

London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Music Centre, Highgate School

Wednesday 2 February 2022
Highgate School, London, N6 4AY

Panel

Peter Studdert (chair)
Georgios Askounis
Marie Burns
Stephen Davy

Attendees

Richard Truscott	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
John McRory	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Joe Brennan	Frame Projects
Adrian Harvey	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Aikaterini Koukouthaki	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

CONFIDENTIAL

1. Project name and site address

Richards Music Centre, Highgate School, North Road, London, N6 4AY

2. Presenting team

Chris Birkbeck	Highgate School
Gwyn Jones	Highgate School
Andrew Barnet	Hopkins
Jack Gregory	Hopkins
John Edmondson	Aecom

3. Planning authority briefing

All of the Highgate School campus is within the Highgate Conservation Area and therefore development should preserve or enhance its character and appearance as per the statutory requirements. The Music Centre site falls within site allocation SA41 Highgate School for the exploration of how school facilities can be enhanced while simultaneously benefitting local communities and increasing accessibility through the landholdings. Part of the site (the northeastern corner) falls within Metropolitan Open Land. Therefore, the relevant requirements of the NPPF 2021 (paragraph 147 and 148) and the London Plan 2021 (Policy G3) need to be met, notably that very special circumstances can be demonstrated. Officers would particularly welcome the panel's comments on the way that the proposals relate to Bishopswood Road and to the residential properties immediately to the south of the site.



CONFIDENTIAL

4. Quality Review Panel's views

Summary

The panel thanks the design team for their presentation and feels that the scheme has the potential to create an attractive and successful building. The approach to landscape and greening is supported, and the panel is comfortable with the technical incursion into Metropolitan Open Land. The building now relates well to Bishopswood Road, and the interface with the neighbouring houses is comfortable, with no risk of overlooking or overshadowing. The panel feels that the elevations and materials are well-judged, and that the roof form is a good solution. The approach to sustainable design is commended, although the panel would like to see the extent of glazing tested, to ensure that this is optimised.

Architecture and building form

- The panel feels that the elevations are successful and that, combined with the materials selected, this will create an attractive façade to the building.
- While it has some concerns about the orientation of the pitch, which turns its back on the street, the panel feels that the roof form is, on balance, the best available solution.

Landscape design

- The increase in planting and trees across the site is welcome, and the panel is particularly supportive of the two gardens, created by the building's set back and amended orientation.

Relationship to context

- The panel feels that the proposed building now relates well to Bishopswood Road and addresses the street effectively. The boundary treatment here, including the brick piers and planting, helps to create a successful interface.
- The relationship with the neighbouring houses is comfortable, with sufficient space to avoid problems of overlooking and overshadowing.
- The panel is satisfied that the incursion into Metropolitan Open Land is justified, particularly given the additional greening brought by the scheme, compared to the current condition.

Sustainable design

- The panel feels that the approach to sustainability is positive, but it would like to see a calculation of the scheme's embodied carbon.



CONFIDENTIAL

- The panel feels that the building's form factor, the proposed use of a timber structure and the use of heat pumps strengthen the building's potential environmental performance.
- However, the panel is concerned by the extent of glazing proposed and it recommends that this is reassessed, with excess glazing removed.
- The panel would like to see cycle parking provided for visitors.

Next steps

The panel is confident that the design team, working with Haringey officers, can resolve the issues identified by the review, and does not need to see the scheme again.



CONFIDENTIAL

Appendix: Haringey Development Management DPD

Policy DM1: Delivering high quality design

Haringey Development Charter

- A 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. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

