

**Highgate School | Richards Music Centre
Design and Access Statement**

Hopkins Architects

July 2025

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Approval Record

The initials below certify that this document has been approved:

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Executive Summary

This Design & Access Statement has been prepared by Hopkins Architects Limited on behalf of Highgate School in support of a Planning Application for a new two-storey educational building plus a single storey basement adjacent Bishopshood Road in Highgate.

The purpose of this Design & Access Statement is to present the background to the Planning Application and provide a clear description and justification of the design intent for the proposed development.

The proposed scheme involves:

- The demolition of a two storey building originally constructed as a school sports pavilion, between the World Wars. The building is currently used as a temporary base for the Sports and Exercise (SpEx) department and limited pupil sports use (changing and storage). The extensions at the east end of the building currently accommodate the School IT department.
- The construction of a new two-storey educational building plus a single storey basement. The building provides drama classrooms, a double height Studio Theatre, offices for SpEx and Drama staff, and sports changing rooms with direct access to the synthetic all-weather pitch.

The Design Team

Client:	Highgate School
Architect:	Hopkins Architects Limited
Planning Consultant:	Bidwells
Structural Engineers:	Expedition Engineering
Civil Engineer:	Expedition Engineering
Cost Consultant:	Gardiner & Theobald
MEP Engineer:	AECOM
BREEAM Consultant:	AECOM
Fire Consultant:	AECOM
Landscape Architect:	LDA Design

1.0 | Introduction

1.0 | Introduction

1.1 | Highgate School

Highgate School was established in 1565 by a Royal Charter of Her Majesty Queen Elizabeth the First. Sir Roger Cholmeley, Founder of the School, was granted Letters Patent to found 'a grammar school...for good education and instruction'.

Highgate comprises three co-educational Schools:

- Pre-Preparatory School established in 1993 located in Bishopswood Road. The School teaches pupils in Reception and Years 1 and 2.
- Junior School established in the nineteenth century on the current location of Dyne House and relocated in 1938 to Cholmeley House in Bishopswood Road. Cholmeley House was demolished in 2014 and a new Junior School was completed for the 2016/17 Academic year. The School teaches pupils in Years 3 to 6.
- Senior School, still located in the centre of Highgate Village on three separate sites. The School teaches pupils in Year 7 to 13.

The three Schools share facilities in Bishopswood Road including the Mallinson Sports Centre, Caen Wood Hall, the Dining Hall and the Mills Centre. The latter provides specialised Design Technology and Art teaching facilities for the Senior School, as well as exhibition, meeting, presentation and social gathering facilities. In addition, the School has sports fields around Bishopswood Road and about half a mile away at Far Field, at the junction of Hampstead Lane and The Bishops Avenue.

Highgate is one of Haringey's leading schools. As a charity it has developed significant partnership arrangements with a considerable number of Haringey primary and secondary schools. Its position in the Haringey community has been further advanced in 2017 with the establishment of the Sixth Form London Academy of Excellence in Tottenham, with the welcome and active support of Haringey Council. Highgate is the lead academic sponsor of the new free school working in partnership with Tottenham Hotspur Football Club.



1.0 | Introduction
1.2 | The Brief

As part of the Brief for the project, Highgate School has provided four distinct elements of accommodation that need to be incorporated into the Richards Music Centre building (RMC):

- 1. Drama facilities for all Senior School pupils for class teaching and rehearsals. In addition the studio theatre will provide facilities for simple drama performances. A workshop and technicians office will allow for production of performance sets.
- 2. Sport and Exercise (SpEx) facilities associated with the adjacent synthetic pitch and sports facilities generally for all three Schools. This will include changing facilities with direct access to the synthetic pitch and office facilities for the SpEx teachers, coaches and tutors.
- 3. Other Facilities (including toilets, cleaners stores, IT patch panel rooms, plant rooms and stores).
- 4. Roads & External Works (This comprises requirements for access, parking and pedestrian paths)



1.0 | Introduction

1.3 | The Need for the Project

In recent years Drama has been introduced as a fully-fledged curriculum subject from Year 7 to Year 13, at GCSE and at A-Level. Highgate's facilities, however, lag behind the School's ambitions both for teaching and for productions. Drama productions are hemmed in by Highgate's facilities: for every show put on, there are four concerts and fifty sports fixtures. While these do not have to bear direct comparison, the School is not currently able to offer every child in each part of the Senior School with an opportunity to be in a play, should they wish to do so.

New Drama facilities would create more opportunities for pupils to engage in a part of School life which is as important and normal in a lot of other schools as maths and science are to Highgate.

The existing Drama facilities are housed in a redundant gymnasium which are neither accessible to wheelchair users, nor compliant with current standards for teaching.

The SpEx office facilities are located on a temporary basis in part of the existing RMC building, and as a result, the layouts are restricted and inefficient for their intended use, with no direct access provided to the synthetic pitch from pupil changing rooms.

The facilities and choice of site for these proposals result from a separate proposed redevelopment of the School's Dyne House site, located on Southwood Lane. The following Project Background pages explain the history of how the Richards Music Centre site was selected as the most appropriate location within the School campus.



1.0 | Introduction

1.4 | Project Background

The Dyne House site is one of the three sites in the centre of Highgate Village forming the Senior School. It is the current location for the Music and Drama Departments and provides other general teaching facilities. The site also provides pupil amenity space along with a studio theatre and, for speech and music, an auditorium and recital room.

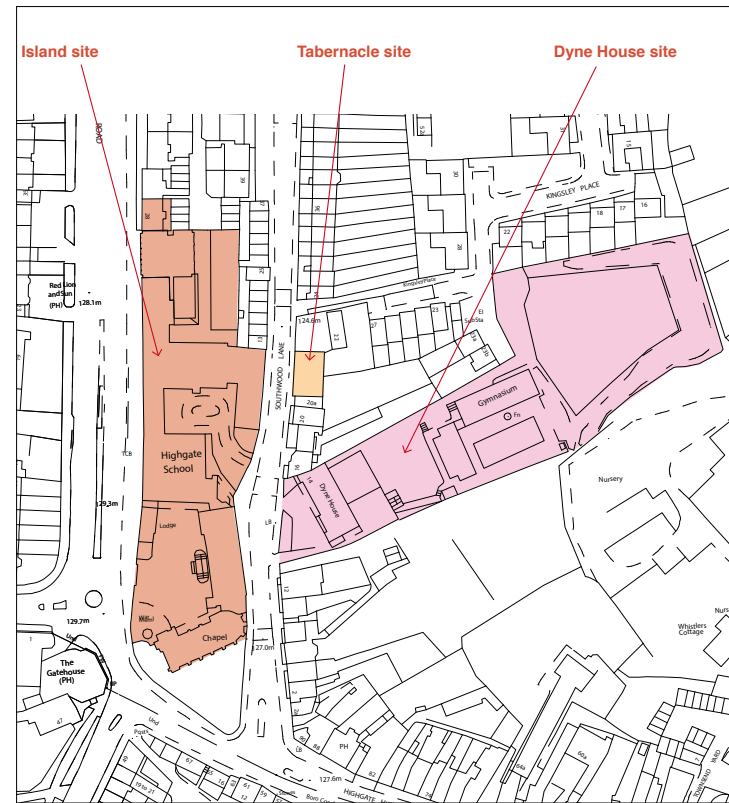
The buildings on the site do not provide the modern standard of accessibility, education and support facilities which are available in other parts of the Senior School (due to the development programme the School has undertaken over the last 10 years). Because of this the School intended to develop the Dyne House site by removing an unsatisfactory teaching building, an old gymnasium used as a studio theatre and a redundant open air swimming pool, and extensively refurbish the existing 1960s multi-storey Dyne House building, extending it at the front and the rear.

In early 2014, the School launched an architectural competition for proposals to develop the site. Hopkins Architects were selected to prepare design proposals for the brief.

Prior to and since the completion of the competition there have been a number of discussions and pre-application meetings with the London Borough of Haringey to discuss the proposals for the Dyne House development.

Following receipt of pre-application advice and after discussions with local residents, the School reviewed the proposals and sought to relocate some of the facilities to reduce the massing of new construction on the Dyne House site. The School undertook a comprehensive review of the estate in light of the academic needs and timetabling constraints on pupils and staff to assess suitable alternative locations for the Sixth Form departments. The Richards Music Centre was identified as a suitable location, where redevelopment of a under used / unsuitable building would provide sufficient space for the relocation of the Drama department.

Following selection of the RMC site, design proposals were developed for this brief with new public consultations undertaken in 2017. A further public consultation on revised proposals was undertaken in March 2018 and received generally positive comments on the design amendments undertaken to address local residents' concerns.



1.0 | Introduction
1.5 | Alternative Sites Investigation

The School's review began with a comprehensive report to investigate all the potential sites on the Bishopswood Road Campus that might be suitable for development as a Sixth Form, Drama Department and Music Department. An early decision had been made that the Art Department would remain in the Mills Centre on Bishopswood Road.

The sites investigated in the report are listed below and shown on the adjacent drawing. The report concluded that Site H: the Richards Music Centre (RMC) located at the south end of Junior Field was the only potential site that merited a full feasibility and design study. The site could potentially accommodate the Senior School Drama Department.

The existing RMC building is a single storey building with mansard roof built originally as a sports pavilion to the adjacent Junior Field. It has been extended at its east end on various occasions in an unsympathetic way. Due to the lack of space in the Junior School, located on the other side of Bishopswood Road, the building was converted into a music school for the Junior School about 30 years ago. The new Junior School opened in May 2017 accommodates these music facilities within its site, therefore no longer requiring the RMC. The extensions at the east end of the building currently accommodate the School IT department, this is being relocated on the Bishopswood Road site as part of the development of the IT network. Parts of the building are providing temporary, but much needed, facilities for SpEx and pupil sports. The form of the building is long and thin which therefore limits its uses, and the School has identified that the RMC building has limited long term use in its current form.



KEY

Site for which option studies have been prepared

- A 4-12 Bishopswood Road
- B 22 - 24 Broadlands Road and Gwendolen Sim
- C Rear of Mallinson Centre, Fives and Squash Courts
- D 11 - 13 Bishopswood Road
- E 15 Bishopswood Road
- F Caen Wood Hall
- G Cricket Pavilion
- H Richards Music Centre
- I Rifle Range
- J Garden between Mills Centre and New Junior School
- K Far Field Junction Hampstead Lane and Bishops Avenue

Existing operational facilities for which no option studies have been prepared

- L New Junior School
- M Mills Centre
- N Pre-Prep School
- O Field House
- P Dining Hall
- Q Mallinson Sports Centre, Fives and Squash Courts
- R Senior Field
- S Junior Field with synthetic pitch
- T Tatharms Field
- U Orchard



2.0 | The Site

2.0 | The Site
2.1 | Site Location

Since 2004 the School has been carrying out the regeneration of its Bishopswood Road and Senior School Sites. This has been extremely successful, delivering high quality buildings which are sensitively integrated into their context. The plans to the right show the extent of these two sites as well as the location of the Far Field site, with the future proposed projects numbered and listed below. The Richards Music Centre project covered by this report is labelled 3.

Senior School Campus

- 1. Science Building
- 2. Dyne House & Island Site Tunnel Building

Bishopswood Road Campus

- 3. Richards Music Centre
- 4. Mallinson Sports Centre & Orchard
- 5. Decant Facility

Far Field

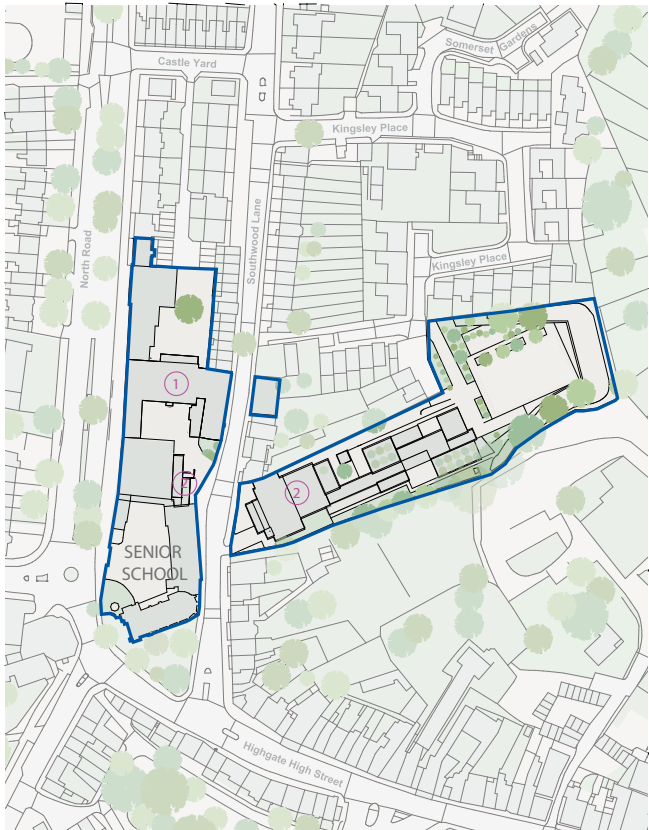
- 6. Far Field

Past projects include:

- Restoration of historic buildings: Big School, Chapel, Mills Centre, Central Hall
- Extension to existing buildings: Science Block, Garner Building, Pre-Prep School, Pre-Prep Dining Hall
- New buildings and facilities: Charter Building, Junior School, Junior Field Synthetic Pitch, as well as many minor projects



Bishopswood Road Campus



Senior School Campus



Far Field



School Campus Masterplan



2.0 | The Site
2.1 | Existing Site Plan

The Richards Music Centre site is situated at the southern edge of the Highgate Conservation Area, in the Bishops Area. The RMC is adjacent to the School's 'Junior Field' to the north, which is Metropolitan Open Land. The Bishops Area lies between the west of the historic town centre and the boundary of the London Borough of Haringey to the London Borough of Camden, with Hampstead Lane to the South and Aylmer Road to the North.

The RMC is located on Junior Field within the Highgate School Bishopswood Road Campus. There are a number of Highgate School facilities and buildings in this area as shown on the drawing on the previous page.

The area to the south and south east of the RMC, not owned by the School, is predominantly residential. No. 2 Bishopswood is a Victorian Villa converted into flats and adjoins the southern boundary of the RMC site. The east of the site borders two of the gardens of the Highgate Close townhouses which are 3-storey, Neo-Georgian style houses constructed in the 1960s.

The area to the east of Junior Field, also not owned by the School, is the C of E St Michael's Primary School. A path through this School provides safe access for Highgate pupils, via the North Road pedestrian crossings, to the Senior School for travel to and from the Bishopswood Road Campus. This path then runs along the front of the RMC before running on the west side of the synthetic pitch up to the Mallinson Sports Centre and the crossing on Bishopswood Road.



2.0 | The Site
2.2 | Site Photographs

The majority of the Highgate School buildings in the Bishopswood Road Campus are located around the two principal playing fields of the School; Senior Field and Junior Field. The existing RMC building is situated to the South of the School's Junior Field and enjoys views across the synthetic pitch in a leafy setting.



1. View from the Mills Centre



2. View from the existing Rifle Range

2.0 | The Site
2.3 | Building Exterior

The Richards Music Centre is a single storey, red brick building with mansard roof, and UPVC windows.

RMC was built between the World Wars for the School as a sports pavilion before largely being converted for use as a music centre for the Junior School. These music facilities have since been co-located within the new Junior School. The eastern extension, once a base for the School's Estates Department, was converted in 2010 to an IT Data Centre. The building is now predominantly occupied by the SPEX Department and IT team.

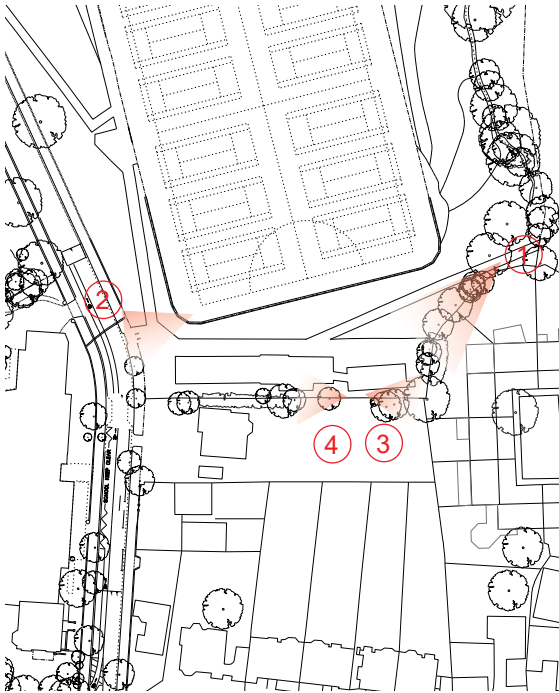
The building now appears out of scale with its contextual surroundings. The current frontage is diminished by the UPVC windows and there are unsympathetic extensions to the east which are not in keeping with the original building. The building does not meet modern requirements in form of its construction and energy efficiency and has foundation and drainage problems.



