

ESTATE PROJECT, DYNE HOUSE & ISLAND SITE PLANNING STATEMENT

Table of Contents

1.0	Introduction	2
2.0	The School and Estate Project	3
3.0	The Site	6
4.0	Proposed Development	8
5.0	Policy Overview	9
6.0	Statement of Consultation	16
7.0	Planning Assessment	18
8.0	Conclusions	33

Appendix 1

SUBMISSION DOCUMENTS

Appendix 2

SITE ALLOCATION: HIGHGATE SCHOOL

Appendix 3

SITE ALLOCATION: HIGHGATE BOWL

Quality Assurance

Site name:	Dyne House, Highgate School
Client name:	Highgate School
Type of report:	Planning Statement
Prepared by:	Christian Milner, Senior Planner
Signed	
Date	
Reviewed by:	Partner, Planning
Signed	
Date	24/01/2023



1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of Sir Roger Cholmeley's School At Highgate ["Highgate School/ the School"] (the applicant). It relates to the proposed development of Dyne House and the Island Site. The description of development is:

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 multi-use 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. [Including application for Listed Building Consent, associated with the Island Site].

- 1.2 The application seeks detailed planning permission and listed building consent¹, and follows extensive pre-application consultation with the London Borough of Haringey, the local community and other stakeholders. This process commenced formally in 2015 and will be ongoing during the determination of the applications. A Statement of Community Involvement explains this process and notes how the proposal has evolved accordingly.
- 1.3 Highgate School is situated in Highgate, North London and the local planning authority is the London Borough of Haringey.
- 1.4 The site is within the Highgate Conservation Area and Allocation (SA41 – Highgate School). Highgate Bowl Local Open Space adjoins part the parade ground but does not form part of it. Further details of the application site are set out within Chapter 3.
- 1.5 Each application is accompanied by a number of supporting documents and plans which should be read in conjunction with the Planning Statement, these are listed in Appendix 1.
- 1.6 This Planning Statement provides supporting information in respect of the proposed development and a planning policy review, and highlights key issues and considerations which the applications will be determined against. It aims to assist the local planning authority in reaching a considered determination of the applications.

¹ Whilst the works do not affect a listed building, it is noted that the Island Site is physically connected to Main Hall (known in Highgate as Big School), which is Grade II listed.

2.0 The School and Estate Project

Highgate School

- 2.1 Highgate School was established in 1565 by a Royal Charter of Her Majesty Queen Elizabeth the First. Sir Roger Cholmeley, the School's Founder, was granted Letters Patent to found 'a grammar school...for good education and instruction'.
- 2.2 It is three schools in one and includes:
- Pre-Preparatory School established in 1993 located in Bishopswood Road. The School teaches pupils in Reception and Years 1 and 2.
 - Junior School established in the nineteenth century on the current location of Dyne House and relocated in 1938 to Cholmeley House in Bishopswood Road. Cholmeley House was demolished in 2014 and a new Junior School was completed for the 2016/17 academic year. The Junior School teaches pupils in Years 3 to 6.
 - Senior School, located in the centre of Highgate Village. The School teaches pupils in Years 7 to 13.
- 2.3 The three schools share facilities across the School's estate which is principally formed of:
- Senior School Campus, incorporating the "Island Site" bound by North Hill (B519) and Southwood Lane (B550) and the "Dyne House" site sitting beyond Southwood Lane to the east and including the subterranean access tunnel;
 - Bishopswood Road Campus, incorporating a) key properties of Mallinson Sports Centre, Richards Music Centre, Junior School, Pre-Preparatory School, b) key openspace and playing fields, and c) various other teaching, administrative and ancillary properties; and
 - Far Field, a playing pitch located some 600m west of the Bishopswood Road Campus and contained by The Bishops Avenue and Courtenay Avenue.
- 2.4 The School is one of Haringey's leading schools and largest employers. As a charity it has developed significant partnership arrangements with a considerable number of Haringey primary and secondary schools. Its position in the Haringey community has been further advanced in 2017 with the establishment of the London Academy of Excellence in Tottenham, with the welcome and active support of Haringey Council. Highgate is the lead academic sponsor of the new school, working in partnership with Tottenham Hotspur Football Club.

The Estate Project

- 2.5 The School was initially established as a boys' only school but is, today, a flourishing co-educational independent school. It needs to ensure that the range of its curriculum, and what it offers in, for example, sport and the arts, remains relevant and of the highest quality in support of its charitable objectives. As part of this, it needs to continue to invest in new and refurbished facilities where, notwithstanding the investment of recent years, there remains a significant task across parts of the estate.

- 2.6 It has been identified by the School that there is a need to invest in the improvement of the following facilities:
- The VIth Form provision;
 - Senior School Drama provision;
 - Senior School Music provision;
 - Science Block; and
 - Internal and external sports facilities.
- 2.7 The current facilities associated with these essential requirements are inadequate either as a result of the increased popularity and opportunities within these academic and extra-curricular areas or as a result of the current provision using ageing and converted buildings and areas of the estate.

VIth Form Centre

- 2.8 VIth Form facilities have evolved over the years and do not provide adequate space for self-study or for socialising. In addition, there are no specific VIth Form teaching spaces which should be laid out in order to promote discussion and student-led learning in preparation for university study. By co-locating VIth Form social areas, support services and teaching spaces the School will facilitate a culture of independence and pre-university readiness.

Senior School Drama provision

- 2.9 The School has introduced Drama as a curriculum subject from Year 7 to Year 13. However, the School's facilities lag behind its ambitions both for teaching and for productions. Drama productions are currently hemmed in by Highgate's facilities. The School cannot currently provide each Senior School student with an opportunity to be in a play. The Estate Project seeks to rectify this.

Senior School Music provision

- 2.10 Pupils who either wish to study academic music and/or learn to play instruments and collaborate as part of ensembles or orchestras have increased at Highgate by circa 33% over the last seven years and the popularity and take-up of music is expected to continue to grow. The School therefore must introduce flexibility into its estate to provide for the continued growth of the popularity of music within our pupil body. In addition, a larger facility is required for the ever-growing orchestras and choirs to rehearse and perform.

Internal and external sports facilities

- 2.11 The School offers sporting excellence employing specialist sporting coaches and currently has sporting facilities, both indoor and outdoor. The Mallinson Sports Centre requires significant maintenance in terms of both upkeep and investment to modernise and substantially improve the facility. The outdoor facilities require improvements to optimise their use in term time and ensure they are fit-for-purpose and welcoming for both users of those facilities and spectators.

Building refurbishment needs

- 2.12 In assessing the opportunities for the academic requirements set out within the brief, the School has considered those buildings and areas of the estate that are in need of substantial repair and maintenance, or general modernisation as they are no longer fit-for-purpose as modern educational environments. It was identified that there was significant investment needed into:
- Senior School Campus: Science Block (internal refurbishment of science laboratories) and the Dyne House site;
 - Bishopswood Road Campus: Dining Hall, Caen Wood Hall, the Mallinson Sports Centre and associated buildings, the Rifle Range and the Richards Music Centre.

Preparing the SPD

- 2.13 The entirety of the School's estate is covered by Allocation SA41 of the Haringey Local Plan Site Allocation DPD (2017). The allocation required the adoption of a Supplementary Planning Document (SPD) which appropriately manages future developments across the Estate.
- 2.14 Whilst the allocation envisaged that this would be in the form of two campus masterplans, it was agreed that given the interconnection of the sites and the need to manage the brief requirements across them, a single comprehensive document should be prepared.
- 2.15 As a material consideration, the SPD should be given weight in the planning balance and it is set out within the independent applications how the requirements of the SPD have been met.

3.0 The Site

- 3.1 The application site is located within the Senior School Campus and formed of two key elements either side of Southwood Lane.
- 3.2 The principal element, Dyne House, sits to the east of Southwood Lane forming an integral part of the Senior School in the heart of Highgate Village. The site slopes down steeply from west to east. The main building (Dyne House) was opened in 1967. Behind the main building are the two-storey classroom building and the former Gymnasium which has been used as a Drama Studio since the Mallinson Sports Centre was built in Bishopswood Road. There is a redundant open-air swimming pool and an open space, used as a pupil amenity area, called the 'Parade Ground'. Given the site's topography, it has five storeys at the front and almost eight at the back due to the sloping site.
- 3.3 The main Dyne House building contains the Music Department, some VIth Form subjects/departments and some general classrooms. The building is partially accessible for those with mobility issues from Southwood Lane; it is not accessible for pupils or staff with mobility issues from the Island Site due to narrow steep stairs at either end of the tunnel.
- 3.4 The Classroom Building was completed in 1904 and has not had a major refurbishment apart from cosmetic work. It comprises 4 classrooms and now contains the Learning Support Department and part of the Drama Department. The building is completely inaccessible for those with mobility issues as the only access is via an external staircase and steps to the ground floor and a staircase to the first floor.
- 3.5 The Gibbon Garden is located between the rear of Dyne House and the front of the Classroom Building and was constructed at the same time as Dyne House. It is used as a pupil amenity space and, with the terraced stepping, can be used in good weather to some extent as a performance space or teaching area and this is proposed to continue.
- 3.6 The Parade Ground is a pupil amenity area, which is flat and has been built up with an embankment all around due to the steep falls from the west to the east. It requires improvements to its surface.
- 3.7 The second element of the site is the Island Site service block providing back of house storage immediately opposite Dyne House to the west of Southwood Lane. The sites are connected by a subterranean tunnel. There are no works proposed to the elements of the tunnel sitting beneath adopted highway.

