

Highgate School - Temporary Accommodation on Synthetic Sports Pitch (Bishopswood Road Campus)

Design & Access Statement

Highgate School
November 2022

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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 creation of temporary accommodation. This planning application is linked to the primary planning applications for the Science Block, Dyne House and Richards Music Centre redevelopments for Highgate School.

The address is:

Synthetic Sports Pitch (adjacent to Mallinson Sports Centre)
Bishopswood Road
Highgate, Haringey, London N6 4NY

The proposed works in this submission include:

- Installation of a single storey temporary modular teaching block at the south end of the site
- Alterations to existing cricket fencing and new temporary cricket fence divider
- Alterations and extensions to existing pathways to provide access around the perimeter of the site with low level lighting for safety
- Installation of a temporary utilities intake cabinet and connections to the existing sewer
- Removal of the temporary buildings and reinstatement of the site
- Replacement of the existing damaged synthetic turf with permanent new synthetic turf to meet current standards and SpEx (Sports and Exercise) curriculum requirements

The temporary buildings are intended to provide teaching facilities to cater for the decanting requirements of some of the main schemes on a rolling programme over the period of up to ten years. The main redevelopment works will require 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 School facilities such as the Mills Centre for Art and Design Technology & Engineering.

Highgate 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 will make a commitment that the temporary buildings will be removed and the existing synthetic turf facility is returned to its original function with a new synthetic turf carpet to meet current standards and SpEx requirements. The School has a track record on having swiftly removed the temporary Junior School buildings at the end of their use and fully reinstating the First Team football pitch on Senior Field in 2016.

1.0 Introduction Outline of Proposal

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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

The temporary decant facilities will reflect the operational needs of the main refurbishment and redevelopment schemes which can be referred to in the individual applications for the Science Block, Dyne House and Richards Music Centre projects.

During its temporary life the building's internal layout will be reconfigured to cater for the different functions and requirements as follows: period I - Science labs and general classrooms during the Science Block works; period II - general classrooms, Music and Drama facilities during the Dyne House works; period III - SpEx (Sport and Exercise) Department facilities, Drama facilities and IT offices during the Richards Music Centre works. These internal layout changes will not affect its external appearance and elevations.

