

**Highgate School | Dyne House & Island Site Tunnel Building
Design and Access Statement**

Hopkins Architects

July 2025

A_HS-DH3_9350_E

Date	Revision	Approved By
13.01.2023	D	AB
31.07.2025	E	AB

Reference	Context	Revision	Date
ISS 0004	Planning Issue	D	13.01.2023
ISS 0008	Landscape Updates & Addendum	E	31.07.2025

Table of Contents

Executive Summary	04	7.0 Design Concepts	33	Island Site Tunnel Building	70
		Dyne House Site	34	8.23 Executive Summary	71
		7.1 Dyne House Proposal 3 (2019)	35	8.24 Site Demolition Plan	72
1.0 Introduction	05	7.2 Conceptual Section	36	8.25 Level 01 Plan	73
1.1 Highgate School	06	7.3 New & Existing Views	37	8.26 Level 00 Plan	74
1.2 The Brief	07	7.4 Engagement with the Highgate Bowl & Land		8.27 Level -01 Plan	75
1.3 The Need for the Project	08	with Potential for Open Space Provision	38	8.28 Proposed East Elevation	76
1.4 Different Styles of Learning	09			8.29 Proposed South Elevation	77
		Island Site Tunnel Building	39	8.30 Proposed Landscaping Overview	78
2.0 The Site	10	7.5 Island Site Tunnel Building Brief	40	8.31 Artists Impression of Proposed Building	79
2.1 Site Location	11	7.6 Island Site Site Development	41		
2.2 Site Development	12	7.7 Views & Connections	42	9.0 Design & Access	80
2.3 Existing Site Plan	13	7.8 Site Access	43	9.1 Accessibility Statement	81
2.4 Site Photographs	14	7.9 Building Access and Organisation	44	9.2 Servicing and Fire Tender Access	82
2.5 Surrounding Buildings	15			9.3 Refuse Collection	83
2.6 Dyne House Building Exterior	16	8.0 The Design Proposal	45	9.4 Crime Prevention	84
2.7 Dyne House Building Interior	17	Dyne House	46		
		8.1 Executive Summary	47	Addendum	
3.0 Site Analysis	18	8.2 Site Demolition Plan	48	Executive Summary	87
3.1 Views & Connections	19	8.3 Proposed Site Plan	49		
3.2 Site Access	20	8.4 Level 00 Plan	50	10.0 Street Views	88
3.3 Site Restrictions	21	8.5 Level 01 Plan	51	10.1 Site Walkthrough - South to North	
3.4 Height, Massing and Frontages	22	8.6 Level 02 Plan	52	Left-hand Pavement	89
		8.7 Level 03 Plan	53	10.2 View of Proposal - South to North	
4.0 Planning Policy Context	23	8.8 Level 04 Plan	54	Left-hand Pavement	90
4.1 Planning Policy and Designation	24	8.9 Roof Plan	55	10.3 Site Walkthrough - South to North	
4.2 Conservation Area	25	8.10 Level -01 Plan	56	Right-hand Pavement	91
4.3 Highgate Bowl & Land with Potential		8.11 Level -02 Plan	57	10.4 View of Proposal - South to North	
for Open Space Provision	26	8.12 Level -03 Plan	58	Right-hand Pavement	92
		8.13 Level -04 Plan	59	10.5 Site Walkthrough - North to South	
5.0 Consultation	27	8.14 Level -05 Plan	60	Right-hand Pavement	93
5.1 Public Consultation	28	8.15 Local Materiality	61	10.3 Site Walkthrough - North to South	
		8.16 Existing Scale of the Surrounding Area	62	Left-hand Pavement	94
6.0 Project Development	29	8.17 Proposed Building Elevations	64		
6.1 Scheme Overview	30	8.18 Proposed Landscaping Overview	65	11.0 Overlooking & Privacy	95
6.2 Dyne House Proposal 1 (2015)	31	8.19 Proposed Contractor Site Compound	66	11.1 Overview	96
6.3 Dyne House Proposal 2 (2016)	32	8.20 Artists Impression from Southwood Lane	67	11.2 Northern Boundary - Existing	97
		8.21 Artists Impression from Dyne House		11.3 Northern Boundary - Proposed	99
		Parade Ground	68	11.4 Roof Terraces - Existing	102
		8.22 Hopkins' Building Precedents	69	11.5 Roof Terraces - Proposed	104
				11.6 Materiality	106

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:

- Existing Dyne House refurbishment with new front extension and rear building
- New Island Site Tunnel Building, improving access between the Senior School's Island Site and Dyne House via a tunnel under Southwood Lane

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 Dyne House scheme involves the removal of the existing Teaching Building, the Drama Studio, redundant swimming pool site; stripping Dyne House back to its concrete frame for refurbishment and reconfiguration; construction of a new front extension to and rear building Dyne House; and surrounding hard and soft landscaping works.

The proposed Island Site Tunnel Building involves the removal of the west exit stair from the pedestrian tunnel, an external wall with intermediate gateposts, existing WC block & two southernmost gateposts and adjacent railings; construction of a new building to house students, staff & accessible WC; external lift & new stair access; and improved landscaping including new boundary wall & railings.

The Design Team

Client:	Highgate School
Architect:	Hopkins Architects Ltd.
Planning Consultant:	Bidwells
Cost Consultant:	Gardiner & Theobald
Structural & Civil Engineers:	Expedition Engineering
MEP Engineers:	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.

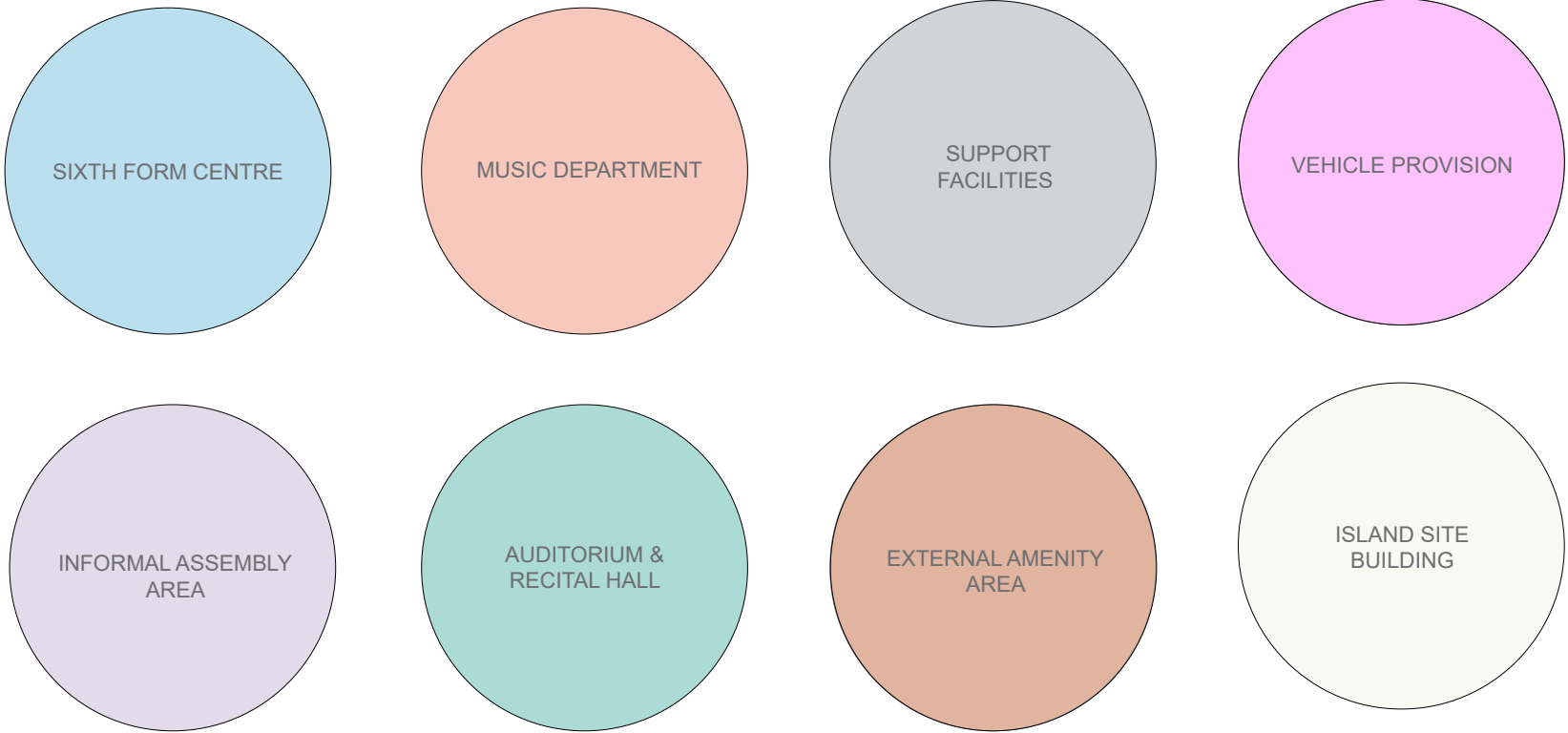
Highgate is one of Haringey's leading schools. As a charity it has developed significant partnership arrangements with a considerable number of Haringey primary and secondary schools. Its position in the Haringey community has been further advanced in 2017 with the establishment of the Sixth Form London 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 notional areas for eight distinct elements of accommodation that need to be incorporated in the Dyne House redevelopment:

- 1. Sixth Form Centre
- 2. Informal Assembly Area
- 3. Music Department
- 4. Auditorium and Recital Room Storage & Stage Circulation
- 5. Support facilities comprising, vertical and horizontal circulation, bridges, service and plant rooms, toilets, stores, IT patch panel rooms, cleaner’s rooms, and other required support facilities.
- 6. Significant improvements to wheelchair access to and across the Dyne House site.
- 7. Courtyard behind the rear of the Auditorium/Recital Room to be an amenity area for the Sixth Form
- 8. Vehicle provision for, emergency services, servicing and disabled parking.
- 9. At the Island Site end of the tunnel under Southwood Lane the facilities are to be improved by installing a roof over the entrance, wheelchair access to the tunnel level and a refuse store and substation.



1.0 | Introduction

1.3 | The Need for the Project

Additional and improved space is needed to meet the academic requirements of the Senior School campus and the only way to achieve this is through the sensitive redevelopment of the Dyne House site.

The existing Dyne House site is spatially inefficient, inaccessible to wheelchair users (or those with ambulatory impairments) and has an unsatisfactory main pupil entrance via a congested tunnel from the Island Site. There is scope to ease this congestion with reworked entry points to the tunnel, but significant relief will be provided by consolidating sixth form functions largely in one location.

Dedicated Sixth Form Centre

The current Sixth Form facilities have evolved over many years and include two small, separately located, common rooms on the Island Site and facilities for private study in the library. The School's vision is to provide a purpose-built facility for teaching, socialising and private study for the Sixth Form.

Other than for specialist subjects which require unique facilities (such as science), new dedicated Sixth Form seminar rooms would allow A Level subjects to be taught on one site, with associated ancillary facilities also being made available.

Music Department

The number of pupils who wish to study academic music and/or learn to play instruments and collaborate as part of ensembles or orchestras has increased at Highgate by approximately 33% over the last seven years. To meet this demand, a minimum of fifteen practice rooms is required. In addition, a larger facility is required for the growing orchestras and choirs to rehearse and perform. Individual music lessons are for 35 minutes and involve pupils being taken out of main lessons for that period which constrains where the music facilities can be located in relation to the main Senior School.

New Island Site Tunnel Building

The redevelopment of the Island Site (IS) will address the School's responsibilities under the 2010 Equality Act, providing full accessibility and improved circulation between several existing School buildings; improve the WC provision, and remove the detrimental overall appearance of the current building to the Conservation Area.



1.0 | Introduction
1.4 | Different Styles of Teaching & Learning

Underlying the brief is a recognition around the different ways and spaces in which Sixth Form teaching is organised and how students wish to learn.

Sixth Form teaching is best suited to smaller groups to promote discussion and student-led learning in preparation for independent study. The optimum arrangement for this teaching is in smaller seminar rooms, with students gathered around a hub of desks (U-shape or horse-shoe) so that students see each other and their teachers as equal learning partners. The smaller class sizes mean that the existing structure of Dyne House can be adapted to rooms of a suitable size.

Enhancing Highgate’s Sixth Form teaching facilities will provide an appropriate stepping stone to university. By co-locating social areas, support services and updating teaching spaces Highgate could create a culture where adult norms of team-work and collaborative problem-solving complement the academic self-discipline of school life.



Seminar rooms at Nottingham Trent University, Hopkins Architects



Informal study space at Harvard University: Smith Campus Center, Hopkins Architects



Informal study spaces at Harvard University: Smith Campus Center, Hopkins Architects



Eating spaces at University of Nottingham, Hopkins Architects

Integrate the social with the academic to create a culture of independence and pre-university readiness



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. Dyne House and the Island Site Tunnel Building covered by this report are labelled 2.

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

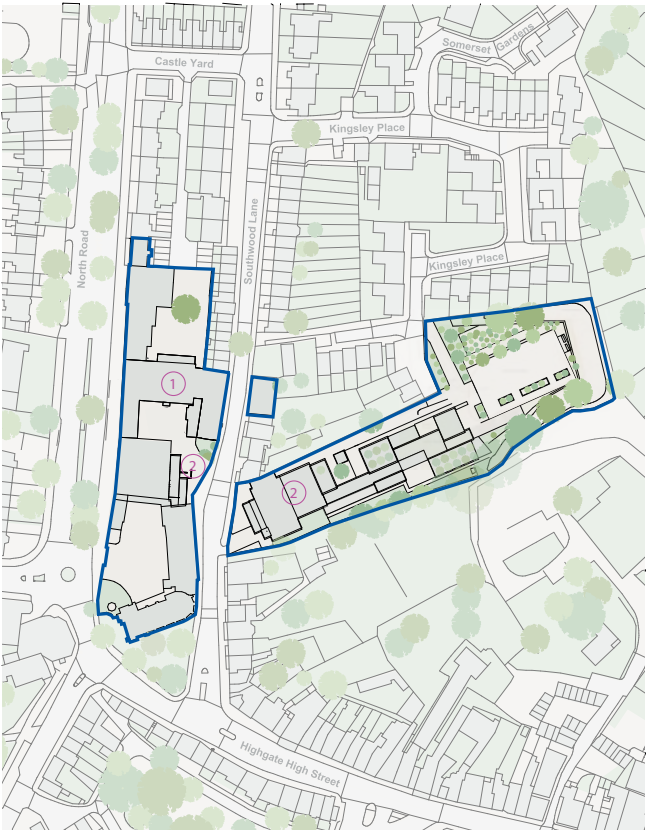
- 6. Far Field

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
2.2 | Site Development

In 1845, the School acquired the site of what is now Dyne House. This was the site of the original Cholmeley House which was the Head Master's house and became the Junior School on its foundation in 1889.

The footprint of Cholmeley House extended forward of No.16 neighbouring property, and aligned with the public pavement. A single storey brick wall extended from the end corner of the old building, up to the driveway of No.12 neighbouring property.

After a period of use as classrooms, the old Cholmeley House was demolished to allow the erection of the present Dyne House (1967) largely as a Senior School Music and Art Centre with a lecture theatre below. New access was provided between the School buildings on the Island Site and the Dyne House Site via a tunnel that runs underneath Southwood Lane, providing a necessary secure and safe crossing between sites.



1. Southwood Lane



2. Rear / old pool



3. View north along Southwood Lane



Key:
— Cholmeley House

2.0 | The Site
2.3 | Existing Site Plan

Highgate Senior School is located on three separate sites in the centre of Highgate Village:

- Island Site
- Tabernacle Site
- Dyne House Site

The Island Site is built around three Quadrangles: Chapel, Science and Garner, which provide amenity space for pupils.

The Tabernacle Site is land locked and located on the east side of Southwood Lane with access only from the public highway. It is currently being used as a School Museum open to the public

The Dyne House site forms an integral part of the Senior School and is located on the east side of Southwood Lane and slopes steeply down from west to east.

- Key:
- Island Site
 - Tabernacle Site
 - Dyne House Site
 - 1 Dyne House
 - 2 Gibbon Garden
 - 3 Classroom Building
 - 4 Drama Studio (Former Gymnasium)
 - 5 Swimming Pool
 - 6 Parade Ground
 - 7 Island Site Tunnel Entrance



2.0 | The Site

2.4 | Dyne House Site Photographs

Dyne House currently houses the Music Department and general classrooms. The teaching accommodation comprises 17 classrooms/ seminar rooms and numerous practice rooms and support facilities.

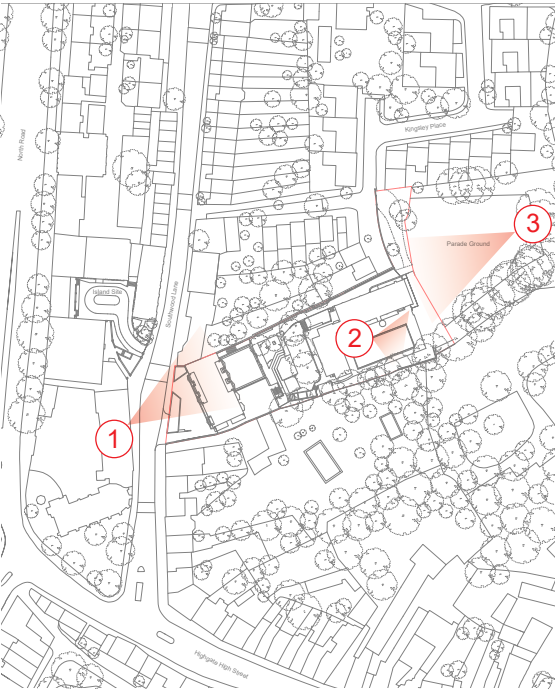
The remainder of the site comprises the Classroom Building (1904), Gymnasium (1950) and the redundant open air swimming pool (1950). In addition there are two pupil amenity areas; Gibbon Garden located between Dyne House and the Classroom Building; and the Parade Ground which occupies the whole of the east end of the site.



1. View of Dyne House from Southwood Lane



2. The redundant open air swimming pool



3. View towards Dyne House from the Parade Ground

2.0 | The Site
2.5 | Surrounding Buildings

Dyne House is situated between listed early 18th and 19th Century terraced properties on Southwood Lane that vary considerably in height, form and detailing. The properties are a focal point at the Dyne House end of the street and serves as a transition from the built up commercial character of Southwood Lane further north.

The west elevation of Southwood Lane is characterised by the organic development of the Island Site over more than 150 years that has resulted in a collection of buildings. The main ones being, Big School and the Chapel opened in 1867, Central Hall opened in 1899, Science Building in 1928, Garner Building in 1983 and the current New Teaching Building on the North Road in 2012.



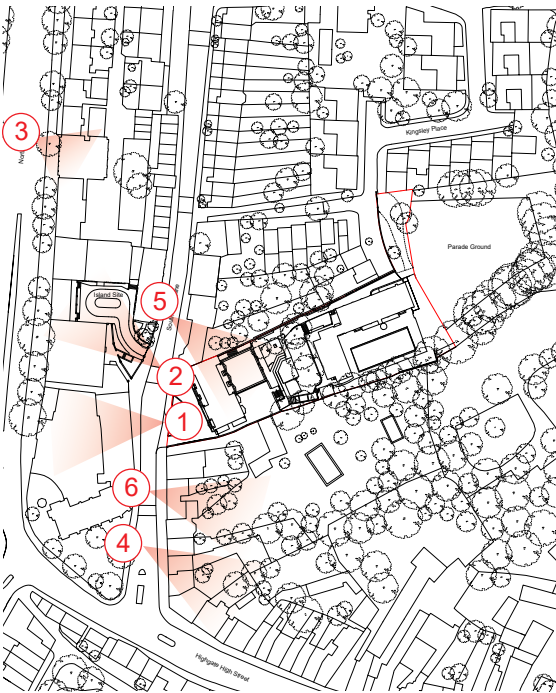
1. The Chapel Building 1867



2. The Science Building 1928



3. The New Teaching Building 2012



4. No. 2 Southwood Lane



5. No. 16 Southwood Lane



6. No. 8 Southwood Lane

2.0 | The Site
2.6 | Dyne House Building Exterior

Dyne House is a concrete frame building clad in brickwork and pre-cast concrete. It has not had a major refurbishment since it was built, apart from the refurbishment of the basement Auditorium, Recital Room and music teaching facilities which were completed in 2010.

The building reflects the period in which it was built, the services windows and other elements have reached the end of their life and the joints on the external precast concrete panels are now starting to break down and leak.

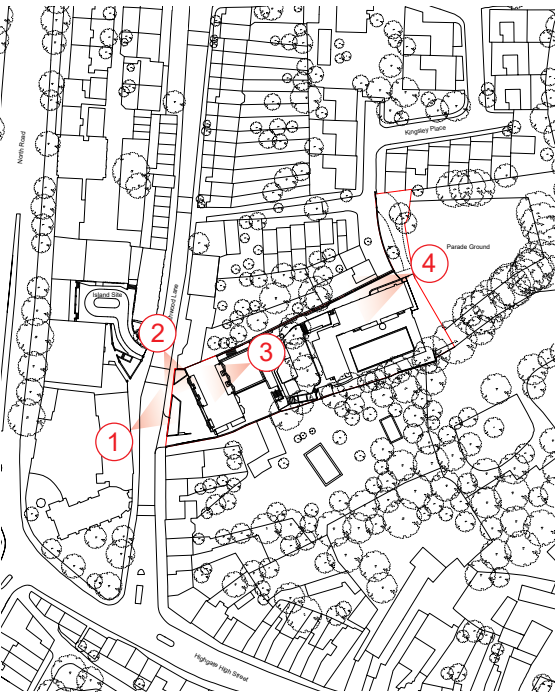
The main structure of the building is in good condition and investigation has shown it can have a long future life if a full refurbishment and re-cladding of the front and rear takes place to bring it up to modern standards.



1. Southwood Lane entrance to Dyne House



2. Existing car parking at the Southwood Lane Entrance to Dyne House



3. External Seating Area at the rear of Dyne House



4. Service Access Route

2.0 | The Site

2.7 | Dyne House Building Interior

There are a number of ways in which the existing Dyne House building fails to provide a modern fully acceptable standard of environment to meet the School's requirements and ambitions:

- The Auditorium at the rear of Dyne House is in good condition. Access to it is, however, poor and requires improvement within the new scheme.
- The corridors on each floor are relatively long, are uninviting and daylight only comes from a window at one end.
- The building is not fully accessible. The lift although capable of taking a wheel chair is of a shape and size that is not Part M compliant.
- The two staircases, north and south, do not provide an inviting way to move vertically within the building.
- The tunnel, under Southwood Lane deals unsatisfactorily with the changes of levels.
- The ground floor was designed for use as a large entry area/ reception to the building. Security requirements and changes in educational use have resulted in this having become a large indoor pupil amenity space/horizontal circulation area. The space is too small for the former and too wide for the latter giving a totally unsatisfactory dual use.
- The large proportions of the rooms and high ceilings are not conducive to modern educational requirements.
- The building gives the character, both internally and externally, of a dated 1960's building and does not provide the inviting, stimulating and uplifting educational experience that is required by the School.
- The uninsulated envelope of the building and single pane glazing result in unsatisfactory environmental conditions particularly in winter.

Most of the above problems can be resolved by a major refurbishment and remodelling of the building and radical changes to the circulation.



Narrow, long corridors



Lack of general storage



Uninviting dual use entrance foyer



Restricted access to the Auditorium



Inappropriate support facilities



Cluttered classrooms that are out of date with current educational requirements.

3.0 | Site Analysis

3.0 | Site Analysis
3.1 | Views & Connections

There are a number of important views and connections into and around the site which have been considered when designing the building and the external spaces associated with it.



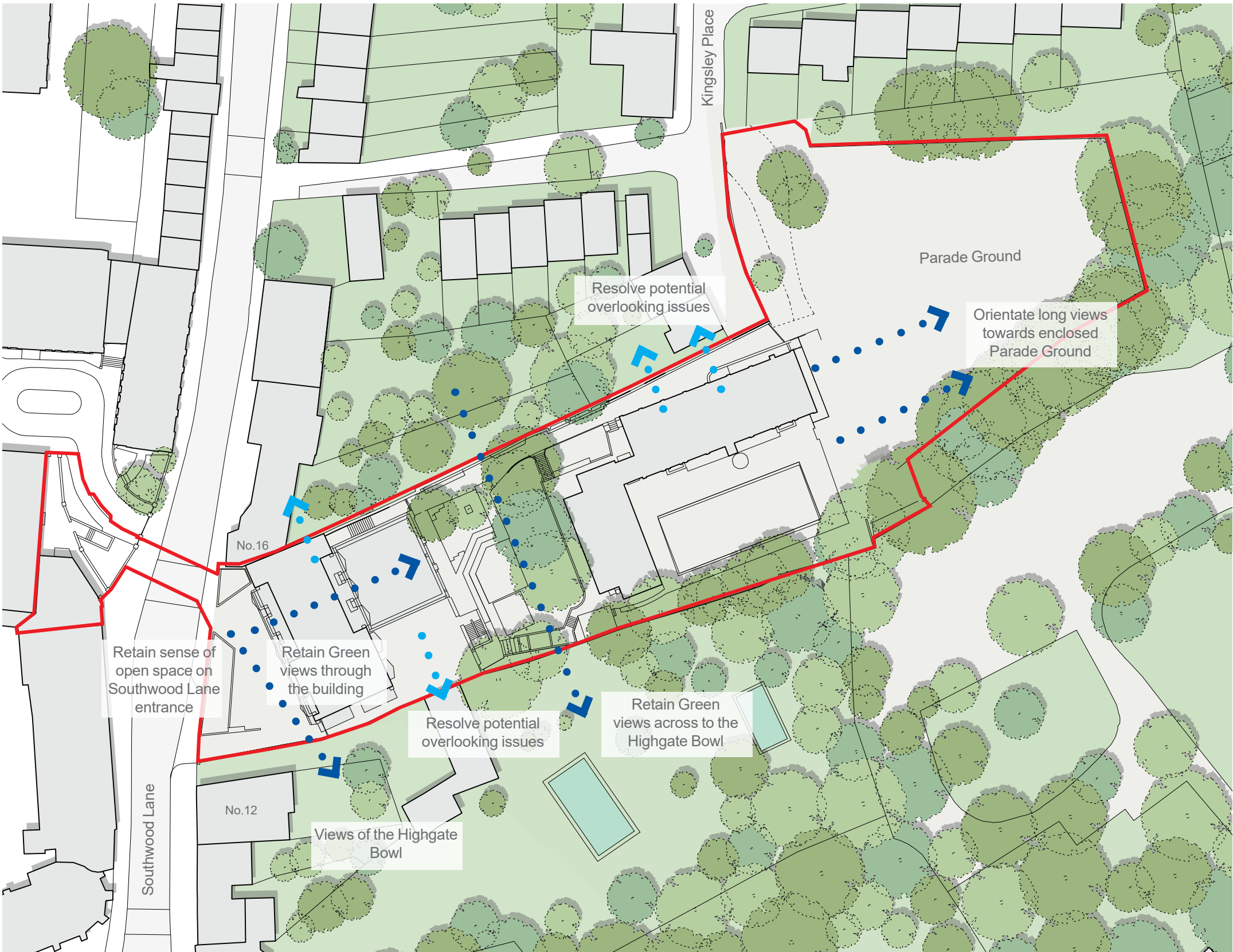
View from Dyne House looking towards the Parade Ground



View across Gibbon Garden towards the Highgate Bowl



View of open space at the front of Dyne House



3.0 | Site Analysis
3.2 | Site Access

The Dyne House site has developed over time without the buildings having a proper relationship to each other. Circulation is characterised by being mainly in the open, having unclear routes, narrow staircases, steeply ramped slopes and difficult or impossible accessibility to buildings and amenity areas.

Access between the Island Site and Dyne House site is accessed by a tunnel which in turn is accessed by tight, steep staircases. The double-funnel effect makes frequent passage to and from the Dyne House site slow.

Vehicular access and parking is provided at the forecourt and terrace at the front of the site with a fire access route off Kingsley Place at the rear of the property that needs to be taken into consideration when planning the new building.



- Key:
- Dyne House Site Car Park
 - Vehicle Access to School Sites
 - General School Pupil Routes

3.0 | Site Analysis
3.3 | Site Restrictions

Dyne House is adjacent to a number of residential properties, on both Southwood Lane and Kingsley Place. The design proposal will carefully consider the effect on these buildings in regards to noise breakout and overlooking issues.

Following the Rights of Light study dated 27th February 2017, the School instructed Anstey Horne to provide their worse case assumptions with respect to Rights of Light and Daylight and Sunlight for development of a new Dyne House proposal. Hopkins received massing restrictions to avoid any infringements to the number 12 Southwood Lane property.

As identified on the plan an almost continuous band of trees surround the adjacent Parade Ground. They have been reviewed as part of the arboricultural survey, incorporated into the proposal and will be protected during the construction period.

Thames Water have a 381mm diameter combined foul and surface water sewer running through the Dyne House site, which is out-of-date. The principle of this being built over when Dyne House is extended at the rear will need prior agreement with Thames Water.



- Key:
- Application Boundary
 - Tree Root Protection Zone
 - Existing TWA Sewer Line

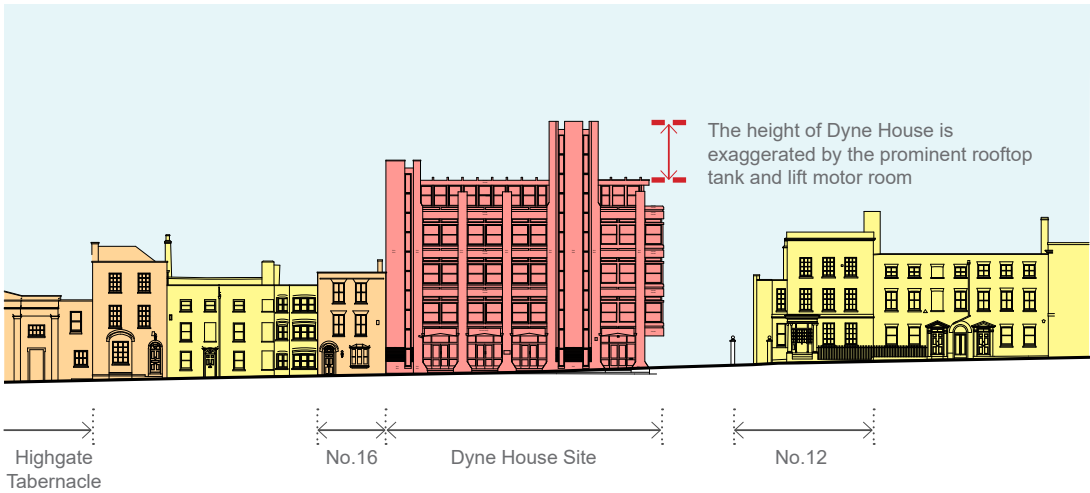
3.0 | Site Analysis

3.4 | Height, Massing and Frontages

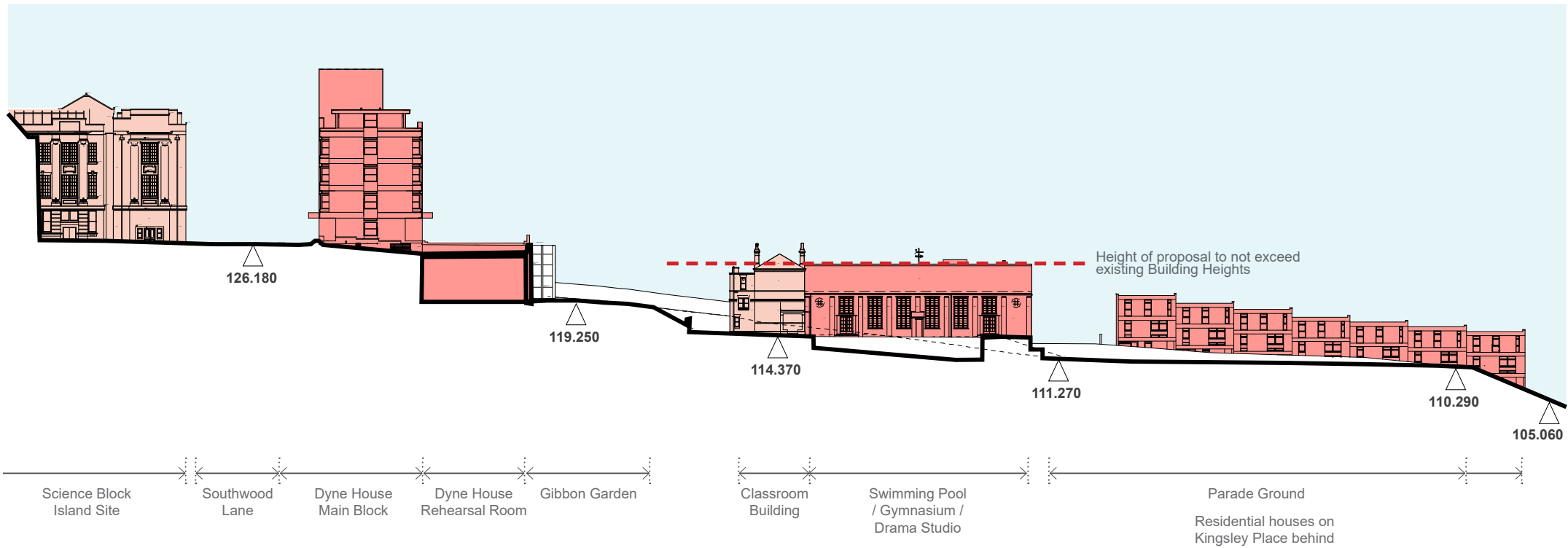
Southwood Lane east elevation is relatively high density comprising predominantly of two to three storey buildings of significant historic architectural character.