Planning History

- 3.8 There is extensive planning history related to the School. Those most relevant to the proposed development are as follows:

PLANNING REF	DESCRIPTION	DECISION
OLD/1963/0829	Demolition of school building and erection of 5/6 storey Art Block comprising Rehearsal Hall, Art &	Approves

Dyne House 14 Southwood Lane N6	Music School, 3 flat, pedestrian subway under Southwood Lane.	10 Dec 1963
OLD/1964/0951 Dyne House 14 Southwood Lane N6	Demolition of school building and erection of 5/6 storey Art Block comprising Rehearsal Hall, Art & Music School, 3 flat, pedestrian subway under Southwood Lane.	Approved 12 Aug 1964
HGY/2017/3229 To rear of Dyne House Southwood Lane London N6 5EE	Infilling of old outdoor swimming pool to the rear of the site	Granted 03 Jan 2018

4.0 Proposed Development

4.1 The proposed description of development reads as:

“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 multi-use 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. [Including application for Listed Building Consent, associated with the Island Site].”

4.2 These proposals seek to create a dedicated V1th Form Centre by bringing together existing facilities into one coherent whole to provide modern, dedicated teaching spaces in order to prepare students for university. This will include the enhancement of the School’s current music facilities to meet the continued growth of the popularity of music within the School’s pupil body.

4.3 The services, windows and other elements have reached the end of their life. The main structural frame of the main Dyne House building is in good condition and investigations have shown it can have a long future life if a full refurbishment and recladding of the front and rear takes place to bring it up to modern standards.

4.4 The structure of the main Dyne House building will be retained and refurbished; the existing buildings to the rear will be demolished and sensitively redeveloped. The proposals have an articulated massing to break down and modulate the scale of development in respect to both the neighbouring context and key sightlines through to the Highgate Bowl. Utilising the existing topography to conceal the majority of the rear extension. Locating the music department at basement levels will provide natural auditory protection. There will be roof planting and a ‘greened’ Parade Ground with new synthetic turf, trees, shrubs and border planting to soften the proposals visually as part of comprehensive landscaping proposals. The proposals will enable the creation of accessible and inclusive buildings.

4.5 There will be improvements to the public realm and interface of the buildings with Southwood Lane. The existing car parking to front of Dyne House will be rationalised to provide two accessible parking spaces.

4.6 There will be improvement to the Island Site access and underground tunnel, including demolition and redevelopment of service block. This will provide accessibility improvements between the Senior School campus and Dyne House.

5.0 Policy Overview

- 5.1 Planning Practice Guidance [‘Practice Guidance’] states that to the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. This reflects section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- Section 16(2) states: *“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
 - Section 66(1) reads: *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
 - In relation to development on land within Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Development Plan

- 5.3 The development plan consists of:
- London Plan (2021)
 - Local Plan Strategic Policies (2017)
 - Local Plan Development Management Policies (2017)
 - Local Plan Site Allocations DPD (2017)
 - Highgate Neighbourhood Plan (2017).

London Plan

- 5.4 The London Plan (2021) sets out the strategic planning aims and policies for London. It includes a city-wide spatial strategy as well as development management policies for key strategic issues.
- 5.5 Of principal importance to the proposals are policies:
- **Policy S3:** ‘Education and childcare facilities’
 - Seeks to ensure there is a sufficient supply of good quality education and childcare facilities to meet demand and offer educational choice.
 - **Policy SI2:** ‘Minimising greenhouse gas emissions’

- *“Major development should be net zero-carbon”, “should include a detailed energy strategy...” and “A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development”.*
- *“any shortfall should be provided, in agreement with the borough, either:*
 - 1) *through a cash in lieu contribution to the borough’s carbon offset fund, or*
 - 2) *off-site provided that an alternative proposal is identified and delivery is certain”.*
- **Policy SI7:** ‘Reducing waste and supporting the circular economy’ states that:
 - *“Referable applications should promote circular economy outcomes and aim to be net zero-waste. A Circular Economy Statement should be submitted”.*
- **Policy G4:** ‘Open space’ states that development proposals should:
 - *“not result in the loss of protected open space” and “where possible create areas of publicly accessible open space, particularly in areas of deficiency”.*
- **Policy G5:** ‘Urban greening’ outlines that:
 - *“major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design”*
- **Policy G6:** ‘Biodiversity and access to nature’ states that:
 - *“development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain”.*

Local Plan

5.6 In relation to the proposed development, the most pertinent policies of the Haringey Local Plan include:

- **Site Allocation SA41:** The site forms part of the wider Highgate School allocation (see Appendix 2). The allocation reads as:
 - *“Exploration of how school facilities can be enhanced while simultaneously benefitting local communities including potentially increasing accessibility through the landholdings.”*
 - It states that development shall be pursued in accordance with a future SPD. The Highgate School SPD was adopted in March 2021.
 - *“The objectives of the Highgate Bowl site should be considered on any properties that fall into this site allocation”.*
- **Site Allocation SA42:** Highgate Bowl (see Appendix 3).
 - The site sits immediately adjacent to the Highgate Bowl allocation, for the avoidance of doubt, the Parade Ground sits outside of the Bowl, but within a dashed green line identifying “proposed significant open land”.
 - The Site Allocation is also reflected within the Highgate Neighbourhood Plan as allocation KS3.
- **Policy SP0:** ‘Presumption in Favour of Sustainable Development’:
 - *“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)”*

- **Policy SP4:** 'Working Towards a Low Carbon Haringey':
 - *"Over the life time of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey"*
 - *"From 2011 onwards all new non-residential development shall be built to at least BREEAM "very good" standard and should aim to achieve BREEAM "excellent" or the current nationally agreed standard. All new non-residential development shall be zero carbon from 2019."*
- **Policy SP9:** 'Improving Skills and Training to Support Access to Jobs and Community Cohesion and Inclusion':
 - *"The Council will encourage the provision and growth of education and training facilities within the borough"*
- **Policy SP12:** 'Conservation':
 - *"The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment".*
- **Policy SP13:** 'Open Space and Biodiversity':
 - *"All new development shall protect and enhance, and when and where possible, extend the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development."*
- **Policy SP16:** 'Community Facilities':
 - *"The Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities"*

Neighbourhood Plan

5.7 The Highgate Neighbourhood Plan was adopted in July 2017 and now forms part of the council's Statutory Development Plan. The Neighbourhood Plan includes relevant policies, such as:

- **Site KS3:** 'Highgate Bowl':
 - As noted earlier, the allocation of the Highgate Bowl is also contained within the Neighbourhood Plan.
- **Policy TR1:** 'Promoting Sustainable Movement'
 - *"New development should promote walking, cycling and public transport use."*
- **Policy OS2:** 'Protection of Trees and Mature Vegetation'
 - *"Within the conservation areas or when protected by a TPO, specimen, veteran and mature trees and mature vegetation, which have townscape, ecological or amenity value should be retained where possible."*
 - *"There should be no net loss of trees or as a result of development, and pro rata replacement will be expected"*
- **Policy DH2:** 'Development Proposals in Highgate's Conservation Areas'
 - *"Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas"*

- **Policy DH7: 'Basements':**
 - *"Where basement development does not fall in the scope of permitted development, and where there is evidence that there may be problems with drainage or flooding, applications for basement development will be supported only where they meet the requirements set out within this policy."*
- **Policy DH8: 'Refuse Storage':**
 - *"Where appropriate, all proposals for new buildings will be required to ensure that waste facilities are well designed and sensitively integrated into developments."*

Material considerations

National Planning Policy

- 5.8 The National Planning Policy Framework [‘the Framework’] represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application or appeal. This includes the presumption in favour of development found at paragraph 11 of the Framework.
- 5.9 Paragraph 95 states that: *"it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*
- a) *give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
 - b) *work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted."*
- 5.10 Key sections of the Framework include:
- Chapter 2: Achieving sustainable development
 - Chapter 4: Decision making
 - Chapter 8: Promoting healthy and safe communities
 - Chapter 9: Promoting sustainable transport
 - Chapter 11: Making effective use of land
 - Chapter 12: Achieving well designed places
 - Chapter 14: Meeting the challenge of climate change, flooding and coastal change
 - Chapter 15: Conserving and enhancing the natural environment
 - Chapter 16: Conserving and enhancing the historic environment.
- 5.11 Supporting the Framework is a series of online Practice Guidance which is also considered a material consideration in the determination of planning applications.

