

Highgate School MSC Mallinson Sports Centre Design & Access Statement

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Executive Summary

This Design and Access statement is submitted in support of a full planning application by Highgate School for the refurbishment, alteration and extension of their Mallinson Sports Centre [MSC] indoor sports facilities, as well as associated external works and landscaping.

The address is:

Mallinson Sports Centre
Bishopswood Road
Highgate, Haringey
London N6 4NY

The proposed works in this submission include:

- Demolition of existing Fives Court building and Squash building at the north end of the site, and removal of external games court area and high chain-link fencing. Demolition of ramp & corridor extension to Pool building on west side.
- New north-west extension for a second indoor sports hall with associated new circulation corridor, viewing gallery, access stairs and lift, with ancillary spaces for storage and plant, and a teaching block extension for Combined Cadet Force and Outdoor Education classrooms and offices, with associated storage.
- New south extension to the existing sports hall for 8 no. new external covered Fives Courts with run-off area one level below local ground level.
- New south-west extension and alterations to the existing building to create an enhanced Entrance with Foyer, reception with Café at floor above, and with improved new access stairs down to the existing changing rooms, and lift to upper level.
- Alterations to the existing sports hall to enhance natural lighting by new rooflights, renovation of roof with new finishes, with interior changes to associated spaces. As well as this additional fire exit provision is being provided in order to increase the maximum occupancy capacity for School events.
- Internal and external provision of Part M compliant new lifts and stairs to bring full inclusivity and accessibility to a building which currently is not fully accessible
- New single storey east 'infill' extension in the existing outdoor courtyard to provide additional studio spaces and form connections back to the changing rooms, with ancillary external storage for sports use.
- New single storey east perimeter extensions for waste storage, plant and services
- New hard and soft landscaping around the perimeter of the site, including removal of 4 no. trees next to the building, and replacement with new semi-mature trees, and formation of an entrance courtyard area at the new south main entrance.
- New mechanical and electrical fit-out to all new extensions; part new mechanical and electrical fitout to existing areas as upgrade where required, including new ventilation ductwork to the existing sports hall; new rooftop plant areas with screens, with new energy efficient services with electric power source.
- Re-planning, re-grading and landscaping of the existing sports playing area to the east of the existing sports hall, an area known as "The Orchard" – in part to improve sports activity facilities, and also to provide a temporary flood basin to mitigate potential surface water flooding based on future climate change predictions.

The works are intended to be constructed as a phased development, and are related to the first phase project for refurbishment of the existing Swimming Pool Hall and adjacent wet and dry changing areas, which is being retained at the heart of the proposed scheme. This project completed on site in February 2020 and the Pool facilities are back in full operation. The application was granted planning permission on 31st May 2018 reference: HGY/2018/1223, and referred to the future projects for later phases of development in the Design and Access Statement as a master-planning intention.

On 27th August 2021 planning consent was granted to add a glazed extension lobby on to the west front of the existing main entrance, reference HGY/2021/2096, which is under construction at time of submission. The intention is that this lobby structure will be dis-assembled and re-used elsewhere in the School in advance of the proposed development, which includes a new integrated design for that area of the project.

The proposed works will modernise this important indoor sports facility by the refurbishment, alterations and extensions, and significantly extend the life of the retained elements of the existing building, while also providing significant improvements to accessibility, inclusivity, energy efficiency, fire safety, with minimum carbon footprint for the whole development. The installation of new lift access at various points around the development will provide a more inclusive sports facility for all.

1.0 Introduction

1.0 Introduction

1.1 Highgate School

Highgate School was established in 1565 by a Royal Charter of Her Majesty Queen Elizabeth the First. Sir Roger Cholmeley, Founder of the School, was granted Letters Patent to found '*a grammar school...for good education and instruction*'.

Highgate comprises three co-educational Schools:

Pre-Preparatory School established in 1993 located in Bishopswood Road. The School teaches pupils in Reception, and Years 1 and 2.

Junior School established in the nineteenth century on the current location of Dyne House and relocated in 1938 to Cholmeley House in Bishopswood Road. Cholmeley House was demolished in 2014 and a new Junior School was completed for the 2016/17 Academic year. The School teaches pupils in Years 3 to 6.

Senior School, still located in the centre of Highgate Village on three separate sites. The School teaches pupils in Year 7 to 13.

The three Schools share facilities in Bishopswood Road including the Mallinson Sports Centre, Caen Wood Hall, the Dining Hall and the Mills Centre. The latter provides specialised Design Technology and Art teaching facilities for the Senior School, as well as exhibition, meeting, presentation and social gathering facilities. In addition, the School has sports fields around Bishopswood Road and about half a mile away at Far Field, at the junction of Hampstead Lane and The Bishops Avenue.

Highgate is one of Haringey's leading schools. As a charity it has developed significant partnership arrangements with a considerable number of Haringey primary and secondary schools. Its position in the Haringey community has been further advanced in 2017 with the establishment of the Sixth Form London Academy of Excellence in Tottenham, with the welcome and active support of Haringey Council. Highgate is the lead academic sponsor of the new free school working in partnership with Tottenham Hotspur Football Club.

1.2 The Need for the Project

Highgate School's approach to sport reflects the School's aim of encouraging all pupils to explore their talents and interests in the widest sense. Sport plays an important part in the life of the School and an extensive choice of sporting activity is offered to all pupils, whether they are aiming for sporting excellence or simply enjoyment and healthy living through active participation.

The MSC is the key indoor sports facility in the School estate. As an educational subject, and as a recreational activity, interest in sports has increased since the building was first erected, both during and after the school day, as has the range of sports being taught at the School. In particular, the introduction of co-education and the need to provide suitable choices for both boys and girls, have over-stretched the current facilities.

This diversity in sports and games has created a real and pressing need for more flexible indoor sports spaces. Historically the School started as a boys only establishment, and only became fully co-educational through all the year groups in 2010. This has meant that there has been a natural weighting towards boys' sports in the buildings and grounds, and it is partly in response to correcting this imbalance that these proposals for the MSC are being planned.

Highgate School has had several feasibility studies carried out to consider alternative solutions for the sports centre, including complete demolition and new build, but the conclusion was that re-use and refurbishment of the existing building, combined with selective extensions for the new facilities that are required, is the most appropriate solution and will provide an excellent overall re-invigorated sports facility. The re-use of existing buildings is in line with the School's own Environmental & Sustainability Policy of January 2021, as well as the London Plan 2021, by reducing the reliance on new material and energy resources.

The School have carried out an assessment of their sports and educational needs through detailed consultations of teaching requirements, as outlined in more detail in section 7.1.

1.3 Headmaster's Statement on School Need

The Mallinson Sports Centre (MSC), which comprises a 1969 indoor swimming pool and a 1989 sports complex, was designed for a boys' boarding and day school with pupils aged 8 to 18, numbering less than 1000. It cemented the long-standing importance of and commitment to sport which had defined the School and its traditions since Dr. Dyne acquired playing fields for the re-founded school in the nineteenth century.

By 2022, Highgate has grown to accommodate approximately 1,930 pupils, almost half of whom are girls, and its sporting facilities need to be updated to offer the same quality of sporting provision to both girls and boys, to children aged 4 to 18, in greater number than conceived of when the facility first opened its doors.

Since then, evidence for sport being a winning element in children's developing self-esteem, resilience, team skills and leadership potential has been seen in the generations of pupils who have passed through the Mallinson's doors: Highgate now seeks to modernise and improve its sporting facilities to maintain and build on this tradition and to create greater capacity still for its pupils and those of its partner schools to learn through sport.

This aim, to modernise its facilities, complements the recent re-thinking of its sporting curriculum which has begun to revolutionise pupils' experience by giving a much wider range of choice of sport beyond the traditional 'team games', thus requiring more diverse facilities, and by professionalising the exercise and training regimes to support individual sports, which again requires modern indoor facilities and spaces.

