

5.0 Consultations

5.1 Public Exhibitions

The outline of this project [but not the materials selection proposed] was presented as a part of the Highgate School exhibition of projects to the public on Monday 12th March 2018.

The residential neighbour at no. 27 Broadlands Road, the only adjacent property directly impacted by the proposals, was consulted on Friday 16th March 2018.

More detailed proposals for this project including plans, sections, elevations, context perspective illustrations and general materials were presented as a part of second round of Highgate School exhibition of projects to the public on 20th November and 5th December 2018. Comments from attendees and others were invited and recorded on the School's projects consultation website.

Consultations comments and responses from the two public exhibitions are shown in the tables below.

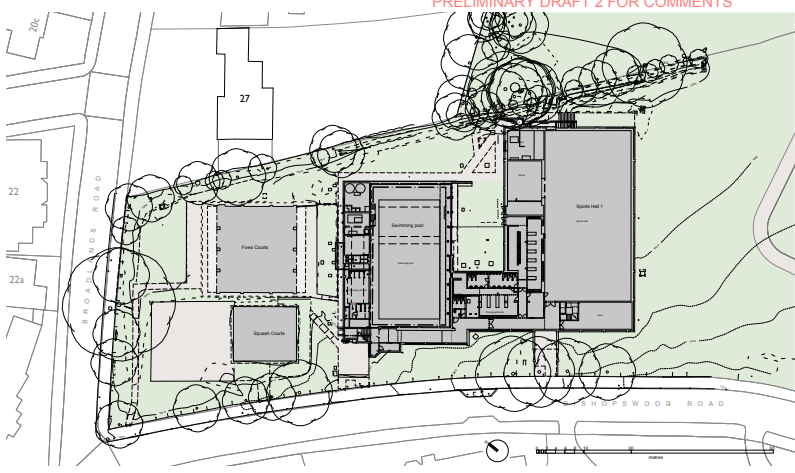
The evolving design has responded to the comments and contributions in a positive way, as demonstrated by the exhibition summaries that follow on the next pages.

Public Exhibition at Mills Centre, Highgate School - 12 March 2018	
Comments made:	Response
• <i>Believes the MSC site can be developed further at the north end to add to variety of massing around Hall</i>	• Scheme was expanded to include additional low block single storey with basements, and pivotal stair added at north-west corner of Hall, which provided more modulated massing in the context • Note this exhibition was held with the scheme at a very outline stage
• <i>Would like to know if swimming pool will be made publicly available - cited UCS Active</i>	• The swimming pool has and will continue to be available to public [as well as other schools and clubs] outside hours of Highgate School use
• <i>Concerns about the MSC. Attendees felt it should be less of a block and "speak better to the external spaces"</i>	• As above, the volumes and forms were developed in much greater detail to provide more variation and articulation, particularly around the second sports hall, and all in response to context
• <i>The two photographs shown of the existing squash and fives courts should be used, along with one or two taken along Broadlands Road, to show photomontages of the proposed new sports building in context. Only then will it be possible to comment on the replacement sports hall.</i>	• CGI perspectives in context will be submitted with the planning application, including photos of existing background and trees • Note this exhibition was held before the sketch perspectives were prepared

<i>The potentially blank elevation to Broadlands Road of stores and plant rooms will need exceptional skill to make acceptable and perhaps this location should be given more thought. Storage beneath the first floor viewing balcony on the south side might be possible.</i>	Scheme was expanded to include additional low block single storey with basements, and pivotal stair added at north-west corner of Hall. This north block also has windows to Broadlands Road, so there are not blank elevations in the current design
<i>It will be most important that no trees are lost in this corner.</i>	- Referring to the corner of Bishopswood Road and Broadlands Road, these trees have all been retained 3 trees in other areas have been proposed for removal and replacement by more new trees
<i>On the concept sketch the new sports hall is shown sunken into the ground by one storey which helps with the massing. However has the accessibility of the hall been fully resolved? This is also a massive basement excavation requiring BIA and archaeology reports.</i>	- The new extension and Hall are provided with full inclusive accessibility by stairs and lift [so that all areas of the MSC will be fully accessible] - A BIA will be submitted with the planning application
<i>Though what is currently there is a mess of ugly industrial-looking buildings, care in design is essential as it would become one large building. Design must break up the massing, to retain a more varied skyline and create the impression of a series of buildings rather than one monolithic industrial-sized one. The design should reflect the various uses; the changing-rooms, for example, could surely be much lower scale to help break up the massing? There are three distinct sports halls, and this could surely be reflected in the design? While what is currently there is very ugly, the opportunity should be taken to improve its contribution to the streetscape, particularly in a Conservation Area.</i>	- This is very much the design approach that has been adopted, with the main large volumes partially concealed by smaller forms of varied nature on the street frontages - As a result of the proposals the MSC will have 2 sports halls and 1 swimming pool hall - It is considered that the proposals will make a very positive contribution to the Conservation Area, including new landscaping, in direct contrast to the existing buildings and grounds
<i>SR queried whether the extra sports hall was necessary to implement the curriculum, or merely an add-on. The actual need it is intended to meet should be the criterion, rather than merely trying to argue that it is too big.</i>	- The second sports hall is essential to meet the School's sports educational and activities needs, due to the increase in diversity of sports played compared to before, and the co-educational status of the current School - The second sports hall will also meet the requirement for National standard netball, which is not possible in the existing hall

The presentation boards shown at the exhibition of 12 March 2018 are shown below:

PRELIMINARY DRAFT 2 FOR COMMENTS



Existing site plan



Bird's eye view of the site from the south

Existing facilities

- The existing facilities are tired and in need of modernisation.
- The existing sports hall and pool hall, with associated changing block, can be effectively refurbished, with extensions and alterations to improve appearance, access and amenities.
- However the buildings at the northern end of the site are in poor condition and considered as having a negative impact on the Conservation Area in the Local Plan, so are proposed for demolition.
- The site is surrounded by generous mature trees, and the intention of the development will be to retain all mature trees and improve perimeter landscaping and planting.



Angled view of northern end of site, with Squash Courts and Fives building behind



View of northern end of site, with Squash Courts and Fives building behind

Highgate School Mallinson Sports Centre Masterplan Project

Ed Toovey Architects

PRELIMINARY DRAFT 2 FOR COMMENTS



Proposed site plan with Phases numbered

Proposed new facilities & phasing

- The School is at an early stage developing plans to transform the MSC Sports Centre into a building fit for the 21st Century. The design involves retention of some of the key existing building elements, with new extensions to bring substantial improvements where feasible.
- The programme of development is divided into 4 phases in order to minimise disruption and keep the Sports Centre operational for as long as possible, both for School and public use.

Phase 1:
The first phase will be the refurbishment of the existing Pool Hall, which is currently closed. These proposals are described in more detail on a separate board. The School intends to commence this work in 2018 so that the pool can be returned to full use at the earliest practical date.

