

Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2021/0019

Ward: Highgate

Address: Highgate School North Road London N6 4AY

Proposal: A series of planning applications for the re-development of the Highgate School sites as follows:

Dyne House and Island Site

Redevelopment of Dyne House, to include:

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

Science Block

Refurbishment and extension of existing Science Block, to include:

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

Richards Music Centre

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

Mallinson Sport Centre

Redevelopment of Mallinson Sport Centre, to include:

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

Decant Facility

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

Far Field

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

Applicant: Highgate School

Agent: Bidwells LLP

Ownership: Private

Case Officer Contact: Tania Skelli & James Mead

2. BACKGROUND

2.1 The proposed development is being reported to the Planning Sub-Committee to enable members to view it ahead of the submission of a planning application. Any comments made now are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.

2.1. It is anticipated that the planning application, once received, would be presented to the Planning Sub-Committee in February 2023. The applicant has engaged in pre-application discussions with Council Planning Officers and the Greater London Authority planning service over recent years and since 2016, with the adoption of the Highgate School Supplementary Planning Document (SPD) in March 2021.

3. SITE AND SURROUNDINGS

3.1. Highgate School was established in 1565, beginning with a few buildings accommodating under 20 children, it expanded through several overhauls and today caters for 1,970 students across four sites. The Senior School Site is within the Highgate Village and three further sites are located to the west, on Hampstead Lane and Bishopswood Road. A map of the School highlighting the main two campus areas, and the key School buildings can be viewed below:

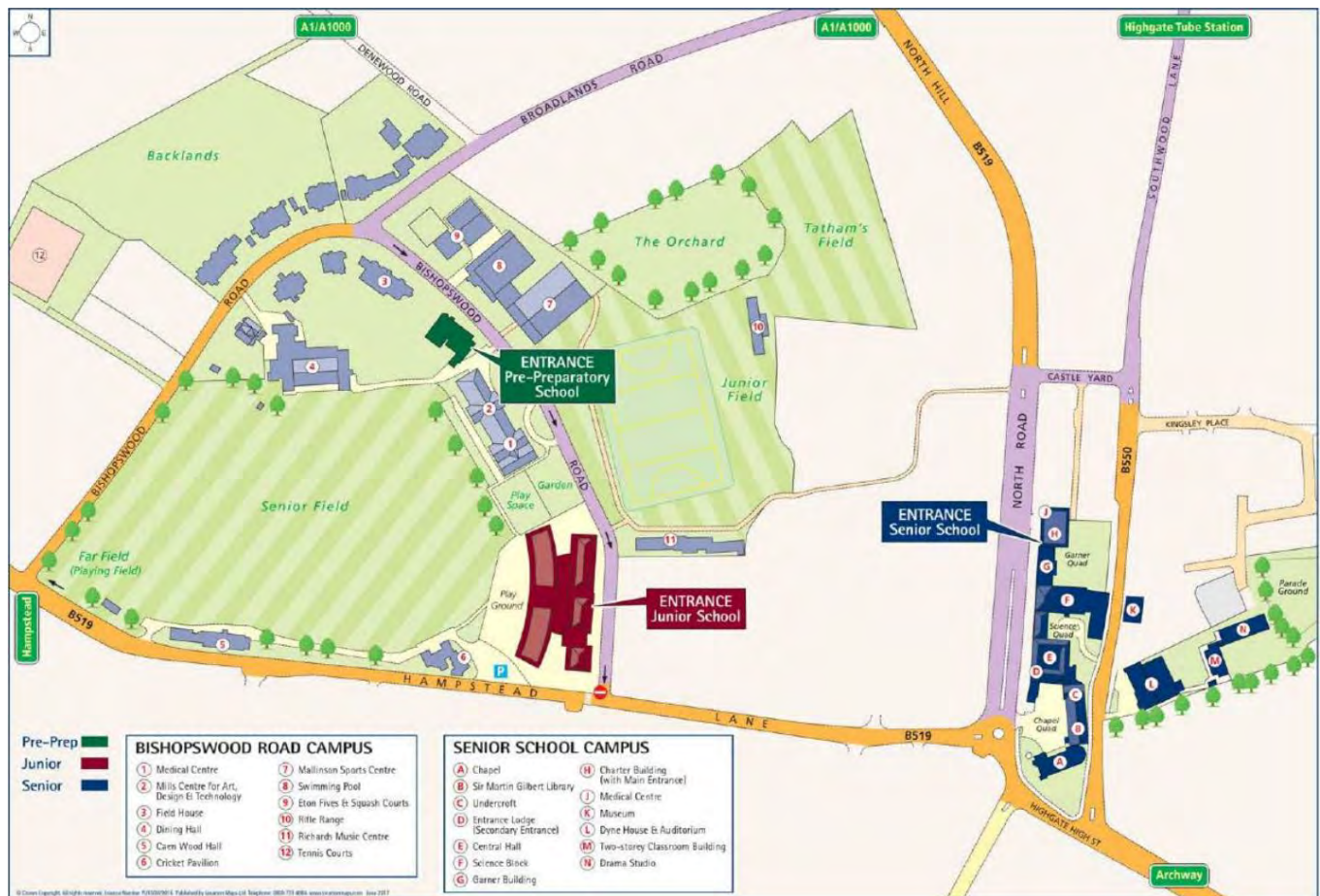


Figure 1: School sites

3.2. The existing school land is designated at Site Allocation SA41, which identifies the site for enhancement, improved accessibility and inclusivity, and general upgrade of facilities to respond to current educational needs and building regulations. In 2021 the Council adopted the Highgate School Supplementary Planning Document (SPD), which will be an important material consideration for any future planning applications. This SPD expands on the site allocation and seeks to directly inform future development proposals at the school. It also provides further background regarding the requirements of the school.

3.3. The site lies within the Highgate Neighbourhood Plan area. This Neighbourhood Plan forms part of the statutory development plan, sitting alongside the London Plan and the Local Plan documents. The SPD aims to respond to the key relevant policies from the Highgate Neighbourhood Plan, including those regarding: the adjacent Highgate Bowl, the Parade Ground, community access, conservation, archaeology, open space, transport/traffic, sustainability and basement impacts.

3.4. In terms of the policy designations covering the sites, parts of the Bishopswood Road Campus are identified as Metropolitan Open Land (MOL). The sites on the Senior School Campus are within an Archaeological Priority Area. The Highgate High Street Local Shopping Centre is also located a short distance to the south-east of the Senior School Campus. There are numerous protected trees within and adjacent to the sites. All of the sites are situated on the boundary with the London Borough of Camden.

3.5. The sites lie within the Highgate Conservation Area and are surrounded by numerous statutory and locally listed buildings, primarily within the Village area. Several of the main school buildings within the 'Island' site are statutory grade II listed buildings. The school buildings on the eastern side of Southwood Lane, including Dyne House and the rear buildings and the other three sites to the west are not statutory or locally listed. The maps below (figures 2, 3 and 4) identify the statutory and locally listed buildings and the location of the Far Field site which is close to Kenwood House. On figures 2 and 3, the buildings highlighted in blue are statutory listed buildings, while the buildings identified in red are locally listed buildings.

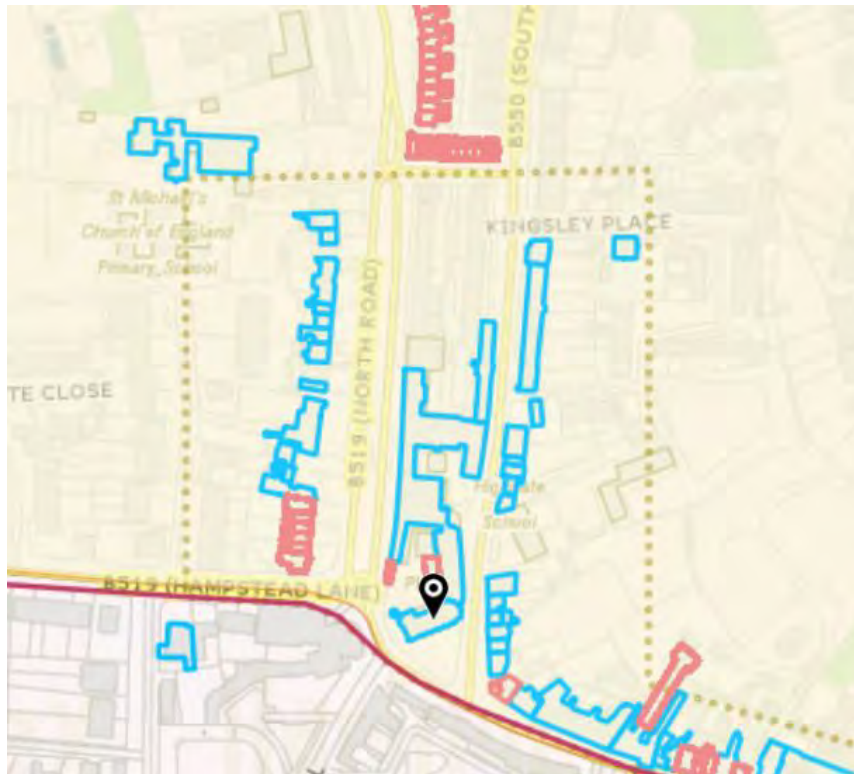


Figure 2: Listed and locally listed buildings within Highgate Village/Senior School site.

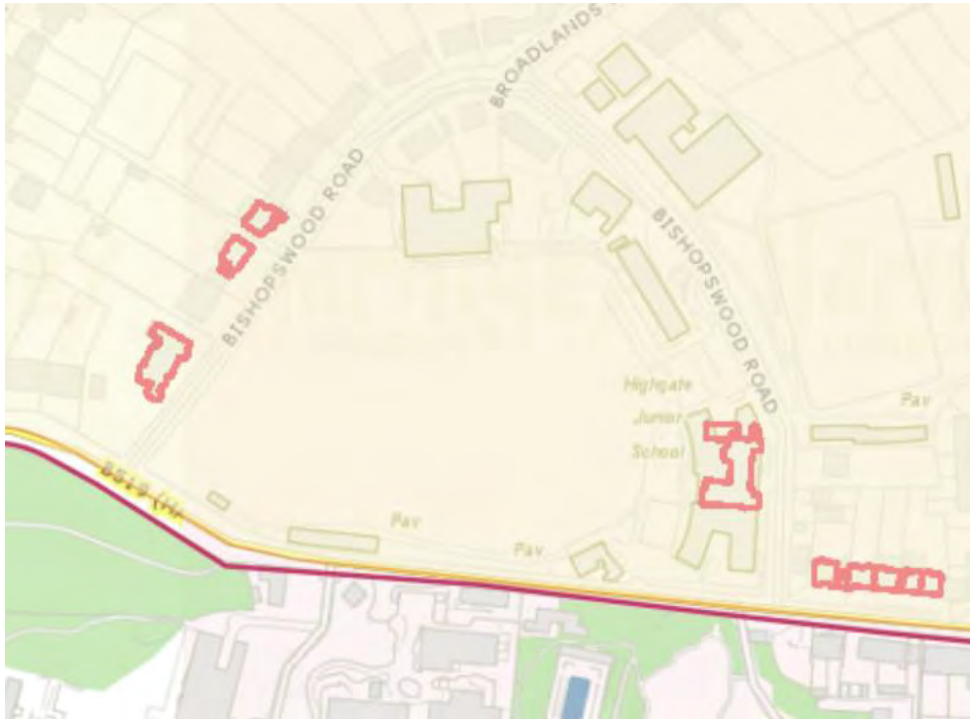


Figure 3: Locally listed buildings around Bishopswood Road.



