

ESTATE PROJECT, SCIENCE BLOCK REVISED PLANNING STATEMENT

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Appendix 1

SUBMISSION DOCUMENTS

Appendix 2

SITE ALLOCATION

Quality Assurance

Site name:	Science Block, Highgate School
Client name:	Highgate School
Type of report:	Planning Statement
Prepared by:	Christian Milner, Principal Planner
Date	10/2025
Reviewed by:	Jonathan Bainbridge, Partner, Planning
Date	10/2025

1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of Sir Roger Cholmeley's School At Highgate ["Highgate School/ the School"] (the applicant). It relates to the proposed development of the Science Block which is a live planning application under ref. HGY/2023/0317.
- 1.2 The description of development is:
- Refurbishment and extension of existing Science Block, to include: 1) Four storey plus basement extension to east wing to provide new entrance and improved circulation, lift and ancillary accommodation; 2) Three storey extension including ground level colonnade to central building; 3) Creation of additional plant space at roof level of the Link Block, with extension of dormer and installation of louvres; 4) Complete replacement of building systems/plant; 5) Rooftop observatory extension; 6) Replacement windows and restoration of existing facades; and 7) Associated landscaping.*
- 1.3 The application seeks detailed planning permission and listed building consent¹, and follows extensive pre-application consultation with the London Borough of Haringey, the local community and other stakeholders. This process commenced formally in 2015 (2018 for this specific project) and has been ongoing during the determination of the applications. The original Statement of Community Involvement, prepared by Luther Pendragon, outlines the consultation process and highlights how the proposal has evolved in response.
- 1.4 Following the formal submission of the application in February 2023, additional consultation has taken place on a voluntary basis at the initiative of the applicant.
- 1.5 An Addendum to the Statement of Community Involvement has subsequently been prepared by Bidwells to cover the post-submission public consultation. Furthermore, the updated Design and Access Statement details the revisions made to the scheme since its original submission.
- 1.6 Highgate School is situated in Highgate, North London and the local planning authority is the London Borough of Haringey.
- 1.7 The site is within the Highgate Conservation Area and is allocated through 'SA41 – Highgate School'.
- 1.8 Each application is accompanied by a number of supporting documents and plans which should be read in conjunction with the Planning Statement, these are listed in Appendix 1.

¹ Whilst the works do not affect a listed building, it is noted that the Science Block and in particular the Science Quad could be argued to be curtilage listed as a result of proximity to the 'Old School Building', which is Grade II listed.

- 1.9 This Planning Statement provides supporting information in respect of the proposed development and a planning policy review, and highlights key issues and considerations which the applications will be determined against. It aims to assist the local planning authority in reaching a considered determination of the applications.

2.0 The School and Estate Project

Highgate School

- 2.1 Highgate School was established in 1565 by a Royal Charter of Her Majesty Queen Elizabeth the First. Sir Roger Cholmeley, the School's Founder, was granted Letters Patent to found 'a grammar school...for good education and instruction'.
- 2.2 It is three schools in one and includes:
- 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 Junior School teaches pupils in Years 3 to 6.
 - Senior School, located in the centre of Highgate Village. The School teaches pupils in Years 7 to 13.
- 2.3 The three schools share facilities across the School's estate which is principally formed of:
- Senior School Campus, incorporating the "Island Site" bound by North Hill (B519) and Southwood Lane (B550) and the "Dyne House" site sitting beyond Southwood Lane to the east and including the subterranean access tunnel;
 - Bishopswood Road Campus, incorporating a) key properties of Mallinson Sports Centre, Richards Music Centre, Junior School, Pre-Preparatory School, b) key openspace and playing fields, and c) various other teaching, administrative and ancillary properties; and
 - Far Field, a playing pitch located some 600m west of the Bishopswood Road Campus and contained by The Bishops Avenue and Courtenay Avenue.
- 2.4 The School is one of Haringey's leading schools and largest employers. 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 London Academy of Excellence in Tottenham, with the welcome and active support of Haringey Council. Highgate is the lead academic sponsor of the new school, working in partnership with Tottenham Hotspur Football Club.

The Estate Project

- 2.5 The School was initially established as a boys' only school but is, today, a flourishing co-educational independent school. It needs to ensure that the range of its curriculum, and what it offers in, for example, sport and the arts, remains relevant and of the highest quality in support of

its charitable objectives. As part of this, it needs to continue to invest in new and refurbished facilities where, notwithstanding the investment of recent years, there remains a significant task across parts of the estate.

2.6 It has been identified by the School that there is a need to invest in the improvement of the following facilities:

- The VIth Form provision;
- Senior School Drama provision;
- Senior School Music provision;
- Science Block; and
- Internal and external sports facilities.

2.7 The current facilities associated with these essential requirements are inadequate either as a result of the increased popularity and opportunities within these academic and extra-curricular areas or as a result of the current provision using ageing and converted buildings and areas of the estate.

VIth Form Centre

2.8 VIth Form facilities have evolved over the years and do not provide adequate space for self-study or for socialising. In addition, there are no specific VIth Form teaching spaces which should be laid out in order to promote discussion and student-led learning in preparation for university study. By co-locating VIth Form social areas, support services and teaching spaces the School will facilitate a culture of independence and pre-university readiness.

Senior School Drama provision

2.9 The School has introduced Drama as a curriculum subject from Year 7 to Year 13. However, the School's facilities lag behind its ambitions both for teaching and for productions. Drama productions are currently hemmed in by Highgate's facilities. The School cannot currently provide each Senior School student with an opportunity to be in a play. The Estate Project seeks to rectify this.

Senior School Music provision

2.10 Pupils who either wish to study academic music and/or learn to play instruments and collaborate as part of ensembles or orchestras have increased at Highgate by circa 33% over the last seven years and the popularity and take-up of music is expected to continue to grow. The School therefore must introduce flexibility into its estate to provide for the continued growth of the popularity of music within our pupil body. In addition, a larger facility is required for the ever-growing orchestras and choirs to rehearse and perform.

Internal and external sports facilities

2.11 The School offers sporting excellence employing specialist sporting coaches and currently has sporting facilities, both indoor and outdoor. The Mallinson Sports Centre requires significant

maintenance in terms of both upkeep and investment to modernise and substantially improve the facility. The outdoor facilities require improvements to optimise their use in term time and ensure they are fit-for-purpose and welcoming for both users of those facilities and spectators.