Phase 2:
The highest priority for new facilities is to construct a second sports hall, which will meet the educational needs and offer School and public a greater choice of high quality indoor sports spaces. The sports hall will be designed to Sport England standards. The location of the new hall extension is proposed at the northern end of the site, after demolition of the existing Squash Courts and Fives Courts. The hall is intended to be sunken into the ground, to reduce the height and massing, respond to the scale of the context, and respect the amenity of neighbours. The extension will be a high quality design in materials that are appropriate to the Conservation Area. The Fives Courts are proposed to be replaced with new courts built onto the south wall of the existing hall. Although this area is in Metropolitan Open Land, the openness of the courts structure and glass roof will maintain the sense of exterior space in that area, and make far better use of under-used land for sports.

Phase 3:
Phase 3 will aim to refurbish the existing sports hall, and to provide a much more accessible and appealing main entrance to the sports centre, with a new extension in the south-east corner. This extension will complete the upgrading of the building along Bishopswood Road.

Phase 4:
In the final phase of this masterplan, the existing changing rooms and studios will be modernised internally, and a new extension at the rear will provide additional changing and studio space.



Concept sketch of new sports hall interior



Concept sketch elevation along Bishopswood Road

Highgate School Mallinson Sports Centre Masterplan Project

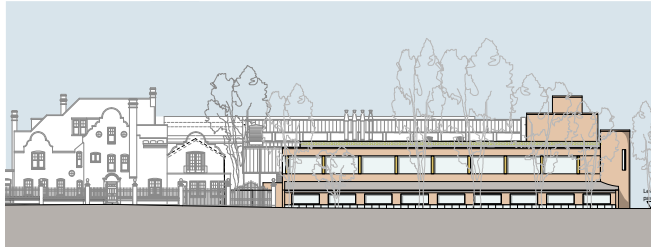
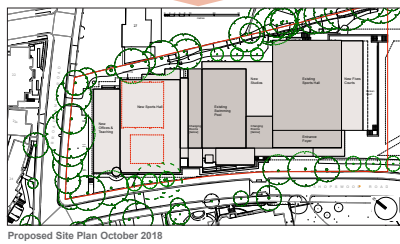
Ed Toovey Architects

Public Exhibitions at Mills Centre, Highgate School - 20 November & 5 December 2018

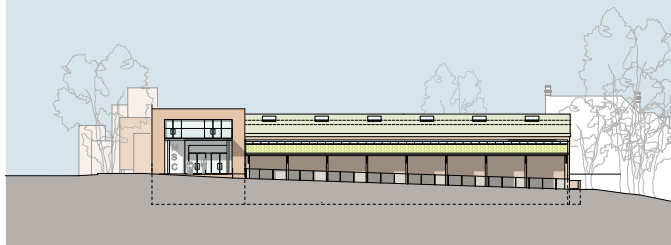
Comments made:	Response
Design comments on Bishopswood Road elevation – preferred general feel of earlier sketch [at 1st exhibition] and thought this iteration was ‘heavier’	Design has been developed since exhibition looking at the relationship of the forms, detail at roof/top of walls, and windows, all of which will ‘lighten’ the elevations
Preferred roof profile over 2nd hall with northlights	Northlights omitted in order to provide a sedum green roofing system over the sports hall, which is considered to be a more positive contribution to ecology and drainage
Queried whether roof to Fives should be glass as existing, but accepted that not all Fives courts do have that [some are indoor with solid roofs]	- Roof to Fives is not required to be glass for the sport - The solid roof allows the Fives roof to provide a sedum green roofing system, which is considered to be a more positive contribution to ecology and drainage
Discussed tree loss, this was considered a shame but not expressed strongly, and positive response to mitigation by planting of more new trees.	- Loss of trees not considered lightly, but due to the restrictions of the hall on the site - New tree planting to offset this loss will be part of a more considered and designed external landscaping strategy, for the long term
Generally, understood that 2nd Hall is about a national standard netball court that existing hall cannot provide	This is considered important for the development of netball at the School

Some of the presentation boards shown at these exhibitions of 20 November & 5 December 2018 are shown below [an additional board was also added with consultation comments and response from the first exhibition, which is reproduced in the table above]:

Summary of design development & elevations



Proposed preliminary north elevation [to Broadlands Road]



Proposed preliminary south elevation [to School's all-weather pitches] - main entrance on left, fives courts on right

Key design points:

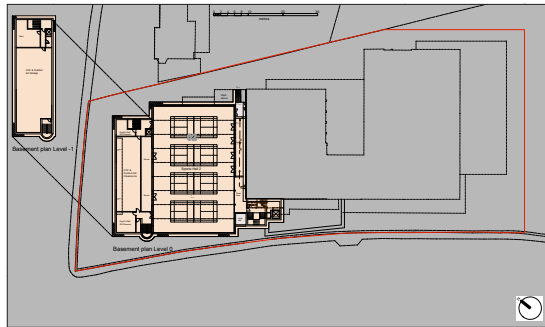
- This design reflects the character of existing buildings in Bishopswood Road and Broadlands Road
- Addition of office and teaching wing at north end reflects a residential scale and character
- Materials and design treatment on main elevations consistent with the surrounding properties
- Green roofs proposed to new sports hall and fives courts
- Change to new sports hall - natural daylight from windows rather than large rooflights as before
- Fives courts sunken at lower level with viewing from ground level, to maintain openness of field

Highgate School Mallinson Sports Centre Masterplan - Design Development

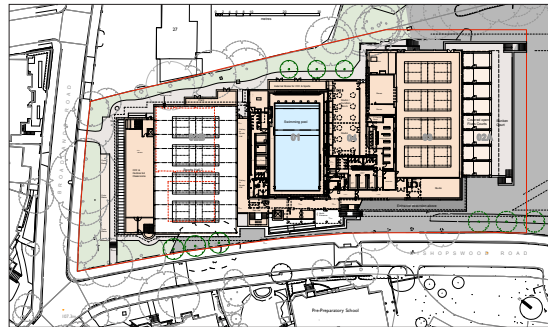
HIGHGATE

Exhibition board: site plan with change in proposals, north and south elevations

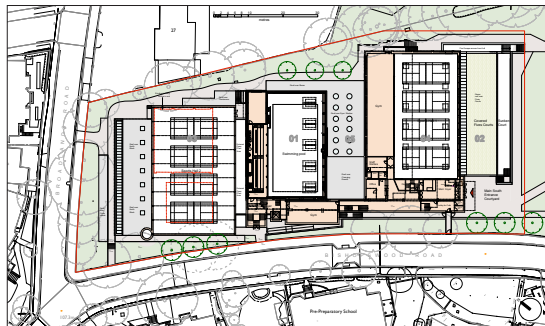
Floor plans of development



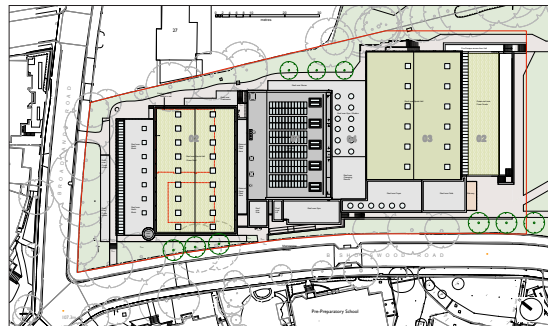
Proposed site plan at Level 0 & -1 [Sports Hall floor level north end of site]