1. Approach via pedestrian path from Senior School to RMC building



2. Existing car parking to west



3. Service area to the rear



4. Stairs into the plant area at the rear

2.0 | The Site
2.4 | Building Interior

Since the Richards Music Centre was built, evolving methods of teaching, as well as Building Regulations, mean that the space provided in the existing building is no longer fit for purpose. Existing floor-to-ceiling heights provide restricted headroom, while narrow stairs and corridors are not suitable for pupil movement.

The building's long and thin plan and its form of construction limit its use. The existing interior is in a poor state of decoration because of its lack of long term future and inadequate storage capacity has resulted in current ancillary spaces being used for general storage.

Sports and Exercise staff offices have been recently temporarily fitted into the building but, as a result of the building form, the layouts are restricted and inefficient for their intended use.

Due to the restricted headroom at first floor level, these rooms are currently only used to provide additional storage.

The extensions to the east side of the RMC accommodate the School IT Department with fibre optic cables running across the front of the building and up to the Senior School and down to the rest of the Bishopswood Road Campus.



Narrow corridors unfit for purpose



Extremely restricted headroom at first floor



Lack of music instrument and general storage



Restricted stair access



Existing IT Hub



Current Sports and Exercise staff office retrofitted into the RMC building

2.0 | The Site
2.5 | Surrounding Buildings

Many of the buildings along Bishopswood Road, particularly on the west side, are predominately large detached and semi-detached Victorian villas which are owned by the School and of which some have been refurbished in recent years. These are brick built and retain their original external character.

As identified in the Conservation Area Character Analysis (sub-area 7), the surrounding area to the West contains ‘a number of School buildings of varying (architectural) merit.’ These include the Victorian villas, Field House and the Mills Centre. The later red brick building being of ‘considerable interest’.

Over the years, Highgate School have developed two additional sites at the corner of Bishopswood Road and Broadlands Road for the Mallinson Sports Centre and at the corner of Bishopswood Road and Hampstead Lane for the new Junior School.

The first, the Mallinson Sports Centre, is a large, buff coloured, brick-built building facing onto Junior Field with older buildings behind comprising a metal clad swimming pool building, red brick walls and glass roof five courts and a concrete panel squash court which all house the School’s Sports & Exercise facilities. The Conservation Area Character Analysis (sub-area 7) describes the Sports Centre as having ‘an industrial appearance’

The second, the newly-constructed Junior School building has been predominantly built in linear red bricks with lattice features, and additional glazed walls and limestone cladding. This has been constructed since the Conservation Area Character Analysis was published.



1. No. 2 Bishopswood Road



2. Mills Centre



3. Mallinson Sports Centre



4. Highgate Junior School

3.0 | Site Analysis

3.0 | Site Analysis
3.1 | Orientation & Views

Redevelopment of the Richards Music Centre will need to carefully consider the impact on views along Bishopswood Road. The streetscape must be enhanced through high quality landscaping which is generous and welcoming whilst marking the School boundary and defining the public and private realms.

The proposal will need to respect the neighbouring properties and public views of the surrounding Metropolitan Open Land and Conservation Area.



View from Bishopswood Road looking South



View from Bishopswood Road looking North



View from pedestrian access path from Senior School



3.0 | Site Analysis

3.2 | Site Access

The forecourt of RMC currently serves as the main pedestrian pathway between the Senior School and the Bishopswood Road sites. An existing path runs through St Michael's School to the East and along the full length of the synthetic pitch's southern boundary. The path is used by pupils from the Senior School to attend lessons in the Mills Centre for Art and Design Technology, for sport and exercise in the Mallinson Sports Centre and the sports fields, and at lunch time to access the Dining Hall off Senior Field. This connection needs to be maintained and forms a key part of the new proposal.

Access into the synthetic pitch is through the sports fencing gates on the west of the pitch.

Emergency, maintenance and delivery vehicle access to the RMC site and the synthetic pitch is from Bishopswood Road through the existing gates to the west of the site.



- Key:
- Dyne House Site Boundary
 - Vehicle Access
 - General School Pupil Routes



3.0 | Site Analysis
3.3 | Site Constraints

Residential Properties

The Richards Music Centre is immediately adjacent to three residential properties: no.2 Bishopswood Road and 11 & 12 Highgate Close. The design of the proposal has carefully considered any effects on these buildings in regards to noise breakout, overlooking issues and impact on views.

The Rights of Light survey identified the basement room of No.2 Bishopswood Road presenting a risk to the proposed development scheme. The cut back shown on the plan indicates how the design of the proposed scheme can respond to eliminate the rights of light issues.

Tree Root Protection Zone

There are a number of trees close to the southern and eastern boundary of the site. Their respective conditions and root protection zones have been reviewed as part of the arboricultural survey and incorporated into the proposal where they will be avoided as far as possible.

The removal of the existing buildings and a reduction of the proposed basement size would provide an overall net gain to the available area for tree root growth.



- Key:
- Richards Music Centre Site Boundary
 - Tree Root Protection Zone
 - Building Footprint



3.0 | Site Analysis

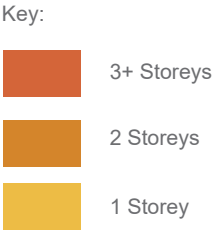
3.4 | Height, Massing and Frontages

The Bishopswood Road area is relatively low density, comprising predominantly three to four storey buildings.

The Richards Music Centre site is directly adjacent to the synthetic pitch, with the existing building's linear northern frontage establishing a direct relationship with the pitch, framing its southern boundary.

To the East, a series of large 3 storey townhouses are set back from the site. To the South, a single 3 storey residential villa is located close to the southern boundary. To the West, the site directly faces the three storey new Junior School building.

While the existing contextual figure ground is defined by large blocks, the finer grain of the residential villas to the South has been a key consideration in considering the scale and elevation of the proposal.



4.0 | Planning Policy Context

4.0 | Planning Policy Context

4.1 | Planning Policy and Designations

Planning Policy

The development plan for the site comprises:

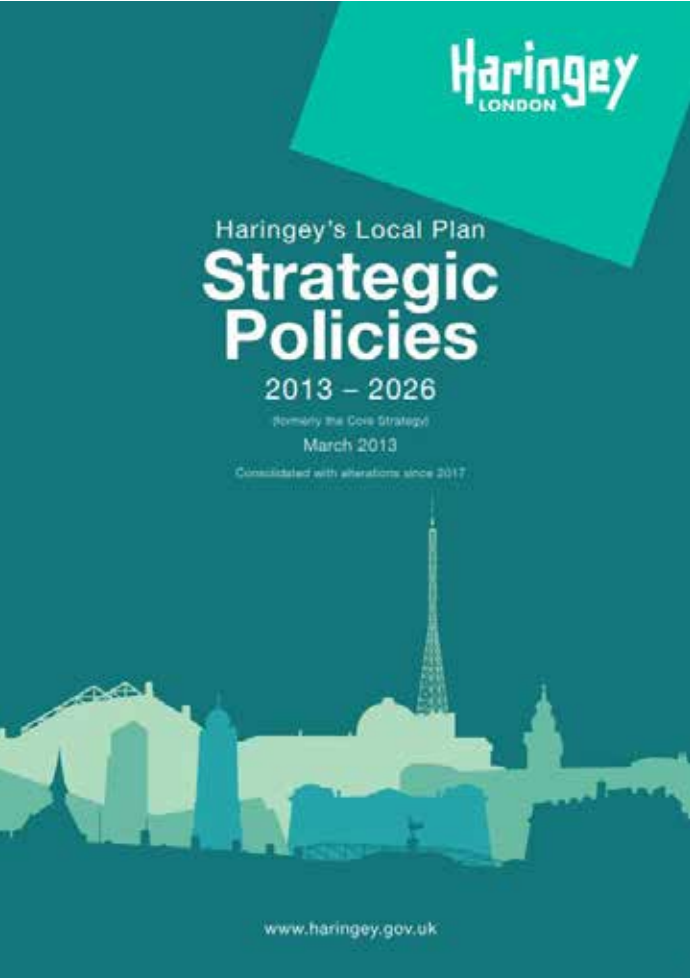
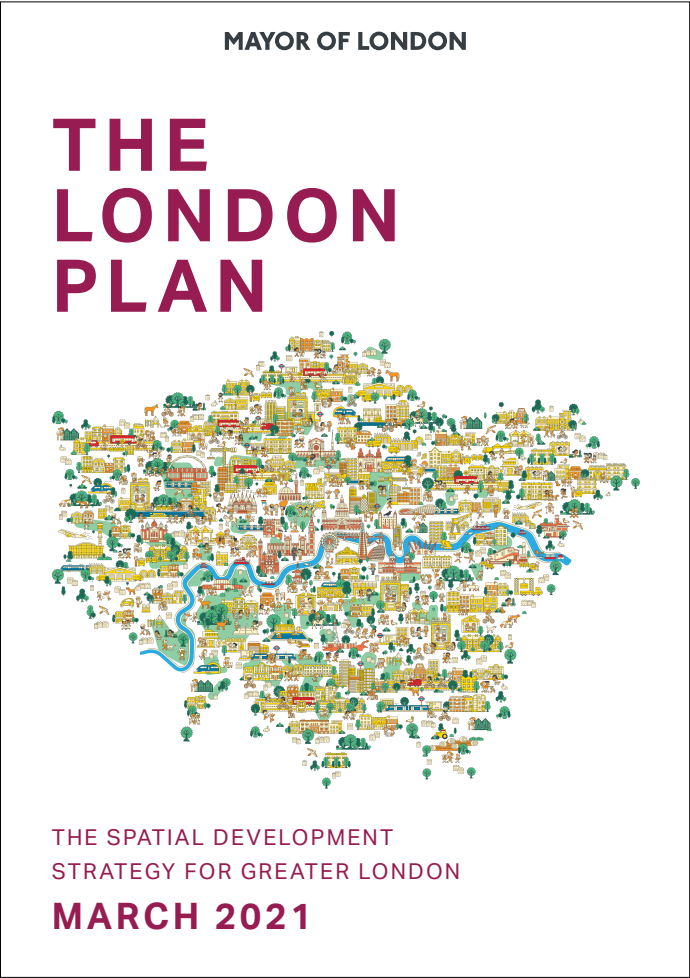
- Highgate School SPD (adopted in March 2021)
- The London Plan (March 2021)
- Strategic Policies 2013 (as amended 2017)
- Development Management Policies 2017
- Site Allocations DPD 2017
- The Highgate Neighbourhood Plan 2017

The London Borough of Haringey is in the process of developing a new Local Plan, however, it is at a very early stage.

Planning Designations

The site is subject to the following designations which are considered in further detail on the following pages:

- Highgate Conservation Area
- Metropolitan Open Land
- Allocation SA41 - Highgate School



4.0 | Planning Policy Context

4.2 | Highgate Conservation Area

The site is included within the Highgate Conservation Area. This Conservation Area was designated on 21st December 1967. A Character Appraisal for the Highgate Conservation Area was prepared and published in December 2013.

The character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green spaces and distant views.

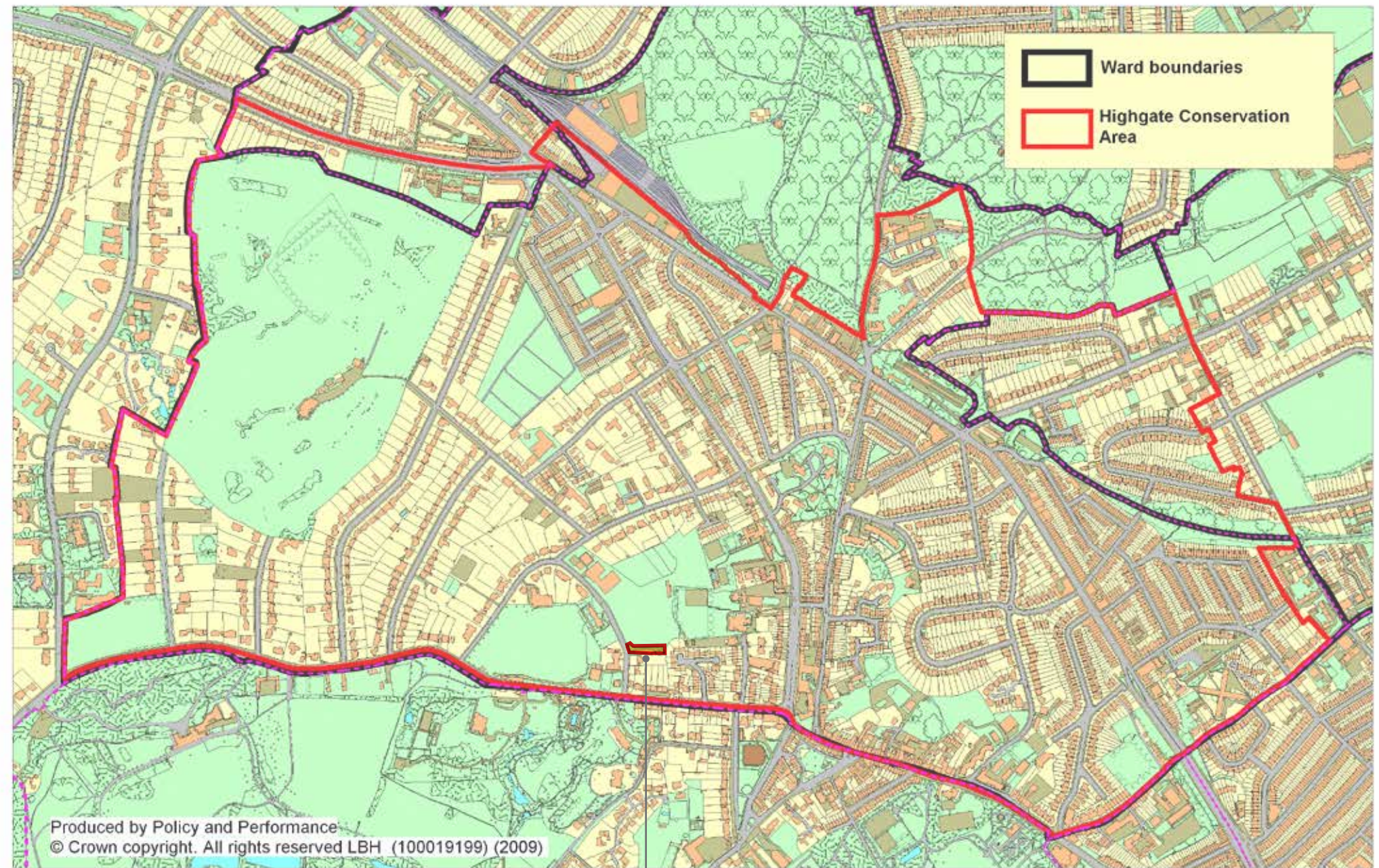
The Richards Music Centre is located within the Bishops Sub-Area which lies between the West of Highgate's historic town centre and the boundary of the Borough, with Hampstead Lane to the south and Aylmer Road to the north.

The Highgate Conservation Area Appraisal identifies that the character of Bishopswood Road is determined by its association with Highgate School, with the majority of buildings along the road being in the ownership of the School.

The appraisal acknowledges that views across the playing fields in this area give the road an open and leafy feeling but there are a number of buildings, associated with the School which detract from the environment. The appraisal specifically identifies the Mallinson Sports Centre and other facilities on the east side of the road.

The Richards Music Centre is not specifically mentioned within this document and therefore no assessment has been made as to its contribution to the character and appearance of the conservation area.

In our opinion, the building has been subject to a number of poorly designed extensions which detract from the overall appearance of the building. The existing building makes at best a neutral contribution to the character and appearance of the Highgate Conservation Area. Its demolition would not harm the conservation area and would enable the opportunity for a high quality replacement building which will enhance the character and appearance of the conservation area.



Highgate Conservation Area Map

Richards Music Centre site



4.0 | Planning Policy Context
4.3 | Metropolitan Open Land

Highgate School's playing fields are designated as Metropolitan Open Land in the development plan. The existing Richard's Music Centre lies outside, but adjacent to, the Metropolitan Open Land boundary.

The proposals seek to redevelop the site to provide a new building which will have a larger footprint. As a result the new building extends on to the existing forecourt which lies between the synthetic pitch and the existing building. The existing forecourt is partly tarmacked and provides part of the pedestrian access route from Senior School to the Bishopswood Road campus and car parking along the length of the building. The majority of the forecourt is within the MOL but it does not provide high quality open space.

Policy SP13 of the Strategic Policies Document seeks to protect and improve Haringey's parks, open spaces and Metropolitan Open Land. The Council will seek to manage the impact of new developments in areas adjacent to designated open space.

