

Highgate School, Haringey, North London
January 2023



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

Quality Assurance

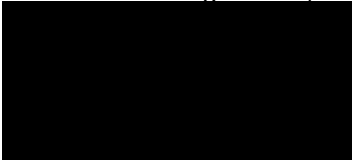
Site name:	Highgate School, Haringey
Client name:	Highgate School
Type of report:	EIA Screening Report
Prepared by:	Caroline Rodger BSc (Hons) MSc PIEMA
Signed	
Date	January 2023
Reviewed by:	(s) Dip TP MSc MRTPI PIEMA
Signed	
Date	January 2023



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Appendix 1

SITE LOCATION PLAN

1.0 Introduction

Background

- 1.1 This Screening Report has been prepared by Bidwells LLP on behalf of Highgate School (hereafter “the Applicant”) to support a series of full planning applications for the redevelopment of Highgate School, Haringey, North London (hereafter “the Proposed Development”).
- 1.2 The purpose of this report is to consider the need for an Environmental Impact Assessment (EIA) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (England and Wales) (the “EIA Regulations”) for the Proposed Development.
- 1.3 This report is provided to assist Haringey London Borough Council in preparing a formal Screening Opinion as to whether the Proposed Development requires EIA pursuant to Regulation 6 of the EIA Regulations.
- 1.4 In accordance with Regulation 6 of the EIA Regulations, this report includes:
- A plan sufficient to identify the land (**Appendix 1**);
 - A description of the development, including physical constraints and location with particular regard to environmental sensitivities;
 - A description of environmental features likely to be significantly affected by the development, and to the extent that information is available, a description of any likely significant effects of the Proposed Development; and
 - Features of the Proposed Development and other mitigation measures envisaged to avoid or prevent what might otherwise be significant adverse effects on the environment.

Structure of the Screening Report

- 1.5 This EIA Screening Report provides all the information the local authority should require to determine the need for an EIA for this project. In particular, section 5 provides a consideration of the information required under Schedule 3 of the EIA Regulations. Section 6 summarises measures required to mitigate negative environmental impacts and enhance positive outcomes.
- 1.6 The structure of this EIA Screening Report is set out below:
- Section 1: Introduction (this section);
 - Section 2: Description of Site and Surroundings;
 - Section 3: Proposed Development;
 - Section 4: EIA Regulation Requirements;
 - Section 5: EIA Appraisal;
 - Section 6: Mitigation; and
 - Section 7: Conclusions.

2.0 The Site and Surroundings

- 2.1 Highgate School is located in the London Borough of Haringey in North London. The Hilltop site in Highgate is the location of the Senior School, which is bound by the B519 North Road to the west and B550 Southwood Lane to the east. The Junior and Pre-Preparatory Schools are located on Bishopswood Road, approximately 350m west of the Senior School.
- 2.2 The London Borough of Haringey is designated as an Air Quality Management Area (AQMA) which was declared in 2001 due to exceedances in Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀).
- 2.3 This Screening Report supports six planning applications across six sites. These are:
- Dyne House and Island Site;
 - Mallinson Sports Centre;
 - Science Block;
 - Richards Music Centre;
 - Decant Facility; and
 - Far Field.
- 2.4 A summary of each site is provided below.

Dyne House and Island Site

- 2.5 The Dyne House and Island site forms an integral part of the Senior School. Dyne House is located on the east side of Southwood Lane and slopes steeply down from west to east. Dyne House is adjacent to a number of residential properties, on both Southwood Lane and Kingsley Place.
- 2.6 The Island Site is also located at the Senior School site and is built around three Quadrangles: Chapel, Science and Garner, which provide amenity space for pupils. Dyne House and the Island site are connected by an underground tunnel.
- 2.7 The site is situated in Flood Zone 1 according to Environment Agency (EA) Flood Mapping, and therefore has a low probability of surface water flooding.
- 2.8 The closest statutory site to the site is Parkland Walk Local Nature Reserve (LNR) which is approximately 480m northeast of the site.

Mallinson Sports Centre

- 2.9 The Mallinson Sports Centre is located on the Bishopswood Road Campus of the School estate. The building has been constructed on sloping ground, with a difference in levels from north up to south of approximately 4m. The Proposed Development lies in Flood Zone 1 (the lowest risk). The main flood risk posed to the site is surface water flooding.

- 2.10 The southern face of the Mallinson Sports Centre is within the north edge of the area designated as Metropolitan Open Land. The west side of the sports centre faces onto Bishopswood Road, separated by a grass verge with interspersed mature trees along the street frontage. On the east side, the sports centre lies adjacent to part of the site boundary of the house and rear garden of No 27, Broadlands Road. Additionally, on the east side are the Orchard playing fields within the School's ownership.
- 2.11 Along the eastern boundary a ditch has formed in the landscaping for natural surface water drainage, and there are mature trees located up to the site boundary.
- 2.12 On the north side up to Broadlands Road, the site is occupied by a large open covered Fives court.
- 2.13 To the west and north of the Mallinson Sports Centre is bounded by black painted metal railings installed as part of planning application: HGY/2014/0759, to improve security, child safety and appearance.
- 2.14 None of the buildings within the Mallinson Sports Centre site are locally or statutorily listed, nor are they considered to be non-designated heritage assets. To the northwest of the site is 16 Broadlands Road, a residential Victorian villa which is Grade II listed and also a designated heritage asset. The forecourt wall to the south of the villa is also separately Grade II listed.
- 2.15 The site itself carries no statutory or non-statutory wildlife designation. A single nationally important statutory wildlife site is located within 1km, namely Hampstead Heath Woods Site of Special Scientific Interest (SSSI) which is located 640m to the south-west of the site. A single locally important statutory site, Parkland Walk Local Nature Reserve (LNR), is also located within the search area, 735m north-east of the site.

Science Block

- 2.16 The buildings that are the subject of this submission form part of the main Hilltop Campus of the School, bounded by North Road to the west, and Southwood Lane to the east, and with shared boundaries to the north and south with other owners. The whole site is comprised of a number of buildings constructed over time at different periods, all interconnecting, from the Chapel at the southern end to the Charter Building at the northern end.
- 2.17 The Science Building is positioned to the north of the Central Hall, which separates the site from the 'Old School Building', a Grade II listed structure and designated heritage asset, known colloquially as the 'Big School' (List entry number: 1263619).
- 2.18 The closest statutory site is Parkland Walk LNR approximately 580m northeast of the site.
- 2.19 The EA's indicative floodplain map shows that the site is located in Flood Zone 1 and is not at risk of fluvial and/or tidal flooding.

Richards Music Centre

- 2.20 The Richards Music Centre site is situated at the southern edge of the Highgate Conservation Area, in the Bishops Area. The music centre is adjacent to the School's 'Junior Field' to the north, which is Metropolitan Open Land. The Bishops Area lies between the west of the historic town centre and the boundary of the London Borough of Haringey to the London Borough of Camden, with Hampstead Lane to the South and Aylmer Road to the North. The area to the south and east of the music centre, not owned by the school, is predominately residential.
- 2.21 The area to the east of Junior Field, also not owned by the School, is the St Michael's Primary School. A path through this School provides safe access for Highgate pupils, via the North Road pedestrian crossings, to the Senior School for travel to and from the Bishopswood Road Campus. This path then runs along the front of the music centre before running on the west side of the synthetic pitch up to the Mallinson Sports Centre and the crossing on Bishopswood Road.
- 2.22 The closest ecological statutory site to the site is Parkland Walk LNR approximately 780m north east.
- 2.23 The site is located within Highgate Conservation Area.

Decant Facility

- 2.24 The site (an existing synthetic sports pitch) sits in the centre of the Junior Field which lies within the Highgate Conservation Area and Metropolitan Open Land. 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 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 a high post and netting fence.
- 2.25 The site is in Flood Zone 1, which is an area with a low probability of flooding.
- 2.26 The site is located within the Highgate Conservation Area.

Far Field

- 2.27 The Far Field playing field is situated along the northern side of Hampstead Lane, adjacent to Courtenay Avenue to the east, and The Bishops Avenue to the west. To the east, south and west, the site is bounded by Courtenay Avenue, Hampstead Lane, and The Bishops Avenue respectively. The northern boundary of the site abuts residential plots; Buxmead to the north-west, and High Birches in Courtenay Avenue to the north-east.
- 2.28 Primary access to the playing field is currently gained via the main entrance off Courtenay Avenue.
- 2.29 The site itself carries no statutory or non-statutory wildlife designation. A single nationally important statutory wildlife site was located within the search area, namely Hampstead Heath Woods Site of Special Scientific Interest (SSSI) which is located 15m to the south of the site.

- 2.30 There are no listed, or locally listed buildings within the site, however, the site does fall within the Highgate Conservation Area. In addition, to the south is the Grade II* listed Kenwood Registered Park and Garden.

3.0 Proposed Development

- 3.1 This EIA Screening Report is to support six separate full planning applications. The proposals are considered to be essential works to ensure the school can provide the facilities required for 21st century education, as well as their continued international charity work. The description of development of each application is provided below.

Dyne House and Island Site

- 3.2 *Redevelopment of Dyne House, to include: 1) Retention, refurbishment and extension of the principal five storey (plus plant and lift over run) Dyne House structure; 2) Demolition and redevelopment of the rear extension and associated buildings with a part one, part two storey structure; 3) Retention of the Parade Ground open space, with new sports pitch surface; 4) Associated improvements to the Island Site access and underground tunnel, including demolition and redevelopment of service block; and 5) Associated landscaping and improved provision for emergency services, servicing and disabled parking.*

Mallinson Sports Centre

- 3.3 *Redevelopment of Mallinson Sport Centre, to include: 1) Partial demolition of existing structure, squash and five buildings; 2) Refurbishment and extension of the remaining facilities, comprising new part single basement, new double height sports hall and new entrances, new teaching classrooms, offices, gym and exercise studios, circulation and ancillary accommodation; 3) New basement level outdoor covered fives courts; 4) External sunken oval sports pitch; and 5) Associated landscaping and improved provision for emergency services and servicing.*

Richards Music Centre

- 3.4 *Redevelopment of Richards Music Centre, including complete demolition of existing structure and development of a replacement building of two and a half storeys plus basement, and associated landscaping with improved provision for emergency services, servicing and disabled parking.*

Science Block

- 3.5 *Refurbishment and extension of existing Science Block, to include: 1) Four storey plus basement extension to east wing to provide new entrance and improved circulation, lift and ancillary accommodation, and internal re-planning/ alterations; 2) Two storey extension above ground level colonnade to central building, to provide internal replanning and additional teaching accommodation; 3) Creation of additional plant space at roof level of the East Link Block; 4) Complete replacement of building systems/ plant; 5) Rooftop observatory extension; 6) Replacement windows and restoration of existing facades; and 7) associated landscaping.*

Decant Facility

- 3.6 *Installation of a single storey modular classroom facility, on a temporary basis, for a period of up to ten years; associated means of enclosure, footpaths and landscaping' complete reinstatement of the synthetic surface upon cessation of use.*

Far Field

- 3.7 *Engineering and groundwork operations to relevel existing playing surface and improve drainage including installation of a synthetic turf pitch, creation of biodiverse margins, new emergency and service access and refurbishment of existing changing pavilion.*

Construction

- 3.8 A site wide outline methodology and construction logistics masterplan has been prepared in support of the planning applications. The total enabling and construction period for the Proposed Development is approximately ten years and will be undertaken in the following sequence:
1. Completion of the current onsite works to the Pre-Prep and Dining Hall
 2. Replacement and enlargement of the UKPN Substation at the Mills Centre
 3. Far Field engineering works and green artificial surface
 4. Installation of Temporary Accommodation on the southern half of the Junior Field all-weather sports pitch
 5. Science Block refurbishment and extensions
 6. Mallinson Sport Centre (Phase 2) new Sports Hall and Fives Courts
 7. Dyne House
 8. Island Site Tunnel Building (built as part of the Dyne House Project)
 9. Mallinson Sport Centre (Phase 3) refurbishment of existing hall and new entrance
 10. Richards Music Centre
 11. New Footpaths around the Junior Field all-weather sports pitch
 12. Mallinson Sport Centre (Phase 4) New Extension for Additional Changing and Studio Space
- 3.9 The sequence of the above projects has principally been driven around the temporary accommodation requirements and the need to minimise disruption to the School's main operations.

Decant Facility

- 3.10 The temporary accommodation is required in the first instance to decant all the facilities from the Science Block, while the refurbishment is undertaken for circa 15 months. It is then converted from Science Laboratories into general classroom, for decanting the whole of Dyne House.

Mallinson Sport Centre (Phase 2)

- 3.11 In parallel to the refurbishment of the Science Block, Mallinson Sport Centre (Phase 2) will also be undertaken with the development estimated to take 15 months to complete.

Dyne House

- 3.12 Once the Science Block development is complete, the facilities that have been housed within the temporary accommodation are relocated back into the newly refurbished Science Building. Only once these moves are complete, can the decant of Dyne House commence. Once Dyne House has been emptied, the development of Dyne House is estimated to take 24 months to complete.

Mallinson Sport Centre (Phase 3)

- 3.13 During the second half of the Dyne House development, Mallinson Sport Centre (Phase 3) commences, and it is estimated that the development will also take 15 months to complete.

Richards Music Centre

- 3.14 The final temporary accommodation requirement is that of the Richards Music Centre and the remaining drama functions currently in Dyne House. The Richards Music Centre project is currently estimated to take 14 months.

