

HIGHGATE SCHOOL

STATEMENT OF COMMUNITY INVOLVEMENT ADDENDUM

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1.0 Introduction and Context

- 1.1 Bidwells LLP is instructed by Highgate School to prepare this Statement of Community Involvement addendum, addressing the School's ongoing consultation following the original submission of the Estate Project applications. The addendum is to be read in conjunction with the original Statement of Community Involvement (SCI) prepared by Luther Pendragon. The original SCI covers the period up to the point of submission in February 2023.
- 1.2 Following the submission of the applications there has been further engagement with the community regarding all live applications. This Addendum aims to provide an overview of the process that has taken place and the outcomes that have been achieved, largely following a series of workshops with members of the community to discuss the development proposals. These were independently chaired by the King's Foundation.
- 1.3 Full planning applications were submitted simultaneously for the following projects:
1. Richards Music Centre on Bishopswood Road
 2. Dyne House (and associated Island Site improvements) on Southwood Lane
 3. Mallinson Sports Centre on Bishopswood Road
 4. Science Block within the Science Quad on Southwood Lane
 5. Decant proposals - temporary accommodation on Bishopswood Road
 6. Far Field sports surface and draining improvements on Hampstead Lane
- 1.4 These projects came forward simultaneously as a result of the desires expressed within the Highgate SPD (March 2021).
- 1.5 In response to public comment, it should be noted that written correspondence has now been formally issued to the London Borough of Haringey to confirm the **withdrawal of the Far Field application**.

2.0 Consultation Outline

- 2.1 Full details of the pre-application public engagement can be found in Section 4 of the original SCI. This demonstrates the School's commitment to working in close consultation with the local communities of Highgate, parents and other stakeholders with an interest in the proposals. This has been a principle that has remained constant and ultimately led to the School voluntarily engaging in post submission community consultation.
- 2.2 The post submission consultation took place in the form of workshops, hosted at Highgate School, that were independently mediated by Kim Hitch of the King's Foundation. These workshops were attended by members of the community including key community groups such as:
- Highgate Neighbourhood Forum
 - The Highgate Society
 - Highgate Conservation Area Advisory Committee
 - Southwood Lane Residents Association
 - Kingsley Place Residents Association
- 2.3 The minutes from all meetings were agreed by attendees from which summaries have been prepared and included at **Appendix 1**.
- 2.4 The format of the workshops normally began with a presentation from the School's design team or their expert consultant relevant to particular points of interests. This was followed by discussions chaired by Kim Hitch where members of the community asked questions or made statements.
- 2.5 The series of workshops culminated in the Plenary Workshop held on 12th December 2024. During this workshop the School fed back to the community the proposed changes that would be progressed as formal revisions to the application.
- 2.6 The following community workshops were undertaken:

Table 1 - List of workshops and Community Meetings

MEETING	DATE HELD
Community Scoping Meeting	17 th April 2024
Workshop 1: General Principles, Estate wide issues and overarching strategies.	12 th June 2024
Workshop 2: General Principles and overarching strategies: Sustainability	26 th June 2024
Workshop 3: Dyne House & Island and Science Block	14 th October 2024
Workshop 4: Mallinson Sports Centre & Richards Music Centre	6 th November 2024

Workshop 5: Plenary Workshop	12 th December 2024
Dyne House Basement Impact Assessment Specialist Meeting	1 st October 2024
MSC Basement Impact and Hydrology Assessment Specialist Meeting	29 th October 2024

- 2.7 The latter two specialist BIA meetings were held on Microsoft Teams and members of the public were invited to observe. These were discussions led by Campbell Reith, who acted as independent auditors of the basement impacts for both MSC and Dyne House. From February to September 2025 there have been additional smaller bespoke meetings with members of the Community focusing on more specific areas of the proposals. These have included: MSC and SB updates in June 2025, additional one to one meeting on SB in July and September 2025. In June 2025 there were 12 meetings with individual Southwood Lane residents regarding DH. These meetings were held with independent surveyors with additional questions answered by the School's team as required. In addition, the School held smaller meetings with members of the community to discuss their concerns.

3.0 Outcomes

3.1 Following the plenary session (12th December 2024) the School agreed to various outcomes. These have been fed into the corresponding planning application through the revisions package submitted to the Council, of which this SCI Addendum forms part.