The principal gaps in provision which this scheme seeks to address are fundamental but basic:

- *first, an additional sports hall that will allow the School to meet their sports educational curriculum requirements in full;*
- *second, a reception area which allows children to enter the building to get changed or to do sport separately from any visitor, and to exercise supervision effectively but unobtrusively, thus enhancing*

the safety and safeguarding of all child-users of the facility;

- third, new multi-purpose studio spaces which allow a wider range of sports, in particular dance and gymnastics which are popular options for girls and, where taught centrally and in good surroundings, for boys, to enhance the opportunities for a broader spectrum of young people to find a sport in which they can participate, find enjoyment and make progress for themselves and for their school;
- fourth, given the extended sporting day (pre- and post-school indoor training sessions to support fitness and skills development), parents will benefit from a warm and welcoming venue to await their children and reduce the tendency to sit in cars 'with the engine running';
- fifth, to create greater flexibility in the use of the School's current assembly space – the existing sports hall – by improving on the cramped, narrow stair case, and allowing the school to make more frequent use of the hall to build its sense of community and belonging.

Highgate aims to attract the best London-based sports coaches to a first-rate facility and to become a centre of excellence for young people based in North London.

With partnerships with over 30 state schools, many of them primary schools, Highgate's improved facilities will boost our capacity to offer an exciting, professional sporting experience which will do its part to ensure there is a meaningful legacy to the Olympic achievements of 2012 for the children in Haringey.

1.4 Project Background and SPD

A separate Planning Heritage Analysis document shows the history of the site in historic maps, from when the School originally acquired the site under lease, to its purchase and use for games.

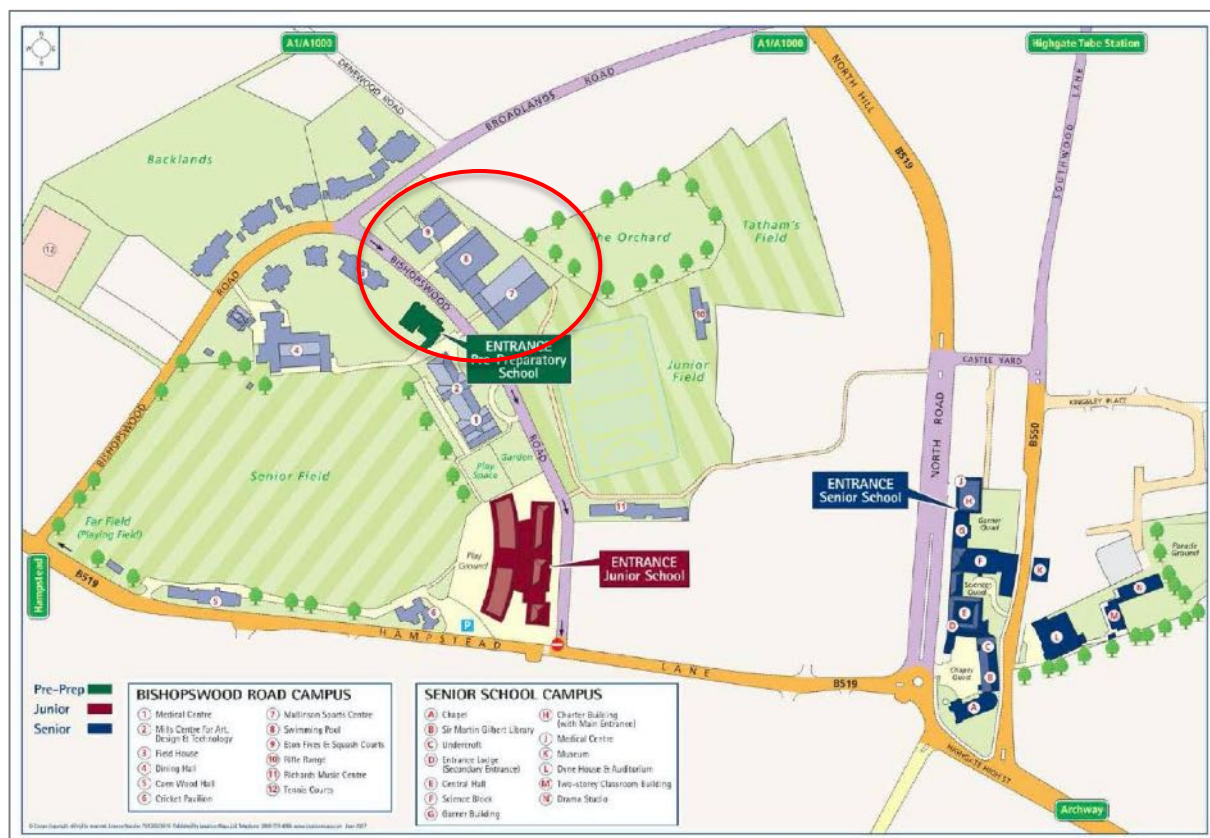


Diagram plan of Highgate School, with the MSC shown off Bishopswood Road

The Mallinson Sports Centre opened in 1989, linked in to the earlier Pool building, helping pupils and staff maintain their fitness or further develop athletic expertise. Fittingly, it is named after Theodore Mallinson, who worked at Highgate for almost seven decades and was instrumental in ensuring pupils took part in outdoor pursuits.

The MSC is the main indoor sports centre for the School and links in strategically to the outdoor artificial surface and grass sports pitches around Bishopswood Road.

Haringey Council developed a Highgate School Supplementary Planning Document with the School, issued March 2021 to provide guidance on the development of sites. The SPD refers to sports facilities and the MSC as follows:

“Internal and External Sports Facilities

- 4.20 *The School offers sporting excellence employing specialist sporting coaches and currently has sporting facilities, both indoor and outdoor. The key outdoor sports facilities are located on the Metropolitan Open Land on the Bishopswood Road campus (Tatham’s Field, the Orchard, the synthetic pitch on Junior Field, Senior Field and FarField.) Other facilities are located within the Mallinson Sports Centre (MSC) which is an indoor sporting facility for the School.*
- 4.21 *The MSC requires significant maintenance in terms of both upkeep and investment to modernise and substantially improve the quantum and quality of space provided by the facility. In 2017, the School had to close its swimming pool with immediate effect due to the degradation of the ceiling and roof of that part of the MSC. The age of the building, coupled with a significant demand for additional hall, studio and storage space, is putting significant pressure on the school’s Sports and Exercise (SPEX) programme.*
- 4.22 *The School’s outdoor facilities also require improvements to optimise their use in term time. One particular example is that during periods of waterlogging, use of the fields causes damage and results in extensive recovery periods when the pitches may not be used. The School must ensure the pitches and facilities are maintained, fit-for-purpose and welcoming for users (changing facilities etc.) and spectators.”*

These proposals for the MSC are in accordance with the SPD, which is a material consideration in planning decisions.

2.0 The Site

2.1 Site Location

Since 2004 the School has been carrying out the regeneration of its Bishopswood Road and Senior School Sites. This has been extremely successful, delivering high quality buildings which are sensitively integrated into their context. The plans below show the extent of these two sites as well as the location of the Far Field site, with the future proposed projects numbered and listed below. The MSC project covered by this report is labelled [4].



Bishopswood Road Campus



School Campus Masterplan

Senior School Campus:

1. Science Building
2. Dyne House & Island Site Tunnel Building

Bishopswood Road Campus:

3. Richards Music Centre
4. Mallinson Sports Centre & Orchard
5. Decant Facility

Far Field:

6. Far Field



Senior School Campus

Past projects include:

Restoration of historic buildings: Big School, Chapel, Mills Centre, Central Hall

Extension to existing buildings: Science Block, Garner Building, Pre-Prep School, Pre-Prep Dining Hall

New buildings and facilities: Charter Building, Junior School, Junior Field Synthetic Pitch, as well as many minor projects