Mallinson Sport Centre (Phase 4)

- 3.15 The final phase of the Mallinson Sport Centre (Phase 4) commences during the summer of 2033, and it is estimated that the development will take 14 months to complete.
- 3.16 The estimated construction vehicle movements on each site will be covered within the Outline Construction Management Plan which will be refined and made site specific once the Principal Contractor has been appointed and Construction Environmental Management Plans (CEMPs) for each site have been developed. This will include the types of vehicles expected to service the site and the HGV traffic generation of the construction site per quarter. As mentioned above, there will be some overlap between phases of the Proposed Development, mainly the refurbishment of the Science Building and Phase 2 of the Mallinson Sports Centre, as well as overlap between the second half of the redevelopment Dyne House and Phase 3 of the Mallinson Sports Centre.

4.0 EIA Regulation Requirements

Aim of EIA

- 4.1 EIA is a systematic process through which the likely significant environmental effects of a project can be identified, assessed and, where possible, adverse impacts are mitigated, and beneficial impacts enhanced. EIA is objective to a consideration of the planning policy merits of a proposal for development.
- 4.2 The National Planning Practice Guidance (NPPG) describes the aim of EIA as to:
- “protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process...”*
- The aim of Environmental Impact Assessment is also to ensure that the public are given early and effective opportunities to participate in the decision-making procedures.”* Paragraph: 002 Reference ID: 4-002-20140306
- 4.3 In summary, EIA ensures that information on the likely significant environmental effects is available to the decision makers when determining an application for development consent. EIA allows for consultation on these effects and provides this information to all interested parties.
- 4.4 EIA is only applicable to projects which are expected to have likely significant environmental effects. The determination of the need for EIA is called ‘screening’.

Legal Context

- 4.5 EIA is governed by European Directive 2014/52/EU for the ‘*assessment of the effects of certain public and private projects on the environment*’. This has been integrated into the English town planning system through the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Put simply, the EIA Directive sets out the objectives of EIA whilst the EIA Regulations set out the procedures required to meet those objectives within the context of the English planning system. This application should be considered under the EIA Regulations (2017).

Steps in Screening for EIA

- 4.6 Certain types of development require an EIA:
- For developments described in Schedule 1 of the EIA Regulations (‘Schedule 1 development’) EIA is mandatory; and
 - For developments of a type described within Schedule 2 of the EIA Regulations (‘Schedule 2 development’) EIA may be required if the development has the potential to give rise to ‘significant’ environmental effects by virtue of its nature, size or location.

- 4.7 If the Proposed Development is of a type described in Schedule 2, then two further criteria should be considered:
- If the Proposed Development is located or partly located in a 'Sensitive Area' for the purposes of the EIA Regulations; or
 - If the Proposed Development exceeds the respective applicable threshold in Schedule 2.
- 4.8 Should either criteria be met, the Proposed Development will require screening against the selection criteria set out in Schedule 3 of the EIA Regulations. Further indicative thresholds and other guidance are also provided in the NPPG.
- 4.9 If neither of the above criteria is met, the Proposed Development does not require formal screening for EIA, unless specifically requested.

Consideration of the EIA Regulations

- 4.10 The requirement for EIA is either mandatory or conditional, depending on the classification of the development project. This is based, in turn, on the likelihood of significant environmental effects arising.
- 4.11 The Proposed Development falls within Schedule 2 of the EIA Regulations and is classified as an 'Urban Development Project' (10(b)). The Proposed Development exceeds the relevant thresholds, which in this instance are that it is more than 1 hectare of urban development which is not dwellinghouse development.
- 4.12 The site does not fall within a Sensitive Area as defined by the EIA Regulations.
- 4.13 With regard to the exclusion threshold criteria described above, the NPPG states:
"...it should not be presumed that developments above the indicative thresholds should always be subject to assessment, or those falling below the thresholds could never give rise to significant effects, especially where the development is in an environmentally sensitive area. Each development will need to be considered on its merits". (emphasis in original, Paragraph 018).
- 4.14 The over-riding determination for EIA is whether the Proposed Development is likely to result in significant impacts on the environment. Thus, the criteria described in Schedule 3 of the EIA Regulations are considered in detail in the next Section, Section 5.
- 4.15 Schedule 3 of the EIA Regulations set out the screening criteria for Schedule 2 development projects. These criteria seek to understand the characteristics and complexity of the Proposed Development and impacts. The criteria fall under three headings:
- **Characteristics of the development** – taking into account the size, design, use of natural resources, production of waste and emissions, risk of accidents and to human health, and cumulation with existing development;
 - **Location of the development** – consideration of environmental sensitivity of geographical areas likely to be affected by development; and
 - **Types and characteristics of the potential impact** – specifically having regard to the extent, magnitude, complexity, probability, duration, frequency, reversibility and cumulation of the impacts, leading to a consideration of the likely significant effects of the development.

Cumulative Impacts

- 4.16 In accordance with Schedule 3 of the EIA Regulations, the '*cumulation of the impact of the Proposed Development with the impact* of other existing and/or approved development' has been considered through an appraisal of the existing environmental conditions onsite, and by reviewing other planning applications for the possibility of cumulative impacts. Results of the cumulative assessment are provided in Section 5.

Mitigation Measures

- 4.17 As per Regulation 5 of the EIA Regulations, relevant caselaw (Champion v North Norfolk District Council [2015] UKSC 52), and the NPPG (Paragraph: 018 Reference ID: 4-018-20170728), this Screening Report relies on standard and non-complex mitigation to rule out the need for EIA.
- 4.18 Section 6 explains the design features and other measures envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment. For clarity, this section also provides details on measures to reduce non-significant adverse effects and implement enhancement measures. Information is also given on how these measures will be secured, to provide confidence to the local authority regarding their subsequent deliverability and enforcement.

Significance of Effects

- 4.19 Significance of effects is determined by a competent EIA expert in conjunction with topical technical experts, with regard to standard impact assessment procedures and based on the information available as referenced in this report.

5.0 EIA Appraisal

Introduction

- 5.1 This section provides an appraisal of the need for an EIA for the Proposed Development, considering Schedule 3 criteria of the EIA Regulations. It considers the characteristics of the Proposed Development, followed by the location of the Proposed Development and characteristics of potential impacts.

Characteristics of Development

Size of Development

- 5.2 The total site area is approximately 4.96ha. The Proposed Development includes the demolition and reconstruction of educational buildings and associated ancillary facilities.

Use of Natural Resources

- 5.3 The materials and processes required in the construction of the Proposed Development appear to be typical for a development of this nature. There is no part of the Proposed Development that will require any uncommon or disproportionate use of natural resources.

Production of Waste

Construction Phase

- 5.4 It is inevitable that during the construction phase some waste will be produced, however, methods to reduce construction waste are outlined in the accompanying Sustainability Statements prepared in support of the planning applications (AECOM, December 2022 and Troup Bywaters and Anders, July 2022). In summary, Site Waste Management Plans (SWMPs) can be produced to control construction waste in response to the requirements of an appropriately worded planning condition. Construction waste is, therefore, not considered to be significant.

Operational Waste

- 5.5 A Site Wide Operational Waste Management Plan has been prepared by KaNect (September 2022) which demonstrates how sustainable methods for waste recycling management have been considered for the operational phase of the Proposed Development. This is summarised below.
- 5.6 Once operational, the Proposed Development is anticipated to produce 94,279 (L) of waste from all buildings per week, equating to approximately 422 tonne per year.
- 5.7 A total of three central bin stores will be provided to cater for the Proposed Development with one combined bin store providing space to hold waste and recycling bins for the Pre-Preparatory

School and the Junior School, one bin store for the Senior School and one bin store for storing Food waste bins for the cafeteria area.

- 5.8 For the Pre-Preparatory School and Junior School, small bins/transparent liners will be provided within and outside the buildings, which will allow the students and the staff to deposit their waste and recycling material into. Every day (or as required), the facilities management team will collect these bins/liners and empty them into the larger bins provided within the central bin store. On the day of collection, the facilities management team will move the bins (to be collected) from the central bin store to Bishopswood Road, from where it will be collected.
- 5.9 Similar to the Pre-Preparatory School and Junior School, small bins/transparent liners will be provided within and outside the buildings of the Senior School. Every day (or as required), the facilities management team will collect these and empty them into the larger bins located within the central bin store. On the day of collection (or as required), the facilities management team will move the bins (to be collected) from the central bin store to Southwood Lane, from where it will be collected. For the Senior School, the Council's Refuse Collection Vehicle (RCV) will park within 10m distance to the bin presentation area, from where, the Council's collection operatives will wheel the bins to the RCV and empty these.
- 5.10 The food waste bins that are provided for the cafeteria will be taken to Bishopswood Road for collection by the facilities management team.
- 5.11 The mixed dry recycling (MDR)/recycling waste from all the school buildings will be collected by London Borough of Haringey, whereas the other waste streams will be collected by private waste collection contractor.
- 5.12 Once collected and emptied, the facilities management team will return the bins into their respective central bin stores.
- 5.13 These provisions will result in waste produced during the operation of the Proposed Development being managed in accordance with the Waste (England and Wales) Regulations, 2011 (as amended). Additionally, all waste infrastructure introduced to the Proposed Development will comply with guidelines published by the GLA and LBH, British Standard (BS) 5906:2005 Waste Management in Buildings Code of Practice and Part H6 of the Building Regulations (2010).
- 5.14 Following the implementation of the Operational Waste Management Plan, significant operational waste effects are not considered to be significant.

Pollution and Nuisances

- 5.15 The NPPG suggests that the physical scale of 'urban development projects' have the potential for an increase in traffic, emissions and noise, along with other potential impacts, are considered in the following sections.

Location and Characteristics of Potential Impacts

Introduction

- 5.16 This section considers the environmental sensitivity of geographical areas likely to be affected by the Proposed Development, the potential for significant effects, and where necessary, mitigation available to reduce or prevent any significant adverse effects identified. This is done with regard to the following environmental aspects.

Transport and Access

- 5.17 The School benefits from a sustainable location, with easy access for pedestrians and cyclists and good public transport accessibility in the form of buses and London Underground services, with school bus services also provided.

Operation

- 5.18 As set out within the SPD, the Proposed Development does not seek to increase staff or student numbers across the estate, which will remain within the licenced capacity. Therefore, it is not anticipated that there will be material change to the trip generation from the Proposed Development. Particularly during the peak hour periods, there are no anticipated changes relating to the number of pedestrian, cyclists, cars or public transport users accessing the School. The site wide Transport Statement concludes that there would be no impact on the local highway or public transport infrastructure, with there being no additional trips related to Proposed Development during peak hour periods.
- 5.19 The proposals are not considered to result in any detrimental impact on road safety and would work towards the Vision Zero goals set out by Transport for London (TfL).

Construction

- 5.20 There may be some impacts during the construction and demolition phases of the Proposed Development, however, these are anticipated to be temporary in nature and will be controlled by a CEMP which will be developed for each application once the principal contractor has been appointed. The CEMPs can be secured by a suitably worded planning condition and will include mitigation measures to ensure any residual construction traffic related impacts are not significant. The CEMPs will include, but not limited to the following:
- Phasing;
 - Routeing of demolition, excavation and construction vehicles;
 - Permitted construction traffic hours;
 - All points of access;
 - Anticipated construction traffic volumes;
 - Temporary loading bays and parking bays suspensions, as and if appropriate; and
 - Temporary vehicular and pedestrian suspensions, as and if appropriate.

- 5.21 Overall, in view of the above evidence, the transport related impacts arising from the Proposed Development are not considered to be significant and, therefore, an EIA is not required.

Noise

Decant Facility

- 5.22 An Environmental Sound Survey report has been undertaken in support of the Decant Facility planning application (Applied Acoustic Design August 2022).
- 5.23 The closest residential premises to the site are those on Highgate Close, to the south of the Decant Facility site.
- 5.24 At the time of writing this report, the ventilation and cooling system of the proposals were still under development, but are likely to include a mixture of natural and mechanical ventilation. The proposals will also include a number of external air source heat pumps.
- 5.25 Based on the results of the survey, mechanical plant sound emission criteria have been proposed in accordance with BS 4142. It is proposed that plant sound emission is controlled to achieve a rating sound level 5 dB below the representative measured background sound levels for the given hours of operation when assessed to 1m from the worst affected window of the nearest appropriate assessment location. The noise criteria are provided in **Table 5.1**.

Table 5.1: Proposed Mechanical Plant Sound Emission Criteria for Residential Properties on Highgate Close

DESCRIPTION	PROPOSED PLANT SOUND EMISSION CRITERIA TO RESIDENTIAL BUILDINGS
Daytime weekday (07:00 to 19:00)	34 dB LAeq (1 hour)
Evening weekday (19:00 to 23:00)	30 dB LAeq (1 hour)
Night-time (23:00 to 07:00)	25 dB LAeq (15 minutes)

- 5.26 Providing the above sound criteria are adhered to, which can be controlled by planning condition, significant noise sources, as a result of the Proposed Development, are not considered likely.

Mallinson Sports Centre

- 5.27 The closest noise sensitive receptor to the Mallinson Sports Centre site is No. 27 Broadlands Road, which is immediately adjacent to the north west boundary of the site.
- 5.28 It is proposed that the new sports centre will have five ventilation air handling units and twelve air source heat pump units (ASHPs). Nine ASHP units are proposed between the existing sports hall

and the existing swimming pool, the remaining three ASHP units are located to the rear of the new sports hall building immediately opposite the boundary fence to no. 27 Broadlands Road.

- 5.29 The Noise Assessment prepared by Emtec Ltd (June 2022) concluded that fitting silencers onto the fresh air inlet and exhaust air outlet of the Air Handling Units and by fitting silencers onto the three air cooling condensers, a noise level of no more than 32 dBA can be achieved at 1m from the windows of the neighbouring residential property (no 27 Broadlands Road). Providing these methods are implemented, which can be controlled by planning condition, significant effects are not considered likely.