Proposed site plan at Level 1 [Ground level at north end of site]



Proposed site plan at Level 2 [Ground level at south end of site]



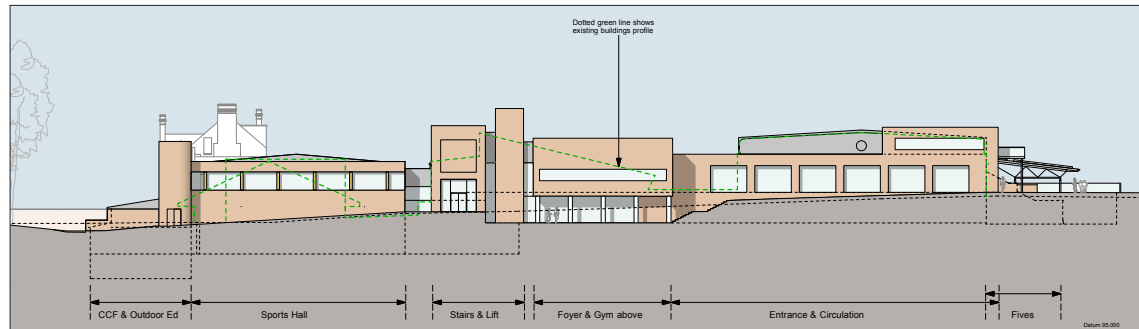
Proposed site plan at Roof level

Highgate School Mallinson Sports Centre Masterplan - Design Development

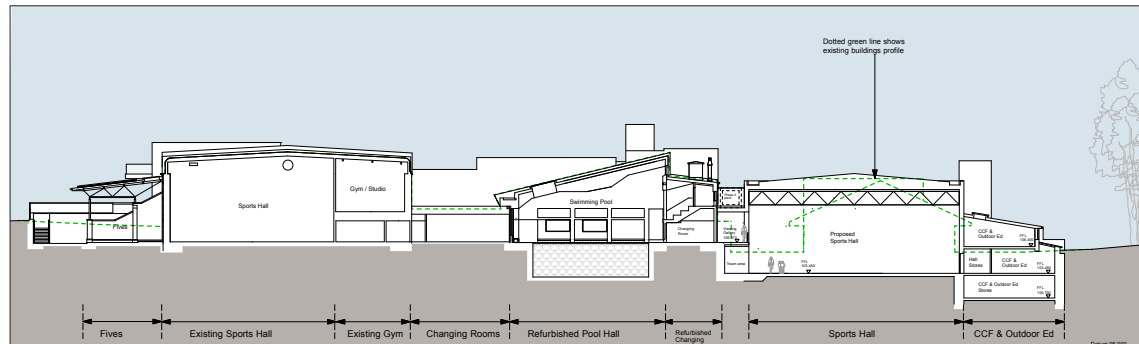
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Exhibition board: proposed plans

West [Bishopswood Road] Elevation & Long Section



Proposed preliminary west elevation [to Bishopswood Road]



Proposed preliminary north/south section, looking west

Highgate School Mallinson Sports Centre Masterplan

HIGHGATE

Exhibition board: proposed west elevation and long section

Sketch illustrations of project design in context



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



Sketch view from south-east, towards west elevation along Bishopswood Road



Sketch view from north-west, towards corner of Broadlands Road and Bishopswood Road



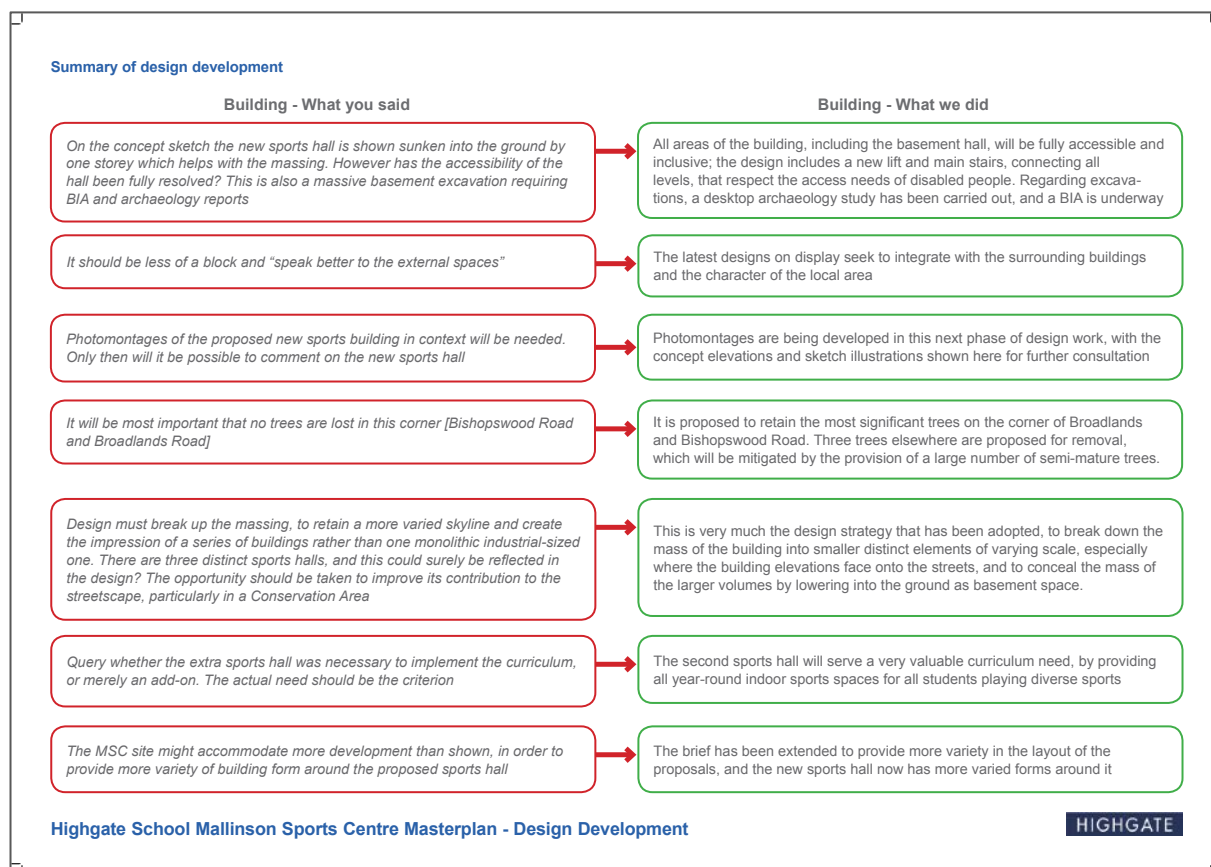
Sketch view from north-east, towards north elevation on Broadlands Road

Highgate School Mallinson Sports Centre Masterplan

HIGHGATE

Exhibition board: sketch perspective views of the proposals

A response to public comments was summarized in this slide presented to the Haringey PPA workshop:



In October 2022, a new public exhibition of project drawings was put on display in the School's museum, with updated proposal drawings – these reflected the scheme design just prior to submission.