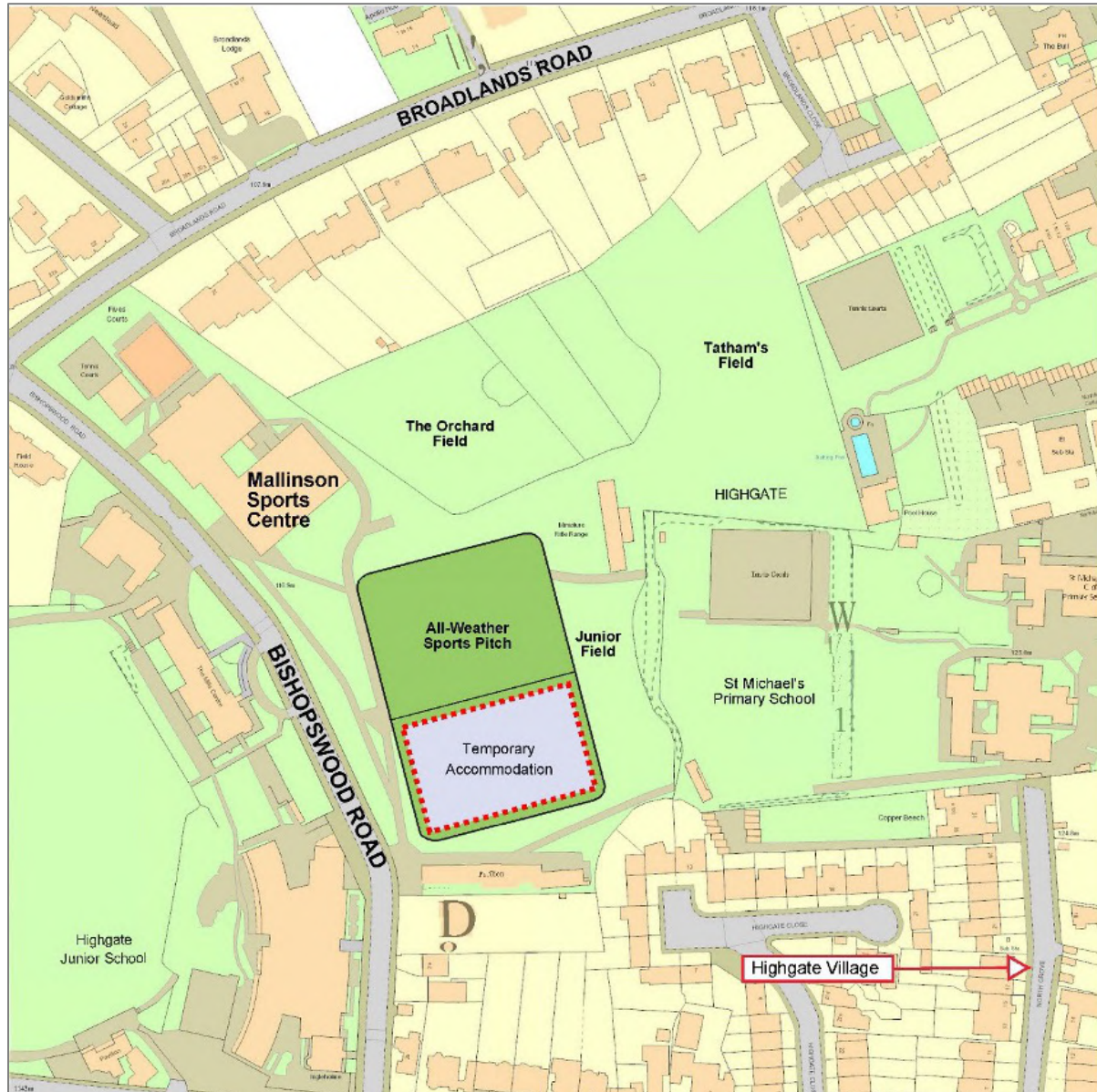
The temporary accommodation must provide a satisfactory standard of educational accommodation in terms of available facilities, relationships of spaces and atmosphere. This applies not only to the buildings and the learning areas, but also to the external spaces and the relationship between inside and outside. It is a fundamental approach to ensure that pupils who are present during the rolling decanting period will enjoy the same high standard and welcoming, uplifting environment that the School offers. Similarly, it is important that staff continue to have a good standard of spaces both for teaching and for welfare.

The planning of these temporary facilities has been based on the principle of providing a stimulating and friendly environment that maintains the high standard of educational performance.

1.3 Project Background and SDP

For a full and detailed assessment of the planning context of this proposal, refer to the separate covering letter and planning statements by Bidwells LLP accompanying this application.

The School carried out a thorough analysis of sites for the temporary accommodation. A summary is included at the end of the document. The conclusion was that the Synthetic Sports Pitch on Junior Field (Bishopswood Road Campus) is the only viable and feasible site.



Location plan of the All-Weather Pitch - refer to planning drawings for full details

The School is committed to a temporary building of high quality which, whilst still expressing its temporary nature, will not be detrimental to the Conservation Area. The temporary building will be single storey, located at a distance from boundaries and will be nested within the sunken southern half of the Synthetic Sports Pitch. Furthermore, it will be partly screened from the road behind two intervening bands of existing fencing. This location has been strategically selected to maintain the lowest profile possible and minimise its visibility from the road and from neighbouring buildings further afield.

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

“The Council is aware that the School must be able to maintain operational requirements during the implementation of development programmes. An extensive review of temporary accommodation options was undertaken by the School and accumulated in the proposed location on the Junior Field Synthetic Pitch. In this regard, the Council will allow for temporary buildings in appropriate locations.

Any decant proposals or requirements for temporary educational facilities which are brought forward by the School will be of the highest quality. Where it is appropriate, the life of temporary planning permissions will be permitted to reflect construction and implementation programmes for development projects.”