Dyne House occupies a key location within the streetscape and the current massing is exaggerated by the prominent rooftop tank and lift motor room. In order to improve the relationship with the established alignment and character of the adjacent properties the refurbishment would look to reduce the height as part of the replacement of services.

The massing and form of the rear extension will be carefully considered to introduce new development that responds positively to the distinctiveness of the topography, townscape and landscape context.



1. Southwood Lane East Elevation



2. Dyne House Site North Elevation

Key:

- Pre 19th Century
- 19th Century
- Early 20th Century
- Late 20th Century

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:

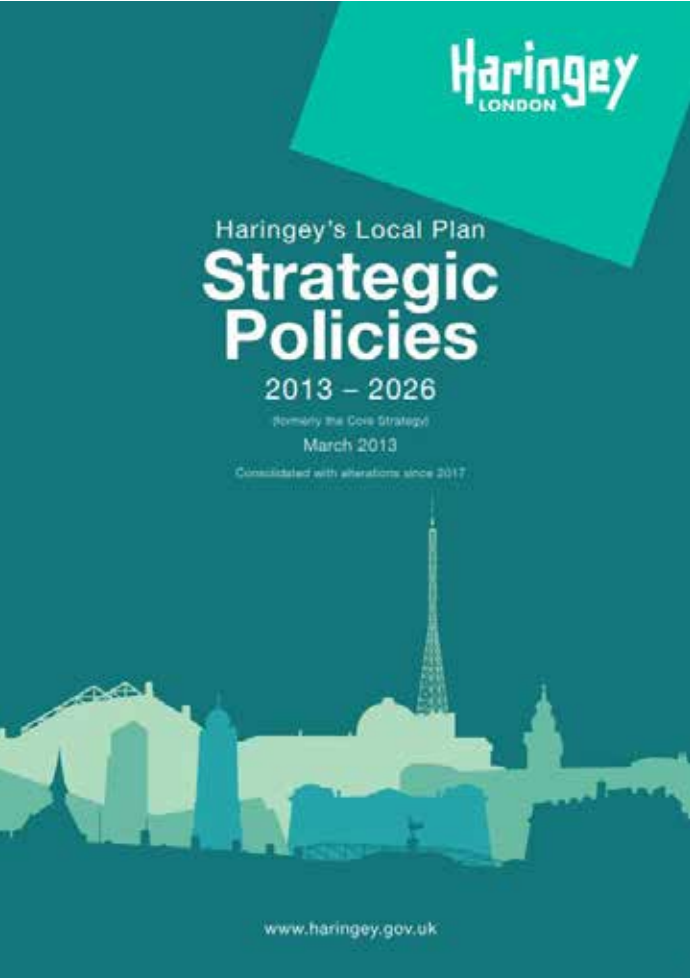
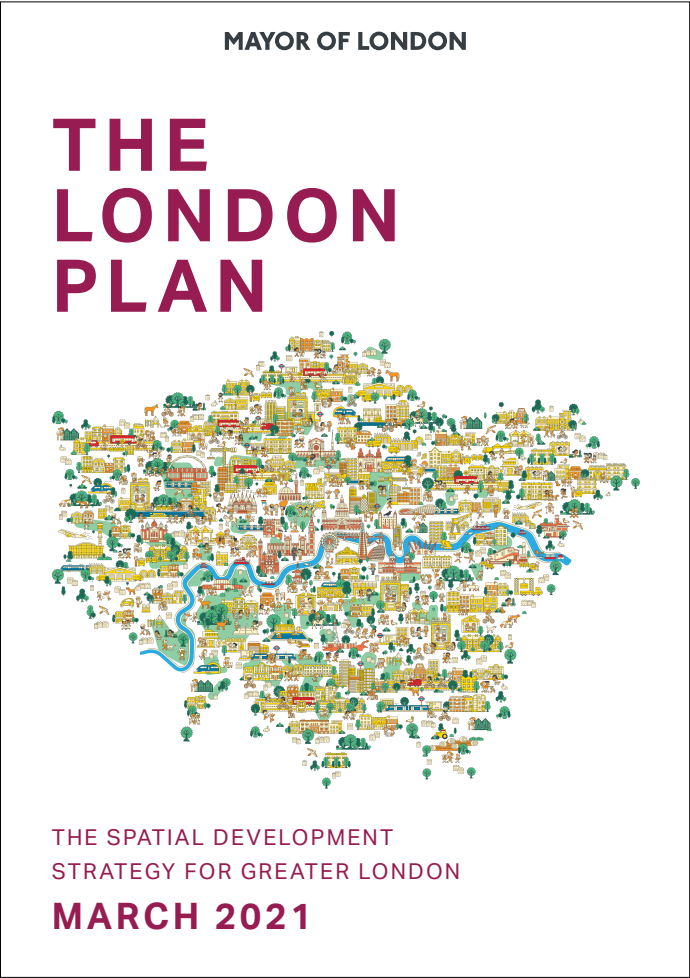
- Highgate School SPD (adopted in March 2021)
- The London Plan (March 2021)
- Strategic Policies 2013 (as amended 2017)
- Development Management Policies 2017
- Site Allocations DPD 2017
- The Highgate Neighbourhood Plan 2017

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.

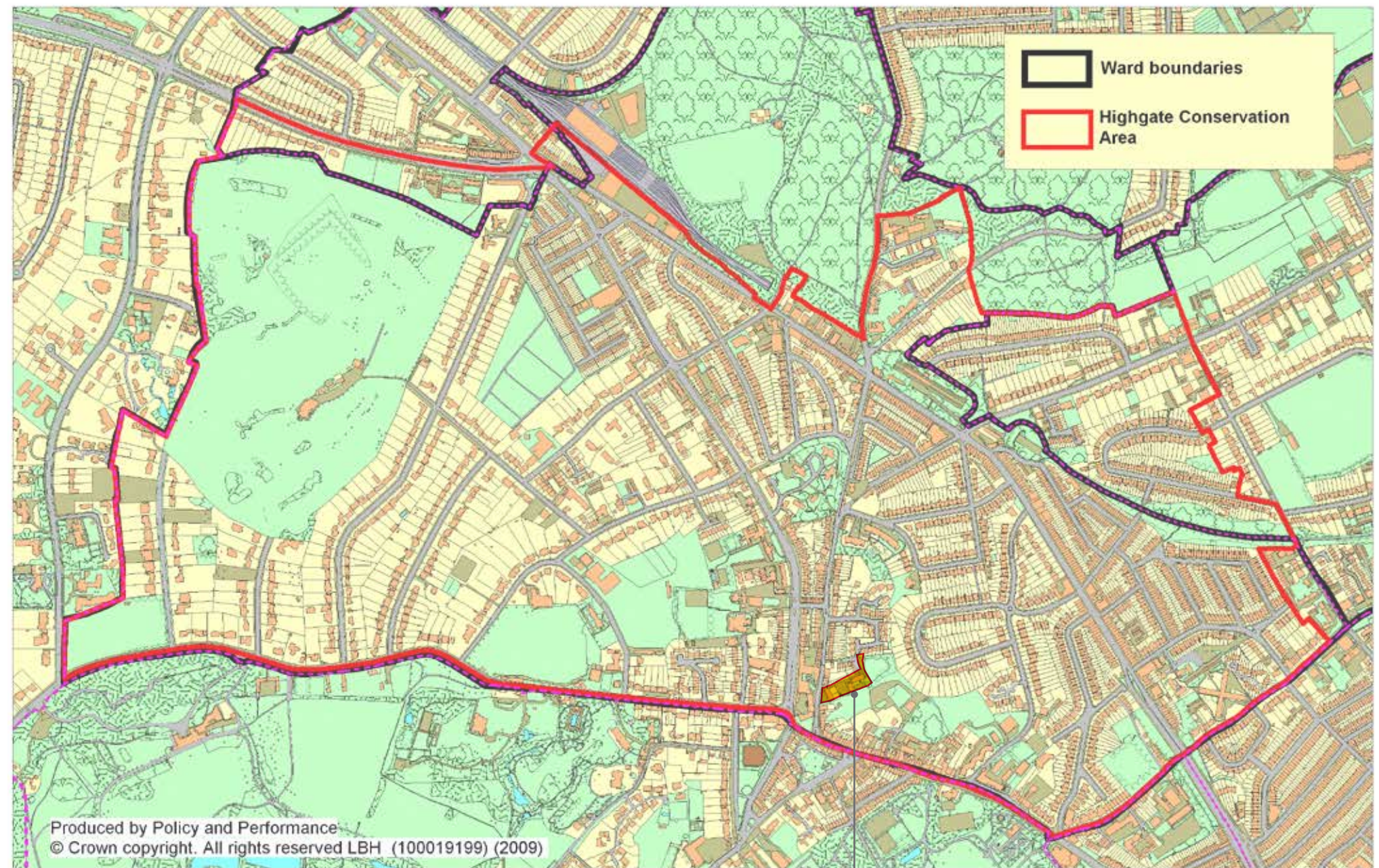
The character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green spaces and distant views.

Dyne House occupies a prominent location in Highgate Village and the Conservation Area on Southwood Lane which lies between the southern urban town setting of the High street and the more residential character of the lane further north.

The Highgate Conservation Area Appraisal describes Dyne House as “a five storey and basement teaching building... constructed in brick and concrete. Whilst a good example of its time, the scale of the building does not reflect the established scale and character of the street.”

The appraisal acknowledges the important group of early 18th and early 19th Century houses either side of Dyne House that “vary considerably in height, form and detailing”.

Dyne House is identified as a negative contributor in the Character Appraisal for the Highgate Conservation Area. Furthermore it presents an opportunity for refurbishment and new development which would enhance the area’s character and appearance.



Highgate Conservation Area Map

Dyne House site



4.0 | Planning Policy Context

4.3 | Highgate Bowl & Land With Potential For Open Space Provision

Highgate Bowl is a sweeping curve of approximately 4.4Ha of privately owned, open backland lying to the north of Highgate High Street.

The boundary of the Highgate Bowl abuts the southern boundary of the School's Dyne House site. The site lies outside the designated area of the Highgate Bowl site allocation, as set out within Highgate Neighbourhood Plan and Site Allocations DPD.

The Parade Ground also falls outside of the Highgate Bowl allocation, but within an area of 'Land with potential for open space provision' as defined within Section 4 of the Highgate Neighbourhood Plan (Adopted Version, July 2017). This seeks to protect the Highgate Bowl as a designated open space, and to improve public access to it through limited redevelopment.

The proposal for the Dyne House Site will respect the proposed significant open land boundary and respond to the openness of the Bowl and Parade Ground by positively contributing to the setting and quality of the open space. Access to the Parade ground for wheelchair users will be made possible for the first time, and the new sports surfacing will offer opportunities for potential community uses.



Key:

- Highgate Bowl
- Land with potential for open space provision

5.0 | Consultation

5.0 | Consultation

5.0 | Public Consultation

There are five significant stakeholder groups involved in the development of the Dyne House site:

- Haringey Planning Department
- Southwood Lane Residents Association (SLRA)
- Highgate Conservation Area Advisory Committee (CAAC)
- Highgate Society
- Individual Local Residents

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).

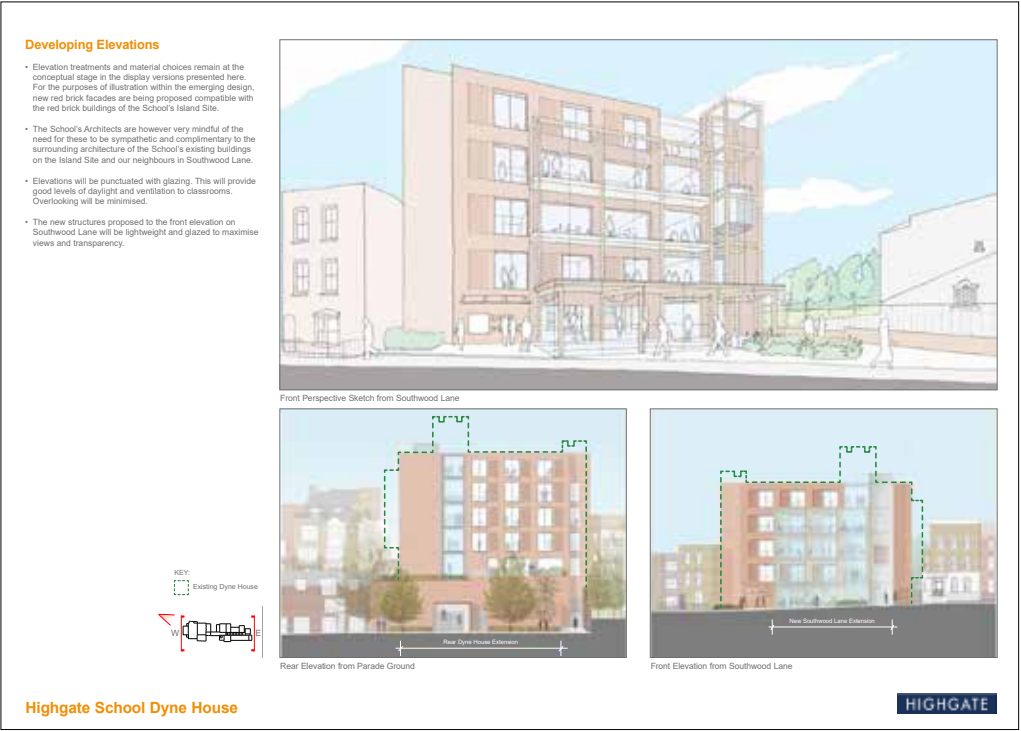
Public exhibitions of the proposals were held during March 2018 and November-December 2018. The design Team and representatives from the School were on hand to explain the development of the proposals and to answer questions. A sample of the boards displayed at the various exhibitions is shown to the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

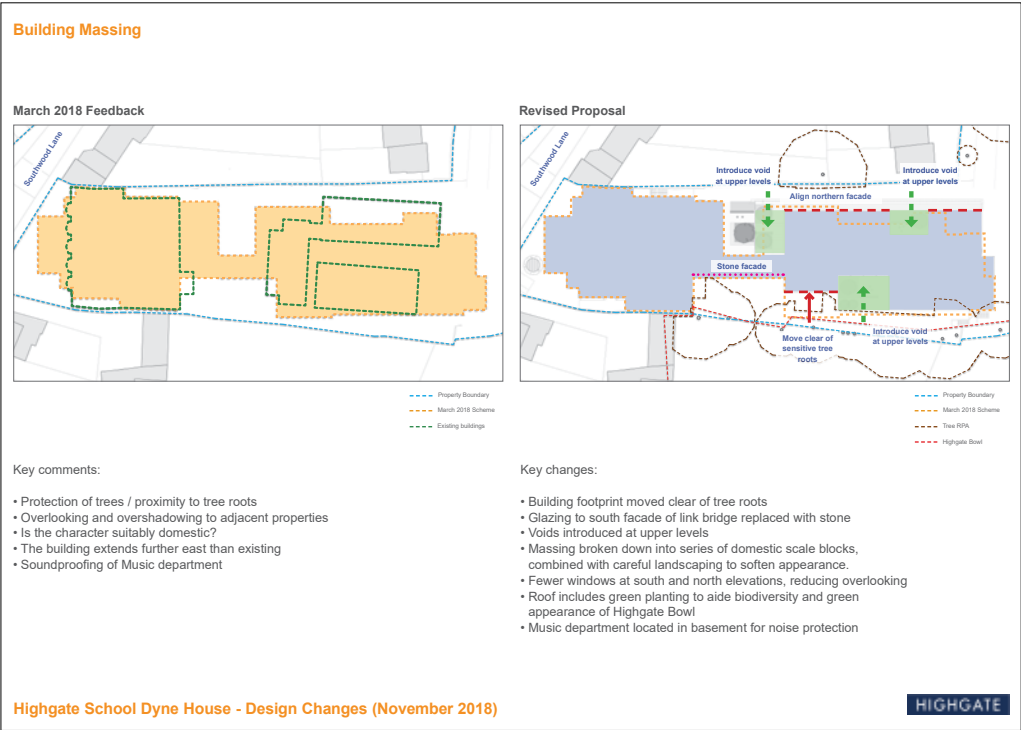
A Statement of Community Involvement has been produced by Luther Pendragon which further explains the public consultation process.



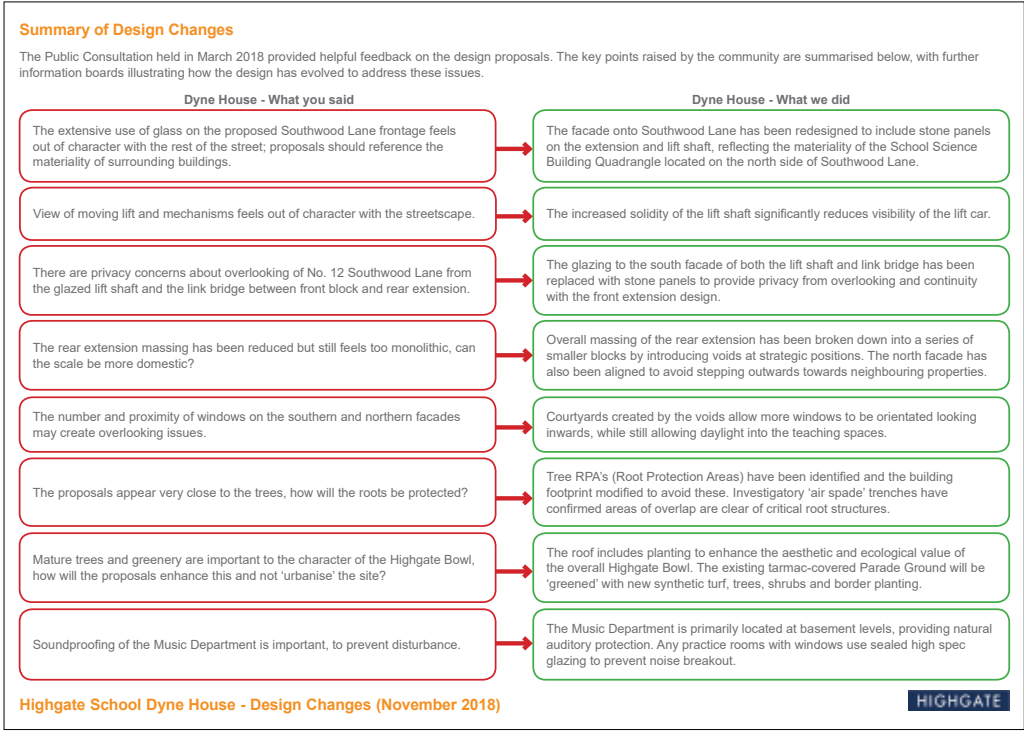
Public Consultation Event, December 2018



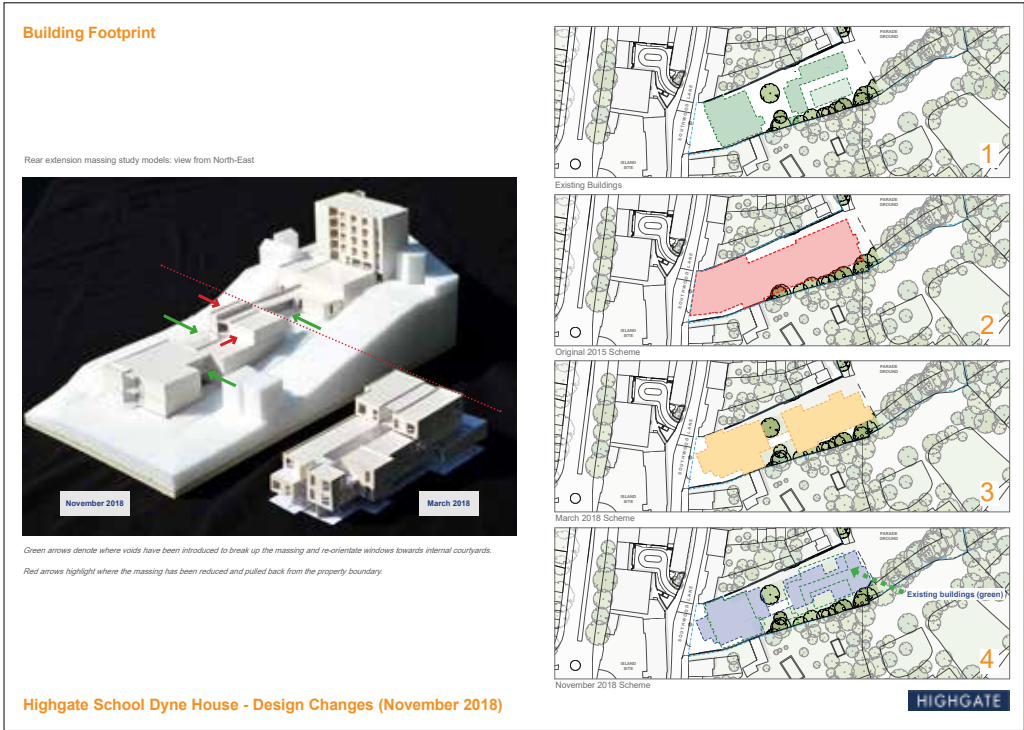
Sample A1 display board displayed at the public exhibition in March 2018



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



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



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

6.0 | Project Development

6.0 | Project Development

6.1 | Scheme Overview

The consultation process led the school to refine the educational, spatial and planning requirements for the Dyne House brief across three separate schemes for the site.

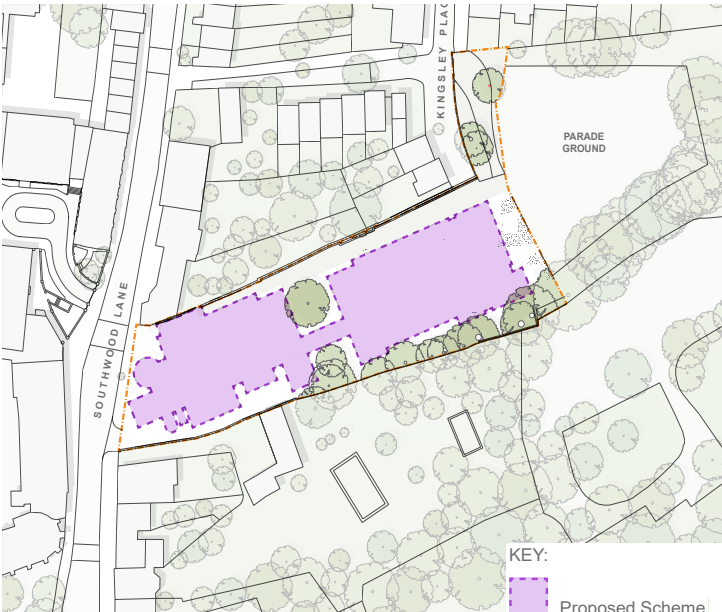
The design proposals have addressed the developing brief without compromising the School's basic concept to improve the condition of the existing facilities, and to provide modern and stimulating education facilities.



1. Existing Buildings (1967 - Present)



2. Original Dyne House Proposal 2015



3. Dyne House 2 Proposal 2016



3. Dyne House 3 Proposal 2019

6.0 | Project Development

6.2 | Dyne House Proposal 1 (2015)

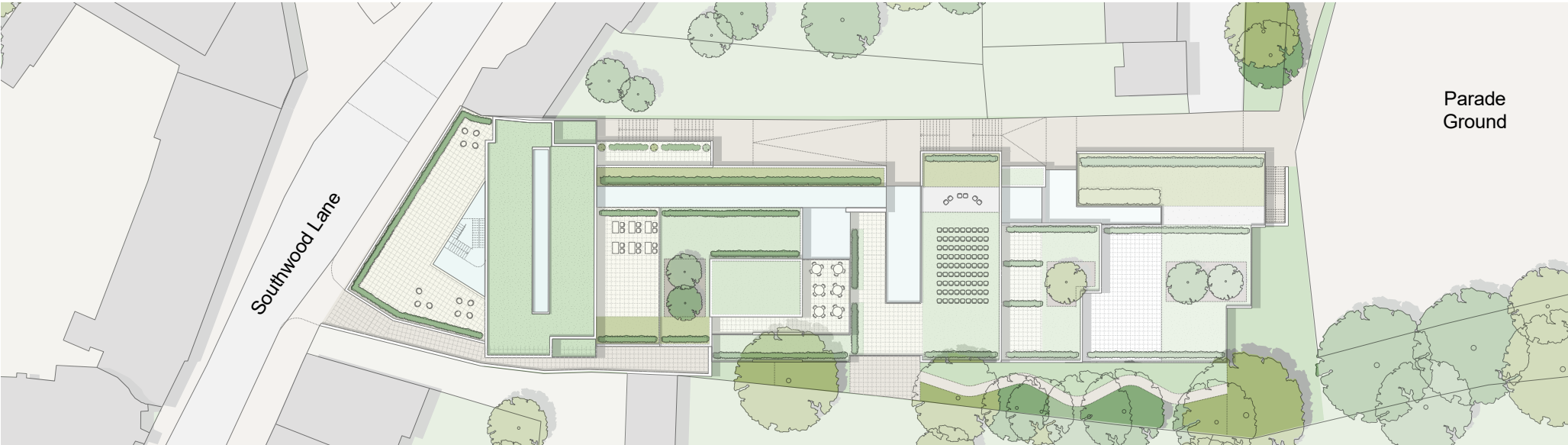
In 2014 Hopkins were selected as the winner of the School's architectural competition to develop the Dyne House site to accommodate:

- Sixth Form
- Music Department
- Drama Department
- Art Department

The existing Dyne House building would be retained, but stripped back to its frame and refurbished, extensions would be built at the front to the edge of Southwood Lane and to the rear stepping down to the Parade Ground to provide one integrated building.

Initial meetings with Planning Officers at Haringey indicated some concern at the extent of the development and this was also raised by local residents and councillors after public consultation meetings.

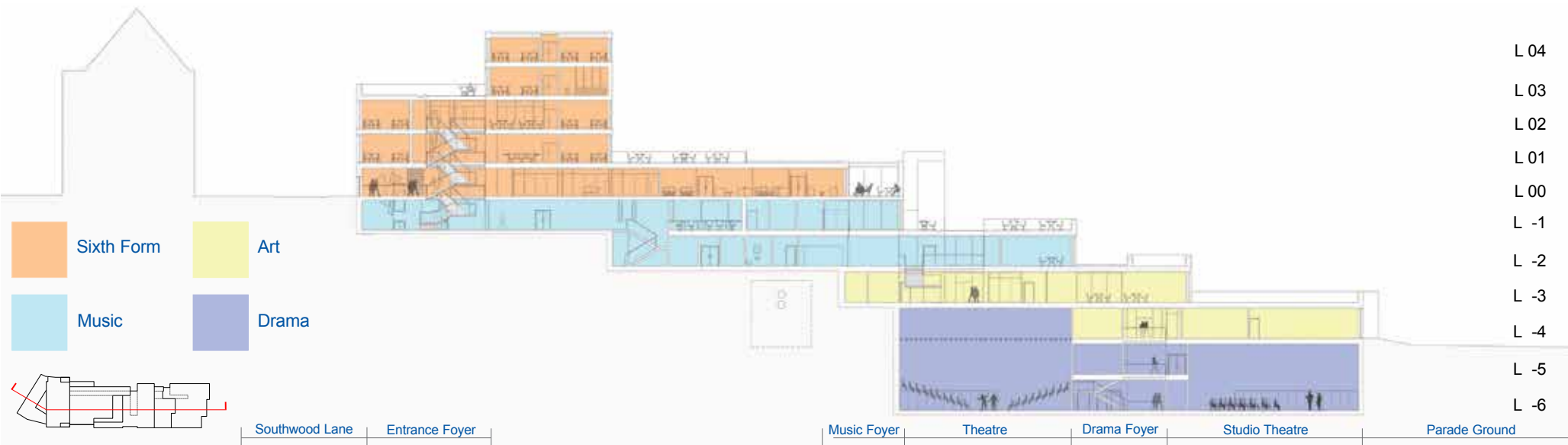
As a result the school decided to carry out a review of the proposed facilities to see if there were any other suitable sites for all or part of the proposed Departments that would have occupied the Dyne House site in order to reduce the overall footprint.



L00 Ground Floor Plan



View looking North along Southwood Lane



Long Section - Departmental Diagram

6.0 | Project Development

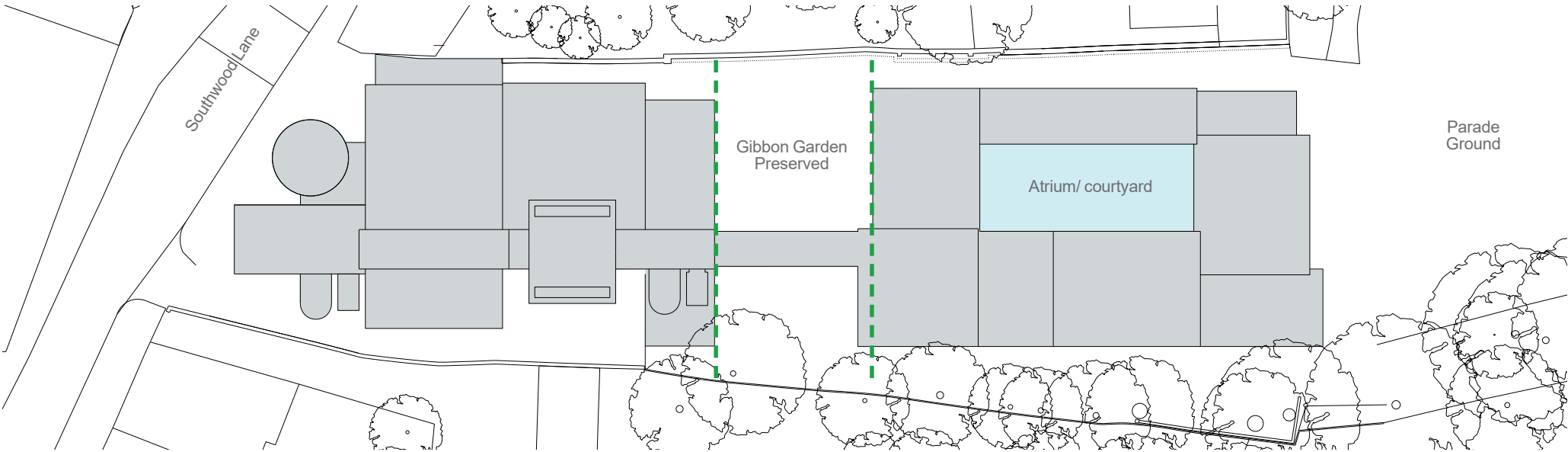
6.3 | Dyne House Proposal 2 (2016)

Following the relocation of a number of the facilities in the competition brief, the School's revised Dyne House 2 brief included the following accommodation:

- Sixth Form Centre
- General Classrooms for Lower & Middle School
- Auditorium and Recital Room Storage and Stage Circulation
- Existing facilities in Basement of Dyne House to be retained
- Improvements to the Island Site end of the tunnel under Southwood Lane by installing a roof over the entrance, wheelchair access to the tunnel level and a substation

The planning requirements included:

- Reduction to the front extension to address the public perception of loss of open space on Southwood Lane.
- Reduction in the built footprint above the auditorium to resolve loss of light and restricted views across open space on Southwood Lane to the Highgate Bowl.
- Retain Gibbon Garden to remedy loss of openness across the site.