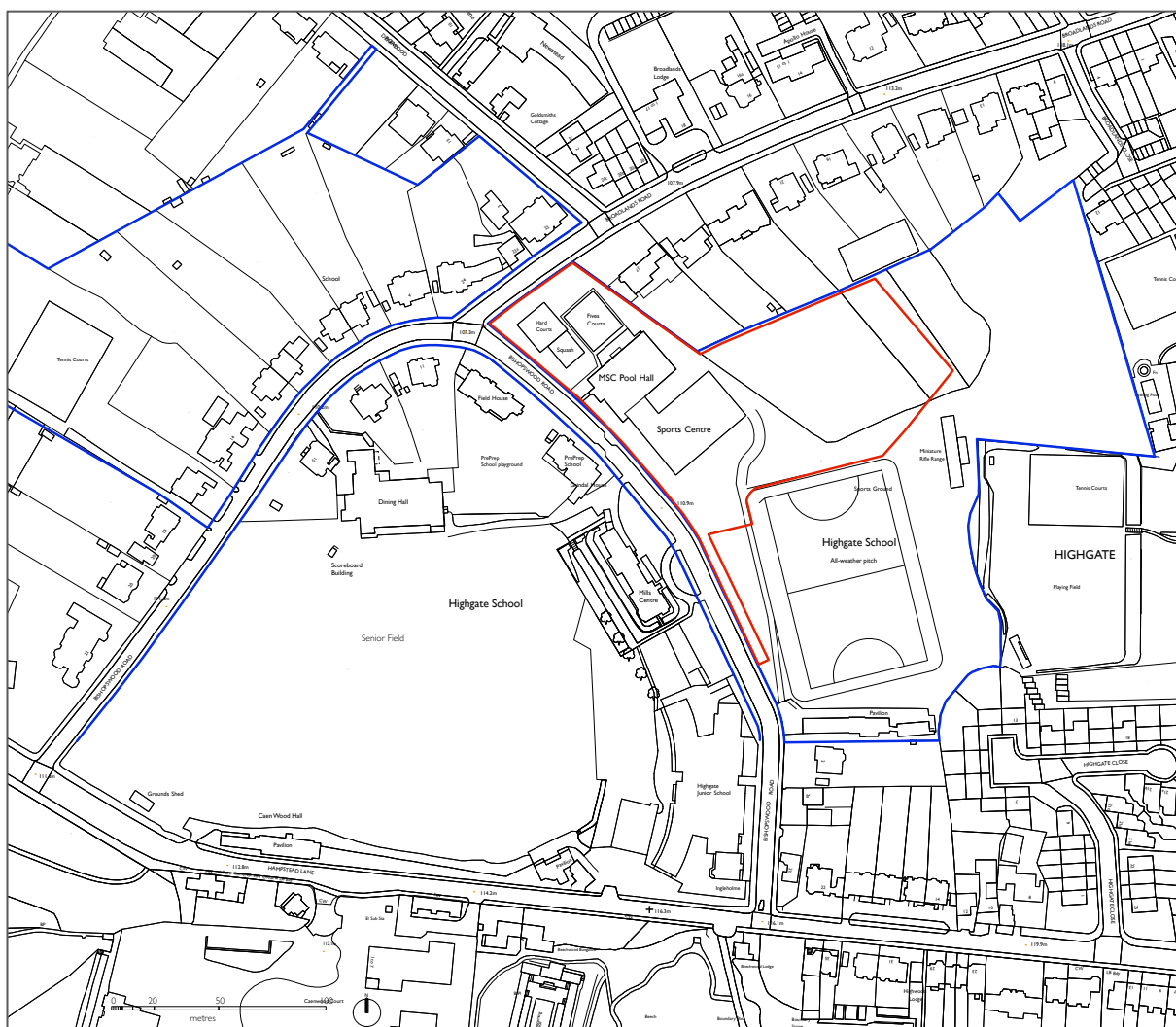


Far field

The MSC sports centre is located on the Bishopswood Road campus of the School estate in close proximity to other important School buildings such as the Mills Centre, the Dining Hall, the Pre-Preparatory School and the Junior School.

The building has been constructed on sloping ground, with a difference in levels from north up to south of approximately 4 metres.

Perhaps the most striking features of the site are the stands of mature trees along the boundaries to west, east and north, which give a distinct definition to the land and a leafy suburban character to the area.



Location plan of the MSC sports Centre – refer to planning drawings for full details

The southern face of the MSC touches the north edge of the area designated as Metropolitan Open Land, although the building currently has no positive direct relationship with the green space.

The large windowless south elevation of the sports hall faces on to a small area of open field, which because of its shape and contours has no specific sports use nor is it appropriate for it, and then on to the all-weather pitch built in 2009, which is widely used. Although there is a physical proximity the plain, imposing nature of the blank south elevation, without any window or door openings, presents an austere frontage and in no way engages with the open space.

The west side faces onto Bishopswood Road, separated by a grass verge area that rises and falls with the natural topography, and interspersed with mature trees along the street frontage. The entrance to the MSC is at the southern end of this elevation, accessed by a short bridge under the trees, with the ground falling away to either side.

Although there are a reasonable number of windows on this elevation, they give no real hint of the sports activities inside. The entrance approach is a small area with limited space, and is often crowded with pupils waiting to enter the building.



Bird's eye aerial view of the MSC sports centre site from south



Bird's eye aerial view of the MSC sports centre site from west

On the east side, the building lies adjacent to part of the site boundary with the fine house and rear garden of No. 27 Broadlands Road. This 2 & 3-storey residential house has Dutch gables and a picturesque, informal composition, with orange-red brick walls, grey-painted timber windows and slate roofs being the dominant materials.

Adjacent to the boundary with the School, the house has been extended with a 2-storey extension, with first floor balcony over a single storey block. The flank wall aligns with the original boundary wall and is without any openings, while the pitched roof has rooflights on the west side facing towards the School. At front and back of this extension there is a boundary of tall timber fencing and brick walls.

Also on the east side are the Orchard playing fields in the School's ownership. The area between is densely wooded with mature trees. The Orchard area is used for games, but is currently not well suited for serious sports due to the slope of the land and the poor drainage in this area. Further to the east of this open field is a wooded area that is currently left in its natural state, with a small outdoor teaching shelter, and beyond that more playing pitches.

Along the eastern boundary a ditch has been formed in the landscaping for natural surface water drainage, and there are more mature trees located right up to the boundary. Between the massing of the existing sports hall and swimming pool hall is a small service yard that has little value as an amenity space, due to its location, shaded aspect and poor accessibility.

On the north side up to Broadlands Road the site is occupied by a large open covered Fives court, built in the early twentieth century for Eton Fives. This is a building with a steel frame, brickwork walls and pitched polycarbonate roof construction.

Next to this on the west side is a Squash Courts building, with a pitched profile sheet roof, and walls of rough pebbledash concrete panel, render and profiled sheet panels. The two buildings face on to an open area with an outdoor games court enclosed by high chain link fencing. The area at the north end adjacent to Broadlands Road in particular is visually poor, with no real quality in the buildings or landscaping.