Table 1 - Summary of Key Outcomes Relevant to the Planning Process

Estate Wide
In response to the community feedback the School has suggested forming three permanent groups, made up of representatives from the School and the Community, to consider: Traffic: This could also include the Local Authority and could be set up almost right away to help with the traffic and construction management plans. Community use of School facilities: This could be driven by the School's Director of Partnerships. The School would be interested in providing for underrepresented or disadvantaged groups whose needs are not already well served, rather than for those who can already access facilities elsewhere, so we are not duplicating or replicating. Biodiversity: The School has staff with expertise and passion who could be involved and will be considering establishing a Biodiversity Lead. The School also instructed additional work to revise the Estate Wide Programme Review & Construction Traffic Forecast (Aug 2025). Furthermore, the School has prepared Estate Wide biodiversity enhancements in conjunction with Robert Myers Landscape Architects and Applied Ecology. Please refer to the following document: - Highgate School Biodiversity Enhancement Plan (Aug 2025)
Mallinson Sports Centre (MSC)
Following feedback from the community and a review of the needs case by the School it has been determined that there could be meaningful alterations to the northern elevation of the MSC scheme fronting Broadlands Road. Ed Toovey Architects have prepared a revised Design and Access Statement (Aug 2025). Section 5.0 "Consultations" and Section 6.0 "Project Development" provides details of the community consultation, the outcomes and a comparison between the original and revised scheme. In summary: <u>North Block:</u> Public & Consultee comments:

- allow greater depth of landscaping
- question the need for the extent of new teaching classrooms
- question the proportions of windows to the north elevation

Design response:

- reduction in area of North Block by circa 192m² [all levels total]
- reconfiguration of plan and stairs
- narrower footprint, set further back from Broadlands Road
- increase in north area landscape garden area of nearly 50%
- cycle storage brought within the building, omitting the external store

West elevation on Bishopswood Road:

Public & Consultee comments:

- increase glazing compared to solid wall
- accentuate breaking up of elevation into blocks
- have more visibility into sports centre

Design response:

- larger areas of glazing between main solid components of façade
- greater distinction between solid and 'gap'
- more open and subtle elevations along street frontages
- emphasis on visually smaller building blocks in Conservation Area

Regarding the basement impact, a separate specialist meeting was held which included the School's technical consultants, Campbell Reith (on behalf of LB Haringey), and technical experts on behalf of the community. The community were invited as observers and the meeting was chaired by Kim Hitch. This culminated in the preparation of a Basement Impact Assessment Audit prepared by Campbell Reith on behalf of LB Haringey.

Richards Music Centre (RMC)

Hopkins Architects have prepared a revised Design and Access Statement (July 2025). Following the post submission community workshops there are no proposed changes to the RMC scheme.

Dyne House & Island

LDA have prepared revisions to the Landscaping of the Parade Ground in response to comments received during the post submission consultation, the most notable change being the planting of additional trees. This is supported by a revised Landscape Statement and Landscape General Arrangement.

To provide further context to the proposals Hopkins Architects have provided two additional chapters as an addendum within the revised Design and Access Statement. These cover "Street Views" and "Privacy and Overlooking".

Similarly to MSC, a separate specialist meeting was held regarding basement impact concerns. This included attendance from the School's technical consultants, Campbell Reith (on behalf of LB Haringey) and technical experts on behalf of the community. The community were invited as observers and the meeting was chaired by Kim Hitch. This culminated in the preparation of a Basement Impact Assessment Audit prepared by Campbell Reith on behalf of LB Haringey.
Science Block
Ed Toovey Architects have prepared a revised Design and Access Statement (Aug 2025). This summarises the key consultee comments with regards to design and the design response. Following a design review it was determined that the proposed revisions to the design would not be pursued, the reasons are summarised below. In summary: <u>Consultee key comments:</u> • Create a greater setback (several metres) of the proposed south extension from the existing south gable wall of East Block • Widen the gap across the corners between the proposed extension and existing Central Hall block • Reduce the depth of the north extension - reduce overlooking of the almshouses <u>Design response:</u> • Design exercises were carried out by the School to explore the feasibility of the main consultation suggestions • These concluded that changes could not be made without substantial and detrimental impact to the current design • Outline revised design drawings with the changes were issued to the Council Planning and Conservation Officers and they were considered to be unacceptable and less successful, for 'no obvious gain', with 'undesirable' impact on the existing building • To reduce overlooking of the almshouses, a number of new and existing windows in proximity to the houses are to receive obscuring film at lower levels, so that the window glass brings in daylight but is not clear
Far Field
Following the workshops the School has decided to withdraw the Far Field application .
Decant
No proposed changes to the scheme as a result of the workshops.

- 3.2 It should be noted that the changes listed within this table are not comprehensive. Appendix 1 of the revised Planning Statements (Sept 2025) provides a full breakdown of the documents and drawings that have been revised for each application since the original submission.

- 3.3 The School wishes to thank all members of the community who have spared time in discussing the proposals. Further these meetings would not have been possible without the support of the King's Foundation and Kim Hitch in particular; the School is very grateful for his input to the consultation process.