Highgate School SPD

- 5.12 The Highgate School SPD was formally adopted in March 2021. The SPD was developed in partnership between Haringey Council and Highgate School, the document exists to shape and form future planning applications. As such, it has been a key document in the preparation of this planning application.
- 5.13 Its sets out:
- *A comprehensive approach to the effective planning and delivery of new accommodation to meet the long-term needs of the school and to support enhanced community use and benefits.*
 - *That applications for the strategic proposals identified in this SPD should be brought forward simultaneously to enable them to be considered holistically and comprehensively.*
 - *A strategic review of the School's estate should be carried out at least once every 10 years, hence the life span of this SPD.*
 - *Aspirations for development of the School, including, within the life span of this SPD.*
- 5.14 In relation to forthcoming applications at Dyne House and the Island Site, the SPD states that refurbishment and development proposals should have regard to the following:
- *respond to the challenges and capitalise on opportunities afforded by the topography of the site;*
 - *the impact on the Parade Ground;*
 - *the need to respect and respond to the impact on the Highgate Bowl;*
 - *the design should address the streetscape along Southwood Lane, carefully respecting the character of the Highgate Conservation Area and the adjoining Listed buildings, the potential physical impacts on these buildings and their structural integrity, in their setting and their wider historic environment is preserved and enhanced (Policy SP12);*
 - *the impact of redevelopment proposals on the Conservation Area;*
 - *ensure massing is appropriate to the site and locality;*
 - *the design should consider existing context and visibility including views from Highgate Bowl; relevant policies in the Highgate Neighbourhood Plan, and aim to help achieve outcomes sought for the Highgate Bowl Allocation (SA42);*
 - *the building line of any redeveloped buildings fronting Southwood Lane should be carefully considered to respect those views and streetscene.*
 - *reflect the ethos of Highgate School in the 21st century with forward looking but contextually appropriate design;*
 - *consider carefully the provision of open space and greenery on the Dyne House Site;*
 - *ensure materials will respond to context and are of a quality which is commensurate with the quality of the Highgate Conservation Area;*
 - *ensure any extensions to the upper part of the site adjacent to the listed buildings respond to context, and the rich palette of materials and proportions in the existing buildings;*
 - *ensure the streetscape is enhanced through high quality landscaping;*

- ensure buildings are future-proofed and designed to last and contribute to the legacy of fine buildings at Highgate School;
- ensure detailing is of a high standard so as to reinforce the overall design concept;
- ensure buildings are highly sustainable with a target of BREEAM 'Very Good' aiming for 'Excellent' where feasible.;
- ensure that all new buildings/additions/refurbishments are fully accessible;
- ensure that the amenities of adjoining residential properties are safeguarded in accordance with Policy DM1 and, where possible, improved;
- fulfil the potential of Core Objective 4 of the Neighbourhood Plan by greening the Parade ground area;
- the inclusion of basements within any redevelopment would be supported subject to the carrying out of a detailed Basement Impact Assessment;
- improvement at the basement level of Dyne House (especially at the end of the tunnel) should improve pupil flow, safety, and achieve full accessibility;
- if demonstrated as necessary, an informal assembly area may be incorporated at the end of the tunnel to facilitate access;
- a Flood Risk Assessment would be required; and
- the site is located in the heart of the Village and therefore the Council will expect any proposals to incorporate the highest quality of design (SP12).
- ensure that regard is had to Highgate Neighbourhood Plan Policy DH7: Basements in designing any sub ground works.

5.15 The Dyne House Site landscaping will:

- provide for hard and soft landscaping to enhance any new development;
- seek to preserve or improve the amenity of adjoining residential neighbours where this is possible;
- incorporate green roofs where possible, to enhance views onto the rear of the site from the surrounding context and to provide wider benefits such as biodiversity enhancement; and
- ensure all protected trees are retained unless they are unsafe, and tree canopies are retained to preserve the character of the adjacent Highgate Bowl site (SA42).

5.16 The SPD concludes on Dyne House and the Island Site that:

*"Overall, **the Council will support the principle of redevelopment** of the Dyne House Site, subject to detailed proposals, provided that it respects its considerable constraints including the adjacent Listed Buildings, Conservation Area, and the proximity of Highgate Bowl. Redevelopment proposals should achieve a high standard of design and should have regard to the form, scale and materials in the surrounding area, to ensure that it makes a positive contribution to the local character" (emphasis added).*

5.17 The Highgate School SPD, states that development proposals for Dyne House should:

"fulfil the potential of Core Objective 4 of the Neighbourhood Plan by greening the Parade ground area"

5.18 As such Core Objective 4 (Open Spaces and Public Realm) is repeated in below:

“To empower the whole community to protect, enhance and obtain the maximum benefits from Highgate’s open space, where this does not harm the existing integrity or character of the open space, whether publicly-accessible or not.”

6.0 Statement of Consultation

- 6.1 Luther Pendragon have produced a Statement of Community Involvement which has been submitted in support of this application. For robust understanding of the consultation undertaken by the School the Statement of Community Involvement should be read alongside this Planning Statement.
- 6.2 It is important to note that significant revisions to the scope of the Dyne House project have required facilities initially proposed for Dyne House in 2015 to be provided elsewhere within the estate. The detailed relationship between the sites is set out within the Highgate School SPD and therefore not repeated here.

Consultation Following PPA

- 6.3 In 2021 the School entered into a Planning Performance Agreement with Haringey Council which resulted in a series of consultation Workshops, both design and technical, with key planning and conservation officers, as well as a formal Quality Review Panel by independent consultants on design and sustainability issues. The evolving design has responded to the comments and contributions in a positive way, as demonstrated by the exhibition summaries that follow on the next pages.

Quality Review Panel

- 6.4 A Quality Review Panel was held on 2nd February 2022, with formal written feedback duly received on 15th February 2022.
- 6.5 The meetings were attended by four Panel members, the School's estate team, the design teams led by Hopkins Architects and Ed Toovey Architects, Bidwells and key officers from Haringey Council.
- 6.6 Overall, the meetings were extremely positive. Feedback being constructive and relating to detail of the proposals across the various schemes presented.
- 6.7 The Panel's summary in relation to the Dyne House proposals are repeated verbatim as follows:
- "The panel finds much to admire in the emerging designs for Dyne House at Highgate School. It welcomes the decision to retain and remodel the existing structure, which is beneficial in terms of embodied carbon. It encourages the applicant team to develop a holistic sustainability strategy for all the buildings being redeveloped. This could, for example, address re-use of materials and sharing of heat, as well as future proofing the site for installation of more efficient heating systems such as heat pumps. The way in which the new buildings at Dyne House step down towards the Highgate Bowl, is a positive response to the topography of the site. The panel also supports the direction in which the architecture is developing, with a material palette of brick, stone and glass. It suggests adding greater depth and interest to the facades, to reflect the qualities of the conservation area, particularly for the front elevation. Landscape design is well-integrated with the architecture, including proposals for sedum, meadow and tree planting at roof level. While supportive of this approach, the panel questions if sufficient soil depth is achievable for roof top trees to be delivered. It also queries whether new tree planting in the parade ground*

is desirable, and suggests that maximising sunlight may be more important. Maintenance of the existing mature trees, beyond the site boundary, may be a better way to enhance the setting of the sports area.” [our emphasis]

Development Management Forum

- 6.8 The School took part in an online Development Management Forum on 19th October that was hosted by Haringey Council. The meeting was arranged to allow participants to raise issues and ask questions and was available for members of the public to attend. The event was hosted during the period when the School also hosted a drop-in public exhibition in the School museum on Southwood Lane, displaying the latest proposals which have been submitted as planning applications, particularly highlighting where further amendments have been made.

Pre-application Committee

- 6.9 The School attended the London Borough of Haringey Pre-application committee on 7th November 2022 at Tottenham Town Hall. This provided the opportunity for the School and the design team to present the schemes and take questions from the Planning Sub-Committee.

7.0 Planning Assessment

7.1 The key policy issues in relation to the development are:

- Principle of development
- Design
- Heritage
- Flood Risk
- Drainage
- Basement Impact
- Noise
- Daylight and Sunlight
- Sustainability
- Transport
- Accessibility
- Ecology
- Air Quality
- Archaeology
- Fire Safety

Principle of development

7.2 The principle of an education use is already established at the site. Paragraph 95 of the NPPF states that local authorities should give “great weight” to the need to create, expand or alter schools through the preparation of plans and decisions on applications. This paragraph further states the need to promote access to educational facilities that meet modern demands.

