

HGY/2023/0328: DYNE HOUSE
APPENDIX 2

HIGHGATE BOWL SITE ALLOCATION SA42

https://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_site_allocations_dtp_online.pdf

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
- 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.

[Note: HCAAC has only included above those Guidelines which in it's view would apply to the Highgate School SPD. We have highlighted those policies which must be taken into consideration in relation to this Application]

Supporting text:

- **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.
- 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.**