Building refurbishment needs

- 2.12 In assessing the opportunities for the academic requirements set out within the brief, the School has considered those buildings and areas of the estate that are in need of substantial repair and maintenance, or general modernisation as they are no longer fit-for-purpose as modern educational environments. It was identified that there was significant investment needed into:
- Senior School Campus: Science Block (internal refurbishment of science laboratories) and the Dyne House site;
 - Bishopswood Road Campus: Dining Hall, Caen Wood Hall, the Mallinson Sports Centre and associated buildings, the Rifle Range and the Richards Music Centre.

Preparing the SPD

- 2.13 The entirety of the School's estate is covered by Allocation SA41 of the Haringey Local Plan Site Allocation DPD (2017). The allocation required the adoption of a Supplementary Planning Document (SPD) which appropriately manages future developments across the Estate.
- 2.14 Whilst the allocation envisaged that this would be in the form of two campus masterplans, it was agreed that given the interconnection of the sites and the need to manage the brief requirements across them, a single comprehensive document should be prepared.
- 2.15 As a material consideration, the SPD should be given weight in the planning balance and it is set out within the independent applications how the requirements of the SPD have been met.

3.0 The Site

- 3.1 The Science Block is located within the Island Site at the Senior School campus. The site sits between Southwood Land to the east and North Road to the west. There are three connected blocks that sit between Science Quad and Garner Quad which form the 'Science Block'.
- 3.2 The Science Quad is defined by buildings on all sides, but is open to the south-east corner, facing towards Southwood Lane. The space is generally hard landscaped with modest areas of planting.
- 3.3 The Garner Quad has School buildings to the west and south, with a much more open aspect to the other two sides. On the east side it shares a high boundary wall with the listed single storey pitched roofed almshouses along Southwood Lane, which are set at a lower ground level a half storey down, and have small rear courtyards. To the north, the Quad finishes at a wall with gates, with the narrow lane leading behind residential house. On the west side the terrace of the Charter Building overlooks. This space is used for pupil outdoor play and socialising between classes, and there are trees and landscaping to soften the environment.
- 3.4 The original main access to the School site from the street was off North Road via the small entrance next to Chapel Quad. Originally Garner Quad was the rear of the School, and resultantly the north side of Science building is therefore simple in design. However, the Charter building was designed as a new main entrance to the Senior School with a reception, and since its completion pupils, staff and visitors now enter at the north of the School site and move southwards via Garner Quad. The Science Block itself is positioned to the north of the Central Hall, which separates the site from the 'Old School Building', a Grade II listed structure and designated heritage asset, known colloquially as the 'Big School'.
- 3.5 As explained earlier, the site falls within the wider Highgate School Site Allocation SA41.

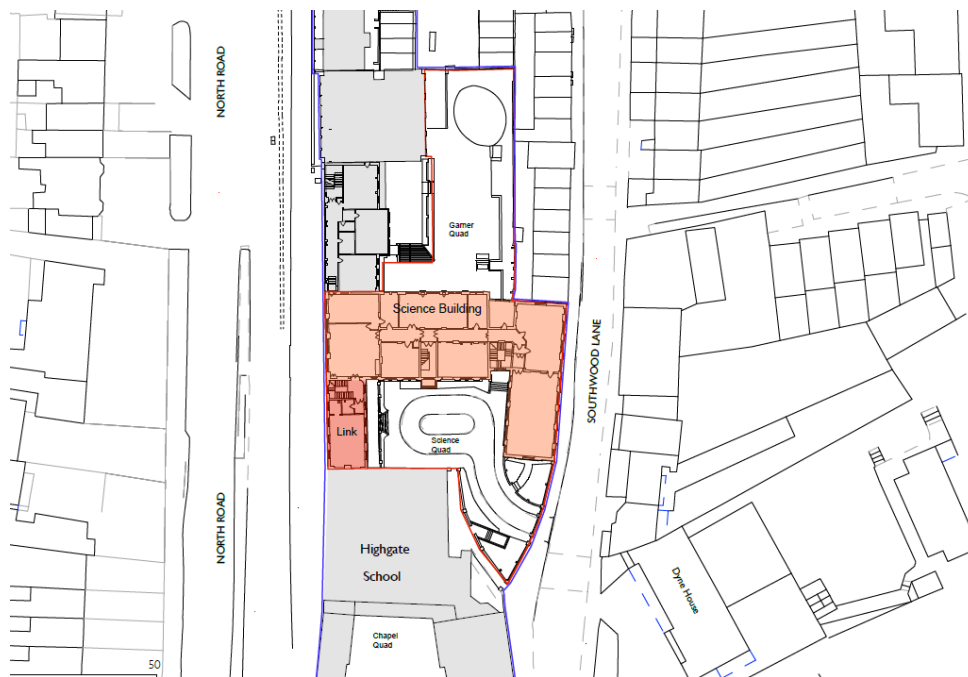


Figure 1 - Site Plan Existing

Planning History

3.6 Key applications relevant to the proposed development are as follows:

PLANNING REF	DESCRIPTION	DECISION
HGY/2004/2561 Science Block Highgate School North Road London N6 London	Demolition of 2 x roof top classrooms and erection of new build roof top extension at third floor level behind science block parapet wall to provide 7 x general classrooms. Carrying out of general repair works	Granted 10 May 2005
HGY/2004/2564 Science Block Highgate School North Road London N6 London	Conservation Area Consent for the demolition of 2 x roof top classrooms and erection of new build roof top extension at third floor level behind science block parapet walls to provide 7 x general classrooms. Carrying out of general repair works.	Granted 17 Jan 2005
HGY/2010/1888 Highgate School North Road London N6 4AY London	Demolition of existing mixed use building (North Road, No.26) and adjoining single storey structure with basement under; change of use (No.28 North Road) from residential building to ancillary medical centre for Highgate School; demolition of existing pitched roof (Garner Building); erection of four storey and lower ground (School Building); erection of roof extension (Garner Building) of 1 storey; forming a new entrance into the existing science building and relocation of external steps	Granted 31 Dec 2010
HGY/2010/1890 Highgate School North Road London N6 4AY London	Conservation Area Consent for demolition of existing mixed use building (North Road, No.26) and adjoining single storey structure with basement under; change of use (No.28 North Road) from residential building to ancillary medical centre for Highgate School; demolition of existing pitched roof (Garner Building); erection of	Granted 31 Dec 2010