7.3 London is a growing city with an increasing number of young people. As such, educational facilities at all levels will need to be enhanced, strengthened and retained to ensure the necessary support and opportunities are given to all young people in the City. Policy S3 of the London Plan sets out that the Mayor will support the provision of childcare, primary and secondary school facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice.

7.4 Policy S3 states that “access to high quality education and training has a profound effect on people’s life chances and is one of the most powerful ways to break down inequalities and improve social mobility”.

7.5 It is noted within the SPD that the Council supports the efficient and optimum use of Allocated Site SA41 through the upgrading of buildings and the provision of new educational and childcare facilities. Indeed, the SPD notes that the creation of additional education floorspace will be

supported subject to the application of other policies within the development plan and noting other material considerations.

- 7.6 The SPD also sets out that the Council will support developments that are in accordance with national policy and the strategic plan for London noting that the Estate Project will secure the future development of the School and its evolution in response to the changing co-educational needs of the pupils and the demands of a modern curriculum.
- 7.7 The additional and improved space is needed to meet the academic requirements of the Senior School campus and the only way to achieve this is through the sensitive redevelopment of the Dyne House site. The proposals will provide a dedicated VIth Form Centre and high-quality musical facilities to keep up with growing interest from pupils. The existing Dyne House site is spatially inefficient, inaccessible and has an unsatisfactory main pupil entrance via a congested tunnel from the Island Site; it is a priority that these issues are overcome. The proposals will enable this congestion to be eased through the re-working of the tunnel entry points. The proposals are a key part of the School's programme of redevelopment, refurbishment and modernisation across the estate.
- 7.8 In respect of the proposed development specifically, the Highgate School SPD states at 6.57 that:
- “Overall, the Council will support the principle of redevelopment of the Dyne House Site, subject to detailed proposals, provided that it respects its considerable constraints including the adjacent Listed Buildings, Conservation Area, and the proximity of Highgate Bowl. Redevelopment proposals should achieve a high standard of design and should have regard to the form, scale and materials in the surrounding area, to ensure that it makes a positive contribution to the local character”.*
- 7.9 Since the conception of the project in 2015, the School has engaged with the community to ensure that the impacts of the Dyne House proposals are acceptable in planning terms and sensitive to its neighbours. As noted within the application documents, this has resulted in changes to the brief and allowed accommodation to be shared across the estate.
- 7.10 Through the School's Chrysalis Partnership Teaching, the benefit of the exceptional education that the School offers will reach far wider than the immediate School community. Working with schools across Haringey, Camden, Ealing, Newham, Brent and Barnet, the proposals will have a positive impact on many thousands of children across London.
- 7.11 Consideration is given to the design, heritage and other impacts below. The principle of development accords with the development plan and is acceptable in planning terms.

Design

Dyne House

- 7.12 London Plan Policy D3 requires that development should make the best use of land by following a design-led approach, ensuring that development is of the most appropriate form and land use for the site. Development proposals should relate positively to their locality. Development should

enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. This means ensuring that development is of the most appropriate form for the site. Form and layout of buildings and spaces should enhance local context by positively responding to local distinctiveness. Furthermore, Local Plan Development Management Policy DM1 highlights that all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area.

- 7.13 Policy DH2 of the Neighbourhood Plan states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas.
- 7.14 Highgate School SPD states redevelopment should "ensure that all new development is of high architectural quality and responds to the surrounding streetscape (Policy SP11)".
- 7.15 In relation to placemaking, character and quality the QRP independently stated:
- *The designs for Dyne House step down towards the Highgate Bowl, responding positively to the topography of the site.*
 - *The panel supports this approach, which is sympathetic to both the landscape and townscape character of Highgate.*
 - *It welcomes the materiality of brick, stone and glass, but would encourage further refinement of the front elevation. The stone fins appear slightly flimsy, and the stone cladding of the lift tower seems rather flat.*
 - *Although the panel understands that the solidity of the lift is a response to concerns raised by neighbours, it asks the design team to revisit opportunities for more openings, depth, texture, and interest in the lift tower.*
 - *The panel also asks for careful thought about the junctions between different materials, for example where the stone lift tower meets the brick side elevation.*
 - *The panel has every confidence in the skills of the design team to enrich the architecture, adding depth and interest that reflects the qualities of the conservation area.*
- 7.16 The proposals feature articulated massing to break down and modulate the scale of development in respect to both the neighbouring context and key sightlines through to the Highgate Bowl. The design utilises the existing typography of the site to conceal most of the rear extension, and by strategically locating the music department at basement levels the development provides natural auditory protection from breakout.
- 7.17 There will be significant roof planting and a 'greened' Parade Ground with new synthetic turf, trees, shrubs and border planting that enhance the aesthetic and ecological value of the Highgate Bowl.
- 7.18 Materially contextual brick and stone louvred facades address the existing interruption to the Southwood lane streetscape. High quality landscaping which is generous and welcoming also marks the School boundary and defines the public and private realms

- 7.19 The proposals have been carefully considered in terms of their design and responding to comments received. The application is supported by a Design and Access Statement produced by Hopkins Architects which discusses the proposals design in further detail.

Island Site

- 7.20 The 'Island Site' is an amalgamation of buildings that have been developed at differing periods over the past 150 years.
- 7.21 The part of the Island Site falling within the application boundary is of great importance in the redevelopment of the Dyne House site. It provides a key access link via the pedestrian tunnel under Southwood Lane connecting the facilities at Dyne House to the remainder of the School estate, negating the need for students to cross Southwood Lane.
- 7.22 The redevelopment proposals reduce the external massing of the existing WC annex and refuse bin storage which has been found to mask key views of the 'Big School'. This has been achieved by moving toilet provision below ground, enabling the rationalisation of the development. The proposals will enable the rediscovery of two of the original ground floor arches which have been concealed by the existing development.
- 7.23 At present the tunnel has stepped access, this forces users with mobility issue to cross via Southwood Lane. Introducing small basement lobby, enables a lift to be incorporated making the existing tunnel wheelchair accessible.
- 7.24 At ground floor the scale of the new building will be significantly reduced in scale compared to the existing annex. It will incorporate spaces for essential services including an electrical substation and switch room, with an external bin store. At first floor there will be the open-air upper walkway which will provide seamless lift access, ensuring that the upper classrooms are made wheelchair accessible.
- 7.25 The redevelopment proposals for the Island Site are key to improving accessibility, while the opportunity has been taken to provide heritage improvement by reducing the impact of later additions to the site and rediscovering older facades.

Heritage

- 7.26 As set out in Practice Guidance, in addition to consideration of the development plan, it is necessary to consider the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, as set out earlier.
- 7.27 In relation to heritage assets, paragraph 197 of the NPPF (2021) states: *"In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness."* Paragraph 199 continues: *"When considering the impact of a proposed development on the significance of a*

designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)."

- 7.28 Local Plan Strategic Policy SP12 (conservation) states *"The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings"*.
- 7.29 Local Plan Policy DM9 (Management of the Historic Environment) states that the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where they detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.
- 7.30 Neighbourhood Plan Policy DH2 (Development Proposals in Highgate's Conservation Area) states that *"Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's Conservation Areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area."*
- 7.31 The assessments required by this suite of policy are set out within a comprehensive Heritage Statement prepared by Bidwells' specialist heritage team. The assessments are undertaken in isolation for the Dyne House and Island Site elements. The impact upon the conservation area is also set out.
- 7.32 It is noted within the report that the Highgate Conservation Area is predominantly characterised by residential housing comprising the historic village core of Highgate and was first designated in 1967, before the boundary was subsequently extended in 1990 and 1994. In addition, several listed buildings are located within the site's surroundings. This includes a group to the north of Dyne House known as 16-20 Southwood Lane as well as the Highgate Tabernacle, all Grade II. To the south an additional listed group includes 12 Southwood Lane, also Grade II.
- 7.33 To the west, a number of buildings within the Highgate Island Site are also listed. This includes the 'Old School Building', comprising the 1860s redeveloped school hall known as the 'Big School', first designated in 1994. This represents only a small proportion of the buildings within the North Road school site, which includes the 1980s Garner building, the 2010 northern extension to North Road and 1890s Central Hall as well as the 1920s Science Building. These structures are not themselves designated heritage assets however they are 'attached' to fabric of the listed Big School by a network of corridors.
- 7.34 In respect of the Conservation Area, the proposals seek to address the important junction location of the site, rehabilitating the existing buildings and improving longer range views across the conservation area. The assessment found the overall impact to the conservation area to be considered an enhancement to its character and appearance, meeting the statutory obligations of the Act.
- 7.35 For a full and detailed review of the Conservation Area's significance, and a justification underpinning the judgement that the site offers an enhancement, please refer to the Heritage Statement in full.