Figure 4: The Farfield site along Bishops Avenue and across from Kenwood House

4. PROPOSED DEVELOPMENT

4.1. The main sites, which are identified in the SPD for redevelopment are all included in the current proposals and are as follows:

Highgate Village/Senior School Campus:

- Dyne House and Island Site
- Science Block

Bishopswood Road Campus:

- Richards Music Centre (RMC)
- Mallinson Sports Centre (MSC)
- Bishopswood Sports Ground Temporary Decant
- Far Field

Dyne House and Island Site

4.2. The main Dyne House building at the front of the site is proposed to be refurbished, altered and extended. The rear buildings are intended to be demolished, with new one/two storey replacement buildings erected. These replacement buildings would incorporate basement spaces. The altered and new buildings would provide a dedicated Sixth Form Centre and enhanced music facilities. At the very rear of the site there is currently a hardstanding area, known as the Parade Ground. It is proposed to replace this hardstanding with a new multi-use game area (MUGA), comprising of new synthetic turf. This MUGA would be used as informal play space for the school.

4.3. There is currently a tunnel from the main school buildings on the Island Site, which runs beneath Southwood Lane and provides access to Dyne House. It is proposed to alter this tunnel, in order to provide better accessibility between the school buildings. The existing service block on the western side of Southwood Lane is intended to be demolished, with a replacement building constructed.



Figure 5: Existing Front Elevation Dyne House



Figure 6: Proposed Front Elevation of Dyne House



Figure 7: Existing Island Site



Figure 8: Proposed Island Site

Science Block

4.4. The existing Science Block is intended to be refurbished, altered and extended. On the eastern wing of this block a four storey extension is proposed, which would face into the Science Quad. This extension would deliver an entrance foyer, a lift and stairs. The primary aim of this extension is to improve the accessibility and inclusivity of the Science Block. On the northern side a three storey extension is proposed, which would provide additional teaching accommodation. A new rooftop observatory is also intended to be added to this block. Several other external and internal alterations are proposed to the building. The Science Block is attached to the Old School Building, which is grade II listed. Therefore, it is expected that a listed building consent application will be submitted alongside the full planning application.



Figure 9: Existing Science Block



Figure 10: Proposed Science Block

Richards Music Centre (RMC)

4.5. The redevelopment of the RMC includes the complete demolition of the existing building. A two/two-and-a-half-storey replacement building, with basement, is proposed. The proposal includes landscaping works and improved provisions for emergency services, servicing and parking.



Figure 11: Existing Richards Music Centre



Figure12: Proposed Richards Music Centre

Mallinson Sports Centre (MSC)

4.6. The redevelopment of the MSC includes partial demolition of the existing structure, squash and fives court buildings. The remaining buildings are to be refurbished and extended to include a new part-single basement, new sports hall, new entrances, new classrooms, offices, covered five courts, gym and exercise studios. The rear open grounds of the building are to be redeveloped to provide a sunken oval sports pitch. The proposal includes landscaping works and improved provision for emergency services and servicing.



Figure 13: Existing Mallinson Sports Centre



Figure 14: Proposed Mallison Sports Centre

Decant Facility

4.7. The proposed works for each site will require decanting of classrooms during the period of building works. The proposal is for the installation of single-storey modular classrooms on half of the synthetic field between the RMC and the MSC for a period of six-years only.



Figure 15: Proposed Decant Facility

Farfield

4.8. Works of engineering and groundwork improvements are proposed to the sports ground on the corner of Hampstead Lane and Bishops Avenue. This includes releveled the ground, drainage works and installing a synthetic pitch. The proposal includes landscaping and biodiversity initiatives to the margins of the field, a refurbished pavilion and a new emergency and services access.



Figure 16: Farfield visualisation of proposed arrangement

5. PLANNING HISTORY

5.1. The site has an extensive planning history relating to its historic use as a school. Some of the most significant and recent planning history is as follows:

- HGY/2021/2096 – Mallinson Sports Centre - Construction of a single storey glazed front entrance. Planning permission granted on 27/08/2021.
- HGY/2020/3147 – Engineering works improvements to surface water drainage to the Senior Fields playing pitches, including below ground attenuation tanks, for flood protection. Planning permission granted on 26/01/2021.
- HGY/2020/2980 – Extension to Highgate School Pre-Preparatory building to provide three additional classrooms, a library, covered outdoor play space and level access to the existing school building. Planning permission granted on 12/01/2021.
- HGY/2017/2492 – Highgate School Senior Field - Installation of artificial cricket practice surface 30m x 24m in existing sports field plus 6 no. concertina type cricket nets. Planning permission granted on 26/09/2017.

- HGY/2015/1148 – Bishopswood site - Part demolition, extension and alterations to the Highgate School Dining Hall. Planning permission granted on 16/11/2015.
- HGY/2015/1029 – Mallinson Sports Centre - Refurbishment and extension of the Mallinson Sport Centre, including part single and part double storey extension to the front and a part one storey extension and two storey rear infill extension, as well as internal and external alterations. Planning permission granted on 01/06/2015.
- HGY/2012/2446 – Installation of temporary Junior School accommodation (expiring 31 January 2016) with associated landscaping and subsequent reinstatement of open space. Planning permission granted 19/02/2013.

6. CONSULTATIONS

Public Consultation

6.1. Since 2016, the applicant has undertaken its own extensive public consultations in advance of the Council's own consultation on the draft SPD before it was finalised and adopted, and actively engaged in the pre-application process for the various sites. Comments received during the pre-application consultations will be summarised as part of the planning application and taken into account in the final design of the development proposal.

6.2. A Development Management Forum (DMF) was held on 19 October 2022. At the DMF residents raised a variety of matters. One of the main concerns voiced by residents was the possible impact of the Dyne House proposals on the amenity of neighbouring properties. Residents also questioned how disruption to neighbours and impacts on the surrounding highway network would be minimised during the demolition/construction phases of the developments. The need to retain existing trees was also emphasised by local residents and the drainage arrangements were queried.

Quality Review Panel

6.3. Earlier versions of the proposals have been assessed by the Quality Review Panel (QRP) on 2nd February 2022 for the Science Block, Dyne House & Island Site, Richard Music Centre and the Mallinsons Sports Centre. The reports from the latest QRP Review are attached as **Appendices 1 – 4**.

Dyne House

6.4. The Panel strongly supports the overall high-quality of the Dyne House development proposals. Particularly '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. 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.

Science Block

6.5. The proposal for the Science Block is considered to 'relate well to and enhance the existing buildings and spaces'. The panel considers the scheme to restore the form and function of the two quadrangles. The approach to sustainability is welcomed, although some further analysis of the potential for overheating in the Science Quad extension is recommended. The panel suggested that some modification to the alignment of the southern elevation of the Science Quad extension may help to refine the visual impact of the building as viewed from Southwood Lane.

Richards Music Centre (RMC)

6.6. The panel considered the proposal for the Richards Music Centre to create an attractive and successful building. The approach to landscape and greening was supported, and the panel was comfortable with the technical incursion into Metropolitan Open Land (MOL). The building would relate well to Bishopswood Road and the neighbouring houses, including protection of privacy and light. The panel feels that the elevations and materials are well-judged, and that the roof form is a good solution. The panel recommended further research into the extent of glazing and sustainability.

Mallinson Sports Centre (MSC)

6.7. The strategic approach adopted for the redevelopment of the Mallinson Sports Centre was considered of good quality for the school and the wider community. The sustainability approach was welcomed but further progress was recommended, particularly the reduction in emissions. Further refinement to the design of the facades was encouraged. The panel considered the minor encroachment onto the Metropolitan Open Land (MOL) justified.

6.8. The submission of a full planning application is expected at the end of November 2022.

Greater London Authority (GLA)

6.9. The applicants have met with the GLA on several occasions to discuss their proposals at the Bishopswood Road Campus.

7. MATERIAL PLANNING CONSIDERATIONS

7.1. The Planning team's initial views on the development proposals are outlined below.

Principle of Land Uses

7.2. Site Allocation SA41 of the Site Allocations DPD identifies the Highgate School site(s) for extension, improvement, upgrade and modernisation. The Highgate School SPD outlines the overall masterplan for the school and identifies a range of overarching development objectives to be addressed through the proposals. These include:

- Improving the quality of education provision;
- Increasing the accessibility of open space;
- Protecting Metropolitan Open Land (MOL);
- Preserving or enhancing the Conservation Area;
- Preserving the setting of listed buildings; and
- Having due regard to archaeological potential.

7.3. The proposed developments would aim to meet these requirements by providing/retaining suitable buildings, demolishing and redeveloping others and upgrading/improving existing facilities, in accordance with the approved SPD and relevant local policies.

7.4. The SPD identifies the school's aspirations for each of the development proposals and outlines site-specific requirements to be addressed. The key aims of each of the development proposals, as identified in the SPD, are noted below:

- Dyne House and Island Site: The SPD notes that the school requires additional/improved space to meet the academic requirements of the Senior School Campus and this can be delivered through the redevelopment of Dyne House. It is also outlined that the existing building is inefficient and inaccessible. Redevelopment should enable these issues to be addressed.
- Science Block: The SPD explains that the existing laboratories in the Science Block require significant upgrading. Extension of the building also aims to facilitate full accessibility within the building.
- Richards Music Centre: The SPD advises that the existing layout and construction of the building compromises its educational use. In addition, there are issues with the building's drainage and foundations. Redevelopment should enable the delivery of enhanced educational accommodation.
- Mallinson Sports Centre: The SPD outlines that the current building does not provide disabled access to the majority of the facilities. The school also has an additional requirement for sports facilities. The main aim of redevelopment is to provide a modern sports centre, which is fully accessible.

- Decanting Facility: The SPD advises that a decanting facility is required to support the operational needs of the school during the redevelopment schemes. The school has explored various alternative sites and the Bishopswood Road site is considered to be the preferred option.
- Farfield: The SPD outlines that the works at this site are aimed at reducing flood risk, in order to enable a wider range of sports to be played all year around.