5.2 Local Authority and Amenity Groups

The outline of this project was shown in masterplan form [plan only] in the planning application for the Pool Hall refurbishment planning application, granted permission on 31st May 2018 reference: HGY/2018/1223.

Consultations were held at a meeting with representatives from the Highgate Society and Highgate Neighbourhood Forum on 4th May 2018. In 2021 the School entered into a Planning Performance Agreement with Haringey which resulted in a series of consultation Workshops, both design and technical aspects such as sustainability performance and landscaping, with key planning and conservation officers, as well as a formal Haringey Quality Review Panel by independent consultants on design and sustainability issues.

A Development Management Forum online meeting with public participation was held on 19th October 2022. There were no comments or questions put by the public regarding the MSC building project design, although there were two queries relating to trees and landscaping which were addressed in the meeting.

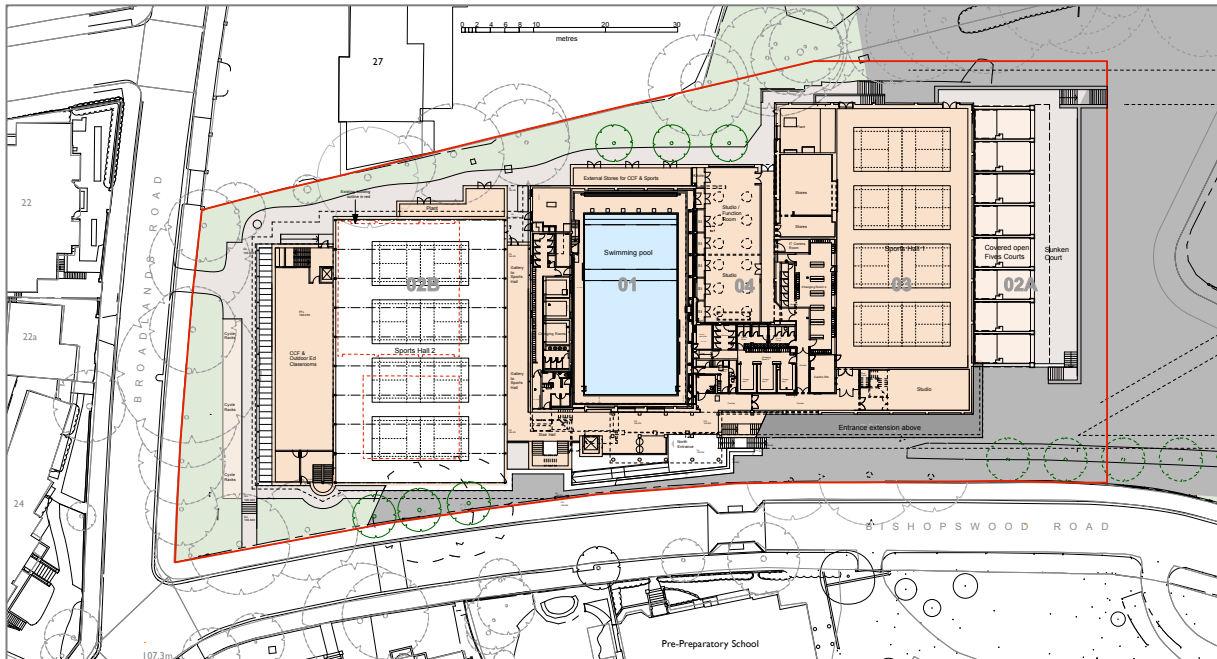
A Pre-Application Planning meeting was held at Tottenham Town Hall on 7th November 2023. A question on MSC was answered that an Over-heating Analysis had been carried out post-QRP Review.

6.0 Project Development

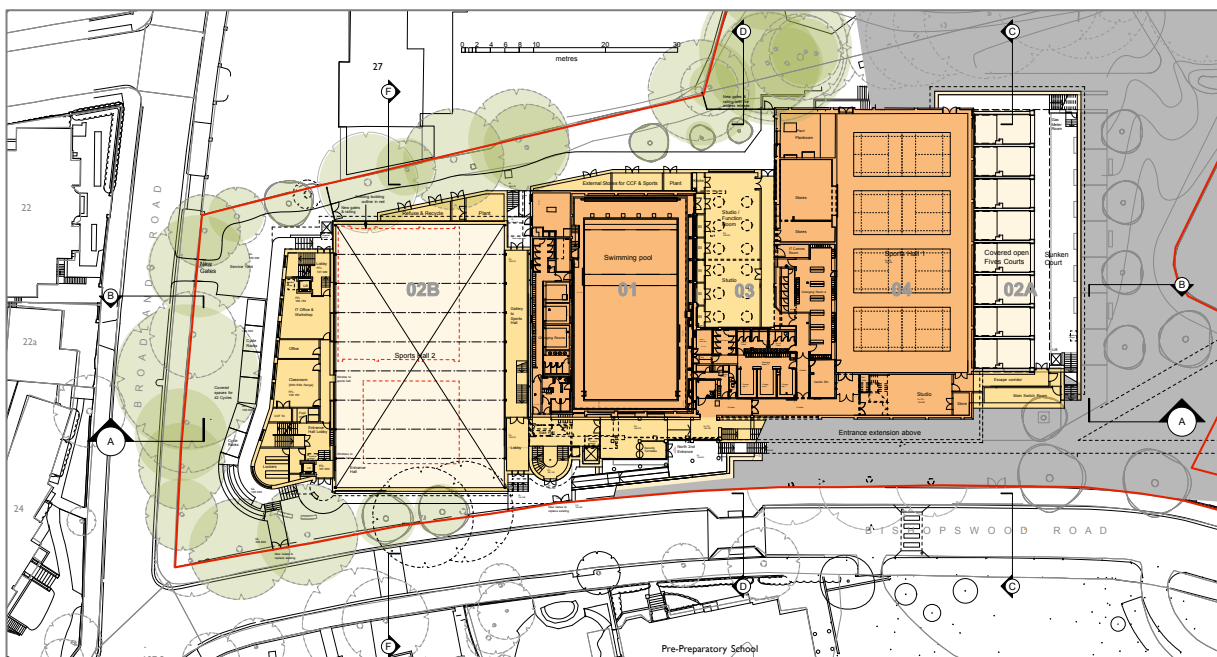
6.0 Project Development

6.1 Scheme comparison

Since the initial proposals presented in public exhibition in 2018, a particular focus of the evolution of the design has been to address how the building relates more closely to its neighbouring buildings in the Conservation Area, following a series of design reviews with Haringey planning and conservation officers. Analysis of the context and history of the area has informed this process. A general consequence has been that the perimeter of the building has become more complex and responsive to street and building alignments, breaking down the rigid geometry of sports spaces with curved, angled and organic forms.