Dyne House and Island Site

- 5.30 An Environmental Sound Survey has been undertaken by Applied Acoustic Design (August 2022), to establish the prevailing background sound levels at the site with respect to the installation of new building services plant equipment at Dyne House.
- 5.31 The ventilation and cooling system was still under development at the time of writing this report, however, it is likely there will be a mixture of natural and mechanical ventilation. It is also understood that ground source heat pumps are being considered which will minimise the requirement for mechanical plant. A worst-case scenario approach has been assessed within the Noise Assessment.
- 5.32 Assessment locations were adjacent residential premises at 12 and 16 Southwood Lane as well as properties on Kingsley Place. Based on the results of the survey, mechanical plant sound emission criteria have been proposed in accordance with BS 4142. It is proposed that plant sound emission is controlled to achieve a rating sound level 5 dB below the representative measured background sound levels for the given hours of operation when assessed to 1m from the worst affected window of the nearest appropriate assessment location. The noise criteria are provided in **Tables 5.2** and **5.3** below.

Table 5.2 Proposed Mechanical Plant Sound Emission Criteria - Residential Elevations Overlooking Southwood Lane

DESCRIPTION	PROPOSED PLANT SOUND EMISSION CRITERIA TO RESIDENTIAL BUILDINGS
Daytime weekday (07:00 to 19:00)	38 dB LAeq (1 hour)
Evening weekday (19:00 to 23:00)	34 dB LAeq (1 hour)
Night-time (23:00 to 07:00)	29 B LAeq (15 minutes)

Table 5.3: Proposed Mechanical Plant Sound Emission Criteria – Residential Elevations Overlooking Rear of Dyne House

DESCRIPTION	PROPOSED PLANT SOUND EMISSION CRITERIA TO RESIDENTIAL BUILDINGS
Daytime weekday (07:00 to 19:00)	28 dB LAeq (1 hour)
Evening weekday (19:00 to 23:00)	30 dB LAeq (1 hour)
Night-time (23:00 to 07:00)	24 dB LAeq (15 minutes)

- 5.33 Providing the above sound criteria are adhered to, which can be controlled by planning condition, significant noise sources as a result of the Proposed Development are not considered to be significant.

Richard Music Centre

- 5.34 An Environmental Sound Survey has been undertaken by Applied Acoustic Design (August 2022) to determine the prevailing background sound levels with respect to the installation of new building services plant equipment to adjacent residential premises (no2 Bishopswood Road to the southeast Richards Music Centre site).
- 5.35 Based on the results of the survey, mechanical plant sound emission criteria have been proposed in accordance with BS 4142, to be achieved at the worst affected window at the nearest sensitive receptor (no.2 Bishopswood Road). The sound emission criteria are presented in **Table 5.4** below.

Table 5.4: Proposed Mechanical Plant Sound Emission Criteria for no.2 Bishopswood Road

DESCRIPTION	PROPOSED PLANT SOUND EMISSION CRITERIA TO RESIDENTIAL BUILDINGS
Daytime weekday (07:00 to 19:00)	34 dB LAeq (1 hour)
Evening weekday (19:00 to 23:00)	30 dB LAeq (1 hour)
Night-time (23:00 to 07:00)	25 dB LAeq (15 minutes)

- 5.36 Providing the above sound criteria are adhered to, which can be controlled by planning condition, significant noise sources, as a result of the Proposed Development, are not considered likely.

Science Block

- 5.37 An Environmental Sound Survey has been undertaken by Applied Acoustic Design (June 2022) in support of the planning application at the Science Block.
- 5.38 The closest receptors to the Science Block site were determined as the rear facades of the Alms Houses, 15-37 Southwood Lane to the east of the site. The rear façade of 15 Southwood Lane is approximately 3.5m from the shared boundary with the Science Block.
- 5.39 Proposed plant as part of the new science block application will consist of six ASHPs in a rooftop louvered enclosure.
- 5.40 Based on the results of the survey, mechanical plant sound emission criteria have been proposed in accordance with BS 4142, to be achieved at the worst affected window of the nearest sensitive receptors. The sound emission criteria are presented in **Table 5.5** below.

Table 5.5: Proposed Mechanical Plant Sound Emission Criteria – Residential Properties (Alms Houses and 15-37 Southwood Lane)

DESCRIPTION	PROPOSED PLANT SOUND EMISSION CRITERIA TO RESIDENTIAL BUILDINGS
Daytime weekday (07:00 to 19:00)	37 dB LAeq (1 hour)
Evening weekday (19:00 to 23:00)	33 dB LAeq (1 hour)
Night-time (23:00 to 07:00)	29 dB LAeq (15 minutes)

- 5.41 Providing the above sound criteria are adhered to, which can be controlled by planning condition, significant noise sources, as a result of the Proposed Development, are not considered likely.
- 5.42 With regards to construction noise, there is likely to be a temporary increase in noise levels during the construction phase of the Proposed Development. However, a series of standard tried, and tested mitigation measures will be implemented to reduce noise impacts during construction, such as hoarding, low noise generators and equipment, works during agreed working hours and noise monitoring. These measures will be set out in the individual CEMPs which will be prepared for each of the six applications once the principal contractor for each application has been appointed.
- 5.43 Through the implementation of such measures and best practice mitigation, significant noise impacts as part of the construction phase are considered unlikely to occur to nearby sensitive receptors.

Summary

- 5.44 As mentioned above, the CEMPs will detail measures to ensure that construction noise is not significant. There will be overlap in the timings of construction works for the following:
- Redevelopment of the Science Block and Phase 2 of the Mallinson Sports Centre; and
 - The second half of the construction of Dyne House and Phase 3 of Mallinson Sports Centre.
- 5.45 Given these are located on different school campuses, when considering the in-combination effect, significant construction noise effects are not considered likely. Additionally, the Estate Wide Construction Management and Phasing Strategy will ensure that construction noise effects are not significant.
- 5.46 Once the Proposed Development is fully constructed and operational, noise is not anticipated to be significant given the noise limitations as listed above are implemented.
- 5.47 Overall, in view of the above evidence, noise related impacts arising from the Proposed Development are not considered to be significant and, therefore, an EIA is not required.

Air Quality

- 5.48 The London Borough of Haringey is designated as an AQMA.

Mallinson Sports Centre

- 5.49 An Air Quality Assessment has been prepared by Peter Deer and Associates (June 2022) in support of the planning application at Mallinson Sports Centre.
- 5.50 In terms of local air quality, the annual mean NO₂ and dust particle emissions are within the World Health Organisation stated targets. The Applicant has provided its own diffusion tube emission monitoring data which has confirmed that the air quality is close to background levels and is not affected by major roads or building emissions. The Mallinson Sports Centre site is considered sensitive to human health as it is located opposite Highgate Pre-Preparatory school and the construction vehicle route is proposed along Bishopswood Road and Broadlands Road which pass by Highgate Pre-Preparatory School and also close to the Newstead Nursing Home. There are no ecological sensitive receptors in close proximity to the Mallinson Sports Centre site.
- 5.51 The dust risk assessment contained within the Air Quality Assessment concluded that there is a low risk of dust soiling during the demolition, earthworks and construction phases of the Proposed Development. During the track out phase, there is a medium risk for dust soiling and to human health. As such, appropriate dust mitigation measures are recommended to ensure the air quality impacts of construction and demolition are minimised. These should be outlined in a CEMP prepared by the contractor for the Proposed Development and can be secured by an appropriately worded planning condition.
- 5.52 The Mallinson Sports Centre is open for local community use. As mentioned above, the Transport Statement suggests that the redevelopment of the building will not increase the number of building users using the sport facilities. The majority of current public users are

resident within the Highgate area and generally arrive and depart by walking, cycling or public transport. Additionally, there will be no additional parking facilities for public building users of the sports centre. It can therefore be concluded that there will be no additional vehicle trips associated with this element of the Proposed Development and air quality impacts as a result of vehicle trips are considered to be neutral and not significant.

- 5.53 In relation to the impacts of emissions from the proposed Class A gas boiler, it is anticipated that emissions will be reduced compared to the current old centrally serviced installation. The thermal performance of the new building and envelope will be considerably improved, resulting in reduced thermal losses. The net effect is an overall improvement in PM₁₀ and NO_x emissions compared to the existing buildings.

Science Block

- 5.54 A Dust and Emissions Assessment has been prepared in support of the Science Block application (June 2022).
- 5.55 Similarly with the Air Quality Assessment for the Mallinson Sports Centre mentioned above, the proposals at the Science Block will not result in an increase in traffic emissions as student and staff numbers will not increase. In relation to emissions from the Class A boiler, it is anticipated that emissions will be reduced compared to the current installation and an overall improvement in PM₁₀ and NO_x emissions is anticipated when compared to the existing building. Operational impacts are therefore not considered to be significant.
- 5.56 In terms of dust, it is estimated that there are approximately three sensitive receptors 20m from the boundary of the Science Block site, 10 receptors within 50m and no sensitive ecological receptors within 50m of the Science Block site boundary.
- 5.57 During the demolition phases there will be a low risk of dust soiling and a medium risk to human health receptors. During the earthwork's phase and the remainder of the construction phases, risks of dust soiling and to human health receptors were both considered to be low. During trackout, there will be a low risk to human health receptors and negligible risk of dust soiling.
- 5.58 Best practice methods, as outlined in a site-specific CEMP, secured by planning condition, will minimise the formation of dust and harmful emissions from construction. This will also outline a traffic management plan to minimise impacts of traffic during the construction phase. Construction phase impacts are, therefore, not considered to be significant.

Dyne House and Island Site

- 5.59 An Air Quality and Dust Risk Assessment has been prepared in support of the planning application for Dyne House (June 2022). The Assessment concludes that during the construction phases there is a medium risk to human health and dust soiling and a low risk to ecological receptors. Appropriate dust and pollution control measures will be outlined in a site specific CEMP, secured by planning condition, and will ensure that construction phase impacts are not significant.
- 5.60 In relation to operational impacts, it is expected that the new air source heat pumps and improved thermal performance of the new building envelopes will greatly reduce the emissions of PM₁₀ and

NO₂. It is also anticipated that there will be no increase in traffic movements associated with this aspect of the Proposed Development, therefore, there will be no increase in emissions as a result of operational impacts. Overall, significant operational air quality impacts as a result of the Proposed Development are not considered likely.

Richards Music Centre

- 5.61 An Air Quality and Dust Risk Assessment has been prepared to assess the impact of the proposed redevelopment of the Richards Music Centre (June 2022).
- 5.62 In terms of operational impacts, the building will remain as a non-residential (D1) educational facility, therefore, there will be no increase in traffic emissions as student and staff numbers will remain as the current situation.
- 5.63 In relation to the impacts of emissions from the proposed new mechanical and geothermal systems, it is anticipated that emissions will be reduced compared to the current old centrally serviced gas installation. The thermal performance of the refurbished Richards Music Centre building will be considerably improved resulting in reduced thermal losses. The net effect is an overall improvement in PM₁₀ and NO_x emissions compared to the existing building.
- 5.64 During construction, there will be a medium risk to human health and dust soiling and a low risk to ecological receptors. Appropriate dust and pollution control measures will be outlined in a site specific CEMP, secured by planning condition, and will ensure that construction phase impacts are significant.

Summary

- 5.65 As mentioned above, the CEMPs will ensure that construction air quality and dust impacts are not significant. It is likely there will be overlap in the timing of the construction of the Science Block and Phase 2 of the Mallinson Sports Centre, as well as Dyne House and Phase 3 of the Mallinson Sports Centre. Given these sites are located on different campuses over 350m from each other, in combination effects are not considered likely. Additionally, implementation of the Estate Wide Construction Management and Phasing Strategy will ensure that construction air quality effects are not significant.
- 5.66 There will be no increase in trip numbers once the Proposed Development is complete and fully operational, therefore, air quality emissions associated with vehicle trips will remain as the current situation.
- 5.67 Any air quality emissions, as a result of plant associated with the Proposed Development, will result in an overall improvement of emissions.
- 5.68 Overall, in view of the above evidence, air quality related impacts arising from the Proposed Development are not considered to be significant and, therefore, an EIA is not required.

Landscape and Visual

Construction Phase

- 5.69 During the construction phase, landscape and visual impacts will arise from the storage of construction machinery and plant, as well as the erection of fencing and hoardings. The effects of construction works will generally be short term and temporary in nature and all construction works will be carried out in full accordance with best practice to avoid, reduce or limit the extent of negative landscape or visual effects as far as possible. To manage any potential effects arising during the construction phase, these can be detailed in the site specific CEMPs with the planning applications and can be secured by a suitably worded planning condition.

Operational Phase

- 5.70 Landscaping strategies have been prepared for each of the six applications and are summarised in the sections below.

Science Block

- 5.71 A Landscape Statement has been prepared in support of the planning application for the new Science Block (Robert Myers Associated June 2022). Landscaping proposals include the redesign of both the Science and Garner Quods, with new planting and trees. Increased planting around the boundary of the site, where permissible under the mature trees, will enhance the view from the street to provide a green landscape.

Dyne House and Island Site

- 5.72 A comprehensive landscape design has been developed for the Dyne House and Island Site (LDA Design September 2022). The existing Parade Ground will be renovated with additional planting, trees and seating to improve the amenity space for pupils and aid the biodiversity of the area.
- 5.73 Key features of the new landscape scheme include:
- Formal landscaped entrance on Southwood Lane;
 - Green roofs to assist pollinators;
 - Rooftop planting to soften the building profile;
 - Outdoor roof terrace study areas;
 - Courtyard spaces for pupil socialising;
 - New surfacing to Parade Ground;
 - Extensive border planting; and
 - New emergency and maintenance vehicle ramp.
- 5.74 Additionally, the existing mature trees along the site boundary of Dyne House will be retained which will maintain the existing screening between the Dyne House Site and the adjacent properties, minimising visual impacts.