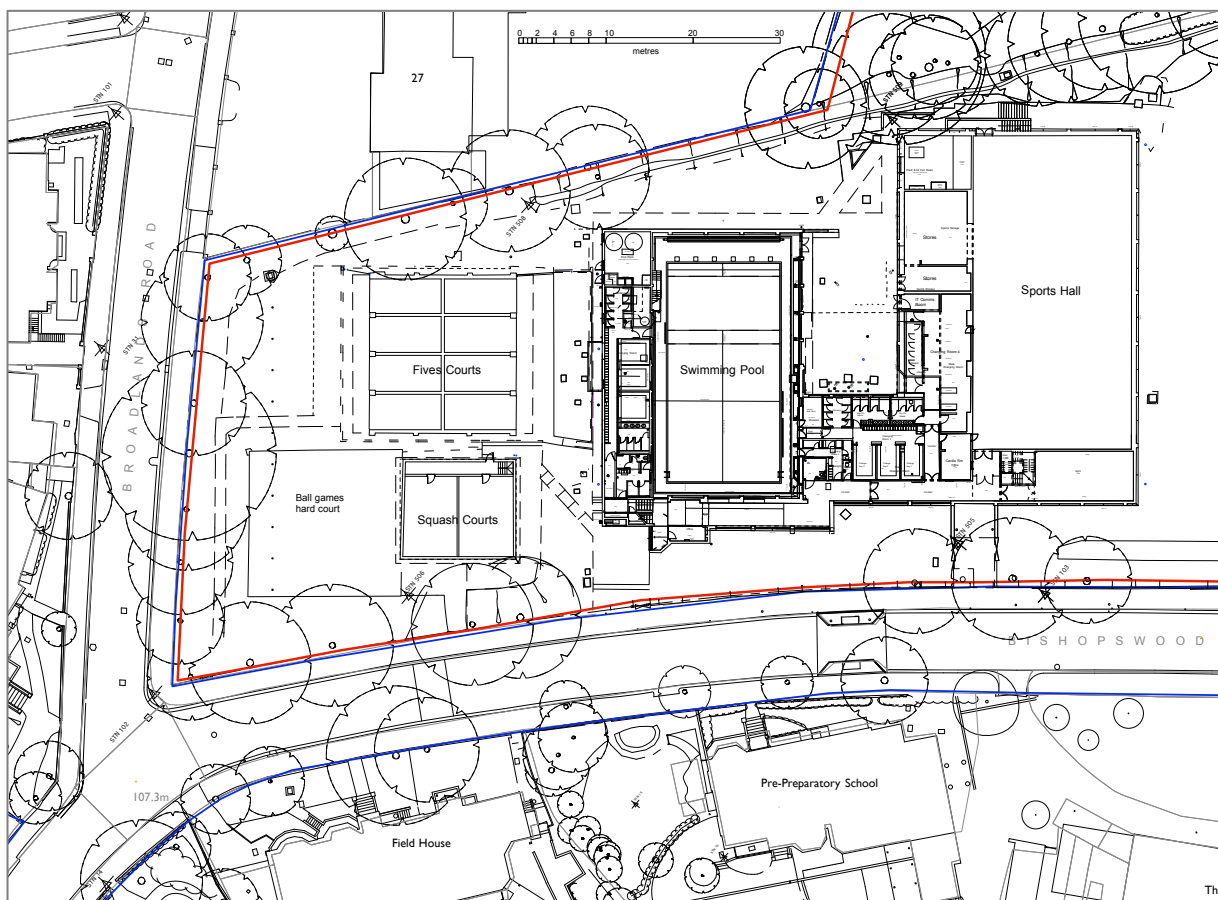
The whole MSC site to west and north is bounded by black painted metal railings of a traditional design, installed as part of planning application HGY/2014/0759 to improve security, child safety and appearance. The intention is to maintain this boundary treatment for the new proposals for the consistency of the wider School estate.

2.2 MSC Buildings & Condition

2.2.1 Buildings

A Heritage and Context Assessment accompanies the planning application which should be referred to for more detail on the history, character and evolution of the existing buildings.

The existing development is a piecemeal juxtaposition of buildings of different form, shape and character, with the tan colour brick facing being the main unifying quality for the MSC, although it is not a brick colour or type that responds to earlier buildings in the context, which are predominantly yellow gault and red brick. The existing buildings might be described as “object buildings” as they do not have a clear strategy to engage with the external spaces around or with the streets and public realm, being simply located within an un-designed external space bounded by mature trees, with form dictated solely by function.



Ground plan of the MSC sports Centre as existing – refer to planning drawings for full details

2.2.2 Main MSC building including Pool Hall

The main building comprises the Pool Hall and associated changing rooms, which was the first building on the site, and then the main sports hall with associated ancillary accommodation, gym, entrance hall, centre offices and other sports spaces.

The buildings have been connected to form a single integrated development, stepping down with the

slope of the site from south down to north. In terms of massing, the two principle spaces of the sports hall and pool hall dominate as taller volumes, with the remaining building serving as an infill between. The buildings area constructed with concrete footings and floor slabs, steel frames in part encased in concrete, and masonry cavity walls, finished externally in a clay facing brick of a light brown multi buff colour, with rustic wire cut texture face. Aside from a soldier course feature at window heads, and the stepping special bricks at basement transition, the brickwork is simple and without decoration or complexity. The concrete supporting lintols at first floor window heads at the main entrance, are exposed. The brick is not a match to any of the pre-dating buildings in the area, the Victorian and Edwardian houses to Broadlands Road or Bishopswood Road.

For the volumes of the two principle spaces that rise taller than this brick base, there are lightweight claddings as elevational treatment. The sports hall has a light grey-green colour-coated profiled metal decking roof which curves down to meet the top of brickwork wall, and the same material is used for the east and west gable walls. The Pool Hall building has recently been completely refurbished: its original silver coloured aluminium sheet vertical cladding and pitched roofing, which was at the end of its serviceable life, has been replaced with a new discrete dark zinc coated standing seam metal cladding and roofing which significantly enhances its appearance. Windows and doors in all areas are polyester powder coated aluminium or steel. The tall boiler flue from the Pool Hall plantroom was removed as part of the refurbishment works, to be replaced by much shorter and more elegant stainless steel boiler flues. The aim of that refurbishment was to create uniformity with subtle tones.

The MSC presents a low formed brick building to Bishopswood Road, appearing single storey in relation to the street level and stepping down between the two main parts. The structural frame is articulated, but otherwise the building is plain, functional and introverted, and not responsive to its site or neighbours. With the main sports hall floor sunken down into the ground at basement level on the south side, the overall massing is visually reduced compared to many typical sports centres, but there are no real positive architectural characteristics of the building that stand out to be retained or preserved.

The most significant quality of the existing MSC is its low profile, a “ground-hugging” building for which the larger volumes have been visually reduced in scale by cutting into the sloping ground, and amongst sports centres this is unusual – normally they have a dominant scale which relates to expansive areas of sports pitches and car parking – but in this case the scale has been subsumed in the interest of the local suburban character described.

2.2.3 Fives Courts and Squash Courts

The Fives building is located in the north-east corner of the site. The courts, named after the game of ‘Eton Fives’ a traditional doubles game of hand tennis played at Eton College, are comprised of red brick with rendered walls enclosing courts on three sides with projecting features and steps involved in game play. The group of eight courts, constructed as four back to back, were built in the early twentieth century. The fully polycarbonate panel glazed roof may have been added later rather than incorporated in the original design.

Historically, the first purpose-built courts were constructed at Eton around 1840 with further courts added in 1847, 1864 and 1888. Presently a number of fives courts or walls are statutorily listed in England, including those at Warminster School (mid C19th, grade II); Milborne Port, Somerset (1847, grade II);

High Elms Estate, Bromley (c.1840, grade II); Cheltenham College (1864, grade II); Musely Hill, Hertfordshire (C19th, grade II), suggesting that the building type is already well represented on the statutory list. The Fives Courts at Highgate are not of particular quality, are of a much later date, and so are not listed.

The indoor Squash Courts building, on the north-west side of the site adjacent to Fives, is a system-built construction with exposed concrete panels. The building contains two squash courts. The building has uninsulated walls and roof causing severe maintenance issues, and due to the quality of its construction is at the end of its useful building life cycle.

In terms of usage and function, Squash as a sport has been in decline in recent decades, and there are much better facilities available locally that the School can hire as and when required. The appearance of the building is very poor, representing a negative contribution to the Conservation Area. The concrete has not weathered well and is alien to the urban residential context, and the building sits isolated and stark close to the junction of Broadlands Road and Bishopswood Road, which is otherwise a pleasing point of reference in the local streets, bounded as it is by the mature trees on the School site.

2.2.4 Condition of building fabric

For the main MSC building [not including the Pool Hall which has recently been refurbished], the general structural and fabric condition is satisfactory but nearing the time where maintenance will be required. A building of this age and type of construction attracts a higher degree of maintenance and running cost compared with a modern construction, and is significantly poorer in terms of thermal fabric performance. There is scope to improve the level of thermal insulation, for example, by installing secondary or double glazing and increasing the insulation to roofs. However, there is very little scope to improve the heat loss through walls, other than lining them internally, which would involve major disruption and cost. There are some required repairs externally, for example renewal of the roof coverings, re-pointing of brickwork, and replacement of windows.

The proposed strategy of this application, to retain the sound elements of existing construction and to extend with new construction on the three principle sides, will allow existing external walls to become in some cases internal, so that the new highly insulated modern construction of external walls will take on the task of energy and heat retention. Overall this strategy of expansion will also significantly improve the overall performance of the building fabric. Roof covering and insulation will need to be addressed on a case by case basis but by the end of the final phase the building will have achieved a much higher environmental performance rating.

As noted earlier, the Squash building is of poor construction by modern standards, with no insulating characteristics and heat loss issues that will increasingly require extensive maintenance, so is at the end of its useful life functionally. Combining its poor fabric state with its appearance, and taking account of its location that effectively blocks sensible development in this area of the site, this building is therefore proposed for demolition.