	four storey and lower ground (School Building); erection of roof extension (Garner Building) of 1 storey; forming a new entrance into the existing science building and relocation of external steps	
HGY/2023/0331 Highgate School North Road London N6 4AY	Request for a formal screening opinion to confirm if an Environmental Impact Assessment ('EIA') is required in respect of six applications at Highgate School: HGY/2023/0313 (Junior Field Playing Pitches – Decant), HGY/2023/0315 (Richards Music Centre), HGY/2023/0316 (Far Field Playing Fields), HGY/2023/0317 (Science Block), HGY/2023/0328 (Dyne House) and HGY/2023/0338 (Mallinson Sports Centre). This request is made in pursuance of Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as updated).	Not Required 29 Feb 2024
HGY/2023/0317 Science Block, Highgate School, North Road, London N6 4AY	Refurbishment and extension of existing Science Block, to include: 1) Four storey plus basement extension to east wing to provide new entrance and improved circulation, lift and ancillary accommodation; 2) Three storey extension including ground level colonnade to central building; 3) Creation of additional plant space at roof level of the Link Block, with extension of dormer and installation of louvres; 4) Complete replacement of building systems/plant; 5) Rooftop observatory extension; 6) Replacement windows and restoration of existing facades; and 7) Associated landscaping.	Undetermined (this application)
HGY/2023/0390 Science Block Highgate School North Road London N6 4AY	Listed Building Consent for: Refurbishment and extension of existing Science Block, to include: 1) Four storey plus basement extension to east wing to provide new entrance and improved circulation, lift and ancillary accommodation; 2) Three storey extension including ground level colonnade to central building; 3) Creation of additional plant space at roof level of the East Link Block, with extension of dormer, installation of louvres and internal strengthening/lining.; 4) Complete replacement of building systems/plant; 5) Rooftop observatory extension; 6) Replacement windows and restoration of existing facades; and 7) various internal alterations, including: stripping out, removal of internal walls/doors, removal of stairs and installation of new internal doors/walls.	Undetermined

4.0 Proposed Development

4.1 The proposed description of development reads as:

“Refurbishment and extension of existing Science Block, to include: 1) Four storey plus basement extension to east wing to provide new entrance and improved circulation, lift and ancillary accommodation; 2) Three storey extension including ground level colonnade to central building; 3) Creation of additional plant space at roof level of the Link Block, with extension of dormer and installation of louvres; 4) Complete replacement of building systems/plant; 5) Rooftop observatory extension; 6) Replacement windows and restoration of existing facades; and 7) Associated landscaping.”

4.2 The GIA of the existing Science Block is 2,728 sq.m, and the proposed overall GIA is 3,124 sq.m. This represents a modest uplift of 396 sq.m. The proposed development is therefore classified as ‘minor’ by the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.3 The main proposed works consist of two extensions. The first is an extension into the Science Quad to west side of the east Science wing; this will comprise a 4-storey extension with a basement and glazed roof. The extension will house a new main lift, southern access and fire escape stairs.

4.4 The second extension will project into the Garner Quad which sits to the north side of the centre Science Block. This will comprise an open colonnade at ground level and there will be a small extension to the staff offices; this reduces the footprint of the modest extension within the Garner Quad. Above the colonnade there will be an additional two storeys of extension to provide for larger laboratories at the first and second floors.

4.5 The proposals will allow internal alterations to provide science facilities suitable for modern standards. The redevelopment will enable the Science Block to be fully accessible facility with the provision of Part M compliant new lifts and stairs.

4.6 On the existing part of the roof linking the east wing of the Science Block to the centre there will be a new rooftop astronomy observatory module. The proposals incorporate a louvre-screened open plant area for air source heat pumps; this has been positioned in the most discreet location possible to minimise its visibility from Southwood Lane.

4.7 In addition, the proposals include the renovation of existing external Portland stone and brick facades, the replacement of existing windows and doors, to match period style and details. The proposals will also include new hard and soft landscaping with new trees to external spaces in the Science Quad and Garner Quad.

4.8 The proposed development should be seen in conjunction with the associated “Island site” proposals [which form part of a separate planning application for the ‘Dyne House and Island Site’] just to the south of the Science Block. Together they represent a major enhancement of the Science Quad and the aspect of the School seen from Southwood Lane.

- 4.9 Since the submission of the planning application only minor changes have been made to the proposals, namely the retention of the three purple plum trees visible from Southwood Lane.
- 4.10 Appendix 1 of this Statement sets out the supporting drawings and documents and identifies which have been revised since the original submission.

5.0 Policy Overview

- 5.1 Planning Practice Guidance [‘Practice Guidance’] states that to the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. This reflects section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- Section 16(2) states: *“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
 - Section 66(1) reads: *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
 - In relation to development on land within Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Development plan

- 5.3 The development plan consists of Strategic Policies (2013 with alterations 2017), Development Management Policies (2017), Site Allocations DPD (2017), Highgate Neighbourhood Plan (2017), and the London Plan (2021).

London Plan

- 5.4 The London Plan (2021) sets out the strategic planning aims and policies for London. It includes a city-wide spatial strategy as well as development management policies for key strategic issues. It is the most recently adopted development plan document.
- 5.5 Of principal importance to the proposals are policies:
- **Policy S3:** ‘Education and childcare facilities’
 - Seeks to ensure there is a sufficient supply of good quality education and childcare facilities to meet demand and offer educational choice.
 - **Policy SI2:** ‘Minimising greenhouse gas emissions’
 - The Mayor is committed to London becoming zero carbon and requires all major development to be net zero-carbon. The policy states: *“Major development should be net zero-carbon”, “should include a detailed energy strategy...”* and *“A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development”*.