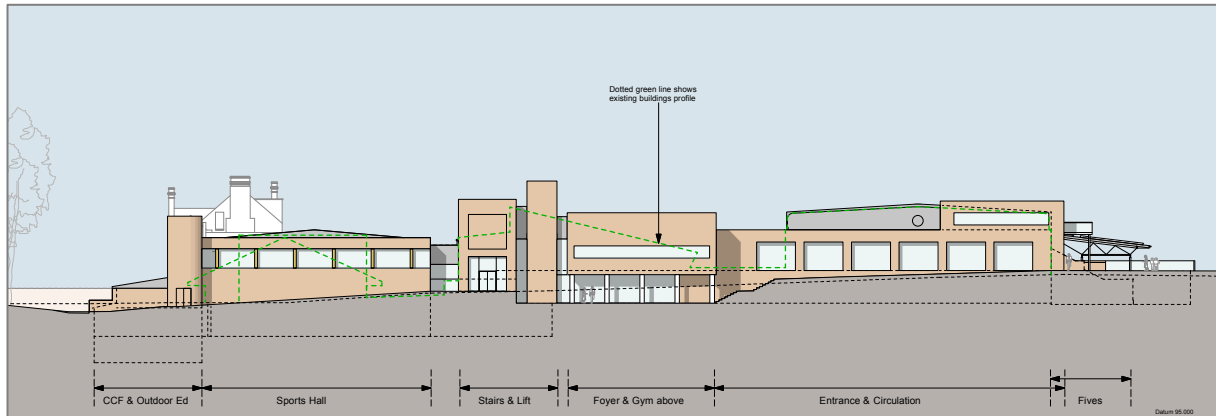


Ground floor plan proposed design November 2018

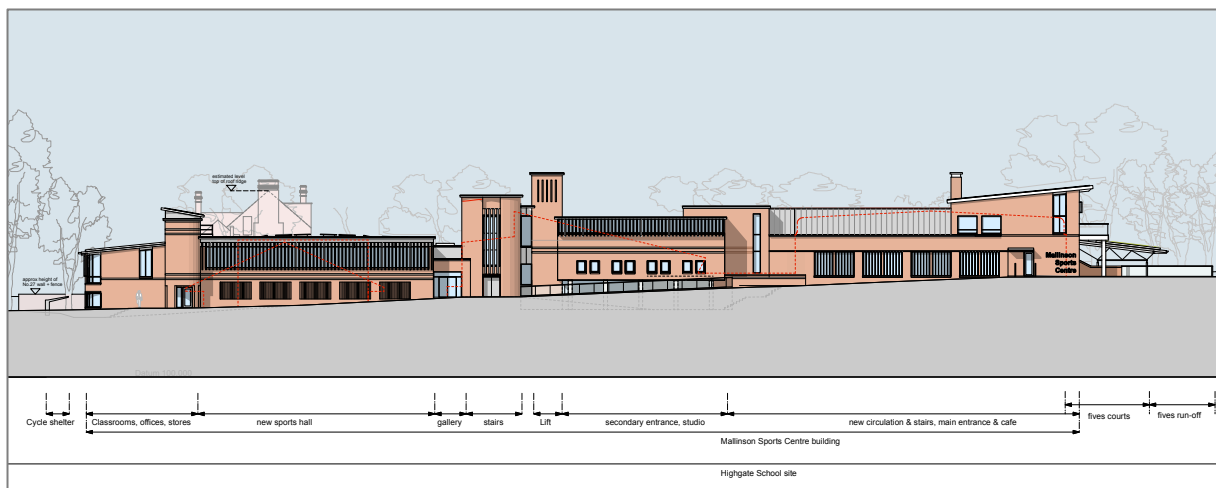


Ground floor plan proposed design November 2022 – refer to project drawings for all details

A similar process has allowed the elevational design to develop in closer response to the neighbouring Victorian villas, echoing the articulation and brickwork detailing. The final design is examined in more detail in the next section. In addition the long western elevation has become more controlled in the rhythms of solid to void, while the introduction of vertical bris soleil louvres has a technical benefit in reducing solar heat gain, and an architectural and tectonic benefit in adding another layer of detail to the facades.



West elevation proposed design November 2018



West elevation proposed design November 2022 – refer to project drawings for all details

The QRP panel made suggestions about the architecture, which we have responded to positively. They noted:

“The functional limitations of a sports hall are noted, but the panel feels that some opportunities exist for enriching the architecture, through materials, detailing and fenestration”.

The proposals were amended to retain the consistent red brick facings previously shown, but add additional detail with bands of contrasting coloured brick. On the west elevation the wall was articulated with a series of slightly recessed rectangular bays, in which the bricks are to be rotated to form vertical stacking recesses, as a special textural feature. This added a new rhythm of detail brick design.

5.2 Opportunities and Constraints

The analysis of the site context and existing buildings, combined with the project brief and initial concepts for the site development, suggested the following opportunities and constraints:

5.2.1 Opportunities

- Major improvements in inclusivity and accessibility
- Significant extension to the life of the existing building, with long term sustainability and environmental benefits
- Extensions on three principle sides facing public areas that can transform and improve the appearance of the building and engagement in local context
- Use of new extensions to create a fully integrated sports centre, that nevertheless retains important parts of the existing buildings behind the new extensions
- Modernisation of appearance of building and perimeter landscaping spaces from the public street, especially Bishopswood Road and Broadlands Road
- Engaging positively with the external realm
- Opportunity to enhance the streets by virtue of giving more prominence to the corner of Bishopswood Road and Broadlands Road, and by the enhanced development of the landscaped spaces alongside the boundary around the site
- Expansion of sports facilities to meet School educational programme needs for pupils
- Improved experience for all users of the sports centre
- Significantly enhanced natural daylight to the existing sports hall
- Significant benefit in energy saving performance and lowering carbon footprint
- Enhance the contribution of the building in the Conservation Area
- Regeneration and improvements to the whole site of the MSC
- Improvements to the playing surface and drainage for the sports pitch on the Orchard site to the east, with benefits to surface water flooding mitigation

5.2.2 Constraints

- Need to respect the character of the Conservation Area, including street views from the public realm
- Provide full standard of sports facilities with required heights and dimensions while maintaining the low profile of the building in relation to neighbouring houses
- Need to respect the amenity of neighbours regarding sunlight, artificial lighting pollution, overlooking, noise and daylight
- Respect the positive qualities of the existing buildings
- Design the extensions to integrate with and improve the architecture of existing buildings, without mimicking the architectural style
- Retain as many existing mature trees as possible, and where removal is necessary, replace with a greater number of new trees in immediate vicinity of building and site
- Respect the scale and composition of the neighbouring buildings in the area
- Respect the facing materials and compositional characteristics of the existing buildings in the locality

5.2.3 Summary of Opportunities

- Bring all indoor sports together into a single integrated development – and as this has been the location for School indoor sports for a very long time, this is the logical place for them to be developed and improved
- Respect the scale and composition of the neighbouring buildings in the area and have a similar close relationship to existing street lines
- Respect the facing materials and compositional characteristics of the existing buildings in the locality, including their small scale details of material colours, definition and textures
- No “harm” to the significance or setting of the heritage buildings in this local sub-area of interest
- Make a positive contribution to local character and distinctiveness [and conceal the existing buildings of inappropriate character by careful integration]
- Encourage a net gain in biodiversity, support the green garden suburb character with landscaping and green roofs; minimise tree loss, and replace with larger numbers of high value native trees
- Support the qualities of the Conservation Area: authentic use of traditional brick materials with a delicate scale to the leading elevations, without pastiche
- Preserve the openness of the MOL on the south side by the placement of new Fives Courts at basement level with open roof structure over, and create a more active, vibrant and positive engagement with the MOL than existing
- Low carbon, low energy, sustainable development - BREEAM “Excellent” / “Very Good” target
- Be a good neighbour to adjacent residential properties
- Provide innovative and exciting solutions to flooding issues with surface water attenuation
- Present the MSC as a modern building true to its time, that is sensitive to its context