The Fives building will have a higher degree of maintenance and running cost compared with a modern construction, however its retention would significantly compromise the rational and most efficient development of the site, so is also proposed for demolition.

2.3 Site Photographs



View of the MSC sports centre site from west, main entrance, from Bishopswood Road



View of the MSC sports centre site from south-east, on the right of the photo



View of the MSC sports centre site from south



View of the MSC sports centre site from south, with the blank wall of sports hall to the MOL



View of the MSC Pool Hall, refurbished in 2020 as part of a masterplan approach to the site



Internal view of the refurbished Pool Hall, works completed 2020



Internal view of the existing sports hall



View of the northern Squash Courts building from the north, with hardcourt in front



View of boundary of site with no.27 Broadlands Road from the north, with Fives to the right

2.5 Surrounding Buildings

A Context Assessment accompanies the planning application which should be referred to for greater detail on the character and historical development of this sub-area, and this further explores the uniqueness of this site and locality.

On the opposite side of the street [west] in Bishopswood Road are former Victorian residential “villas” that are now in educational and administration use by Highgate School, including the Pre-Preparatory School in Grindall House. The villas use a “gault” light grey/yellow clay facing brick with coloured contrast detail over the windows and doors, some of which have arched and pointed heads, and have slated pitched roofs with prominent chimneys. The buildings are generally 3-storeys in height and deep in plan.



View of Grindall House opposite from existing MSC entrance

On the opposite side of Broadlands Road to the north there is a mixture of more Victorian villas of a similar nature, as well as the red brick villa Gwendolen Sim on the corner with Denewood Road. Broadlands Road itself has a very diverse mix of houses, flats and apartment blocks of different materials and forms, while the road itself is characterised by its generous width and topography, rising up towards North Road at its eastern extent.

In Broadlands Road in the context of the School site there is not an established building line, but no.27 is set back with a well-landscaped garden at the front. From Spring through Summer the mature deciduous trees create a leafy suburban ambience.

The junction of Bishopswood Road and Broadlands Road is important in the context of this “sub-area of interest”, but at present the School buildings and site treatment makes no positive contribution to this urban corner except in its mature trees.



View of Mills Centre on west side of Bishopswood Road, facing the sports pitches



View of No.11 Bishopswood Road, example of Victorian villas in this locality

3.0 Site Analysis and Evaluation

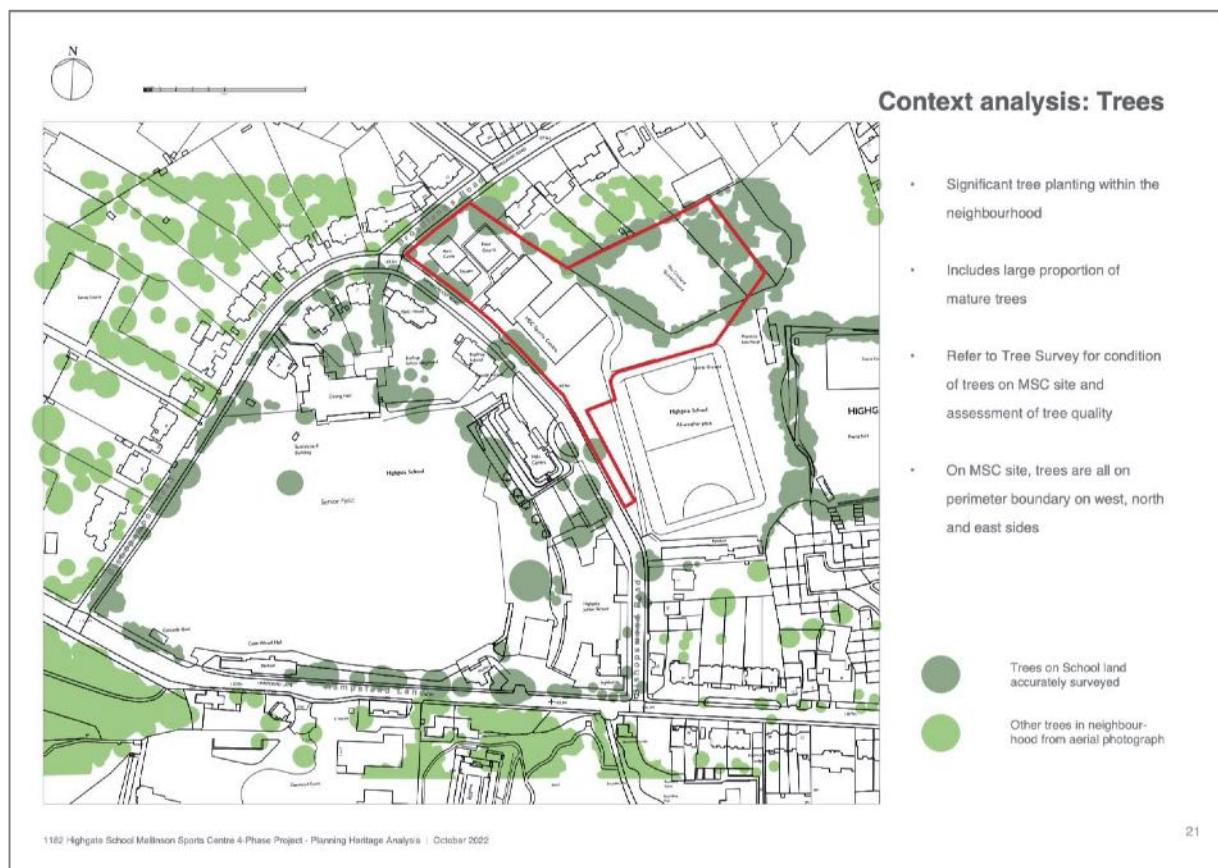
3.0 Site Analysis and Evaluation

3.1 Site Characteristics

A separate architectural Planning Heritage Analysis document accompanies this application with a comprehensive study of the MSC site and neighbouring context.

The summary of this document concludes that:

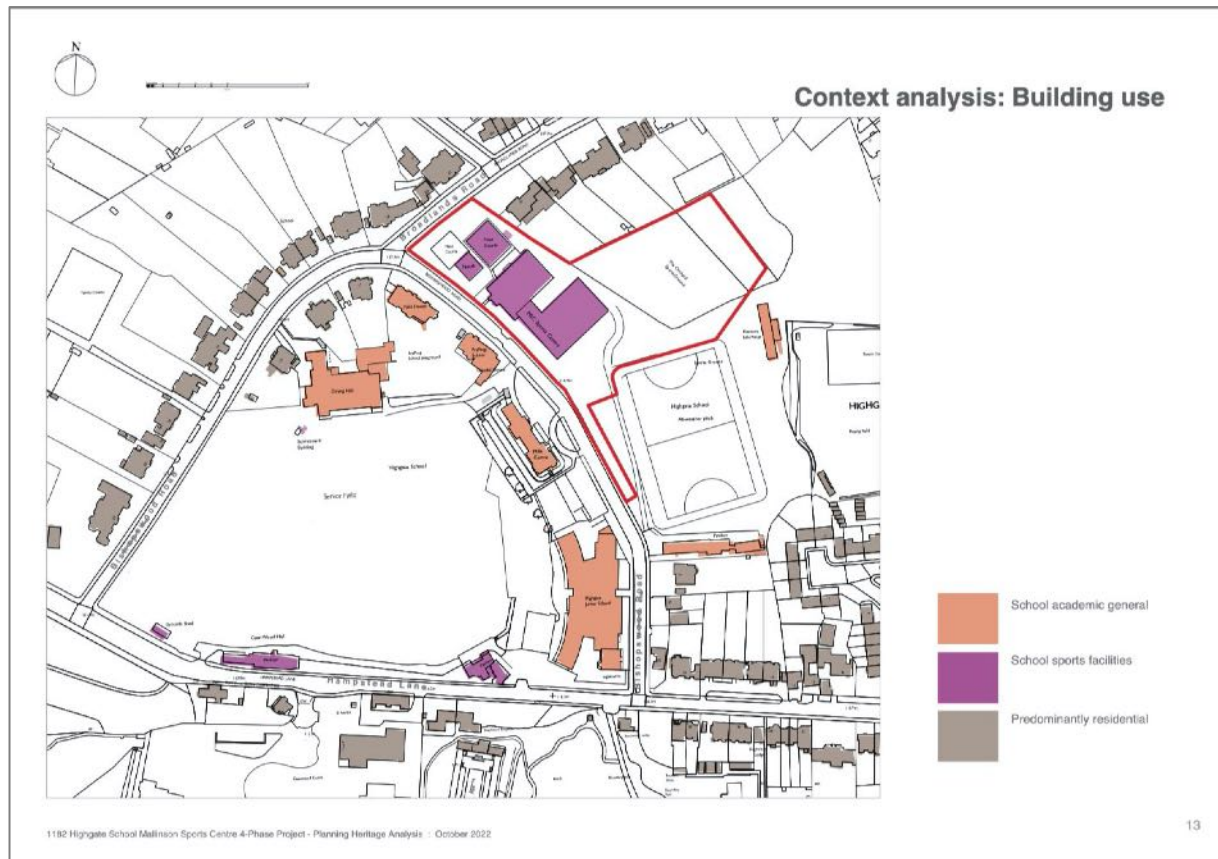
- The site forms part of a suburban setting predominantly residential in character, but also containing other uses, including Highgate School.
- The site is characterised by mature trees around the perimeter.
- The topography of the site is important, with the land sloping gently down to a low point at the junction of Broadlands and Bishopswood Road
- On the west side the site is very exposed to Bishopswood Road, with occasional mature trees, but at the north end it is more concealed by closely spaced trees; at the south end the site is open to the MOL but addresses the space with a blank brick wall to the sports hall; on the east side it abuts the boundary of No.27 Broadlands with many mature trees. The relationship with MOL is covered in a separate planning document.