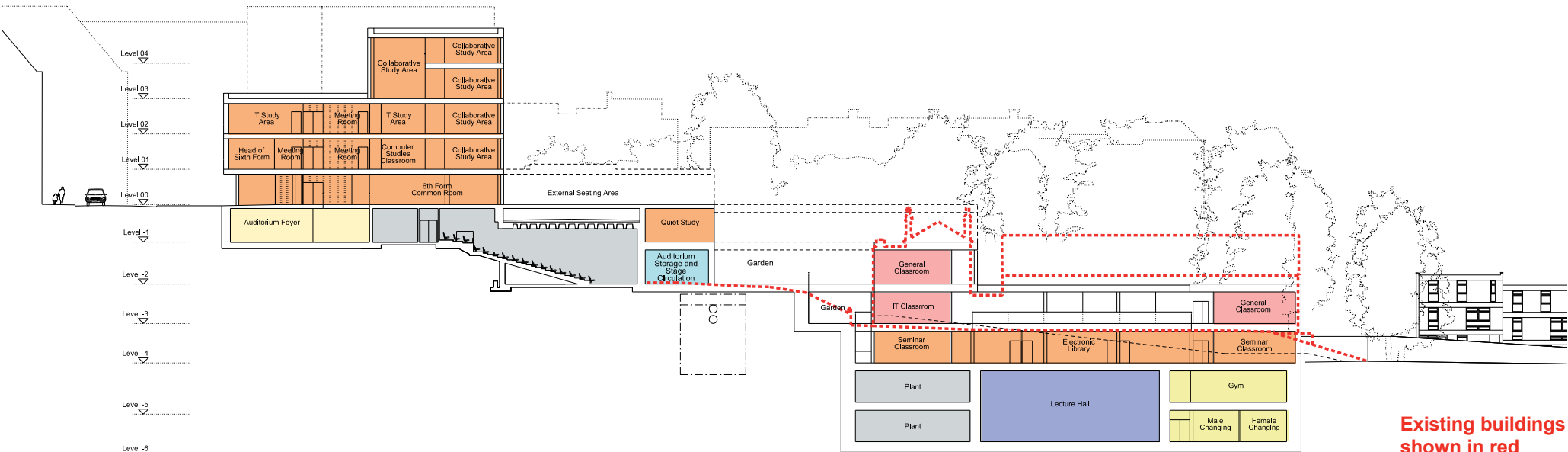
Ground Floor Plan

Following a public consultation and review with Haringey Planners, the school decided to further review the academic accommodation required for the Dyne House site to further reduce the proposed building footprint and accommodate the objections of key stakeholders.

The following Dyne House 3 brief also incorporated the results of the Rights of Light Survey to prevent injuries to No.12 Southwood Lane.



View looking South along Southwood Lane



Long Section - Departmental Diagram

7.0 | Design Concepts

Dyne House Site

7.0 | Project Development

7.1 | Dyne House Proposal 3 (2019) Brief

In the summer of 2017 Hopkins carried out a number of space studies and established that the concept of accommodating Senior School Sixth form and Music Department on a reduced sized scheme on the Dyne House site was feasible. This scheme was reviewed by the School Governors and it was agreed that the scheme would be presented for public consultation in 2018.

The revised brief includes the following elements:

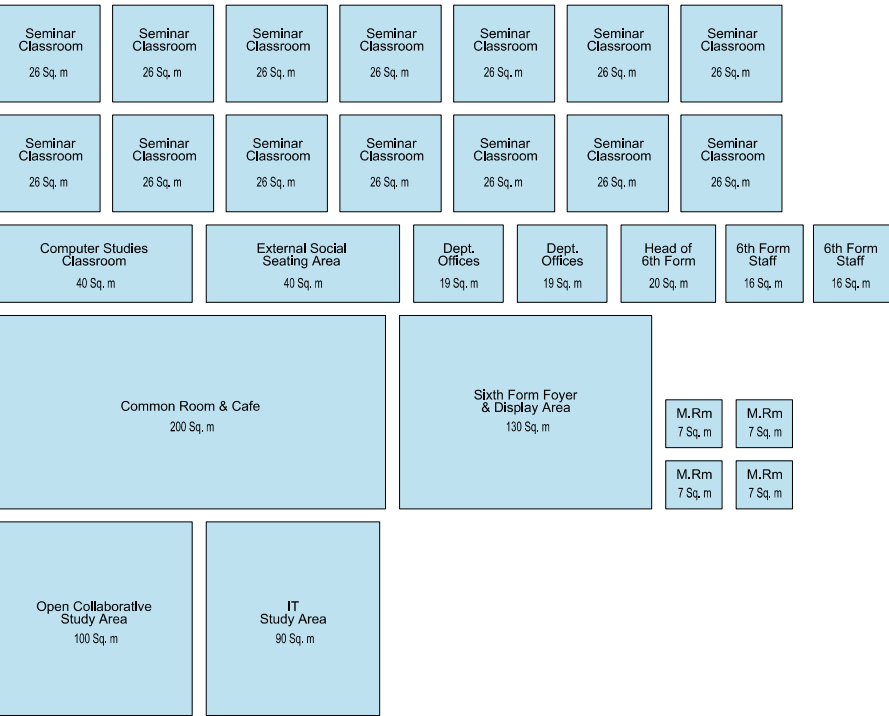
- Sixth Form Centre
- Music Department
- Auditorium & Recital Room
- Other facilities, including Informal Assembly Area, and support facilities including circulation, plant rooms and stores.
- Improvements to the Island Site end of the tunnel under Southwood Lane by installing a roof over the entrance, wheelchair access to the tunnel level and a substation

A public consultation was carried out in March 2018 which provided helpful feedback on the design proposals. The key changes made to the scheme are as follows:

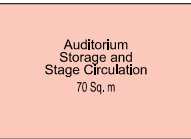
- Building footprint moved clear of tree roots
- Glazing to south facade of link bridge replaced with stone
- Voids introduced at upper levels
- Massing broken down into series of domestic scale blocks, combined with careful landscaping to soften appearance
- Fewer windows at south and north elevations, reducing overlooking

DYNE HOUSE

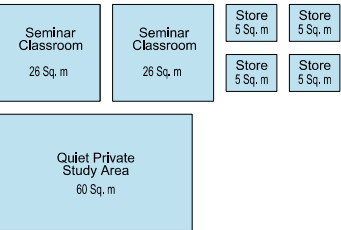
SIXTH FORM



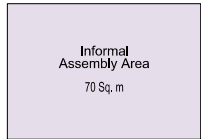
MUSIC



ROOMS DISPLACED TO L-02



INFORMAL ASSEMBLY AREA

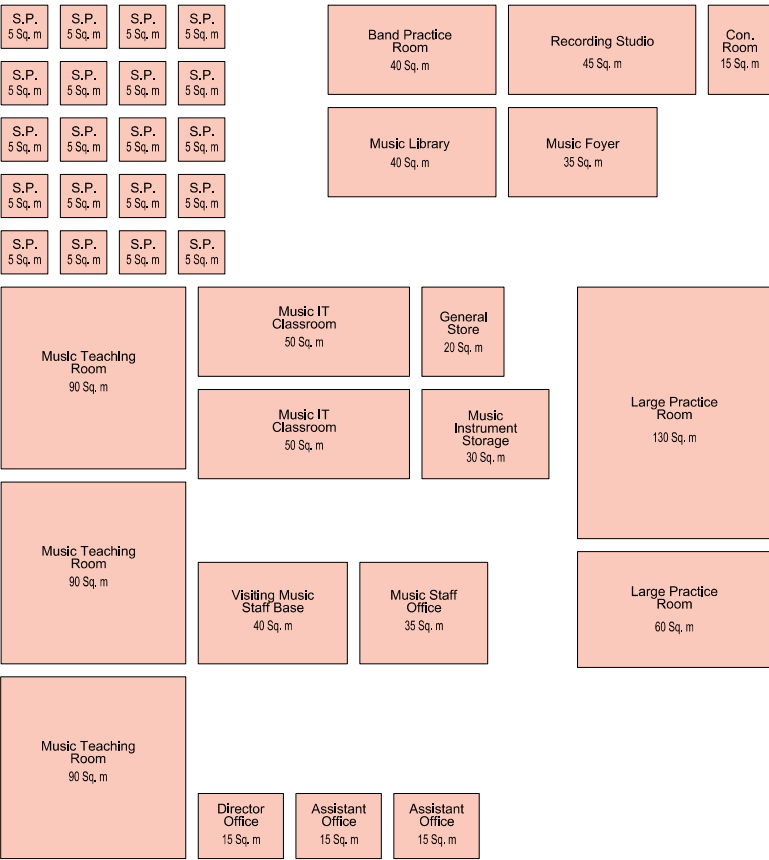


ROOMS NOT PROVIDED

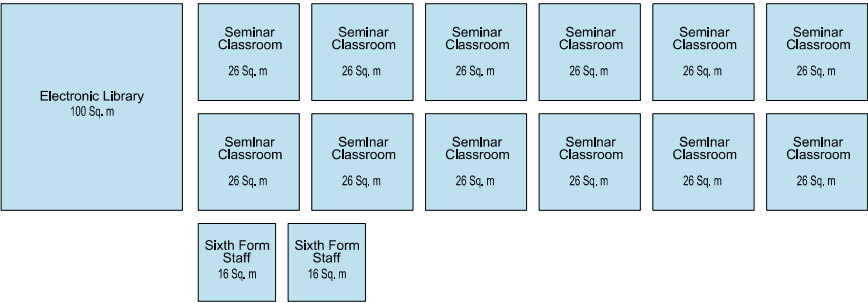


REAR EXTENSION

MUSIC



SIXTH FORM



7.0 | Design Concepts

7.2 | Conceptual Section

The proposed building section takes advantage of the existing levels on site, which step down towards the Parade Ground to the east of the site.

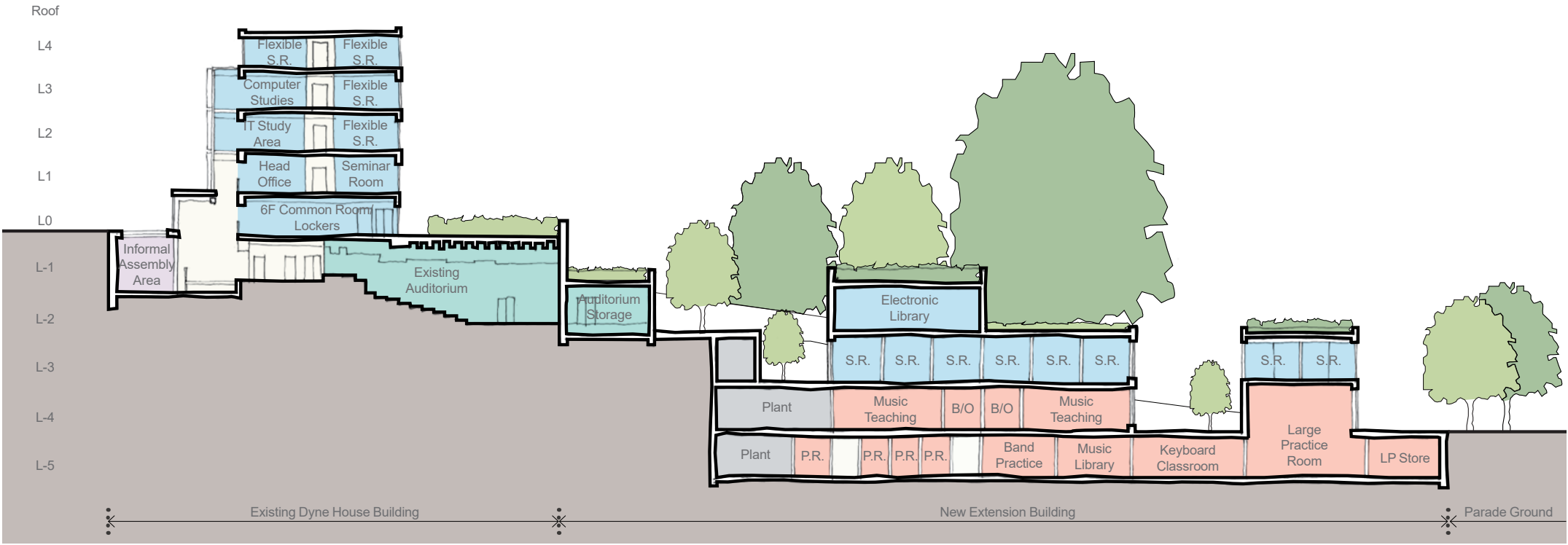
A level approach to the main entrance framed by landscaping is provided from Southwood Lane into the ground floor, which contains the Sixth Form Common Room and Cafe. This looks down into the Informal Assembly Area and out towards the Parade Ground from the external terraced area.

The upper floors contain offices, seminar rooms, computer studies, collaborative areas and IT Study Area.

Pupil Access between the Island Site and Dyne House Level -01 is provided via a tunnel link into the Informal Assembly Area which has a visual connection with staff offices on the first floor via the glazed skylight..

A direct circulation route, connects the basement with the ground floor and extension to the rear that steps down with the existing topography of the site. Sixth Form seminar rooms are located above ground level with the music department primarily located at basement levels, providing natural auditory protection. Any practice rooms with windows use sealed high specification glazing to prevent noise breakout,.

The roof of the extension includes planting to enhance the aesthetic and ecological value of the overall Highgate Bowl.



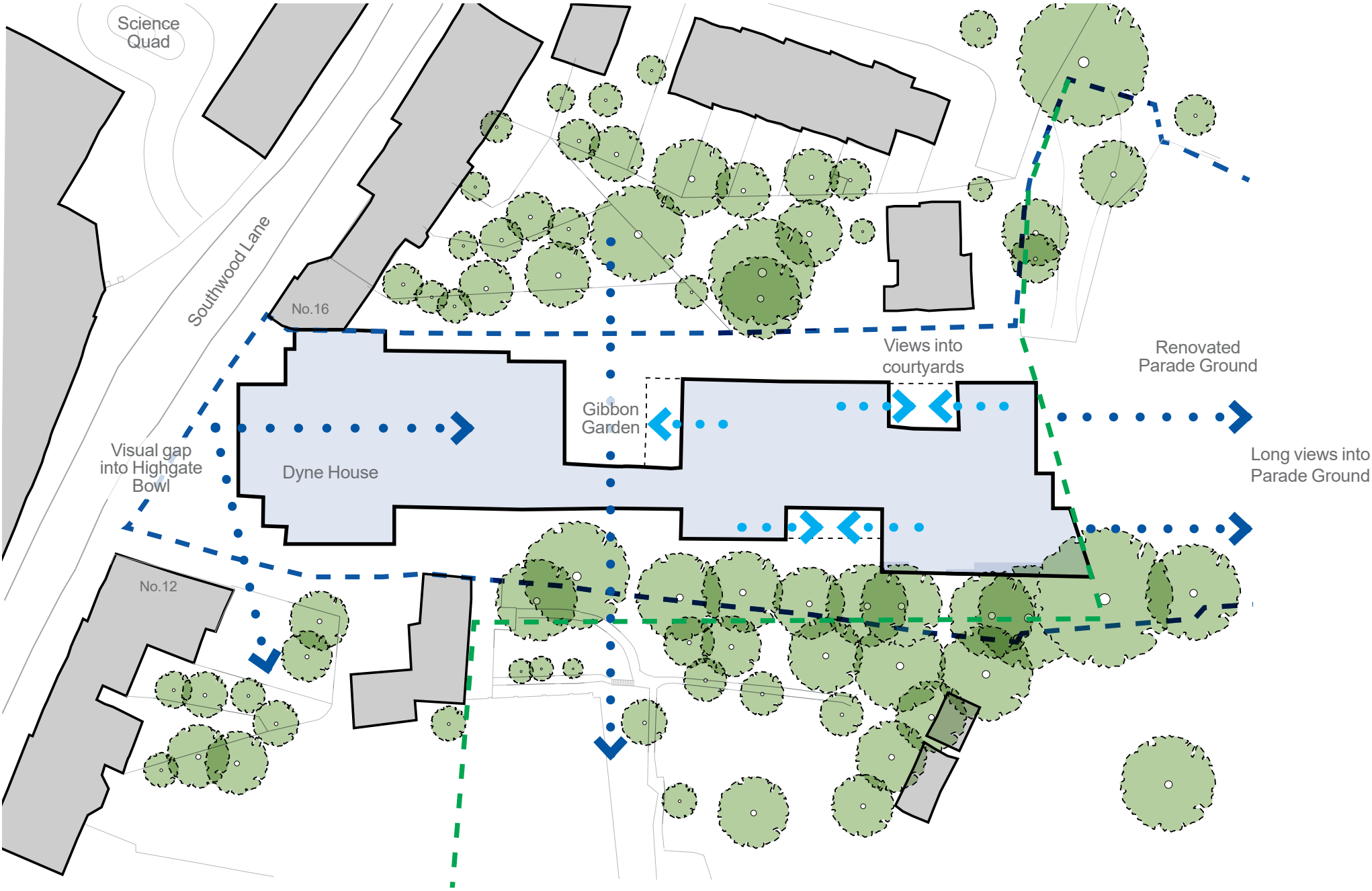
Long Section through Auditorium

7.0 | Design Concepts
7.3 | New & Existing Views

The proposal provides the opportunity for the quality and character of existing views within, into and out of the site towards the conservation area and Highgate Bowl to be enhanced.

Voids are introduced at upper levels of the rear extension to avoid the impression of a large mass. This creates courtyards to allow more windows to be orientated looking inwards, with fewer windows on north and south elevations to avoid overlooking issues to neighbouring properties, while still allowing daylight into the teaching spaces.

The front extension has been aligned to avoid stepping outwards towards neighbouring properties. This reduces the scale of the development in respect to the neighboring context by protecting rights of light and key sightlines. The new structures proposed will be lightweight and glazed to maximise views and transparency.



- Key:
- Dyne House Site
 - Proposed Significant Open Land
 - ...> Long Views
 - ...> Short Courtyard Views

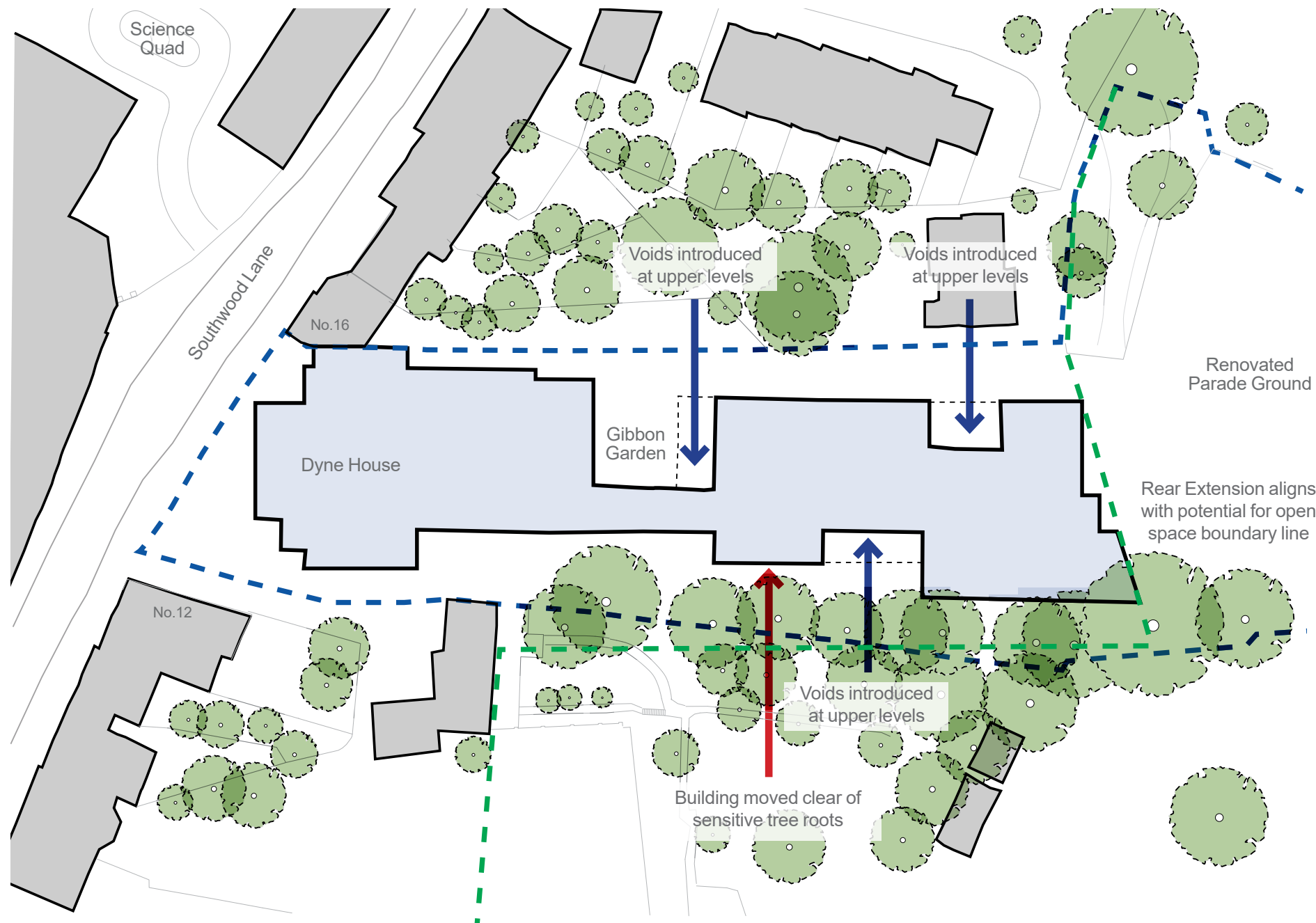


7.0 | Design Concepts

7.4 | Engagement with the Highgate Bowl & Potential for Open Space Provision

Planning Policy seeks to protect the Highgate Bowl as open space, therefore the proposal has been carefully considered in the following ways to ensure it provides a notable uplift to the setting and quality of the open space:

- Roof includes green planting to aid biodiversity and green appearance of Highgate Bowl.
- Rear extension aligns with the boundary line of significant open land on the edge of the Parade Ground to ensure the proper functioning of the open space.
- Building moved clear of the tree root protection zone to ensure the retention of mature healthy trees along the southern boundary of the site.
- The existing Parade Ground will be renovated with additional planting, trees and seating to greatly improve the amenity space for pupils and aide the biodiversity of the area.



Key:

— Dyne House Site

— Proposed Significant Open Land



Island Site Tunnel Building

7.0 | Design Concepts

7.5 | Island Site Tunnel Building Brief

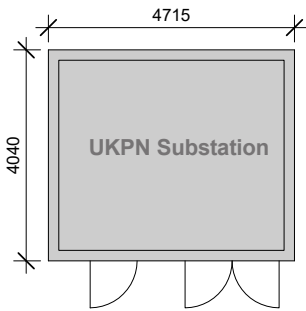
As part of the review of the concept designs for the Dyne House site it was identified that with the tunnel closed for the duration of the works this was the ideal time to carry out some improvements to this area.

The requirements for the brief are:

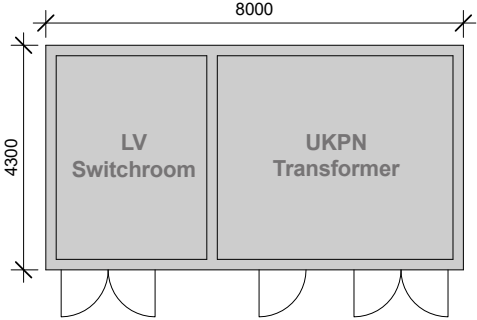
- Provide shelter to the stairs down to the tunnel to prevent ice on stairs in cold and wet weather.
- Provide a lift tower to the tunnel providing full accessibility right through the School from Science Quad to the buildings at the rear of Dyne House.
- Provide a substation for the Dyne House project as well as having the capacity to supply eventually all of the Island Site.
- Incorporate an enclosed refuse collection area for the Island site replacing the existing next to the tunnel.
- Review the wall and ceiling current decorative panels, lighting, and floor finish in the tunnel and consider the requirements and life expectancy of these current items and if they should be replaced.

SUBSTATION

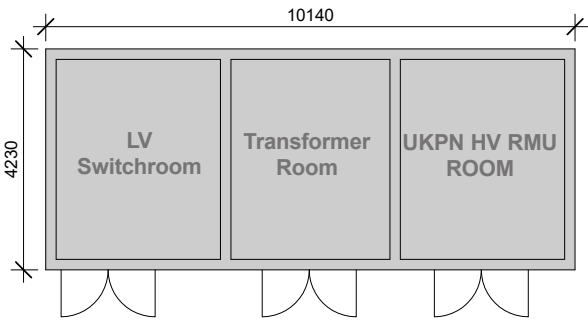
Option 1
UKPN Owned Substation



Option 2
UKPN Transformer Single LV Connection
(School's preferred option)

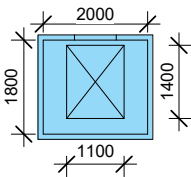


Option 3
UKPN Ring Main Unit & Privately Owned
Transformer & LV Switchroom

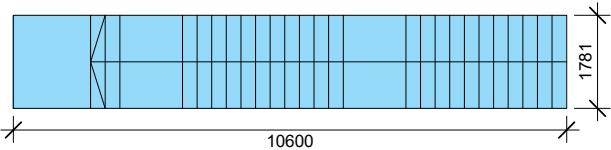


LIFT & STAIR DIMENSIONS

8 Person
Passenger Lift

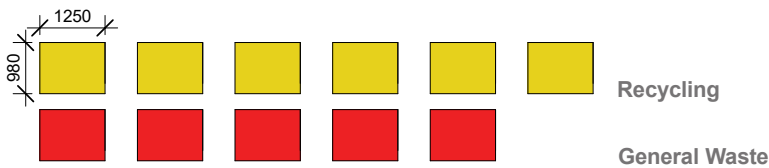


Part K Compliant Stair

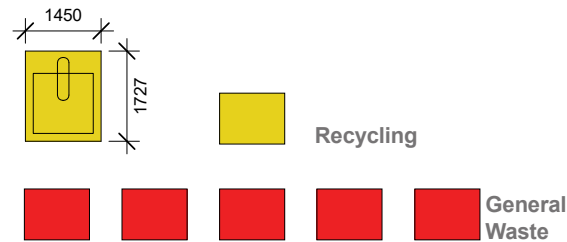


BIN STORAGE

Option 1
Current Eurobins



Option 2
Eurobins for General Waste & Waste Compactor
(Bergmann APS 1100E) for Recycling

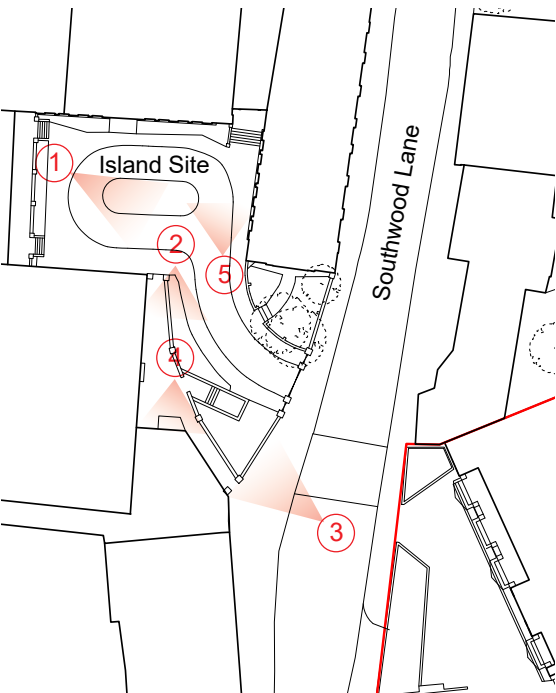
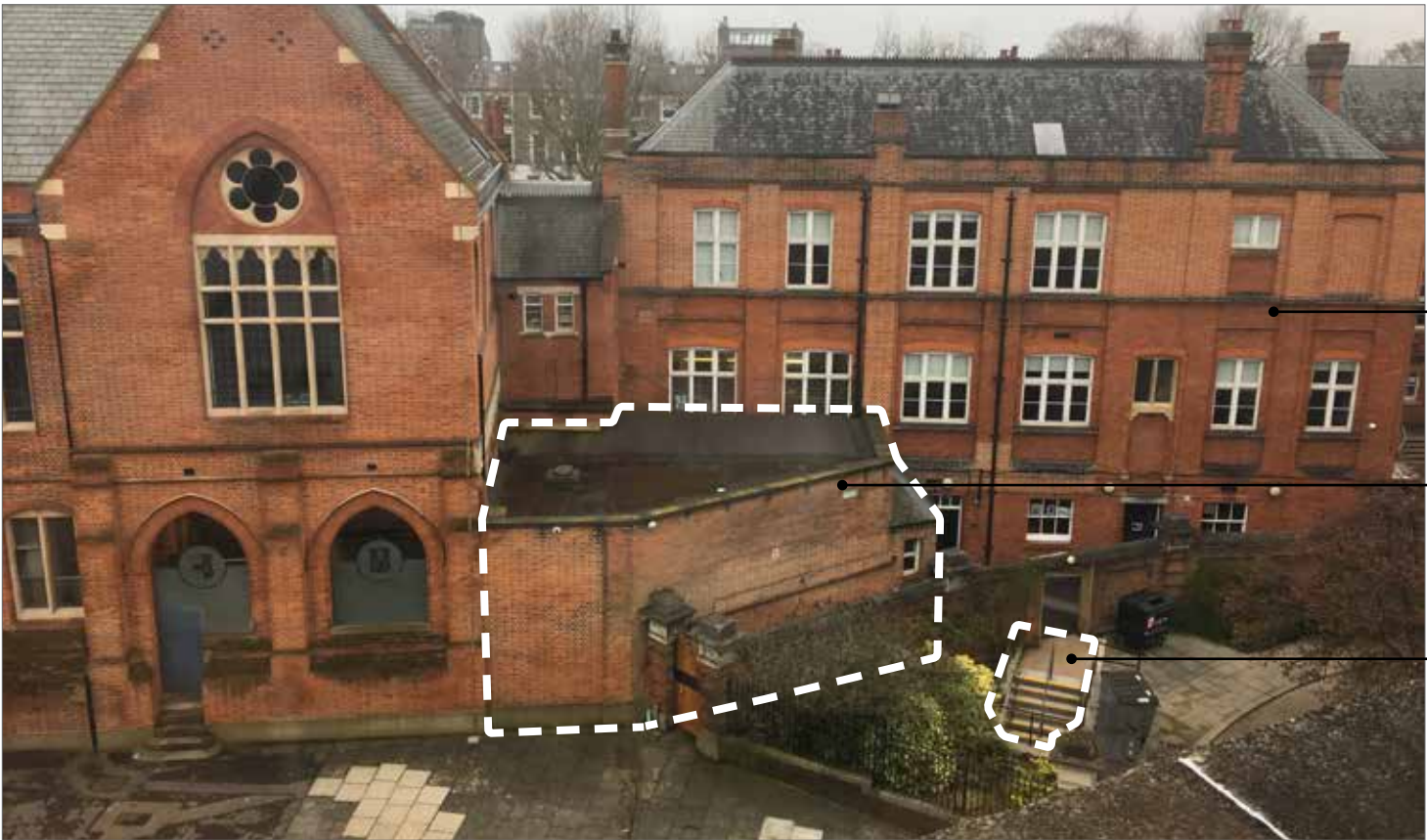


7.0 | Design Concepts
7.6 | Island Site Development

The Island Site comprises of a conglomeration of buildings which have been developed over the past 150 years. It is built around three Quadrangles: Chapel, Science and Garner, which provide needed amenity space for pupils.