7.0 Design Concepts

7.0 Design Concepts

7.1 The Brief for MSC and Sports

The proposals in this application will include the following new indoor facilities which are considered to be vital to maintain and improve the sporting educational standards at the school for girls and boys:

- Second Sports Hall will allow the sports curriculum to meet the growing demand for indoor flexible sports spaces, that can be used any time of the year, wet or dry, for a range of sports courts/pitches including:
 - 1 x Netball : one of the primary purposes of the new hall, which also defines the required internal dimensions, will be to provide a National standard Netball court, referred to by the respective sports governing bodies Sports England and England Netball as a “Premier” standard. This standard has a requirement for the space to measure no less than a minimum of 36.60 metres x 23.35 metres in area, with a clear unobstructed height below structure of 7.5 metres. The new Hall will allow national netball matches to be held at this venue for the first time.
 - 1 x Basketball Premier standard
 - 4 x Badminton Courts Club standard
 - 1 x Five a side football Size can vary [2 courts practice]
 - 1 x Indoor Hockey Reduced practice standard only
 - 1 x Tennis Practice only [because of height]
 - 1 x Volley Ball Premier standard
 - 4 x Cricket Net lanes Community/Club [except height]
 - Other sports such as table tennis, judo, fencing
 - An indoor climbing wall facility
- The hall will have a viewing gallery at first floor for spectators and coaching, as well as a team area immediately adjacent to the hall. The existing sports hall, which is not large enough in area to accommodate some of the above sports, will continue to be fully used in tandem for the sports that it can cater for, including badminton, basketball, five-a-side football, volleyball.

In addition, the existing sports hall has an important function as one of the largest clear indoor spaces in the School to cater for non-sporting uses; however it is not large enough to gather the whole School together in one indoor place – by contrast the proposed new hall will be able to accommodate sections of the School pupil population for all-School events and meetings. These non-sports uses will include:

- All-school events
 - Parent evenings and social events
 - Examinations venue
- New external Fives Courts
 - The existing Fives courts building, which dates from the early twentieth century, with the Squash Courts building and the associated hardcourt area, occupy a large area of land, and they are proposed for demolition in order to create development space for the new second hall and teaching block. The new facility will directly replace the existing provision of 8 Fives courts.

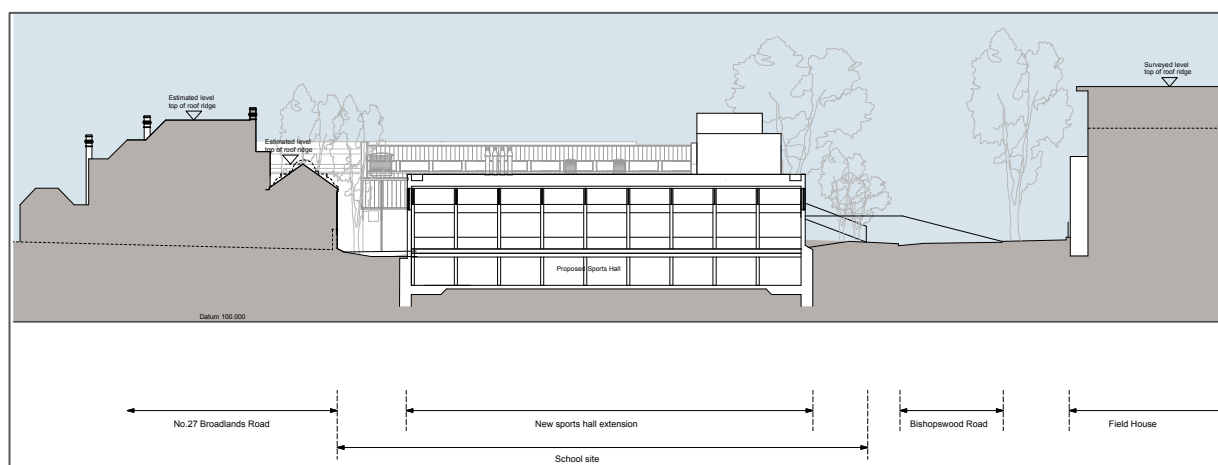
- Studio spaces for exercise, stretching, yoga, dance. One of these spaces will double up as a Function Room for parties and groups using the centre, with a small kitchen
- Gym spaces for strength and conditioning training
- Associated sports storage
- New entrance Foyer [created in part from alterations to existing] to provide a single main point of security access into the MSC for all pupils and other users
- New café for parents, pupils and other users, with its own small catering servery
- Refurbished and extended sports centre management offices and welfare areas
- New teaching classrooms and offices for the Combined Cadet Force, Outdoor Education, and Sports, with associated storage

The proposals in this application will also seek to enhance existing facilities such as the existing sports hall, gym, studio and spinning room, with other ancillary areas, following the refurbishment of the pool hall and changing rooms works, completed in 2020. In addition, the application includes a significant upgrade and re-design of the existing Orchard external playing pitches, to the east of the MSC buildings.

7.2 Scale and Massing

The scale of the new extensions to the south, west and north will be consistent with the low character of the sports centre, with most elements, particularly where sunken into the ground with basements, appearing to be comparable two storey in visible height.

In the local context, the existing houses and villas have higher roof ridges, as shown on the proposal elevations. In the detailed design, the smaller scale parts of construction will also serve to refer to the residential villas on adjacent streets, by the nature of window, bris soleil and louvre design, special brick details and stone dressings, and natural zinc claddings with their own standing seam rhythm.



Proposed east-west Section FF in context – refer to project drawings for final details

The aim for massing is to break down the overall form into a series of smaller articulated volumes, marking key points in the scheme such as stairs, lifts, studios, with the overall intent to relate more closely to the residential character of the locality.

7.3 Flood risk

An expert Flood Risk Assessment of the MSC site has shown that there is a significant risk of future flooding after heavy rainfall within a 100 year period, due to limitations in the existing surface water drainage system. This will primarily impact on the northern end of the site and is shown on the Environment Agency plan below.



Environment Agency surface water flood risk plan for the area

A hydraulic model has been constructed of the Highgate school catchment using industry standard ESTRY TU FLOW software to assess surface water flooding at the existing sports facilities and for proposed sports facilities.