Extract from Heritage Analysis – context of trees in the locality

- Historically the site has been open, even after residential development in late C19th and early C20th - used for sports generally, though in on period in the early C20th it was let out for allotments. Since its use by the School for sports, the site has not been developed except for sports buildings

- The swimming pool was constructed in 1970, and the sports hall and entrance 10 years later. The five building pre-dates this, probably early C20th, and the squash court is thought to be from 1980's.
- There are no listed buildings in this area, but the grouping of similar Victorian villas is considered a sub-area of interest
- The existing MSC buildings are considered to have a negative impact on the area, so are not protected

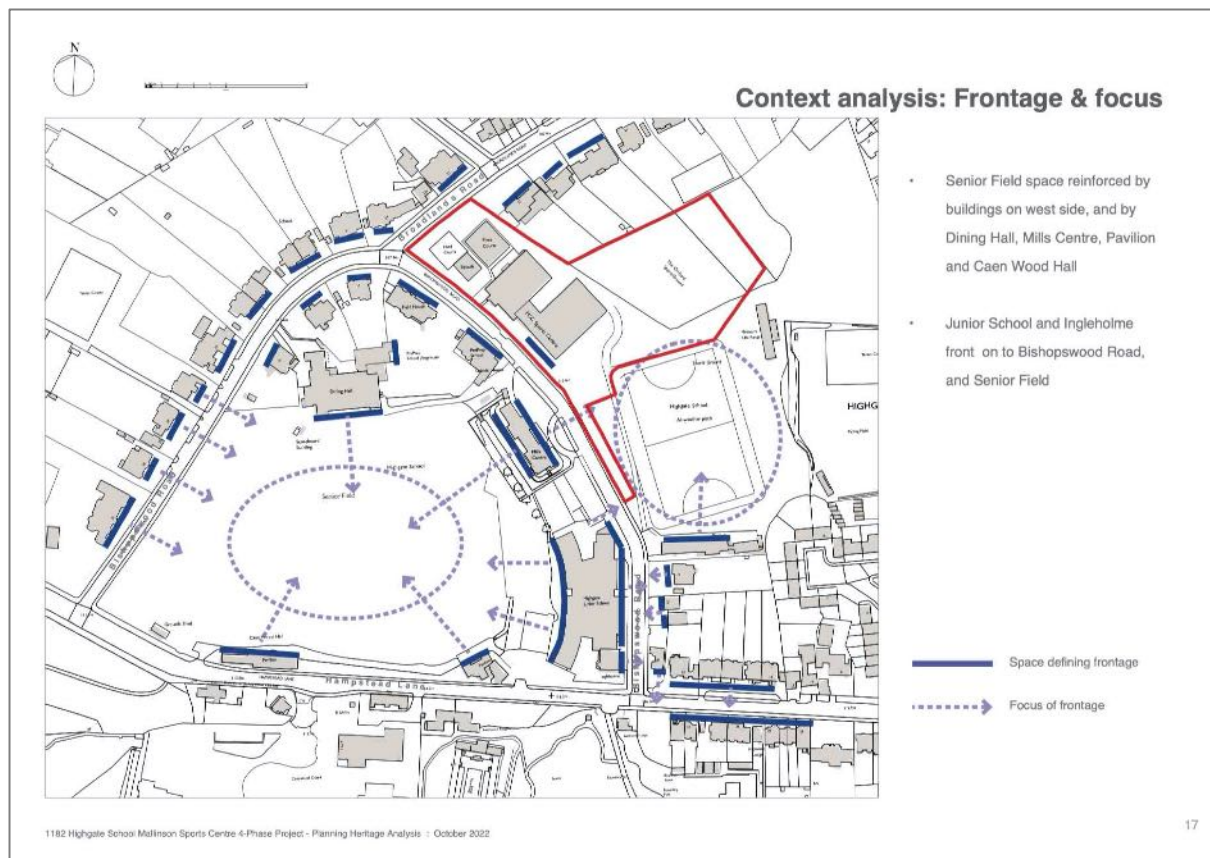


Extract from Heritage Analysis – context of building uses in the locality

- Due to the site location on Broadlands, and the association with other Highgate School buildings, red brick is the natural dominant facing material
- The characteristics of local buildings are in their asymmetry of composition, many picturesque and borrowing from historic form [such as the dutch gable of No.27 Broadlands], and the broken roof form and massing - with tall chimneys and gables prominent
- The open spaces around the building on the west and north sides have hard and soft grass landscaping, but are not designed or consistent with the quality of Highgate School exterior spaces - they have the character of “left over” space as has been left between large buildings of simple geometric form
- The scale of buildings is generally 2-3 storey, the gables and tall roofs [with converted roof spaces] often creating a sense of greater height.
- The site is dedicated for sports & ancillary uses and development consistent with that should be acceptable

3.2 Building Frontages

The analysis of building frontages in the Planning Heritage Analysis document records the existing conditions in the locality around Bishopswood Road and Senior Field.



Extract from Heritage Analysis – frontages of building in the locality

Historically Senior Field, originally formed as a cricket pitch [as recorded on plans] has been a significant early focal point for later development all around Bishopswood Road. On the west side of the road all the properties follow this pattern of orienting towards the centre of Senior Field, the road curving around its perimeter.

On the east side of the road the existing Richards Music Centre adheres to this pattern, reinforcing the boundary of the sports pitches with its main façade facing frontally.

The existing MSC, however, is entered off Bishopswood Road with a minor entrance, while its southern façade, the blank brick wall of the sports hall, has no frontality towards the pitches.

3.2 Building Heights

The MSC, despite the large volumes of the existing Pool Hall and Sports Hall spaces, has a building height which is lower than most of its near neighbouring buildings.

The site has a fall from south down to north of approximately 4 metres, and the building design both steps down with the slope, and has the large spaces set into the ground at semi-basement level.

The character of the building is therefore low in height and scale.

Architectural elevation drawing of the existing west elevation of the Highgate School site. The drawing shows a series of buildings including the Fives Courts building, Pool building, and Mainline Sports Centre building. Key features include a datum line at 100,000, various level markers (e.g., level of top of roof edge, level of 2nd floor), and a plan view below the elevation showing the layout of the site relative to Broadlands Road and Highgate School site.

Refer to the separate Planning Heritage Analysis document for further detail.

4.0 Planning Policy Context

4.0 Planning Policy Context

4.1 Planning Policy

For a full and detailed assessment of the planning context of this proposal, refer to the separate detailed covering letter, planning statement and heritage statement by Bidwells LLP that accompanies this application.