Paragraph 6.3.11 of the Strategic Policies Document states that Haringey's MOL will be protected in accordance with the London Plan. The London Plan supports the extent of the Metropolitan Open Land and seeks to protect development having an adverse impact on the openness of MOL.

The proposed new building requires a larger footprint to accommodate the educational facilities to meet the School's academic needs and also offers the opportunity to improve the facilities for the existing synthetic pitch by providing direct access to the sports staff office and changing facilities. The new building provides a viewing area which would provide seating for pupils and visitors to watch sports games.

Whilst the proposals seek to extend the building, the majority of the development is outside the MOL. The existing forecourt is an area of mainly hard standing which is environmentally of poor quality and minimal ecological value, detracting from the character of the MOL. The proposals seek to create a high quality building which will significantly improve the appearance of the existing forecourt area and through the provision of much improved sports facilities will enhance the MOL.

Key:
— MOL Boundary Line
— Site Outline



4.0 | Planning Policy Context

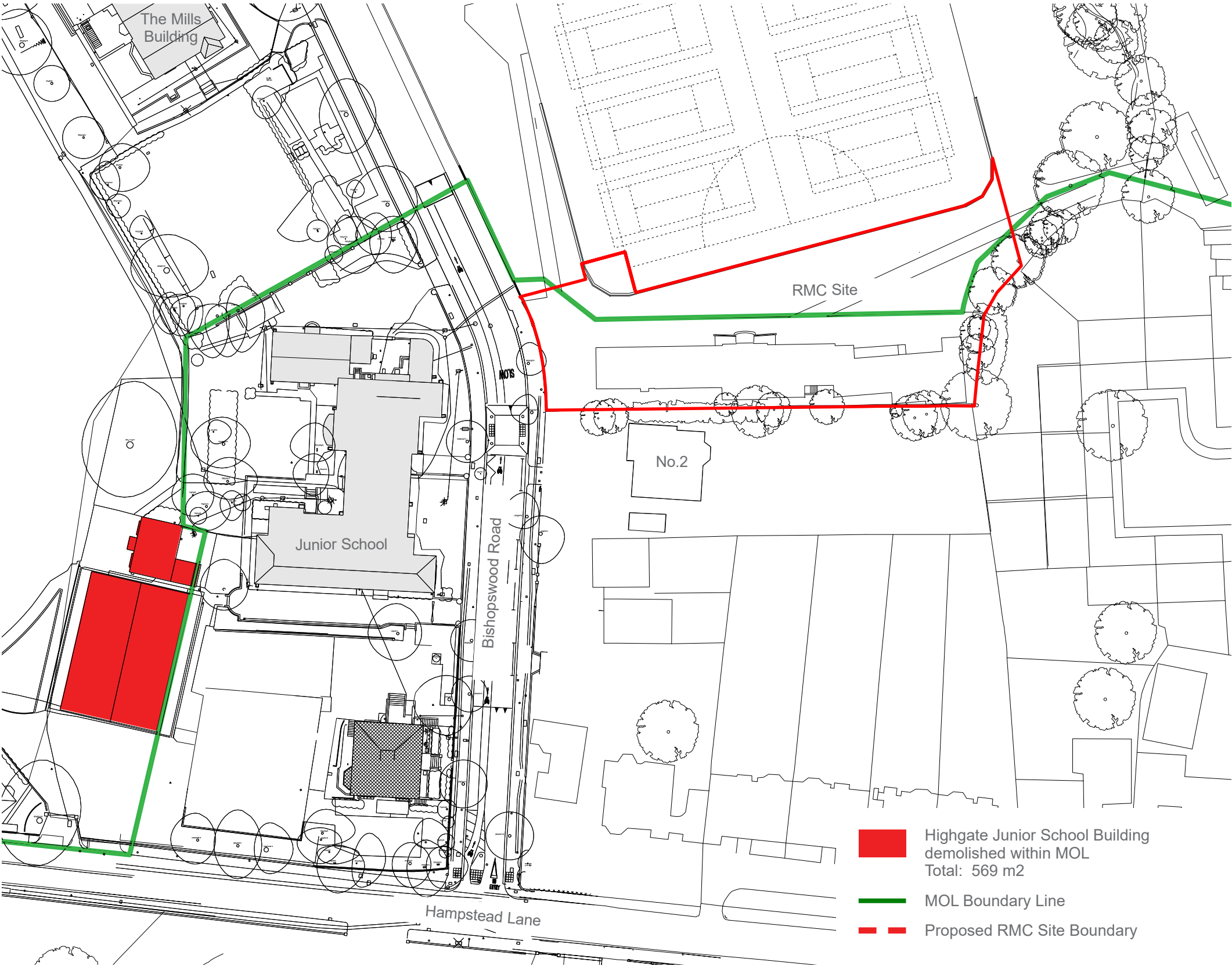
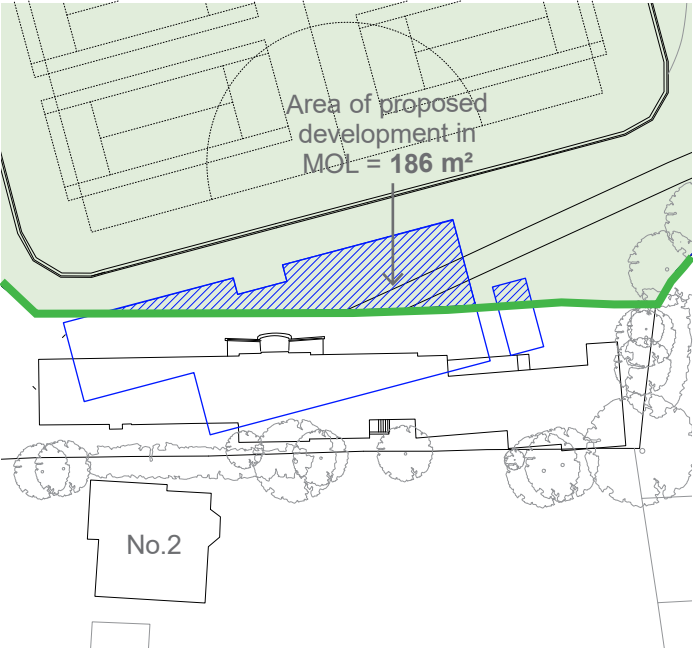
4.4 | Area of Proposed Development on Metropolitan Open Land

The School had as part of the Junior School Planning Application, demolished the Fives building and tuck shop. These buildings were originally located within the Metropolitan Open Land, to the west of the new Junior School across Bishopswood Road, adjacent to the Senior Field.

The area in question provides approximately 569 sq.m of open land back to the MOL, which could offset the area of the proposed development positioned within the MOL, in accordance with the London Plan Policy G3 (8.3.2).

The access to the MOL will be enhanced by the addition of dedicated modern changing facilities with direct access to the synthetic pitch, and by the upgraded hard landscaping and new spectator seating over looking it, in accordance with the London Plan Policy G3 (8.3.3).

The below inset drawing shows, with a blue hatch, the area of MOL which will be built on by the new development above ground level. The area of this incursion into the MOL is 186 m²



5.0 | Consultation

5.0 | Consultation
5.0 | Public Consultation

There are four significant stakeholder groups involved in the development of the Richards Music Centre site:

- Haringey Planning Department
- Local Residents & Neighbours
- Highgate Society
- Highgate Conservation Area Advisory Committee

The School engaged early in public consultation sessions with key stakeholders during the design development of the Dyne House site. This identified the key issues and concerns for the redevelopment of the campus, across the three separate schemes (discussed in detail in the next chapter).

Public exhibitions of the proposals were held during December 2016, March 2018 and November-December 2018. The design Team and representatives from the School were on hand to explain the development of the proposals and to answer questions. A sample of the boards displayed at the various exhibitions is shown to the right.

A further exhibition was held in October-November 2022 providing the public with any updates to the scheme since the 2018 consultation took place.

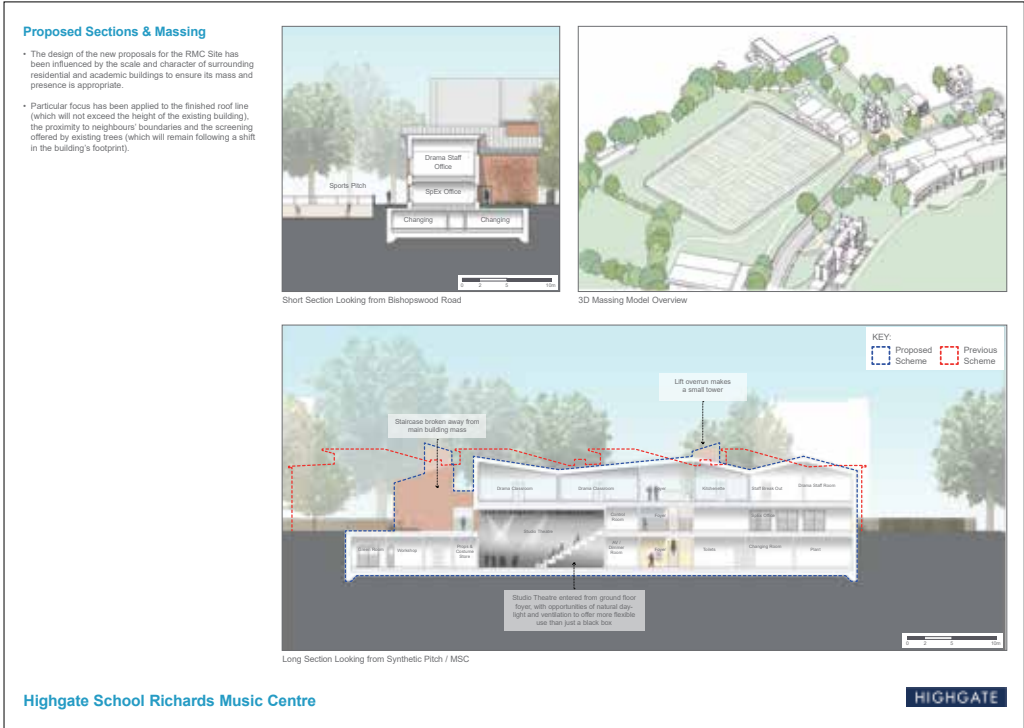
A Statement of Community Involvement has been produced by Luther Pendragon which further explains the public consultation process.



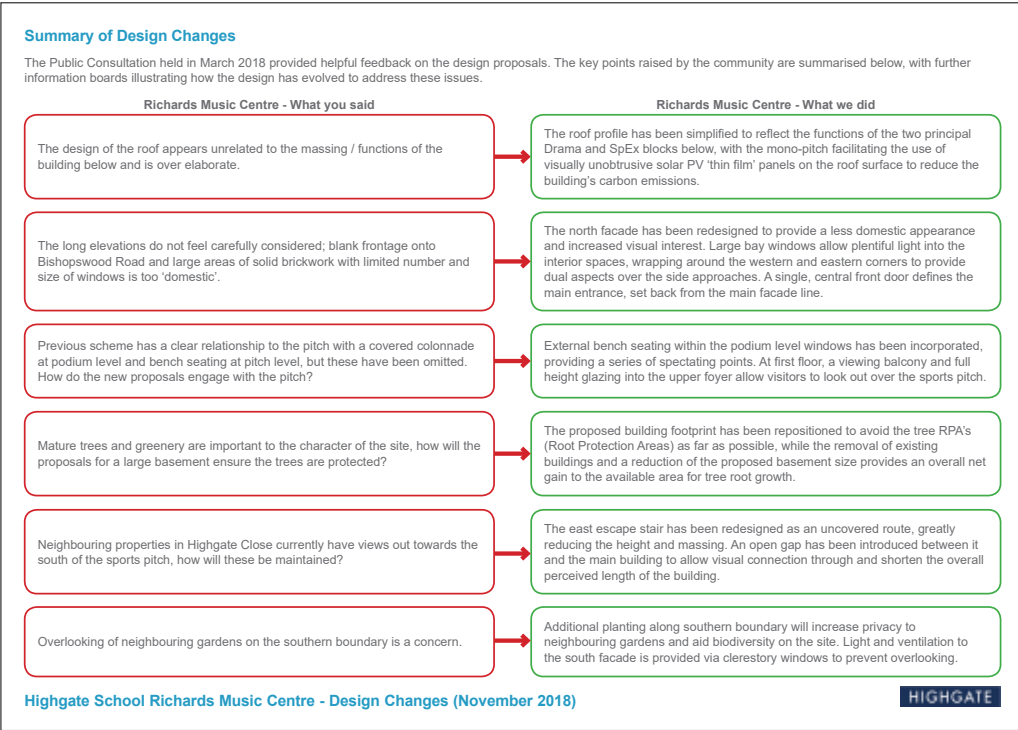
Public Consultation Event, December 2018



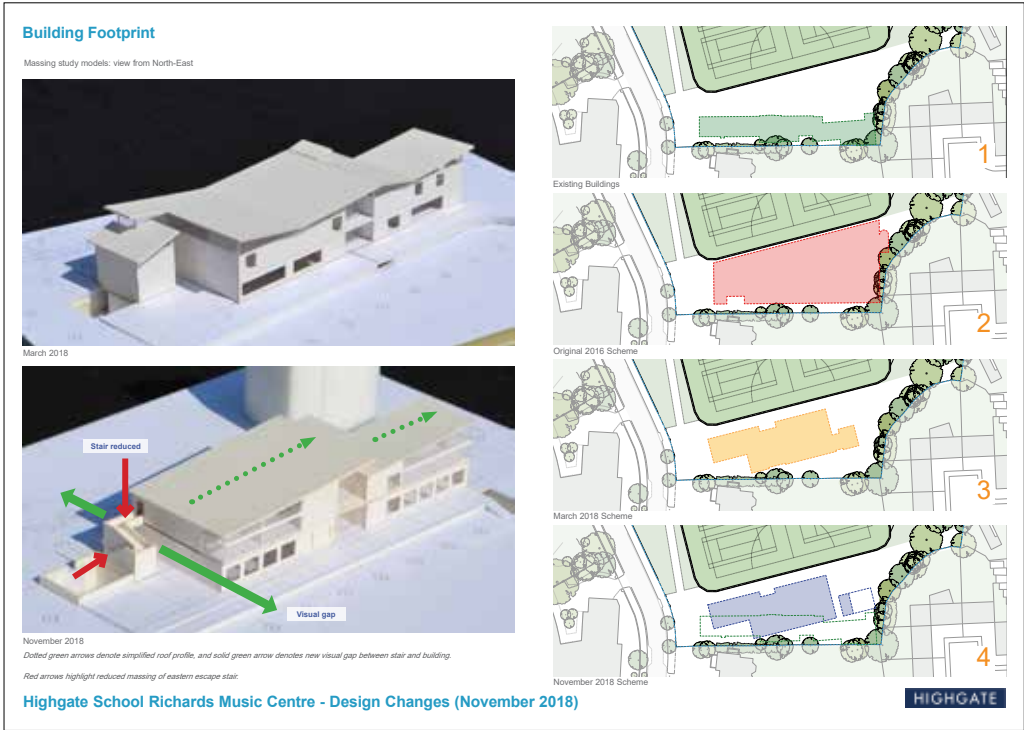
Sample A1 display board displayed at the public exhibition in December 2016



Sample A1 display board displayed at the public exhibition in March 2018



Sample A1 display board displayed at the public exhibition in November 2018



Sample A1 display board displayed at the public exhibition in November 2018

6.0 | Project Development

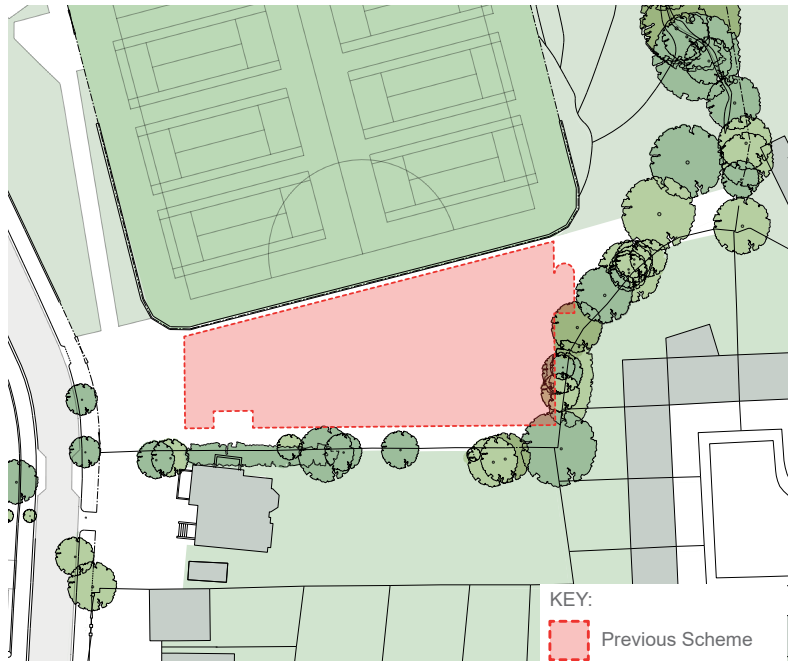
6.0 | Project Development
6.1 | Scheme Comparison

The initial Richards Music Centre Scheme 1 was presented to the public in December 2016. The feedback received at that consultation from Haringey planning officers and public attendees resulted in significant changes to the accommodation and refinements in the design response to the site restrictions.