- **Policy SI7:** 'Reducing waste and supporting the circular economy' states that:
 - *"Referable applications should promote circular economy outcomes and aim to be net zero-waste. A Circular Economy Statement should be submitted".*
- **Policy G4:** 'Open space' states that development proposals should:
 - *"not result in the loss of protected open space" and "where possible create areas of publicly accessible open space, particularly in areas of deficiency".*
- **Policy G6:** 'Biodiversity and access to nature' states that:
 - *"development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain".*

Local Plan

5.6 In relation to the proposed development, the most pertinent policies of the Haringey Local Plan include:

- **Site Allocation: SA41:** The site forms part of the wider Highgate School allocation. This allocation reads as:
 - *"Exploration of how school facilities can be enhanced while simultaneously benefitting local communities including potentially increasing accessibility through the landholdings."*
 - It states that development shall be in accordance with a future SPD. The Highgate School SPD was adopted in March 2021.
- **Policy SP0:** 'Presumption in Favour of Sustainable Development':
 - *"When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)"*
- **Policy SP4:** 'Working Towards a Low Carbon Haringey':
 - *"Over the life time of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey"*
 - *"From 2011 onwards all new non-residential development shall be built to at least BREEAM "very good" standard and should aim to achieve BREEAM "excellent" or the current nationally agreed standard. All new non-residential development shall be zero carbon from 2019."*
- **Policy SP9:** Improving Skills and Training to Support Access to Jobs and Community Cohesion and Inclusion:
 - *"The Council will encourage the provision and growth of education and training facilities within the borough"*
- **Policy SP12:** 'Conservation':
 - *"The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment"*
- **Policy SP13:** 'Open Space and Biodiversity':
 - *"All new development shall protect and enhance, and when and where possible, extend the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land,*

designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development.”

- **Policy SP16:** ‘Community Facilities’:
 - *“The Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey’s communities”*

Neighbourhood Plan

5.7 The Highgate Neighbourhood Plan was adopted in July 2017 and now forms part of the development plan. The Neighbourhood Plan includes relevant policies, such as:

- **Policy TR1:** ‘Promoting Sustainable Movement’
 - *“New development should promote walking, cycling and public transport use.”*
- **Policy OS2:** ‘Protection of Trees and Mature Vegetation’
 - *“Within the conservation areas or when protected by a TPO, specimen, veteran and mature trees and mature vegetation, which have townscape, ecological or amenity value should be retained where possible.”*
 - *“There should be no net loss of trees of as a result of development, and pro rata replacement will be expected”*
- **Policy DH7:** ‘Basements’:
 - *“Where basement development does not fall in the scope of permitted development, and where there is evidence that there may be problems with drainage or flooding, applications for basement development will be supported only where they meet the requirements set out within this policy.”*
- **Policy DH8:** ‘Refuse Storage’:
 - *“Where appropriate, all proposals for new buildings will be required to ensure that waste facilities are well designed and sensitively integrated into developments.”*

Material considerations

National Planning Policy

- 5.8 The National Planning Policy Framework [‘the Framework’] represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application or appeal. This includes the presumption in favour of development found at paragraph 11 of the Framework.
- 5.9 Following the submission of the application, in the context of the election of a new government, a revision to the NPPF was published in December 2024 with a view to speeding up the planning process as a tool for powering growth.
- 5.10 Paragraph 100 states that: *“It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning*

authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and

b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”

5.11 Key sections of the Framework include:

- Chapter 2: Achieving sustainable development
- Chapter 4: Decision making
- Chapter 8: Promoting healthy and safe communities
- Chapter 9: Promoting sustainable transport
- Chapter 11: Making effective use of land
- Chapter 12: Achieving well designed places
- Chapter 14: Meeting the challenge of climate change, flooding and coastal change
- Chapter 15: Conserving and enhancing the natural environment
- Chapter 16: Conserving and enhancing the historic environment.

5.12 Supporting the Framework is a series of online Practice Guidance which is also considered a material consideration in the determination of planning applications.

Highgate School SPD

5.13 The Highgate School SPD was formally adopted in March 2021. The SPD was developed in partnership between Haringey Council and Highgate School, the document exists to shape and form future planning applications. As such, it has been a key document in the preparation of this planning application.

5.14 Its sets out:

- A comprehensive approach to the effective planning and delivery of new accommodation to meet the long-term needs of the school and to support enhanced community use and benefits.
- That applications for the strategic proposals identified in this SPD should be brought forward simultaneously to enable them to be considered holistically and comprehensively.
- A strategic review of the School's estate should be carried out at least once every 10 years, hence the life span of this SPD.
- Aspirations for development of the School, including, within the life span of this SPD.

5.15 The principle of development is accepted by virtue of the site's allocation, the SPD states that:

“These classrooms, within the Science Block, need to be reconfigured with an overall small-scale increase to floorspace to provide both the appropriate size of classroom and to accommodate the necessary facilities and safety equipment. These classrooms cannot, as part of the School’s wider proposals, be accommodated elsewhere within the estate.”

- 5.16 In relation to forthcoming applications for the redevelopment of the Science Block, the SPD states that the following is expected:

“The Council would expect that any extensions would be undertaken sympathetically to Heritage Assets, should seek to enhance or improve the external appearance generally and should be to the same standard as the other work undertaken across the Senior School. Landscaping of the small square forming part of the Science Quad should be enhanced given its important visual location. Piers and railings should be retained and enhanced”

6.0 Statement of Consultation

- 6.1 Luther Pendragon have produced a Statement of Community Involvement which has been submitted in support of this application. For robust understanding of the consultation undertaken by the School the Statement of Community Involvement should be read alongside this Planning Statement.
- 6.2 In addition, an Addendum to the Statement of Community Involvement has been prepared by Bidwells. This covers the community engagement that took place following the formal submission of the applications.

Consultation Following PPA

- 6.3 In 2021 the School entered into a Planning Performance Agreement with the local planning authority, resulting in a series of consultation workshops covering design and technical matters. The submission scheme responds to the comments received.