APPENDIX 1

WORKSHOP SUMMARIES

Summary: Workshop 1

General Principles, Estate Wide Issues and Overarching Strategies

Date: 12th June 2024 (0900-1230)

Attendees representing: Highgate School (x8), Highgate School Consultants (x1), Highgate Neighbourhood Forum (x1), Broadlands Road Residents Association (x3), Kingsley Place Residents Association (x1), Southwood Lane Residents Association (x4), Highgate Society (x3), Highgate Conservation Area Advisory Committee (x5)

Introduction

- The Independent Facilitator introduced the workshop explaining that it would be broken into 3 focus areas: the School's needs and development strategy; development disruption and construction management plan, and; principles around planning updates, changes and amendments.

School's needs and development strategy

- The school outlined its vision for, and the thinking behind, the proposed developments. Vision was to make sense of the site, especially in terms of movement around it and accessibility; deal with fabric issues because of historic neglect, including poor energy performance, and; upgrade teaching spaces to address curriculum and teaching requirements, some stemming from the decision to go co-ed (School has been fully co-ed for ten years).
- Focussing on how the curriculum and pedagogy have changed, the timetable is very hard to manage across a split site with rooming at 99.8% capacity across the fortnightly timetable, and higher at times (resulting in places that aren't classrooms or are the wrong type of classroom being used for lessons). In addition, the curriculum has got broader: 10-12 new subjects offered since the facilities were built, and the pedagogy has changed in that teaching is more often in a seminar style.
- Academic priorities were set out: Sixth Form (including breakout spaces, common areas, quiet work spaces); Science (currently 15-20 science lessons a fortnight happen outside laboratories); Music (pupils often taught in non-music rooms); Drama (not enough suitable space and current drama studio does not have changing rooms, wings or backstage), and; Sport and Exercise (one sports hall, which also needs to be used for 2.5 months a year for exams, for three schools' indoor sport is insufficient and many outside pitches get waterlogged).
- Plans were explained in the context of the SPD, drawing on the academic and building needs. It was reiterated that the plans do not aim to increase pupil

numbers beyond the current licensed capacity (1,970). Broad construction timetable was also highlighted.

- Community and partnership initiatives were highlighted, including outreach to local schools and neighbourhood projects.
- Discussions included: (1) whether the School could offer the community greater access to the new facilities. The School was keen to hear about how it could help the community where there was a need; (2) the need to include the local community in conversations around development programme and CMP; (3) whether the shelf life of certain subjects meant accommodation should not be designed around them with the School explaining that the modality of teaching would be similar: smaller groups in seminar rooms; (4) noise emanating from music facilities that would be underground and soundproofed, and (5) School's agreement to soft landscape Parade Ground.

Development disruption and construction management plan

- The School highlighted the construction projects it had completed in the previous 10 years or so and the approach taken with a project management team with experience of these sorts of projects, understanding the issues and working with the community.
- The estate development plan intends to sequence projects to minimise concurrent disruption. Construction plans, conditioned at planning stage, are developed when the main contractors are engaged; the School committed to engaging with the community as the plans progress.
- Temporary accommodation will be used to maintain school operations during construction.
- The school was aiming to work with Tier 1 contractors, which would be appointed following a comprehensive tender process, including pre-tender interviews.
- Discussions included: (1) concerns about the scale of development and its potential long-term impacts on conservation areas, open land, and heritage assets. The need for each application to justify the balance between development benefits and impact on local designations was emphasized and reference was made to relevant national planning policies advocating both school improvements and strategic mitigation of impacts prior to application submission; (2) disruption to the village during construction – there needed to be a mechanism for dealing with things going wrong; (3) the need to bring to the School's attention any sensitive areas/activities that needed to be

considered as part of the construction plan; (4) the intention to use a dedicated logistics holding park for lorries in the area; (5) the importance of developing a co-ordination and communication process with regular meetings with the community; (6) the need for residents of Southwood Lane to have baseline measurements prior to Dyne House, and (7) the type of contract that would be used for projects.

Principles around planning updates, changes and amendments

- The School explained why all the planning applications had been submitted concurrently and the need to find a way to ensure none of the permissions expired for lack of work.
- Consideration would be given as to how revisions to drawings could be easily identifiable and transparent.
- Environmental Considerations: Flood risk and groundwater impacts were discussed, with additional studies and joint meetings involving the council and consultants planned. Further environmental and sustainability issues will be addressed in future meetings.

