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Date: 24/01/2022

Robbie McNaugher
Head of Development Management
London Borough of Haringey

Via the Planning Portal

Dear Robbie

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

HIGHGATE SCHOOL ESTATE STRATEGY

Following extensive engagement with the LB Haringey and the local community, Bidwells LLP (Bidwells) is instructed by Highgate School (the School) to formally submit six applications in association with its Ten-Year Estate Programme.

The applications are as follows:

1. Dyne House & Island Site:

Application for detailed planning permission, and listed building consent for:
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].

2. Richards Music Centre:

Application for detailed planning permission for:
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.

3. Mallinson Sport Centre:

Application for detailed planning permission for:
Redevelopment of Mallinson Sport Centre, to include: 1) Partial demolition of existing structure, squash and fives 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 five courts; 4) External sunken oval sports pitch; and 5) Associated landscaping and improved provision for emergency services and servicing.

4. Science Block:

Application for detailed planning permission, and listed building consent for:
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. [Including application for Listed Building Consent].

5. Far Field:

Application for detailed planning permission for:
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.

6. Decant Facility:

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

Each application includes a comprehensive suite of drawings, planning and environmental reports in order to enable the Council to reach a decision. The scope of which is set out in detail within the relevant supporting Planning Statement.

Alongside the applications, we also enclose a comprehensive Screening Report to assist the planning authority in reaching a determination as to whether the proposed development triggers the need for an Environmental Impact Assessment in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (England and Wales).

Background

Highgate School was established in 1565 by a Royal Charter of Her Majesty Queen Elizabeth the First. The School was initially established as a boys' only school but is, today, a flourishing and award winning co-educational independent school.

To ensure that the range of its curriculum remains relevant and of the highest quality in support of its charitable objectives, 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.

In particular, the School has identified that the facilities associated with VIth Form provision; Senior School Drama; Senior School Music; Science; and Sports are currently inadequate. Therefore, development must take place to ensure the estate is responsive to the requirements of teaching today.

These applications will accommodate the School's current capacity and respond to expectations of today's legislation (safeguarding and accessibility) and expectations (sustainability and resilience).

The National Planning Policy Framework (NPPF) sets out that planning authorities should take a proactive, positive and collaborative approach to delivering a sufficient choice of school places to widen choice in education. To achieve this, "great weight" is required to be given to the need to create, expand and alter schools; and authorities are directed to "identify and resolve key planning issues before applications are submitted."

The development plan allocates the entirety of the School estate for enhancement of school facilities, whilst simultaneously benefiting the local community (Site Allocation 41). The estate is also entirely within the Highgate Conservation Area and parts of it are designated as Metropolitan Open Land.

Recognising this, with the support of a pre-application Planning Performance Agreement, the School has worked in partnership with Haringey to bring forward the Highgate School SPD (March 2021), a material consideration in the determination of these applications.

The SPD seeks to inform development on the estate, helping the School to strengthen its role as a world-class educational institution with a first-class local and national reputation – both a highly successful place of learning, and all round education excellence – and a charity committed to enhancing links with other local schools in the borough and surrounding areas.

The SPD provides the background to the School, it establishes the need case and creates the framework against which the applications are required to be comprehensively assessed.

Programme

Considering the requirement of the SPD for the simultaneous submission of all six applications, it is necessary to secure an extended implementation period for the proposed developments.

Consequently, and in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended), it is requested that the general condition limiting duration of planning permission is set at ten years from the grant of permission.

This reflects the ten-year programme of the Estate Strategy, which is described in further detail within the 'Outline Methodology and Construction Logistics Plan' submitted with each application.

Responding to Feedback

Since first engaging with the local community in 2015, it has been apparent that there is a desire for the School to consider which development projects might be required across its full estate in the longer term.

The submitted applications are the product of comprehensive and wide-reaching approach to consultation, which includes supporting the Council in the delivery of its SPD. The feedback received over the last seven years is detailed within a Statement of Community Involvement and has directly shaped the individual development briefs, resulting in a series of high quality and robust submissions which respond to the special and unique characteristics of the surrounding area.

In addition to a far-reaching community engagement programme, the School has made a senior team directly available to residents throughout the process both in individual and public meetings. The submission of the applications is not the end of this approach. Throughout determination, and hopefully

delivery, School wishes to continue to engage with its neighbours, councillors and the community of which it has been part since 1565.

We look forward to continuing to work proactively and positively to realise the significant enhancement that the developments will bring to the School and to Highgate.

Please don't hesitate to contact myself or Christian Milner if you have any questions in relation to these submissions.

We look forward to working with your team through the validation process.

Yours sincerely,

Jonathan Bainbridge

Partner, Planning

Signed for and on behalf of Bidwells LLP

Copy Highgate School