As the Science Quad has evolved over time, a small area of back of house frontage has remained by the 'Service Entrance' to the south of the site. This is concealed by planting and an attractive brick and stone wall with metal railings and gates, which infill the Southwood Lane boundary between the Undercroft and the Science Block.

The refurbishment of the Dyne House site places considerable additional significance on this corner of the Island Site and forms an important new node in the overall Island Site circulation strategy. The proposal will need to have regard to the heritage aspects associated with the Science Quadrangle and seek to enhance the character and setting of the conservation area.



1. Science Quad



2. Central Hall & Big School



3. Science Quad & Southwood Lane Elevation



4. Service Block (WC's)



5. Science Block

7.0 | Design Concepts
7.7 | Views & Connections

There are important views through the site which need to be maintained to ensure a visually open connection to the listed school buildings within the Science Quad. There is also a need to restrict unsightly views of storage areas within the proposal from Southwood Lane and neighbouring buildings which detract from the character and setting of the conservation area. There is an opportunity within these works to remove the unsightly WC addition built against the prominent corner of Big School.



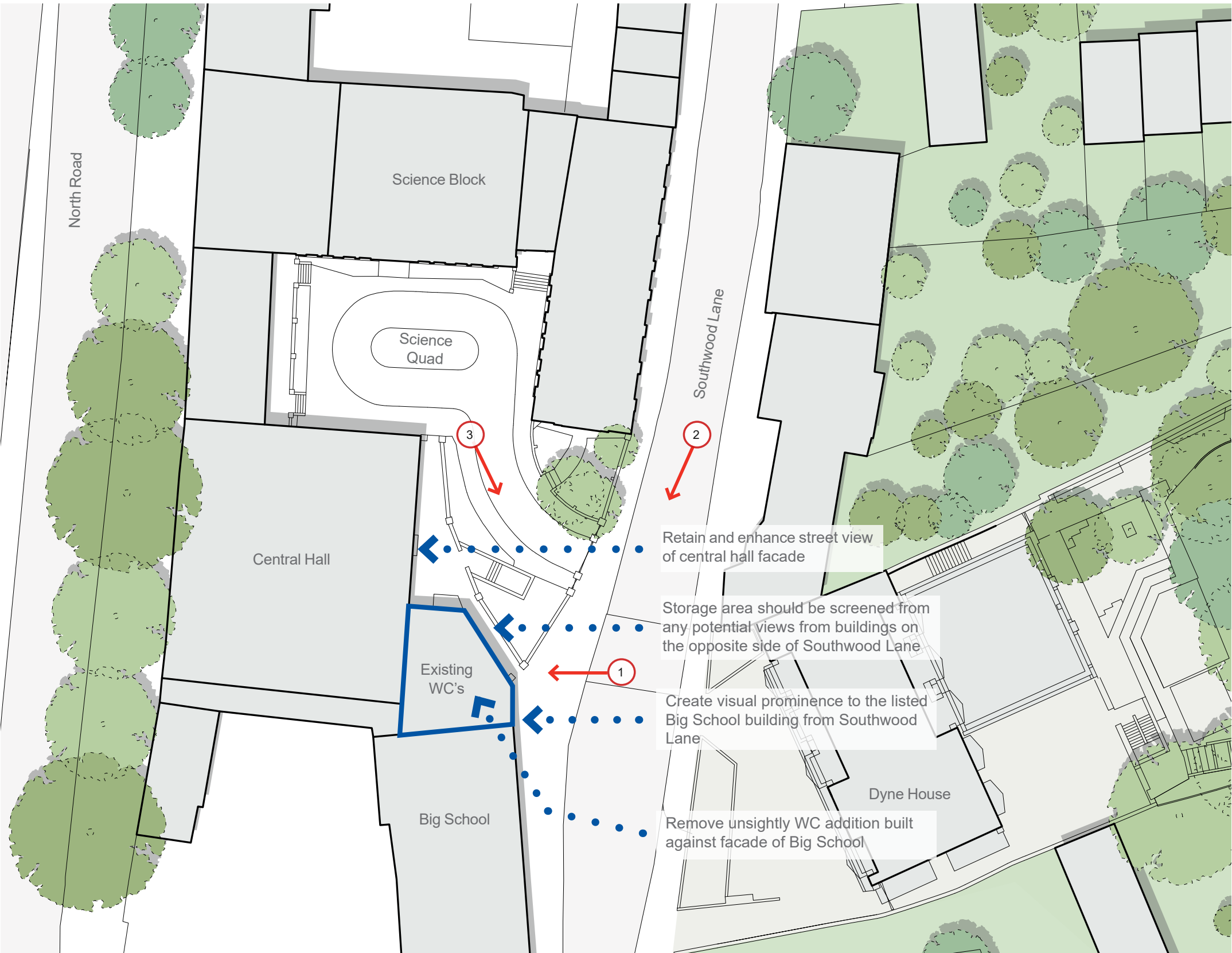
1. View from Dyne House across to the Science Quad



2. View from Southwood Lane looking South towards Big School



3. View of the current bin storage from the Science Quad



7.0 | Design Concepts
7.8 | Site Access

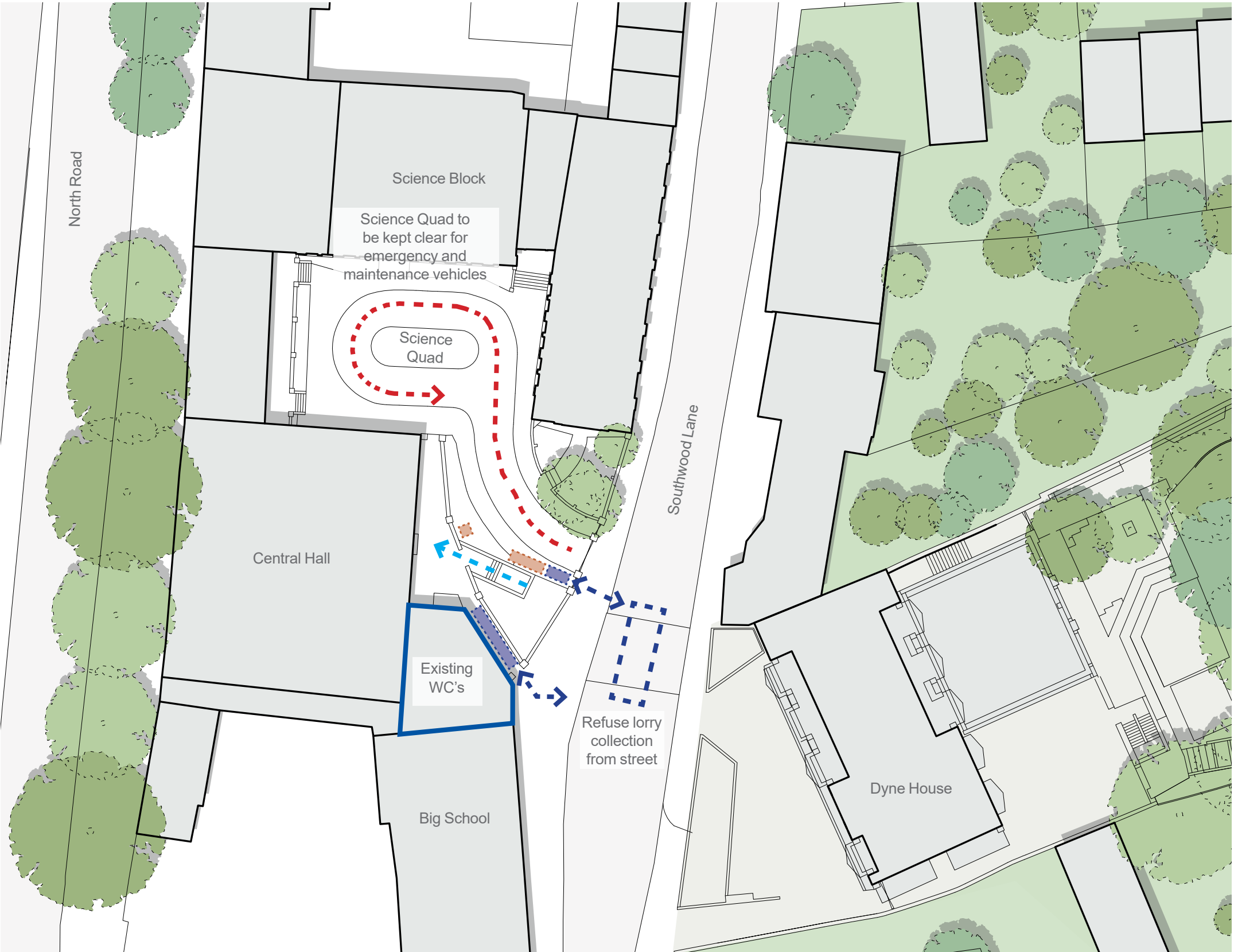
Pupil access between Dyne House site and the Island site is via the existing tunnel. The stair access currently does not conform to Building Regulations and there is no wheelchair access provided.

Direct access for waste and UKPN transformer maintenance is required from Southwood Lane. Refuse vehicles park and collect waste on Southwood lane for which there is a total of 11 bins (7 No. General Waste and 4 No. Recycling) currently located on pavement and external bin enclosure.

As identified on the plan there is a fire, emergency and maintenance access route into the Science Quad that needs to be maintained.

Key:

- Existing WC Block
- Waste Collection Access
- Pupil Access
- Emergency & Maintenance Access
- Recycling Bins
- General Waste Bins



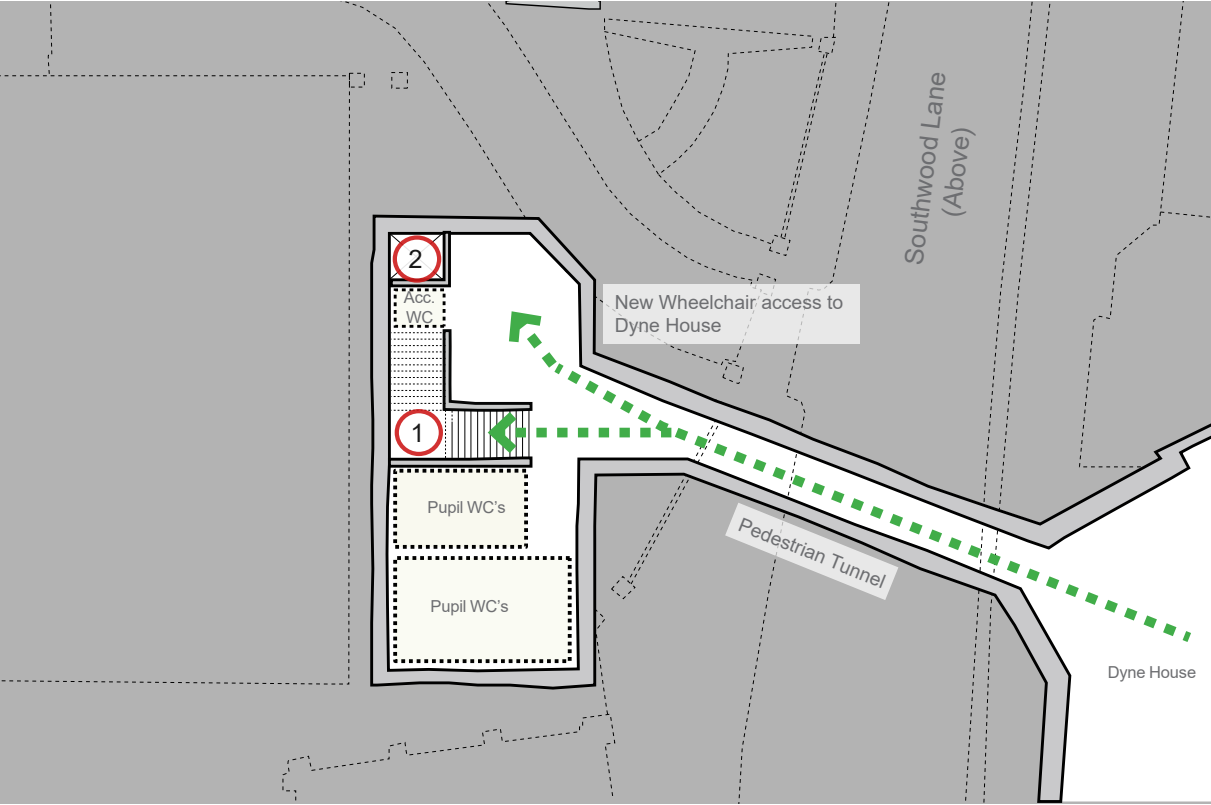
7.0 | Design Concepts

7.9 | Building Access and Organisation

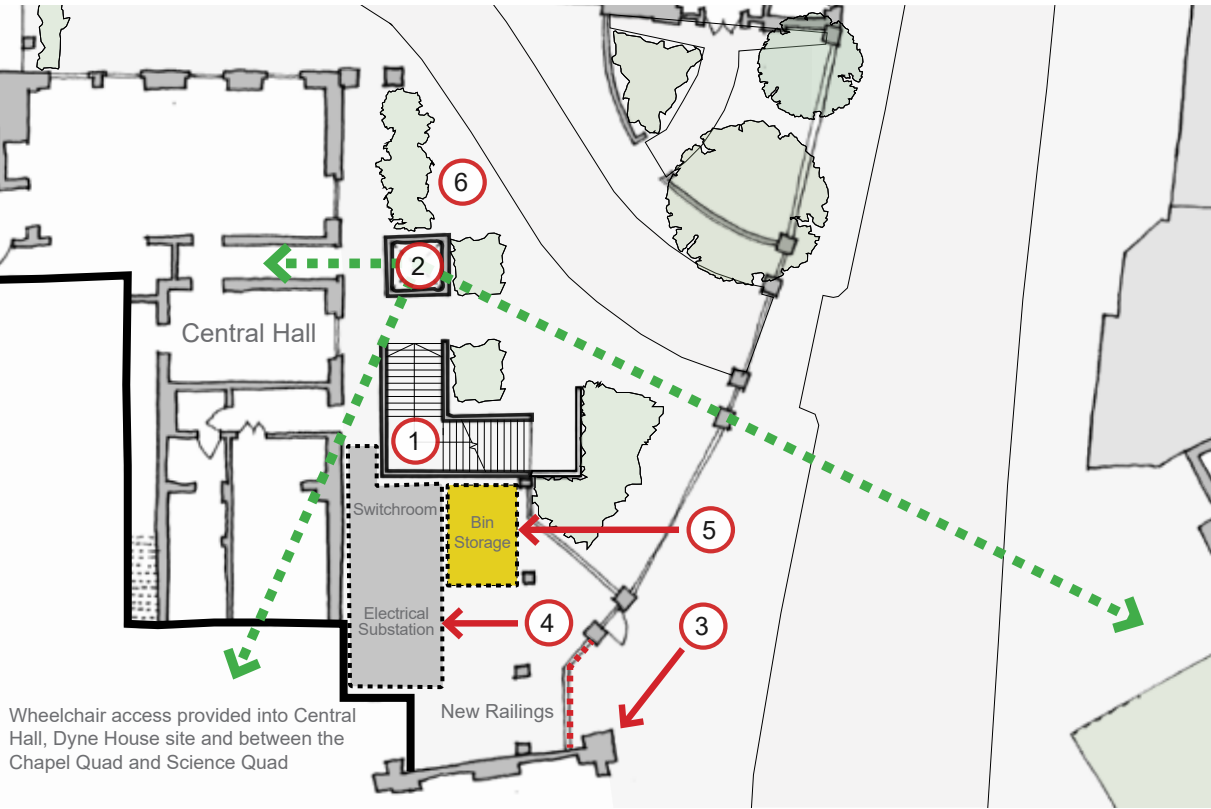
The concept plans plan show the proposed layout of the new functions of the Island Site building, including an electrical substation, external refuse bin storage, WC's, new stair and access lift.

The building footprint steps back from the Island Site boundary line by placing the WC provision below ground. This creates an opportunity for a new courtyard and landscaping space with existing gateposts retained and enhanced through a new section of railings to match those adjacent. This creates visual prominence to the listed Big School building from Southwood Lane.

From the courtyard a new lift will provide full wheelchair access to the Dyne House site, Central Hall, and between the Chapel Quad and Science Quad. The redeveloped stair and pedestrian tunnel will provide much needed additional circulation space, compliance with modern Building Regulations and wheelchair access.



Proposed Basement Level



Proposed Ground Floor Level

- Key:
- 1 New regulation compliant stair to pedestrian tunnel
 - 2 New lift providing wheelchair access into 3 buildings & 2 Quadrangles
 - 3 Visual Prominence to Big School
 - 4 Above ground massing reduced, WC's in basement
 - 5 External refuse bin storage hidden
 - 6 Improved Landscaping, including new boundary wall / railings



8.0 | Design Proposal

Dyne House

8.0 | Project Proposals

8.1 | Executive Summary

This proposal seeks to:

- Create a dedicated Sixth Form Centre by bringing together existing facilities into one coherent whole to provide modern, dedicated teaching spaces in order to prepare students for university.
- Enhance the current music facilities to meet the continued growth of the popularity of music within the School's pupil body.
- Ensure that all pupils have equal access and opportunity across the site
- Respect the historic significance of the neighbouring listed buildings, their setting and ensure that their wider historic environment is preserved and enhanced

Key elements of the proposal are:

- Articulated massing to break down and modulate the scale of development in respect to both the neighbouring context and key sightlines through to the Highgate Bowl.
- Use of the existing typography to conceal the majority of the rear extension. Locating the music department at basement levels provides natural auditory protection.
- Roof planting and a 'greened' Parade Ground with permeable green playing surface, trees, shrubs and border planting that enhance the aesthetic and ecological value of the Highgate Bowl.
- Materially contextual brick and stone louvred facades address the existing interruption to the Southwood lane streetscape. High quality landscaping which is generous and welcoming also marks the School boundary and defines the public and private realms

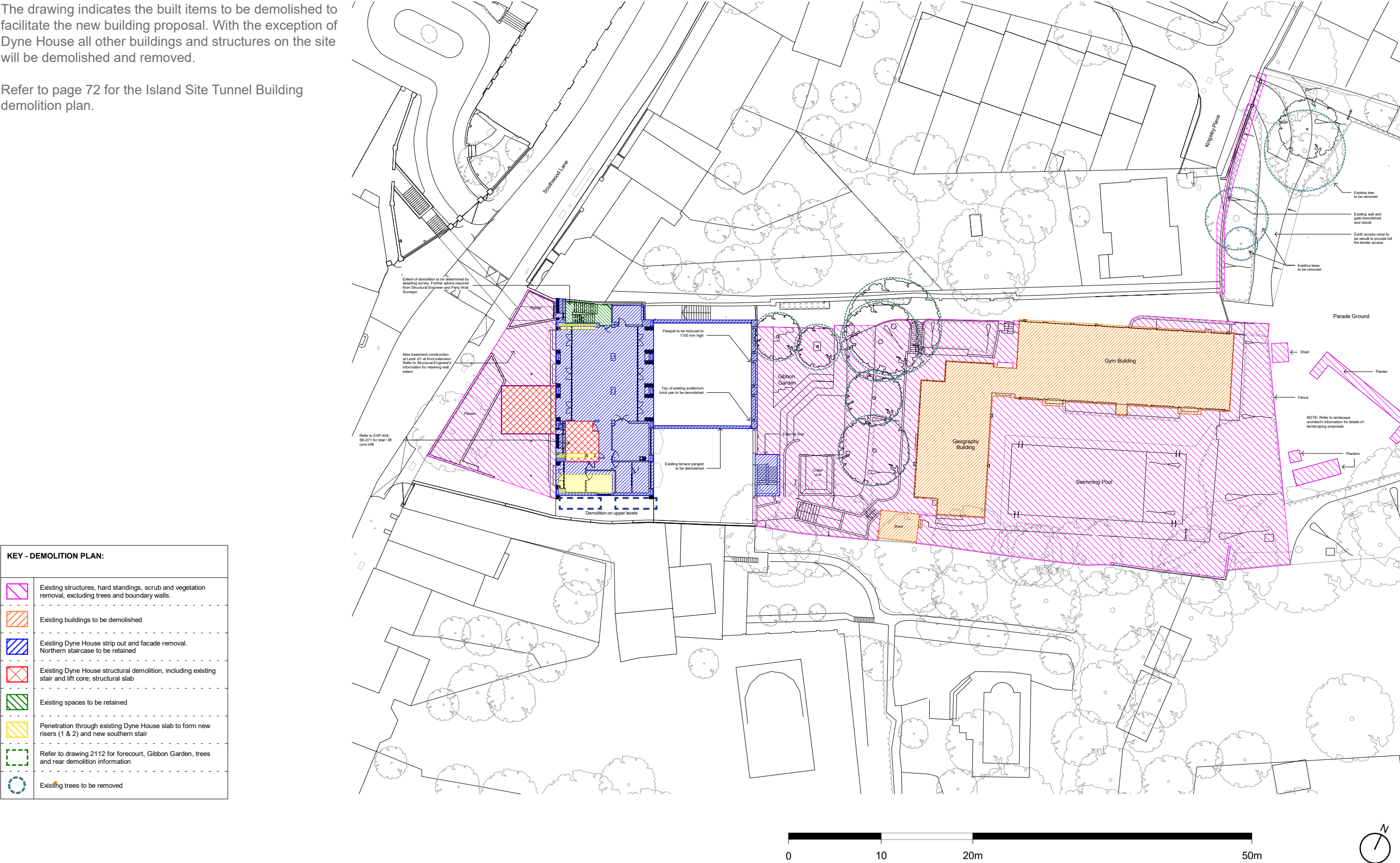
The scheme has very good environmental credentials which are further explained in AECOM's Sustainability Statement and Energy Strategy.



8.0 | Project Proposals
8.2 | Site Demolition Plan

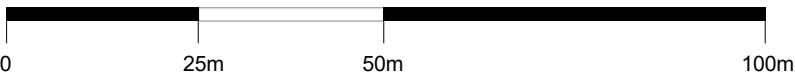
The drawing indicates the built items to be demolished to facilitate the new building proposal. With the exception of Dyne House all other buildings and structures on the site will be demolished and removed.

Refer to page 72 for the Island Site Tunnel Building demolition plan.

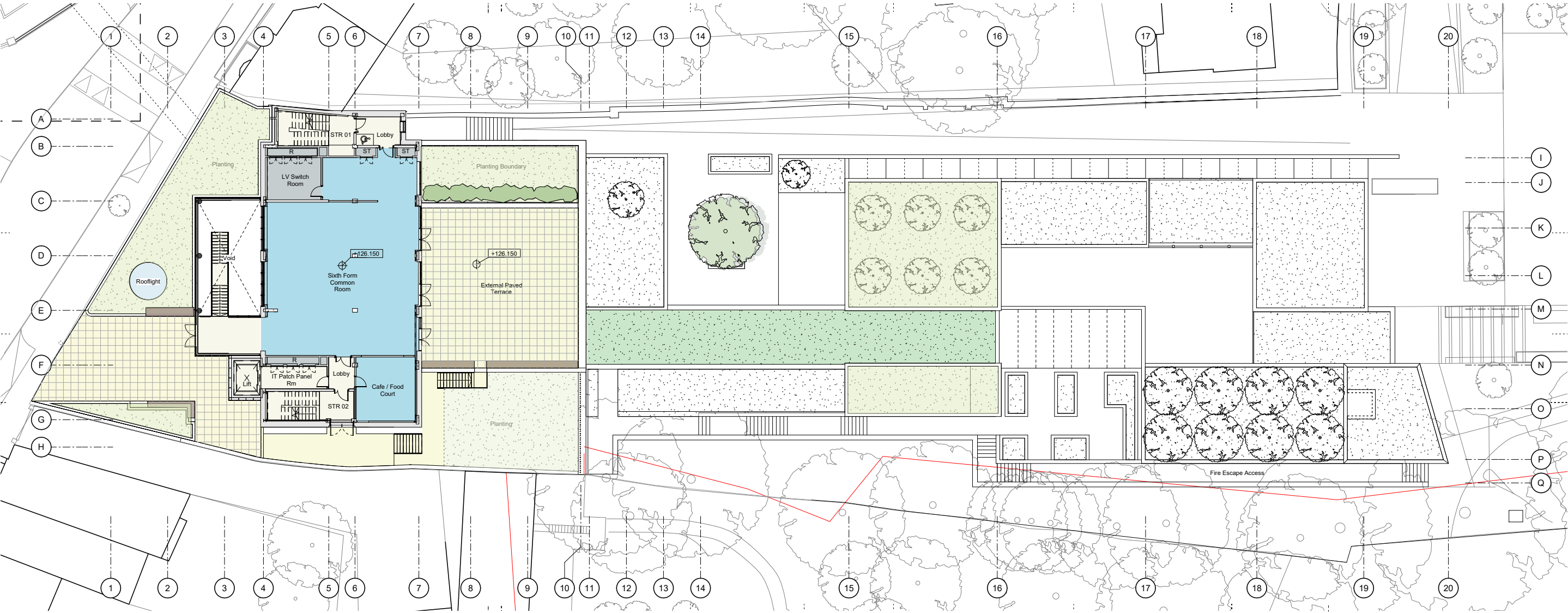




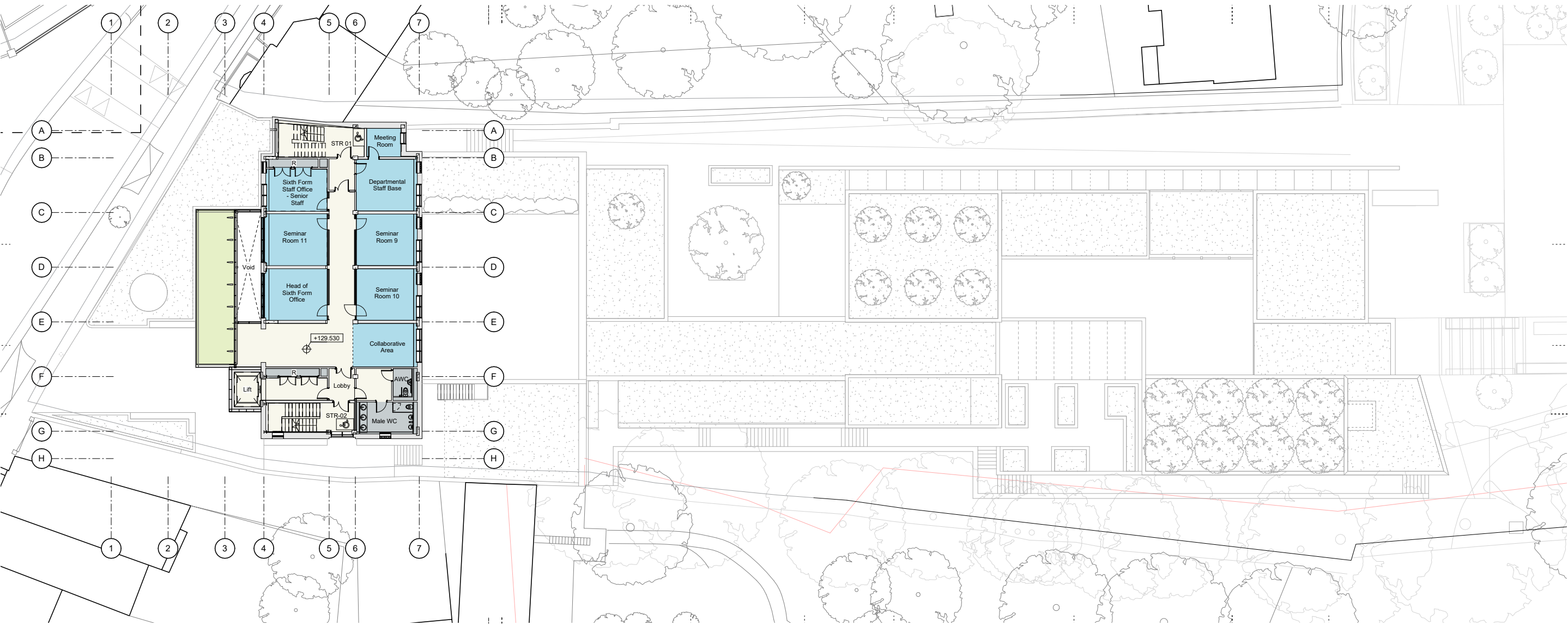
Key:
Application Boundary



8.0 | Project Proposals
8.4 | Level 00 Plan

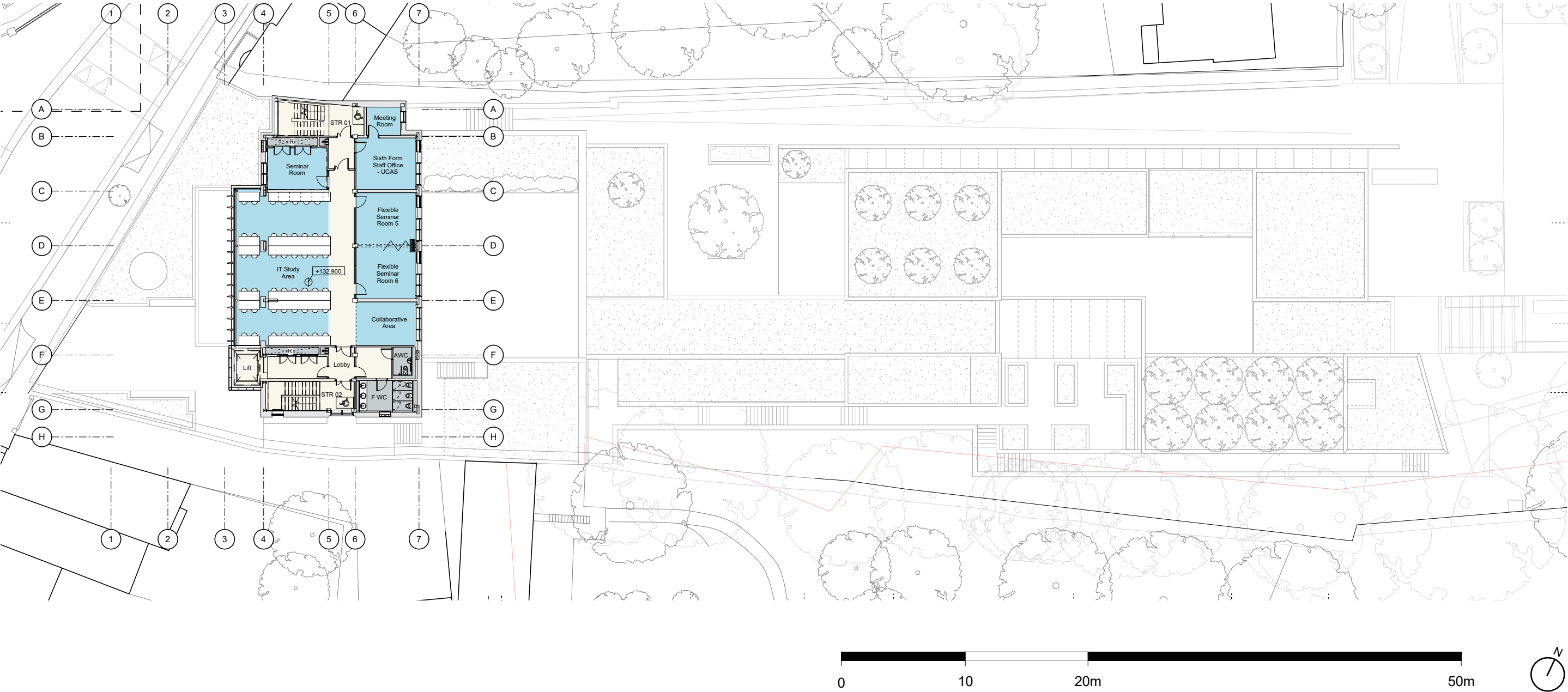


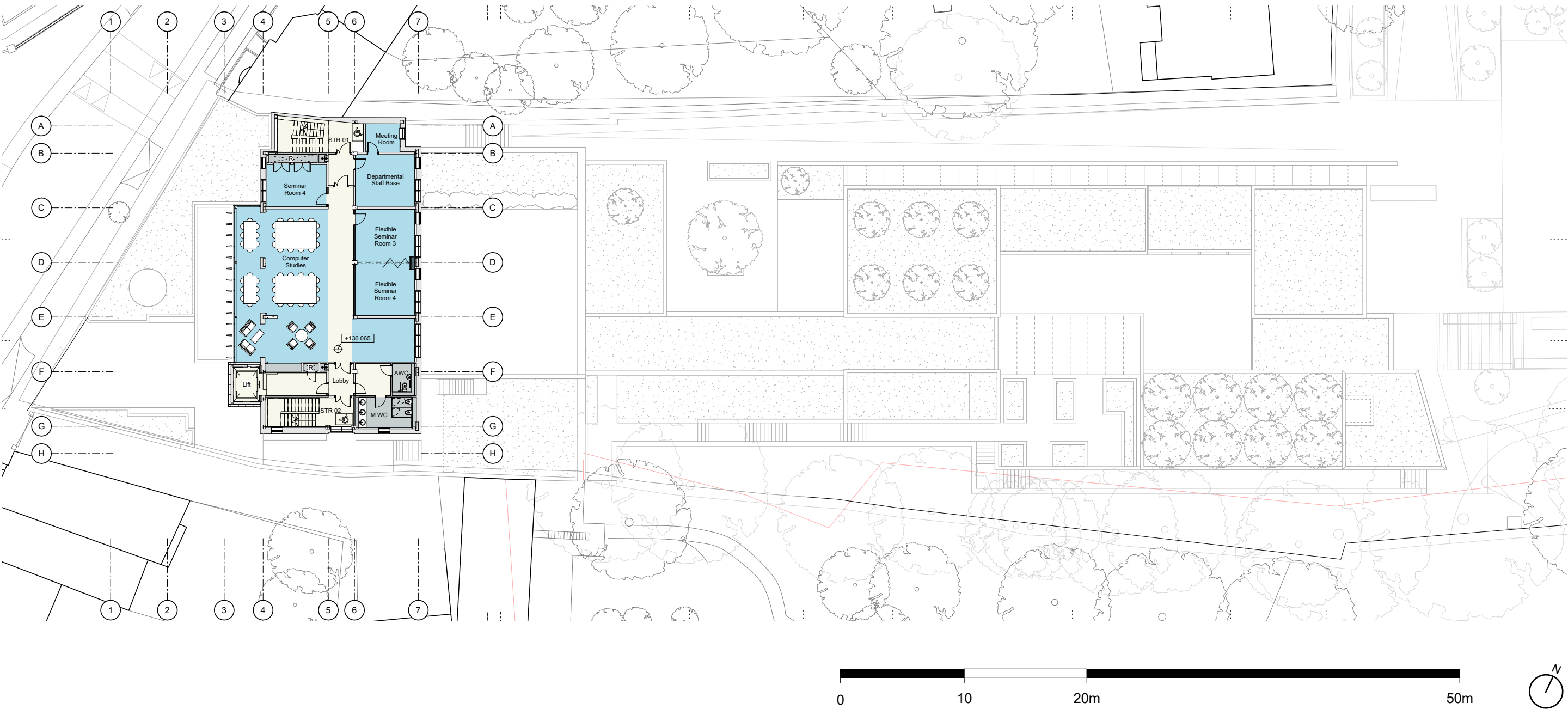
Refer to page 74 for the Island Site Tunnel Building
Level 00 plan.