The public consultation for RMC took place in March 2018 which provided productive feedback on the proposal which the design addressed through the updated 2018 brief.



1. Existing Buildings



2. RMC1 Scheme - 2016



3. RMC2 Scheme - March 2018



4. RMC2 Scheme with Escape Stair Void - November 2018

6.0 | Project Development

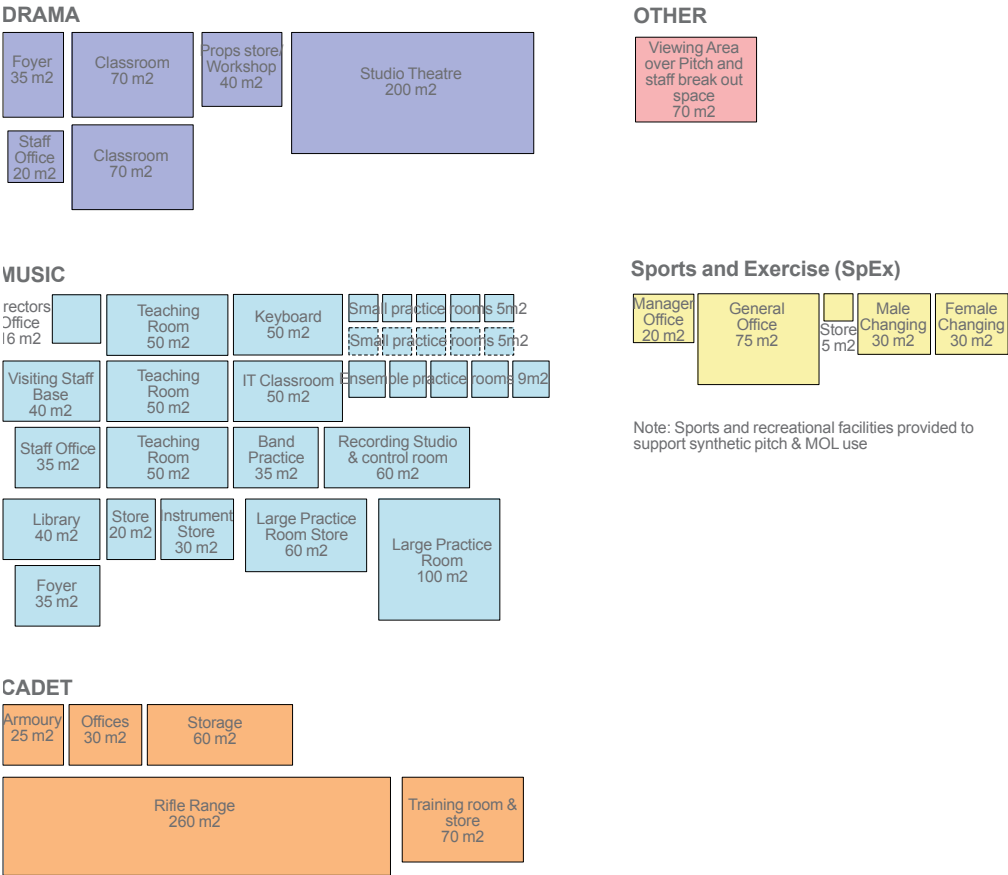
6.2 | Richards Music Centre Proposal 1 (RMC1) - 2016

Following the schools extensive review of alternative locations for some of the Dyne House site functions a brief was developed for a new use for the Richards Music Centre. The 2016 brief included the following accommodation:

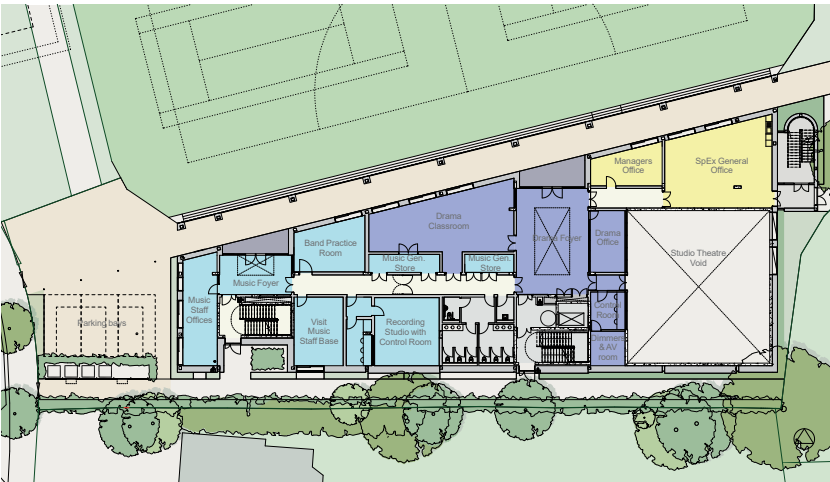
- Music Department
- Drama Department
- SpEx Department
- Cadet Department

The proposed scheme was a two-storey building with a single-storey basement which was in keeping with the height of the neighbouring buildings. The roof articulated the proposed building with four small mono-pitched roofs, separated by lower flat sections.

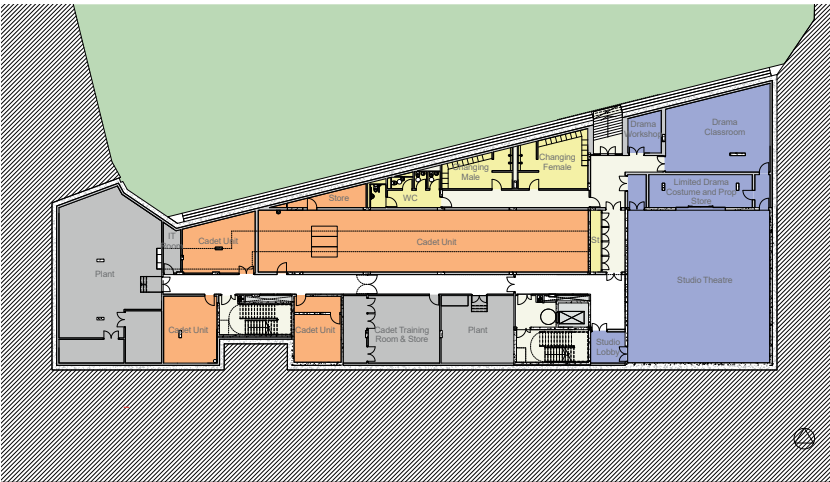
In December 2016 a public consultation was carried out by the School. Following a review of the comments the academic and planning brief was revised, the following Design Concept pages explain the changes and new approach to the brief.



Proposed First Floor Plan



Proposed Ground Floor Plan



Proposed Basement Plan

7.0 | Design Concepts

7.0 | Design Concepts

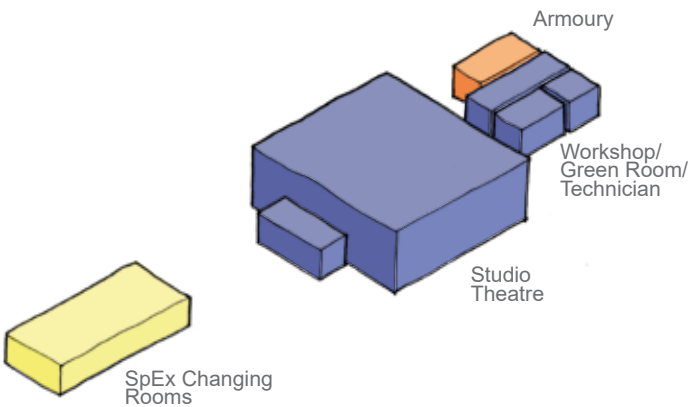
7.1 | Brief

The updated 2018 academic brief includes the following elements:

- Drama Department
- Sports and Exercise Department (SpEx)
- Other facilities, including viewing area over the synthetic pitch, stores, circulation and plant room

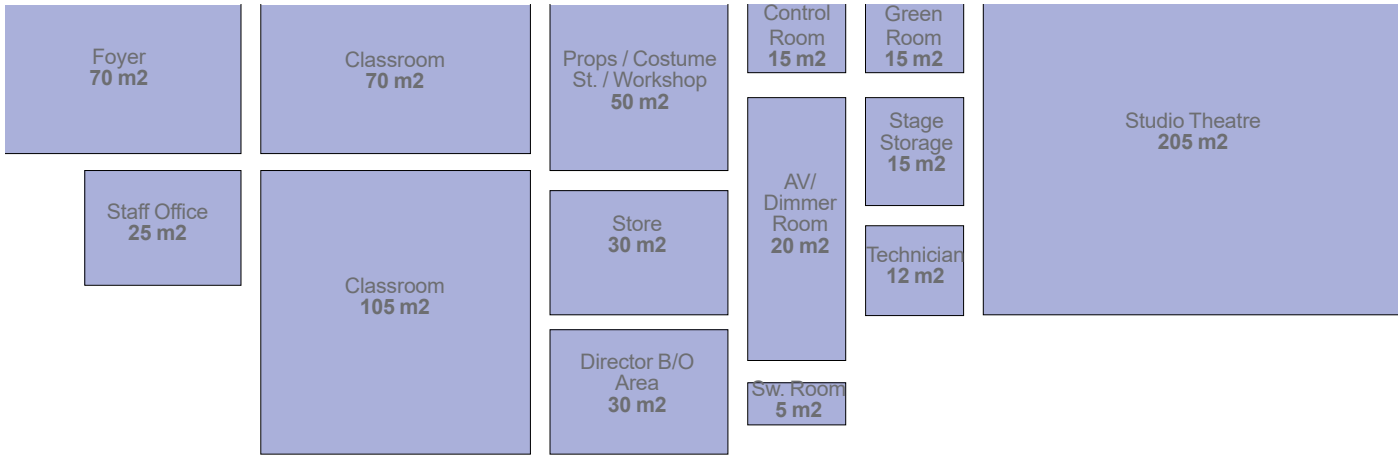
The planning brief that Hopkins were required to work to includes the following:

- Minimise the intrusion into the MOL with a minimum 6 metre access path between the north elevation wall of the building and the synthetic pitch
- Retain the line of trees on the east boundary and to keep the building as far as possible from the houses in Highgate Close
- The west elevation wall of the building is to be located no nearer to the Bishopswood Road than the existing building.
- Reduce the vertical mass of the building as far as possible. The first floor area should be kept to a minimum with the highest part of the roof no higher than the existing ridge line

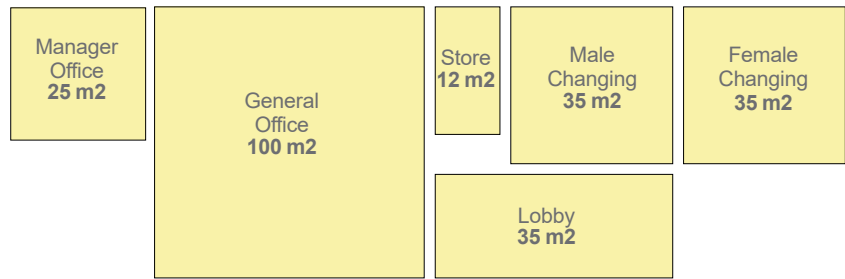


1. Basement Floor Principal Spaces Axonometric Sketch

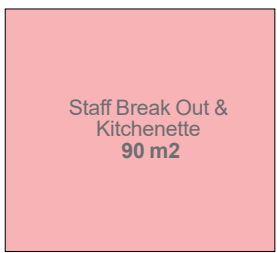
Drama



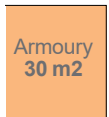
Sports and Exercise (SpEx)



Other



Cadet



2. Principal Building Spaces Diagram

7.0 | Design Concepts

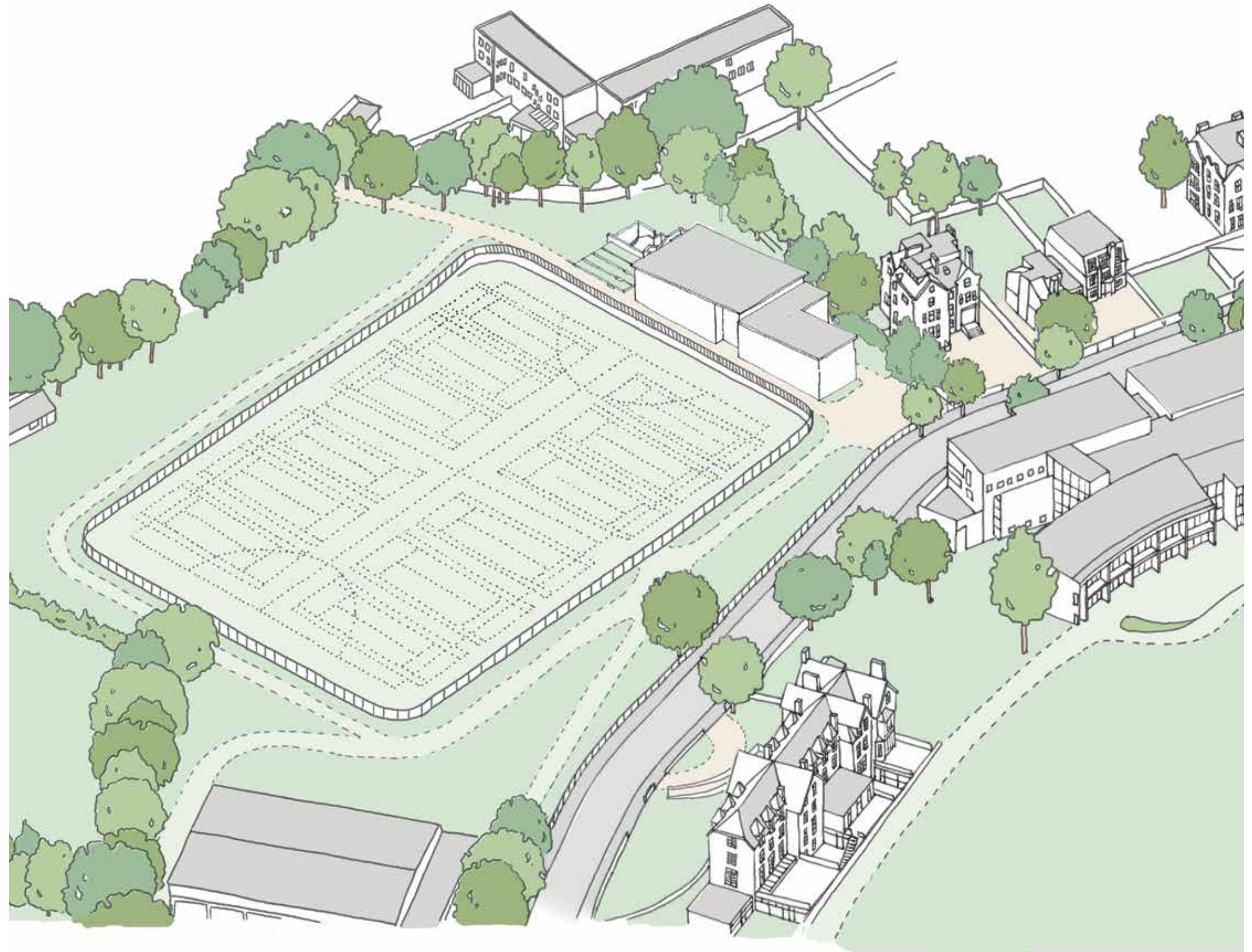
7.2 | Building Massing Response

The building massing of the proposal has been established by the varying scales of the academic functions and the height of the surrounding residential buildings.

Following feedback on the RMC1 scheme the following design changes have been made:

- Shifted and rotated building mass from the boundary
- Lowered the roofscape from the original scheme
- Introduce a foyer at the centre of the building to reduce the massing of the scheme into two component pavilions, with classrooms and offices at the Ground and First Floor levels.

The building's smaller footprint and revised location mean that there is no impact on the existing trees, all of which can now be retained which can offer screening to the immediate residential buildings.



7.0 | Design Concepts
7.3 | Concept Sections & Plans

1. North-South Concept Section

For ease of use by both sports teams and SpEx staff, direct access is provided to the synthetic pitch from the basement changing rooms. Spectating points to the synthetic pitch are provided from the viewing gallery at podium level that includes bench seating set within the north-facing facade bays. Windows and full height glazing along the length of the north facade provide views out at both ground and first floor levels. The width of the podium area is set to allow maintenance and emergency vehicle access, but is primarily for pedestrian use.