The National Planning Policy Framework (NPPF) is not a 'statutory' development plan document but it does represent up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant.

The development plan for the site comprises:

- Highgate School SPD (adopted in March 2021)
- The London Plan (March 2021)
- Strategic Policies 2013 (as amended 2017)
- Development Management Policies 2017
- Site Allocations DPD 2017
- The Highgate Neighbourhood Plan 2017

The Haringey Local Plan identifies Highgate School as Site Allocation SA41 in the Site Allocations Development Plan Document. In delivering proposals within the Senior School, the Council will expect the School to have regard to Site Allocation SA42 which relates to the 'Highgate Bowl'.

After public exhibitions in Autumn 2018, Highgate School finalised the "Supplementary Planning Document" with Haringey, which was adopted in 2021.

4.2 Planning Designations

The site is subject to the following designations which are considered in further detail on the following pages:

- Highgate Conservation Area
- Metropolitan Open Land
- Allocation SA41 - Highgate School

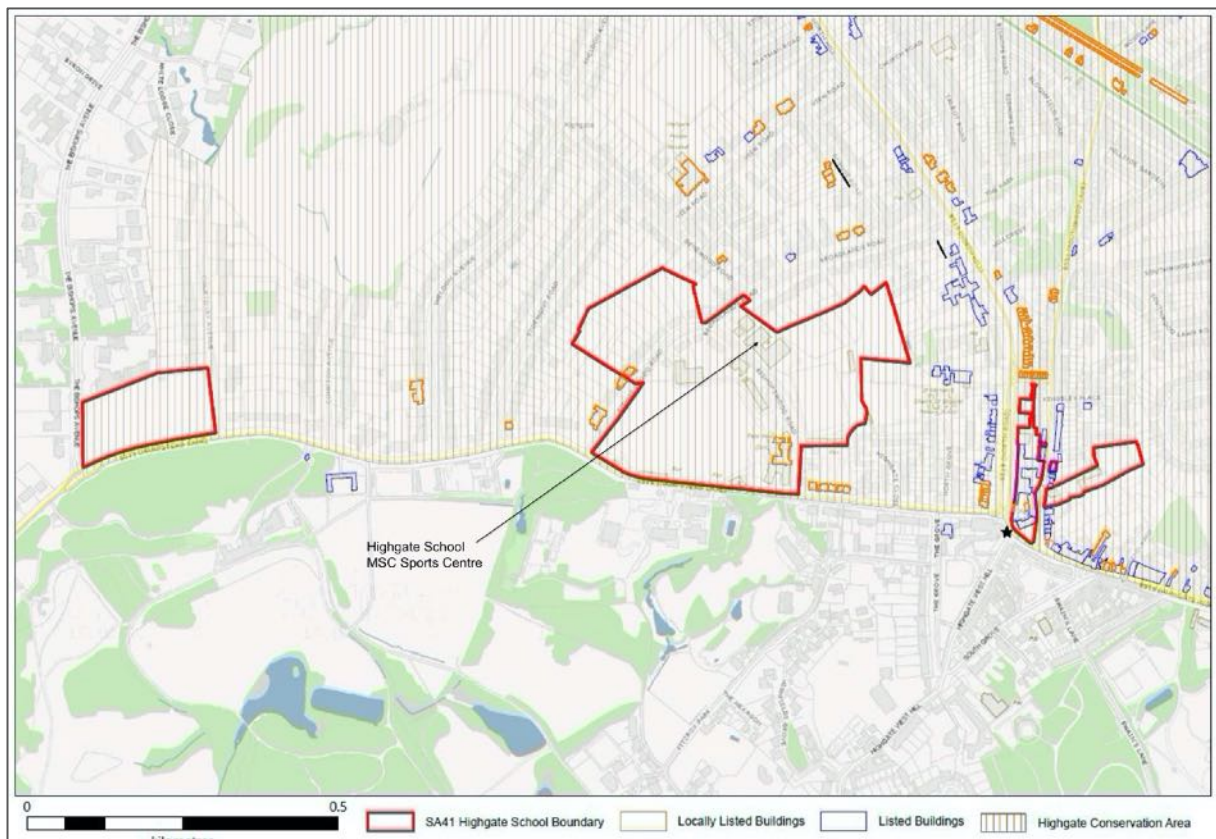
4.3 Conservation Area

The existing MSC sports centre lies within the Highgate Conservation Area, and is a development constructed in different phases.

The original pool hall block and associated plant and ancillary spaces were completed in 1969, and then the sports hall and gym extension with associated entrance, changing rooms and ancillary spaces were added to the south in 1989. There was a consistent use of similar natural clay brick facings in both parts of the development which linked the two parts into a single whole, but the roof finishes are different.

On the northern part of the site, which is more open, there is a Fives court building, dating from the early twentieth century, and a Squash Courts building dating from the 1960's, adjacent to which is a ball games hard-court area with tall chain link perimeter fencing.

The MSC sports centre overall comprises indoor facilities including a main sports hall, a 25m 6-lane pool hall with spectator seating, a gym, other minor sports spaces, wet and dry changing rooms and toilets, and reception and administration rooms. The pool hall and both sets of changing rooms were recently refurbished after receiving planning consent in 2018.



The map above shows the Highgate Conservation Area, Locally Listed Buildings and Listed Buildings, with the MSC location highlighted.

The existing buildings are constructed in concrete foundations and floors, concrete and steel superstructure frame, external walls of fair faced natural clay brickwork, some areas particularly at the pool hall that include upper level metal sheet cladding, and with roofs of metal sheet cladding and colour coated profiled metal deck roofing systems, as well as felted flat roofs at lower level.

The MSC is mentioned within the Highgate Conservation Area Appraisal [“Character Appraisal and Management Plan, December 2013 pages 149-150] where it is stated:

“There are, however, a number of buildings connected with the School which detract from the environment, especially the sports centre swimming pool....These have a somewhat industrial appearance and the cladding and roofing materials are not well maintained”

The sports centre as a whole is therefore considered within the Highgate Appraisal to be a building with a negative impact on the Conservation Area, and none of the buildings have any listing or special local status.

Nevertheless, the facilities provide a valuable resource for the School, and for a sports centre the building adopts a low scale and profile within an area which largely comprises taller three and four storey buildings, many in School and residential use. In addition, the fundamental structure of all the retained buildings is considered to be sound, so that with care and targeted refurbishment, the buildings can continue to function for many years ahead, reflecting a progressive environmental policy of re-use of resources by the School whenever feasible.

The MSC sports centre is used by the School on a daily basis, and is also available for community use, for sports clubs and other schools during out of school hours. The location map shows its strong relationship to other Highgate School buildings in this area, as well as the sports pitches, including:

- Main Dining Hall
- Mills Centre
- All weather pitches
- Junior School
- Pre-Preparatory School
- Senior Field pitches

