.org.ukFrom The Bursar: J C Pheasant BSc(Hons), LLDip, Barrister

12 October 2018

Dear Neighbour,

Highgate School Estate Strategy Public Exhibition**Tuesday 20 November - 4.00pm to 8.00pm & Wednesday 5 December - 4.00pm to 8.00pm****The Mills Centre, Highgate School, 5 Bishopswood Rd, Highgate, London N6 4PP**

Earlier this year we engaged the local community at a public exhibition event regarding the various buildings we have across the School campus and how we can make better use of the potential they have to improve our facilities and teaching capabilities. We are grateful for the input and responses we received then and since.

To take this process forward we are now holding two further public exhibition events for our neighbours, local residents and the Highgate community. Over the last six months, we have progressed our plans and designs, informed by the community feedback received to date, and we can now provide an update on our estate modernisation and redevelopment strategy, and on the specific proposals that we will be seeking to advance over the next few years. The exhibition will feature the latest plans for: the Richards Music Centre (RMC) on Bishopswood Road; the Dyne House building on Southwood Lane; phases 2-4 of the modernisation and refurbishment of the Mallinson Sports Centre on Bishopswood Road; and the science block within the Science Quad on the Southwood Lane side of the main Senior School site.

The exhibition will be held on Tuesday 20 November - 4.00pm to 8.00pm & Wednesday 5 December - 4.00pm to 8.00pm in The Mills Centre, 5 Bishopswood Road, N6 4PP.

Our long-term vision for the School estate is designed to provide the necessary modern teaching facilities we require and will also help us continue to develop our partnership work, improve our charitable activities and strengthen our links with the local community. We work with over 50 state schools and recently opened the London Academy of Excellence, Tottenham, to whom we second a number of teachers. These improvements to our facilities would not only help us develop these partnerships but would also allow us to offer better access for the local community.

Information on the exhibition events, as well as details of the proposals to date, will also be published on our estates website www.highgateschoolestate.org.uk which will continue to be updated as our plans progress.

I very much hope that you will be able to attend one of the two events.

Appendix 4 - Screenshots of dedicated Estates website

HIGHGATE

[Our community](#) [Mallinson Sports](#) [Book & hire](#) [Work with us](#) [Information](#) [Contact](#) [🔍](#)

[ABOUT](#) [NEWS](#) [SIXTH FORM](#) [SENIOR](#) [JUNIOR](#) [PRE-PREP](#) [ADMISSIONS](#) [BURSARIES](#)

Community Engagement



Haringey Development Management Forum

Find out about our new development proposals. Everyone is welcome to attend. Find out more on the [Haringey Council website](#)

Date: Wednesday 19/10/2022
Time: 7.30pm -9.30pm
Place: Microsoft Teams – please email dmforum@haringey.gov.uk to attend.

[Download the DM Forum presentation](#)

Public Exhibition

Find out about our new development proposals by viewing our public exhibition. Everyone is welcome to attend.

Date: 15 to 29 October 2022
Time: **Mon-Fri** 4pm-7pm | **Sat** 9am-12pm | **Sunday** Closed
Place: School Museum | [Map](#)

Highgate School Estate Strategy

Public Exhibition Events in November and December 2018

In March this year we engaged the local community at a public exhibition event regarding the various buildings we have across the School campus and the potential they have to improve our facilities and teaching capabilities. We are grateful for the input and responses we received then and since.

Over the last seven months, we have continued to progress our plans and designs, informed by the community feedback received to date, and we can now provide an update on our estate modernisation and redevelopment strategy, and on the specific proposals that we will be seeking to advance over the next few years.

We will be holding two exhibition events for residents to view these latest proposals on **Tuesday 20 November from 4.00pm to 8.00pm & Wednesday 5 December also from 4.00pm to 8.00pm, at The Mills Centre, 5 Bishopswood Road, N6 4PP.**

These exhibitions will feature the latest plans for: **the Richards Music Centre (RMC)** on Bishopswood Road; the **Dyne House** building on Southwood Lane; phases 2-4 of the modernisation and refurbishment of the **Mallinson Sports Centre** on Bishopswood Road; and the **science block** within the Science Quad on the Southwood Lane side of the main Senior School site.

As mentioned at the public exhibition event in March, these projects will also require a decant strategy to provide alternative temporary facilities; the exhibition will also outline how we are proposing to do this and the associated wider intentions for some of the outside spaces including Tathams and The Orchard.

The long-term strategy for the School estate is designed to address the ageing condition of many of the buildings and to provide the necessary modern teaching facilities we require. It will also help us continue to develop our partnership work, improve our charitable activities and strengthen our links with the local community.

View the proposals

Use the links below to view the latest proposals for each of the School's projects, that will be on display at the November and December exhibition events:

-  [1. Welcome and introduction](#)
-  [2. School campus masterplan and timeline for proposals](#)
-  [3. Dyne House](#)
-  [4. Richards Music Centre](#)
-  [5. Mallinson Sports Centre](#)
-  [6. Island Site](#)
-  [7. Science quad](#)
-  [8. Decant proposals temporary accommodation Tathams and The Orchard](#)

The same information can also be downloaded on the link below as a single document – please note this is a large file and may take some time to download.



[CLICK HERE TO DOWNLOAD THE PROPOSALS \(27MB\)](#)



[CLICK HERE TO SUBMIT FEEDBACK](#)