Richards Music Centre

- 5.75 A Landscape Statement has been prepared by LDA Design in support of the Richards Music Centre planning application. Landscaping proposals have carefully considered the impact on views along Bishopswood Road, enhancing the streetscape through high quality landscaping whilst respecting the neighbouring properties and public views of the surrounding Metropolitan Open Land and Conservation Area.
- 5.76 The landscaping proposals also include additional planting along the southern site boundary to enhance the existing tree line, enhancing site screening.

Mallinson Sports Centre

- 5.77 A landscape design strategy has been prepared for the Mallinson Sports Centre (Robert Myers Associates November 2022). The scheme involves two main areas. The first is around the new building and involves the implementation of a new hard landscape, including connecting paths and courtyard areas around the main entrances; and soft landscaping around the perimeter of the site which will involve replacing three existing trees with new, semi-mature trees. The second area is a sports pitch flood basin on the existing orchard site, to the east of the new building. Although it is necessary for the removal of a number of trees to enable the built development and flood basin, the proposals will provide a net increase in the number of trees across the site.
- 5.78 The improved landscape areas will provide a number of benefits for both the School and the surrounding neighbourhood by:
- Enhancing the streetscape by infilling gaps in the line of trees along Bishopswood Road and introducing generous areas of low planting between the pavement and the building.
 - Providing visual amenity for both the school and the public, as all the planted areas will be viewed from Broadlands and Bishopswood Road; and
 - Regenerating the Orchard site with a new sports area and introducing more diverse woodland structure through replanting and management.

Far Field

- 5.79 The landscaping proposals at Far Field are limited as the site is already well screened by existing trees which surround the site perimeter. A hedge around the perimeter boundary is included within the proposals but this is below eye level.

Decant Facility

- 5.80 No landscaping strategy has been prepared for the Decant Facility application as this is temporary accommodation and will be removed once the other sites are fully constructed. Given the temporary nature of the application, there will be no permanent visual and landscape effects at this site. The proposed units will be of a high-quality modular building system and site specific measures have been taken to minimise visual presence during the time they will be in use. Visualisations can be found in the Design and Access Statement accompanying the Decant Facility planning application.

Summary

- 5.81 When considering all six applications in combination, there will be some overlap in the timings of construction works which will have some landscape and visual impacts. The CEMPs will reduce construction and landscape impacts where possible, but any impacts will be temporary in nature and eliminated once the construction phase is complete.
- 5.82 Once the Proposed Development is complete and fully operational, the visual qualities of the school will be considerably improved from the current situation, specifically the Chapel Quad which is a public facing front of the school. The Proposed Development will also provide screening to sensitive receptors, namely those on Bishopswood Road and Hampstead Lane. Overall, significant landscape and visual impacts once the Proposed Development is operational are not anticipated and, therefore, would not warrant consideration within an EIA.

Built Heritage

Far Field

- 5.83 The Far Field site is currently in use as a playing field by the school. There are no listed, or locally listed buildings within the Far Field site, however, it does fall within the Highgate Conservation Area and to the south is the Grade II* listed Kenwood Registered Park and Garden.
- 5.84 The Heritage Statement (Bidwells, November 2022) has been prepared to determine the significance of the Far Field Site and its contribution to Highgate Conservation Area, and Kenwood Registered Park and Garden. The proposed alterations to the field have also been assessed, and their impact to the significance of the Registered Park and Garden and character and appearance of the Conservation Area were found to be neutral. The proposals are considered to be minor in nature and will not impact the existing perceptible character of the site as an institutional recreational field.

Decant Facility

- 5.85 A Heritage Statement (Bidwells, November 2022) has been prepared in support of the Decant Facility application. The proposals will introduce a temporary structure into the field which are unsympathetic to the character and appearance of the surrounding Conservation Area. The level of harm caused is considered to be moderate adverse. However, the temporary nature of the buildings and their association with the school's educational use is considered to mitigate the harm caused by their presence. Whilst there is some adverse impact caused during their presence, this impact will be entirely restored once the structures are removed.

Mallinson Sports Centre

- 5.86 The Heritage Statement prepared in support of the application for the Mallinson Sports Centre (Bidwells, November 2022) considered the impact of the proposals on the significance of Highgate Conservation Area and 16 Broadlands Road, a Grade II Listed Building as well as a forecourt wall to the south of the villa, also Grade II listed.
- 5.87 Nos. 8 & 10 Broadlands Road, 16 & 18 as well as Nos. 22 Bishopswood Road are locally listed, however, it is considered that due to distance from the Mallinson Sports Centre site, intervening

development, as well as their reduced sensitivity in terms of their non designated status, that the proposals will pose no impact and were therefore scoped out of the Heritage Assessment.

- 5.88 The Conservation Area in general has been found to contain an exceptionally high-quality built environment, reflecting the full array of architectural movements throughout the eighteenth, nineteenth and twentieth centuries. This includes buildings which fall within the school's estate, which individually express the varying architectural and pedagogical fashions, interests and understanding of their age. This variety and quality add considerably to the character and appearance of the Conservation Area.
- 5.89 In contrast, the buildings within the site presently fall short of this standard, failing to reflect the otherwise high architectural quality of both the Conservation Area and wider setting of the Grade II listed 16 Broadlands Road and forecourt wall. This is primarily due to a state of disrepair and lack of a sympathetic, contextual design. The proposals seek to address the important junction location of the Mallinson Sports Centre site, rehabilitating the existing buildings and improving longer range views across the Conservation Area. The overall impact to the Conservation Area is, therefore, considered to be an enhancement to its character and appearance while the impact to the setting and significance of the 16 Broadlands Road and listed forecourt wall is considered to be neutral.

Richards Music Centre

- 5.90 The Heritage Statement prepared in support of the application for the Richards Music Centre (Bidwells, November 2022) considered the impact of the proposals on the significance of Highgate Conservation Area. The Richards Music Centre presently falls short of the high standard of the otherwise high architectural quality in the Conservation Area. This is primarily due to the cumulative impact of successive extension and alteration creating a disjointed appearance. The proposals seek to sympathetically redevelop the site, using a contextual design which maintains the existing modest scale of the buildings and incorporates modulation in materials and massing. This creates an appropriate design which upholds the high standard of contemporary buildings within the area without negatively impacting on existing views within the Conservation Area. The Heritage Statement concluded that the overall impact to the Conservation Area is considered to be neutral, preserving its character and appearance.

Science Block

- 5.91 A Heritage Statement has been prepared in support of the application for the new Science Block (Bidwells, November 2022). The Science Building is located within the Senior School, which primarily dates from the nineteenth century. The Science Building itself is positioned to the north of the Central Hall, which separates the site from the 'Old School Building', a Grade II listed structure and designated heritage asset, known colloquially as the 'Big School' (List entry number: 1263619).
- 5.92 The Science Block site is located within the Highgate Conservation Area, also a designated heritage asset. Within the wider surroundings there are a number of Grade II listed buildings within the vicinity of the site. These include to the north-east, Sir John Woolaston's Almshouses, and to the east 16-22 Southwood Lane (individually listed) as well as the Highgate Tabernacle. (List Entry Number: 1079164). It is further noted that Highgate School Steps and Memorial Gates are considered locally listed buildings. Within the Conservation Area Appraisal, the following

structures close to the site are also considered to be positive contributors: Southwood Lane: Nos 39-49, 58- 64. These are considered non-designated heritage assets.

- 5.93 The proposals will be consistent with the existing hierarchy and character of the existing site and will form a sympathetic addition to the setting of the surrounding heritage assets. When considered against the considerable visual strength of the Science Building as a whole, the sensitively designed proposals which respond to views from the junction to the south, minimise impact on existing fabric and remain within the existing architectural hierarchy, will not harm the significance of the building and contribution to surrounding heritage assets.
- 5.94 The Heritage Statement concluded that the overall impact to the Conservation Area is considered to be neutral while the impact to the setting and significance of the listed buildings is also considered to be neutral.

Dyne House and Island Site

- 5.95 The Heritage Statement prepared for the Dyne House and Island site (Bidwells, November 2022) has been prepared to determine the significance of the impacts as a result of the Dyne House proposals on the Highgate Conservation Area and the listed group surrounding Southwood Lane (Grade II Listed 16-20 Southwood Lane, Highgate Tabernacle and 12 Southwood Lane).
- 5.96 The Heritage Statement states that while the Central Hall and toilet block are considered to be curtilage listed, the toilet block provides only a neutral contribution to this building's special interest in view of its plain appearance and utilitarian function.
- 5.97 Similarly, the buildings to the rear of Dyne House have been found to lack the consideration seen elsewhere within the school grounds, completed during the inter and post war periods. These structures, as well as the parade ground, have been found to be in need of enhancement in the Conservation Area Appraisal produced by the Council. Dyne House itself has been assessed as possessing an overbearing appearance on Southwood Lane disrupting the hierarchy and domestic scale of the buildings to the east side of the Road. It presently makes a minor negative contribution to the setting of the surrounding listed buildings and Conservation Area.
- 5.98 With regard to the acceptability of the proposals to Dyne House and Central Hall, it is considered the designs remain in keeping within the existing architectural hierarchies of the site, use a sympathetic material pallet and improve the present bulky massing of both Dyne House and the toilet block.
- 5.99 Overall, the Heritage Statement concluded that the sensitively designed proposals which respond to views from the junction to the south, as well as north south views towards the Highgate Bowl, are considered to be sympathetic and complementary. The proposals have considered to preserve the character and appearance of the Conservation Area and have taken opportunities to enhance it where possible. The overall heritage impact of the proposals is considered to be neutral and would preserve the significance of all heritage assets identified.

Summary

- 5.100 Once the Proposed Development is fully constructed and operational, it is considered that overall, the proposals will restore the existing school buildings and will not negatively impact

existing views within the Conservation Area or will it negatively impact other designated heritage assets within the vicinity. Although the proposals at the Decant Facility will result in some adverse impacts, this impact will be entirely restored once the structures are removed and this is not considered to be significant.

- 5.101 Overall, in view of the above evidence, heritage related impacts arising from the Proposed Development are not considered to be significant and, therefore, an EIA is not required

Archaeology

Dyne House

- 5.102 An Archaeological Desk-Based Assessment (DBA) has been prepared by Compass Archaeology (June 2022) in support of the redevelopment of the Dyne House and Island Site.
- 5.103 The site has been subject to considerable truncation and hard landscaping in the recent past, such that archaeological deposits that were once present are unlikely to have survived.
- 5.104 The DBA concluded that little evidence for prehistoric or Roman activity has been uncovered in the immediate vicinity of the study-area, although it is possible that this is because of a lack of previous excavations rather than an absence of actual activity. However, it is more likely that the natural topography of the site made any earlier exploitation unappealing. Given the topography of the site is on such a steep gradient, the historic development across the site from the 19th century onwards and the level of landscaping and ground disturbance, it is not deemed likely that any archaeologically significant deposits would be affected by the redevelopment of the site.

Science Block

- 5.105 An Archaeological DBA prepared by Compass Archaeology (June 2022) has been prepared in support of redevelopment of the Science Block.
- 5.106 Little evidence for prehistoric to Saxon activity has been uncovered in the vicinity of the study area, although this has some bias due to the lack of archaeological excavations in the area. Activity increases in the medieval period with the creation of a number of roads through the area providing passage to traders and travellers to and from the city.
- 5.107 The main phase of activity occurs in the post-medieval period, following the creation of the School. From 1565 the small site steadily expanded and altered to suit the needs of the pupils. By the 1860s the pressure on resources was such that a major redevelopment was required and the present Senior School and Chapel complex was constructed in 1866-7. Post-medieval and modern development continued across the study site, changing with the curriculum and available technology, resulting in over two centuries of growth from individual schoolhouse to Senior School Campus stretching between Highgate High Street and Castle Yard.
- 5.108 Due to the site's location within an Archaeological Priority Area, known history of the site, likelihood of encountering 17th – 21st century finds and features associated with the previous land use and school complex, and in light of the loss of potential archaeological remains and stratigraphy through excavation associated with the Proposed Development, some form of

archaeological mitigation may be deemed necessary. This mitigation is standard, tried and tested and can be controlled through an appropriately worded condition attached to an approved planning application.

Richards Music Centre & Mallinson Sport Centre

- 5.109 An Archaeological DBA has been undertaken for the Bishopswood Campus which includes the Mallinson Sports Centre and Richards Music Centre Sites (Compass Archaeology, October 2022).
- 5.110 Little evidence for prehistoric or Roman activity has been uncovered in the immediate vicinity of the study-area, although it is possible that this is because of a lack of previous excavations, rather than an absence of actual activity. Documentary evidence suggests local Saxon to medieval activity; in the form of the Bishop of London's deer park, which encompassed the present-day site. However, this land use would have left relatively minimal impact upon the archaeological record, and what remains that would have been left would be ephemeral.
- 5.111 The study-site remained largely open fields bordering the northern side of Hampstead Lane throughout the medieval and early post-medieval period. It was not until the mid-19th century, when Highgate School acquired the study-area to be used as allotments that development of any kind occurred. The main phase of development occurred in the later 19th century, following the formation of Bishopswood Road and Broadlands Road. The construction of a number of buildings including the pavilions that form the core of the present Richards Music Centre and the Mallinson Sports Centre circling the school playing fields occurred in 1935 and 1969-1981 respectively. These developments entailed a significant amount of landscaping and terracing to create level platforms for construction, which will have led to significant disturbance and probable truncation of earlier soil horizons and buried stratigraphy.
- 5.112 Given the lack of historic development across the site prior to the later-19th century and the subsequent level of landscaping and ground disturbance, this later development required it is not deemed likely that any archaeologically significant deposits will be affected by the proposals.