Masterplanning and Phasing

7.5. A masterplan approach and phasing program for these proposed developments on numerous parts of the school site is required. The applicants have expressed the need to develop one site at a time and in order to do so, the school would need to use the Decanting facility at each stage of development. It is anticipated that all of the proposed works on the numerous parts of the site will take place over a number of years. Therefore, a robust masterplan and phasing program will be required to be submitted with a formal planning application in order to ensure there would be minimal disruption to the school and minimal impact on the amenity of local residents. Section 6 of the SPD outlines the school's Masterplan and this explains how individual sites should or could be brought forward.

Character, Appearance and Heritage Impact

7.6. Commentary on the design of each of the separate proposals is outlined below.

Dyne House and Island Site

7.7. The existing main building at the front of the Dyne House site is of 1960s design and construction. The Conservation Area Appraisal notes that Dyne House is a good example of its time, however in the context of the Conservation Area the scale of the building does not reflect the character of the street. Therefore, Dyne House is not considered to be a building, which currently contributes positively to the character of the Conservation Area. Noting the Conservation Area Appraisal analysis, it is considered that there is an opportunity to enhance the visual contribution this building makes to the Conservation Area.

7.8. At the front of Dyne House it is proposed to remove existing lift cores and then erect a front extension, with a new lift core added on the southern side. New brickwork and stone are proposed across the front elevation. The applicant has sought to respond to the proportions of Dyne House by ensuring that the height of the extension would not exceed the height of the existing building. From the visuals provided, officers consider that the principle of altered brickwork could be acceptable. The incorporation of stone/glazing across the front could also assist in visually breaking-up this elevation and adding visual interest. Officers will require the submission of additional details of the materials, in order to ensure that they preserve the character and appearance of the Conservation Area and do not cause harm to it.

7.9. The existing buildings at the rear of Dyne House are not identified as being of significant architectural or historic value. Therefore, the principle of demolition would

be acceptable. The land levels drop away significantly to the rear of Dyne House. It is proposed to construct the replacement rear buildings into these dropping land levels. The elevation drawing at figure 12 indicates that the replacement buildings would not be notably larger in terms of height, when compared with the existing buildings. The form and materials of the replacement buildings appear to be complementary to the main Dyne House building. The proposed new MUGA at the very rear of the site could be acceptable in design terms although further details will be required to ensure it is visually compatible with the other proposals on the site and to demonstrate how it addresses Core Objective 4 of the Neighbourhood Plan regarding greening the Parade Ground area.

7.10. The works at the Island Site are intrinsically linked to the Dyne House proposals, as they are aimed at improving accessibility between the two parts of the school. The proposal involves the removal of the service block which is of little architectural merit and replacement with a new service block. The new service block would be set down to minimise its visibility. Further information on proposed materials will be important to ensure that the proposed replacement service block would visually complement and safeguard the setting of the adjacent listed buildings.

7.11. Pre-application assessment and QRP comments suggest that the proposals at Dyne House and at the Island Site could be acceptable in terms of design, subject to additional details being provided and further consideration by officers. There is an opportunity to enhance the visual contribution Dyne House and the Island Site makes to the character of the Conservation Area.

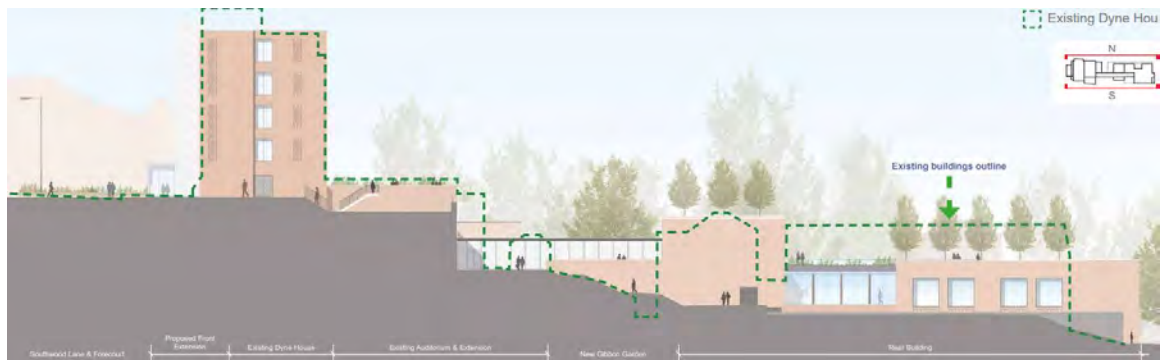


Figure 17: Proposed North Elevation Dyne House

Science Block

7.12. The Science Block dates from the 1920s and is of classical Edwardian architectural style, incorporating red brick and stone. It is not listed in its own right, however it is attached to the grade II listed Old School Building meaning it clearly forms part of the setting of this heritage asset.

7.13. The proposed extensions would have a limited footprint and would not exceed the height of the existing Science Block (apart from the observatory addition). The flat roof design of the extensions has been pursued to respond to the form of the existing

Science Block. The external materials have been amended throughout the pre-application process, with brickwork, glazing and louvres now proposed. The changes to materials are clearly shown in figure 13. The use of brickwork has been chosen to reflect the construction of the listed buildings. However, incorporation of modern design features, such as the louvres would visually separate the new addition from the older parts of the building. Officers consider that there is an opportunity to provide acceptable extensions to the Science Block, subject to the materials and design detailing being respectful of the adjacent heritage assets.



Figure 18: Pre-application material changes



Figure 19: Visualisation of Proposed Southern Elevation

Richards Music Centre (RMC)

7.14. The Richards Music Centre is a single storey, inter-war period red brick building with mansard roof and uPVC windows. The building was originally conceived as a school pavilion and later converted to a music school.

7.15. The building is in a relatively poor condition, and does not meet modern requirements in terms of sustainability or energy efficiency. The site is located within the Highgate Conservation Area and the SPD notes that the existing building contributes positively to the character of the area. Therefore, any justification for redevelopment would need to be based on a clear understanding of the public benefits set against the significance of the building, in accordance with the NPPF.

7.16. The SPD sets out that the redevelopment can be justified accordingly and demonstrates that the redeveloped RMC can provide additional and enhanced educational accommodation, improved drama and changing facilities as well as access to the synthetic pitch then the proposal will be considered favourably. The submission is expected to include a Heritage Impact Assessment assessing the loss of the existing building and its impact on the Highgate Conservation Area.

7.17. The redevelopment of the site involves the demolition of the existing building and construction of a new 2 and a half storey building for uses ancillary to the main school. A small part of the new building would encroach onto the existing area of Metropolitan Open Land (MOL). The section of land in question is currently in use as a car park and does not form part of the playing fields or open green space. The applicant will have to demonstrate that very special circumstances allow for the development on MOL in line with London Plan Policy G3. If the Council considers that a very special circumstances case has been made, it must be convinced the amount of MOL impacted is the minimum necessary to deliver on the proposals and that the remaining area of the MOL is appropriately enhanced.

7.18. The proposal would be subject to the GLA's approval with regards to the MOL status, however, this appears to have been supported in principle following pre-application discussions between the Applicant and the GLA.

7.19. Many of the surrounding buildings are detached Victorian era properties and school buildings of varying architectural merit. There is also a large sports centre which has a utilitarian appearance. The proposed design must preserve or enhance the character and appearance of the Highgate Conservation Area. Following pre-application advice by Conservation Officer and QRP the proposal was refined to provide a better design contributing to the enhancement of the Conservation Area given the visual amenity of the existing parking area. The front elevation facing the open space was improved by adding a focal point/entrance that articulates the facade effectively. The southern elevation was improved to break up the bulk and monotony of the elevation by exploring a variety of materials/brick courses.



Figure 20: Existing and proposed massing of the RMC

Mallinson Sports Centre (MSC)

7.20. Mallinson Sports Centre is located on Bishopswood Road and accommodates both internal and external sporting facilities including a swimming pool, sports hall, squash courts and Fives Courts. The swimming pool was built in the 1960s and the main sports complex in the 1980s for what was then a boys only school. The school has indicated that the co-educational nature of sport and the growth of individual team sports alongside the continuing popularity of traditional team sports have resulted in additional requirements for sports facilities (i.e. segregated changing facilities).

7.21. The current building does not provide disabled access to the majority of facilities, only allowing disabled access into the main reception area and mezzanine hall.

7.22. The current Mallinson Sports Centre building does not enhance the Conservation Area; furthermore, it is identified in the Highgate Conservation Area Appraisal as being a negative contributor and detracting from the environment. The Conservation Area Appraisal states that there are a 'number of buildings connected with the School which detract from the environment especially the sports centre swimming pool and other facilities south side of the road opposite the Mills Centre and the Junior School. These have a somewhat industrial appearance and the cladding and roofing materials are not well maintained'. It is suffering from general wear and tear.

7.23. Proposals for the demolition of the building might be considered acceptable subject to appropriate redevelopment of the site. This also holds for the squash courts

adjacent to the Fives Courts which is a building which needs substantial refurbishment or replacement and is not considered to make any particular contribution to heritage interest, and therefore the proposals for demolition would be considered subject to appropriate redevelopment plans.

7.24. The main aim of the refurbishment and redevelopment of the MSC is to provide high quality sporting facilities that are fully accessible, of high-quality design that enhances the Conservation Area, improves drainage systems, protects trees, protects neighbouring amenities and must do so in compliance with policy for MOL.

7.25. The buildings are considered at this stage to be of an appropriate scale and massing and a high-quality contemporary design. They would be finished with a robust palette of brick, stone and other suitable materials that would provide a distinctive modern appearance in this area. Officers consider that subject to further details, the design of the alterations and extensions to the existing buildings and the design of the new buildings would preserve and enhance local heritage assets.