Quality Review Panel

- 6.4 The scheme has been considered by an independent Quality Review Panel following a site visit and presentation held on 2nd February 2022, with formal written feedback received on 15th February 2022.
- 6.5 The meetings were attended by four Panel members, the School's estate team, the design teams led by Hopkins Architects and Ed Toovey Architects, Bidwells and key officers from Haringey Council.
- 6.6 Overall, the meetings were extremely positive. Feedback being constructive and relating to detail of the proposals across the various schemes presented.
- 6.7 The Panel's summary in relation to the Science Block proposals concluded:
- "The panel thanks the design team for their presentation, which demonstrates the degree of careful thought that has been applied to an ostensibly simple project. The result is a very successful set of proposals that relate well to and enhance the existing buildings and spaces. The panel is particularly appreciative of the way that the scheme restores the form and function of the two quadrangles. The approach to sustainability is welcome, although some further analysis of the potential for overheating in the Science Quad extension is necessary. Finally, the panel suggests that some modification to the alignment of the southern elevation of the Science Quad extension may help to refine the visual impact of the building as viewed from Southwold Lane."*

Development Management Forum

- 6.8 The proposed development was presented to the community at a Development Management Forum held on 19th October. The forum allowed participants to raise issues and ask questions. The event was hosted during the period when the School also hosted a drop-in exhibition in the

School museum on Southwood Lane, displaying the final proposals to be submitted as planning applications, particularly highlighting where amendments have been made to prior feedback.

Pre-application Committee

- 6.9 The School attended a Pre-Application Committee on 7th November 2022 at Tottenham Town Hall. This provided the opportunity for the School and the design team to present the schemes and take questions from the Planning Sub-Committee in advance of submission. Where necessary, further information has been provided in response to the questions asked.

Post Submission

- 6.10 Following the submission of the applications in January 2023 the applicant has engaged in further consultation with the local community. Please refer to the Addendum to the Statement of Community Involvement for further information.

7.0 Planning Assessment

7.1 The key issues in relation to the proposed development are:

- Principle of development
- Design
- Heritage
- Flood risk and drainage
- Basement impact
- Noise
- Daylight and sunlight
- Sustainability
- Ecology
- Landscape
- Air quality
- Transport
- Archaeology
- Fire safety

Principle of development

7.2 The principle of an education use is already established at the site. Paragraph 100 of the NPPF (2024) states that local authorities should give “great weight” to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications. This paragraph further states work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

7.3 The site is allocated for the *“exploration of how school facilities can be enhanced while simultaneously benefitting local communities including potentially increasing accessibility through the landholdings”*.

7.4 The allocation requires that an SPD be prepared and that development come forward in accordance with it. The Highgate School SPD was duly adopted in March 2021.

7.5 The SPD establishes that *“the Science Block still requires substantial refurbishment and reconfiguration, particularly the laboratories, all of which require significant upgrading and new services – the scope of works is being developed but will require some small-scale extensions in Garner and Science Quadrangles to facilitate full accessibility and reconfiguration of the laboratories...”*

“The Council would expect that any extensions would be undertaken sympathetically to Heritage Assets, should seek to enhance or improve the external appearance generally and should be to the same standard as the other work undertaken across the Senior School. Landscaping of the small square forming part of the Science Quad should be enhanced given its important visual location. Piers and railings should be retained and enhanced.”

- 7.6 The proposed development will renovate the external fabric, walls and windows of the building and provide modern sensitive extensions to allow flexibility of the teaching spaces.
- 7.7 The development will enable the comprehensive strip out of the electrical and mechanical services which are near end of life. These will be replaced with more efficient systems utilising an electric power source.
- 7.8 Combined, the proposed works will give the buildings at least another 30-50 years of life before the next significant maintenance. The plans will also allow for greater accessibility throughout the buildings.
- 7.9 In accordance with the requirement of the SPD, the proposals include enhancement of the landscape to Science Quad and alongside works associated with Dyne House and Island Site access improvements, will bring a significant enhancement to this key location. Indeed, it is noted that an independent Quality Review Panel, has commented that proposed development is “very successful” and, “that relate[s] well to and enhance[s] the existing buildings and spaces”.
- 7.10 The principle of development is therefore concluded to be acceptable.

Design

- 7.11 London Plan Policy D3 requires that development should make the best use of land by following a design-led approach, ensuring that development is of the most appropriate form and land use for the site. Development proposals should relate positively to their locality and enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.
- 7.12 Local Plan Development Management Policy DM1 highlights that all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area.
- 7.13 The main proposal is to add two modest extensions to the existing building, extending towards the Science Quad and Garner Quad, on the west and north faces respectively. Whilst the proposed extensions are small in scale, they will allow for vast improvements in timetabling and the flexibility of science teaching. Further, the works will enable the Science Block to be accessible to all.
- 7.14 Policy DH2 of the Neighbourhood Plan states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate’s conservation areas.

- 7.15 The proposals have been developed to minimise their townscape impacts as much as possible. Neither of the extensions will be seen directly face on from the public realm, with only glimpses seen from certain locations along Southwood Lane. The proposed extensions will become more visible in the Science and Garner quadrangles, however, well considered architectural design will make for commensurate and high-quality modern additions reflecting the character of the existing architecture whilst applying a modernity and reading as additions.
- 7.16 To ensure the success of the project in design terms, the proposed development has been subject to extensive engagement with the Council's design and conservation officers, as well as being considered by the Councils independent Quality Review Panel. The Panel made comments on the proposed approach and these considerations have been applied to the final proposals.
- 7.17 The QRP states in its formal response: *"The panel feels that the Science Quad extension is a sensitive modern addition that is wholly appropriate for a science building. It appreciates the openness of the building, which allows views onto the activity within. The subtle but extensive glazing also has the potential to create a beautiful interior environment."*
- 7.18 The layout of the Science Quad extension internally will be a vast improvement for pupils and users, with the new stairs moving up through the space to access all floors, and views back out to the Science Quad. The new lift is situated on the north side to connect well with Centre Block, and necessary fire lobbies are added at the junction with the existing building. This will provide level access and inclusivity - accessibility is addressed in full below.
- 7.19 The submission is supported by a revised Design and Access Statement prepared by Ed Toovey Architects, this sets out in further detail in relation to the architecture's development during the application's preparation. Furthermore, there have been additional drawings prepared as listed within Appendix 1.



Figure 2 - Extract of the Illustrative CGI: View from Southwood Lane (Dwg no. 1177_V_001)



Figure 3 - Illustrative CGI: View from East on Southwood Lane (Dwg no. 1177_V_002)



Figure 4 - Illustrative CGI: View from North-East on Southwood Lane (Dwg no. 1177_V_003)

Accessibility

- 7.20 London Plan Policy D5 expects development proposals to achieve the highest standards of accessible and inclusive design. Currently, there is no access to all floors within the Science Block for those who have impaired mobility without utilising the external entrances. The proposed works include for a new internal lift, which will ensure the Science Block will be fully wheelchair accessible and compliant with current building regulations.
- 7.21 Further detail in relations to the steps taken to enable level access are set out within the Design and Access Statement.