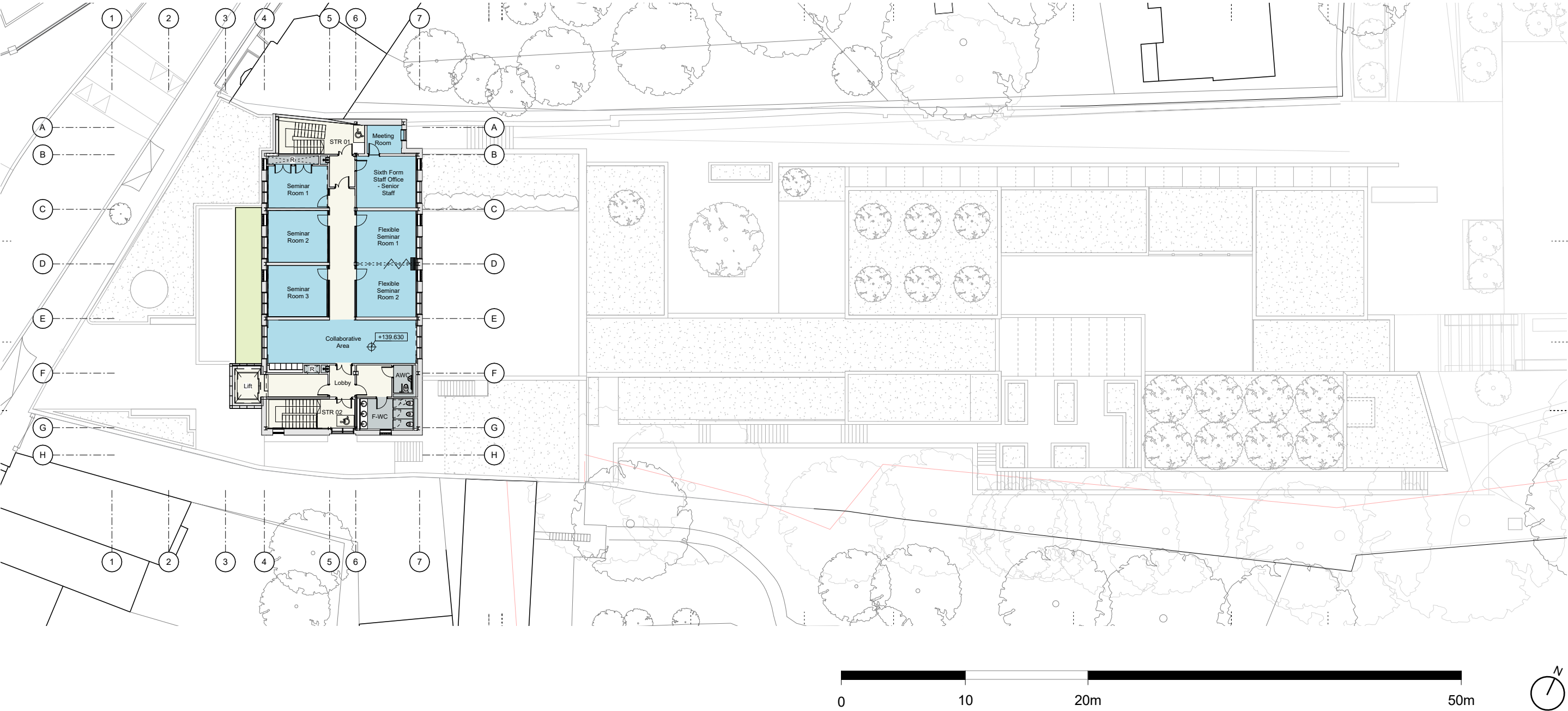


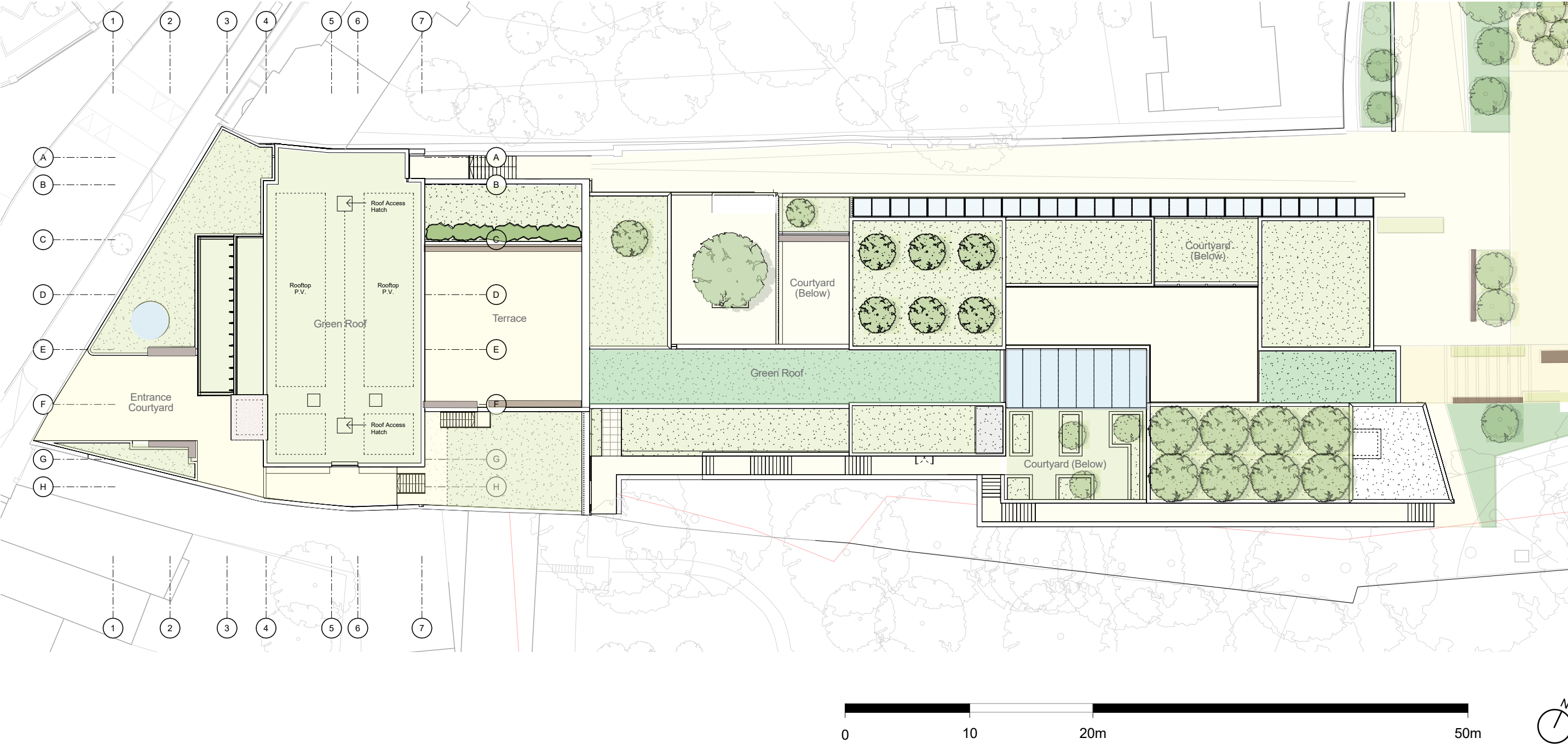
Refer to page 73 for the Island Site Tunnel Building
Level 01 plan.



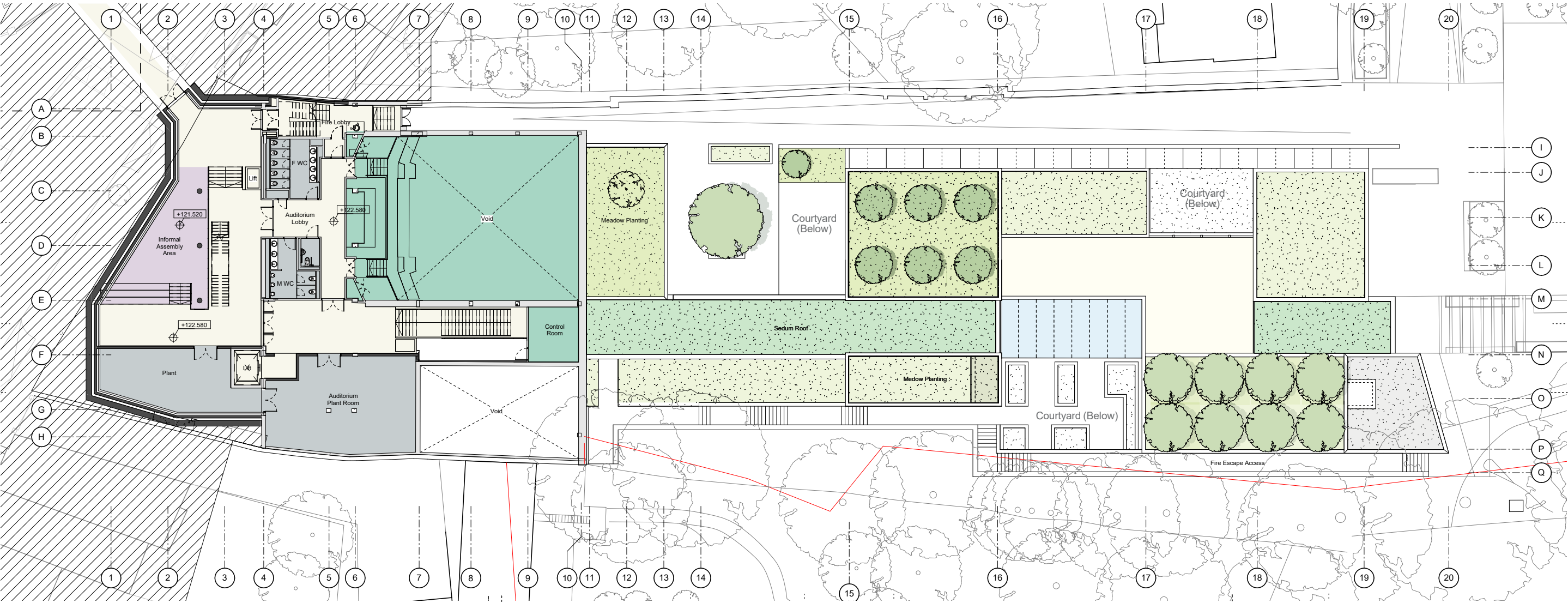








8.0 | Project Proposals
8.10 | Level -01 Plan

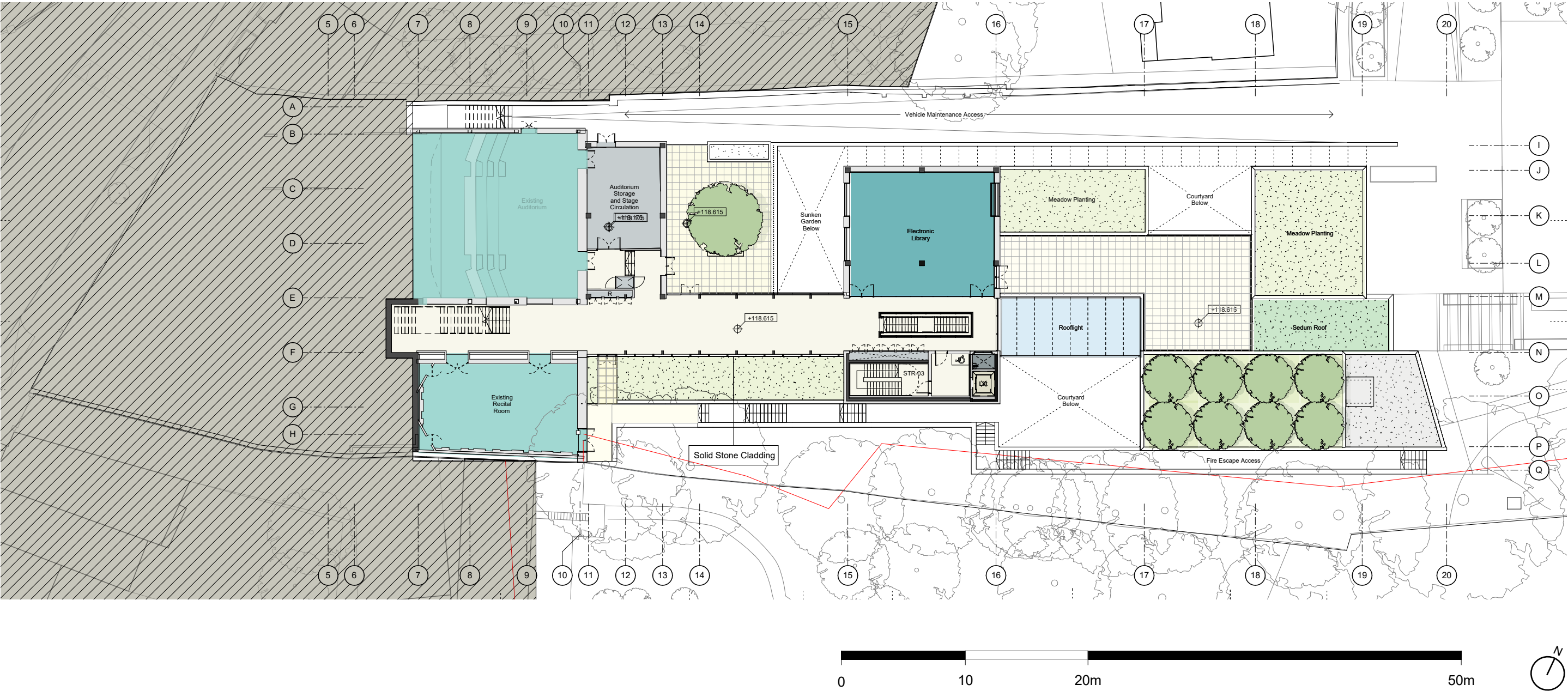


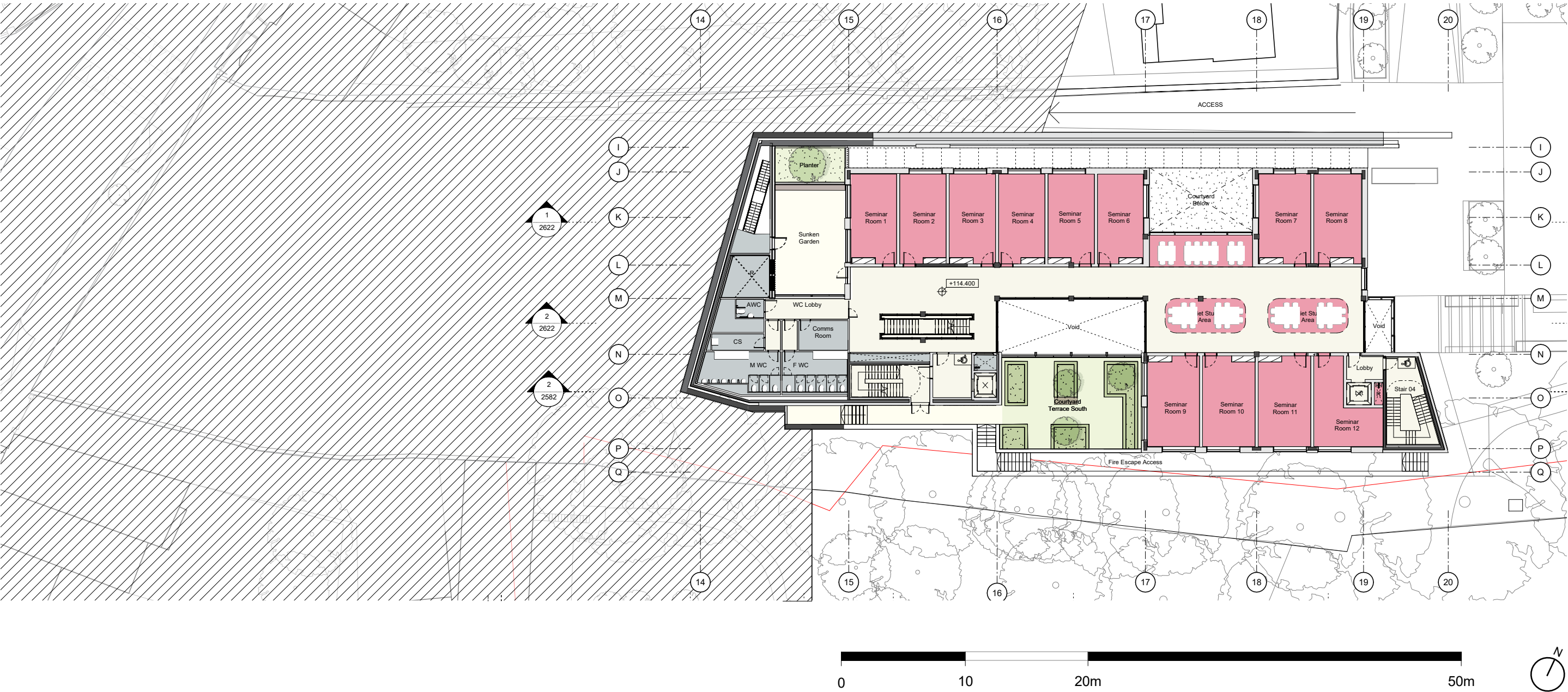
Refer to page 75 for the Island Site Tunnel Building
Level -01 plan.

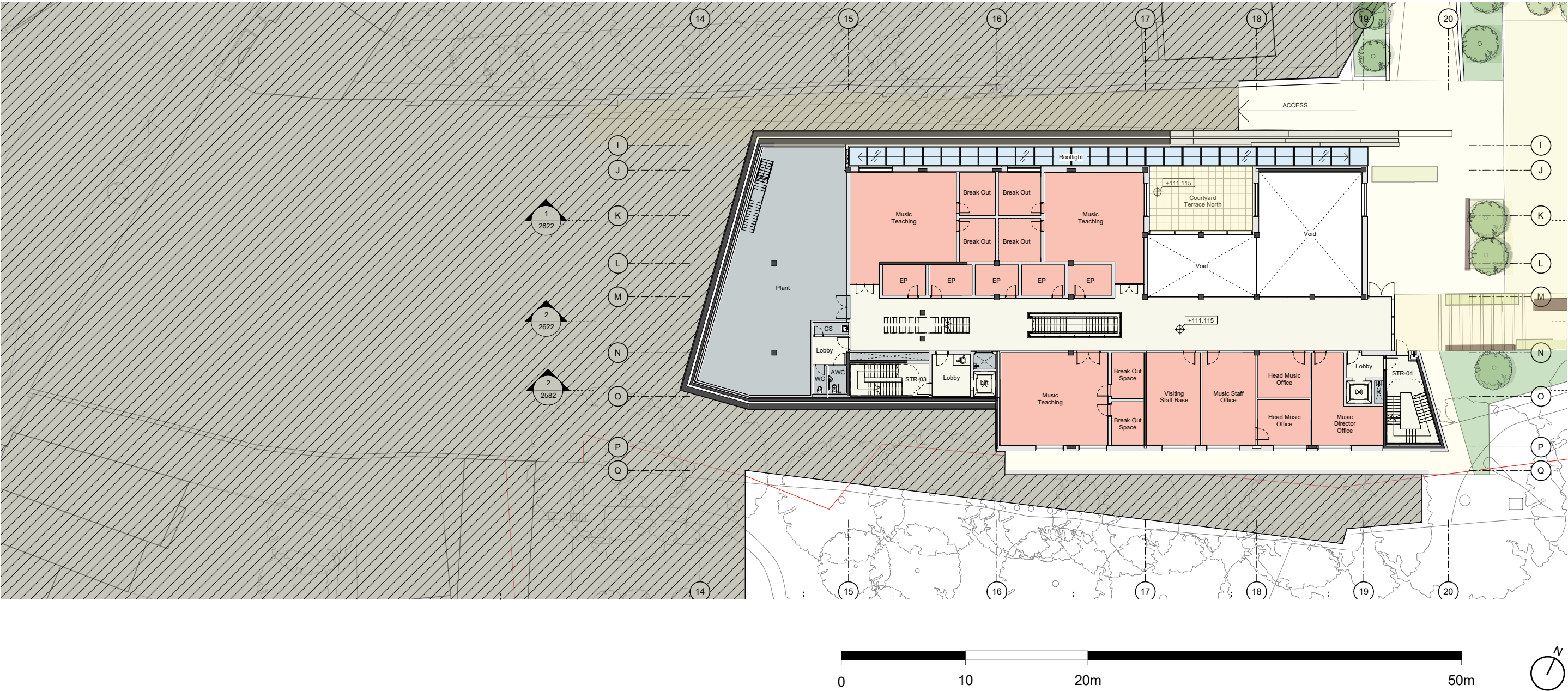


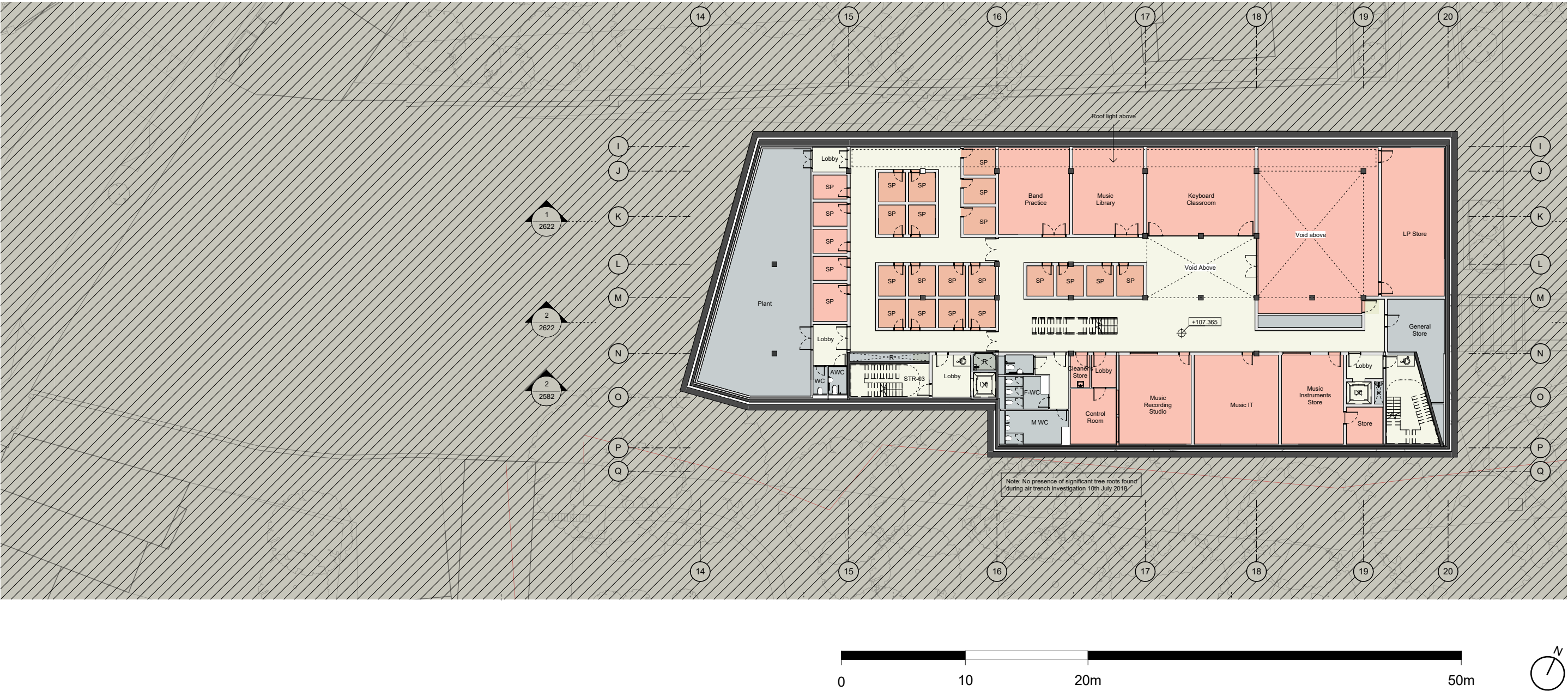
8.0 | Project Proposals

8.11 | Level -02 Plan









8.0 | Project Proposals

8.15 | Local Materiality

The prominent building materials for Highgate School is red brick, stone and slate which create a clearly identifiable campus from the Victorian Gothic chapel to the new three storey school block constructed in 2012 on North Road.

The use of masonry provides a strong connection to the human scale and the high quality materials promote the continuity of place within the historic context.

The proposal for the Dyne House site looks to contribute to the legacy of fine buildings at Highgate School and ensure a contextually appropriate design. The materials will be of a quality which is commensurate with the conservation area and designed to last.



Brick and Stone Facade



Relief and depth within the brick facade



Stone & Brick Facade



Brick Facade

8.0 | Project Proposals

8.16 | Existing Scale of the Surrounding Area

The existing buildings in the surrounding area comprise of two distinct scales: larger subdivided blocks represented by the School buildings including the Big School and Science Building; and the smaller residential properties on the east side of Southwood Lane.

Within these larger urban blocks smaller scale definition and articulation is provided through the facade materiality, relief and detail.

The proposed scheme follows the same logic, respecting the smaller scale of the surrounding residential properties by breaking the mass required to achieve the accommodation brief into domestic scale elements.

The proposed materiality of the building supports this articulation of scale, contrasting brick, glass and stone to further define a human scale to the facade.

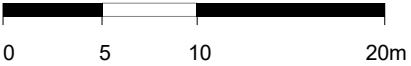




Proposed North Elevation from 12 Southwood Lane



Proposed South Elevation from 16 Southwood Lane



8.0 | Project Proposals
8.18 | Proposed Building Elevations



Proposed Front Elevation Dyne House



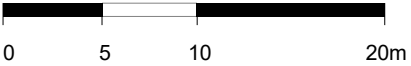
Proposed Upper Block - East Elevation (Gibbon Garden)



Proposed Lower Block - West Elevation (Sunken Garden)



Proposed Lower Block - East Elevation (Parade Ground)



8.0 | Project Proposals

8.19 | Proposed Landscaping Overview

A comprehensive landscape design has been developed for the site, working with the architecture to blend the new building with the green southern boundary of the site and further reduce the perceived massing.

The existing Parade Ground will be renovated with additional planting, trees and seating to greatly improve the amenity space for pupils and aid the biodiversity of the area. The additional greenery will provide a notable uplift to the overall aesthetic of the Highgate Bowl, by replacing the existing large area of black asphalt with a permeable surfacing. Raised planters will offer opportunities for pupils to grow plants and study wildlife as part of the Biology curriculum.

- Key features of the new landscape scheme are:
- Formal landscaped entrance on Southwood Lane
 - Green roofs to assist pollinators
 - Rooftop planting to soften the building profile
 - Outdoor roof terrace
 - Courtyard spaces for pupil socialising
 - New surfacing to Parade Ground
 - Extensive border planting
 - New emergency and maintenance vehicle ramp

The images below show the indicative quality level which the proposals aspire to, including enhanced planting, outdoor seating for pupils and replacement of the impermeable asphalt surfacing.



Raised planters



Biodiverse Green Roofs



Group Seating



Roof Terraces

Key

- Existing trees
- Proposed trees
- Sedum / planted roof
- Herbaceous planting
- Proposed mixed native hedge

- Native shrub planting
- Roof terrace
- Niches
- External paths
- Species rich amenity / meadow grass
- Benches / walls

- 1. Roof terrace
- 2. Gibbon garden
- 3. Sunken garden
- 4. Library roof terrace
- 5. Southern terrace
- 6. Pergola garden

Refer to separate landscaping report and drawing by LDA Design for further information

8.0 | Project Proposals

8.20 | Proposed Contractor Site Compound

Prior to the commencement of any works, a Construction Management Plan (CMP) will be prepared by the main contractor (it is anticipated this report will form part of the conditions of a planning approval).