These proposals for temporary accommodation are in accordance with the SDP, which is a material consideration in planning decisions.



2.0 The Site

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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 Temporary Decant Facility covered by this report is labelled [5].



Senior School Campus

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



Bishopswood Road 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



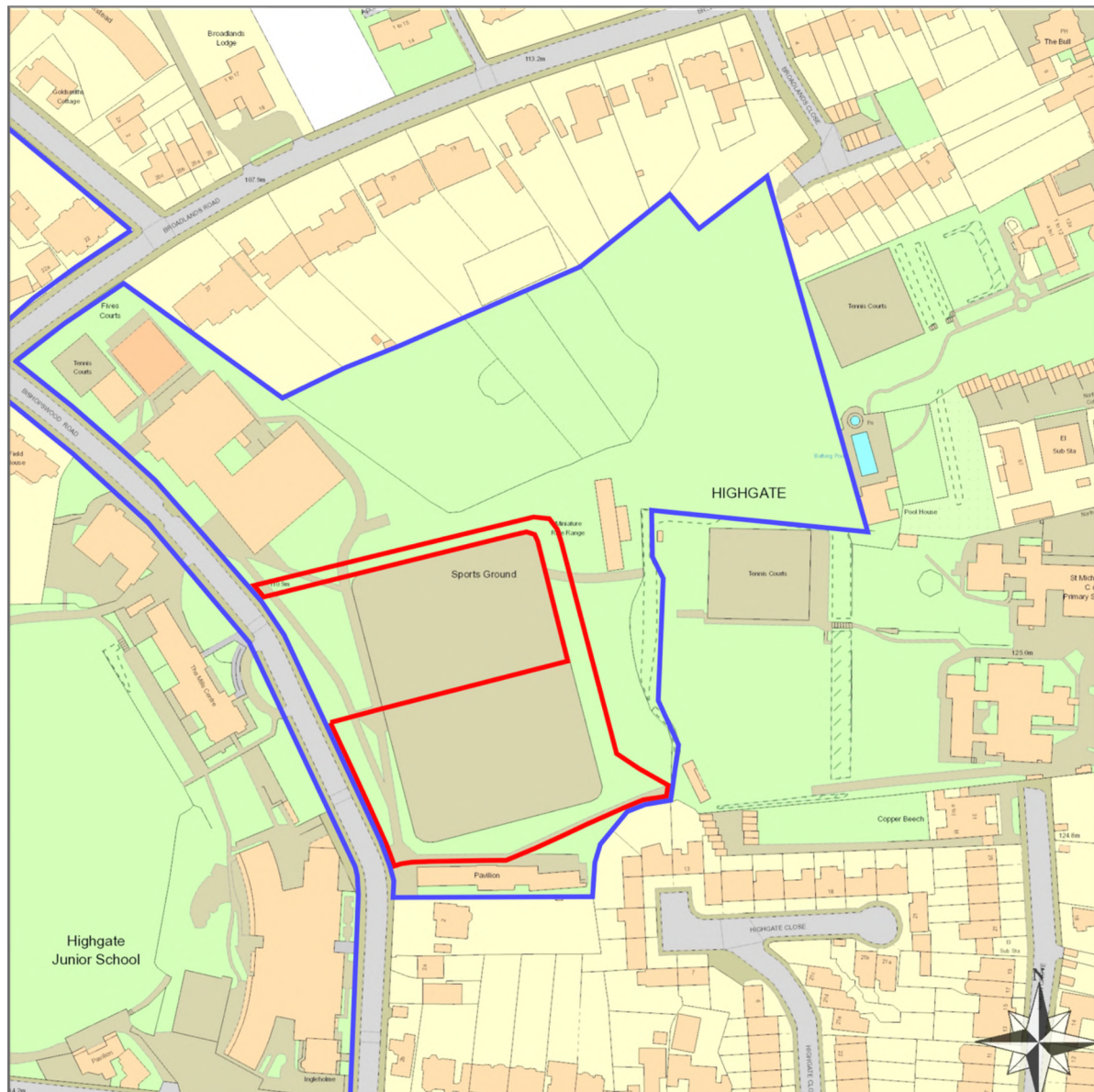
School Campus Masterplan



Far Field

2.2 Site Description

The existing Synthetic Sports Pitch sits in the center of the Junior Field which lies within the Highgate Conservation Area and Metropolitan Open Land.