2. East-West Concept Section

The drama department constitutes the largest area within the brief, and is a key driver of the design. As drama classrooms occupy the majority of the first floor, the 2 storey studio theatre has been partly sunk into the ground, minimising the overall massing, as shown in the adjacent concept section. A sunken garden at the east end allows light and ventilation into the associated workshop and Technician spaces, and provides a secondary emergency escape route. The changing rooms are located to the west with direct access to the sports pitch and the podium area; the corner location creates minimal intrusion onto the playing / run-off zones and allow the changing facilities to be used independently from the rest of the building (i.e. out of regular School hours). Staff offices and breakout are located on the two floors above the changing rooms, with views north over the pitch.

3. Principal Spaces - Basement

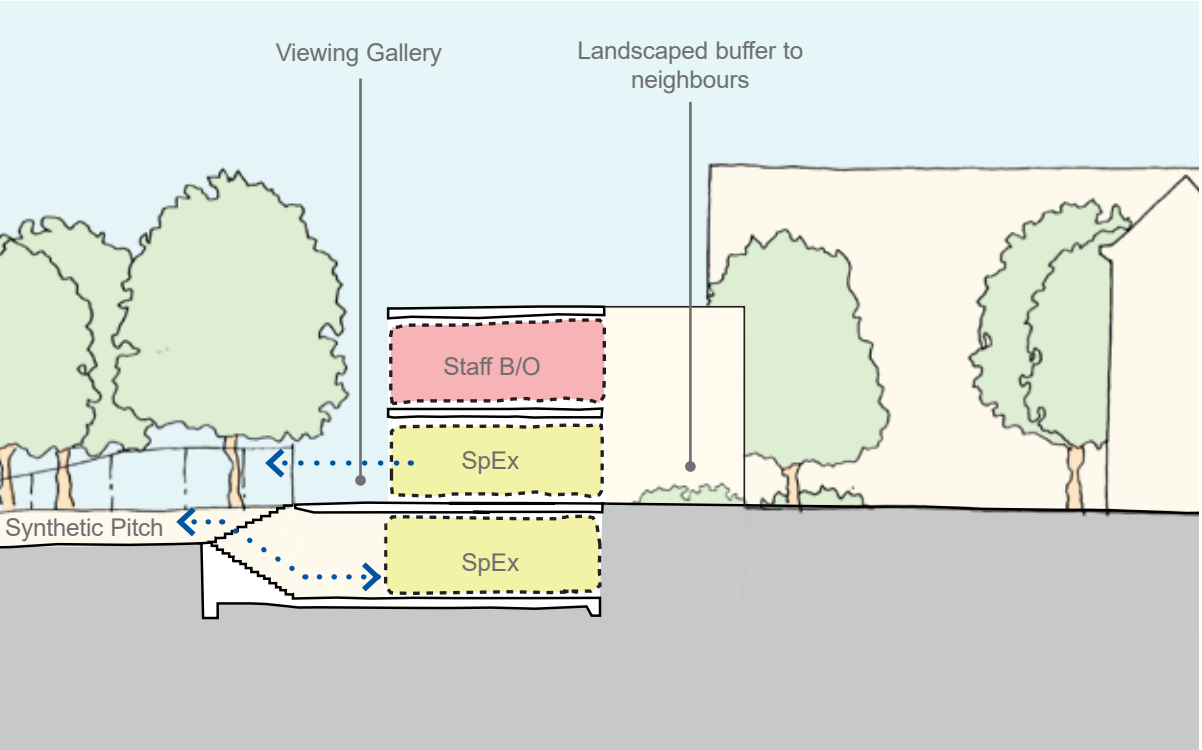
The basement has three main functions: the Studio Theatre and associated supporting spaces, SpEx changing facilities and a mechanical plant room. The underground location will aid the acoustic dampening of the Studio Theatre and the mechanical plant.

4. Principal Spaces - Ground Floor

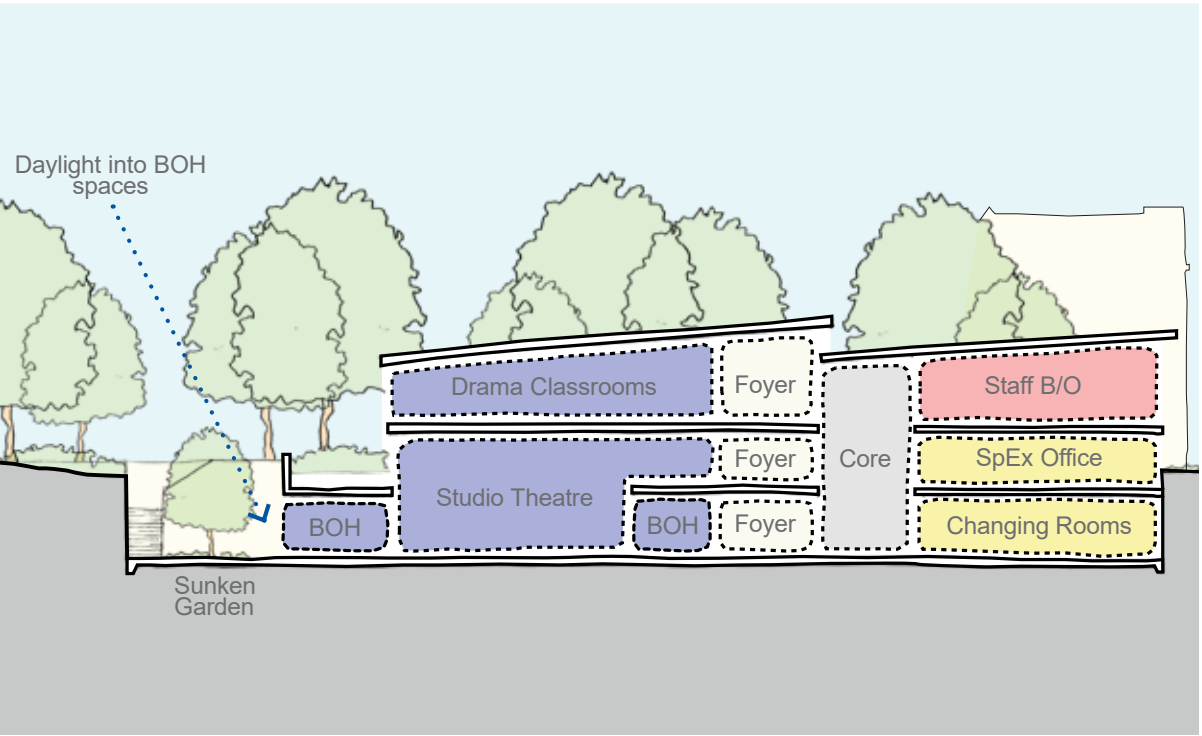
At ground / podium level the building is set back from the sports pitch to maintain the School's existing access route to eastern part of the site. There is a single, clearly defined entrance into the central foyer and circulation route. The existing building line at the rear has been maintained, protecting the amenity of neighbouring gardens.

5. Principal Spaces - First Floor

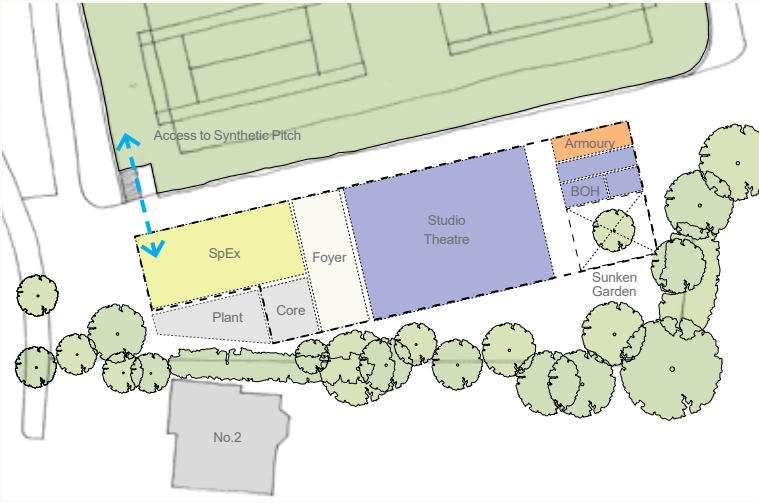
The active drama classrooms are located on the north side of the building with a circulation corridor to the south side, provide a visual and acoustic buffer to the neighboring properties. The staff breakout space & kitchenette provides a communal facility for social activities, meetings or functions with a high vantage point over the synthetic pitch allowing additional secondary supervision of the wider site.



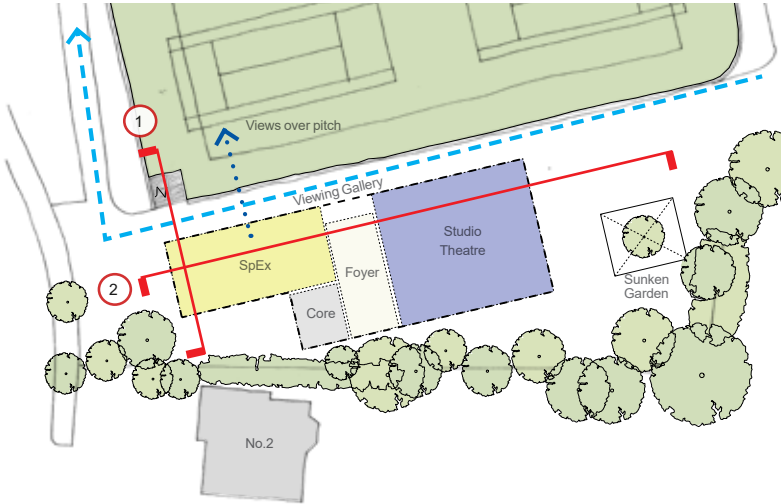
1. North - South Concept Section



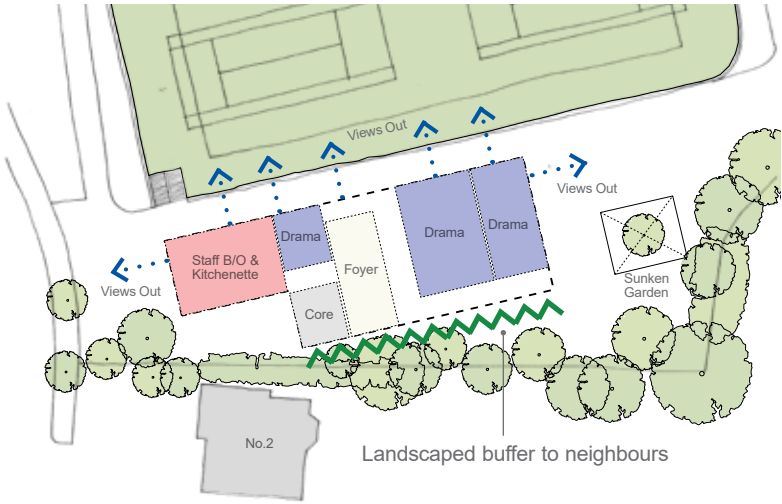
2. East - West Concept Section



3. Principal Spaces - Basement



4. Principal Spaces - Ground Floor



5. Principal Spaces - First Floor

8.0 | The Design Proposal

8.0 | The Design Proposal

8.1 | Executive Summary

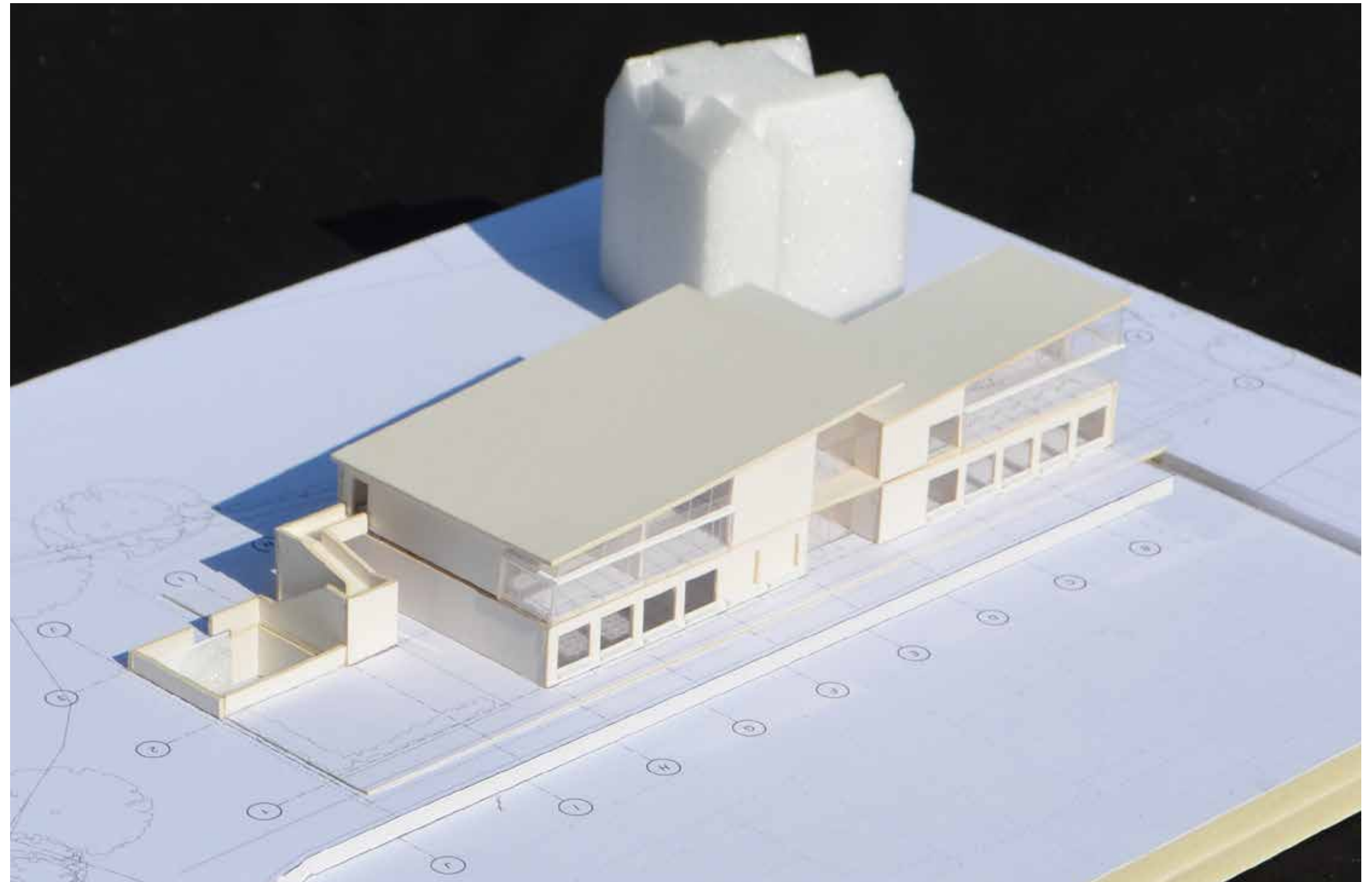
The proposal seeks to:

- Create a fully accessible facility with modern teaching spaces, studio theatre and support facilities for the Senior School Drama departments, as well as permanent facilities for the Sport and Exercise Department.
- Enhance the current facilities to meet the School's ambitions both for teaching and for theatrical productions for the Drama department.
- Develop a scheme that minimises the intrusion into the MOL.
- Improve the existing poor quality landscaping, providing visual and ecological benefits to the conservation area.

Key elements of the proposal are:

- Twin mono-pitch roof profile reflects the functions of the Drama and SpEx departments below.
- Large bay windows on the north facade break-down the building mass and allow plentiful light into the interior spaces, wrapping around the western and eastern corners to provide dual aspects over the side approaches. Light and ventilation to the south facade is provided via clerestory windows to prevent overlooking into neighbouring gardens.
- A clear relationship to the synthetic pitch is created with external bench seating, a viewing balcony and full height glazing into the upper foyer providing a series of spectating points.
- Careful consideration of the streetscape and relationship to MOL achieved through high quality landscaping. Planting and preservation of existing trees at the southern boundary increase privacy to neighbouring gardens and aid biodiversity on site.
- An open gap has been introduced between the east escape stair and the main building to allow visual connection through to the southern landscaping, and shorten the perceived overall length of the building.

The scheme has very good environmental credentials which are further explained in AECOM's Sustainability Statement and Energy Strategy.