- 7.36 Owing to the relationship of the various buildings within the Island Site, it is considered that the development is taking place to structures which are curtilage listed. Regardless, it is noted that the elements of the Island Site proposed for demolition (the toilet block) are detrimental to the listed Big School building. Indeed, it is noted that the structure is an addition which did not form part of the original architectural composition of this part of the school.
- 7.37 Further, the assessment considered that the single storey brick building has no decorative detail or discernible architectural character, being entirely utilitarian in function reflecting its role of housing back of house services and facilities. The report notes that the impact of the addition is to take away from the otherwise cohesive appearance of the Central Hall and rear elevation of the Big School building when seen from Southwood Lane.
- 7.38 The demolition of this element is therefore noted to have a neutral impact on the listed building, as the significance overwhelming resides elsewhere.
- 7.39 Conversely it is assessed that the proposed replacement structure is contextually appropriate and will retain views to the upper extent of the eastern elevation of the hall, ensuring the character of this building remains appreciable in views from Southwood Lane. Accordingly, the works are seen to be an appropriate addition to the existing varied character of the Science Quad, drawing on the existing material pallet and design features.
- 7.40 In conclusion, the proposals are considered to have paid due regard to the objective of preserving the setting and significance of the listed buildings in accordance with Sections 16(2) 66(1) of the 1990 Act. Additionally, as a result of the assessments made, the proposals are considered to preserve the character and appearance of the Conservation Area and have taken opportunities to enhance it where possible.
- 7.41 In causing no harm to the significance of the heritage assets identified, the relevant policies of the NPPF are satisfied, in additional to local heritage policies.
- 7.42 As a result of the assessment summarised above the proposals are considered to have an acceptable impact in heritage terms.

Flood Risk

- 7.43 London Plan Policy SI12 looks to ensure that developments minimise and mitigate flood risk and address any residual flood risk. Similarly, Local Plan Strategic Policy SP5 requires all development in Haringey to be water efficient during construction and operation and to reduce all forms of flood risk.
- 7.44 Local Plan Policy DM24 (Managing and Reducing Flood Risk) seeks to ensure that all proposals for new development avoid and reduce the risk of flooding to future occupants and do not increase the risk of flooding. All proposals for new development will be required to: manage and reduce surface water run-off; and Manage water and waste water discharges.
- 7.45 A Flood Risk Note has been produced by Expedition in relation to the Dyne House and Island Site. This note should be read in conjunction with the Highgate School Campus Development

Site Wide Flood Risk Assessment (FRA) produced by Edenvale Young. The supporting Flood Risk Note concludes that:

"The Site is situated in Flood Zone 1 on the Environment Agency Flood map and is less than 1Ha, so therefore does not trigger any of the required reasons stated in the NPPF for a site specific FRA. The note has been produced to accompany the Highgate School Campus Development site wide FRA to address the Supplementary Planning Document (SPD) requirements. No significant risk of flooding has been identified for the Site and the site wide FRA concludes that the proposed developments within the Senior School campus have an acceptable level of flood risk within the terms and requirements of NPPF. Falls will be required from all entrance thresholds, in particular any openings into the basements and the top of the steps leading down to the Tunnel Link on Island Site.

A surface water drainage strategy has been developed for the Site to accompany the Planning Application. This sets out how surface water will be managed to protect the proposed development from flooding and ensure flood risk is not increased elsewhere.

Emergency storage has been provided at the basement pumping stations, to prevent flooding in the event of a failure of the pumping station. The drainage strategy also sets out the maintenance schedule, to minimise the risk of blockage and malfunction of the drainage system and minimise residual risks of flooding.

New hardstanding surfaces will fall away from entry thresholds, in particular at any openings into the basement and the top of the steps leading down to the Tunnel Link on Island Site.

To prevent flooding of the new building in the lower part of the site during extreme events, all surface water drainage running within the building or low level lightwells will be sealed. The cover of the surface water manholes along the Parade Ground in the lowest part of the site should be set below finished floor levels within the building."

- 7.46 The site wide and site-specific flood risk assessments satisfy the requirements of the SPD and confirm that there is no significant risk.

Drainage

- 7.47 Policy SI13 of the London Plan sets out that proposals should aim to achieve greenfield run-off rates and sets a preference for green over grey features in line with the policies defined drainage hierarchy. Development proposals for impermeable surfacing are acceptable where it has been demonstrated that they can be shown to be unavoidable. Local Plan Policy DM25 outlines that all proposals for new development must seek to manage surface water as close to its source as possible in line with the London Plan drainage hierarchy. The Council will require Sustainable Drainage Systems (SuDS) to be sensitively incorporated into new development by way of site layout and design, the policy then sets out the requirements for various types of development.
- 7.48 A Sustainable Urban Drainage Statement has been produced by Expedition. This outlines the estimated existing peak surface water runoff as 70 to 96 litres per second. The estimated proposed peak surface water runoff is 30.4 to 48.4 litres per second. This means that overall discharge from the site will be reduced by approximately 57-60%. This approach has been

agreed with the LLFA in a meeting on 23rd January 2020 and more recently during meetings on the 4th March 2022 and 21st June 2022.

- 7.49 The proposals will have significant positive impact on overall discharge and therefore should be considered acceptable.

Basement Impact

- 7.50 The Highgate School SPD specifically states the following in relation to basement development at Dyne House:

“The inclusion of basements within any redevelopment would be supported subject to the carrying out of a detailed Basement Impact Assessment”

- 7.51 The basement is a necessary feature that helps reduce the massing of the proposed building and resultantly reduce the potential impact to the amenity of the neighbouring occupiers. A-squared Studio Engineers Ltd (A-squared) were engaged by Expedition Engineering Ltd (Expedition) to prepare a Basement Impact Assessment (BIA) in support of this application.

- 7.52 The BIA concludes that the risks to the adjacent properties, slopes and infrastructure (including ultimate and serviceability limit state considerations) is limited and will be mitigated in a reasonable fashion as part of design development.

- 7.53 In addition, it concluded that there is a ‘low’ risk of groundwater flooding and ‘very low’ to ‘low’ risk of surface water flooding.

- 7.54 Policy DH7 of the Highgate Neighbourhood Plan (2017) states that *“Under no circumstances should construction be allowed to proceed where there is evidence that damage to neighbouring properties would exceed Burland Scale 1”*.

- 7.55 The BIA has assessed land stability, and the impacts of the proposed development on neighbouring structures will be limited to *Category 1 – Very Slight*, in accordance with the Burland Scale.

- 7.56 Therefore, it is considered that the proposed basement works result in an acceptable impact.

- 7.57 Throughout construction, the School is committed to engaging with its long term neighbours and if appropriate will monitor ground stability accordingly.

Noise

- 7.58 Local Plan Development Management Policy DM23 states that where an activity with the potential to generate noise is proposed a Noise Assessment should be submitted in support of the application.

- 7.59 An Environmental Sound Survey Report by Applied Acoustic Design is submitted in support of the application. The report determines the prevailing background sound levels at the nearest appropriate assessment locations in respect of the proposed plant installation associated with the redevelopment.
- 7.60 In addition, it establishes appropriate sound emission criteria for new building services plant in accordance with local authority requirements.
- 7.61 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 appropriate assessment location. This is to allow for flexibility in design for the plant.
- 7.62 A full plant sound emission assessment will be completed to discharge any planning conditions regarding sound.
- 7.63 With the appropriate controls and mitigation, it is considered that acceptable noise levels can be achieved and the applicant would agree to a suitably worded condition.

Noise Breakout

- 7.64 As part of the school's community engagement process concerns have been raised in respect of additional noise and disturbance arising from the activity on the site.
- 7.65 Whilst the school is very aware of its impact upon its closest neighbours, it is important to note that the principle of the proposed use is established and as made clear throughout all engagement, the projects comprising the Estate Project are designed to increase the flexibility, accessibility and resilience of the school estate – it is not about increasing numbers, nor intensifying the established use.
- 7.66 However, the design team have gone to great lengths to respond to comments of the community, demonstrated by a wholesale review of the design brief across all sites, and the agreement to submit the applications concurrently.
- 7.67 As noted within the Design and Access Statement, the rear extension cuts into the site's topography and those activities which result in greater noise breakout (music department) are primarily located at basement levels, providing natural auditory protection. Any practice rooms with windows use sealed high specification glazing to prevent noise breakout and will offer a significantly improved fabric performance in comparison to the existing development. This approach accords with relevant development plan policy and specifically London Plan D13 (Agent of Change) and D14 (Noise).