Summary: Workshop 2

General Principles and Overarching Strategies: Sustainability

Date: 26th June 2024 (0900-1600)

Attendees representing: Highgate School (x9), Highgate School Consultants (x11), Highgate Neighbourhood Forum (x2), Broadlands Road Residents Association (x1), Kingsley Place Residents Association (x1), Southwood Lane Residents Association (x2), Highgate Society (x3 one of whom was also representing Growing Green, and Heath and Hampstead Society), Highgate Conservation Area Advisory Committee (x3)

Introduction

- The Independent Facilitator explained that the workshop would cover general sustainability principles applicable across the school estate. Site-specific sustainability issues would be noted but deferred for detailed examination at upcoming dedicated workshops focusing on specific projects.

Background and Context: The School's Sustainability Strategy

- The School's Planning Consultant set out the Planning Policy Position, including the National Planning Policy Framework (NPPF), the London Plan and the Local Plan.
- The School set out its Sustainability Strategy, highlighting its high priority within the School Development Plan. Available on the School's website, the Strategy identifies ten areas which broadly break down into Education and Action, and is overseen by two committees — executive and consultative — involving senior staff and governors. Environmental education spans all schools (Senior, Junior, Pre-Preparatory) with curriculum mapping and planned new courses, active student environmental representatives, extracurricular programs, inclusive pastoral support for eco-anxiety, staff training, and inter-school environmental collaborations. On the action side, a "Green Screen" evaluative approach encourages continual improvement ("Is it green? Could it be greener?"). Student-led ecology councils and committees undertake campaigns around issues like recycling, flight reduction, and single-use plastics. Community engagement includes volunteer programs for pupils and joint initiatives with partner schools and local groups. Building upgrades are planned beyond minimum energy efficiency regulations to promote sustainability with improved biodiversity, energy management and catering practices that reduce waste and meat consumption.

The Proposal: Building Performance and Sustainable Energy

- Current building performance ratings are relatively poor, and refurbishment plans seek to raise these substantially.
 - Mallinson Sports Centre (MSC): over 80% of existing structure will be retained with new structures wrapped around it. This reduces amount of demolition and enhances energy performance (eg current external walls become interior). The school plans progressive replacement of gas boilers with electric alternatives aligned with decarbonization goals. Waste management during construction targets 95% recyclability.
 - The Science Block: will be largely retained to conserve heritage while adding small, accessible extensions for modern curriculum needs. Its heating will switch to electric air-source heat pumps, with rooftop equipment enclosed and optimized.
- BREEAM Excellent certification is targeted, with ongoing efforts to surpass it. Measures include improving operational energy efficiency, future-proofing the buildings to accommodate advancing technology, addressing challenges such as noise-sensitive ventilation, and managing local grid electricity demand via an on-site substation. Drainage and flood risk strategies are integrated with ecological considerations.

Discussion and Observations

- Key discussions addressed compliance with current and emerging policies for energy, cooling, lighting, and environmental performance.
 - MSC: current projections estimate a 61% reduction in operational carbon emissions compared to baseline, exceeding planning requirements. The retention of thermal fabric performance was identified as key to long-term carbon savings beyond mechanical systems. Low and zero-carbon technology will be used and a better building management system and presence detectors will ensure lights turn off automatically and the ventilation only performs as needed.
 - Dyne House: balancing heritage façade retention with insulation proved challenging; parts of the exterior will be retained, others replaced, with a reduced building height and updated cladding. Noise and ventilation constraints limit natural ventilation options. Landscape and ecological strategies include soft landscaping on Parade Ground (which the School agreed to review), habitat enhancement with native species, and plans for green spaces like sunken gardens.

- Richards Music Centre (RMC): existing building is too hot in summer and too cold in winter. The proposal does not lend itself to green roofs which require thicker build up and can add to height. It was confirmed that solar heat gain surveys had been carried out.
- The school plans photovoltaic (PV) installations where feasible. Consideration would be given to new sustainable construction techniques, embodied carbon mitigation (like reusing crushed excavated material), and a survey to improve embodied carbon outcomes.

Travel Plan

- The School has achieved a TfL STARS Gold Award for promoting active and sustainable travel. Existing traffic management plans maintain current pupil drop-off flows. There are no plans to increase pupil numbers. Efforts to encourage cycling include enhanced cycle and scooter parking, showers, maintenance facilities and workshops, with cycling uptake steadily increasing but still modest. Four [now five] school bus routes support families who live in areas less accessible by public transport. Challenges exist including local road congestion, limited safe cycle routes, and staff commuting distances. The school has implemented School Street closures during peak times to reduce pollution near the Junior School and supports clean-air campaigns and walk-to-school initiatives. Engagement with parents and community forums is ongoing to promote sustainable travel and reduce single-occupancy car use. Potential collaborations with local authorities for improved parking enforcement, traffic calming, and public transport enhancements (like bus timetable extensions) are being explored. The School undertakes regular surveys to monitor travel. Questions were raised about: (1) locations for parking of private buses/coaches used by the School, (2) options for extending School Street, (3) exploring role of Council enforcement officers, (4) whether there could be a joint approach about the 271 bus stop outside the Prince of Wales pub, and (5) how to capture construction traffic into the Travel Plan.