The plan will include details of deliveries (including storage arrangements and timings), contractor parking, traffic management, working hours, site access and opening times, wheel wash facilities and site compound arrangements.

Given the restricted nature of the site, the design team has already considered the potential Contractor Site Compound locations. The drawing to the right indicates the three key sites anticipated for use by the contractor.



8.0 | Project Proposals

8.21 | Artists Impression of Proposed Building from Southwood Lane



8.0 | Project Proposals

8.22 | Artists Impression of Proposed Building from Dyne House Parade Ground



8.0 | Project Proposals

8.23 | 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

Island Site Tunnel Building

8.0 | Project Proposals

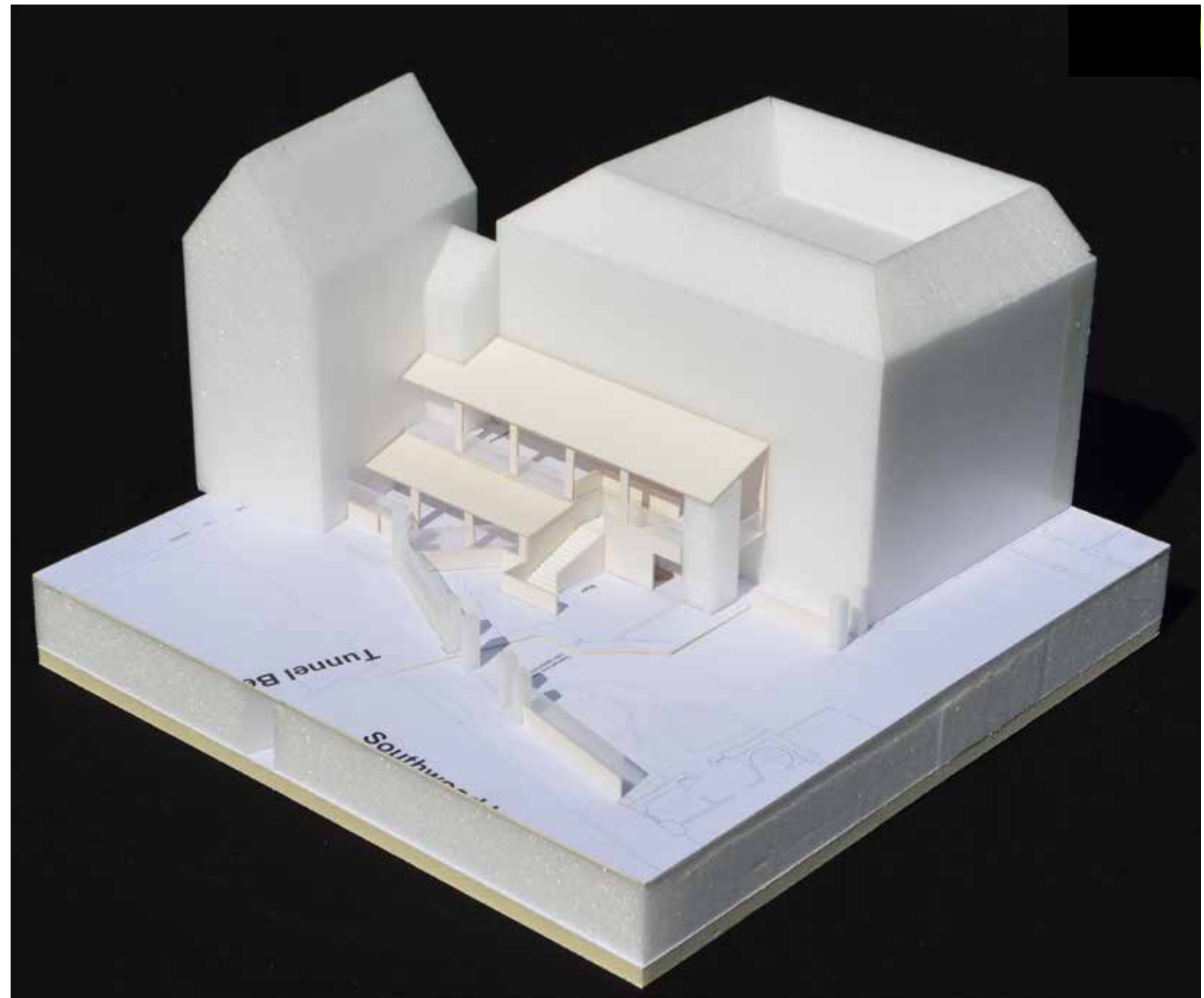
8.23 | Executive Summary

This proposal seeks to:

- Reduce the overall external massing of the existing WC annex and refuse bin storage which is detrimental to the setting of the school.
- Address the School's responsibilities under the Equality Act to provide full accessibility and improved circulation between several existing School buildings.
- Improve the WC facilities, and the current electrical supply which is currently at the upper usage limits.

Key elements of the proposal are:

- Connections, routes and movement is improved through a new lift that will provide full wheelchair access for the first time between multiple school sites and a new Part K-compliant stair with increased space for pupil circulation at a regularly congested 'pinch point'.
- The colonnade shelter is designed in brick and lead to fit the contextual material pallet of the surrounding buildings, with open sides to minimise the visual impact on principle historically significant settings and views.
- New valuable views are created by removing the solid brick WC annex adjoining the north east corner, and setting the new electrical enclosures back from the boundary providing visual prominence to the listed Big School building.
- By placing the WC provision below ground, the proposal can be integrated into a new landscape setting



Massing Study Model; View from North-East

8.0 | Project Proposals

8.24 | Site Demolition Plan

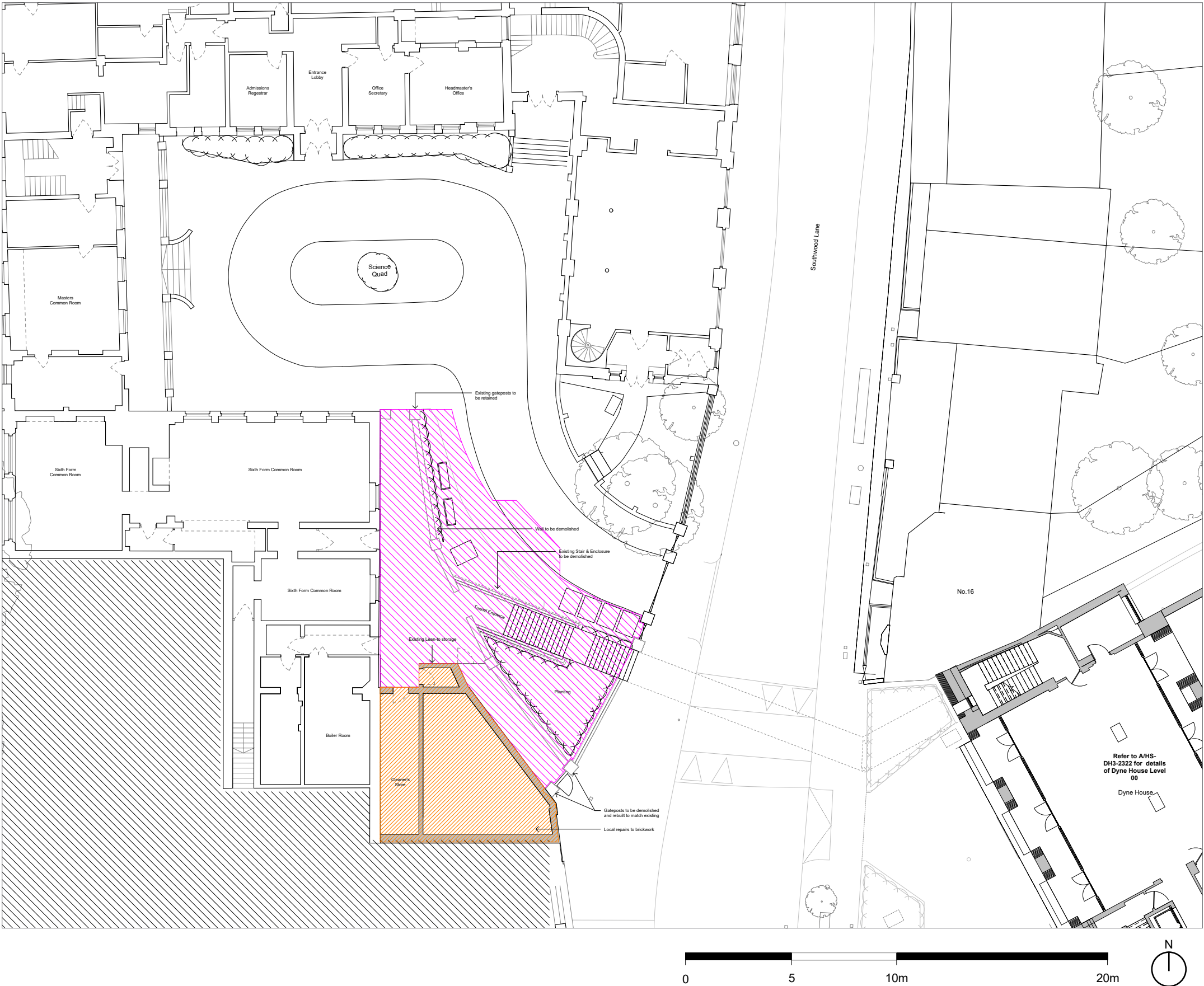
The drawing to the right indicates the built items to be demolished to facilitate the proposal. These include:

- The west exit stair from the pedestrian tunnel
- An external wall with intermediate gateposts, adjacent to the tunnel exit / stair
- The existing WC block
- Two southernmost gateposts and adjacent railings are to be demolished to facilitate excavation of the basement and then reinstated.

KEY:

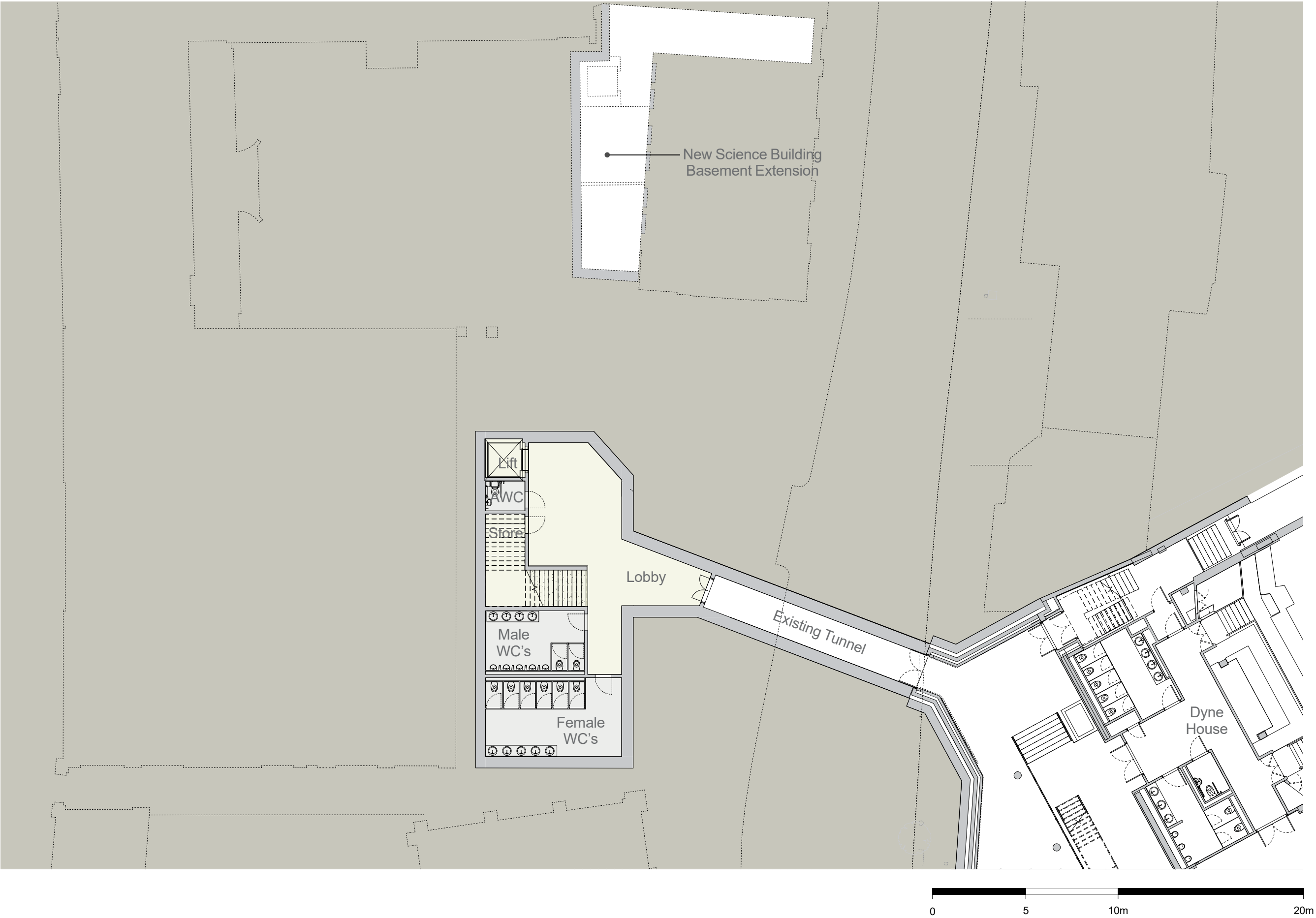
Existing structures, hard standings, scrub and vegetation removal

Existing buildings to be demolished













8.0 | Project Proposals

8.30 | Proposed Landscaping Overview

The Island Site is connected to the wider Science Quadrangle which is being renovated in tandem with these proposals and the extension of the Science Building.

The proposed landscaping seeks to improve both the amenity setting for pupils and the Conservation Area. The new trees will be beneficial for wildlife.

Key features to the new landscape scheme are:

- A much more heavily planted space, catering for 'desire lines' but with more places to sit among the plants.
- An avenue of small trees framing the entrance into the courtyard and softening the entrance to the tunnel.
- Generous plant beds surrounding the quad, including textured layers of evergreen perennials and shrubs for year-round interest.
- Plant selections reflecting the science curriculum, including medicinal plants.
- The planting adjacent the tunnel entrance will function as a 'rain garden'.
- New gate next to the bin store to enable separate contractor access to and from the street.



Evergreen planting



Perennials and shrubs



Yorkstone setts



Crataegus prunifolia multistem



Indicative Landscaping Plan

Refer to separate landscaping report by Robert Myers Associates for further information

8.0 | Project Proposals

8.31 | Artists Impression of Proposed Building from Southwood Lane



9.0 | Design & Access

9.0 | Design & Access

9.1 | Accessibility Statement

The designs for Dyne House and the Island Site Tunnel Building will provide opportunities for all to enjoy and use the buildings.

Outlined below is a brief description that demonstrates the 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

Visitors to both Dyne House and the Island site will arrive from Southwood Lane where level access will be provided into the principal entrances.

The existing pedestrian tunnel running between Dyne House and the Island Site will be improved through a new lift that will provide full wheelchair access and a new Part K compliant stair with increased space for pupil circulation. Further details can be found in chapter 7.9.

Public Transport

The nearest Underground station is Highgate, located approximately 0.8km to the north of both sites. The nearest Overground station is Upper Holloway, located approximately 1.7km to the southeast of the site.

The closest bus stops (C and S) are located on Highgate High Street, to the south of the site. Bus route 210 provides access through Highgate from Brent Cross to Finsbury Park and bus route 214 provides access from Brent Cross through Highgate to Archway.



Vehicular access and parking

The Dyne House development has a designated accessible car parking space accessed from Southwood Lane.

Emergency and maintenance access to Dyne House will be from either Southwood Lane (main access) or from Kingsley Place which is to the east (rear) of the building. Access from Southwood Lane will be at ground level while access from Kingsley Place is from level -4 due to the sloping site which Dyne House is located.

Emergency access is provided from Southwood Lane to the Island site and with an access route provided within the Science Quad.

External landscaping and surface treatments

The landscaping leading to the Island Site Tunnel Building will use Yorkstone paving, whilst the forecourt to Dyne House will be granite setts.

All new surfaces will be of known slip resistance in either dry or wet conditions; new drainage gullies will avoid pending and areas where 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 Dyne House from Southwood Lane, serving both the Sixth Form Centre and the Music Department.

There is an additional entrance located at basement level from the pedestrian tunnel which provides direct access into the Informal Assembly Area. Fire escape exits are provided from the north and south stair core's within Dyne House and at the east end of the rear extension.

Visitors to Island Site Building will arrive at street level into the new lobby providing direct access into the Central Hall. The external staircase and lift provides first floor access to the Central Hall and Chapel Quad.

A new gate next to the Island Site bin store enables separate contractor access to and from the street.

Internal horizontal and vertical circulation

Generally the design of Dyne House and the Island Site buildings 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 position within each floor for ease of use.
- The building will be provided with four 1100mm protected stairs, two within Upper Dyne and two within the rear of Dyne House. The stairs will be a minimum of 1100mm, as per section 4.4.4 of BB100 to comply with the Mobility Impaired Person evacuation.
- All new 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).
- All lifts will be designed to meet current standards of AD Part M as a minimum.

Provision for cycles

The Senior School operates on the principal of all staff, pupils and visitors arriving at the Reception in North Road for security and control reasons. Cycle parking is provided within the secure Chapel Quad for all staff pupils and visitors, and this is extended as demand dictates. Currently some secure cycle parking is provided on the rear car park of Dyne House but this will be removed as part of the construction works to become an amenity area and more secure cycle parking will be provided in Chapel Quad.

Facilities provided within the building

Standard single sex toilet facilities and wheelchair accessible toilets will be provided together in both Dyne House and Island Site Buildings.

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) and considers the requirements of the London Plan.

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 protected stair lobby at every level.

The fire service will have adequate vehicular access around the site as shown on the following page 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 | Servicing and Fire Tender Access

Stationary, books, furniture and musical instruments will be delivered by foot or small goods van and will use the access door off Southwood Lane or the doors adjacent the Parade Ground for access to the lower levels.

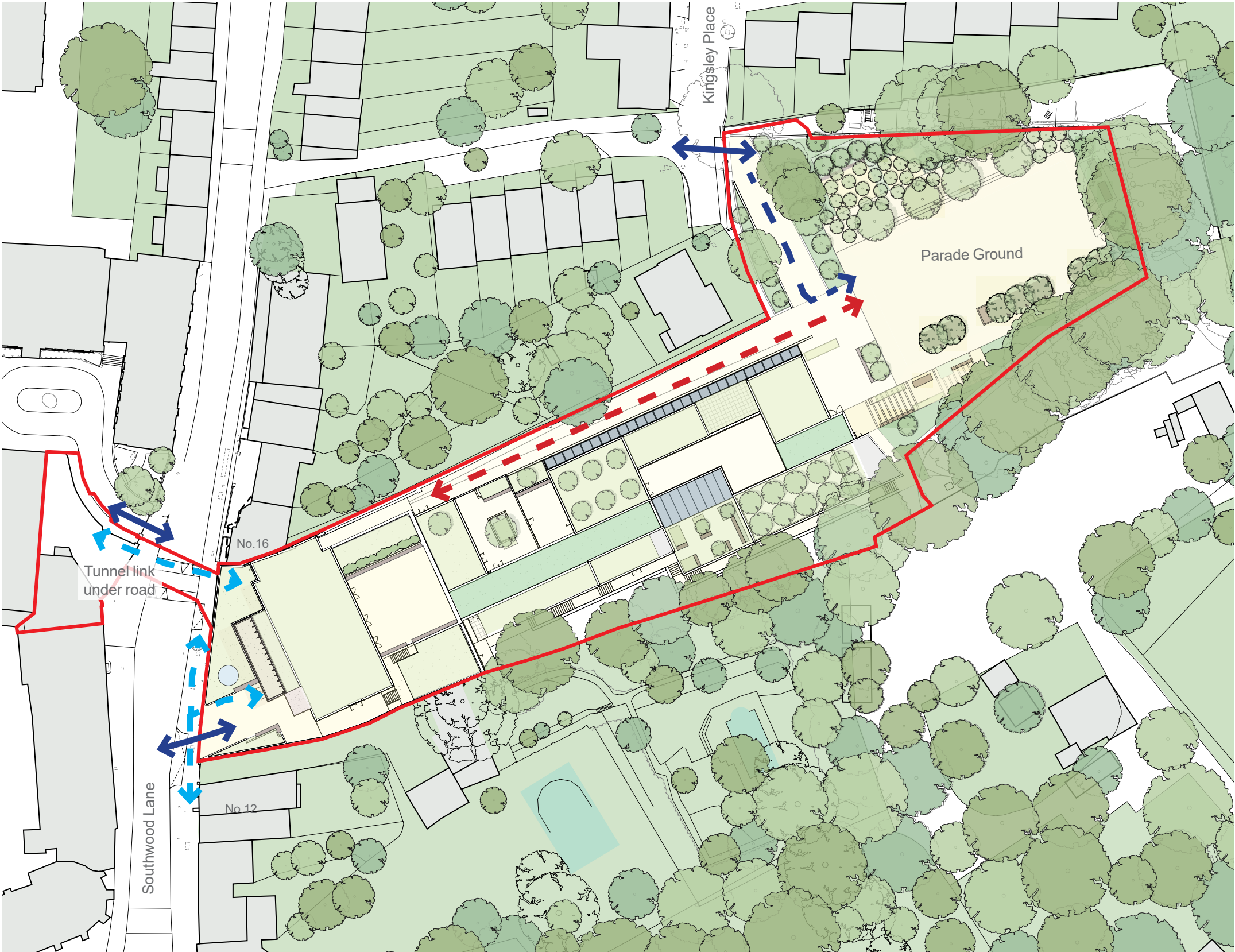
Due to the low frequency of deliveries, there is no need for a designated deliveries yard, and traffic will need to be managed accordingly to make sure there is sufficient segregation from pedestrian movement who would have day-to-day priority in such areas.

In accordance to Approved Document B of the Building Regulations, provision of the necessary access for the fire service has been ensured. Sufficient space for turning has been provided in each instance. The diagram to the right shows the fire tender access via the east approach off Kingsley Place. Vehicular access during normal hours will be controlled to restrict unauthorised access.

As stipulated in the guidance, dry riser inlets are located in the eastern and western stair cores. In each case, there is parking for the fire vehicle less than 18m from the dry riser inlet location at the base of the stair cores.

Key:

- Application Boundary
- Vehicle Access to School Sites
- General School Pupil Routes
- Fire Access Route



9.0 | Design & Access
9.3 | Refuse Collection

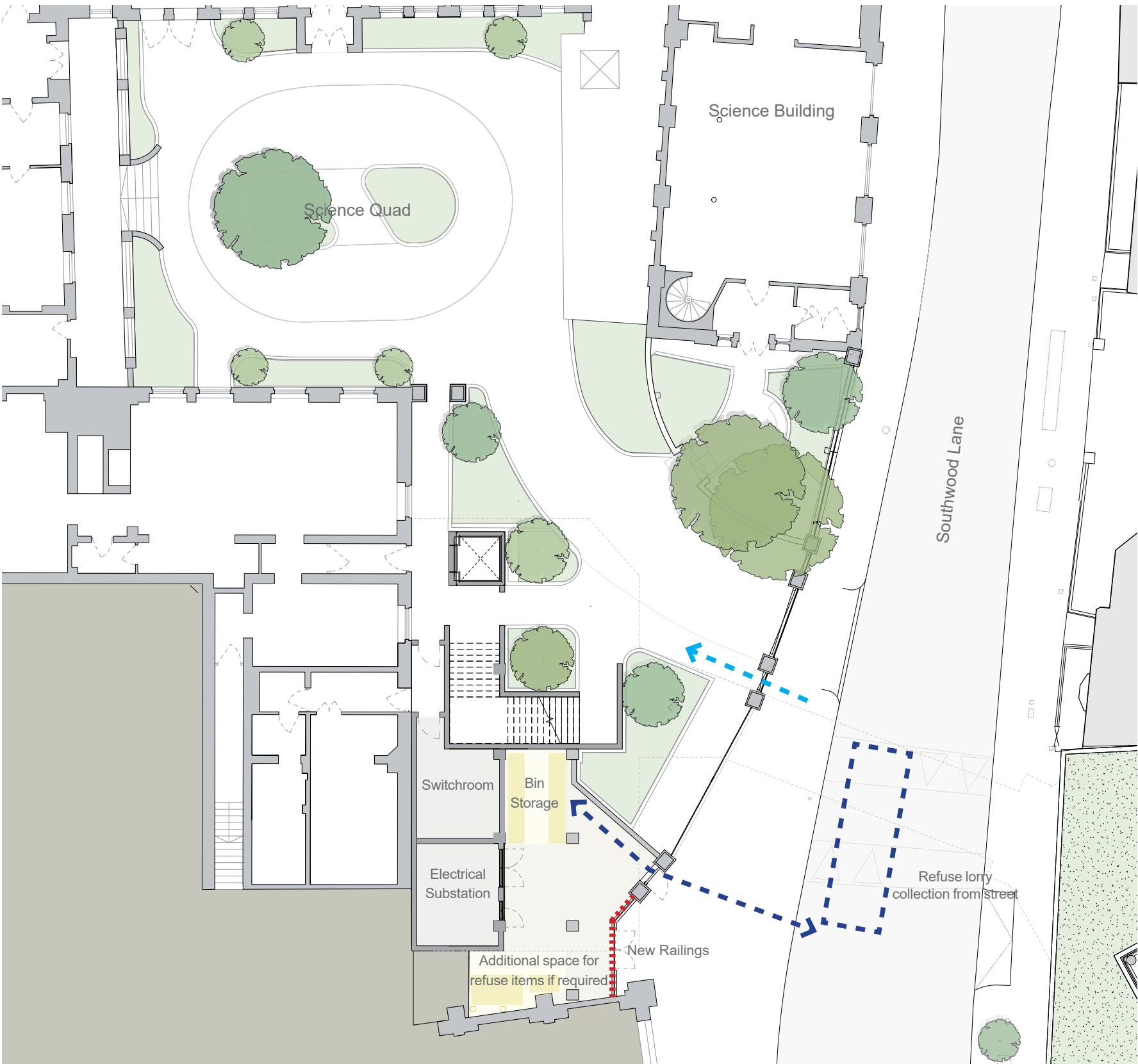
The existing refuse provision is directly adjacent to the main pedestrian thoroughfare into the Science Quad. We propose to move these waste and recycling bins to a dedicated bin store with separated gated access off Southwood Lane as per the diagram to the right.

The existing facility is not covered but we are proposing the provision of a roof over this to protect the waste from the weather, whilst also ensuring the store remains well ventilated. For hygiene purposes, we would also be looking to provide a bib tap within the store providing bin wash-down facilities. The bin compound will house 1100L Euro containers, segregating general waste and other recyclable waste. 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, as well as other users at the Senior School site. The Euro containers are located less than 10m from the refuse collection point on the side of the highway. 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 current bin storage is extremely visible from the Science Quad



Proposed Ground Floor Level showing segregation of pupils and refuse collection



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. Due to Dyne House and neighbouring buildings currently being in operation, 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 | Dyne House & Island Site Tunnel Building
Design and Access Statement - Addendum**

Hopkins Architects

July 2025

A_HS-DH3_9351_B

Date	Revision	Approved By
12.09.2023	A	AB
31.07.2025	B	AB

Reference	Context	Revision	Date
ISS 0007	Planning - Additional Information	A	12.09.2023
ISS 0008	Landscape Updates	B	31.07.2025

Table of Contents

Executive Summary	87
10.0 Street Views	88
10.1 Site Walkthrough - South to North Left-hand Pavement	89
10.2 View of Proposal - South to North Left-hand Pavement	90
10.3 Site Walkthrough - South to North Right-hand Pavement	91
10.4 View of Proposal - South to North Right-hand Pavement	92
10.5 Site Walkthrough - North to South Right-hand Pavement	93
10.3 Site Walkthrough - North to South Left-hand Pavement	94
11.0 Overlooking & Privacy	95
11.1 Overview	96
11.2 Northern Boundary - Existing	97
11.3 Northern Boundary - Proposed	99
11.4 Roof Terraces - Existing	102
11.5 Roof Terraces - Proposed	104
11.6 Materiality	106

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:

- Existing Dyne House refurbishment with new front extension and rear building
- New Island Site Tunnel Building, improving access between the Senior School’s Island Site and Dyne House via a tunnel under Southwood Lane

This Addendum includes the inclusion of two views capturing the relationship between the aforementioned buildings, as well as their relationship with the Science Building project on the west side of Southwood Lane.

Furthermore, it provides supplementary information concerning privacy and potential overlooking, showing why the proposals are viewed as enhancements over the current conditions.

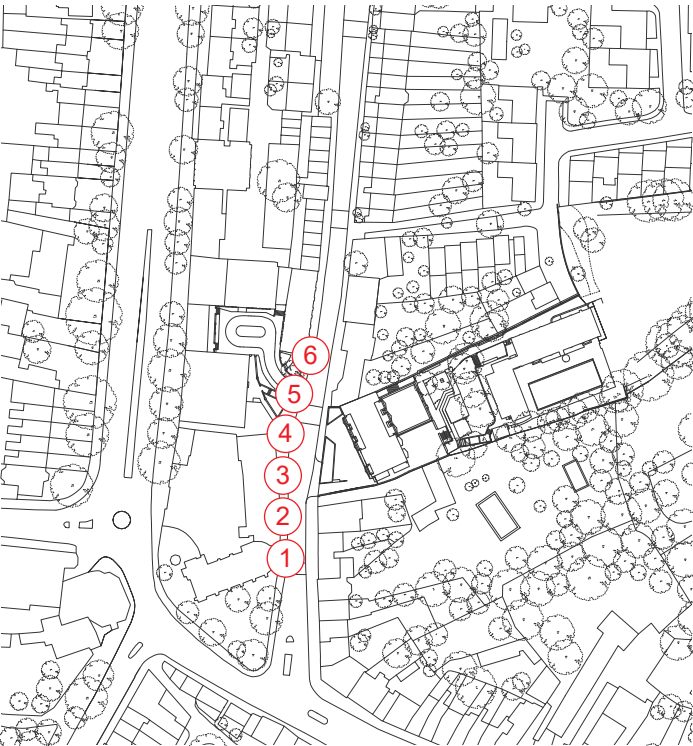
10.0 | Street Views

10.0 | Street Views

10.1 | Site Walkthrough - South to North (Left-hand Pavement)

We undertook a walkthrough of Southwood Lane, traversing from the southern end to the northern end and vice versa, covering both sides of the pavement. Our objective was to assess the overall visibility of all three projects simultaneously, including the Science Building project.

On this page, you will find our walkthrough analysis from the southern to the northern direction along the left-hand pavement (located on the west side of the road). It was our observation that, although the Island Site was not visible, this viewpoint still offered a valuable perspective showcasing the relationship between Dyne House and the Science Building. The proposed viewpoint can be referenced on the following page, in a position akin to that of photograph number 2, to the right.



Key Site Plan - Southwood Lane



10.0 | Street Views
10.2 | View of Proposal - South to North (Left-hand Pavement)

This viewpoint shows the proposed relationship between the Dyne House and Science Building projects.