Far Field

- 5.113 An Archaeological Desk Based Assessment has been prepared in support of the Planning application for Far Field (Compass Archaeology, July 2021).
- 5.114 Little evidence for prehistoric or Roman activity has been uncovered in the immediate vicinity of the study area, although it is possible that this is because of a lack of previous excavations rather than an absence of actual activity. Documentary evidence suggests local Saxon and medieval activity; in the form of the Bishop of London's deer park, which encompassed the present-day site. However, this land use would have left relatively minimal impact upon the archaeological record, and what remains would have been left are likely to have been ephemeral in nature.
- 5.115 The site remained open fields bordering the northern side of Hampstead Lane throughout the medieval and early post-medieval period. It was not until the 20th century, when Highgate School acquired the study area to be used as sports fields, that development of any kind occurred. This entailed a significant amount of landscaping and terracing to create level spaces for athletics tracks, football pitches, and cricket pitches, which will have led to significant disturbance of any

earlier soil horizons and buried stratigraphy. Additional drainage works will have led to additional discreet corridors of deeper truncation, as will activities associated with the wartime use of the site by 906 Barrage Balloon Squadron during the Second World War.

- 5.116 Given the lack of historic development across the site prior to the 20th century and the subsequent significant level of landscaping and ground disturbance to create the extant landscape, it is recommended that no further archaeological mitigation be undertaken in relation to the Proposed Development.

Summary

- 5.117 Overall, the Archaeological DBAs have concluded that the potential for archaeological remains at Richards Music Centre, Mallinson Sport Centre, Dyne House and Far Field Sites is low and no mitigation is required. The DBA undertaken for the Science Block concluded that some form of archaeological mitigation may be deemed necessary due to the site's location within an Archaeological Priority Area. Such mitigation can be attached as a planning condition to any proposed excavations as part of the Proposed Development. Given this is implemented as part of the Proposed Development, it is unlikely that the Proposed Development will result in significant archaeological effects. It is, therefore, concluded significant effects on archaeology are not considered to be significant and an EIA is not required for this element.

Ground Conditions and Contamination

- 5.118 Given the site is already developed and in use as a school, any potential contamination sources would have been removed when the school was first built, therefore, the risk of the site being contaminated is not considered likely. A search was undertaken to determine the potential for contamination from off-site sources, however, no sources were identified as a concern.
- 5.119 Overall, significant contamination effects are not considered likely and consequently an EIA is not required for this aspect.

Ecology

Far Field

- 5.120 A Preliminary Ecological Appraisal has been undertaken in support of the Far Field planning application (Applied Ecology, November 2022). As set out within the SPD, the Proposed Development does not seek to increase staff or student numbers across the estate, which will remain within the licenced capacity.

Sites

- 5.121 The site itself carries no statutory or non-statutory wildlife designation. A single nationally important statutory wildlife site was located within the search area, namely Hampstead Heath Woods SSSI which is located 15m to the south of the site. The site is located within Natural England's impact risk zone for the SSSI. The canopies of mature trees growing along the southern boundary of the site occur very close to the canopies that form the northern boundary of the SSSI woodland, but a main road (that is partly illuminated with streetlights) forms a barrier

between the two lines of trees and will prevent the construction of the artificial sports pitches from having any direct or indirect impact on the SSSI.

- 5.122 Given that the existing sports pitch land use within the site will not change, as a result of the proposed Development, and reflecting that the SSSI is reported by Natural England to be in favourable condition, the Proposed Development is unlikely to result in any significant indirect harm to the SSSI as there is no proposed sports pitch floodlighting around the new pitches. Significant effects on designated sites are not considered likely.

Habitats

- 5.123 The grassland habitat onsite was characterised as amenity grassland, managed through regular mowing and in regular use as football pitches. The dominant species in the sward was perennial ryegrass, with abundant red fescue. Species diversity was very low, with large areas supporting no more than 3–4 species/m².
- 5.124 The single structure onsite consisted of a small brick changing rooms building with a flat bitumen felt roof. Small areas of hard standing were present in the north of the site, mostly associated with the building.
- 5.125 A strip of artificial grass (an artificial cricket pitch) was present in the centre of the playing field.
- 5.126 Groups of mature trees were present on embankments forming the eastern, southern and western boundaries of the site.
- 5.127 It is recommended that the boundary trees are protected during construction which can be outlined in a site-specific CEMP, secured by planning condition.
- 5.128 The inclusion of approximately 340m of new hedgerow planting is included as part of the proposals. In order to maximise the ecological benefit of these hedges, these should comprise a range of native species such as hawthorn, hazel, blackthorn, holly, rose and field maple. The hedgerows will reinforce the ecological value and wildlife corridor function of the existing lines of trees.
- 5.129 Given the negligible / low ecological value of the habitats on site, significant impacts on habitats are not considered likely.

Fauna

- 5.130 All trees on site were subject to a ground level inspection and were considered of having negligible suitability for roosting bats. The boundary trees around the amenity grassland sports pitches were assessed of being low value to foraging and commuting bats.
- 5.131 A small number of common bird species were recorded during the survey. These included carrion crow, magpie, woodpigeon and ring necked parakeet.

- 5.132 In terms of other species, no evidence of badger was found during the survey, and no suitable habitats were present for otter or water vole.
- 5.133 Bat and / or bird boxes are recommended and could be attached to boundary trees as an enhancement feature. This can be controlled by a suitably worded planning condition.
- 5.134 In light of the above, significant effects on species are not considered significant.

Mallinson Sports Centre

- 5.135 A Preliminary Ecological Appraisal has been prepared in support of the planning application at the Mallinson Sports Centre (Applied Ecology, November 2022).

Sites

- 5.136 The Site itself carries no statutory or non-statutory wildlife designation. A single nationally important statutory wildlife site is located within the 1 km buffer search area, namely Hampstead Heath Woods SSSI, which is located 640m to the south-west of the site. A single locally important statutory site, Parkland Walk LNR, is also located within the search area, 735m north-east of the site.
- 5.137 No impacts on statutory or non-statutory wildlife sites are anticipated, as a result of the Proposed Development, given the distance between the designated sites and the site, and the scale and type of development being proposed. Significant effects on designated sites are, therefore, not considered to be significant.

Habitats

- 5.138 The site was dominated by amenity grassland, buildings and hard-standing, all of which are considered negligible ecological and biodiversity value.
- 5.139 A stand of broad leaved plantation woodland was also present within the site. This was dominated by sycamore with ash, silver birch and pedunculate oak and understory species including holly.
- 5.140 A species rich hedgerow with trees forms the southern boundary of the site. Additionally, a short line of trees was present between the sports centre buildings and the playing field, comprising sycamore trees with some sparse hawthorn and holly. Along the site's eastern and northern boundaries various trees were present in short lines and groups.
- 5.141 The woodland, hedgerows and mature and semi mature trees are being retained as part of the proposals and should be protected during the construction phase. Such protection measures during the construction phase can be outlined in a CEMP, secured by planning condition.

Fauna

- 5.142 With regard to bats, none of the buildings within the site were assessed as being of value to roosting bats, and the woodland area and lines of trees were assessed as being of low value to commuting and foraging bats. The nearby hedgerows and lines of trees will be retained as part of the Proposed Development, and the woodland will be enhanced through thinning and additional planting, with additional tree planting planned around the new football pitch. It is therefore considered that the Proposed Development is unlikely to negatively affect foraging or commuting bats. As such, no further bat surveys are required.
- 5.143 The presence of hedgehog and stag beetle cannot be discounted on site, and although specific survey to confirm their presence / absence is not considered necessary, in this instance it is recommended that consideration is given to avoid impacts on these species by adopting reasonable impact avoidance measures during site clearance and construction, which can be outlined in a site specific CEMP, controlled by planning condition, and targeted enhancement measures, as provided within the landscaping statement.
- 5.144 The site is likely to support a breeding assemblage of mostly common garden and woodland birds, primarily in the areas of woodland. It is, therefore, recommended that any vegetation clearance works is undertaken out of the bird nesting season. This can be included as part of a site specific CEMP, secured by planning condition.
- 5.145 A landscape strategy report has been prepared in support of the application for the Mallinson Sports Centre. The report concludes that the Proposed Development will result in a net gain of 18.74%.
- 5.146 Significant effects on sites, species, or habitats, as a result of the proposals at the Mallinson Sports Centre are not considered likely.

Richards Music Centre

- 5.147 An Ecological Impact Assessment has been prepared by Arbtech (October 2022) in support of the Proposed Development at the Richards Sports Centre.

Sites

- 5.148 The closest statutory site to the Richards Music Centre is Parkland Walk LNR approximately 780m north east. Given the Richards Music Centre site is not subject to any statutory or non-statutory designations, and none are adjacent or in close proximity to the site, no significant impacts on designated sites are anticipated as a result of the proposals.

Habitats

- 5.149 The site comprises the following habitats:
- One permanent building (B1) which was deemed to be unsuitable for roosting bats as it does not support any external roosting features, or access into any loft. No bat evidence was found internally or externally.
 - Hardstanding (around the building is paving and concrete).

- Vegetated garden – much of the site is covered with amenity grass lawn.
- Scattered trees – there are scattered trees around the site. Although some are relatively tall, none are veteran or possess suitable roosting features for bats.

5.150 In terms of notable habitats, parcels of deciduous woodland, a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, are present within 1km of the site, the closest being approximately 90m south. There are, however, no notable habitats located on the site. No significant impacts on habitats are anticipated as part of the Proposed Development.

Invertebrates

5.151 The hardstanding habitats on site have negligible value for invertebrates. Significant impacts on invertebrates are, therefore, not considered likely.

Bats

5.152 The building on site has no suitable features for bat roosts and no major commuting routes for bats were identified. Nonetheless it is recommended that lighting should be controlled along the site boundaries to avoid affecting and potential commuting bats. It is also recommended that bat boxes are installed on or within the walls of the Proposed Development. Overall, significant effects on bats are not considered likely.

Birds

5.153 There were no birds' nests found on site during the site survey although birds could nest within the site's buildings or trees in the active season. There is no habitat for other Schedule 1 birds of the Wildlife and Countryside Act 1981 (as amended) on site. Nonetheless it is recommended that any vegetation clearance is undertaken out of nesting season and if this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately prior to the commencement of works by an experienced ecologist. It is also recommended that bird boxes are installed on the new building and on the retained trees within the Proposed Development. This can be secured by a suitably worded planning condition.

5.154 There is no habitat on site or in close proximity to the site, which is suitable for reptiles, amphibians, badger, otter, water vole, hedgehog. Therefore, significant impacts on these species, as a result of the Proposed Development, are not considered to be significant.

5.155 Significant effects on sites, species, or habitats, as a result of the proposals at the Richards Music Centre are not considered likely.

Science Block

5.156 An Ecological Impact Assessment has been prepared by Arbtech (October 2022) in support of the proposals at the Science Block.

Sites

- 5.157 The closest statutory site to the site is Parkland Walk LNR approximately 580m north east. Given the site is not subject to any statutory or non-statutory designations, and none are adjacent or in close proximity to the site, no impacts on designated sites are anticipated. Significant effects on ecological designated sites are therefore not anticipated.

Habitats

- 5.158 The Site comprises the following habitats:
- The existing school building - the four storey building has timber sash windows and around the windows on the first floor, there are gaps between the windows and the wall which create potential roosting habitat for crevice dwelling bats.
 - Hardstanding (a small courtyard area is found in the centre of the site).
- 5.159 In light of the above, there are no notable habitats located on the site and the Ecological Impact Assessment concludes that significant impacts on habitats are not anticipated as part of the proposals at the Science Block.

Bats

- 5.160 Although features of bat roosting value are present within the school building, bat surveys undertaken in 2019 confirmed no roosts were located within the science block building and no evidence of bats was found. The site survey in 2022 has confirmed there are no material changes to the building, therefore, the findings of the 2019 survey remain valid.
- 5.161 It is recommended that that lighting should be controlled along the site boundaries to avoid affecting potential commuting bats. It is also recommended that bat boxes are installed on or within the walls of the Proposed Development. Overall, significant effects on bats are not considered likely.

Birds

- 5.162 There were no birds' nests found on site although birds could nest within the site's buildings or trees in the active season. There is no habitat for other Schedule 1 birds of the Wildlife and Countryside Act 1981 (as amended) on site. Nonetheless it is recommended that any vegetation clearance is undertaken out of nesting season and if this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately prior to the commencement of works by an experienced ecologist. It is also recommended that bird boxes are installed on the new building and on the retained trees within the Proposed Development.
- 5.163 There is no habitat on site or in close proximity to the site, which is suitable for reptiles, amphibians, badger, otter, water vole, hedgehog. Therefore, significant impacts on these species is not considered to be significant.
- 5.164 Significant effects on sites, species, or habitats, as a result of the proposals at the Science Block are not considered likely.

Dyne House and Island Site

- 5.165 An Ecological Impact Assessment has been prepared by Arbtech (October 2022) in support of the proposals at the Dyne House and Island Site.

Sites

- 5.166 The closest statutory site to the site is Parkland Walk LNR which is approximately 480m north east of the Dyne House and Island site. Given the site is not subject to any statutory or non-statutory designations, and none are adjacent or in close proximity to the site, no impacts on designated sites are anticipated. Therefore, no further surveys are required and no significant impacts on ecological designated sites are anticipated.

Habitats

- 5.167 The Dyne House and Island site comprises the following habitats:
- Two large school buildings; B1 is the eastern building and B2 the western high-rise building. Neither of the buildings were deemed suitable for roosting bats.
 - The majority of the land use on site is hardstanding with tarmac areas, paving and a large playground at the eastern end. A defunct swimming pool south of B1 is covered in ruderal weeds.
 - The boundaries of the site and around the hard standing consist of small areas of ornamental planting, scattered ruderal weeds and patches of scrub leading up to the boundary trees.
 - A scattered tree line runs the northern and eastern boundaries of the site.
- 5.168 In light of the above, there are no priority or notable habitats on site or located in close proximity to the site. The proposed green roof will provide a new habitat for wildlife including invertebrates and birds.
- 5.169 No significant impacts on habitats are anticipated as part of the Proposed Development. It is recommended that the new tree planting should consist of native species (as per the proposed landscaping strategy).