Environmental Sustainability

- The School's Consultant noted that the estate contains a mix of habitats including urban built areas, amenity grasslands, woodlands, veteran trees, and hedgerows. Most of the discussions focussed on the MSC project. Local sightings of protected species like Great Crested Newts have been reported, though no official records exist; a formal verification and survey process is planned. Bird breeding seasons and bat roost protections are being observed, with mitigation plans for any necessary disruption. Logs and habitat features are designed to support important species such as stag beetles. Drainage basin and hydrological plans have been revised to protect mature trees and

woodland areas. The school plans to increase biodiversity by thinning undergrowth, planting native species, managing grasslands for diversity, and implementing a woodland management strategy. While the current planning applications predate statutory biodiversity net gain requirements, the school aims for an overall net biodiversity gain on the MSC site of around 15%. Tree loss will be compensated with new plantings, although replacement trees may not be in the exact same locations. Debates included tree valuation methods and discrepancies in hedgerow measurements, which the school plans to address with local authorities. Measures to strengthen ecological corridors and biodiversity connectivity across the wider estate are underway.

Far Field

- The School set out the academic need for a new all weather pitch; increasing popularity of hockey (no longer played on grass) and that the inadequate drainage (on clay soil) mean substantial fixtures annually were cancelled. The Life Cycle carbon assessment for the proposed surface was set out, with it being confirmed that the School would be looking at one of the most environmental synthetic pitches. The proposals would also include the installation of additional hedgerow (of at least 340m) and a green roof on the changing facility.
- A representative from a number of community organisations then presented in opposition to the Far Field project.
- It was agreed that the School would reflect on the points raised.

Dyne House

- The meeting ended with an overview of the landscape plan for Dyne House, setting out the proposed overall roof and site plan. Discussions included the Parade Ground surface and use (the School confirming it was a fire evacuation area), the SUDS strategy and the use of green walls. The School was also asked to consider whether blue roofs would be better than green ones.

Summary: Workshop 3

Dyne House (Part 1 (0900-1200)) and Science Block (Part 2 (1300-1530))

Date: 14th December 2024 (0900-1530)

Attendees representing Part 1: Highgate School (x7), Highgate School Consultants (x8), Kingsley Place Residents Association (x4), Somerset Gardens Residents Association (x1), Southwood Lane Residents Association (x4), Highgate Society (x3), Highgate Conservation Area Advisory Committee (x2)

Introduction

- The Independent Facilitator explained that the workshop would be broken into two parts: the morning covering Dyne House and the afternoon covering the Island Site and Science Block.

Proposal: Dyne House

- The School set out its needs and requirements and what they mean in terms of space/size/uses. This included addressing the need for more teaching spaces in the Senior School, creating a dedicated Sixth Form facility with seminar rooms, breakout spaces and areas for independent study and addressing the significant increase in music participation.
- Design proposals at the front involve recladding Dyne House (façade at the end of its serviceable life), reducing the height through a shortened lift tower and improving accessibility with a new lift. The car park would be replaced with green bordering.
- Design proposals at the rear involve smaller, contextually appropriate blocks separated by courtyards, incorporating green roofs, improved privacy and alignment with site boundaries. The rear extension which houses music is sunk into the ground and to provide full accessibility throughout the design includes a central, internal circulation spine.
- Preservation of tree lines and efforts to minimize light pollution and overlook concerns were highlighted.

Discussion points and issues of concern

- The following matters were raised and discussed: (1) demolition versus refurbishment of Dyne House with the School explaining the reason for the latter, (2) the gain in terms of classroom space from the extensions at the front, with the School explaining that in addition to space the design also created flexibility of use, (3) the difference in opinions of the current and proposed Dyne House façade design, noting the subjective nature of aesthetics and that the

focus, therefore, should be on impact, (4) new sky profile and detailing of the rear of the proposed Dyne House design, (5) the need for the green roofs – with the School confirming they were a planning requirement – and the impact they had on the height of the building; the School agreed it would be looked at during more detailed design phase, (6) the possibility of ‘greening’ the walls – with the School agreeing to consider this as part of the landscaping proposals, (7) the drainage solutions with an attenuation tank were raised, with questions about natural water soakaway, (8) ground movement and basement construction complexity concerns, prompting a request for the technical review to be considered earlier than is usual, (9) party wall issues, monitoring and insurance arrangements, (10) mechanical and electrical plans which include basement plant rooms and ground source heat pumps, (11) construction management plans which emphasize minimizing disruption with careful logistics (with confirmation that Kingsley Place would not be used as a main point of access but might be needed on occasion for larger plant or one-off special deliveries), (12) the indicative construction timeline and coordination plans, with agreement that ongoing engagement with the community would be important as this was developed, and (13) sunlight, daylight, and light pollution issues, particularly about skylight above teaching spaces and at the Parade Ground end of the development.