Daylight and Sunlight

- 7.68 Local Plan Policy DM1 states that the Council will support development proposals that:

“Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land”

- 7.69 Anstey Horne has produced a Daylight & Sunlight Report assessing the impacts of the proposed redevelopment focussing on the Dyne House proposals. The tests have been undertaken in accordance with the BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (second edition, 2011), which Haringey's planning policy points to. Whilst there is more recent guidance it is noted that there are no significant changes to the methodology or the target criteria for the assessment of the impact of a proposed scheme on neighbouring properties, and as such the Anstey Horne work remains valid.
- 7.70 The results demonstrate good levels of daylight and sunlight are retained in the proposed condition, adhering to the BRE guidelines. In some cases, there are also light gains identified with the proposed development in place. It is concluded that the layout of the proposed development follows the BRE guidelines and will not reduce sunlight or daylight to existing surrounding properties.
- 7.71 Therefore, it is considered that the proposals will have an acceptable impact on daylight and sunlight to neighbouring properties in accordance with development plan policy.

Sustainability

- 7.72 The proposed development seeks to bring new life into the existing Dyne House structure. The approach of building reuse should be wholeheartedly supported in principle. Indeed, the Quality Review Panel have noted the decision to retain and remodel the existing structure as a particular strength of the proposals.
- 7.73 A detailed overarching Sustainability Statement has been prepared by AECOM to demonstrate how the development responds to the development plan with a particular emphasis upon the London Plan 2021 standards which are widely regarded as being at forefront of planning policy in sustainability terms. Underpinning this document is an Energy Strategy, Whole Life Carbon Assessment and Circular Economy Statement.
- 7.74 In respect of energy, the building has been modelled against a baseline established compliant with Part L 2021. The approach taken is to aim for a consistent incremental improvement across the most energy efficiency parameters, avoiding reliance on exceptionally demanding specifications and retaining flexibility and scope for optimisation during detailed design.
- 7.75 Based on the proposed fabric and energy efficiency measures, the regulated carbon emissions are estimated to increase from the baseline of 4%. The reasons for this are set out in detail at 3.2.1 of the Energy Strategy, but principally relate to the significant improvement in baseline performance. This is acknowledged in the GLA Energy Assessment Guidance 2022, which notes that non-domestic developments may find meeting the be lean targets challenging.
- 7.76 Considering 'Be Green' requirements, building services design is based upon an all-electric heating and cooling solution utilising ground source heat pump and photovoltaic technology to generate renewable energy. Overall a 12% saving is achieved at this stage.
- 7.77 According 1.4 tCO₂/annum is saved, representing a 9% cumulative saving. In addition, a modest offset payment of £48,645 will be made in order to comply with London Plan policy.

- 7.78 A Whole Life Cycle Carbon Assessment is submitted, concluding that the baseline WLC over the 60-year study period equates to 9,367 tCO₂e or 1,507 kgCO₂e/sq.m of GIA. In accordance with policy a further WLC Assessment will be completed at post-construction stage. The post-construction results will be compared with the planning submission results and GLA benchmarks, accompanied with an explanation for any significant differences.
- 7.79 Overall, the operational carbon is responsible for 29% of the WLC of the development, while 71% is attributed to the embodied carbon of the building materials, facilitating works and external works. Opportunities to provide improvements in embodied carbon is set out within the report and will be considered as the project progresses.
- 7.80 In accordance with local planning policy, the development has been assessed against the BREEAM methodology and it is shown that the project will achieve Very Good and a pathway to achieving Excellent is noted. Again, the School is committed to striving for BREEAM excellent at the detailed design stage of the project.
- 7.81 Finally, good practice environmental design, including good daylight, ventilation and acoustics will contribute to occupant health and wellbeing. While specifying water efficient fittings will reduce potable water demand.
- 7.82 The development will exceed policy requirements by achieving an Urban Greening Factor of 0.53 and an overall net gain in biodiversity following delivery of the proposed landscaping scheme.
- 7.83 On balance and noting the significant social and economic benefit arising from the education provision, it is considered that the development complies with the relevant development plan policies when read as a whole.

Transport

- 7.84 NPPF Paragraph 111 states that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.85 The proposals will not increase the number of students or staff, as a result there is not considered to be any significant transport implications arising from the proposals. Transport Planning Associates have produced a Transport Statement submitted in support of the proposed development.
- 7.86 Is sets out that the site is in a sustainable location, accessible by walking and cycling and with access to good public transport services, in the form of local buses, school services, and London Underground services at Highgate station. The site benefits from a PTAL 4 rating.
- 7.87 The site is also located within a controlled parking zone (CPZ). There have been no existing road safety hotspots identified and the accident rates are not predicted to increase as a result of the proposed development.
- 7.88 As there will be no increase in staff or student numbers as a result of the proposed redevelopment, the proposals are predicted not to have a detrimental impact on safety for both

pedestrian and cycle infrastructure. If anything, it is concluded that the scheme will improve accessibility between both sides of Southwood Lane, making the tunnel accessible to users with reduced mobility.

7.89 Recognising TfL's Healthy Streets approach, the scheme is designed to contribute making a better street environment, with benefits for the school's users and the wider community.

7.90 The Senior School operates on the principle of all staff, pupils and visitors arriving at the reception in North Road for security and control reasons. Cycle parking is provided within the secure Chapel Quad for all staff pupils and visitors, and this is extended as demand dictates.

7.91 The Transport Statement concludes that:

"The development proposals are consistent with local, regional and national planning policy, including the Highgate SPD. No adverse impact on the local highway or public transport infrastructure are anticipated by the proposals, as a result of there being a limited amount of additional trips associated with. The proposals are instead anticipated to have a beneficial impact by creating a better and more inclusive street environment. As such, there is no reason to refuse the application on highway grounds."

7.92 Consequently, it is considered that the proposals are acceptable in terms of their transport impact.

Accessibility

7.93 The Highgate SPD states that development proposals for Dyne House should *"ensure that all new buildings/additions/refurbishments are fully accessible"*. London Plan Policy D5 expects development proposals to achieve the highest standards of accessible and inclusive design.

7.94 The proposals aim to increase the accessibility between the Senior School campus and Dyne House, with the existing pedestrian tunnel between Dyne House and the Island Site will being improved through a new lift that will provide full wheelchair access and increased space for pupil circulation.

7.95 The QRP stated that: *"Improved accessibility is a key benefit of the plans for Dyne House, addressing the challenges of existing buildings and the site topography."*

7.96 Detailed assessment of how inclusive access has been considered within the scheme design is set out within the Design and Access Statement. It is concluded that the development proposals are consistent with the development plan and will greatly improve the accessibility of the site.

Ecology

7.97 London Plan Policy G6 expects development proposals to manage biodiversity and achieve biodiversity net gain. Local Plan Policy SP13 all development shall protect and improve sites of biodiversity and nature conservation, contribute to wildlife and ecological habitats and, where

possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities.

7.98 Arbtech have produced a Preliminary Ecological Appraisal which evaluated the habitats on site as to their likelihood to provide sheltering, roosting, foraging, basking or nesting habitat. It was concluded that there were no foreseen impacts on the identified habitats, with the exceptions of birds, although no nesting birds were found, the assessment recommends that works be undertaken outside of nesting. Where this is not possible, works should be undertaken with supervision of an experienced ecologist.

7.99 The report concludes that no further survey work needs to be undertaken.

Landscaping

7.100 In line with Policy SP13, the proposals will improve ecological features across the site, as an inherent aim of the landscaping scheme. Furthermore, in line with Policy OS2 of Neighbourhood Plan, the proposals will retain mature trees and vegetation where appropriate.

7.101 LDA Design has produced a Landscape Masterplan and a supporting statement. Dyne House is situated within the Highgate Conservation Area and borders the Highgate Bowl. The increased proportion of soft landscape and the inclusion of green roofs help to create a much greener site than currently exists. This is demonstrated by an Urban Greening Factor of 0.5 in excess of the requirements of London Plan Policy G5.

7.102 This greening of the site has been designed to respond to the requirements of Site Allocation SA42 and Neighbourhood Plan policy KS3 to 'extend' the character of Highgate Bowl across the site and reinforce the green characteristics of the area. The hard surface material palette has been restricted to create a visual consistency and unity across the site.

7.103 The Quality Review Panel has made comments on the landscape approach noting that "*the integration of building and landscape is welcomed, and the panel offers some comments on how this approach could evolve.*" The panel did question "*whether additional tree planting in the parade ground is desirable, considering the extent of existing trees. For students to enjoy this space, maximising sunlight may be more important and new trees will increase shade*". Whilst the School would be willing to respond to this comment, it is considered doing so would be unfavourable to immediate neighbours who have sought to minimise alteration to the landscape boundaries. Accordingly, the scheme has not been amended in response.