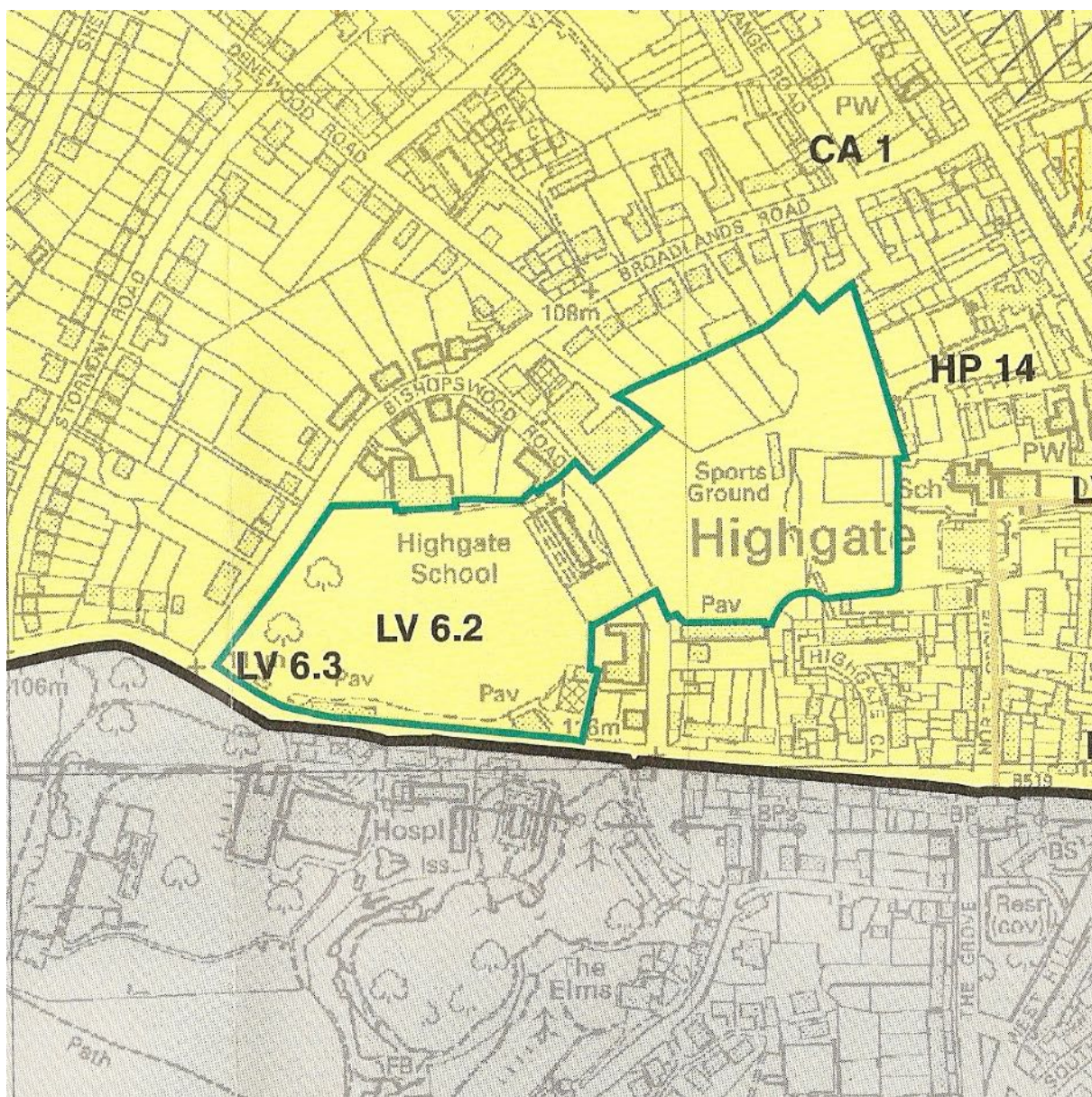
A proposal for alterations and extensions to the MSC sports centre was submitted for planning permission to Haringey Local Authority in March 2015, and received consent on 5th June 2015, reference HGY/2015/1029. This project had extensions to the western side on Bishopswood Road, and to the east courtyard, with a number of targeted alterations. However, this project was not carried out and has been superseded by these new proposals.

The proposals address the five main points of the Haringey Development Charter, as set out in following Statement sections and summarised in the Conclusions.

4.4 Metropolitan Open Land

The boundary of a site designated as Metropolitan Open Land [MOL] runs adjacent to the south wall of the sports centre, on the southern side, facing the open land of artificial turf sports pitches.

It is considered significant that the MSC presents a tall blank brick wall to the MOL which, while defining its boundary, does not positively engage with the open space.



Plan of designated Metropolitan Open Land

The extent of MOL includes the Schools open sports areas on the east side of Bishopswood Road, with the grass and artificial turf pitches, and the west side with Senior Field. The Mills Centre is a significant presence that closes the openness between the spaces.

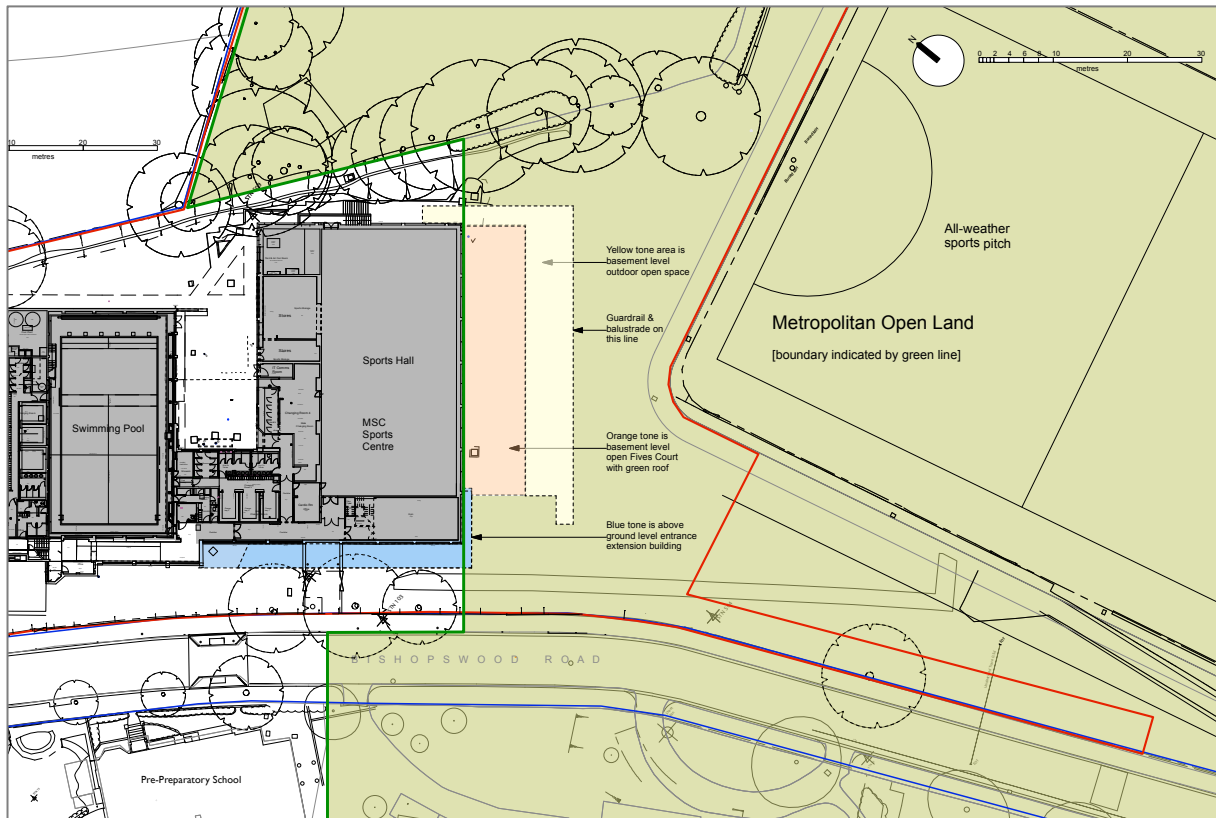
The SPD records the planning requirements for Metropolitan Open Land and notes:

“Accordingly, applications that meet these provisions, and those of the development plan, will be considered favourably provided that they reflect the minimum scale and massing required to meet the function proposed. This includes replacement changing/toilet facilities at the Far Field and the provision of Fives Courts, alongside the Mallinson Sports Centre, as replacements to those demolished in the MOL to facilitate the new junior school buildings.”

4.5 Area of Proposed Development on Metropolitan Open Land

The proposed development aims to improve the engagement between MSC and the MOL in two ways:

- Turning the MSC entrance to face south towards the MOL and sports pitches
- Replacing the existing Fives building with new Fives Courts at basement level, one storey below the local ground level



Detail plan of designated Metropolitan Open Land [green line & tone] with proposed development

In the plan for the building interface with MOL above:

- the blue tone area indicates the small extension to the MSC entrance, in order to create a south facing frontal elevation to the existing Foyer.
- The orange area indicates the proposed Fives Courts at basement level, open air but with a roof covering over, finished in green roof planting.
- The yellow area indicates the basement level open external over-run area for Fives, which has no roof. At ground level above, on three sides, there is a safety guardrail and glass balustrade for spectator viewing down into the playing courts. This brings sports activity to what is currently a blank wall.

The QRP Panel review concluded on this matter:

“The approach taken to the southern elevation, incorporating the fives courts, successfully enhances what is currently a bland façade, and the panel feels that this justifies the minor encroachment onto Metropolitan Open Land.”

5.0 Consultations