As part of the new sports facility development, various flood mitigation options have been proposed, which include:

- *An all weather sports pitch which doubles as a flood storage attenuation area [a “flood basin”]*
- *A 0.7m high bund surrounding the southerly sports facility buildings to protect them from run-off*
- *Ground levels around the most northerly buildings are set to 106.00mAOD [or higher] as indicated by the plans. There is a proposed extra gully to help drain this area.*
- *Modelled flood mitigation options are effective at preventing internal flooding to the school up to and including 1 in 100 year event + 20% climate change.*

- *The proposed sports facilities are at risk of flooding in the 1 in 100 year event + 40% climate change and the 1 in 1000 year event. It is considered that the risk of internal flooding can be mitigated through the provision of flood proof doors*

The selected mitigation measure is to use the Orchard sports site to the east of the MSC as a flood basin, by excavating down from current levels, with planted bund walls to divert surface water into this area from higher ground levels, and a swale will connect down to the existing ditch. In addition, the floor level of the northern block has been raised to a level where the entrance doors at west and east ends are one metre above local ground level, and above the anticipated worst-case 100 year level [including the attenuation mitigation provided by the Orchard basin].

The following conclusions are made from an initial Flood Risk Assessment:

- The proposed development lies in Flood Zone 1.
- The main flood risk posed to the site is surface water flooding and this is the subject of a more detailed analysis in a separate Flood Risk Report that accompanies the planning application.
- The Orchard site has been identified as the main area for flood risk mitigation as a flood basin.
- Other sources of flooding such as infrastructure flooding, rivers and groundwater flooding have been reviewed but are considered very low risk.

A separate report by Flood Risk consultants accompanies the planning application, and the Landscape design and report, with supporting information from structural / civil engineers, provides further detail on the impact on the external areas.

The proposed Orchard sports pitch basin, by assisting in attenuating surface water from a large ground area to the south, will also provide a positive benefit to nearby residential neighbours, particularly on Broadlands Road.

8.0 Design Proposal

8.0 Design Proposal

8.1 Summary of Main Aims of Design

The overriding aim of the design seeks to transform this building from a negative to a valuable positive contribution to the Conservation Area, while providing all the sports and ancillary related education facilities that the School will need for the future.

The strategy is to retain the essential elements of the existing building that have significant long term value and good condition, provide spaces of the required technical and functional standard, and to integrate them with alterations and extensions into a unified whole, within a single new sports centre identity.

The proposed design achieves this wholeness of composition while at the same time creating variety and articulation of the building along the important frontages particularly to the north, south and west, which are the most visible and public elevations. From these sides it will be the new extensions that are most prominent, while the existing building will be largely concealed behind. In this way the new extensions effectively form an approximately U-shaped development that completely re-envision and integrates the appearance of the MSC sports centre to the main areas.

Much as in many urban streets with sloping gradients, such as Highgate Hill, the various parts of the western composition of elements respond to the gradient of the street, forming a varied skyline as the parapets of the blocks step down. Each of the elements has a certain identity and function which nevertheless coordinates and integrates with the whole, unified by materials, design of details, balance and character.



Photo of Highgate Hill looking south from the village

This urban response to sloping topography is seen as an exemplar for the new sports centre extensions, breaking down the overall development into more varied, well-scaled parts that play with and against each other in rhythmic harmony and respond positively to the context. This is a strong contrast to typical

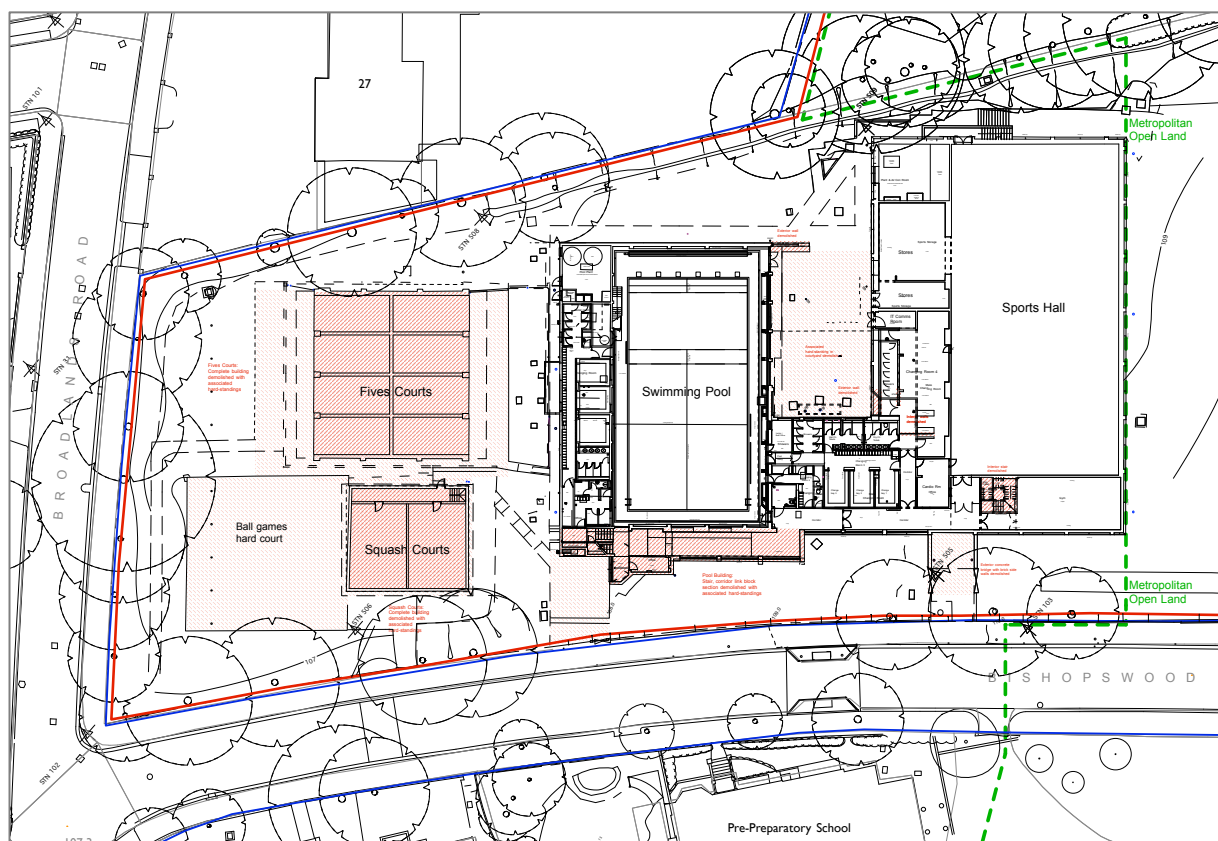
sports centre developments, many of which have the industrial appearance of large blank boxes, and have little relationship to any urban context.

The intent is to:

- change the character of development on the south side to the MOL, from one that is currently closed and blank, to one that is more open and engaging with the external sports spaces and the future RMC development to the south side of MOL.
- Change the quality of the MSC development from a negative contributor to the Conservation Area, as it is at present, to a positive contributor both in terms of the building and the landscaping around.

8.2 Demolitions

Initially the site needs to be created for the proposed expansion of sports facilities, by reinforcing those parts of the existing building which are positive, functionally working and in reasonable condition to renovate for the future – and by demolishing those building elements which are in poor condition or which are not making best use of the site or location.