Part 2: Island Site (Part A) and Science Block (Part B)

Attendees representing Part 2: Highgate School (x7), Highgate School Consultants (x5), Southwood Lane Residents Association (x2), Highgate Society (x3), Highgate Conservation Area Advisory Committee (x1)

Proposal: Island Site (Part A)

- To address current situation with steep stairs, poor circulation, accessibility issues and aesthetic concerns by creating a linking extension that includes an integrated new electrical substation, a new platform lift walkway to link Central Hall with the tunnel and Dyne House. It will also enable refuse management improvements by using a more hidden covered area.

Discussion points and issues of concern

- The following matters were raised and discussed: (1) concerns about overlooking, light and noise from the new walkway, a level which would enable direct views into bedrooms of houses opposite – the School was asked to consider obscured glazing at first floor level, (2) the link building’s architectural fit with the adjacent historic Victorian Gothic buildings, (3) whether the plans missed an opportunity to improve access to the Library, although the challenges, particularly relating to the Listed nature of Big School were noted, (4) structural movement concerns near the library and tunnel subsidence risks,

with suggestions for further monitoring, and (5) concerns about views and the visual character of the Science Quad.

Proposal: Science Block (Part B)

- To transform the interior of Science Block, which is nearly 100 years old. There will be a complete renewal of services, changing from gas to electric, and two extensions added, in part to aid inclusivity, accessibility and reduce congestion (a new lift and wider stairs). The project would also update interior layout and create some additional laboratories to reflect current science teaching. Refurbishments included renewal of services and extensions to improve accessibility. To the south, a new entrance and foyer will give the science facilities greater identity. At roof level the southern side will largely be glazed over the stairs and foyer and there will be an open plant area for air source heat pumps and an observatory.

Discussion points and issues of concern

- The following matters were raised and discussed: (1) concerns over the extension's impact on heritage assets, with the end elevation of the extension adversely impacting the end elevation of the existing building – it was agreed that this would be given further consideration, (2) the impact of the rear extension on the residents of the Alms houses, (3) questions about landscaping and tree replacement plans, and (4) a general concern about the overall scale and impact of the projects on Highgate's character.

Summary: Workshop 4

Mallinson Sports Centre (MSC) (Part 1 (0900-1200)) & Richards Music Centre (RMC) (Part 2 (1300-1500))

Date: 6th November 2024 (0900-1500)

Attendees representing Part 1: Highgate School (x7), Highgate School Consultants (x2), Broadlands Road Residents Association (x2), Highgate Society (x4 one of whom was also representing Growing Green, and Heath and Hampstead Society), Highgate Conservation Area Advisory Committee (x1)

Introduction

- The Independent Facilitator explained that the workshop would be broken into two parts: the morning covering MSC and the afternoon covering RMC.

Proposal: MSC

- The School set out its needs and requirements. The range and variety of sports offered has widened and existing spaces do not meet demand. The need includes a new sports hall with netball facilities, classrooms, IT areas, and smaller studio spaces for activities like dance and yoga.
- The approach is for additions to be incorporated around current building with limited demolition (e.g. existing Fives Courts where the new hall will be constructed with the Courts being relocated). The new sports hall will be sunk into the ground to reduce height, the south elevation will have a new main entrance including a cafeteria and viewing galleries, and there will be provision for a covered bicycle stand for 42 bicycles.
- A key curricular driver was to be able to continue to encourage pupils to develop healthy habits and keep active as long as possible in adult life. Against that, the current provision for sports remains based on a school without a Pre-Preparatory School and with c.900 pupils.

Discussion points and issues of concern

- **Hydrology and Flood Basin.** Key points from the experts' meeting of 29th October 2024 were shared. Expert assessments indicated limited structural risk but maintenance and long-term monitoring required. Redesigned attenuation basin integrated into a sustainable drainage (SUDs) strategy; grass banks and no permanent water body. Concerns raised about clay movement, pond possibilities, ongoing maintenance, and possible easement agreements for residents. The School confirmed that the basin would be used recreationally by pupils (lunchtime seating/space), but limited lighting and no standing water planned.