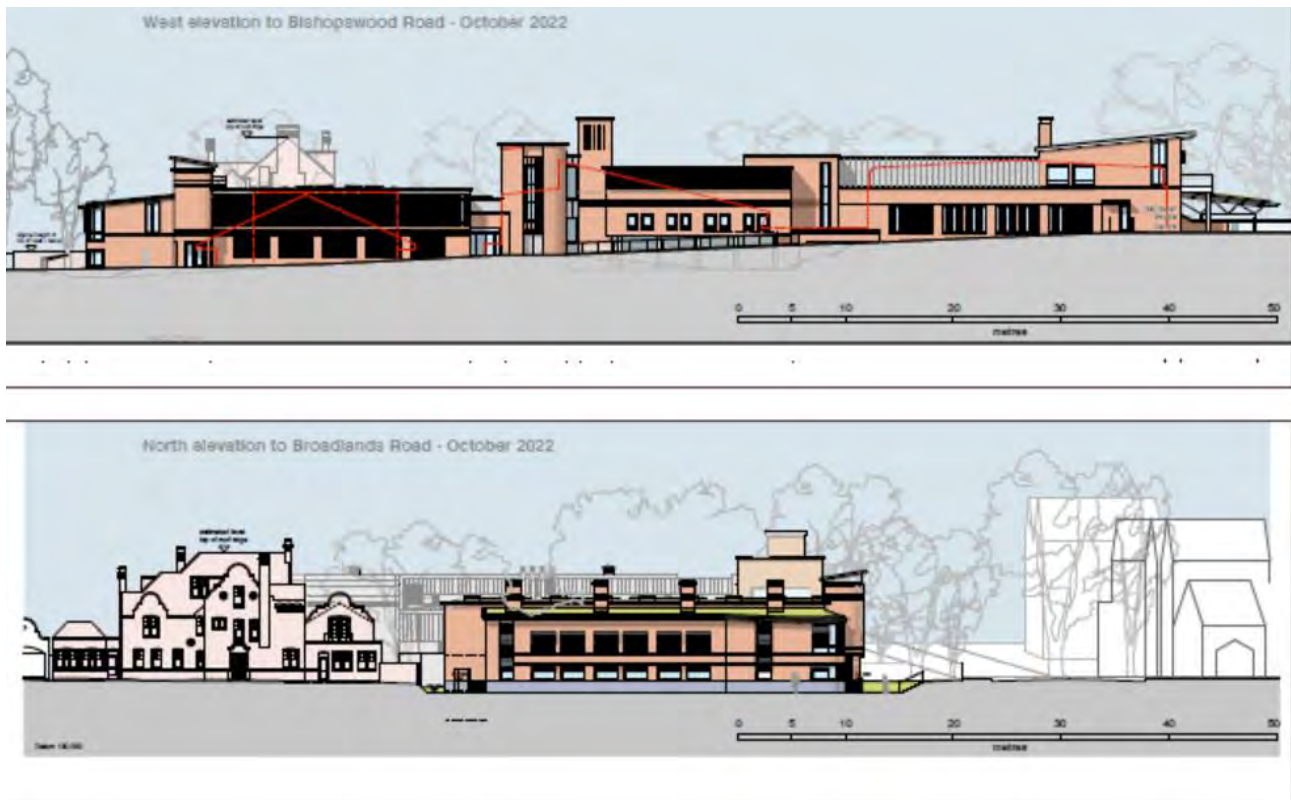


Figure 21: Existing and proposed massing of the MSC

Bishopswood Road Decanting Facility

7.26. The decanting of each of the relevant buildings (Science Block, Dyne House, RMC) will be required during their redevelopment. The applicant proposes to use half of the existing synthetic sports field between the RMC and MSC for a duration of six-

years. In addition, the synthetic surface of the subject sports field will be re-laid and restored to a good state following the termination of the decanting period. During the recent construction of the replacement Junior School the Junior Playing fields were utilised for decant but are not appropriate for a second time due to the distance from the existing buildings, drainage and building regulations constraints.

7.27. The site is accessed via the Bishopswood Road as well as the pedestrian pathway from North Road, along the St Michael's Catholic Primary School. This would remain as existing and provides a shorter route to the site.

7.28. The proposal would be subject to the GLA's approval with regards to the MOL status. The SPD states that the introduction of a temporary decant solution will be supported by the Council where a very special circumstances case is presented and where a planning obligation is secured ensuring that the land used would be reinstated as MOL and playing field of equal or higher quality following cessation of the temporary use.



Figure 22: Proposed decanting layout

Farfield

7.29. The sports grounds a.k.a 'Farfield' is used by the Highgate School for team sports and lies on the edge of the Borough's boundary, opposite Kenwood House. The ground as existing, slopes northwards and is proposed to be re-levelled following drainage works to improve water run-off and as a consequence the more efficient use of the field, all year-round. The existing lawn is proposed to be re-laid with an artificial synthetic surface and the margins of the field would be re-landscaped with increased biodiverse measures to compensate for the loss of the lawn. The SPD includes a

section on the natural environment which states that in considering proposals for the regrading, replacement and provision of new drainage systems as part of improvements to existing playing field areas, the Council will expect the submissions to be accompanied by a report that sets out that there would be no adverse impact to the natural heritage as a result of the works that are undertaken.

7.30. The existing changing pavilion on the north side of the field is proposed to be replaced with a structure of similar footprint with a larger overhanging flat roof.



Figure 23: Proposed Farfield

Landscaping, Trees & Public Realm

7.31. In general terms, it is understood that all of the proposed developments are striving to meet the urban greening factors of the London Plan and should also achieve a net gain in biodiversity. Trees will be expected to be retained and protected, however where tree removal is essential, replacement planting of the same quality will be required, but in the first instance officers expect good quality trees to be retained. In order to meet these requirements, it is anticipated that landscaping proposals, ecological reports, arboricultural impact assessments, tree surveys and arboricultural method statements will need to be provided with the future planning applications.

7.32. In terms of the site specific proposals at Dyne House, it is noted that there are numerous mature trees within and adjacent to the site, which are protected due to their location in the CA. It is understood that the applicants have sought to locate the proposed development away from the trees, so to avoid intrusion into root protection areas, where possible. Submission of an arboricultural impact assessment at application stage will enable full assessment of the effects on these trees.

7.33. Landscaping proposals have been outlined for the Science Block. It is anticipated that further details of the landscaping works at this site will be provided at application stage. All proposed replacement or refurbished and extended buildings are proposed with associated landscaping.

7.34. The site allocation requires existing Metropolitan Open Land (MOL) to be retained.

Amenity of Nearby Residents

7.35. Commentary on the possible impacts on neighbour amenity for each of the separate proposals is outlined below.

Dyne House and Island Site

7.36. There are properties on Southwood Lane and Kingsley Place, which neighbour the Dyne House site. The scale of the extensions and new buildings at Dyne House have been decreased following numerous discussions with officers. Any proposal will need to ensure that the amenity of adjoining residential neighbours is preserved, or improved, where this is possible, in line with the SPD.

7.37. The incorporation of music facilities into the Dyne House proposals means that there is a possibility of noise being generated at the site. As part of any future planning application, officers expect that the mitigation measures are identified to reduce the impacts of noise.

7.38. A Construction Management & Logistics Plan will also be required to limit the disruption to residents during the demolition/construction phases.

Science Block

7.39. To the north of the Science Block are properties at the Almshouses. The northern extension to the Science Block would be likely to be visible from some of the dwellings at the Almshouses. While this is noted, the modest depth of the northern extension should limit the likelihood of undue overbearing impacts, loss of light, overshadowing or restriction of outlook affecting the Almshouses.

7.40. A Construction Management & Logistics Plan will also be required to limit the disruption to residents during the demolition/construction phases.

Richards Music Centre (RMC)

7.41. The re-development of the RMC building is proposed to follow a similar footprint. However, the location of the proposed building would be improved by being pulled away from the residential neighbour at its rear. The new building would be of similar height but with reduced bulk to its rear.

Mallinson Sports Centre (MSC)

7.42. The redevelopment of the MSC would result in temporary disturbance during construction to adjoining residents. However, the existing use and bulk of the building is not considered to significantly alter impact on neighbouring amenity.

Decanting

7.43. The proposal to decant existing classrooms to the sports field during construction works would result in an additional number of students at the Bishopswood Site, who in their majority would travel to the site via the pedestrian pathway leading from North Road. The applicant is expected to demonstrate how this would be managed during the proposed temporary period of six-years to avoid undue additional noise and disturbance to adjoining residents during the hours of use of the site.

Farfield

7.44. The proposal to improve and upgrade the Farfield is not considered to result in impacts on the amenities of neighbouring residents, beyond that expected during the construction period and which would be mitigated by a Construction Management & Logistics Plan.

Energy & Sustainability

7.45. The applicant has undertaken an energy strategy options appraisal and determined that the development's energy needs and a carbon reduction can be secured through the provision of a variety of mitigating measures.

7.46. The applicant is expected to submit a sustainable design and construction statement to confirm the sustainability measures which are to be incorporated into each of the proposals. Given the fact the proposed development would sit on MOL, opportunities to provide green roofs and living walls are expected.

Drainage

7.47. The applicant has outlined various plans to improve the drainage capabilities for each of the sites, in particular the RMC, the Decant Site following re-instatement, Farfield and Dyne House. Therefore, any forthcoming application must include details of the proposed surface water drainage scheme in accordance with the drainage hierarchy.

7.48. It is expected that developments utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy.

Metropolitan Open Land (MOL) and open space

7.49. London Plan Policy G3 states that the strongest protection should be given to London's MOL and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. The relevant policies are laid out in the Local Plan, London Plan and the NPPF. As discussed above, proposals at the RMC, MSC, Decant and the Farfield would impact on MOL. The level of encroachment in the RMC and MSC must demonstrate very special circumstances that outweigh the loss of MOL. The Decanting facility would affect MOL on a temporary basis and the Farfield proposal is wholly within MOL, The NPPF (para 149)

sets out that the provision of facilities for outdoor sport, are appropriate in MOL as long as the facilities preserve the openness of the MOL and do not conflict with the purposes of including land within it. The replacement of natural lawn with artificial surfacing can be considered to be appropriate within MOL.

7.50. All sites listed above which impact on MOL will be required to be referred to GLA for final approval. Further guidance on how the Council will approach the proposals affecting the MOL are set out in the SPD.

7.51. The Highgate Neighbourhood Plan also includes several policies focusing on open space, seeking to empower the community to protect, enhance and obtain the maximum benefits from Highgate's open spaces, where this does not harm the existing integrity or character of the open space.

Transportation and Parking

7.52. It is understood that there is no intention to increase the number of pupils attending the school. Therefore, impacts on highways or public transport capacity are not anticipated. The sites have a range of public transport connections, with public transport accessibility levels (PTAL) ranging between 3 and 4 for the Senior School site on North Road and Southwood Lane. Whereas, the PTALs for the Bishopswood Road and the Farfield sites range between 1b and 2.

7.53. The proposals at the front of Dyne House would result in the loss off-street parking and this needs to be fully justified as part of any future planning application. It is acknowledged that Southwood Lane is a busy route, close to the Highgate Village. Therefore, it is expected that the applicant will provide a detailed and robust Construction Management & Logistics Plan to support the Dyne House and Science Block applications. This should clearly explain how the demolition/construction phases would be managed and how impacts on the operation of the adjacent highway network would be mitigated.

7.54. Any changes in car parking spaces along the RMC site are expected to be outlined in detail. However, a reduction is expected so this would need to be justified against policy, Disabled parking bays will be sought by officers. Travel arrangements to the other existing Bishopswood Road sites would remain as existing and all sites would require a Travel Plan and a Construction Management & Logistics Plan for movements during construction.

7.55. Cycle parking provision for all the sites should be compliant with the requirements of the London Plan. The SPD sets out that any redevelopment should not result in additional car use or parking or traffic impacts outside of the construction phase.