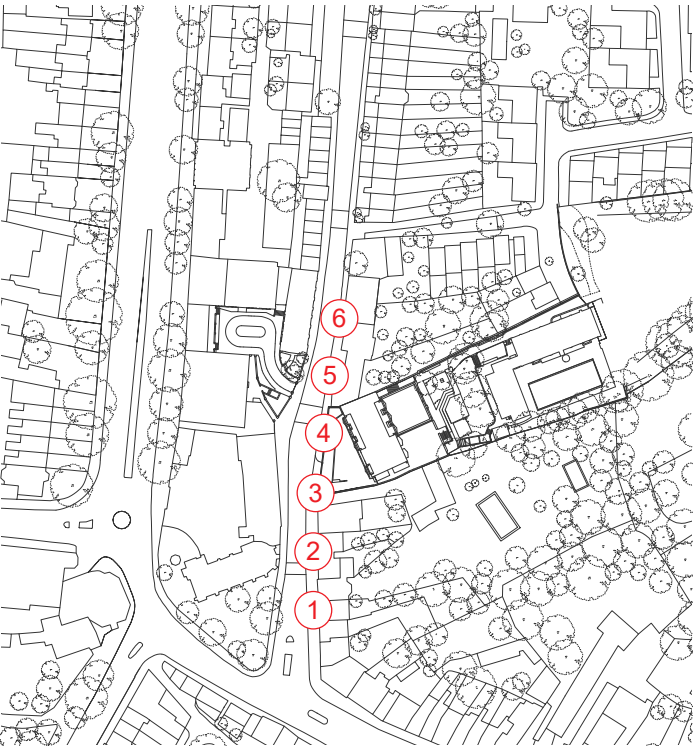
Key Site Plan - Southwood Lane



10.0 | Street Views
10.3 | Site Walkthrough - South to North (Right-hand Pavement)

This page presents our walkthrough analysis as you travel from the south to the north along the right-hand pavement, situated on the east side of the road.

As you near the entrance of Dyne House, this particular viewpoint offers a view of all three projects simultaneously, for which the proposed view can be found on the following page. For the approximate location of this view please refer to photograph number 3, on the right.

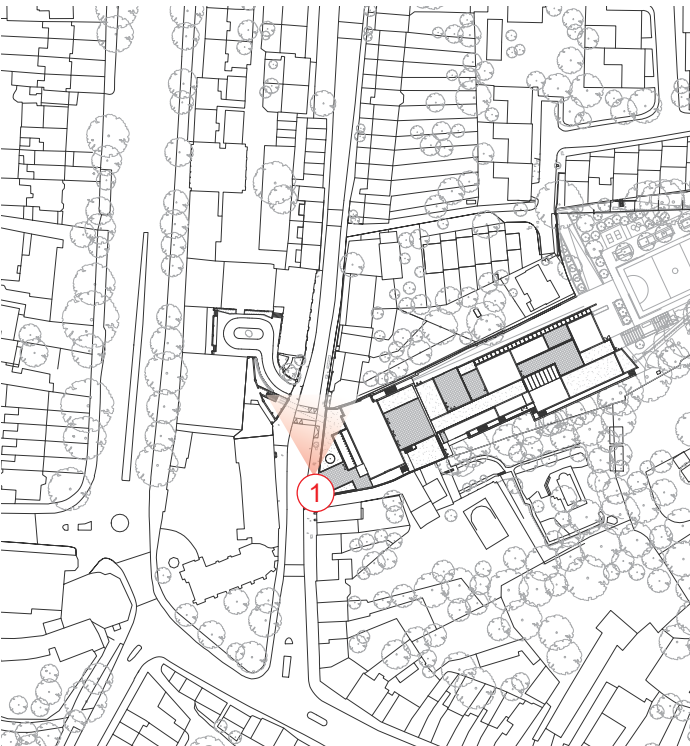


Key Site Plan - Southwood Lane



10.0 | Street Views
10.4 | View of Proposal - South to North (Right-hand Pavement)

This viewpoint shows the proposed relationship between the Dyne House, Island Site and Science Building projects, as observed from the east side of Southwood Lane looking north. It should be noted that this widescreen perspective is slightly unnatural, requiring the observer to move their head to see all three projects in this manner.

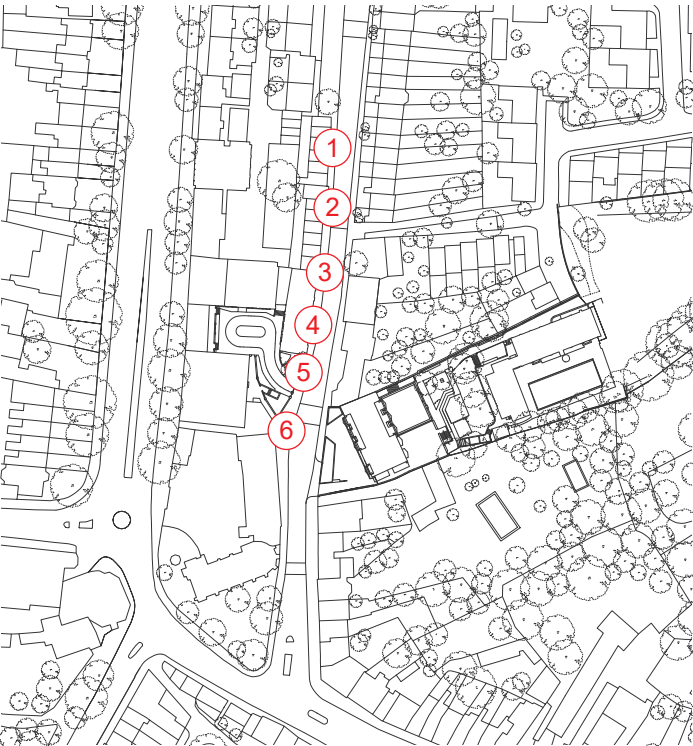


Key Site Plan - Southwood Lane



10.0 | Street Views
10.5 | Site Walkthrough - North to South (Right-hand Pavement)

As you travel from north to south along the right-hand pavement (west side of the road), it is worth noting that visibility of the Island Site is limited and it is not possible to see the site for the Science Block extension, only the original building. For this reason we have not provided a proposed contextual view, unlike our perspectives when looking the other way up the road.

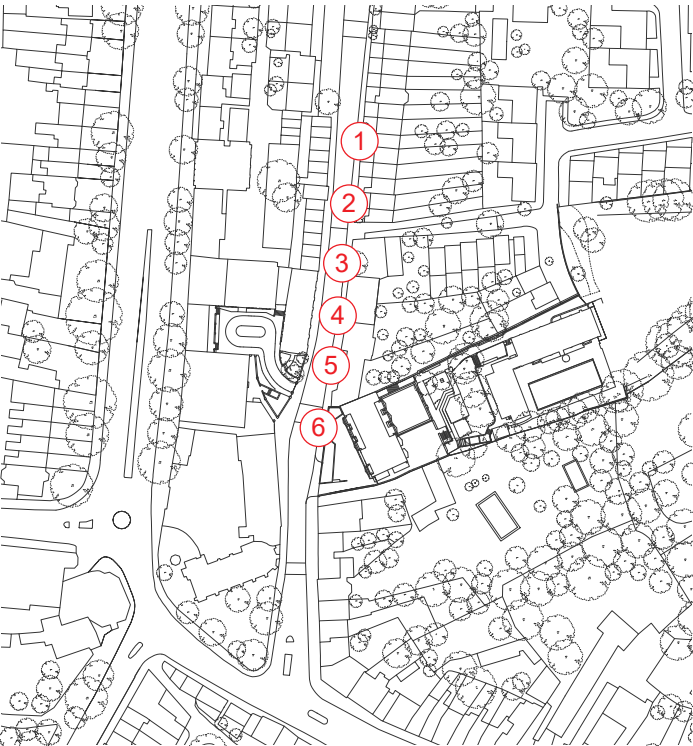


Key Site Plan - Southwood Lane



10.0 | Street Views
10.6 | Site Walkthrough - North to South (Left-hand Pavement)

While travelling from north to south on the left-hand pavement (east side of the road), it's important to note that although the visibility of the Island Site building and the original Science Building would improve, visibility of Dyne House diminishes and the Science Building extension is not visible at all. Similar to the right-hand pavement, we haven't produced a contextual view for this reason.



Key Site Plan - Southwood Lane



11.0 | Overlooking and Privacy

11.0 | Overlooking and Privacy

11.1 | Overview

This chapter evaluates any potential issues related to overlooking and privacy, while also outlining the reasons for regarding the proposal as an improvement when compared to the current condition.

On the north, the following points can be observed with respect to ‘Building B’ on Kingsley Place:

- 1. The proposal increases the distance from the neighbouring buildings
- 2. The windows facing the proposal aren’t bedroom windows.

Paragraph 2.19 in the 2015 Haringey’s Local Plan Consultation Document states:

‘Every resident has a right to expect to find privacy somewhere in their home from overlooking by neighbours and the general public without having to close their curtains. This is particularly true in bedrooms, particularly the main bedroom of a house.’

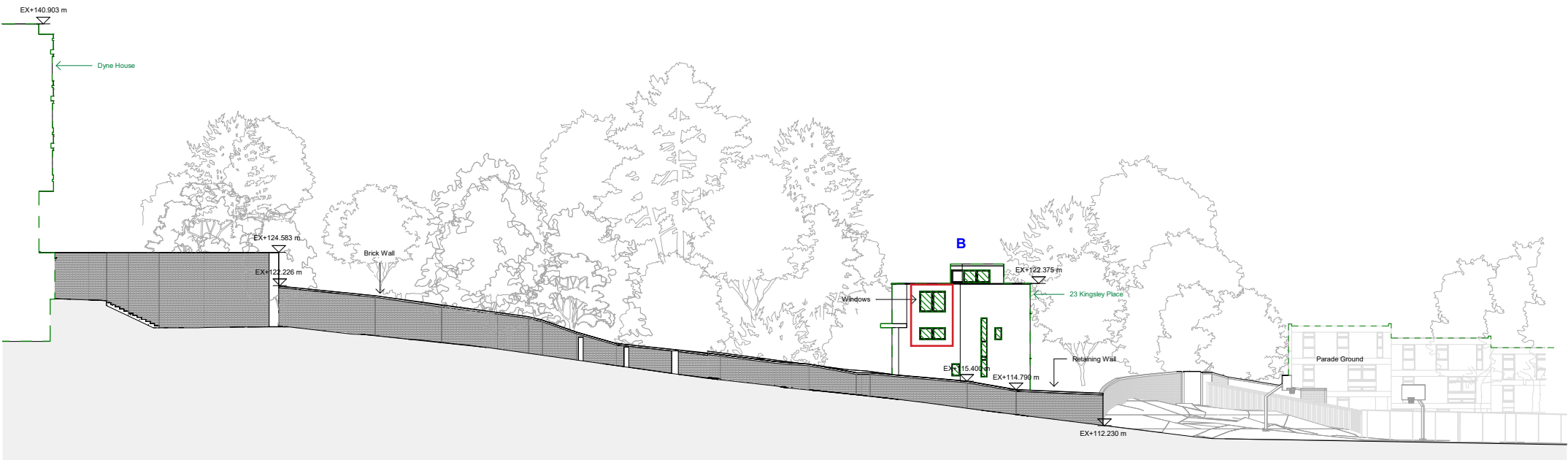
The proposal wouldn’t be overlooking any bedrooms in ‘Building B’.

(Estimates about 23b Kingsley Place room placement based on open-source information on 23a Kingsley Place)

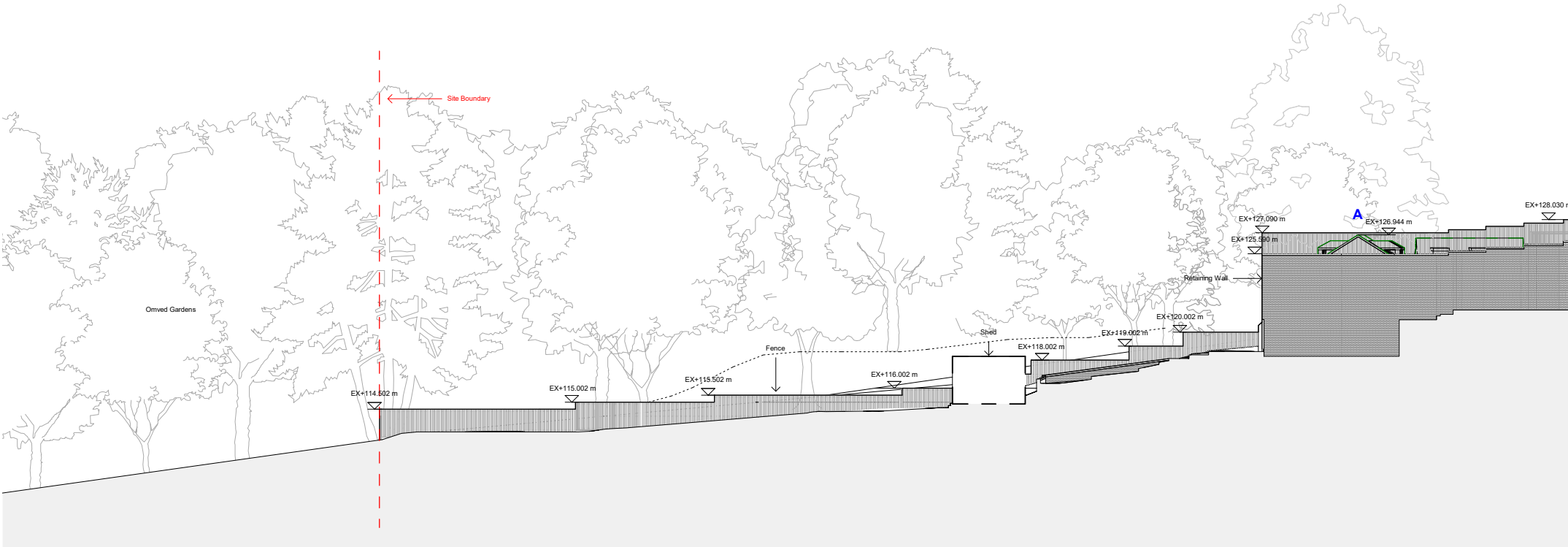
- 3. 4 of the 6 windows facing the proposal are either very small, thin (for a staircase) or located at high-level. 2 windows (highlighted in red) are larger but significantly higher than the development windows as can be observed on page 17.

On the south, the following points can be observed with respect to ‘Building A’:

- 1. No windows on the boundary are visible behind the boundary wall.



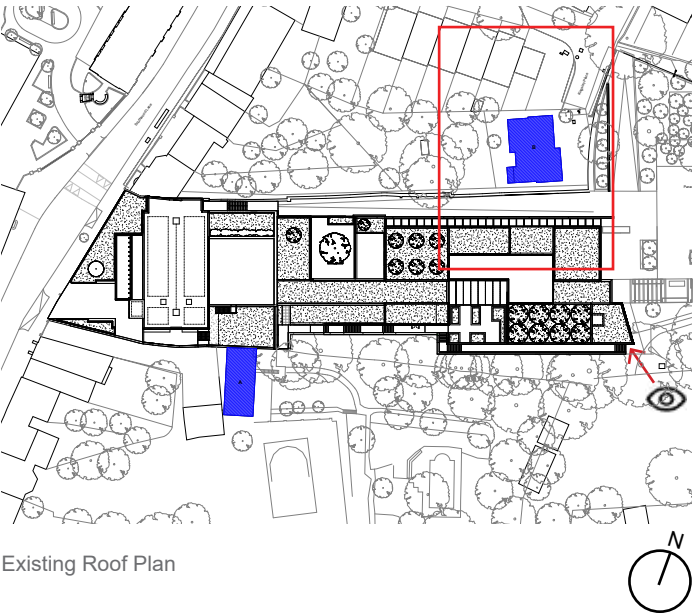
North Boundary Wall Elevation



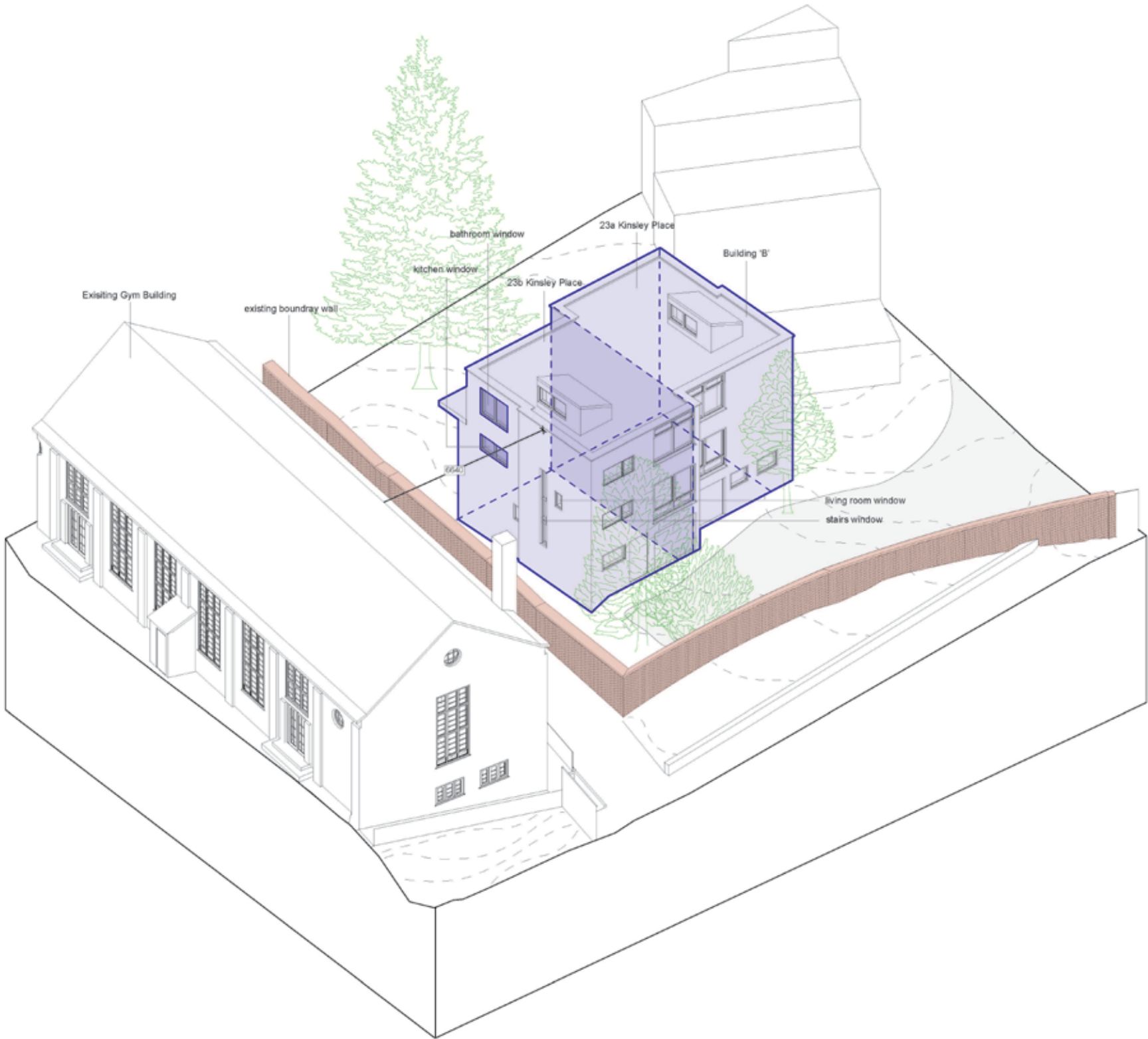
South Boundary Wall Elevation

11.0 | Overlooking and Privacy
11.2 | Northern Boundary - Existing

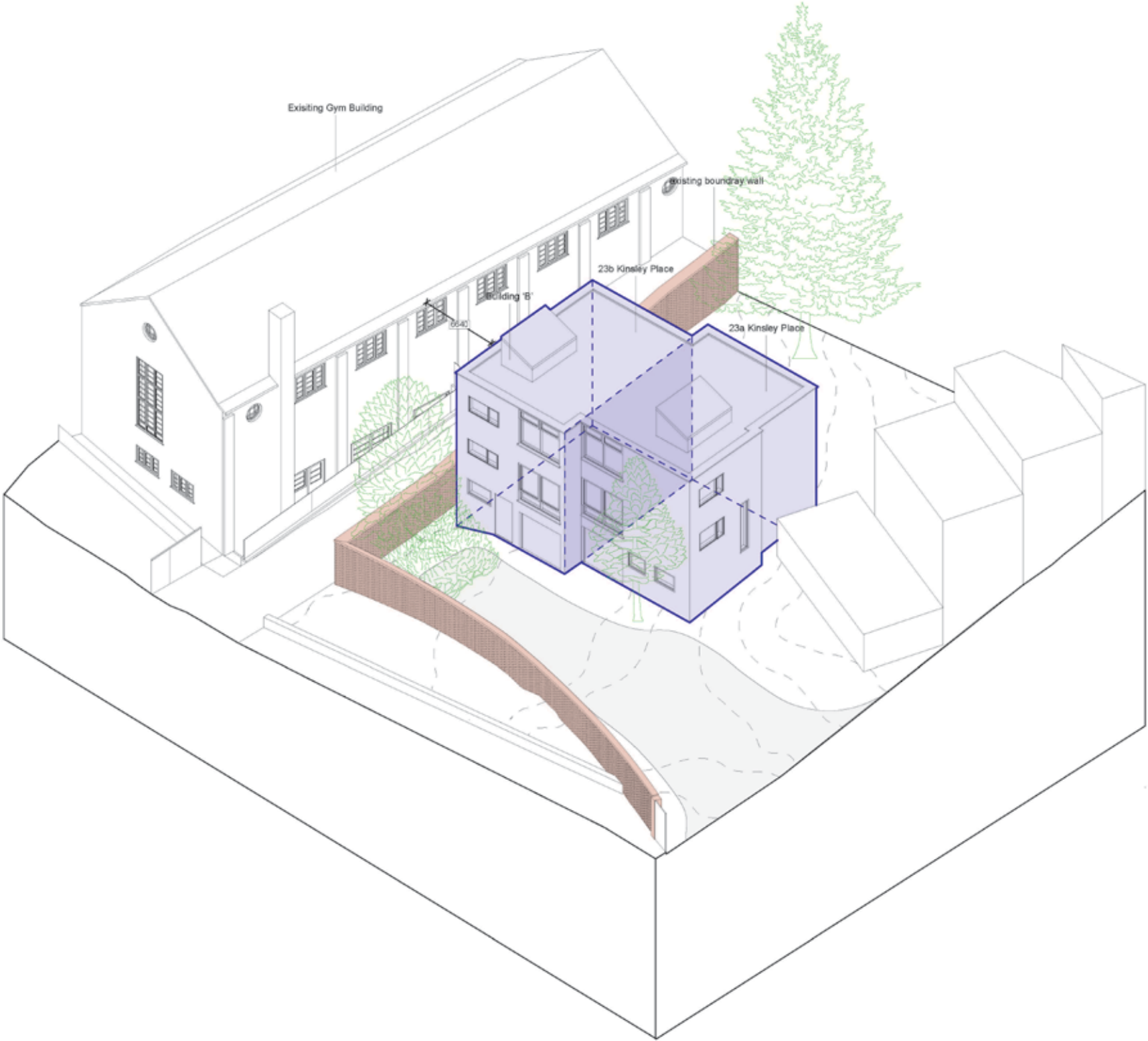
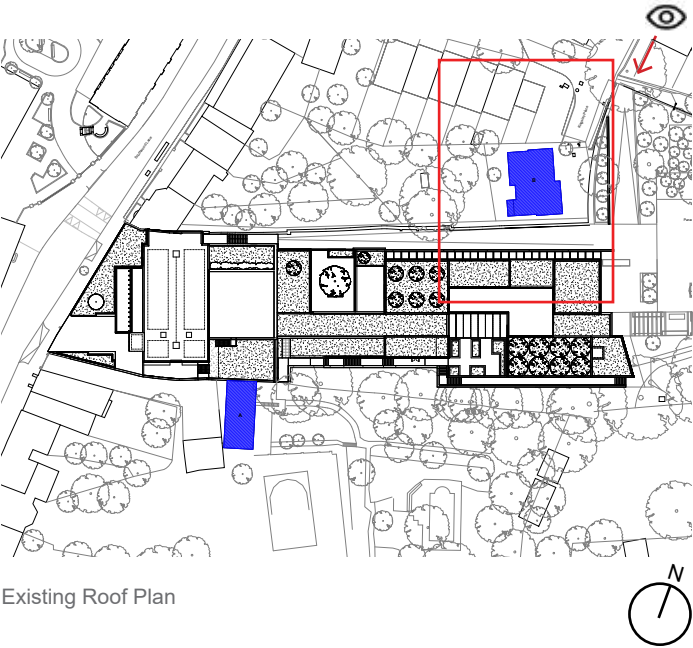
As is evident on both this page and the following page, the School's existing Gym Building is located approximately 6.64m from 'Building B' on Kingsley Place.



Existing Roof Plan



Existing 'Building B' Axonometric Section

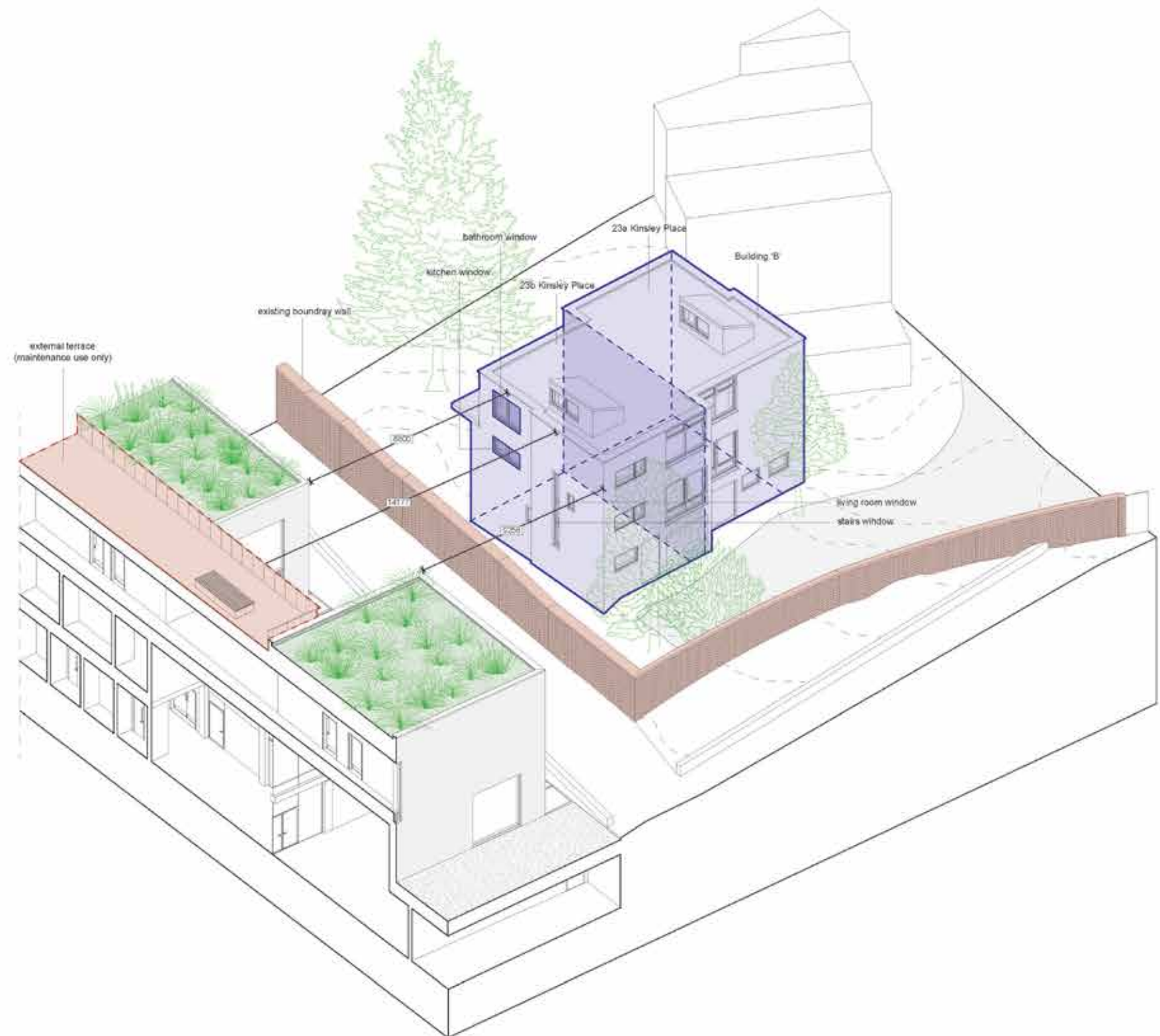
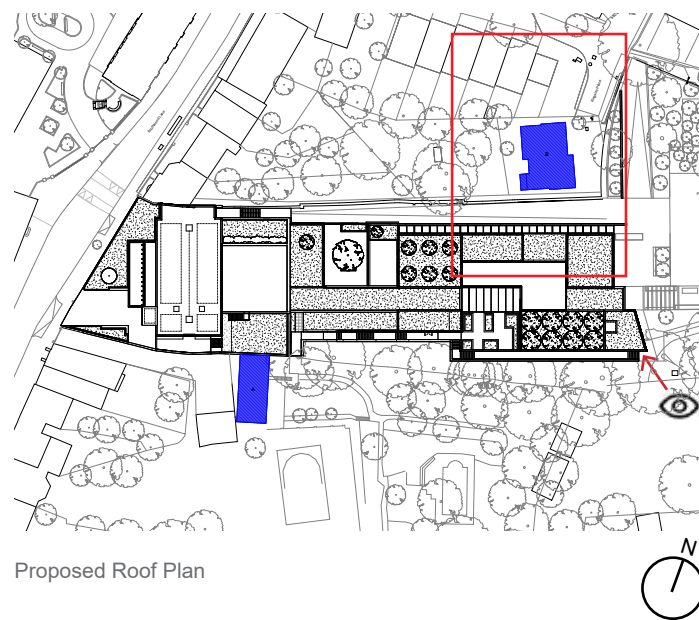


11.0 | Overlooking and Privacy

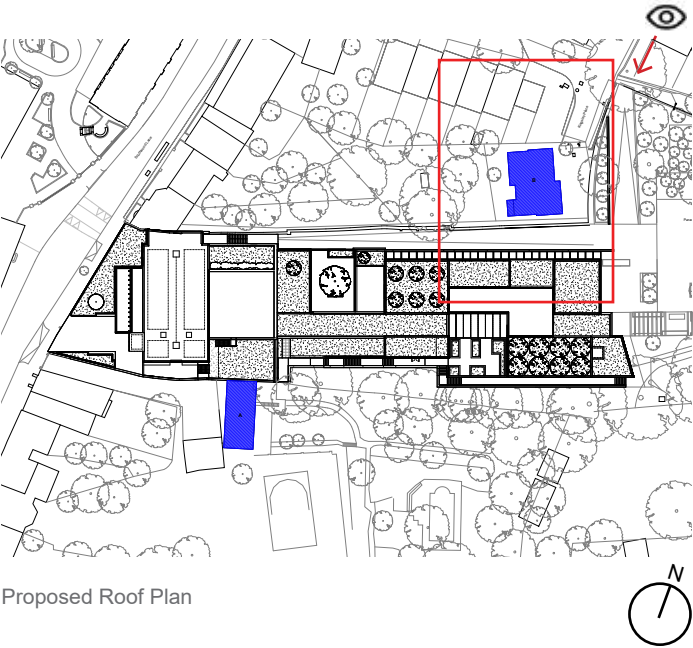
11.3 | Northern Boundary - Proposed

The distance between the proposal and 'Building B' would be increased significantly, to approximately 14m in the glazed recess and approximately 9m at the edges, as visually depicted on the right and on the following page.