Secure by Design

- 7.22 A Secure by Design Statement has been prepared by Ed Toovey Architects and submitted in support of the application. This details the design measures that have been incorporated to improve the security of the site.

Heritage

- 7.23 The site is located within the Highgate Conservation Area. The Science Block itself is positioned to the north of the Central Hall, which separates the site from the Grade II listed 'Old School Building'. Within the wider surroundings there are several Grade II listed buildings within the vicinity of the site.
- 7.24 As set out in Practice Guidance, in addition to consideration of the development plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.
- 7.25 Section 66 requires that special regard is given to the desirability of preserving listed buildings potentially affected by the proposals, or their settings or any features of special architectural or historic interest which they may possess. Section 72 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 7.26 In relation to heritage assets, paragraph 210 of the NPPF (2024) states: *"In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness."*
- 7.27 Paragraph 212 continues: *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*
- 7.28 In respect of the development plan, Local Plan Strategic Policy SP12 (conservation) states *"The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings"*.
- 7.29 Local Plan Policy DM9 (Management of the Historic Environment) states that the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where they detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.
- 7.30 Neighbourhood Plan Policy DH2 (Development Proposals in Highgate's Conservation Area) states that *"Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's Conservation Areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area."*
- 7.31 A Heritage Statement is provided in support of the proposed development. It concludes:

“The school site and surrounding Conservation Area has been found to contain an exceptionally high-quality built environment, reflecting the full array of architectural movements throughout the eighteenth, nineteenth and twentieth centuries. This includes buildings which fall within the school’s estate, which individually express the varying architectural and pedagogical fashions, interests and understanding of their age. This variety and quality adds considerably to the character and appearance of the Conservation Area, and as such the character of the surrounding streetscape is frequently one of contrast. This variety includes several examples of complementary contemporary design and later additions to the estate.

- 7.32 It continues by outlining that *“As existing the site has been found to hold a quality of contrast, readily perceived as a part of the twentieth century expansion works to the school grounds. As such it holds an independent architectural character, additional recently altered through a number of consented additions to the roof”.*
- 7.33 When considering the impact of the proposed development, it concludes that *“the proposals have been shown to remain within [the site’s] existing hierarchy and character, forming a sympathetic addition to the listed Big School, and setting of the surrounding heritage assets. When considered against the considerable visual strength of the Science Building as a whole, the sensitively designed proposals which respond to views from the junction to the south, minimise impact on existing fabric and remain within the existing architectural hierarchy will not harm the significance of the building and contribution to surrounding heritage assets.”*
- 7.34 In conclusion, the report considers the overall impact to the conservation area is therefore considered to be neutral, and the impact to the setting and significance of the listed group is also considered to be neutral. Therefore: *“In terms of the impact on these listed buildings, the proposals are considered to have paid due regard to the desirable objective of preserving the setting and significance of the listed buildings in accordance with Sections 16(2) and 66(1) of the 1990 Act.”*
- 7.35 In respect of the Conservation Area, *“the proposals are considered to preserve the character and appearance of the Conservation Area and have taken opportunities to enhance it where possible. The proposals are therefore considered to accord with Section 72 of the 1990 Act.*
- 7.36 For the reasons set out within the accompanying Heritage Statement, it is considered that the proposals will result in no harm to the significance of the surrounding heritage assets. Accordingly, the requirements of the development plan and NPPF are satisfied and the proposed development is acceptable in heritage terms.

Flood risk & drainage

- 7.37 London Plan Policy SI12 looks to ensure that developments minimise and mitigate flood risk and address any residual flood risk. Similarly, Local Plan Strategic Policy SP5 requires all development in Haringey to be water efficient during construction and operation and to reduce all forms of flood risk. The site allocation requires a site wide flood risk assessment, and this is confirmed within the SPD.
- 7.38 Local Plan Policy DM24 (Managing and Reducing Flood Risk) seeks to ensure that all proposals for new development avoid and reduce the risk of flooding to future occupants and do not

increase the risk of flooding, requiring new development to manage and reduce surface water run-off, and water and wastewater discharges.

- 7.39 Price & Myers have produced a Flood Risk Assessment in support of the application. It concludes:
- The site falls within Flood Zone 1.
 - Whilst the site is within a critical drainage area, it is at low risk of flooding from all sources, including surface water, groundwater, public sewers or reservoirs.
- 7.40 In respect of drainage, Policy SI13 of the London Plan sets out that proposals should aim to achieve greenfield run-off rates and sets a preference for green over grey features in line with the policy's defined drainage hierarchy. Development proposals for impermeable surfacing are acceptable where it has been demonstrated that they can be shown to be unavoidable.
- 7.41 Local Plan Policy DM25 outlines that all proposals for new development *"must seek to manage surface water as close to its source as possible in line with the London Plan drainage hierarchy. The Council will require Sustainable Drainage Systems (SuDS) to be sensitively incorporated into new development by way of site layout and design"*
- 7.42 The Pryce & Myers Surface Water Drainage Strategy has considered various SuDS options. It has applied the drainage hierarchy across the project and concluded that the ground is not suitably permeable for infiltration at the site. Further, in respect of Garner Quad, it is noted that the storing of rainwater was not feasible due to the practicality of rebuilding the existing network to allow for storage and later use.
- 7.43 During the statutory consultation period comments were received from LB Haringey Flood and Water Management Team (14.03.23). Resultantly, Pryce and Myers have revised their Flood Risk Assessment & Drainage Strategy Report (May 2023 – Revision 4) to address the request for further information to be provided.
- 7.44 The revised Report states that:
- "The discharge rate for the proposed development shall be restricted using a 75mm orifice outlet, in compliance with Building Regulations part H. The discharge rates for a number of return periods are given below. Supporting calculations are provided in Appendix D."*
- $Q_{2pr} = 4.9 \text{ l/s}$
- $Q_{30pr} = 8.5 \text{ l/s}$
- $Q_{100pr} = 10.2 \text{ l/s}$
- $Q_{100+CCpr} = 12.5 \text{ l/s}$
- Therefore, a minimum 50% betterment of the existing run-off rates is achieved, which is in accordance with Haringey's SuDS guidance."*
- 7.45 It is noted that Thames Water had no objections within their consultation response (Feb 2023).