Invertebrates

- 5.170 The hardstanding habitats on site have negligible value for invertebrates. The proposed green roof will provide a benefit to invertebrates. Significant impacts on invertebrates are, therefore, not considered likely.

Bats

- 5.171 No features of bat roosting value were observed within or on the buildings and trees and no evidence of bats was recorded. The urban nature of the site also has negligible value for commuting bats, although the adjacent railway line may be used. Therefore, it is recommended that lighting is controlled along the boundaries to avoid affecting any potential commuting bats. It is also recommended that bat boxes are installed on or within the walls of the Proposed Development. Overall, significant effects on bats are not considered likely.

Birds

- 5.172 There were no birds' nests found on site although birds could nest within the site's buildings or trees in the active season. There is no habitat for other Schedule 1 birds of the Wildlife and Countryside Act 1981 (as amended) on site. Nonetheless it is recommended that any vegetation clearance is undertaken out of nesting season and if this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately prior to the commencement of works by an experienced ecologist. It is also recommended that bird boxes are installed on the new building and on the retained trees within the Proposed Development.
- 5.173 There is no habitat on site or in close proximity to the site, which is suitable for reptiles, amphibians, badger, otter, water vole, hazel dormice or hedgehog. Therefore, significant impacts on these species are not considered to be significant.
- 5.174 Significant effects on sites, species, or habitats, as a result of the proposals at the Dyne House and Island Site, are not considered likely.

Summary

- 5.175 The Proposed Development site is considered to be of low ecological value mainly comprising of buildings, amenity grassland, hardstanding and trees. The likelihood of protected species using the Proposed Development site was also considered to be low. During the construction phase, the CEMPs will outline methods to ensure that significant effects on species and habitats are not likely.
- 5.176 The Proposed Development includes new landscaping planting including green roofs on some of the new buildings, which will result in an overall uplift in biodiversity net gain and will benefit species such as birds, bats and invertebrates.
- 5.177 Overall, significant ecological effects are not considered likely and consequently an EIA is not required for this aspect.

Arboriculture

Mallinson Sports Centre

- 5.178 An Arboricultural Impact Assessment (including a preliminary Arboricultural Method Statement) has been prepared by SJ Stephens Associates (May 2022) in support of the planning application at Mallinson Sports Centre.
- 5.179 The following six trees, categorised as per BS 5837, are proposed for removal to carry out the four phases of the sports centre construction:
- Category C – low quality:
 - T13 – a 5m, leaning cherry that needs to be removed to allow the new access to be created.
 - Category B/C – between categories B and C:

- T7 – a 10m sycamore, which has previously been topped, has low amenity value, and is best removed to allow new tree planting to be undertaken.
- Category B – moderate quality:
 - T33 – an 18m sycamore with four stems, that needs to be removed for construction access.
 - T34 – an 8m twin stem holly.
 - T45 – a 19m lime, showing good form and vigour despite some dieback at branch extremities.
- Category A-B – good quality:
 - T4 – a 22m lime, which has four main stems from 2-4m, with good crown shape despite some thinning of foliage.

5.180 The only trees of any landscape significance proposed for removal to carry out the works at the Mallinson Sports Centre are T4 and T45. T4 and T45, growing alongside Bishopswood Road adjacent to the new sports hall. The new sports hall must be the size proposed to meet various sports standards. It cannot be constructed in any other location so for the project to proceed there is no option but to remove these trees.

5.181 The following 28 trees, categorised as per BS 5837, are proposed for removal to construct the new flood defence basin:

- Category C – low quality: 9 trees.
- Category B/C – between categories B and C: 14 trees.
- Category B – moderate quality: 5 trees.
 - T33 – an 18m four stemmed sycamore, which needs to be removed to allow construction access to create the basin. The access has been kept out of the Root Protection Area of the veteran oak, T36, and located in this position as, as can be seen in the photo in Appendix G, the canopies of adjacent trees will fill the gap left by T33 and there will be little effect on the amenity value of this belt of trees.
 - T154 and T175 – two 18m birch within the woodland.
 - T165 – an 8m yew.
 - T171- a 14.5m, twin stem sycamore.

5.182 Although 28 trees will be removed, apart from T33, these are all tightly spaced woodland edge trees. In total they comprise approximately 390m². Loss of this small area will allow a useable space to be created within the basin and will be mitigated by the new planting of 47 trees and woodland management plans for the remainder of the woodland.

5.183 Trenches in the south west corner showed that there is very little root growth under the existing netball court, but heavy root growth just outside. The northwest corner of the main building has, therefore, been kept within the netball court. The new bike sheds will be within the Root Protection Areas of T14 and T41-T43, however, the finished floor level will be at approximately the same level as the existing tennis court, making a No-Dig construction method possible.

- 5.184 A trench was also dug along the northeast edge of the new hall location. This showed significant rooting at the southern end but negligible roots further to the north. The single storey “lean-to” building adjacent to T11 will, therefore, be constructed on an above ground concrete slab using a No-Dig methodology. Although the sports hall will be within the edge of the Root Protection Areas of T8 and T10, this area is mostly within the footprint of the existing building and where the exploratory trench has shown negligible rooting.
- 5.185 Provided the recommendations outlined within the Arboricultural Method Statement are adhered to, which can be secured by planning condition, the arboricultural impact of the development on tree cover in the areas is considered acceptable, with new specimen and woodland tree planting mitigating for necessary tree removals.

Richards Music Centre

- 5.186 An Arboricultural Impact Assessment has been prepared by Arbtech (January 2023) in support of the Richards Music Centre planning application.
- 5.187 In accordance with BS5837, a total of 24 trees and three groups of trees were surveyed. The implementation of the Proposed Development at the Richards Music Centre will result in the removal of 1No. tree (Category B) due to excessive impact to its Root Protection Area. The removal of this tree is not considered to result in significant arboricultural impacts.
- 5.188 The Arboricultural Method Statement contained within the Arboricultural Impact Assessment outlines measures which should be adhered to in order to minimise harm to other trees as part of the construction phase. These include protective measures such as construction exclusion zones and protective barrier fencing. Providing the measures outlined within the Method Statement are adhered to, which can be secured by planning condition, significant effects on arboricultural features are not considered likely.

Science Block

- 5.189 An Arboricultural Impact Assessment (including a preliminary Arboricultural Method Statement) has been prepared by SJ Stephens Associates (June 2022) in support of the planning application for the new science block.
- 5.190 The following trees, categorised as per BS 5837 are proposed for removal:
- Category C – low quality:
 - T6 trees – a 6m purple plum tree.
 - Category B/C – between categories B and C:
 - T4 and T5 – two 7m purple plum tree.
- 5.191 The only trees that will be affected will be the three purple plum trees, T4, T5 and T6. Although, these are attractive trees, as a species they have a limited life expectancy and one of them, T6, has already had to be topped to allow its retention. Rather than try to extend their life, it is considered preferable to remove them to allow the area to be re-landscaped with new tree planting as part of development proposals for the area. 13 new trees are shown on the landscape masterplan for the Science Block application which will mitigate for the three to be removed.

- 5.192 Provided the recommendations within the Arboricultural Impact Assessment are followed, and the landscape proposals are implemented, the arboricultural impact of these proposals on existing tree cover is not considered to be significant.

Dyne House and Island Site

- 5.193 An arboricultural survey in line with BS5837 was undertaken (Arbtech November 2022) where a total of 14 individual trees and two groups of trees were surveyed. The implementation of the Proposed Development at the Dyne House and Island Site will result in the removal of eleven individual trees (category B and C). The removal of these trees is not considered to result in significant arboricultural impacts, as replacement planting is included as part of the landscaping proposals.
- 5.194 The Arboricultural Method Statement outlines measures which should be adhered to in order to minimise harm to other trees as part of the construction phase. These include protective measures such as construction exclusion zones and protective barrier fencing. Providing the measures outlined within the Method Statement are adhered to, which can be secured by planning condition, significant effects on arboricultural features are not considered likely.

Far Field

- 5.195 An Arboricultural Impact Assessment (including a preliminary Arboricultural Method Statement) has been prepared by SJ Stephens Associates (September 2021) to assess the arboricultural impact of the proposed construction of new synthetic pitches at the Far Field Site.
- 5.196 No trees are required to be removed to facilitate the Proposed Development at the Far Field Site.
- 5.197 Additionally, protection measures are recommended to protect the Root Protection Areas of all retained trees, other than for:
- T48 where there will be hand excavation within approximately 58m², or 14% of the Root Protection Area.
 - Where a drain is proposed along the eastern boundary of the pitch, at the edge of a number of Root Protection Areas. However, if the trench is dug by hand and the drainpipe is threaded between roots, this is unlikely to cause significant root damage.
 - Adjacent to The Bishops Avenue where a new access will be created, and some minor excavation will be required within the Root Protection Areas of T2 and T3 for levels to marry with the road.
- 5.198 Provided the recommendations mentioned within the Arboricultural Method Statement are adhered to, which can be secured by planning condition, the arboricultural impact of the Proposed Development on existing trees at the Far Field site are not considered to be significant.

Summary

- 5.199 A total of 49 trees are recommended for removal as part of the Proposed Development. The impact of this loss of arboricultural features will be suitably mitigated through the new planting of

new trees as part of the landscaping proposals. Overall, significant arboricultural effects are not considered likely and consequently an EIA is not required for this aspect.

Socio-Economics and Wellbeing

- 5.200 The Proposed Development will generate temporary jobs during the construction phase, but this is unlikely to be significant. There are no plans to increase the growth of the school, therefore, once the Proposed Development is complete, there will be no operational employment effects.
- 5.201 The Proposed Development will improve the existing education offer by refurbishing/replacing the existing buildings which have reached the end of their life. This will provide some wellbeing benefits to both the students at the school, as well as the staff employed at the school, by providing a modern environment to learn and work.
- 5.202 Overall, the Proposed Development will have some benefits in relation to wellbeing and construction employment, however, these are not considered to be significant.

Water Resources and Flood Risk

- 5.203 A site wide Flood Risk Assessment (FRA) has been prepared in support of the Proposed Development (Edendale Young Associates Ltd, September 2019). The FRA outlines flood risk at the Bishopswood Road Campus (the Mallinson Sports Centre, the Richards Music Centre Far Field and the Decant Site) and the Senior School Campus (the Science Block and the Dyne House and Island Site). Additionally, site specific documents in relation to the other sites have been prepared. These are:
- FRA for the Mallinson Sports Centre (PJCE November 2022);
 - Sustainable Urban Drainage Statement for the Richards Music Centre (Expedition July 2022);
 - Flood Risk Assessment and Surface Water Drainage Strategy Report for the Science Block (Price and Myers (July 2022));
 - Sustainable Urban Drainage Statement for Dyne House and the Island Site (Expedition, July 2022);
 - FRA for the Decant Site (Peter Deer Associates, April 2020); and
 - Flood Risk, Surface Water and Foul Drainage Strategy for Far Field (Corner Water Consulting, July 2022).
- 5.204 A summary of the proposed drainage strategies for each of the applications is provided below.

Mallinson Sports Centre

- 5.205 The FRA prepared for the Mallinson Sports Centre shows that the site is at significant risk of future flooding after heavy rainfall within a 100-year period, due to limitations in the existing surface water drainage system which will primarily impact the northern end of the site. Other sources of flooding such as infrastructure flooding, rivers and groundwater flooding have been considered but are considered very low risk.

- 5.206 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.
- 5.207 A number of mitigation options have been considered but the mitigation measure of choice is to use the Orchard sports site to the east of the Mallinson Sports Centre 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. Additionally, 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).

Richards Music Centre

- 5.208 Surface water drainage flows will be attenuated in a below ground attenuation tank and a shallow podium drainage system in external spaces above basement. This will be integrated with green spaces and landscaping above the basement roof slab.
- 5.209 Surface water drainage flows will be discharged to the surface sewer along Bishopswood Road, through a new connection. This is an improvement from current situation, as the drainage surveys have shown that surface water drainage flows are currently discharged to the foul sewer.
- 5.210 The intention is for the roof to drain predominantly to the southern side of the Richards Music Centre building. This will be achieved via the connection of rainwater downpipes to a layer of permavoid modular storage units above basement roof slab. The soft landscaping above the basement roof slab will also drain to the permavoid layer and discharge to the south of the building. The introduction of the permavoid system will reduce the amount of gully/outlet penetrations into the building from ground level and reduce the number of suspended pipework runs within the building.
- 5.211 The sunken garden will need to be pumped via the basement into the surface water drainage system. The pump will be sized to accommodate the 1 in 30-year storm with storage for the 1 in 100-year + 40% storm provided under the decking / suspended floor within the sunken garden. The land drain along the back of the retaining wall at the southern edge of the pitch will be retained and reinstated where necessary.

Science Block

- 5.212 The Environment Agency's (EA) indicative floodplain map shows that the site is located in Flood Zone 1 and is not at risk of fluvial and/or tidal flooding.
- 5.213 The site is located in a Critical Drainage Area (CDA) Group4_062, however, the site is at low risk of surface water flooding. The surface water flood risk identified in this CDA refers to Milton Park and Causton Road, which are located circa 500m from the site. Therefore, the flood risk from surface water and overland flows is considered low.
- 5.214 The proposals at the Science Block will contain only a small number of additional new toilets for staff and pupils, with other existing toilets being refitted in existing locations. New foul drainage connections will be made into the local sewer system. Peak flow-rate into the sewer will be

significantly reduced by implementing flow controls and attenuation SuDS: the flow-rate will be restricted to greenfield rate and volume, significantly minimising the impact on existing infrastructure and reducing risk of flooding downstream of the development. SuDs in the form of permeable pavements, swales, bioretention systems will be carefully selected and implemented whenever possible.

