

EXTRACTS FROM HIGHGATE SCHOOL SPD 2021

Highgate School and Haringey Planning Department together agreed the Highgate School Supplementary Planning Document (SPD) which was adopted by Haringey in March 2021.

- *to have regard to the objectives of the Highgate Bowl site on any properties that fall into this site allocation; [2.5]*
- *to give appropriate regard to the open character of the Bowl [2.5]*

The Highgate School SPD requires *inter alia* :

- 5.10: *In delivering proposals within the Senior School and, specifically those related to Dyne House, the Council will expect the School to have regard to site allocation SA42 which relates to the 'Highgate Bowl'. SA42 seeks to protect the Highgate Bowl as open space, and to improve public access to it through limited redevelopment of Townsend Yard, Broadbent Close and Duke's Head Yard (referred to as 'the Yards').*
- 5.11: *The boundary of the Highgate Bowl (see Figure 4) abuts the southern boundary of the School's Dyne House Site..... The Council will expect the School to respond to site allocation SA42 when bringing forward any proposals for Dyne House.*
- 5.24: *The priority will be to ensure the distinctive character of the area is maintained. This includes the openness of the designated areas including the open character of the Bowl as well as the character of the Bishopswood area.*
- 5.42: *NPPF Planning Practice Guidance also highlights, in paragraph 001, that Open Space should be taken into account in planning for new development and considering proposals what may affect existing open space.*
- 5.97: *As set out at Figure 4, the boundary of the Highgate Bowl allocation runs along the southern boundary of the Dyne House site. Development proposals that do not negatively impact on the biodiversity and visual character of the Bowl will be supported.*
- 6.53 *The 'Highgate Bowl' allocation (SA42) is located adjacent to the site. It is noted that substantial areas of private gardens to Listed houses are in the vicinity of Dyne House and lie within SA42 The Parade Ground falls outside of the allocation. However, the Council has identified that Highgate Bowl should be protected as Significant Open Land.*
- 6.55: *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 and the wider MOL;*
 - *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 DMI 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.*

6.56 The Dyne House Site landscaping will:

- *provide for hard and soft landscaping to enhance any new development;*

6.57 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.