Concept plan for demolitions, refer to the project drawings for all final details

The proposed demolition of the existing Fives and Squash buildings creates a significant clear site at the north end which allows space for the new second sports hall, the most significant part of the School brief and a volume whose parameters are proscribed by sports technical requirements.

Fives is a sport that is still popular with pupils, so the intent is to relocate the 8 courts with new external covered courts on the south side of the existing sports hall, bringing activity and interest to the current solid brick wall blank elevation, as well as allowing the elevation to be improved by moderation of scale and enhancement of detail. Furthermore, by placing the courts at local basement level with a roof covering but no enclosure, the openness of the MOL is maintained.

Squash is a sport that has little popularity now, and those pupils who do wish to pursue the sport are generally sent to external facilities that are better equipped, with more courts suitable for the team games. So due to the poor building quality and condition, the demolition of the Squash courts allows for a significant improvement in quality of development and functionality for sports education.

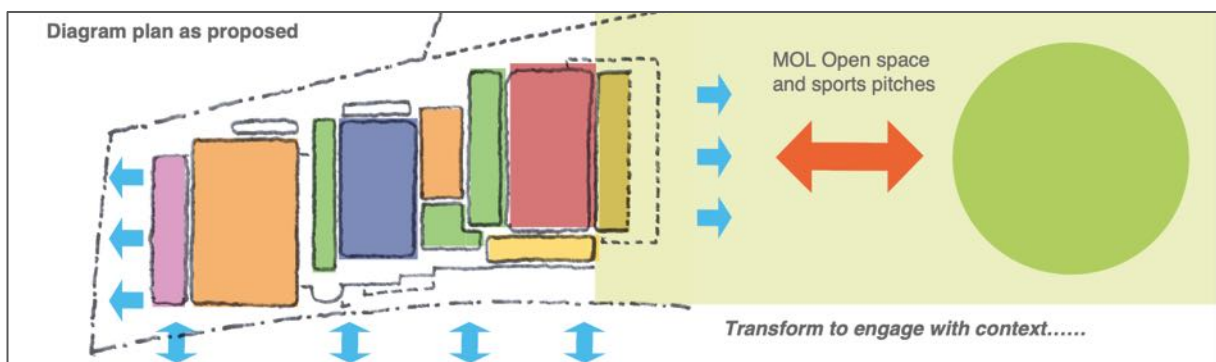
The demolition of the frontage corridor extension to the Pool building, which was not part of the original building, will allow the new development better to resolve the levels for inclusive access. The existing ramp in this section of corridor rises up to meet existing ground level at the north entrance, but then levels need to step down again to the pool hall floor level. With this removed, the levels can work more naturally and more accessibly for all users.

8.3 Proposals

The demolitions on the north side therefore create the site for the new second sports hall and teaching block. The west expansion allows for a more accessible, coherent and logical circulation zone that connects the whole building together. In the basic diagram the disconnected blocks become fully interconnected, while forming a perimeter development that engages with the surrounding streets and sports pitches.



Block diagram of existing building, with MOL to the right

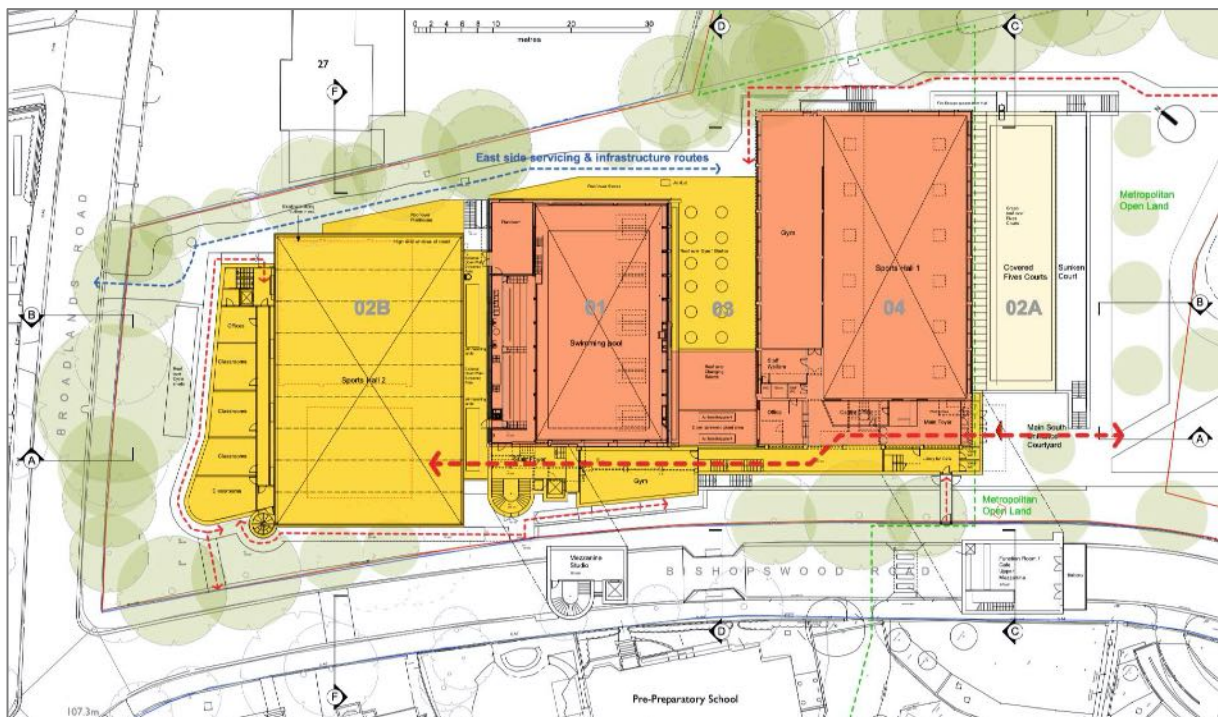


Block diagram of proposed building, with MOL to the right

The original Pool Hall and Sports Hall blocks, which are essentially inward looking, can be extended and infilled into a larger footprint but with more compact development, maintaining the additive grain of building elements, relating positively to the landscaped areas, and significantly enhancing the relationship with the context and MOL.

The primary concept plan below shows how new extensions [in yellow tone] wrap around and envelope the existing buildings on the 3 main public frontages, to north, south and west, and infill the service yard on the east side.

This strategy effectively means that the existing is integrated into a single development that has the appearance of a new building on these three prominent sides, with an enhanced contextual contribution, more open and relevant character and improved quality.



Concept plan for retention & extension, refer to project drawings for all final details

In developing from the early concept, the initial plans followed the rigid geometry of the sports spaces and the existing buildings [which do not really respond to the context or street lines], right through to the north block and its relationship with Broadlands Road. The linearity made sense in reflecting the internal planning of rectangular spaces, but offered less in response to context.

There was a clear need to soften and shape the building to respond to context. After consultation design workshops with Haringey conservation and planning officers, a study was carried out looking at ways in which the building could respond to the more complex alignments of streets and buildings, as shown in this spatial “Nolli” figure-ground plan.

The external form of the building became more distinctive and intelligible. The building reflects the topography and soft landscape, and complement the heritage of the locality.