7.56. The Highgate Neighbourhood Plan Policy TR1 seeks to promote sustainable movement and that material changes to school should take account of their impact on the community. Policy TR2 sets out the expectation for major new development to

demonstrate issues related to minimising traffic impacts have been considered during the planning application process.

Wider Community Benefits and Public Access

7.57. The SPD notes the school's safeguarding role, and the wider work the school does in terms of community partnerships and sharing resources. The SPD also makes clear that when planning applications come forward the Council will explore with the School opportunities for limited public access, and if appropriate, agree a Community Use Agreement. Although not policy and non-statutory, infrastructure project SC6 in the Neighbourhood Plan seeks to "Encourage community access to privately held sports facilities".

Community Infrastructure Levy (CIL)/Section 106

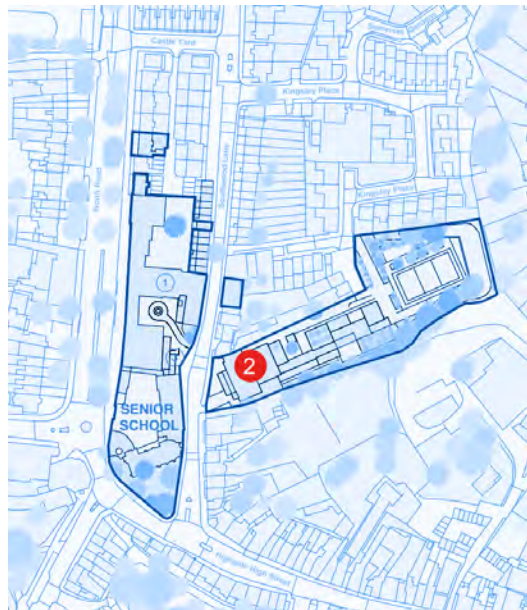
7.58. The development will attract a Nil rate for CIL.