Location plan of the temporary building on Junior Field – refer to planning drawings for full details

The Junior Field is surrounded by School buildings and facilities to the North (Mallinson Sports Centre), West (Mills Centre, Junior School) and South (Richards Music Centre), St Michael's CofE Primary school playing fields to the East along a line of mature trees and the rear gardens of residential properties to the South-East.

The Junior Field has high fencing along its westerly boundary on Bishopswood Road and the Synthetic Sports Pitch is fully enclosed within high post and netting fence all- round.



Bird's eye view of the Junior Field site from south



Bird's eye view of the Junior Field site from north



Bird's eye view of the Junior Field site from south-west showing location of proposed temp building



View of the Synthetic Turf Pitch on Junior Field from south-east

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 site and neighbouring context.

The Synthetic Sports Pitch is located on the Bishopswood Road campus of the School estate in close proximity to other important School facilities such as the Mills Centre, the Dining Hall, the Pre-Prep School, the Junior School and the Richards Music Centre.

The main School playing fields lie to the west and east of the one-way section of Bishopswood Road that runs from the Broadlands Road junction to Hampstead Lane.

The Junior Field is bounded to the west along Bishopswood Road by black painted metal railings of a traditional design, installed as part of planning application number HGY/2014/0759 to improve security and appearance; to the north by the Mallinson Sports Centre and an area of playing fields screened by trees known as The Orchard; to the east by a 2m high powder-coated metal palisade fence, painted green, beyond which lie the playing fields and synthetic amenity area associated with St. Michael's CofE Primary School; to the south, the pitch is bounded by the path that leads from St Michael's Primary School to Highgate School's facilities on Bishopswood Road and the Richards Music Centre, beyond which lie residential properties on Bishopswood Road and Hampstead Lane.

The Junior Field is overlooked by the Mills Centre for Art and Design, Technology & Engineering, and the Junior School across the road on Bishopswood Road.

The natural topography of the field undulates and slopes down from south to north with a partly sunken level hockey-size synthetic grass multi-sports pitch installed as part of planning application HGY/2008/0831. The Synthetic Sports Pitch is fully enclosed by a 2.8m metal post and cricket netting fence, and a timber sleeper retaining wall with metal railings to the south along the Richards Music Centre.

3.2 Site Access

Hard surfaced access is provided from both the Mallinson Sports Centre gate and the Bishopswood Road gate. The gently graded paths and gate widths are suitable for assisted wheelchair users. A vehicle access route from the Richards Music Centre gate on Bishopswood Road provides direct access to the central double gate of the Synthetic Sports Pitch.

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)
- Site Allocations DPD 2017
- The Highgate Neighbourhood Plan 2017

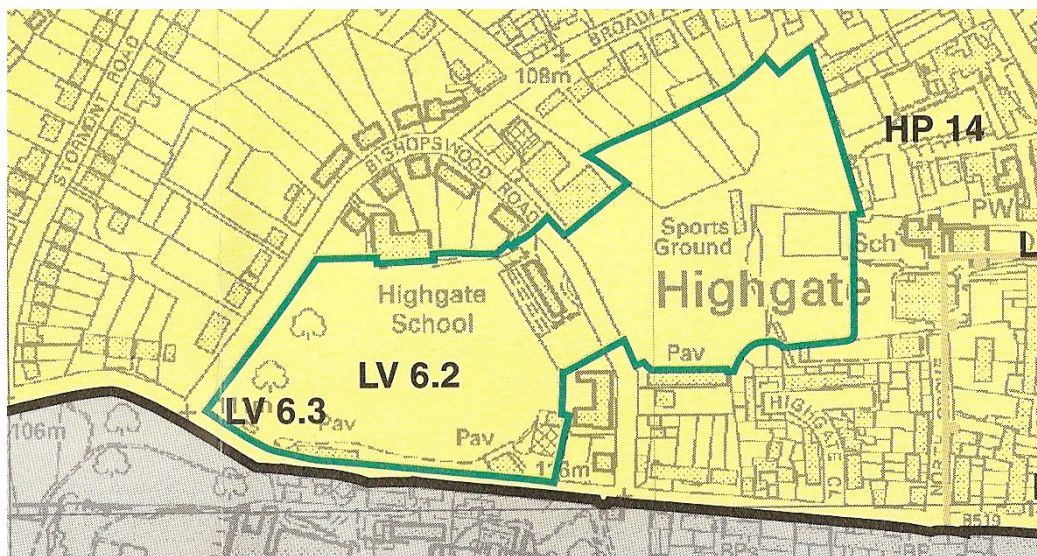
The London Borough of Haringey is in the process of developing a new Local Plan, however, it is at a very early stage.