- 7.46 In light of the revised technical assessment, it is considered the proposals will accord with the development plan and NPPF in respect of flood risk and drainage.

Basement impact

- 7.47 Highgate Neighbourhood Plan Policy DH7 requires consideration of the impact of subterranean development.
- 7.48 Price & Myers have also produced a Basement Impact Assessment to consider the impact that the basement construction may have locally. It concludes *“the proposed subterranean extension will not cause harm to the built or natural environment and local amenity, including to the local water environment, ground conditions and biodiversity”*.
- 7.49 As such, the development is considered to accord with Policy DH7.

Noise

- 7.50 In order to meet the sustainability requirements of the London Plan, the proposals seek to incorporate air source heat pumps (ASHP). Local Plan Development Management Policy DM23 states that where an activity with the potential to generate noise is proposed a Noise Assessment should be submitted in support of the application.

An environmental sound level survey has been undertaken by Applied Acoustic Design. The survey establishes the prevailing background sound levels at the nearest appropriate assessment location.

- 7.51 Typically, once the background levels are established it is possible to set the performance requirements for proposed plan and any attenuation that is required.
- 7.52 However, the proposed development forms part of the School's wider estates projects and as noted within the SPD, the project is not expected to be constructed for several years. Accordingly, the exact designs of the plant are yet to be confirmed. As technology and sustainability standards change so will plant equipment, any plant proposed now will likely be superseded by more modern equipment.
- 7.53 It is therefore, anticipated that a pre-commencement condition will be added to any approval requiring details of the plant and attenuation specification. A full plant sound emission assessment will be completed to ensure compliance with development plan policy.

Daylight and sunlight

- 7.54 The Development Management DPD seeks to safeguard daylight and sunlight to existing buildings and points to the guidance published by the Building Research Establishment (BRE).
- 7.55 A detailed Daylight & Sunlight Report has been prepared by Anstey Horne in order to assess the impact of the proposed development on the relevant rooms in the surrounding dwellings.

- 7.56 The results demonstrate that the proposed development will achieve a high level of adherence to the BRE daylight guidelines. There is a single window which falls marginally short of the guideline VSC values however, this window serves a dual aspect room, in which the second window exceeds the BRE guideline. Furthermore, the room in question maintains a high level of daylight when considering the daylight distribution, ensuring the occupants do not notice a reduction in light.
- 7.57 In terms of sunlight, the report demonstrates that BRE guideline values for both the annual and winter guidelines are exceeded. The amenity areas also adhere to the BRE guidelines, experiencing no reduction in lit area as a result of the proposed development.
- 7.58 In conclusion, the layout of the proposed development follows the BRE guidelines and will not significantly reduce sunlight or daylight to existing surrounding properties. Therefore, it is considered that the proposal will accord with the development plan in this respect.

Sustainability

- 7.59 The School has introduced sustainability as one of its six key objectives in its School Development Plan, with the aim of placing sustainability at the heart of the School's decisions.
- 7.60 The School recognises it has an obligation to mitigate the impact of its operation on the environment and on those who are its neighbours, and to set the highest standards for its pupils to emulate. Some actions – efficient energy use, waste reduction, increasing accessibility – fall within the School's authority but there are some aspects – reducing air pollution, promoting sustainable transport and road safety – which need the Council and School to encourage, work with and persuade families, employees and other members of the local community to adopt sustainable habits including (see below) driving to school less.
- 7.61 Troup Bywaters + Anders have produced a detailed Sustainability Statement assessing the Science Block project.
- 7.62 It should be noted that the application is minor in scale proposing a relatively modest increase in floorspace of 396 sq.m.

Operational carbon

- 7.63 It concludes that the refurbishment of Highgate School Science Block would reduce the buildings regulated carbon emissions by 19.1% compared to the existing configuration simply by upgrading the buildings mechanical and electrical systems. In addition, the School has considered the application of low and zero carbon technology in order to provide additional carbon reduction in accordance with the London Plan energy hierarchy.
- 7.64 In this respect, the application of electric Air Source Heat Pumps (ASHP) will enable the building to avoid the use of fossil fuels for heating purposes cutting carbon emissions by 22% if compared to a conventional gas boiler.

- 7.65 **BREEAM**

- 7.66 In line with the requirements of the development plan and SPD, the development will achieve BREEAM 'Very Good' as a minimum. A path to achieve the School's aspiration of an 'Excellent' rating is also set out and this will be explored during future design stages.

Overheating

- 7.67 In order to demonstrate climate resilience, the Council's Quality Review Panel has requested that the proposed development consider the potential for overheating in the Science Quad extension.
- 7.68 A Thermal Control Report also known as an Overheating Assessment is submitted for consideration. It sets out that the majority of the building would pass TM52 computer modelling, but there are areas where additional cooling may be required. The assessment concludes that further design measures could be proposed to mitigate this requirement, including additional blinds; amendment to the proposed ceiling arrangement to expose greater thermal mass reducing *daytime ventilation/cooling requirements in combination with night purging; and an improved specification of glazing 'g-values' on the southern and western facades.*
- 7.69 The School will undertake further analysis at future design stages and would welcome a suitably worded condition to ensure appropriate mitigation is delivered.

Ecology

- 7.70 An Ecological Impact Assessment has been prepared by Arbtech dated October 2022. This report follows on from earlier assessment completed in April and July 2019.
- 7.71 The reports confirm that there are no statutory or non-statutory designations near by and there is no notable flora or fauna on the site. While no further work or investigation is required, it is noted that the proposed lighting scheme should be controlled along the site boundary to prevent any effect on commuting bats and any vegetation clearance should be undertaken outside of the nesting period, or under supervision by an ecologist.
- 7.72 Accordingly, and in accordance with development plan policy, there are no impacts in respect of ecology.