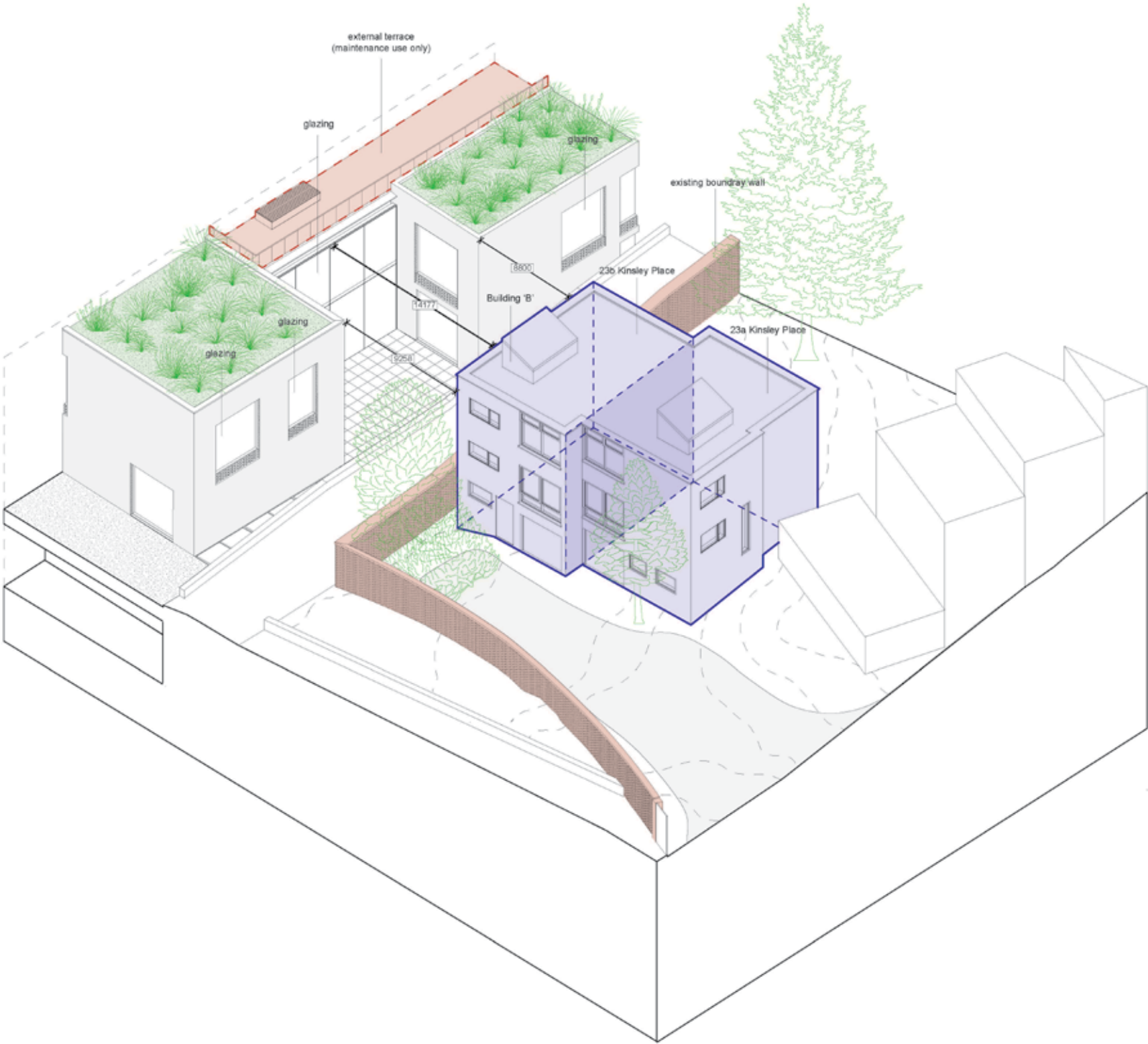
Furthermore, it's worth highlighting that the height of the proposed external maintenance terrace stands approximately 4.5m below the roofline of the existing Gym Building.



Proposed 'Building B' Axonometric Section



Proposed Roof Plan

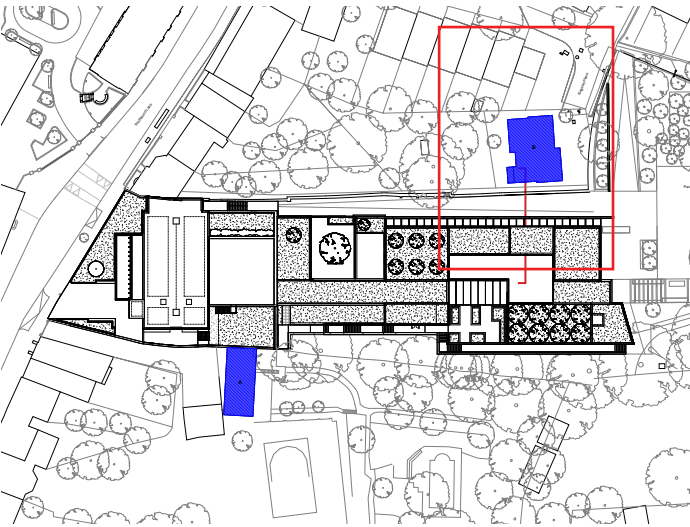


Proposed 'Building B' Axonometric Section

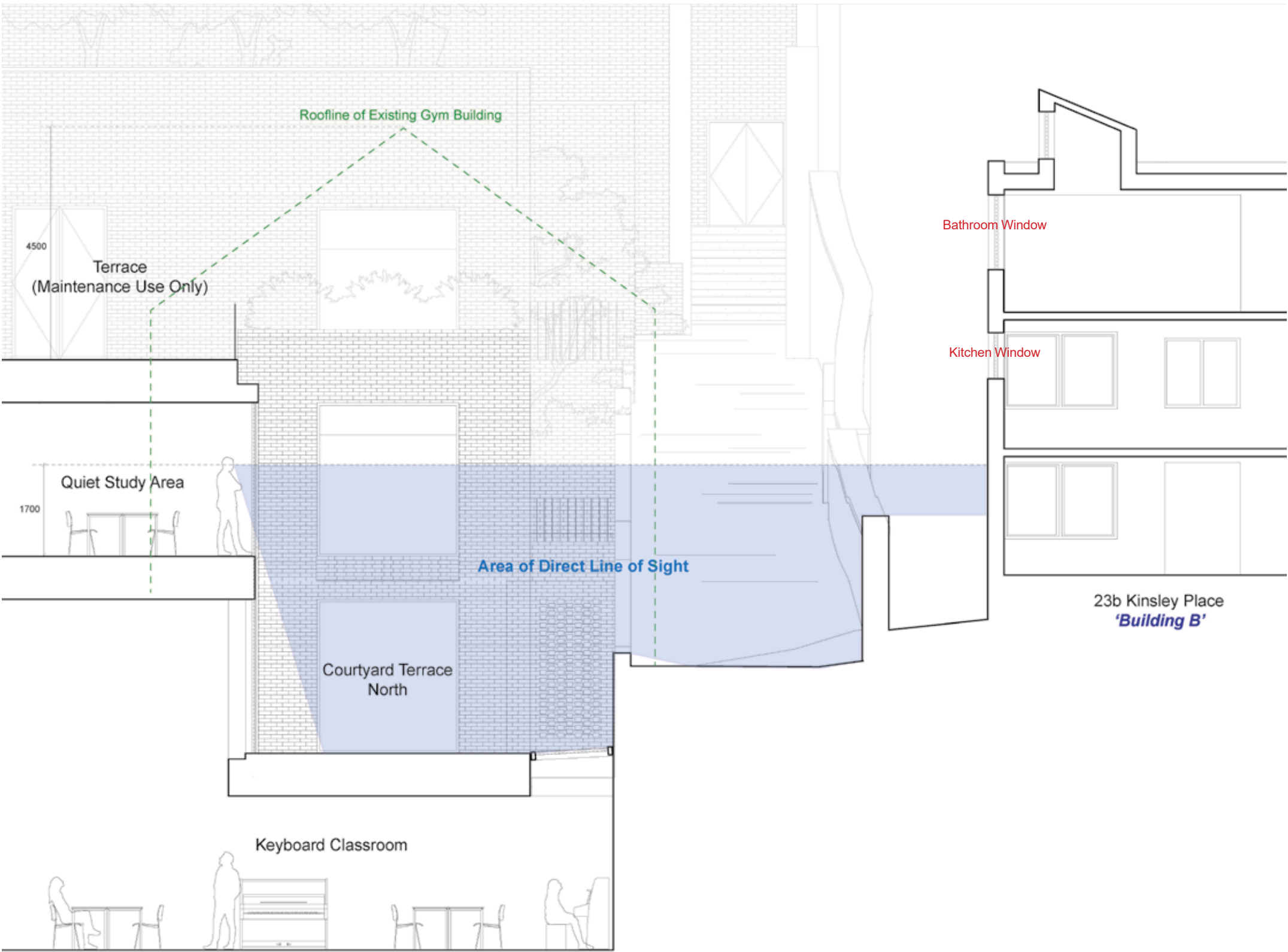
11.0 | Overlooking and Privacy
11.3 | Northern Boundary - Proposed

With the level of the proposed maintenance terrace being approximately 4.5m below the roofline of the existing Gym Building, views towards the Highgate Bowl are improved for neighbours.

The window heights of the rear block proposal sit considerably lower than the windows of neighbouring 'Building B' and would not be in direct line of sight.



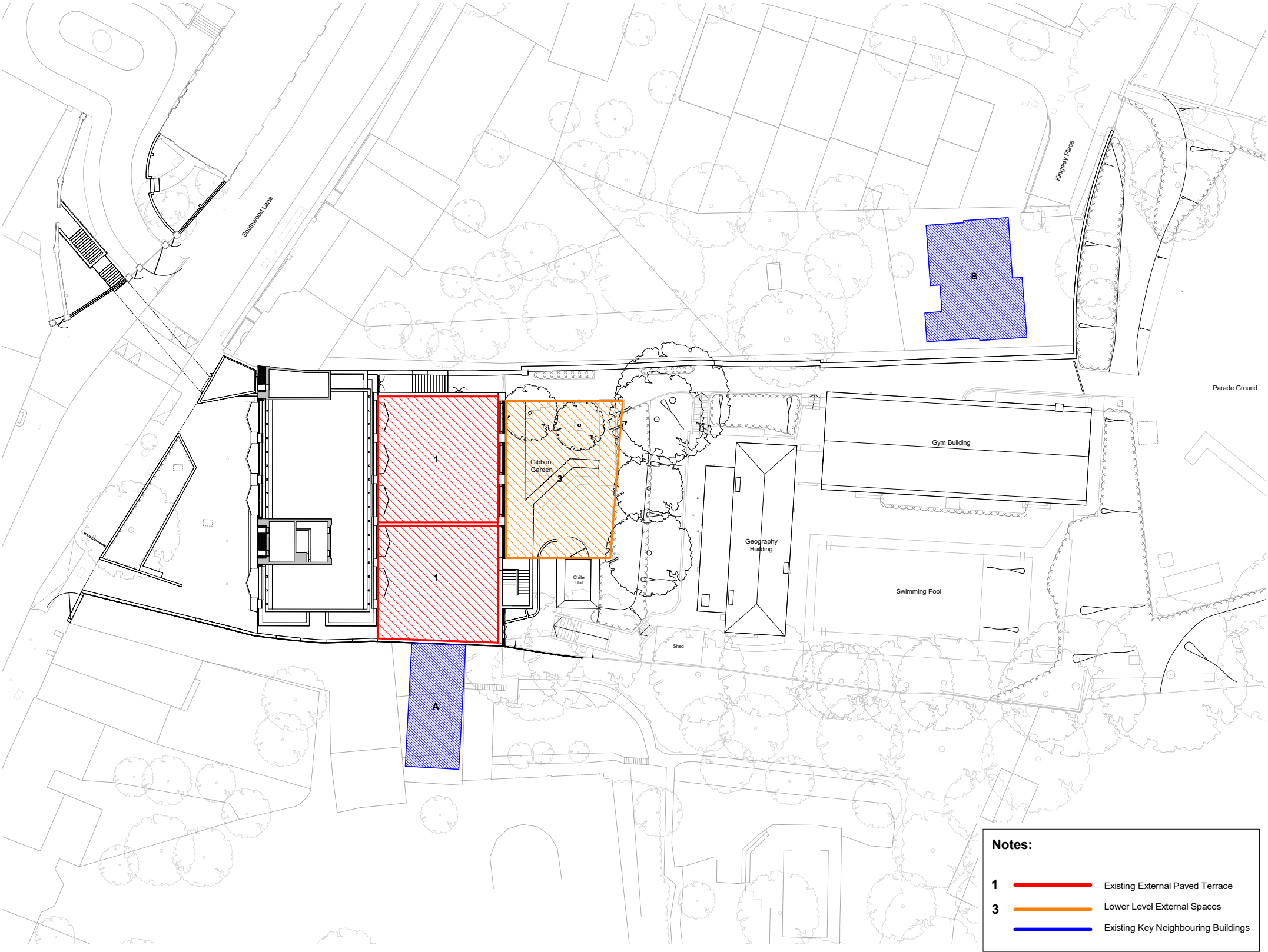
Proposed Roof Plan



Proposed Section through North Courtyard

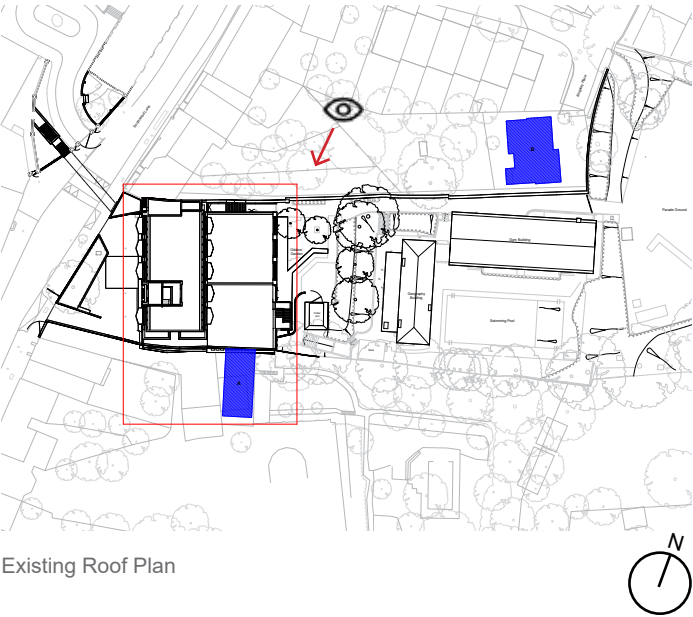
11.0 | Overlooking and Privacy
11.4 | Roof Terraces - Existing

The existing roof terraces abut the southern boundary and are only separated from the northern boundary by a narrow walkway.

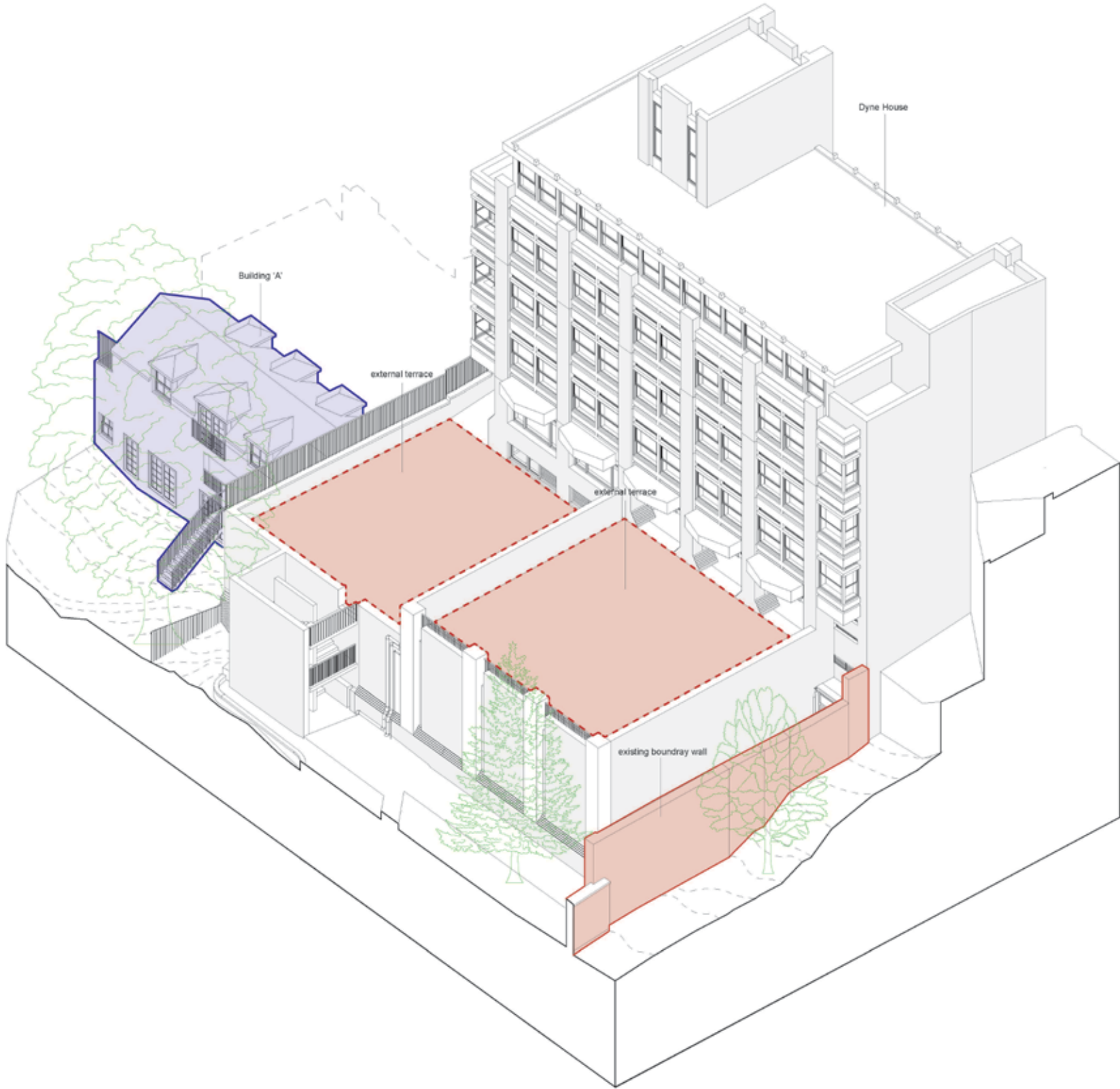


Existing Terrace Plan





Existing Roof Plan



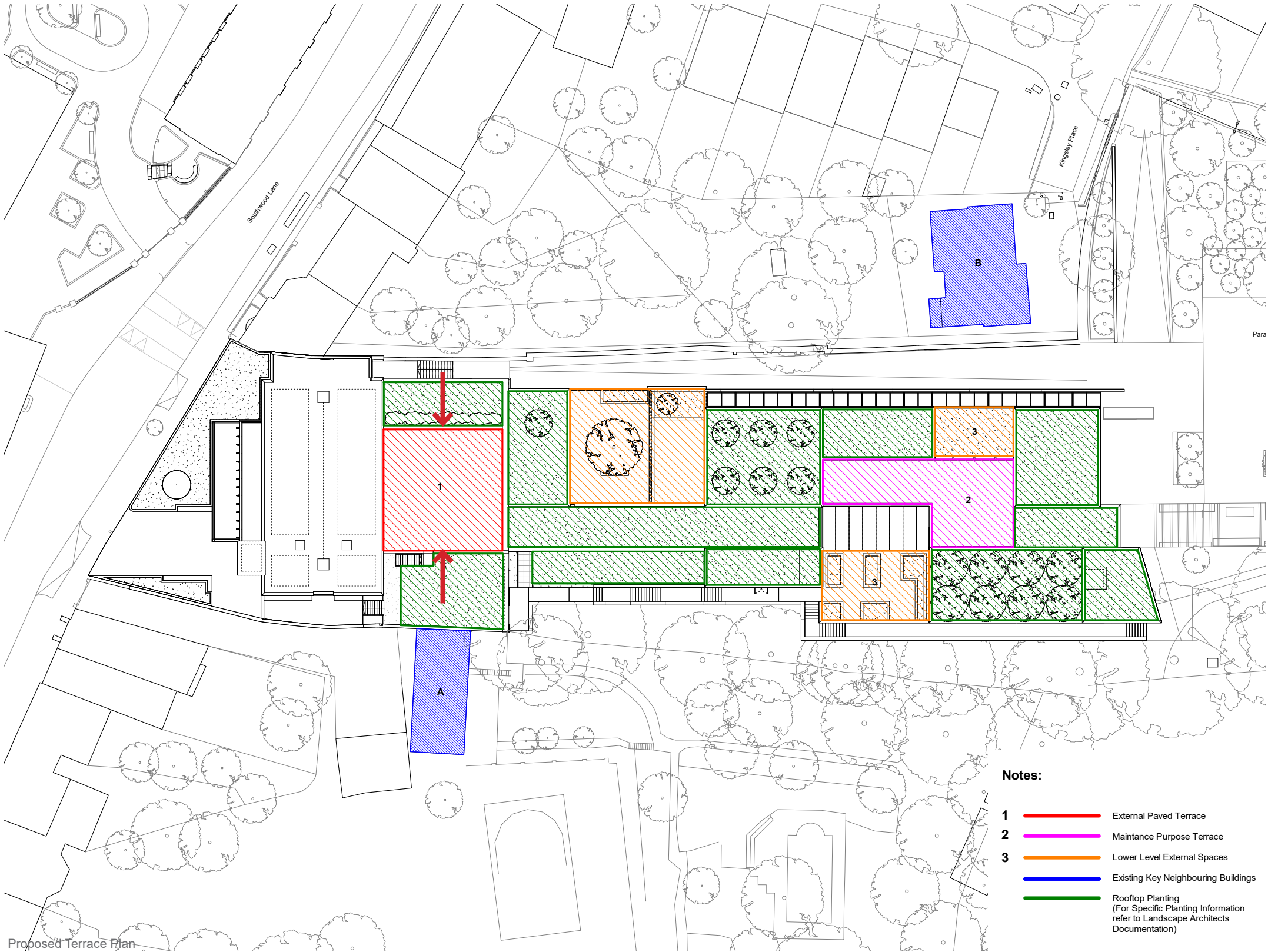
Existing 'Building A' Axonometric Section

11.0 | Overlooking and Privacy
11.5 | Roof Terraces - Proposed

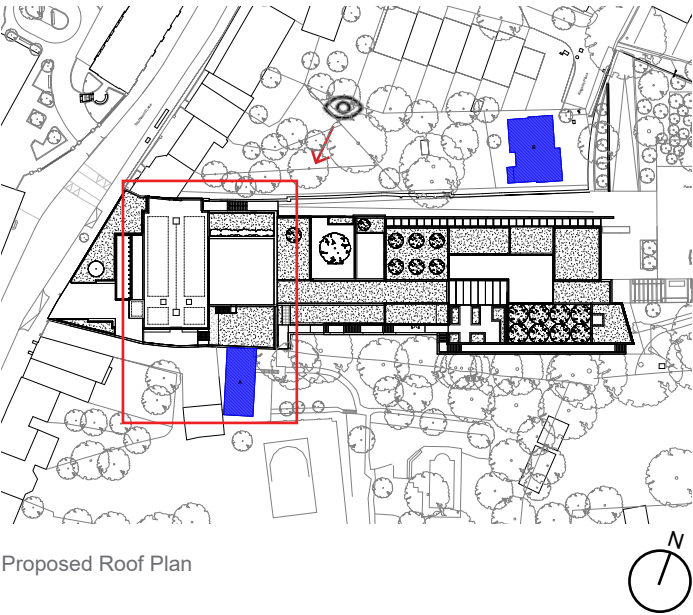
The proposed roof terrace at the rear of the existing block is designed to be slightly smaller than the existing terrace. It features planted buffers along its northern and southern edges, as visible on this page and the next, which serve the dual purpose of improving noise control and reducing opportunities for overlooking.

Additionally, there are low-level sunken gardens between the blocks, which effectively break up the massing. This not only enhances views of the Highgate Bowl for the neighbours but also contributes to a more visually appealing building.

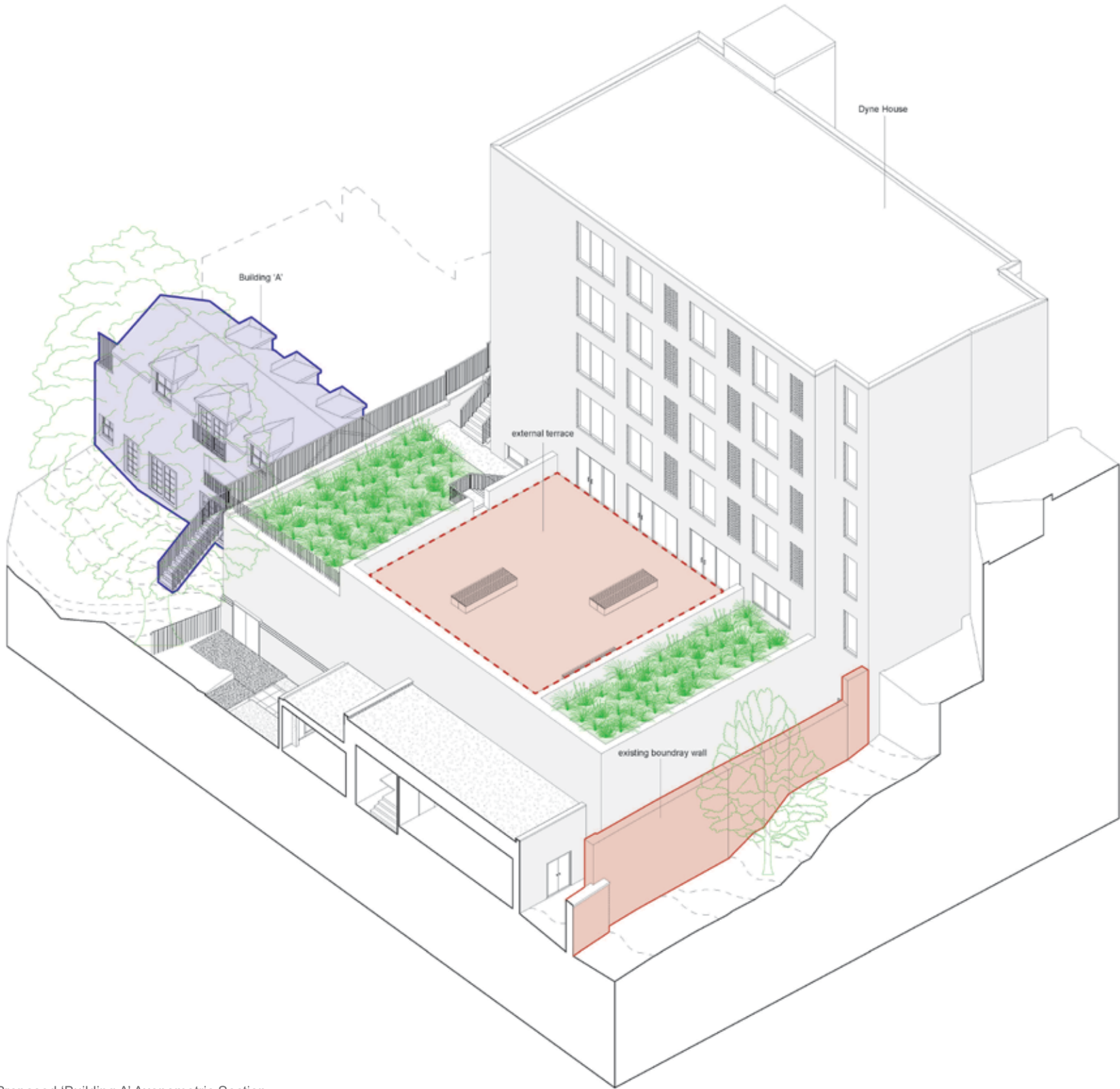
The roof terrace labelled '2' on the plan to the right is intended for maintenance access only.



11.0 | Overlooking and Privacy
11.5 | Roof Terraces - Proposed



Proposed Roof Plan

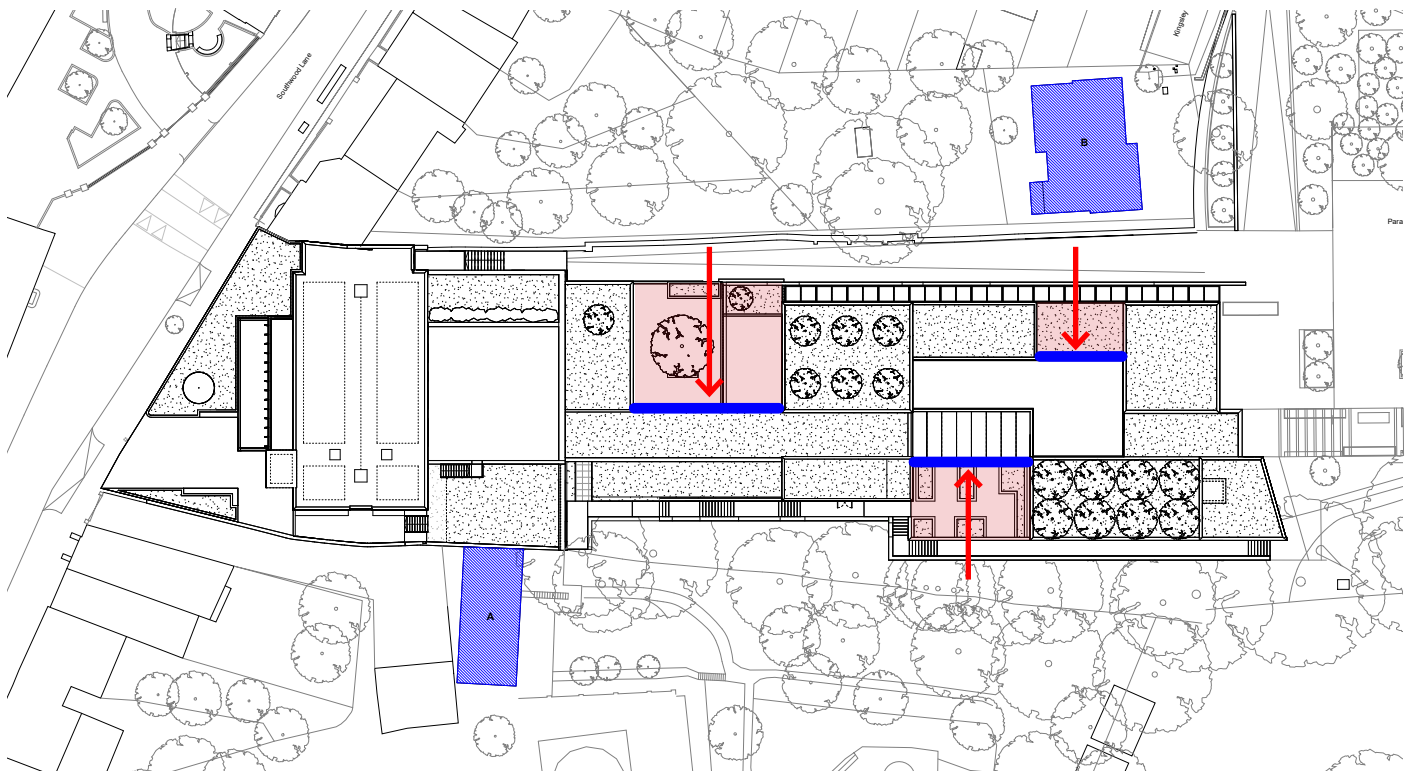


Proposed 'Building A' Axonometric Section

11.0 | Overlooking and Privacy
11.6 | Materiality

The amount of glazing on the south has been significantly reduced by incorporating areas of solid stone cladding within the brickwork, to address any potential overlooking concerns with 'Building A'. One such area is the circulation route that links the original Dyne House structure with its rear extension. By internalising this circulation route, potential noise breakout is further reduced and provides a significant improvement on the existing condition, which has external circulation between the buildings.

Any larger areas of glazing have been recessed as can be seen on the plan to the right.



Proposed Roof Plan - Recessed Curtain Walling



Stone Cladding on Lift Shaft



Proposed South Elevation

**Highgate School | Dyne House & Island Site Tunnel Building
Design and Access Statement**

Hopkins Architects

July 2025

A_HS-DH3_9350_E