PLANS AND IMAGES

Existing Site Plan



Dyne House and Island Site



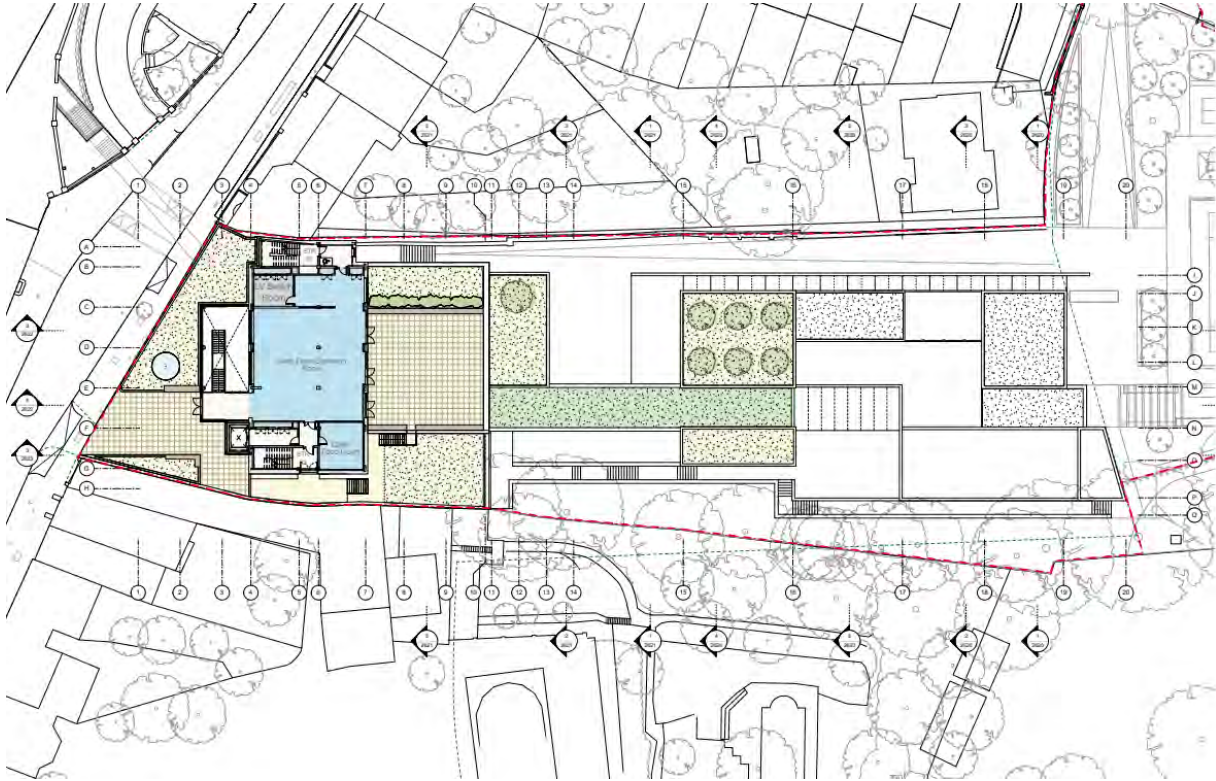
Site Location Plan



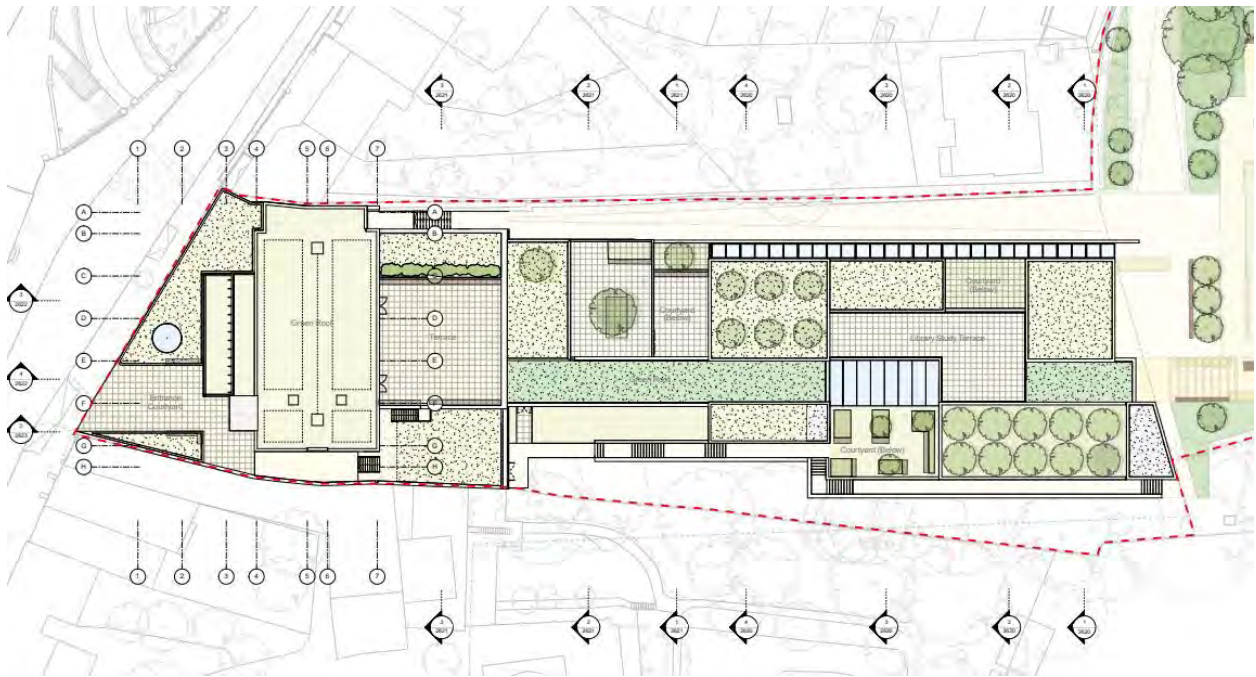
Photo of Front Elevation



Photo of Rear Elevation



Proposed Ground Floor Plan



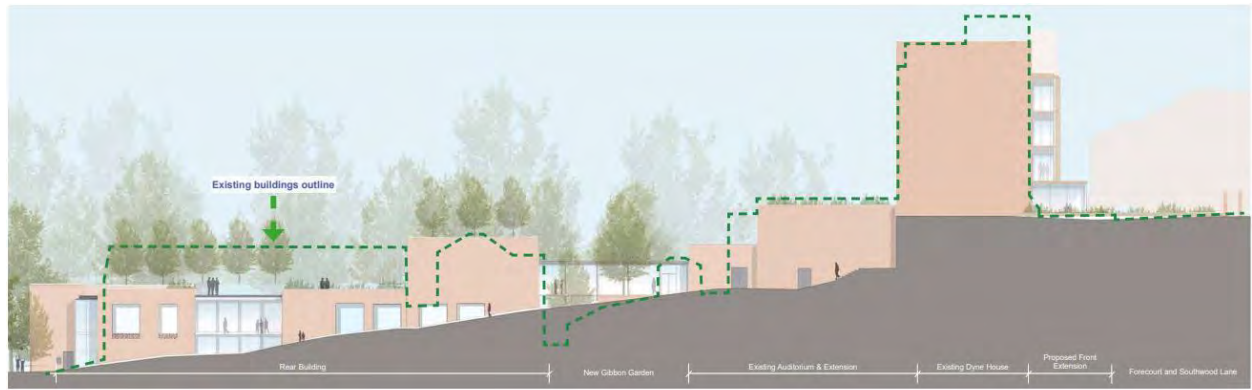
Proposed Roof Plan



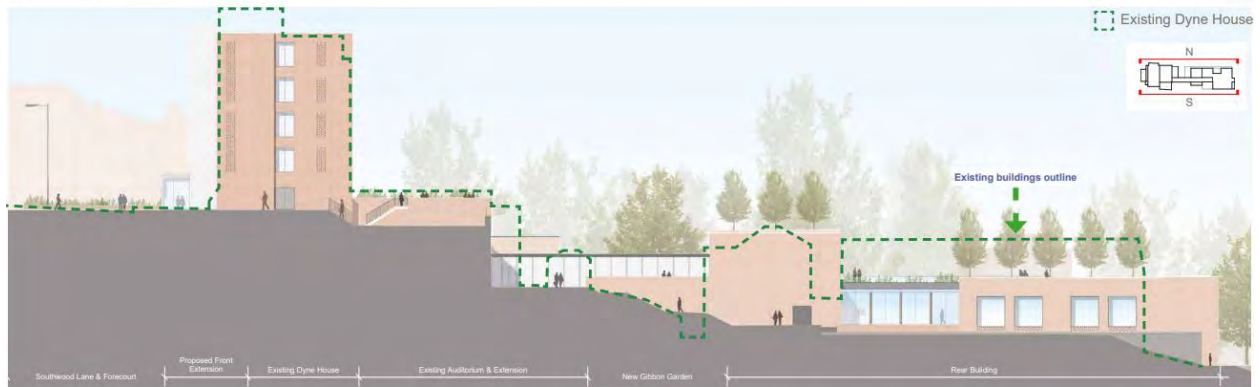
Image of Proposed Front Elevation



Section



North Elevation



South Elevation

Proposed North & South Elevations

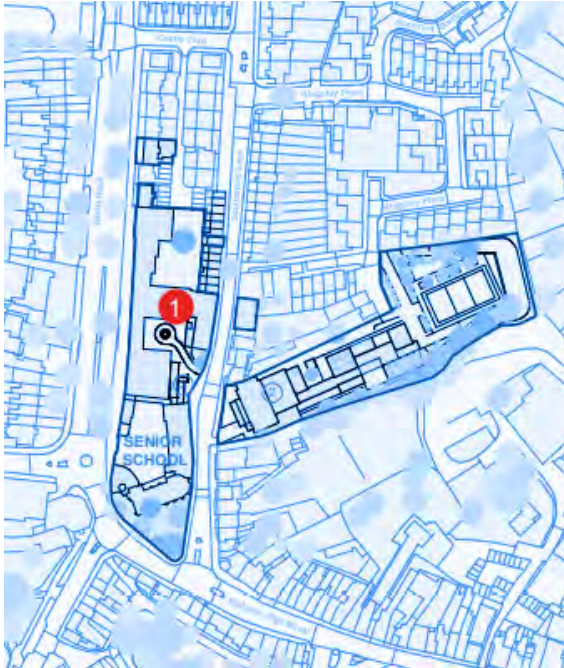


Photo of Island Site Service Block



Image of Island Site Proposed Service Block

Science Block



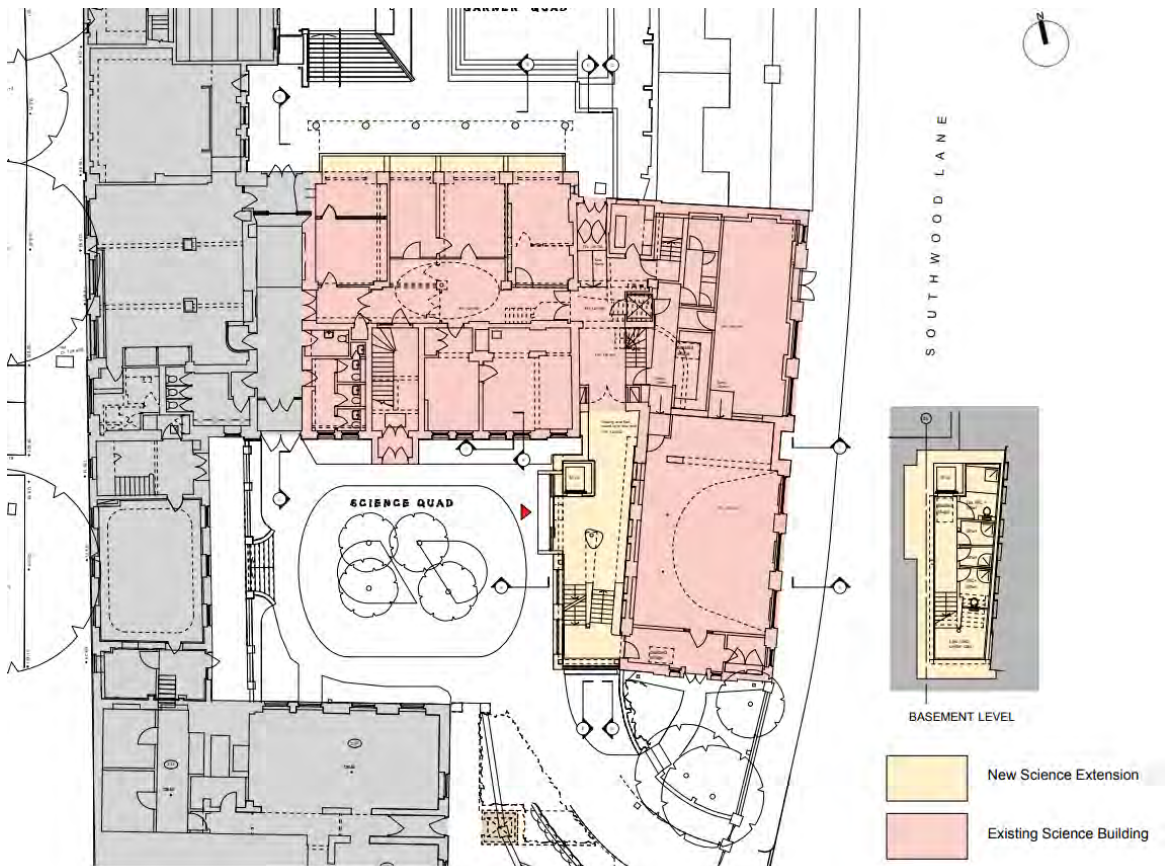
Site Location Plan



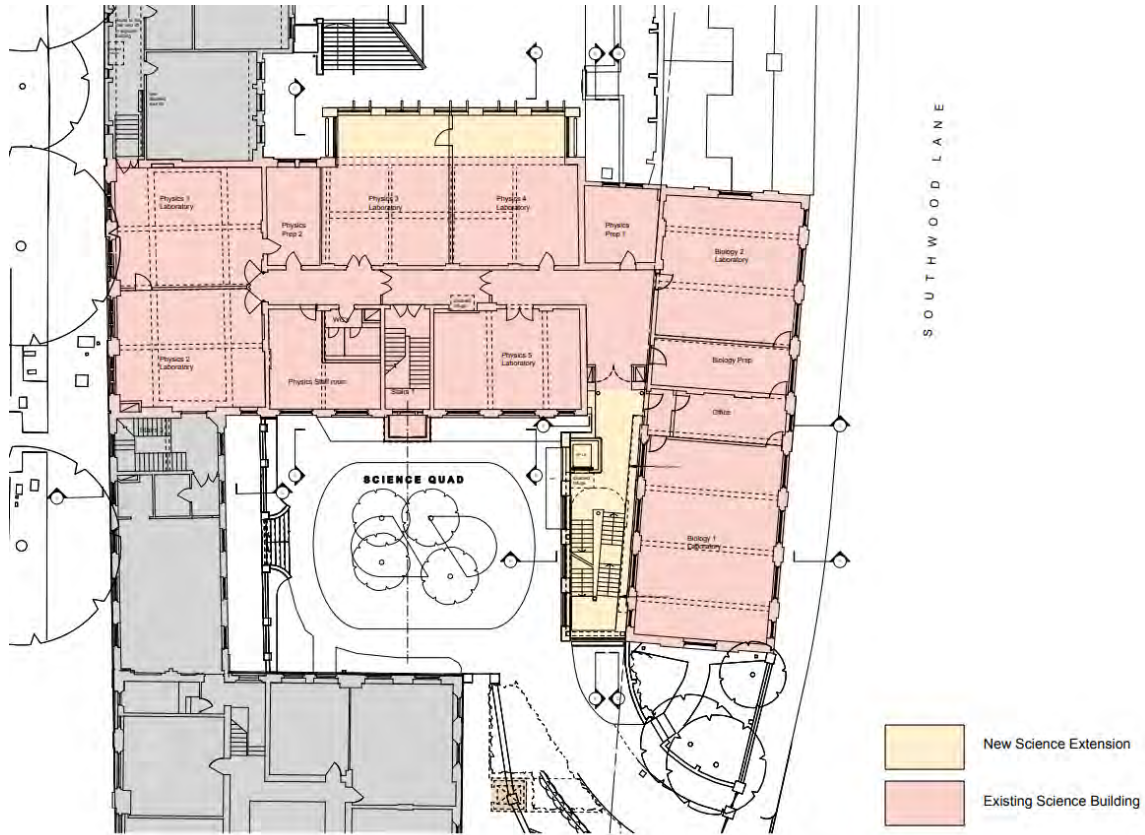
Aerial Image 1



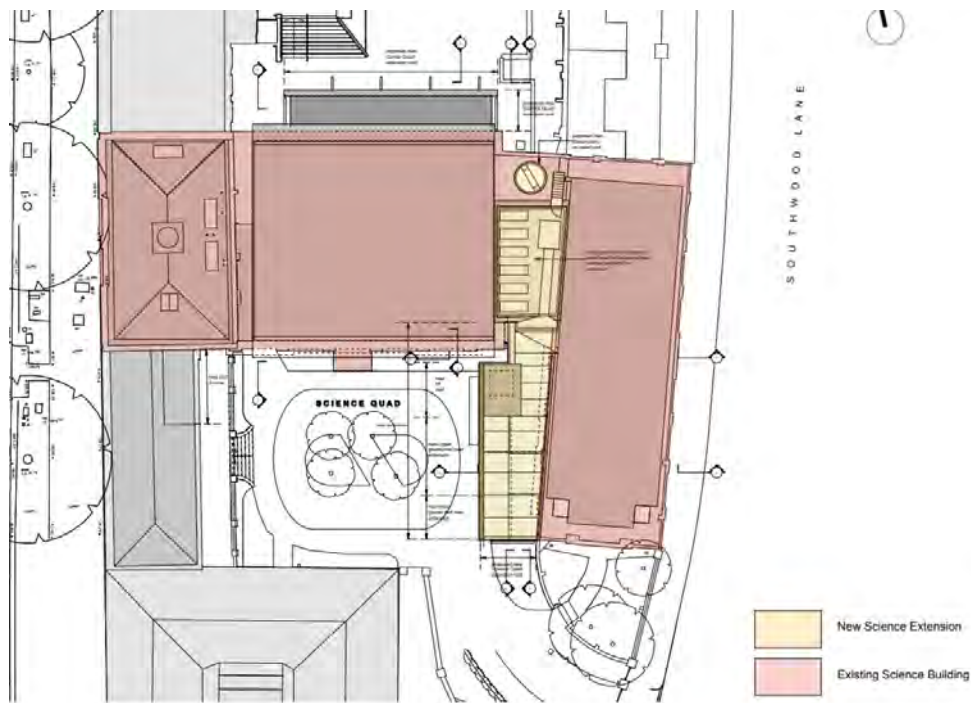
Aerial Image 2



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