7.104 In respect of Green Roofs, following advice received from the Council's Climate Change Officer, the proposed sedum roofs have been revised to allow for biodiverse/ wildflower roof with at least 150-200mm of substrate to provide greater ecological benefit. By virtue of the proposed landscaping works is considered that these proposals will increase biodiversity across the site

7.105 The scheme accords with the relevant development plan policy in landscape terms.

Air Quality

- 7.106 Local Plan Policy DM23 requires proposals to improve or mitigate air quality and London Plan SI1 requires new development to be at least Air Quality Neutral. Air Quality Assessment (AQA) has been prepared by AECOM and concludes that the proposed development is air quality neutral.
- 7.107 A dust risk assessment sets out mitigation in order to ensure there are no adverse effects as a result of the construction phase.

Archaeology

- 7.108 Compass Archaeology has produced two Archaeological Desk-Based Assessments relevant to this application, one for the Dyne House site and the other the Island site.
- 7.109 The Dyne House assessment concludes: *“Given the topography of the site on such a steep gradient, the historic development across the site from the 19th century onwards and the 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 redevelopment of the site”*.
- 7.110 The Island site assessment however states: *“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, attached as a condition of planning to any proposed excavations as part of the development.”*
- 7.111 If the LPA deems it necessary, the applicant is willing to accept a suitably worded archaeological condition in relation the proposed development. Due to the assessment summarised above, it is considered that the proposals to redevelop the site will be acceptable in terms of their archaeological impact.

Fire Safety

- 7.112 The proposals are supported by a Fire Statement prepared by AECOM. London Plan Policies D5 ‘Fire Safety’ and D12 ‘Inclusive Design’ are both relevant.
- 7.113 The proposals comply with Policy D12 as set out in the statement. In relation to Policy D5, there is one area within the proposed development can’t provide the necessary step free access. Given that this is an existing condition, it is noted that *“steps have been taken”* to upgrade the overall fire safety provision and meet the intent of the London Plan as best as possible.
- 7.114 It is considered that the proposals are compliant with the policy as set out above, and in greater detail within the Fire Statement.

8.0 Conclusions

- 8.1 The proposals are a key part of the School's programme of redevelopment, refurbishment and modernisation across the estate. They will create a dedicated VIth Form Centre by bringing together existing facilities into one coherent whole to provide the modern, dedicated teaching spaces necessary to prepare students for university. They will enhance also the current music facilities to meet the continued growth of the popularity of music within the School's pupil body.
- 8.2 The development proposed by this application has been the subject of in excess of eight years' public consultation, and the scheme and its brief have been significantly revised in response to the comments raised.
- 8.3 As noted within the SPD, the planning authority has accepted the principle of development subject to matters of detail. This Statement has found that the proposed development accords with the development plan when read as a whole. It therefore benefits from the presumption in favour of sustainable development.
- 8.4 The proposals have been sensitively designed to mitigate potential impacts on the amenity of the neighbouring occupiers.
- 8.5 The retention of the main Dyne House building will have significant embodied carbon savings compared to comprehensive demolition. Furthermore, the proposals have sought to be as sustainable as possible, utilising passive design measures, and incorporating modern technologies such as photovoltaic panels and ground source heat pumps to generate as much renewable energy on site as possible. Following offsetting, it is considered that the development accords with London Plan policy in this respect.
- 8.6 Noting the site's close proximity to the Highgate Bowl, there has been significant attention given to the landscaping of the site. As far as possible, the proposals retain existing mature trees, and an extensive planning scheme is proposed. This results in the proposals achieving an urban greening factor in excess of policy requirements.
- 8.7 A detailed Heritage Statement has been provided and it concludes the overall impact to the conservation area is an enhancement to its character and appearance, while the impact to the setting and significance of the listed group is considered to be neutral.
- 8.8 Consequently, the proposals are considered to have paid due regard to the desirable objective of preserving the setting and significance of the listed buildings in accordance with Sections 16(2) 66(1) of the 1990 Act. Additionally, the proposals are considered to preserve the character and appearance of the Conservation Area and have taken opportunities to enhance it where possible, according with Section 72 of the 1990 Act. In causing no harm to the significance of the heritage assets identified, the relevant policies of the NPPF and development plan are satisfied.
- 8.9 Therefore, it is considered that the development proposals should be approved without delay.

APPENDIX 1

SUBMISSION DOCUMENTS

PLANNING APPLICATION DOCUMENT	SUPPORTING INFORMATION
Planning Application Form and Certificates	Air Quality Assessment
Site Location Plan	Arboricultural Method Statement ➤ Arboricultural Impact Assessment (Drawing) ➤ Arboricultural Tree Protection (Construction) ➤ Arboricultural Tree Protection (Demolition)
Existing and proposed drawings as set out in the table below	Archaeological Assessment (Dyne House)
	Archaeological Assessment (Island Site)
	Area Schedule (Estate Wide)
	Basement Impact Assessment
	Circular Economy Statement ➤ Circular Economy Appendix A (GLA Template)
	Construction Management Plan
	Covering Letter
	Daylight and Sunlight Report
	Design and Access Statement
	Dust and Emissions Assessment
	Ecological Impact Assessment (Oct 2022) ➤ Ecological Bat Survey (Feb 2017) ➤ Ecological (Preliminary) Appraisal Survey (Feb 2017)
	Energy Statement ➤ Appendix A GLA Carbon Emission Reporting
	Fire Statement
	Flood Risk Assessment (Estate Wide) ➤ Appendix A ➤ Appendix B ➤ Appendix C
	Flood Risk Note
	Heritage Statement

	Landscape Statement ➤ Landscape General Arrangement
	MEP Report
	Noise Report
	Operational Waste Management Note (Estate Wide)
	Outline Methodology & Construction Logistic Plan
	Pre-Demolition and Pre-Redevelopment Audit Report
	Statement of Community Involvement
	Sustainability Statement
	Transport Statement
	Whole Life Carbon Assessment ➤ Appendix A GLA Reporting Template

DRAWING TITLE	DRAWING NO
Application Site Location & Ownership Boundary	A_HS-DH3_2000 Rev F
Estate Wide Plan - Site Application & Ownership Boundaries	A_HS-RMC2_2010 Rev A
Dyne House	
Landscape	
Landscape General Arrangement	HS-DH3-LDA-ZZ-00-DR-L-100
Existing	
Existing Site Plan	A_HS-DH3_2100 Rev D
Level -02 Existing GA Plan	A_HS-DH3_2120 Rev D
Level -01 Existing GA Plan	A_HS-DH3_2121 Rev A
Level 00 Existing GA Plan	A_HS-DH3_2122 Rev D
Level 01 Existing GA Plan	A_HS-DH3_2123 Rev A
Level 02 Existing GA Plan	A_HS-DH3_2124 Rev A
Level 03 Existing GA Plan	A_HS-DH3_2125 Rev A
Level 04 Existing GA Plan	A_HS-DH3_2126 Rev A
Roof Level Existing GA Plan	A_HS-DH3_2127 Rev A
Front Building Existing Elevation	A_HS-DH3_2220 Rev F
Rear Buildings Existing Elevations	A_HS-DH3_2221 Rev F
Demolition	

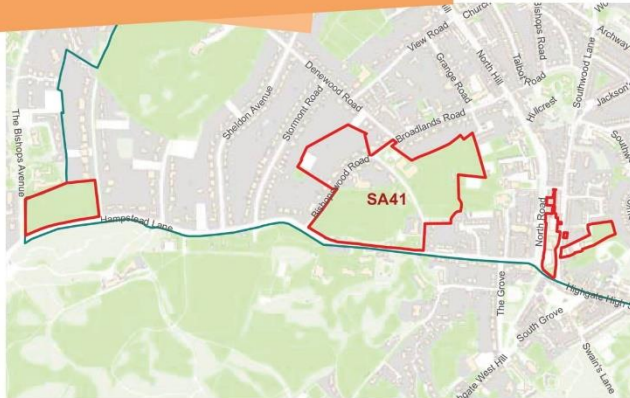
Level -02 Demolition Plan	A_HS-DH3_2320 Rev G
Level -01 Demolition Plan	A_HS-DH3_2321 Rev G
Level 00 Demolition Plan	A_HS-DH3_2322 Rev G
Level 01 Demolition Plan	A_HS-DH3_2323 Rev G
Level 02 Demolition Plan	A_HS-DH3_2324 Rev G
Level 03 Demolition Plan	A_HS-DH3_2325 Rev G
Level 04 Demolition Plan	A_HS-DH3_2326 Rev G
Roof Level Demolition Plan	A_HS-DH3_2327 Rev G
Proposed	
Proposed Site Plan	A_HS-DH3_2400 Rev E
Level -05 Proposed GA Plan	A_HS-DH3_2420 Rev M
Level -04 Proposed GA Plan	A_HS-DH3_2421 Rev M
Level -03 Proposed GA Plan	A_HS-DH3_2422 Rev M
Level -02 Proposed GA Plan	A_HS-DH3_2423 Rev M
Level -01 Proposed GA Plan	A_HS-DH3_2424 Rev M
Level 00 Proposed GA Plan	A_HS-DH3_2425 Rev M
Level 01 Proposed GA Plan	A_HS-DH3_2426 Rev M
Level 02 Proposed GA Plan	A_HS-DH3_2427 Rev M
Level 03 Proposed GA Plan	A_HS-DH3_2428 Rev K
Level 04 Proposed GA Plan	A_HS-DH3_2429 Rev M
Roof Level Proposed GA Plan	A_HS-DH3_2430 Rev K
South and North Proposed Elevations	A_HS-DH3_2520 Rev J
East and West Proposed Elevations	A_HS-DH3_2521 Rev J
Proposed Cross Sections	A_HS-DH3_2620 Rev K
Proposed Cross Sections	A_HS-DH3_2621 Rev K
Proposed Long Sections	A_HS-DH3_2622 Rev K
Proposed Long Sections	A_HS-DH3_2623 Rev J
Area Schedules	
GIA and GEA Existing	A_HS-DH3_9104 Rev E
GIA and GEA Proposed	A_HS-DH3_9105 Rev B
Island Site	
Existing	
Level -01 Existing GA Plan	A_HS-IS_2110 Rev F
Level 00 Existing GA Plan	A_HS-IS_2111 Rev F
Level 01 Existing GA Plan	A_HS-IS_2112 Rev F