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

4.2 Conservation Area and Metropolitan Open Land (MOL)

The site is included within the Highgate Conservation Area. This Conservation Area was designated on 21st December 1967. A Character Appraisal for the Highgate Conservation Area was prepared and published in December 2013.

The character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green spaces and distant views.



Plan of designated Metropolitan Open Land

5.0 Consultations

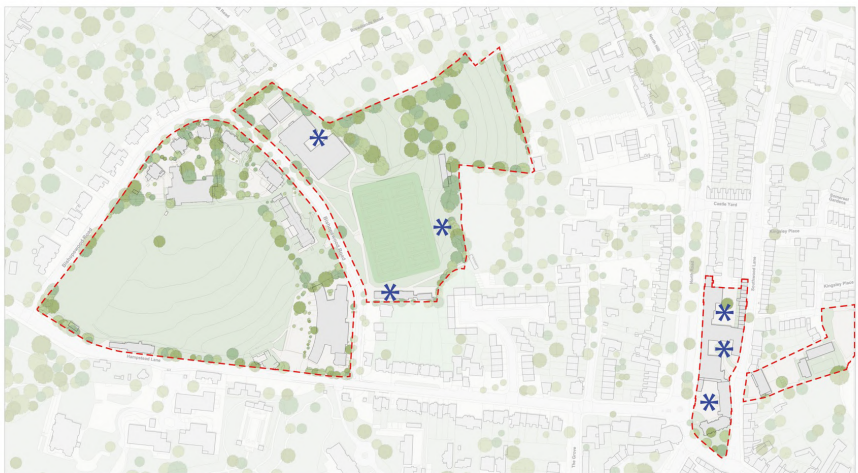
5.0 Consultations

5.1 Public Exhibitions and Local Authority Presentations

- Consultation concerning the temporary accommodation has been carried forward hand-in-hand with the proposed Science Block, Dyne House and Richards Music Centre redevelopment projects.
- The requirement for temporary accommodation was outlined in a public presentation on the 12th March 2018. This was mainly a high-level appraisal of the potential sites that were considered and to illustrate to the public the need and aspirations for these temporary facilities. On early informal consultation Planning Officers indicated their concerns for large multistorey Portakabin-type units populating the Senior School quads.
- Having taken on board the comments a new strategy was developed for a single-storey building at the “Bottom Site” occupying the existing Synthetic Sports Pitch.
- The outline of this project shown in masterplan form, which included elevations and illustrations, was presented as a part of two School exhibitions of projects to the public on the 20th November and 5th December 2018
- Comments from attendees and others were invited and recorded on the School's projects consultation website. No comments were made on the proposed decanting building and strategy.
- A more detailed presentation, illustrating the proposal, was shown at a public exhibition held more recently during the October half term 2022.
- A Development Management Forum online meeting with public participation was held on 19th October 2022.
- A Pre-Application Planning meeting was held at Tottenham Town Hall on 7th November 2022.