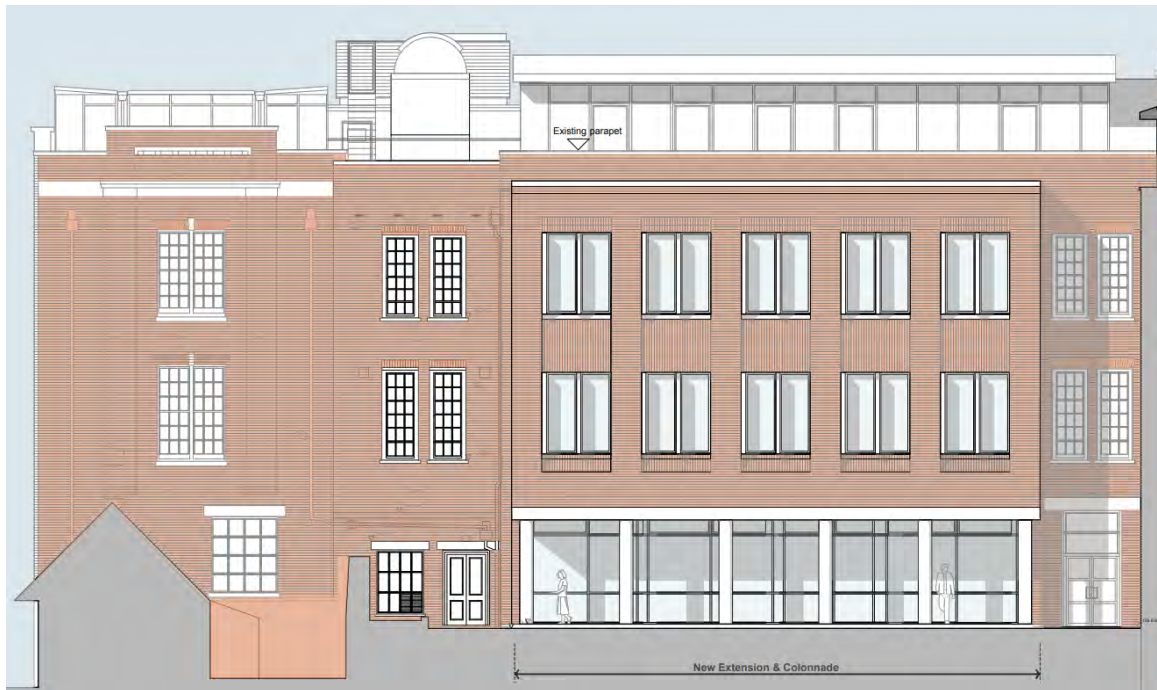
Proposed Western Elevation



Perspective View Western Elevation



Image of Proposed Southern Elevation



Proposed North Elevation



Perspective View North Elevation

Richards Music Centre



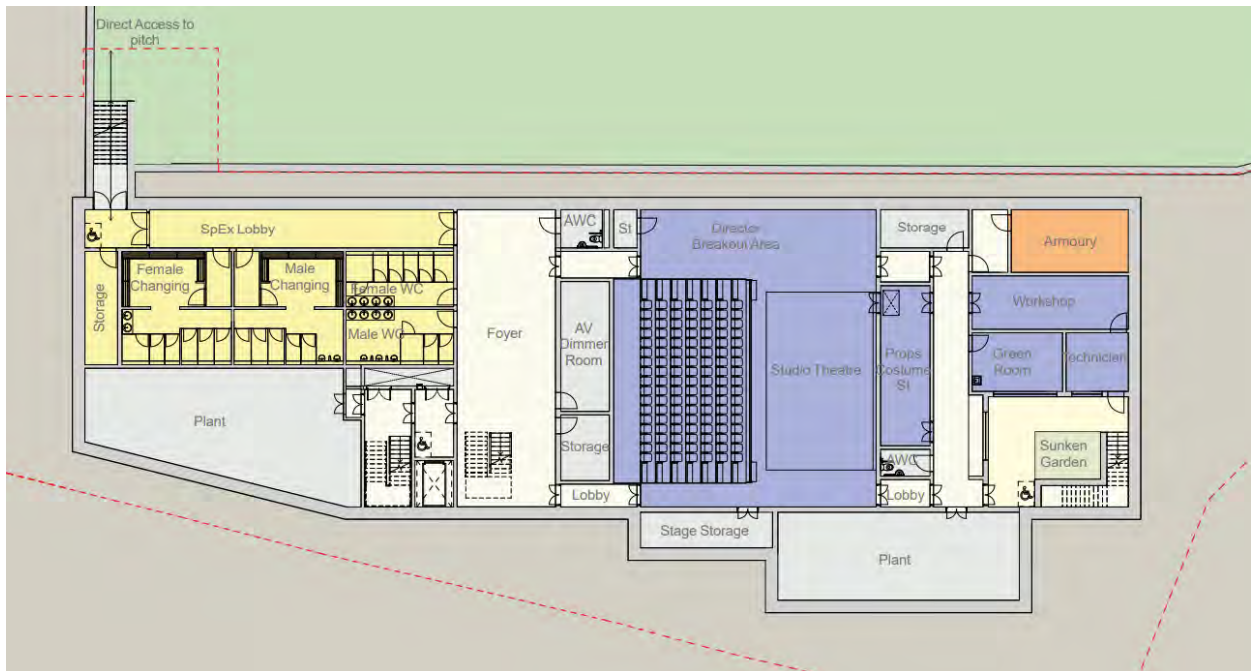
Site Location Plan



RMC Photo



Proposed Site Plan



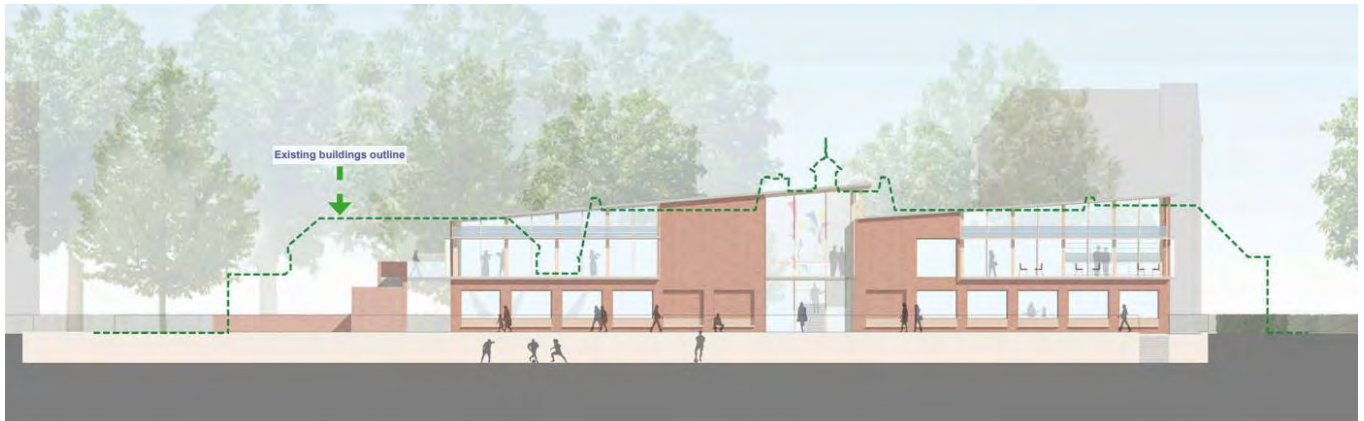
Proposed Basement



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Front and Rear Elevations



Proposed Front Image



Proposed Side Image

Mallinsons Sports Centre



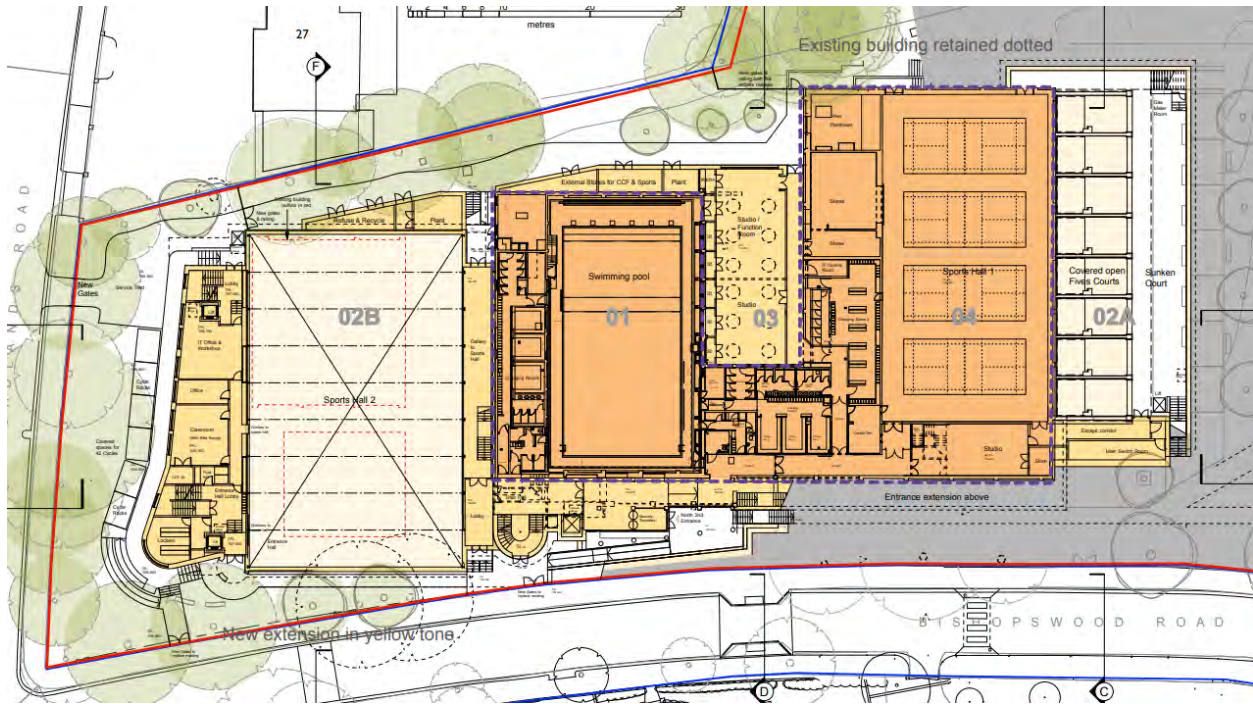
Site Location Plan



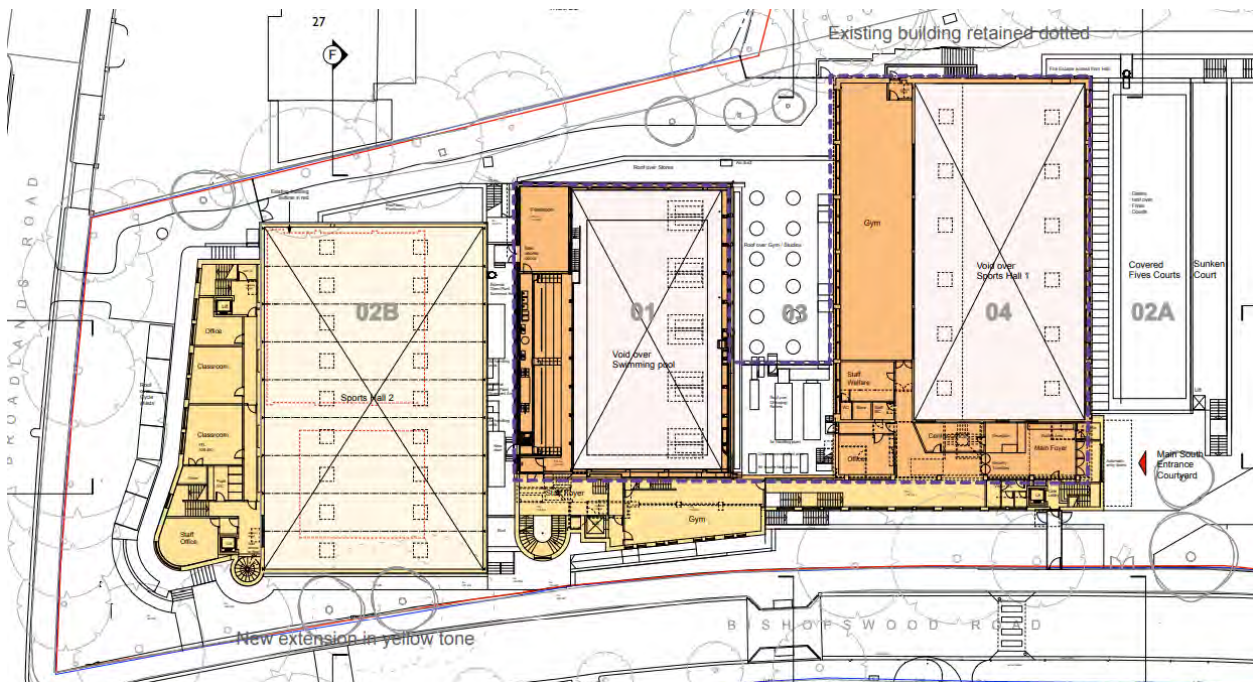
Aerial Image

Architectural floor plan of the Sports Hall 2 extension. The plan shows a yellow-shaded new extension and a blue-dashed outline of the