East (Southwood Lane) Existing Elevation	A_HS-IS_2210 Rev F
North Existing Elevation	A_HS-IS_2211 Rev E
Demolition	
Level -01 Demolition Plan	A_HS-IS_2310 Rev G
Level 00 Demolition Plan	A_HS-IS_2311 Rev D
Level 01 Demolition Plan	A_HS-IS_2312 Rev G
Proposed	
Level -01 Proposed GA Plan	A_HS-IS_2410
Level 00 Proposed GA Plan	A_HS-IS_2411
Level 01 Proposed GA Plan	A_HS-IS_2412
Roof Level Proposed GA Plan	A_HS-IS_2413
East (Courtyard) Proposed Elevation	A_HS-IS_2510 Rev F
North Proposed Elevation	A_HS-IS_2511 Rev E
East (Southwood Lane) Proposed Elevation	A_HS-IS_2512 Rev E
Proposed Cross Sections	A_HS-IS_2610 Rev F
Proposed Long Sections	A_HS-IS_2611 Rev E
Area Schedule	
GIA and GEA Existing and Proposed	A_HS-IS_9105 Rev D

APPENDIX 2

SITE ALLOCATION: HIGHGATE SCHOOL

SA41: HIGHGATE SCHOOL



Proposed Site Allocation

2.119 Exploration of how school facilities can be enhanced while simultaneously benefitting local communities including potentially increasing accessibility through the landholdings.

Commentary

2.120 The site falls within the Highgate Conservation Area. The school essentially occupies two campuses- the more prominent one at the junction of Highgate High Street and North Hill; the other within the Bishops sub-area of the conservation area. The site has a prominent position, both in terms of the location as well as status within the wider area. Whilst the aesthetic value of buildings would have to be considered based on individual proposals, the site has high communal and historic value.

2.121 Highgate School aims to expand to continue to meet the education needs of local schoolchildren. Additionally the school represents a significant landowner within the Highgate area. The Council will work in conjunction with the School to prepare a Supplementary Planning Document which appropriately manages future developments on this landholding.

Address	Highgate School, North Road & Southwood Lane, Highgate, N6		
Site Size (Ha)	15.63	PTAL Rating	1b-3
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	School grounds		
Ownership	Single private freehold		
How site was identified	Existing pre-applications		
Planning applications	Highgate Conservation Area Metropolitan open land: Highgate School Playing Fields Locally listed buildings: Bishopswood Road, Castle Yard, Osborne Road Listed buildings: The Highgate Tabernacle, Highgate School – Old School Building, Highgate School Chapel, War Memorial at Highgate School, and many adjacent		
Indicative Dev' Capacity	None identified.		

Site Requirements

- Development on the site shall be in accordance with a future SPD. The SPD will take the form of two campus masterplans that take a comprehensive approach to the effective planning and delivery of new accommodation to meet the long term needs of the school and supporting enhanced community use and benefits.
- These will focus on creating improved management and quality of provision, potentially including new buildings.
- Open space should be made as accessible as possible in line with Policy DM 20.
- The site lies within the Highgate Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.
- Development should preserve the setting of the statutorily and locally listed buildings on the site and neighbouring the School, having regard to their significance. Historic England has also highlight the potential for significant archaeology including a medieval settlement and recorded pre-school chapel.

Development Guidelines

- The objectives of the Highgate Bowl site should be considered on any properties that fall into this site allocation.
- A Supplementary Planning Document will be developed by the Council in line with the Council's Statement of Community Involvement. This will take the form of masterplans to guide development on these sites, and ensure development comes forward in a co-ordinated manner. This will consider in more detail issues regarding heights and design.
- Any Masterplanning should give appropriate regard to the open character of the Bowl as well as the character of the Bishops area.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.



Highgate School



Highgate, Primary School

APPENDIX 3

SITE ALLOCATION: HIGHGATE BOWL

SA42: HIGHGATE BOWL



Proposed Site Allocation

2.122 Protection of the Highgate Bowl as open space, and improvement of public access through limited redevelopment of Townsend Yard, Broadbent Close and Duke's Head Yard (referred to below as 'the Yards')

Commentary

2.123 The site falls within the Highgate Conservation Area. The site abuts the rear of several listed and locally listed buildings along Highgate High Street. The significance of the Bowl lies within its topography and the open character. The undeveloped nature of the Bowl, together with its appreciable gradient and extensive tree cover provides a soft setting for the Highgate High Street, allowing it to stand out as a distinctive feature in the townscape. This arrangement also separates the older village core, with burgage plot layouts, from the later suburban development to the north, thereby emphasising its evolution as a historic settlement. The community association of the site and the Bowl's role in the organic development of Highgate is the essence of its heritage significance that makes a positive contribution to the conservation area as a whole.

Address	Highgate Bowl, Townsend Yard, Duke's Head Yard, land rear of Highgate High Street, Highgate N6		
Site Size (Ha)	3.3	PTAL Rating	3
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Workshops, open space comprising of an ex-garden centre, community uses (horticultural training scheme), education		
Ownership	Mix of private freeholds and leaseholds		
How site was identified	Call for sites 2013		
Planning designations	Highgate Conservation Area SINC local grade: Harrington Site Local shopping centre Locally listed buildings: Highgate High Street Area of Archaeological Importance		
Indicative Development Capacity	Net residential units	Employment m ²	Town Centre m ²
	31	616	308

2.124 This policy will establish the Highgate Bowl as a designated open space, and the heart of the Highgate Bowl section of Highgate Conservation Area. Limited redevelopment within the Yards - between the proposed open space, and the existing High St buildings will be permitted where it is possible to create complementary uses to the Bowl, and improve access to and through the Bowl.

Site Requirements

- Development proposals should show how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation. Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the allocation in line with Policy DM55.
- The buildings facing the High Street, and their burgage plots should be retained.
- Limited and sensitive development within the Yards offers the opportunity to secure the area identified by and lying within the green line on the site allocation and Policies Map as designated open space.
- Limited redevelopment of the garages and workshops in the Yards will be allowed to create mews-style residential development. This should not involve the loss of employment floorspace on the site.
- Public access to the Bowl will be supported through the Yards.
- Public routes through the various land parcels that make up the Bowl could be introduced to unify the open space, subject to the operational requirements of existing landowners and/or occupiers.

- The site lies within the Highgate Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.
- The existing educational/horticulture use on the eastern portion of the site will be retained.

Development Guidelines

- Where new development takes place, heights should be subsidiary to those on the High Street.
- Development should not impact on the residential and neighbourhood amenity of the adjacent blocks.
- Due to the site's backland location, development should reflect a mews-typology.
- Some development may be possible within the 'yards' but these should be in a mews style development, perpendicular to the High Street.
- The entrances to the yard roads should signal the open space hidden behind, with a visual link established where feasible.
- The provision of public access to the area to be designated as open space would be supported.
- Part of the site has a Local SINC designation, and this should be protected.
- The open character of the Bowl is essential to the character of the conservation area and should be retained.
- New development should be of the highest quality and enhance the character and appearance of the conservation area and the Bowl and outweigh any harm that may be caused by any demolition and redevelopment along with demonstrable public benefits.

- Thames Water should be consulted with regards to the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.
- Studies should be undertaken to understand what potential contamination there is on the yards portion of the site prior to any development taking place.



Highgate Bowl