Anticipated Temporary Accommodation

- The proposed projects on the Dyne House, Richards Music Centre and Science Block sites will require temporary accommodation to ensure continuity of teaching.
- The full requirements for this are being considered. It is anticipated that the accommodation will be located at a number of locations across the Estate. The location map on this board shows the most likely locations of this temporary accommodation (*).
- 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 re-instated our Senior Field following the removal of this temporary accommodation.



Anticipated Location of Temporary Accommodation



Temporary Junior School
© Graham Mathers



Temporary Junior School
© Graham Mathers



Temporary Junior School
© Graham Mathers



Temporary Junior School
© Graham Mathers

Highgate School Temporary Accommodation

HIGHGATE

Presentation board shown at public exhibition on the 12th March 2018

Temporary Accommodation

- The proposed projects on the Dyne House, Richards Music Centre and Science Block sites will require temporary accommodation to ensure continuity of teaching.
- The full requirements for this are being considered. It is anticipated that the single storey temporary accommodation will be located on the southern half of the all-weather sports pitch on Bishopswood Road. Additional ancillary temporary facilities in the form of a marquee and mobile toilets unit will be required in the Senior School quads for limited periods.
- The School has experience in providing high quality temporary accommodation as demonstrated by the temporary Junior School building (in use 2014 to 2016). The School fully re-instated the Senior Field following the removal of this temporary accommodation.



Temporary Junior School © photos by Graham Mathers

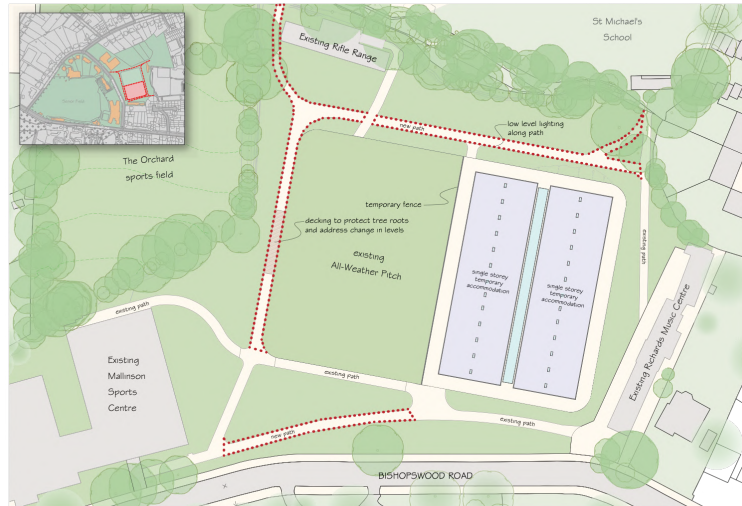


Paths around Sports Field

- Improved and extended paths are being proposed around the existing synthetic sports pitch to improve accessibility and better control pedestrian circulation, including new low-level bollard lighting to the north and east of the sports pitch.



Sketch of path with decking



Site plan of new paths and temporary accommodation



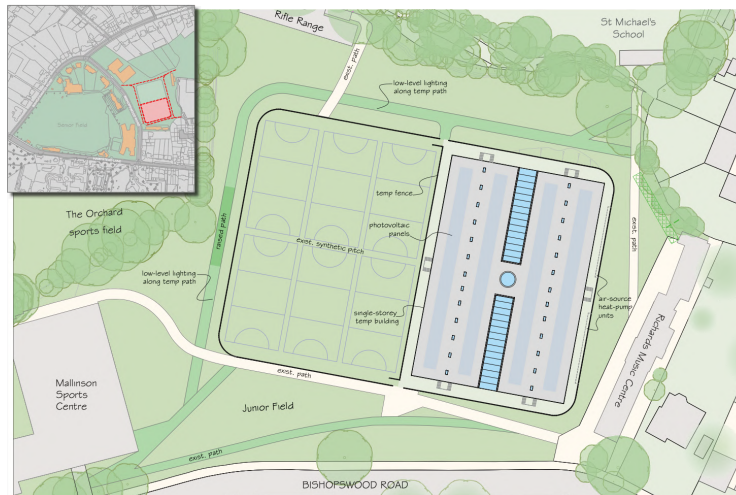
Sectional Elevation of temporary accommodation