- **Landscape and Trees.** Loss of low-diversity, self-seeded trees but potential for enhanced biodiversity. [OBJ] Future planting types debated; oaks seen as viable but alternatives suggested like willow. Commitment to further discussions with residents and local groups about species and planting. Metropolitan Open Land (MOL): limited incursion into MOL acknowledged; GLA viewed proposals positively but landscaping measures intended to mitigate impacts and improve public-facing areas.
- **Design and Scale.** Aim to make buildings more sympathetic to surroundings, with articulated façades. Community concerns: buildings too large, “monolithic” appearance, out of character with conservation area. Requests that volumes be reduced, façades further broken up, and setbacks respected. School also undertook to revisit whether all proposed classrooms on northern elevation were essential and options for moving cycle sheds within the building.
- **Travel, Traffic and Construction.** Residents feared increased traffic, parking issues, and poor communication about major events. Requests for more proactive communication, event marshals, and a traffic management strategy. A council condition will require a travel plan. Cooperation between school, residents, and council encouraged.
- **Noise, Light, and Nuisance.** No commercial expansion planned; facilities for school/community use. Lighting kept low-level and safe. Transition to electric power systems with future provision for air-source heat pumps; noise control to be regulated at replacement stage.
- **Community Access.** Existing community access to sports facilities (including pool, albeit opportunities limited as most out-of-school time used for learning to swim or swimming clubs) will remain but not increase. School open to discussions on community needs that the School could meet but, if this meant foregoing school or commercial use, the School would need to be sure the needs could not be met elsewhere.

Part 2: Richards Music Centre (RMC)

Attendees representing Part 2: Highgate School (x7), Highgate School Consultants (x2), Highgate Neighbourhood Forum (x1), Highgate Society (x1), Highgate Conservation Area Advisory Committee (x2)

Proposal: RMC

- The new building would house Drama (moving from Dyne House), including teaching areas and a performance studio, sports offices, changing rooms, and

some circulation spaces. There would be direct access onto the all-weather pitch and there would be a new formal walkway and seating promenade. Constraints included rights of light, noise breakout, and views. There was limited incursion into MOL, permissible due to community/sports benefits.

- There would be landscaping with wildflowers, shrubs and trees to improve biodiversity. Two accessible car parking spaces at the front; general vehicle access removed. Design includes largely solid walls to restrict noise breakout, basement plant rooms to reduce noise, and façades designed for ventilation and light without overlooking.

Discussion points and issues of concern

- **Size and Profile.** Concerns about scale and height of certain sections and roof design. Differing views on roof profiles; school argued certain heights needed due to structural beams and Drama requirements. CGIs perceived as unrealistic compared to expected imposing feel. School agreed to review necessity of volume and, therefore, whether the building is more imposing than it needs to be.
- **MOL and Landscape.** Debate over legitimacy of MOL intrusion, even if reduced as a result of previous consultation. School acknowledged responsibility as steward of MOL and would consider points raised.
- **Natural Diversity.** Planting strategy to connect spaces and improve biodiversity.
- **Impacts on Neighbours.** The School confirmed anticipated use – hosting approximately 7 school productions yearly of 2/3 performances each with audience sizes largely reflecting number of children performing. Community also concerned about noise and light from glazing at rear; School suggested louvres mitigate issues but attendees preferred solid walls. It was confirmed that nearby properties would not be overlooked by escape staircase. Discussion also on the amount of glazing at the front overlooking pitches.
- **Community Benefits.** School open to identifying specific local needs rather than broad “public benefit”. Suggested creating a clearing house for community requests. Possible extension of Highgate Lates, a new initiative inviting parents into school to experience how Highgate teaches, to include wider community.
- **Sustainability.** Design aims for carbon neutrality by 2030, mass timber use, and future-proofed plant rooms. It would be an all-electric building using a heat recovery system similar to ground source heat pumps. Discussion around

whether “excellent” sustainable ratings achievable given glazing. Plans exceed minimum standards; net zero intended to include building use as well as design.

- **Access and Traffic.** Minimal car access; emergency paths preserved. Goods moved via trolleys due to rights of light constraints.

Additional Points

- The School confirmed all the buildings are designed for a 100-year life. Plant and equipment will need to change but the structure is planned to last for a century.

Summary: Workshop 5

Plenary Session

Date: 12th December 2024 (0900-1230)

Attendees representing: Highgate School (x7), Highgate School Consultants (x1), Highgate Neighbourhood Forum (x1), Broadlands Road Residents Association (x1), Kingsley Place Residents Association (x2), Somerset Gardens Residents Association (x1), Southwood Lane Residents Association (x4), Highgate Society (x5, one of whom was also representing Growing Green, and Heath and Hampstead Society), Highgate Conservation Area Advisory Committee (x2)

Introduction

- The Independent Facilitator welcomed attendees and noted this was his final engagement before retirement. He thanked everyone for the spirit in which the series of workshops had been conducted. He emphasized this meeting was not the end of the process but a transition to ongoing engagement, including setting up communication plans and structural dialogue between the School and community as amendments to planning drawings progress.