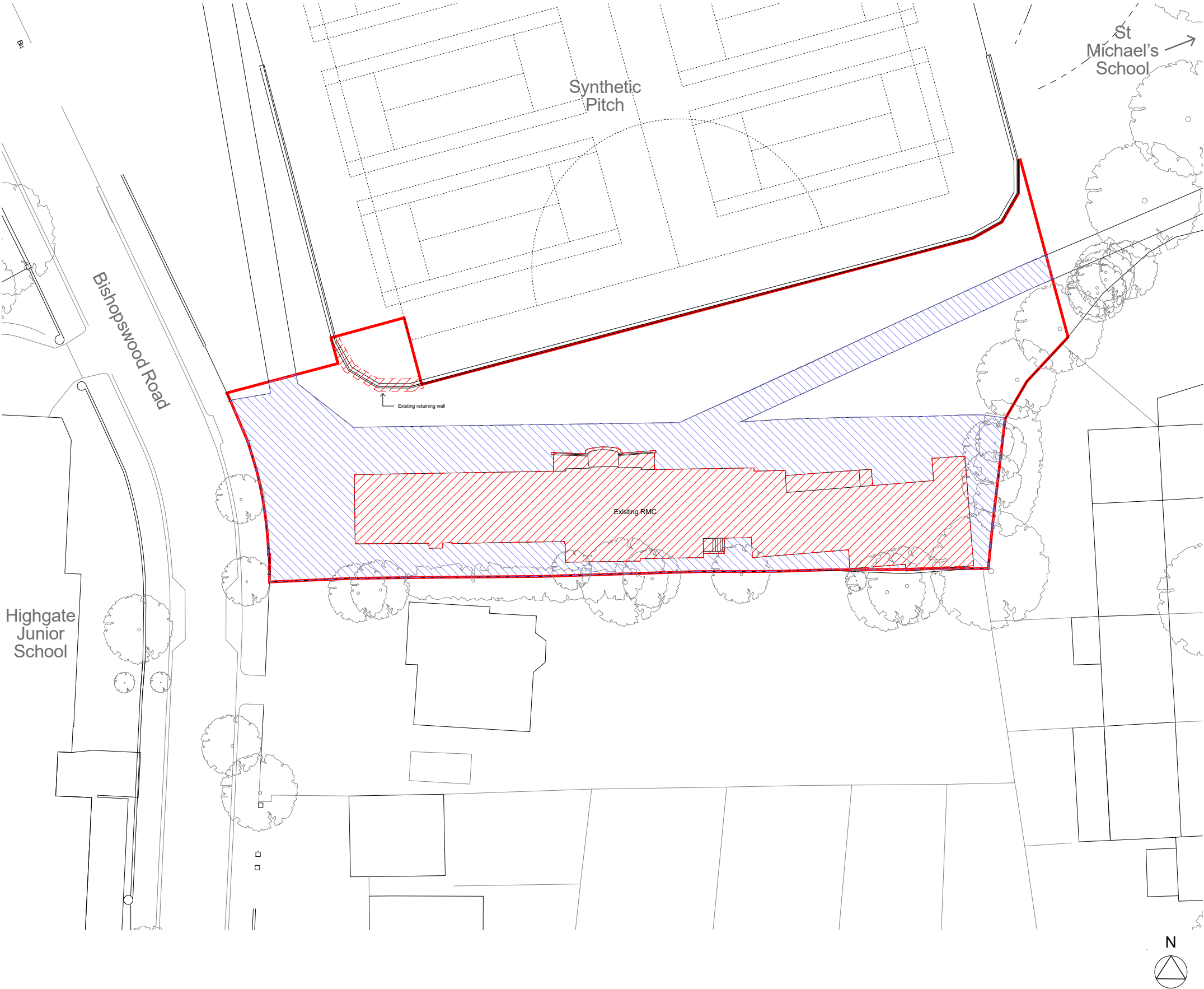


8.0 | The Design Proposal

8.2 | Demolition Plan

The drawing to the right indicates the existing built items to be demolished to facilitate the proposal. These include:

- The existing Richards Music Centre
- Part of the southern retaining wall to the synthetic pitch
- Hard landscaping (asphalt surfacing)



Key:

 Planned Demolition

 Removal of Hardstanding Areas

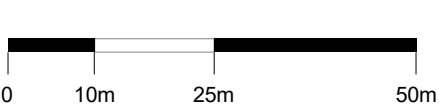
 Site Boundary

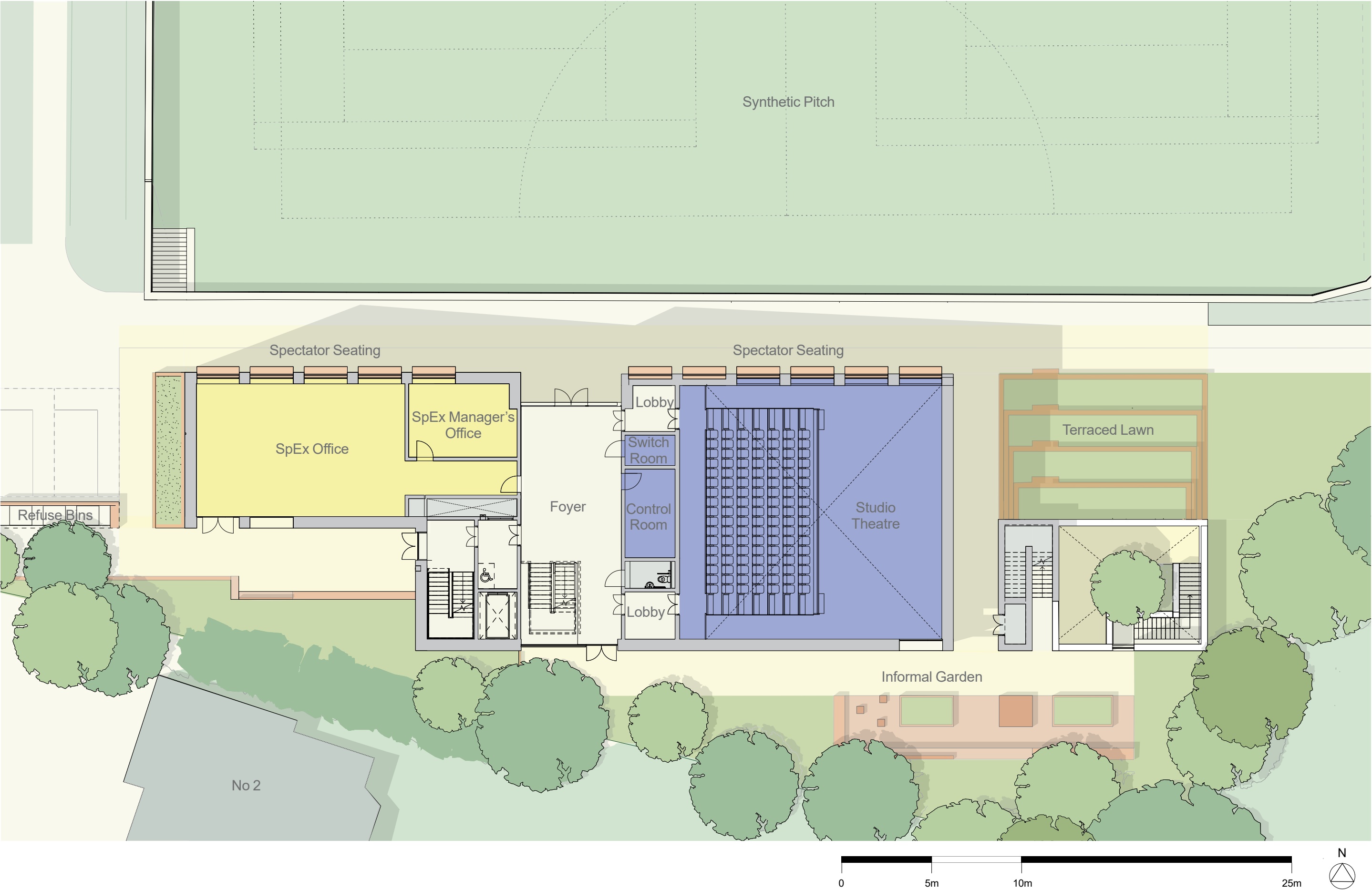
8.0 | The Design Proposal

8.3 | Proposed Site Plan

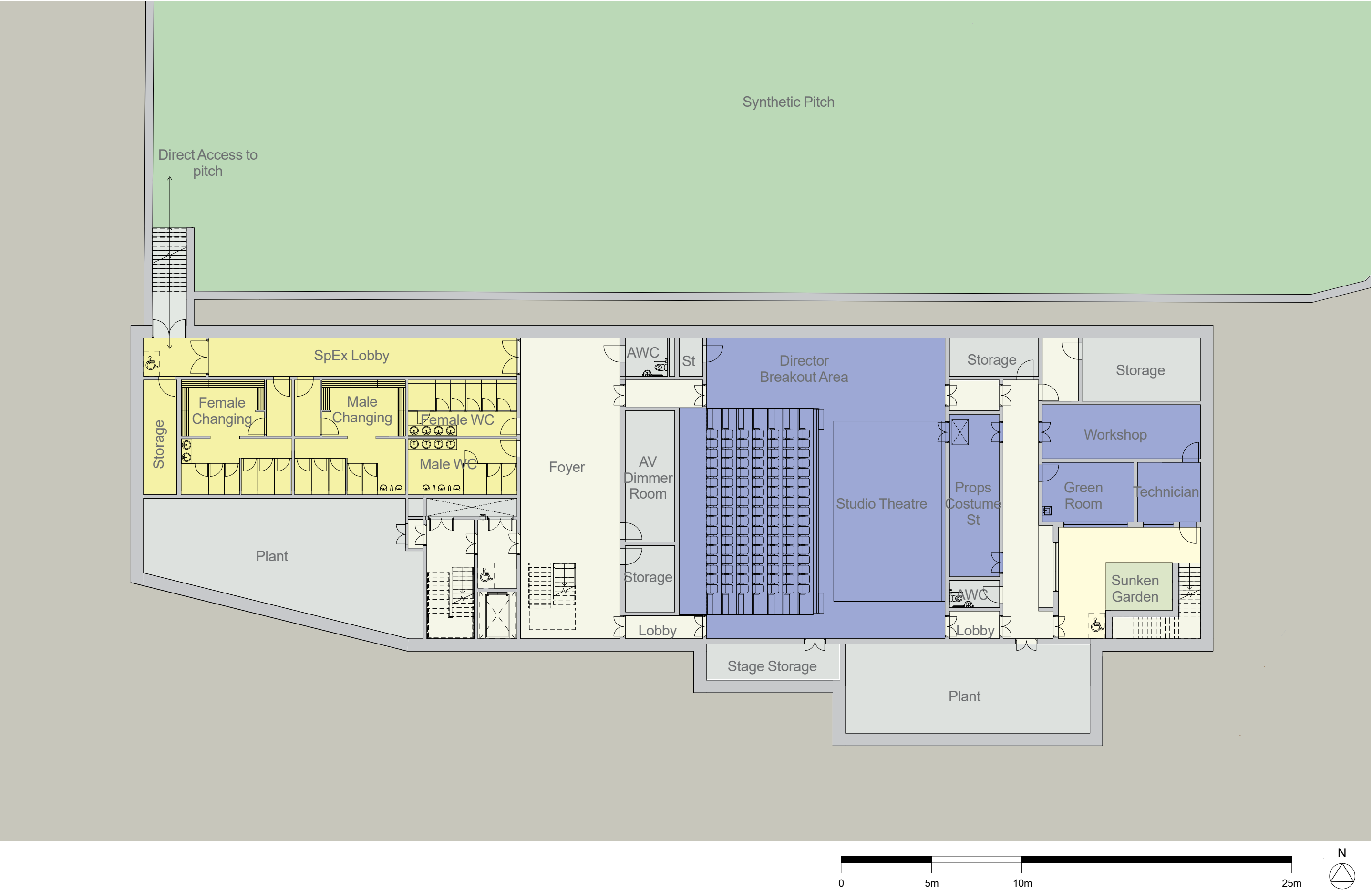


Key:
— Site Boundary









8.0 | The Design Proposal

8.7 | Local Materials

The existing buildings of the local area are predominately constructed from brick of varying tones, which helps define the character of the area.

Since its founding in 1565, Highgate School has played a key role in the life and character of Highgate.

From the historic Victorian buildings on North Road in the centre of the village to the outlying Bishopswood Road Campus with its new Junior School building, and the restored and refurbished Mills Centre, its distinctive red brick buildings form a prestigious and clearly identifiable campus that contributes to the fine architectural quality of the Conservation Area.

The Richards Music Centre proposal seeks to continue this material dialogue, creating a building which reflects the heritage of the Highgate School campus and sits comfortably within its surrounding area.



Mills Centre



Broadlands Road



Senior School on North Road



Big School / Chapel on North Road

8.0 | The Design Proposal

8.8 | Sports Pavilion Precedents

The Richards Music Centre sits beside Highgate School's Junior Field; its main frontage facing the adjacent synthetic pitch. Raised from the playing surface below, the existing building's design, and its relationship to the pitch, reflects many principles of the traditional English cricket pavilion, as can be seen in examples such as Wormsley Cricket Club below.

While the predominant function of the new Richards Music Centre will be academic, the proposal seeks to enhance the sporting facilities available to the MOL and improve the existing relationship with the Junior Field.

While, according to the English Cricket Board Pavilion Design Guide, traditional features 'such as clock towers, dominant roofs and weather vanes' are now less relevant, the new changing facilities (directly accessible from the synthetic playing surface), pitch side colonnade viewing area and elevated first floor viewing galleries will improve the site's sporting facilities.

"Sport is a source of delight and the architecture surrounding it should help reflect and nurture that excitement."

ECB Pavilions & Clubhouses; Version 1 (2009)
Architecture & Sport; p.22



The Richards Music School & Junior Field



Traditional Cricket Pavilion - Wormsley Cricket Club



Highgate School Cricket Pavilion

8.0 | The Design Proposal

8.9 | Existing Scale of the Surrounding Area

The existing buildings in the surrounding area comprise two distinct scales: larger subdivided blocks represented by the new Junior School, Mills Centre, Mallinson Sports Centre and the Highgate Close flats, located to the West, North and East respectively; and the smaller scale villas to the South, although these villas which front Hampstead Lane combine to form larger townscape blocks, which define the area.

Within these larger urban blocks smaller scale definition and articulation is provided by the facade materiality, relief and roofscapes which are subdivided to relate to the original grain of the historic area.

The proposed scheme follows the same logic, respecting the smaller scale of the surrounding villas while responding to the larger scale of the open expanse of the synthetic pitch and larger blocks adjacent to the site.

Despite its relatively deep-plan footprint, required to achieve the accommodation brief, the proposed building has been broken into visually distinct elements. Variations in the materiality and depth of the north facade supports the articulation of scale, while the two mono-pitched roofs further articulate this, giving a human scale to the facade.

At ground floor, a continuous colonnade of window bench seating runs across the northern facade, increasing the transparency of the massing and adding visual interest.



- Key:
- Definition of urban block
 - - - Subdivision within massing

8.0 | The Design Proposal
8.10 | Proposed Elevations



A-A Proposed North Elevation



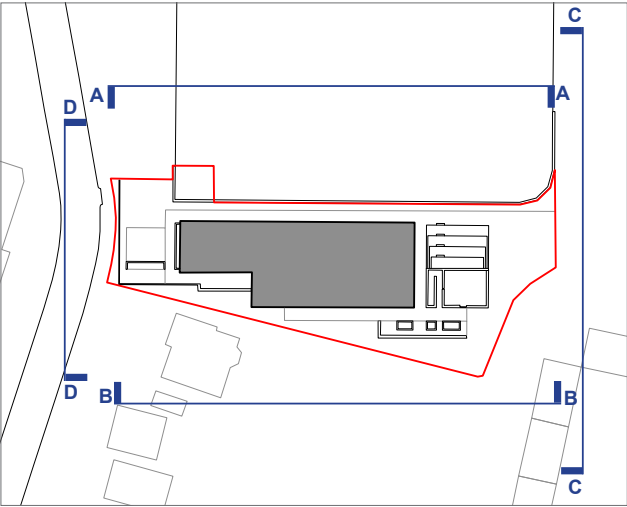
B-B Proposed South Elevation



C-C Proposed East Elevation



D-D Proposed West Elevation



Elevations A-A and B-B
can be found on the
previous page

8.0 | The Design Proposal

8.11 | Artists Impression of Proposed Building from south across the Synthetic Pitch



8.0 | The Design Proposal

8.12 | Proposed Landscaping Overview

Set in a conservation area, the grounds of Highgate School add to the natural beauty of the local area. The proposed landscape seeks to augment this, through the use of planting to greatly improve the amenity space for pupils and aide the biodiversity of the area, while also providing additional privacy to neighbours.

Key features to the new landscape scheme are:

- Flowering border along the west fence, adjacent to the car parking spaces.
- Shade tolerant understory planting and addition of new trees along the southern boundary fence
- Terraced Lawn and sunken garden
- Open Garden Spaces with bench seating and raised planters
- Yorkstone pathways around the perimeter of the building.