Dyne House and Island Site

- 5.215 The following measures will contribute to reducing surface water runoff at source:
- Roof terraces and green roofs will occupy approximately a quarter of the roof area of Dyne House and its extensions;
 - Green roofs will occupy approximately 50% of the new building roof area in the lower part of the site;
 - Soft landscape areas will cover approximately 20% of the overall site area; and
 - A raingarden will be provided on the Island Site.
- 5.216 The preferred approach to minimise the requirements for in-ground attenuation is to design the proposed attenuation structure for no surface water flooding for all events up to the 1 in 30-year + 35% event (BS EN 752), and allow controlled flooding on the site for events in exceedance of the 1 in 30-year event and up to 1 in 100-year + 40% event. However, given the steep topography of the site and that buildings/ basements will occupy much of the site footprint, this is not feasible. It is, therefore, proposed for all events up to the 1 in 100-year + 40% event to be stored below ground in the attenuation tank and lined subbase beneath the permeable paving with no flooding off site.

Decant Facility

- 5.217 The FRA undertaken to assess the risk of flooding downstream of the proposed temporary accommodation building makes the following conclusions:
- The Proposed Development lies in Flood Zone 1;
 - There is a slight risk of surface water flooding; and
 - Other sources of flooding, such as infrastructure flooding, surface water flooding and groundwater flooding, have been reviewed but are considered low risk.
- 5.218 The temporary accommodation building will be supported on pillars above the synthetic sports pitch's permeable surface. The rainwater downpipes will be located at regular intervals distributing rainwater evenly over the permeable surface of the synthetic sports field. As the rainwater, catchment area, and permeable surface areas remain the same, there is no predicted change to surface water discharge from the School.

Far Field

- 5.219 The proposed synthetic pitch will include an effective 5m spaced lateral drainage system that will allow the surface to remain in use during periods of adverse weather. The existing sports field drainage system has an established connection to the Thames Water surface water sewer at the lowest point of the field in the north-eastern corner. Peak flow attenuation is included in the

design of the proposed system, which is to outfall into the existing 150mm outfall pipe running into the Courtenay Avenue surface water system.

- 5.220 Soakaway tests undertaken as part of the FRA for the site indicated a very low infiltration potential to the subsoil. Adequate attenuation has, therefore, been included in the hydraulic design, through surcharging capacity within the drainage layer base of the synthetic pitch and the permeable fill over the pipe system.
- 5.221 The peak flow from the existing site outflow point into the Courtenay Avenue surface water system will remain as the current peak capacity of the 150mm outfall pipe to transmit water. Allowing for a 20% climate change factor, the drainage assessment suggests that a network and an underground storage layer will provide sustainable measure to manage surface water runoff. This FRA demonstrates that the proposed drainage strategy will not increase the risk of flooding from surface water runoff on the development site or to the surrounding area.

Summary

- 5.222 In view of the above, a suitable drainage strategy has been developed to mitigate the risk of flooding at the Proposed Development site. Overall, it can be concluded that consideration of these matters as part of an EIA is not required.

Risk of Major Accidents or Disasters

- 5.223 Given the nature of the Proposed Development and its surrounding environment, it is not considered that it will lead to an increased risk of, or be overly sensitive to, major accidents or disasters and, therefore, no significant effects are anticipated, that would otherwise warrant EIA.

Climate Change

Mallinson Sports Centre

- 5.224 A number of sustainability measures have been proposed for the Mallinson Sports Centre as outlined in the Sustainability Statement prepared by Peter Deer Associates (January 2023). These include:
- Provision of green roofs, which will assist in the attenuation of rainwater, provide natural habitat, and provide a pleasing finish for neighbours overlooking.
 - Where possible, spaces will be naturally ventilated by opening windows and rooflights.
 - Generous new windows and rooflights will provide good daylight and reduce dependency on artificial lighting to the principal spaces including the sports hall, studios and teaching classrooms.
 - Low energy fittings will be used throughout the interiors.
 - Electricity will be metered and monitored to test performance in use.
 - Materials for the new building are to be selected from sustainable sources.
- 5.225 Additionally, a BREEAM pre-assessment for the proposal has concluded that BREEAM excellent will be targeted with a minimum target of Very Good being achieved.

Richards Music Centre

- 5.226 A Sustainability Statement has been prepared by AECOM (December 2022) in support of the planning application for the redevelopment of the Richards Music Centre.
- 5.227 The Proposed Development will contribute to sustainable development in relation to the key sustainability issues as follows:
- Optimising the use of land by building on previously developed land. The Design and Access Statement details how the existing building does not meet modern requirements both in terms of its construction and energy efficiency. In addition, there are structural problems with the building's foundations due to drainage issues. The building is not compatible with pupil use due to restricted headroom and narrow stairs and corridors which restrict pupil movement therefore, it is not feasible to repurpose or refurbish the building.
 - Specification of low water use fittings, water meters, leak detection and flow control devices to minimise water usage is proposed. The design of the Proposed Development will aim to minimise internal potable water consumption within the building by a minimum of 25% over the baseline building water consumption, in line with the BREEAM New Construction (NC) 2018 credit Wat 01.
 - The Proposed Development is implementing mitigation measures to help create a development which has the capacity to adapt to the projected effects of climate change including: fabric first approach to the building envelope, use of native planting, a drainage strategy accounting for future climate change and provision of low water-use fittings. A climate change adaptation strategy appraisal is being developed in line with BREEAM requirements.
 - The project is targeting BREEAM NC 2018 credit Man 03 - Responsible Construction Practices which recognises and encourages construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner.
 - The FRA has considered climate change and will provide mitigation through established standards, as part of the drainage strategy.
 - A BREEAM Pre-Assessment has been undertaken for the Proposed Development and identified that a "Very Good" rating can be targeted.

Science Block

- 5.228 The Sustainability and Whole Life Carbon Statement prepared by Troup Bywaters and Anders (July 2022) in relation to refurbishment of the Science Block, states that the BREEAM Pre-Assessment outcomes show that BREEAM Very Good is achievable within the current scope of works.
- 5.229 Flood risk has been assessed above and extreme weather events will be addressed through the drainage strategy which has accounted for climate change.

Dyne House and Island Site

- 5.230 A Sustainability Statement has been prepared by AECOM (December 2022) in support of the Dyne House and Island Site.

- 5.231 The Proposed Development will contribute to sustainable development in relation to the key sustainability issues as follows:
- Specification of low water use fittings, water meters, leak detection and flow control devices to minimise water usage is proposed. The design of the Proposed Development will aim to minimise internal potable water consumption within the building by a minimum of 25% over the baseline building water consumption in line with the BREEAM New Construction (NC) 2018 credit Wat 01.
 - The FRA has considered climate change and will provide mitigation through established standards as part of the drainage strategy.
 - The Proposed Development is implementing mitigation measures to help create a development which has the capacity to adapt to the projected effects of climate change including: fabric first approach to the building envelope, use of native planting, green roof areas, a drainage strategy accounting for future climate change and provision of low water-use fittings. A climate change adaptation strategy appraisal is being developed in line with BREEAM requirements.
 - The project is targeting BREEAM NC 2018 credit Man 03 - Responsible Construction Practices which recognises and encourages construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner.
 - A BREEAM Pre-assessment has been undertaken for the Proposed Development and identified that a "Very Good" rating can be targeted.

Decant Facility

- 5.232 The modular construction methodology is considered to be the most sustainable solution to the problem of providing temporary facilities for a 10-year period, as most of the elements, materials and resources of the building will be re-used. Modular construction also has further sustainable benefits including:
- It is designed to minimise future maintenance with the careful selection of materials and quality controlled / off-site production methods.
 - Does not require a demolition but simply removal and re-use elsewhere saving up to 90% of embodied energy.
 - It can have up to 90% less wastage than traditional build methods (less to landfill).
 - Provision of an extensive low angle PV array (photovoltaic) will be installed on the roof to ensure the building energy emission complies with current GLA and LPA emissions reduction targets.

Far Field

- 5.233 A Life Cycle Assessment comparison study has been undertaken for the proposed artificial pitch at the Far Field playing field (Eight Versa December 2022). The Assessment compares the total lifecycle carbon for the existing pitch (including the construction of drainage to keep the field operational for a 25-year period) and the proposed synthetic grass pitch. The Assessment found while total emissions are lower for the existing pitch, the proposed design has lower emissions when the usage rates are considered. A number of recommendations to further reduce life cycle carbon emissions are suggested including:

- The synthetic turf has a very large proportion of the emissions, firstly due to its initial impact but also the replacement frequency. An informed and well-planned maintenance and management strategy should be created by the school to make sure that the lifetime of the turf can be extended in line with other synthetic turf pitches at the school which have lasted over 10 years.

Summary

- 5.234 As mentioned above, the Proposed Development includes measures to respond to the climate emergency and will improve the performance and resilience of the estate as far as possible. The School has also developed their own Sustainability Strategy and Environmental Policy with aspirations to be as sustainable an institution as possible and are committed to making a positive impact by planning for and achieving outstanding environmental sustainability performance. Overall, climate change effects are not considered to be significant, and an EIA is, therefore, not required for this element.

Microclimate

- 5.235 A Daylight and Sunlight Assessment has been undertaken at the Richard Music Centre, Science Block and Dyne House and Island site. Each assessment has assessed the impact of the Proposed Development on relevant rooms in surrounding dwellings in accordance with the BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (second edition, 2011).

Richards Music Centre

- 5.236 The results from the Daylight and Sunlight Assessment prepared for the Richards Music Centre, found that all of the neighbouring properties assessed achieve full adherence to the BRE guidelines in terms of both daylight and sunlight. In some cases, there are light gains with the Proposed Development in place, especially relating to 2 Bishopswood Road.

Science Block

- 5.237 The results of the Daylight and Sunlight Assessment prepared for Science Block site show a high level of adherence to the BRE daylight guidelines with the Proposed Development in place. There is a single window which falls marginally short of the guidelines, however, this window serves a dual aspect room, in which the second window exceeds the BRE guidelines. Furthermore, the room in question maintains a high level of daylight when considering the daylight distribution, ensuring the occupants do not notice a reduction in light.

Dyne House and Island Site

- 5.238 The results of the Assessment at Dyne House and Island Site found that good levels of daylight and sunlight are retained, adhering to the BRE guidelines. For the 12 Southwood Lane Annex Buildings and 16 Southwood Lane, some small light gains are identified with the Proposed Development in place.
- 5.239 No assessment of microclimate conditions has been undertaken for the Mallinson Sports Centre, Far Field or Decant Facility applications.

Summary

- 5.240 Overall, the Proposed Development follows BRE guidelines and will not significantly reduce sunlight or daylight to existing surrounding properties. Therefore, an EIA is not required for this element.

Cumulative Impacts with Other Development

- 5.241 Cumulative schemes were identified using the following criteria:
- Within 2kms of the development; and
 - Existing or approved development; and
 - 150 residential units or above; or
 - Site area of 5ha or above; or
 - 10,000 sq.m of non-residential floorspace; or
 - Any other major Proposed Developments, such as infrastructure.
- 5.242 Using the criteria listed above, a search was undertaken on the Haringey Public Register. The search identified two applications within a 2km radius:
- 44-46 Hampstead Lane (planning reference HGY/2022/2731) for the demolition of existing buildings and redevelopment to provide a new care home. The planning application for this project was validated in October 2022 and is located approximately 500m west of the Proposed Development.
 - 103-107 North Hill (planning reference HGY/2022/4415) for the demolition of existing buildings and redevelopment to provide a new care home (Class C2 - Residential Institution), together with a well-being and physiotherapy centre. This planning application was submitted in December 2022 and the project is approximately 490m north of the Proposed Development.
- 5.243 Given the above applications have not yet been granted planning permission, and are not yet committed developments, cumulative effects with the Proposed Development are not considered likely and, therefore, no further assessment of cumulative impacts has been undertaken.
- 5.244 There will be overlap in the timings of construction works for the following:
- Redevelopment of the Science Block and Phase 2 of the Mallinson Sports Centre; and
 - The second half of the construction of Dyne House and Phase 3 of Mallinson Sports Centre.
- 5.245 Overlap between phases of the different applications could result in combination effects, particularly in relation to construction noise, air quality and transport. However, the Science Block and Dyne House are located on different campuses to the Mallinson Sports Centre which will reduce the likelihood of in combination effects. Additionally an Estate Wide Construction Management and Phasing Strategy will be implemented for the construction phase which will minimise the risk of in combination effects.
- 5.246 Overall, cumulative impacts are not considered to be significant.

6.0 Mitigation

- 6.1 In accordance with the EIA Regulations, this Screening Report considers the use of mitigation measures to reduce impacts. A summary is provided below of foreseeable mitigation measures which will need to be secured through planning conditions and/or other means of implementation. All of the measures are enforceable by the local planning authority.
- 6.2 Inherent mitigation measures which rely on design details proposed, or tertiary mitigation which relies on other legislative requirements or standards, are not repeated here as that can be assumed to be implemented through the consent without condition or other obligation.
- 6.3 Together these measures demonstrate the possibility of effectively reducing impacts arising from the Proposed Development using standard, tried and tested approaches. A summary of the mitigation measures for the Proposed Development are summarised in **Table 6.1** below.