Highgate School - Sports Field Paths & Temporary Accommodation

HIGHGATE

Presentation board shown at public exhibitions on the 20th November and 5th December 2018

Junior Field - Temporary Accommodation on Synthetic Sports Pitch



Location Map and Plan of Proposed



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

Presentation board shown at public exhibition on during the two-week October 2022 half term

6.0 Project Development

6.0 Project Development

6.1 Opportunities and Constraints

From the appraisal of sites, an evaluation was made that the southern half of the Synthetic Sports Pitch on Junior Field is the only viable and feasible site for the temporary decant accommodation. The analysis is included at the end of this document.

The site allows the following opportunities:

- Good location between Senior School “Top Site” facilities on North Road and “Bottom Site” facilities on Bishopswood Road such as Dining Hall, Art, DTE and SpEx (sport & exercise)
- Clear definition of temporary teaching facility, for safety and security
- Part of the current and established pedestrian movement between the Top and Bottom sites via the path through St Michael’s Primary School
- Good vehicular service and emergency access from Bishopswood Road
- Large flat area allows installation of a low-profile single-storey building “nested” within the sunken section of the site
- Existing engineered base does not require disruptive excavated foundations

The constraints of this site are as follows:

- Loss of half of the synthetic playing pitch for the duration of the works. The School will need to consider acceptable measures to accommodate these functions in order to deliver properly the SpEx curriculum
- Distance from the main Senior School site requires careful adjustments of the regular timetabling and movement patterns

6.2 Design, Layout, Appearance

The temporary facility will be formed by two identical blocks separated by a central covered access and amenity “street” with a central entrance and reception lobby linking the two blocks together.

The modular construction is the primary factor on appearance, and other positive site- specific measures have been taken in the proposal to minimise its visual presence.

The units themselves will be of a high-quality modular building system similar to the Temporary Junior School on Senior Field used during the new Junior School works between 2014 and 2016. The basic module is faced with a panel with a single or double window, the panel walls comprising warm light grey powder-coated steel with matching trims and fascias to cover joints. The window frames will be a neutral and complimentary colour to the panels.

The layout aims to bring all the school activities together around a central communal area that will provide optimal movement within the building and between the Top and Bottom campuses.

All the circulation movement will be around a central “street”, which brings a unifying character to the diverse spaces as well as providing centralised supervision for security and safety. Access will be via the east and west central ramps and covered decking. The link block between the buildings will serve as main entrance, central amenity hub and distribution point. Classrooms and staff facilities are arranged

along two central corridors naturally lit and ventilated by skylights. The corridors will be sufficiently wide to serve as breakout and quiet amenity spaces with access to lockers.

Bubble diagram layouts during the Science Block, Dyne house and Richards Music Centre phases in Appendix A.

6.3 External and Internal Arrangements

The temporary building will be fully enclosed within the existing Synthetic Sports Pitch and will be surrounded by the existing post and cricket netting. A temporary post and cricket netting fence matching the existing height and supported by concrete feet will divide the Synthetic Sports Pitch in half on an east-west axis. The building will be served by temporary services intake points on the western side of the Synthetic Sports Pitch.

The temporary building will sit on supporting bases placed directly on the Synthetic Sports Pitch avoiding the need to change its existing surface and engineered base. As the internal floor level will be slightly elevated from the ground, access will be provided via two central ramps contained within the building footprint. Steps with landing and handrails will serve six emergency exits located at the center of each elevation.

A temporary path will run along the eastern and northern sides of the Synthetic Sports Pitch reconnecting to the path leading to the Mallinson Sports Centre and the path leading to St Michael's Primary School.

The gross internal floor area is approximately 2,460 square meters which has been determined by the need to tightly replicate all the facilities currently provided at Senior School that will not be available during the works. The footprint of the building, including the covered external space between the buildings, is approximately 2,740 square meters.

Schedule of Accommodation in Appendix B.

7.0 Visuals of Existing and Proposed