Refer to separate Landscape DAS for further information including the Urban Greening Factor



Yorkstone Paving



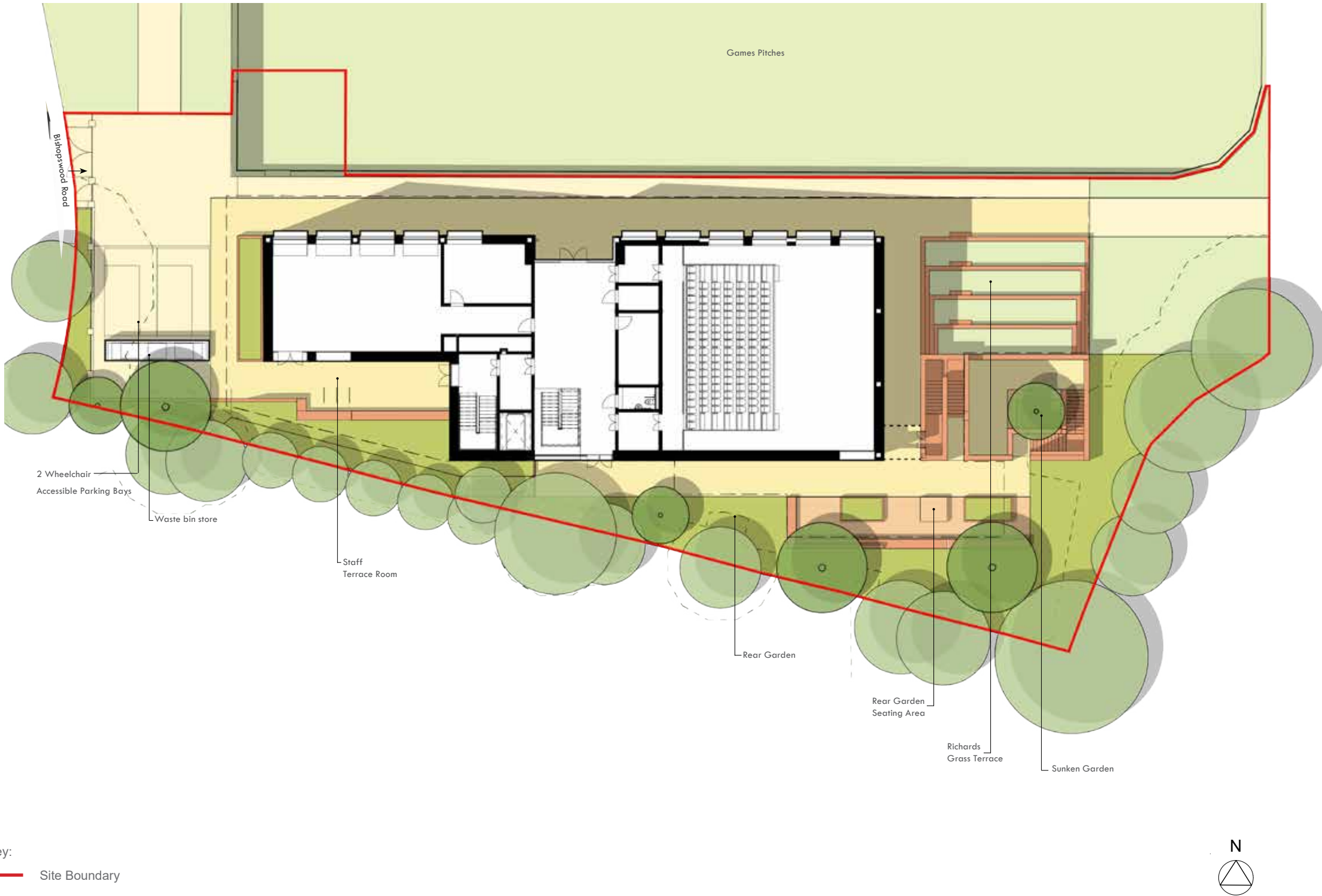
Flowering Borders



Terraced Lawn



Integrated Window Seating



8.0 | The Design Proposal

8.13 | Hopkins' Building Precedents

Hopkins Architects have designed many Education projects across the UK and excel in designing within sensitive contexts such as Conservation Areas and Heritage Sites.

Our recent Projects include a new secondary school science centre for Abingdon School in Oxfordshire (2015) and The Henrietta Barnett School in London (2010).

Founded between 1121 and 1184, Abingdon School is one of the oldest schools in the UK. Its current campus includes several beautifully crafted red brick and tile Victorian buildings.

The new building provides a clear extension of the materiality of the historic campus, utilising a similar palette of materials and carefully developed elevational scale and massing to complement the existing urban fabric and adjacent residential structures; providing a contextually sensitive modern facility that meets the School's current and future educational needs.

The Henrietta Barnett School is located in the heart of the conservation area of Hampstead Garden Suburb. Founded in 1911, the main body of the school is a Lutyens-designed Grade II* Listed Building. Subsequent buildings have been created over time around the Lutyens core in an effort to meet curricula requirements, but none have fulfilled the needs of this top performing grammar school.

Since the early 1960s, some 17 schemes have been developed, but none of them have received Planning Permission until the Hopkins proposals were put forward.

The Hopkins masterplan proposed the re-organisation of the existing School buildings, reducing the need for new buildings to 1,100 m², a substantial reduction in massing compared to other schemes.

Hopkins carried out extensive consultations with a number of stakeholders including English Heritage, the Hampstead Garden Suburb Trust, the Victorian Society, the 20th Century Society, the Lutyens Trust and CONSAM (Conservation and Amenities Committee).



The Yang Science Centre, Abingdon School, Hopkins Architects



The Henrietta Barnett School, London, Hopkins Architects

9.0 | Design & Access

9.0 | Design & Access

9.1 | Accessibility Statement

The design for RMC will provide opportunities for all to enjoy and use the building. Outlined below is a brief description that demonstrates the design strategies undertaken to achieve this and to meet the current regulations. This section deals with issues of relevance of the Planning Application Stage only. Detailed issues relevant to Building Control approval will be dealt with at the appropriate time.

Approach to the building

The existing pupil access route up to and from the Senior School via St Michaels School will be maintained. The existing pathways will be re-laid to provide suitable level access to the front entrance in the centre of the north facade.

Visitors will arrive from Bishopswood Road into the accessible parking forecourt to the west, which will also connect to the central entrance along re-laid level paving.

Public Transport

The nearest Underground station is Highgate, located approximately 1.2 km to the northeast of the site. The nearest Overground station is Upper Holloway, located approximately 2.1 km to the southeast of the site.

The closest bus stops (H and M) are located on Hampstead Lane, to the south of the site. Bus route 210 provides access through Highgate from Golders Green to Hampstead and bus route 603 provide access from Muswell Hill to Swiss Cottage.



Vehicular access and parking

The proposed development has two designated accessible car parking spaces and a temporary stopping / turning area for servicing and delivery vehicles. These are accessed to and from the vehicle gate off Bishopswood Road.

External landscaping and surface treatments

The forecourt in front and to the sides of the building will be set in Yorkstone paving. All new surfaces will be of known slip resistance in both dry and wet conditions; new drainage gullies will avoid ponding and areas here freezing water may create hazardous surfaces.

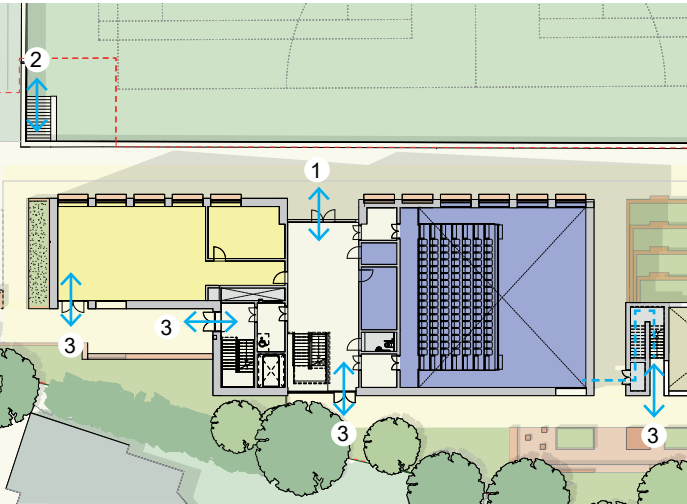
Night illumination around the building will be designed to minimise light pollution but also avoid creating areas of shadow, especially along access routes and at the building entrance.

Entrance into the building

There is a single principal entrance into the building (1 in diagram below), serving both the Drama department and the Staff offices, which is located in the centre of the north facade, facing the sports pitch.

There is an additional sports entrance located at pitch level which provides direct access into the changing room and equipment storage areas (2).

Fire escape exits are also provided at the rear (south) and east of the building (3).



Internal horizontal and vertical circulation

Generally the scheme design will be developed to ensure that:

- Decor will distinguish the walls to floors, and doors within walls to all circulation spaces and corridors.
- Any highly reflected surfaces will be carefully chosen so that they avoid causing confusion or might disturb people with sensory disabilities.
- All corridors allow ample width for disabled users and doors and corridors will be designed to standards to facilitate easy movement for wheelchair users. Doors on all circulation routes will either be on hold-open devices or designed with a minimum opening force of less than 30 Newtons.
- All new doorways on routes to be used by people in wheelchairs will have 300mm offsets and will be a minimum of 800mm wide per leaf unless power operated or held open.
- Corridors and lobbies will meet Building Regulations Part M standards and doors that open across corridors will be recessed.
- The stair and lift locations are in a consistent and logical positions within each stair core for ease of use.
- A protected stair is located at the rear of the building will be the most commonly used means of vertical circulation for pupils. An external stair, located to the east will provide an additional means of escape.
- All stairs will be designed to meet AD Part M standards in respect of stair profile, number of risers and handrails etc. or defer to later design guidance in BS8300:2009 (amended 2010).
- One goods lift has been included, which will be primarily used for maintenance and delivery for the Studio Theatre but will also provide access for wheelchair users. The lift will be designed to meet current standards of AD Part M as a minimum.

Facilities provided within the building

Standard single sex toilet facilities will be provided on the lower ground and first floor levels and wheelchair accessible toilets will be provided on all floors to comply with the maximum horizontal distances stipulated in Approved Document M.

Fire strategy

The principal objective of the fire strategy is to provide a design that demonstrates compliance with the functional requirements of the Building Regulations 2010 for part B, Fire Safety and that the building can be successfully managed once in operation under the Regulatory Reform Fire Safety Order 2005. The design will be subject to detailed discussions and formal approval with Building Control, and the Fire and rescue service.

AECOM have developed the fire strategy to comply with the recommendations of Building Bulletin 100 (BB100)

A strategy will be developed to demonstrate that adequate escape is available at all reasonable times for all occupants, including those with disabilities. The building will be designed for simultaneous evacuation. Therefore a confirmed fire anywhere in the building will result in complete evacuation. There will be a dedicated refuge space or evacuation lift in every stair core at every level.

The fire service will have adequate vehicular access around the site. The fire service will have adequate vehicular access around the site and the building will be provided with internal fire fighting stairs incorporating dry fire mains.

The strategy is being developed in close consultation with the client and their advisors to make sure that they can manage the building from a fire safety perspective when it is operational and to ultimately execute their responsibilities under the Regulatory Reform (Fire safety) Order 2005.

A comprehensive fire strategy report will be developed in close consultation with the approving bodies for submission to part of the Building Regulations 2010.

9.0 | Design & Access

9.2 | Site and Building Access

The adjacent drawing indicates the proposed improvements to the wider landscape in order to improve circulation, accessibility, and to control movement. These include:

- Maintain the key pedestrian pathway that runs through St Michael's School to the East and along the full length of the synthetic pitch's southern boundary to Bishopswood Road sites.
- Vehicular access to and from the vehicle gate off Bishopswood Road for designated accessible parking spaces and a temporary stopping / turning area for servicing and delivery vehicles. This includes access for fire vehicles who are able to drive across the hard standing area to the north of Richards Music Centre as required.
- Direct access into the synthetic pitch from the proposed building in addition to access through the sports fencing gates on the west of the pitch.
- Provision is made for cycle parking only for staff based in the building, which can be extended if demand requires. Pupils will only visit this building as they are based and register in the morning in the Senior School in Highgate Village where cycle parking is provided. Pupils are not allowed to cycle between School sites during the School day. Outside of the School day anyone visiting the building can use the additional cycle parking available in front of the Junior School, just opposite the gates from Bishopswood Road into this site.

KEY:

Synthetic Pitch Access Points

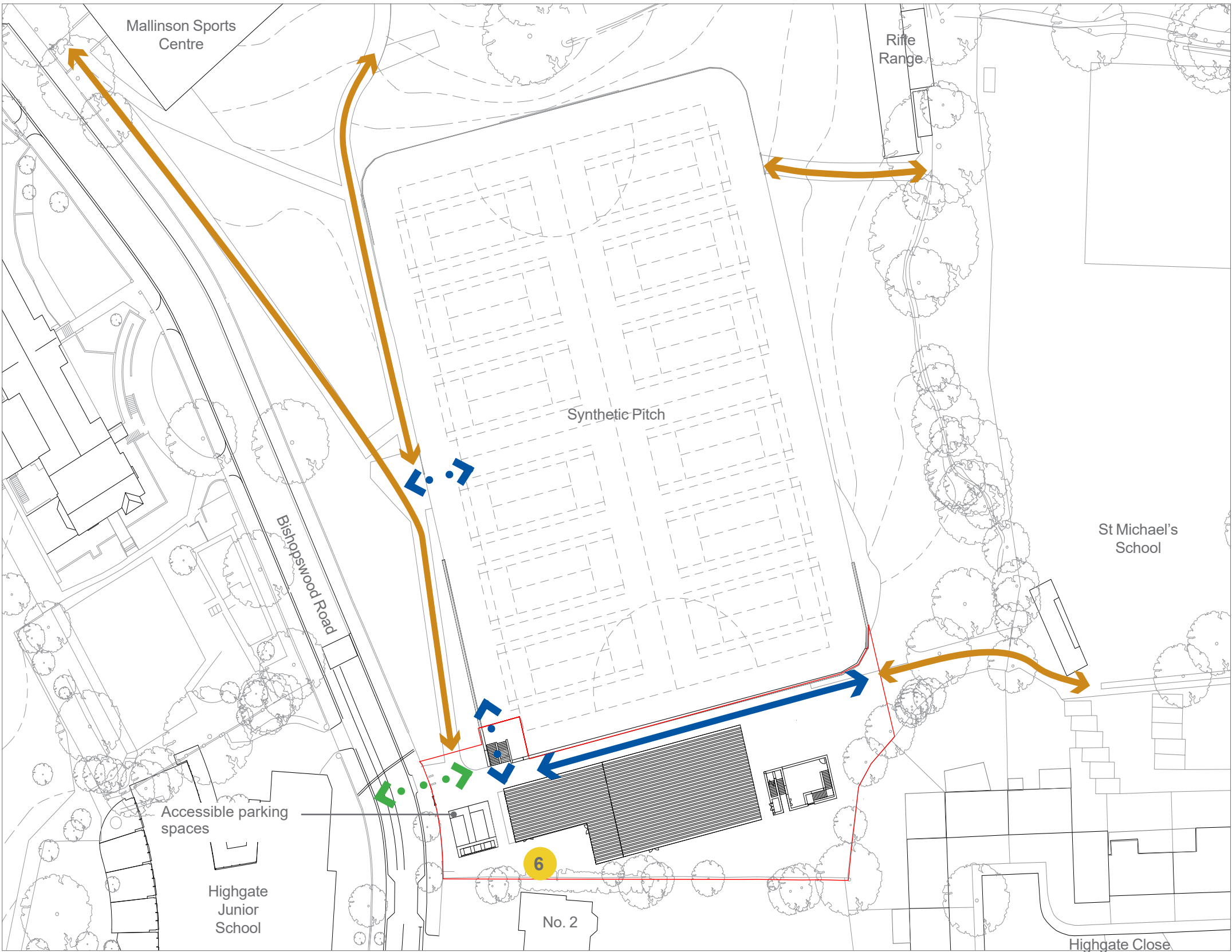
Proposed Pathways

Existing Pathways

Vehicle Access

6

 Cycle Parking for Staff - 6 Spaces



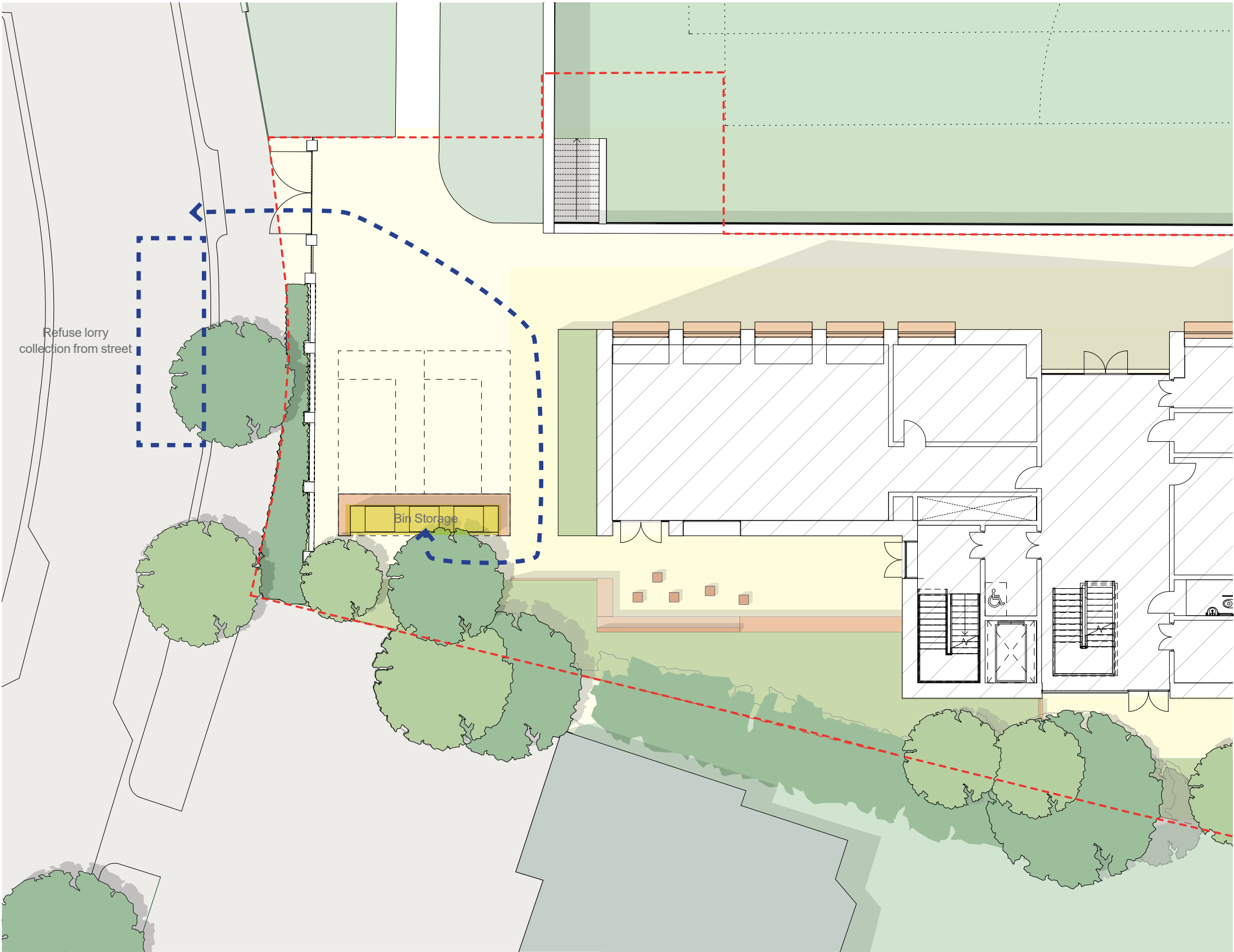
9.0 | Design & Access
9.3 | Refuse Collection

A new bin storage area for general waste and recyclables will be provided behind the accessible parking spaces. The bins will be concealed from view by a solid enclosure, with access doors to the rear and a planted sedum roof, to aesthetically blend with the adjacent landscaping. This will protect the waste from the weather, whilst the door design also allows the store to remain well ventilated. Adequate space is available adjacent to the bins for the short term storage of bulky waste. The Euro bins will provide the necessary protection against animal scavenging.

Although discreetly located and screened from the primary pedestrian route, the store will be accessible for building users. A hard surface is provided for the wheeling of these bins ensuring an easy and safe access for collectors and collection vehicles. Adequate lighting will also be provided on site for the transit of waste

The School have prepared a Waste Management Plan, detailing the arrangements for site-wide collection and removal of waste and recycling.

- Key:
- Waste Collection Access
 - Pupil Access
 - Bin Storage



Proposed Ground Floor Level

9.0 | Design & Access
9.4 | Crime Prevention

We have been conversing with the Metropolitan Police Service’s Designing Out Crime Officer Lee Warwick, who is part of the Crime Prevention, Inclusion and Engagement (CPIE) team. Lee has provided advice on the incorporation of ‘Secured By Design - New Schools, 2014’ (SBD) standards into the design of the buildings. Although Richards Music Centre is not currently in operation, students, staff and visitors regularly pass through the site as it forms a principle route between the Senior School and Bishopswood Road Campuses, so it is unlikely that an increased number of people will be moving through the site. In which case, anti-social behaviour and crime should not be more frequent.

Due to the condition of the proposed routes, external lighting and landscaping, Lee Warwick did not have any significant concerns regarding the occurrence of crime and antisocial behaviour in and around the site. Careful consideration has been given to any features both on the envelope and externally, such as benches, maximising natural surveillance.



**Highgate School | Richards Music Centre
Design and Access Statement - Addendum**

Hopkins Architects

July 2025

A_HS-RMC2_9351_B

Date	Revision	Approved By
12.09.2023	A	AB
31.07.2025	B	AB

Reference	Context	Revision	Date
ISS 0006	Planning - Additional Information	A	12.09.2023
ISS 0007	Planning Issue	B	31.07.2023

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1.2 View of Proposal - South to North	62
1.3 Site Walkthrough - North to South	63
1.4 View of Proposal - North to South	64
2.0 Street Elevation	65
2.1 Proposed West Elevation	66

Executive Summary

This Design & Access Statement Addendum has been prepared by Hopkins Architects Limited on behalf of Highgate School in support of the Planning Application for a new two-storey educational building plus a single storey basement adjacent Bishopswood Road in Highgate.

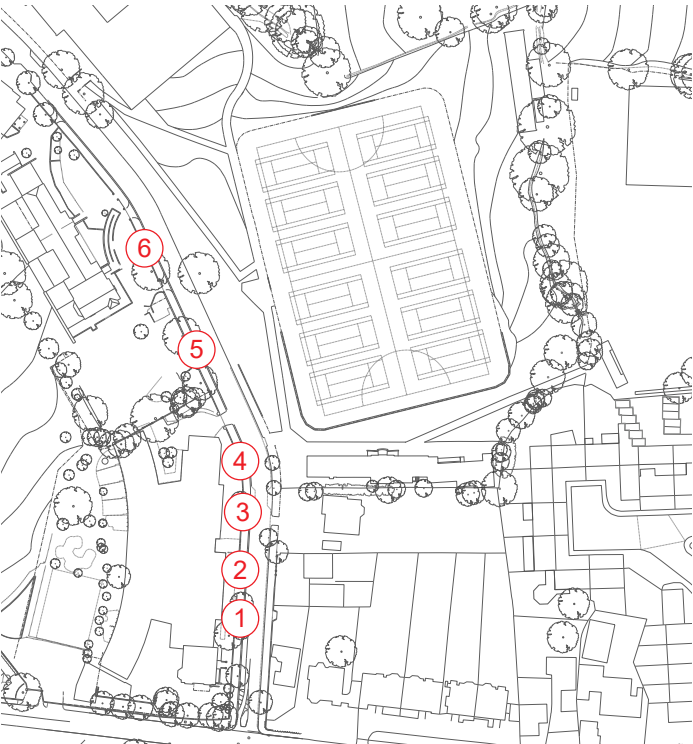
The report includes the inclusion of two views, with one capturing the relationship between the aforementioned building and the neighbouring Mallinson Sports Centre project on the north side of the sports pitches. Additionally, a street elevation showing both projects is included.

10.0 | Street Views

10.0 | Street Views
10.1 | Site Walkthrough - South to North

We completed a walkthrough along Bishopswood Road, viewing the building from the south and north ends.

On this page, you will find our walkthrough analysis moving from the south to the north. It was felt that this viewpoint successfully showed the relationship between the two buildings. The suggested viewpoint can be found on the following page, positioned in a manner akin to photograph number 3, located to the right.

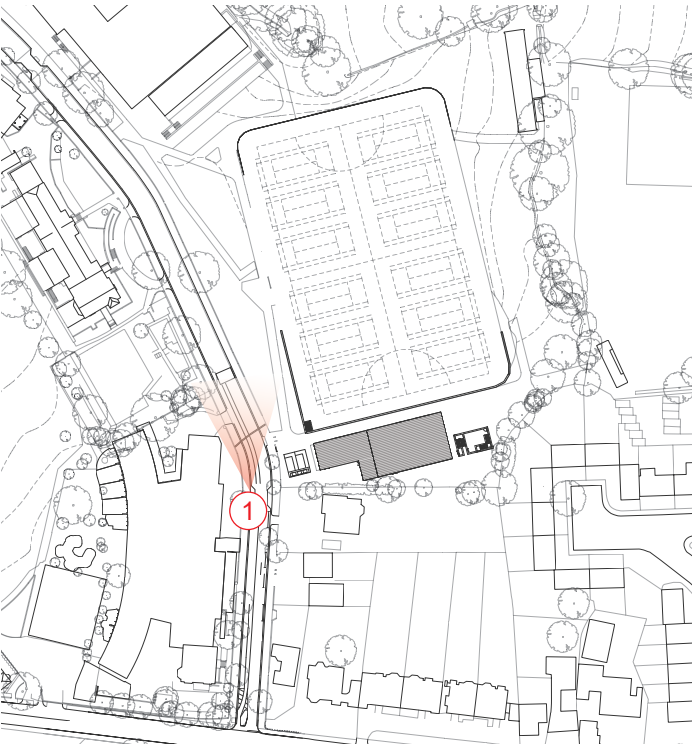


Key Site Plan - Bishopswood Road



10.0 | Street Views
10.2 | View of Proposal - South to North

This viewpoint shows the proposed relationship between the Richards Music Centre and Mallinson Sports Centre projects.

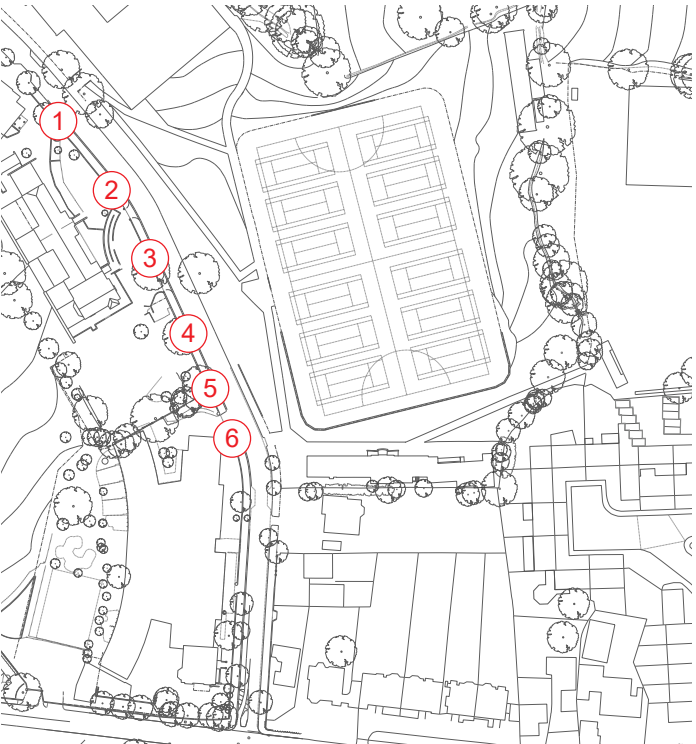


Key Site Plan - Bishopswood Road



10.0 | Street Views
10.3 | Site Walkthrough - North to South

When travelling in the opposite direction, from north to south, the simultaneous visibility of both buildings was less obvious. The Richards Music Centre site was partially concealed by trees when observed from the vicinity of the Mallinson Sports Centre. Consequently, the proposed perspective provided on the following page is farther south along Bishopswood Road, where the visibility of the Richards Music Centre becomes clearer, although it excludes the Mallinson Sports Centre from view. The viewpoint corresponds to a location similar to that of photo 3, on the right.

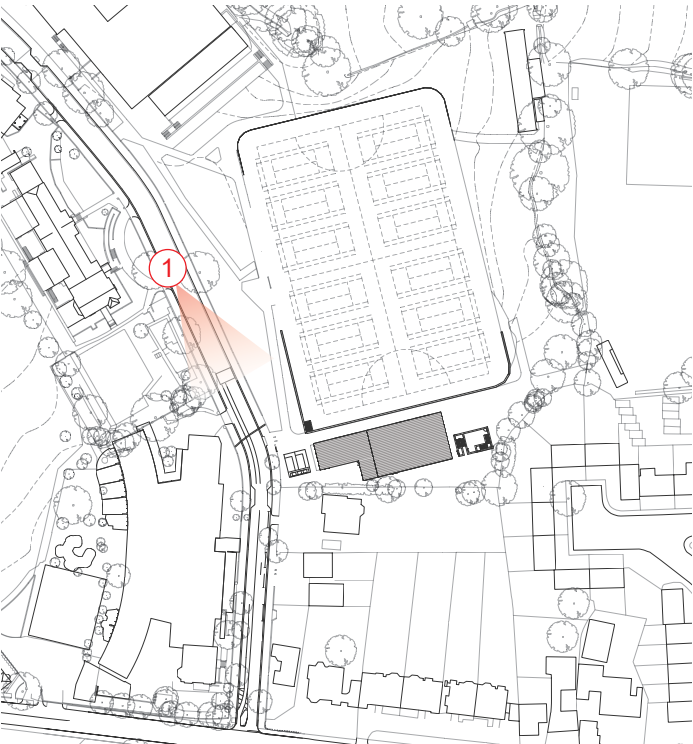


Key Site Plan - Bishopswood Road



10.0 | Street Views
10.4 | View of Proposal - North to South

This viewpoint shows Richards Music Centre as viewed from the north.



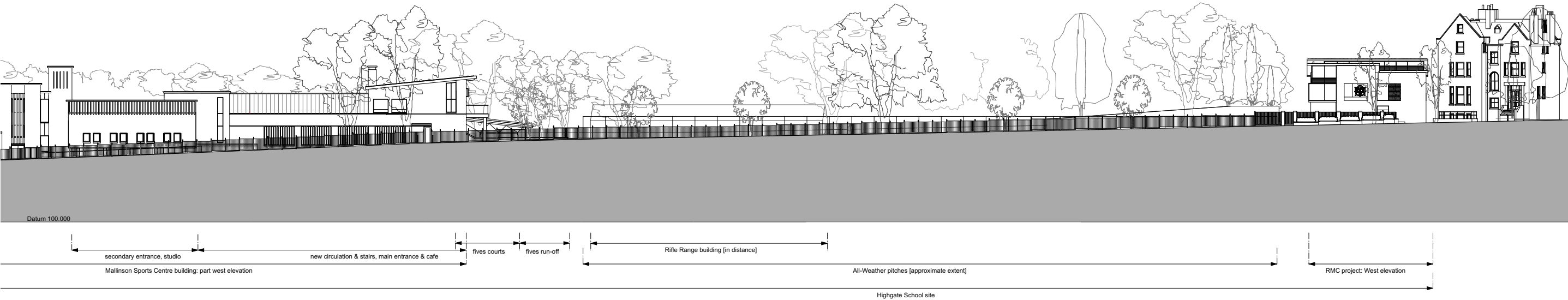
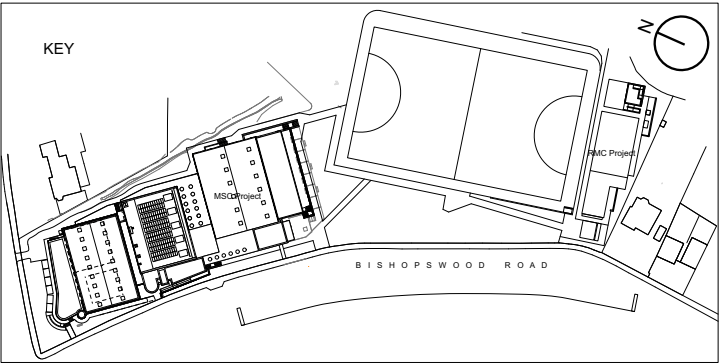
Key Site Plan - Bishopswood Road



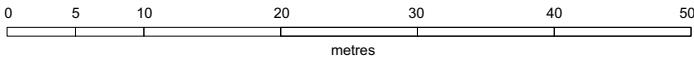
11.0 | Street Elevation

11.0 | Street Elevation
11.1 | Proposed West Elevation

This street elevation interpolates the horizontal distance between the two projects around the curve of the road, with each project's frontal elevation to an accurate scale (refer to key plan to right).



Ground line for elevations taken at Bishopswood Road street level



This drawing has been prepared at the request of the Local Authority to show the MSC project in the context of the proposed Highgate School Masterplan, with proposed RMC project - note that these are separate planning applications; refer to separate project drawings for all details

**Highgate School | Richards Music Centre
Design and Access Statement**

Hopkins Architects

July 2025

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