existing building. The new extension includes a large hall with three basketball courts, a smaller hall, and a curved entrance. The existing building is a large rectangular structure. The plan is labeled with "Sports Hall 2" and "New extension in yellow tone". A legend indicates "Existing building retained dotted".

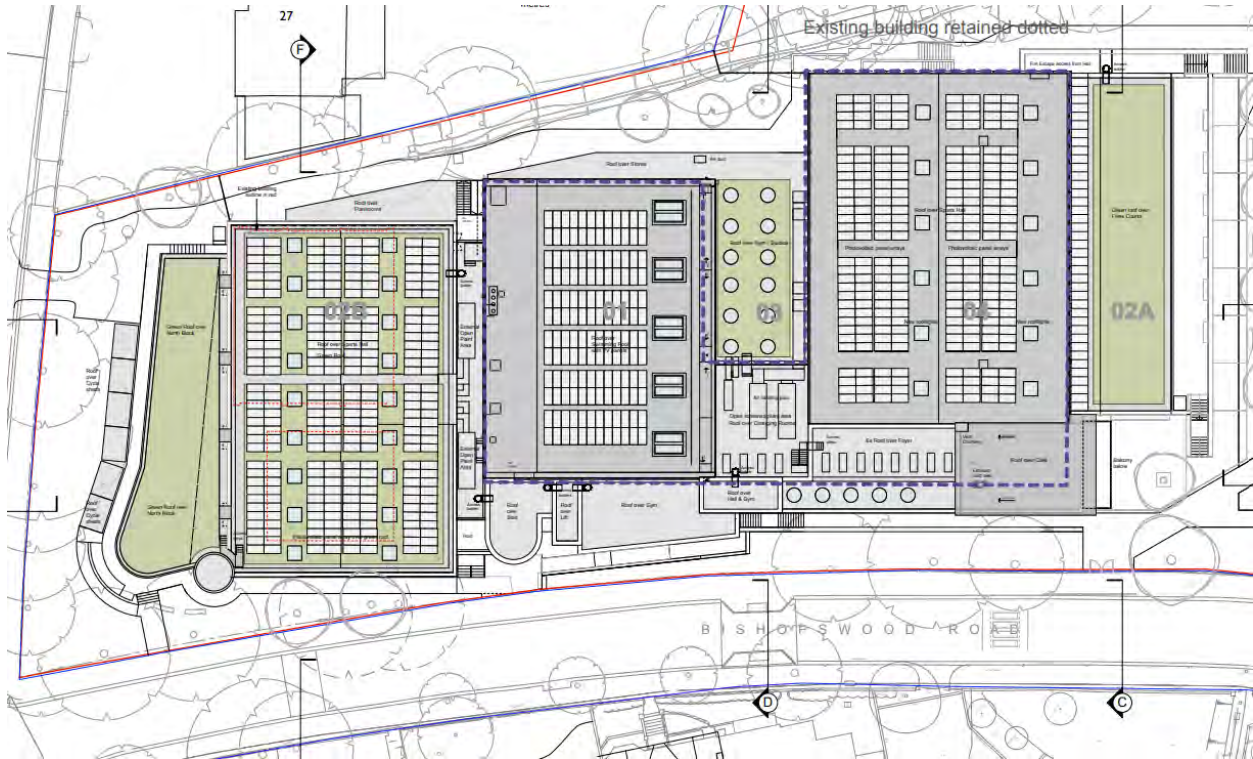
Proposed Basement



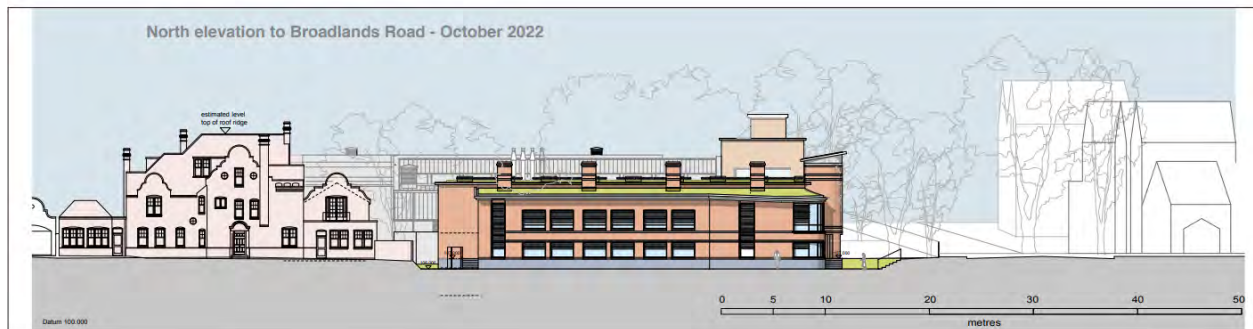
Proposed Basement/Ground Floor Plan



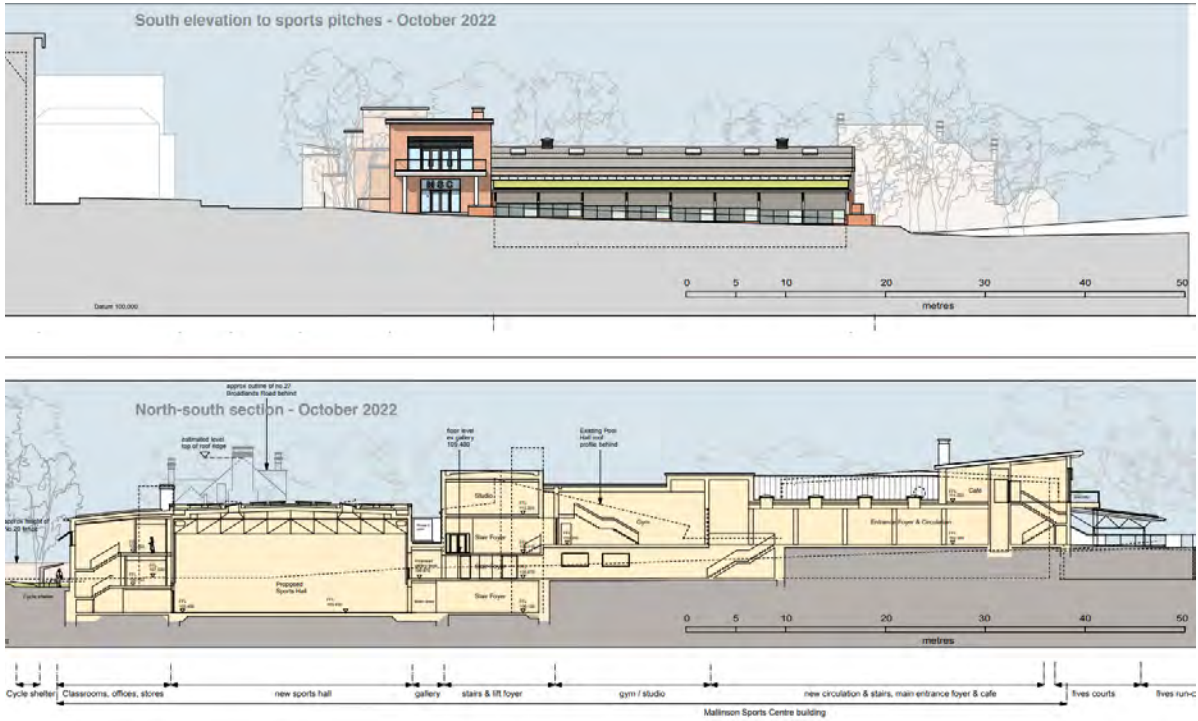
Proposed Ground Floor Plan/First Floor Plan



Proposed Roof Plan



Proposed West & North Elevation



Proposed South Elevation & Section



Front Image



Rear Image

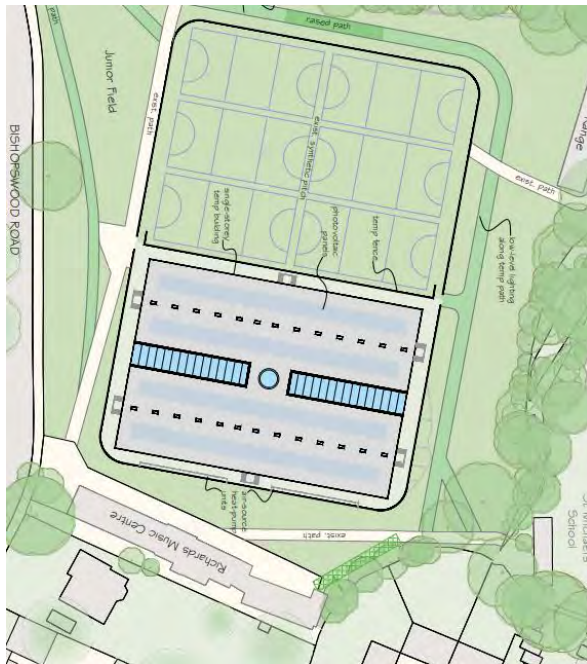


Oval Sports Pitch Plan

Decanting Facility



Site Location Plan



Proposed Site Plan
Farfield



Existing and Proposed Image