Table 6.1: Summary of Mitigation Measures and Means of Securing Mitigation

TOPIC	SITE	CONSTRUCTION		OPERATION	
		MITIGATION MEASURE	MEANS OF SECURING MITIGATION	MITIGATION MEASURE	MEANS OF SECURING MITIGATION
Waste	Dyne House and Island Site	Through best practice and contemporary construction processes, any materials will be used efficiently on site and any re-useable waste will be reused or recycled on site wherever possible. The Applicant can produce a SWMP to control construction waste	Planning Condition	Adherence to the site wide operational waste management plan	Design as proposed
	Mallinson Sports Centre				
	Science Block				
	Richards Music Centre				
	Decant Facility				
	Far Field				
Transport	Dyne House and Island Site	Site Specific CEMP to control construction traffic movements	Planning Condition	None required	N/A
	Mallinson Sports Centre				

CONSTRUCTION			OPERATION		
TOPIC	SITE	MITIGATION MEASURE	MEANS OF SECURING MITIGATION	MITIGATION MEASURE	MEANS OF SECURING MITIGATION
Noise	Science Block				
	Richards Music Centre				
	Decant Facility				
	Far Field				
	Dyne House and Island Site	Site specific CEMP to control construction noise	Planning Condition	Adherence to sound emission criteria	Planning Condition
	Mallinson Sports Centre			Silencers for the air handling units and the air-cooling condensers	Planning condition
	Science Block			Adherence to sound emission criteria	Planning Condition
	Richards Music Centre			Adherence to sound emission criteria	Planning Condition
	Decant Facility			Adherence to sound emission criteria	Planning Condition
	Far Field			N/A	N/A

CONSTRUCTION			OPERATION		
TOPIC	SITE	MITIGATION MEASURE	MEANS OF SECURING MITIGATION	MITIGATION MEASURE	MEANS OF SECURING MITIGATION
Air Quality	Dyne House and Island Site	Site specific CEMP to control dust during the construction phase	CEMP can be secured by Planning Condition	None Required	N/A
	Mallinson Sports Centre				
	Science Block				
	Richards Music Centre				
	Decant Facility				
	Far Field				
Landscape and Visual	Dyne House and Island Site	Site specific CEMP for construction phase	Planning Condition	Landscaping strategy	Design as proposed
	Mallinson Sports Centre				
	Science Block				

TOPIC	CONSTRUCTION			OPERATION	
	SITE	MITIGATION MEASURE	MEANS OF SECURING MITIGATION	MITIGATION MEASURE	MEANS OF SECURING MITIGATION
	Richards Music Centre				
	Decant Facility				
	Far Field				
Cultural Heritage	Dyne House and Island Site	None Required	N/A	None Required	N/A
	Mallinson Sports Centre				
	Science Block				
	Richards Music Centre				
	Decant Facility				
	Far Field				
Archaeology	Dyne House and Island Site	None Required	N/A	None Required	N/A

CONSTRUCTION				OPERATION	
TOPIC	SITE	MITIGATION MEASURE	MEANS OF SECURING MITIGATION	MITIGATION MEASURE	MEANS OF SECURING MITIGATION
	Mallinson Sports Centre	None Required	N/A		
	Science Block	Further archaeological investigation to confirm whether a programme of archaeological works is required	Planning Condition		
	Richards Music Centre	None Required	N/A		
	Decant Facility	None Required	N/A		
	Far Field	None Required	N/A		
Ground Conditions (Contamination)	Dyne House and Island Site	None Required	N/A	None Required	N/A
	Mallinson Sports Centre				
	Science Block				
	Richards Music Centre				

CONSTRUCTION			OPERATION		
TOPIC	SITE	MITIGATION MEASURE	MEANS OF SECURING MITIGATION	MITIGATION MEASURE	MEANS OF SECURING MITIGATION
Ecology	Decant Facility				
	Far Field				
	Dyne House and Island Site	CEMP to outline: - Sensitive construction lighting for bats - Vegetation clearance to be out with bird nesting season	Planning Condition	- New tree planting and green roof as per the landscaping strategy - Bat boxes	Design as proposed Planning Condition for the bat boxes
	Mallinson Sports Centre	CEMP to outline protective measures for boundary trees and impact avoidance measures for hedgehog and stag beetle and breeding birds	Planning Condition	Landscaping strategy	Design and proposed
	Science Block	CEMP to outline: - Sensitive construction lighting for bats - Vegetation clearance to be out with bird nesting season	Planning Condition	Bat boxes Bird boxes	Planning Condition
	Richards Music Centre	CEMP to outline: - Sensitive construction lighting for bats - Vegetation clearance to be out with bird nesting season	Planning Condition	Bat boxes Bird boxes	Planning Condition
	Decant Facility	None required	N/A	None Required	N/A

CONSTRUCTION			OPERATION		
TOPIC	SITE	MITIGATION MEASURE	MEANS OF SECURING MITIGATION	MITIGATION MEASURE	MEANS OF SECURING MITIGATION
	Far Field	CEMP to outline: protective measures for boundary trees	Planning Conditions	340m hedgerow planting Bat boxes Bird boxes	Design as proposed Planning Condition for the bird / bat boxes
Arboriculture	Dyne House and Island Site	Adherence to Arboricultural Method Statement	Planning Condition	New landscape planting as stated within the landscaping proposals	Design as proposed
	Mallinson Sports Centre	Adherence to Arboricultural Method Statement	Planning Condition	New landscape planting as stated within the landscaping proposals	Design as proposed
	Science Block	Adherence to Arboricultural Method Statement	Planning Condition	Landscape masterplan	Design as proposed
	Richards Music Centre	Adherence to Arboricultural Method Statement	Planning Condition	New landscape planting as stated within the landscaping proposals	Design as proposed
	Decant Facility	None required	N/A	None Required	N/A
	Far Field	Adherence to Arboricultural Method Statement	Planning Condition	None	N/A
Socio-Economics	Dyne House and Island Site	None Required	N/A	None Required	N/A

TOPIC	CONSTRUCTION			OPERATION	
	SITE	MITIGATION MEASURE	MEANS OF SECURING MITIGATION	MITIGATION MEASURE	MEANS OF SECURING MITIGATION
	Mallinson Sports Centre				
	Science Block				
	Richards Music Centre				
	Decant Facility				
	Far Field				
Water Resources and Flood Risk	Dyne House and Island Site	None required	N/A	Adherence to the sustainable drainage strategies	Design as proposed
	Mallinson Sports Centre				
	Science Block				
	Richards Music Centre				

CONSTRUCTION			OPERATION		
TOPIC	SITE	MITIGATION MEASURE	MEANS OF SECURING MITIGATION	MITIGATION MEASURE	MEANS OF SECURING MITIGATION
	Decant Facility				
	Far Field				
Microclimate (lighting)	Dyne House and Island Site	None Required	N/A	None Required	N/A
	Mallinson Sports Centre				
	Science Block				
	Richards Music Centre				
	Decant Facility				
	Far Field				
Climate Change	Dyne House and Island Site	None Required	N/A	Adherence to measures as outlined in the Sustainability Statement and drainage strategy	Design as proposed
	Mallinson Sports Centre			Adherence to measures as outlined in the Sustainability Statement and drainage strategy	Design as proposed

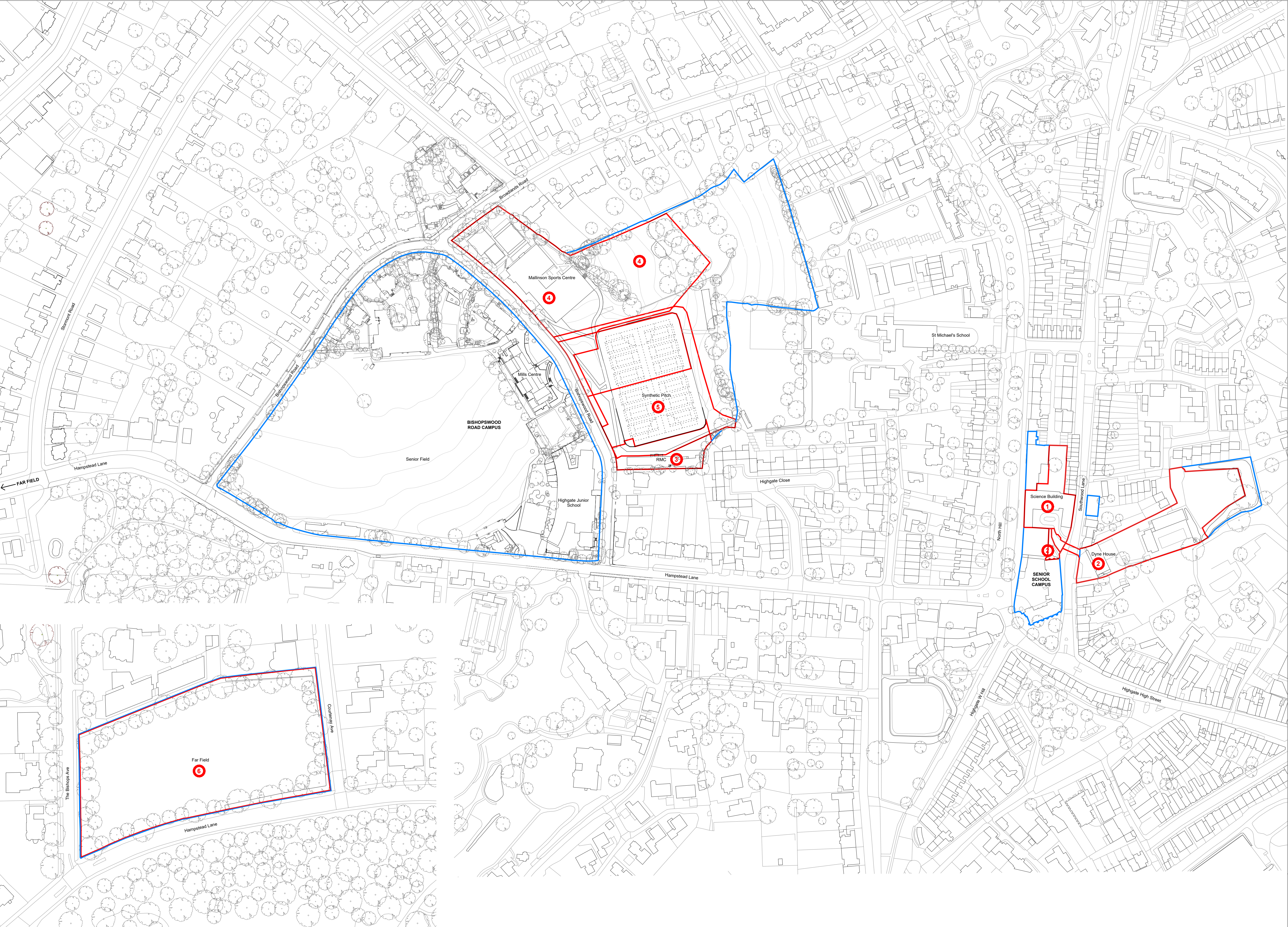
CONSTRUCTION			OPERATION		
TOPIC	SITE	MITIGATION MEASURE	MEANS OF SECURING MITIGATION	MITIGATION MEASURE	MEANS OF SECURING MITIGATION
	Science Block			Adherence to measures outlined within the sustainability and Whole Life Carbon Assessment as well as the drainage strategy	Design as proposed
	Richards Music Centre			Adherence to measures as outlined in the Sustainability Statement and drainage strategy	Design as proposed
	Decant Facility			None proposed	N/A
	Far Field			As per the Life Cycle Assessment it is recommended that a maintenance and management strategy is developed to ensure that the lifetime of the turf can be extended	Design as proposed

7.0 Conclusion

- 7.1 The need for EIA for each project should be considered on its merits, as has been done in this report. Potential environmental effects associated with waste, transport, noise and vibration, air quality, landscape and visual, archaeology, ground conditions and contamination, ecology, arboriculture, water resources and flood risk, and climate change resulting from the Proposed Development are not expected to be significant after the implementation of standard, not complex and effective mitigation measures. This determination has taken account of the nature and scale of the Proposed Development, its location, the sensitivity of the existing environment and the types and characteristic of potential impacts likely to be experienced.
- 7.2 The site area exceeds the threshold criteria for an 'urban development project' as classified in Schedule 2, but it is not within or partially within an environmentally sensitive area, as defined by the EIA Regulations (e.g. a SSSI). The site is not considered to be sensitive to new development and environmental impacts are unlikely to be complex or widespread. This has included consideration of cumulative impacts.
- 7.3 Standard mitigation measures can be used to effectively reduce all other impacts identified. The Proposed Development has been considered on its merits, both individually and in combination with other development commitments, which have the potential for cumulative effects. From this, a site-specific understanding of the environmental constraints has been undertaken, and based upon evidence, it can be concluded that the Proposed Development does not constitute EIA Development.

APPENDIX 1

SITE LOCATION PLAN



General Notes:

G1 All Levels are above ordnance datum (AOD)
New Levels are shown thus: [Symbol] EX+20.345
Retained Existing Levels thus: [Symbol] EX+20.345
Existing Levels are shown: [Symbol] EX+20.345

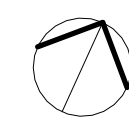
G2 Door tags are shown thus: [Symbol] DG-01c ← Door number
[Symbol] DRS-XXX ← Instance of doors per room
[Symbol] FR-XXS ← Door type
[Symbol] ← Fire rating, 'V' denotes smoke seal

G3 Abbreviations:
GN/AWC: Gender Neutral / Accessible WC
CS: Cleaner's Store
PH: Printer hub
ST: Store
RWP: Rain water pipe

- Senior School Campus**
- 1. Science Building
 - 2. Dyre House and Island Site Tunnel Building
- Bishopswood Road Campus**
- 3. Richards Music Centre
 - 4. Mallinson Sports Centre and Orchard
 - 5. Decant Facility
- Far Field**
- 6. Far Field

[Red outline symbol] Site Application Boundaries
[Blue outline symbol] Site Ownership Boundary

PLANNING



Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction	Date 13.01.2023	Rev. A	Description ISS 0004_Planning Issue	Approved By MB	Date	Rev.	Description	Approved By	Project Highgate School Richards Music Centre 2	Sort Code A/HS-RMC2	Drawing Number 2010	Rev. A
														Subject Site Application Boundaries & Ownership Boundary Site Wide Plan			
														Architects Hopkins Architects Limited 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk	Date: 13.01.2023	Scale: 1 : 1500	at A1