Community Groups' Feedback & Key Concerns

- Each community Group had put together a paper of their responses and ongoing concerns which had been shared. Community representatives were invited to give a short statement of their positions:
 - **Southwood Lane Residents Association.** Grateful for School's engagement, observing that the plans are better understood, if not supported. Regarding Dyne House and the Science Block, concerns remained: scale and massing, impact of basements, visual impact, size and massing of rear building, and buildability.
 - **Kingsley Place and Somerset Gardens.** Concerns: impact of construction (including parking), height of Dyne House development, not convinced about assurances from School about pupil numbers not increasing, and would like Dyne House project scaled down.
 - **Highgate Neighbourhood Forum.** Grateful to the School, noting cost and delay workshop process caused, and said that some concerns had been allayed. Remaining concerns: design, quality and form of RMC, plans for the MSC and the construction management plans. There should be wider collaboration around social value and community benefits to create a better Highgate.

- **Highgate Society.** Concerns raised: Parade Ground – keen to see greener plans, plans for Music Centre (in Dyne House) need to be considered in terms of overlooking and light pollution, concerns about the water table for Dyne House, feel that Dyne House should be preserved, plans for roof of Island Site project do not match what is already there, the elevation into the village will be impacted by the glass extension of Science Block, concerns about rear extension of Science Block and how it fits in with NPPF and that the plans for MSC will create a blot on the landscape.
- **Growing Green.** Remaining concern regarding the all-weather pitch at Far Field and the environmental/biodiversity impact.
- **Highgate Conservation Area Advisory Committee.** Confirmed that it stood by what it has already submitted in writing: none of the plans should go ahead, the cumulative effect will quadruple the School's current impact on the local area and construction work will have a huge negative impact.

School's Response

- The School expressed appreciation for the engagement process and reiterated this was an ongoing dialogue rather than a final decision. A potential benefit of the series of workshops is that it will be easier to liaise and work on traffic and construction management for individual projects and across the whole School site with a view to managing and, where possible, minimising disruption – not just during construction but always.
- To that end, the School proposed forming three permanent joint groups with community representation focused on: (1) Traffic (and construction management), (2) Community use of School facilities, and (3) Biodiversity.
- Turning to points made by various community groups, the School did not agree with all of them but was hopeful that this would not prevent collaboration over best-possible outcomes.
 - **Far Field.** The School does not agree that it is wrong to install an additional or new all-weather surface but understood that Far Field is not felt to be the right location and took on board the arguments about the overall effect on the village. The School will, therefore, withdraw the synthetic pitch application and will, in due course, re-submit plans for an engineered grass solution.

- **MSC.** The School provided updates on hydrology, the use of the basin, design modifications to reduce building massing on the North Block, increased use of glass and metal cladding to break down the apparent massing and a commitment to maintain community access.
- **RMC.** The School acknowledged that agreement here was unlikely, concluding that the proposal, which has responded to previous community consultation/comments, has the support of the QRP and has been looked at more recently with community criticisms in mind, is a coherent one.
- **Dyne House.** The School acknowledged the differences of opinion over the façade which has already been changed significantly following public engagement – it would be pleased to share future detailed elements reserved by condition such as fenestration and material choices with the community. The lift shaft choice of stone – changed as a result of previous community comment – was felt appropriate. The School reasserted its desire for the rear buildings to be as low as possible – this will be looked at by the design team during the detailed design phase. The School is happy to consider how to soften walls with planting. The School confirmed light (particularly relating to the end wall facing the Parade Ground) and noise mitigation measures, that it agrees that the Parade Ground should be a green area and reconfirmed it was the intention that it was for informal play and breakout (in addition to evacuation area), and reiterated that it would continue to engage on hydrology, Party Wall agreements and insurance. The School also agreed to consider the impact, on individual properties, of the proposed building, facilitated by an independent person, perhaps a surveyor or architect.
- **Island Site.** The School agreed to discuss the issue of the walkway with the Council.
- **Science Block.** The School confirmed that it was not feasible to push back the Science Quad extension but committed to look to improve that aspect where possible. It further agreed to ensure suitable privacy for almshouses and confirmed that the service road off Castle Yard would only be used for exceptional deliveries such as small plant and equipment.
- Construction sequencing was discussed. The withdrawal of the Far Field application will mean the School would need to start with the MSC project

rather than the village projects, which were originally sequenced to be the first ones.

Discussion and Observations

- Participants welcomed continued engagement and clarity on how curriculum needs drive design. There was agreement on forming consultation groups, including possibly a broader coordination group for communication. The School committed to timely sharing of revised plans, timetables, and project stages with community members beyond formal statutory consultations to ensure transparency.