Landscape

- 7.73 In accordance with the SPD, the proposals feature landscaping improvements to both the Science and Garner quadrangles. These will comprise a mixture of hard and soft landscaping, including planting. A Landscape Report and a full set of landscape drawings have been prepared by Robert Myers Landscape Architecture.
- 7.74 The aim will be to create well-planned and enjoyable planting around the boundaries of the site, utilising mature trees to enhance the experience of the view from the street and provide a green landscaped counterpoint to the building forms.
- 7.75 In respect of landscape proposals, the QRP have independently highlighted that the proposals successfully restore the quadrangles, in form and function "[providing] a collegiate environment to

the squares, [creating] a strong sense of identity. This directly addresses the requirements of the SPD which notes the importance of enhancing the landscape in particular at Science Quad.

7.76 The proposed development will provide greening and biodiversity enhancement in both quads and are considered to comply with the development plan in both respects.

7.77 The following consultation response was initially received LBH's Tree Officer:

"From an arboricultural point of view, I object to the proposal.

An arboricultural report has been submitted with the case. The survey has been carried out by SJ Stephens Associates and is dated 24th June 2022. The document has been carried out to British Standard 5837 Trees in relation to design, demolition and construction: 2012- Recommendations.

I concur with much of the findings within the report including the tree quality classification.

T1 Birch is to be retained and protected during any development.

However, T4, T5 & T6 form a collective group of purple plums. These make an existing contribution and instant impact. They offer great spring blossom at the entrance to the school, break the line of concrete, and can be publicly appreciated when travelling in both directions along Southwood Lane. Their purple leaf crowns also add contrast and interest. Purple Plum Cherries have a good urban fitness and handle being pruned quite well.

These trees can be incorporated into the scheme without being affected by the proposal. To remove mature trees for landscape reasons when they can already be part of the design appears futile and defeats retaining good trees."

7.78 The proposals have been updated to retain the collective group of purple plum trees.



Figure 5 - Extract of the revised 'Science Quad - Tree planting strategy' drawing (Dwg no. 814_01 (DP) 003 Rev P2) showing the retained plum trees

- 7.79 Accordingly, the relevant proposed landscape drawings and the Arboricultural Impact Assessment have been updated to reflect the retention of the plum trees. Therefore, it anticipated that this objection will now be resolved.

Air quality

- 7.80 Local Plan Development Management Policy DM23 places emphasis on proposals to improve or mitigate air quality buildings of occupier of the development and the borough as a whole and London Plan S11 requires new development to be at least Air Quality Neutral.
- 7.81 An Air Quality Assessment has been prepared by AECOM and includes a Dust Risk Assessment in relation to the proposed construction works.
- 7.82 The proposed redevelopment of the Science Block is compliant with the development plan by virtue of being air quality neutral.

Transport

- 7.83 NPPF (2024) Paragraph 116 states that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 7.84 A Transport Statement has been produced by TPA in support of the submission. The Statement outlines that:

“The Site is located in a sustainable location, accessible by walking and cycling and with access to good public transport services, in the form of local buses, school services, and London Underground services at Highgate station and benefits from a PTAL 4 rating. The Site is located in a CPZ. No existing road safety hotspots have been identified and the accident rates are not predicted to increase as a result of the proposed development.”

7.85 The statement concludes:

“development proposals are consistent with local, regional and national planning policy, including the Highgate SPD. No adverse impact on the local highway or public transport infrastructure are anticipated by the proposals, as a result of there being no additional trips related to the proposed development.”

7.86 The School benefits from a site wide Travel Plan with a STARS accreditation of ‘Gold’. The Senior School operates on the principle 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.

7.87 The Transport Statement concludes that:

“The development proposals are consistent with local, regional and national planning policy, including the Highgate SPD. No adverse impact on the local highway or public transport infrastructure are anticipated by the proposals. The proposals are instead anticipated to have a beneficial impact by creating a better and more inclusive street environment. As such, there is no reason to refuse the application on highway grounds.”

7.88 Consequently, it is considered that the proposals are acceptable in terms of their transport impact.

Archaeology

7.89 The site is located within an Archaeological Priority Area and includes limited areas of subterranean development. Therefore, a desk-based assessment has been undertaken by Compass Archaeology.

7.90 Acknowledging the site is within a historically and archaeologically significant landscape the report concludes that there is a likelihood of encountering finds from the medieval period onward (17th to 21st centuries).

7.91 The Greater London Archaeological Advisory Service provided consultation comments (23.02.2023) and proposed a condition that requires a Written Scheme of Investigation to be submitted for approval prior to the commencement of demolition or development on site. The applicant is willing to agree this condition. Therefore, the application is considered acceptable on archaeological grounds subject to the proposed condition.

Fire safety

- 7.92 The proposals are supported by a Fire Statement prepared by AECOM. London Plan Policies D5 'Inclusive Design' and D12 'Fire Safety' are both relevant. It is noted that the proposed development is minor in scale and seek to improve the buildings accessibility overall. The installation of a new evacuation lift will directly aid escape for those with impaired mobility.
- 7.93 While existing stairs within the building will not be provided with evacuation lifts, the proposed travel distances for mobility impaired persons will be achieved in light of proposed refuge spaces.
- 7.94 While the London Plan requires all stair cores to provide evacuation lifts, demonstrable steps are taken to upgrade the overall fire safety provision within the building, meeting the intent of the London Plan as best as possible."
- 7.95 It is considered that the proposals are compliant with the relevant development plan policies in respect of fire safety.

8.0 Conclusions

- 8.1 Whilst only a minor application, the proposed development of the Science Block is a key part of the School's programme of redevelopment, refurbishment and modernisation across its estate.
- 8.2 The proposals seek to adapt and refurbish existing buildings in order to provide a further 30-50 years before significant maintenance is required.
- 8.3 The proposals will modernise the existing science facilities to enable classrooms that are flexible enough to cater for modern teaching practices.
- 8.4 The proposed extensions are modest in size and have been respectfully designed to respond to the surrounding heritage assets addressing the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72). In addition, in causing no harm to the significance of the heritage assets identified, the relevant policies of the NPPF and development plan are satisfied.
- 8.5 The development will include an overhaul of the building's mechanical and electrical systems. Following installation of air source heat pumps, it is forecast that the proposed development will achieve a total operational carbon saving of 40%. In addition, the School has committed to meeting a minimum BREEAM rating of Very Good and is exploring ways to improve this through further detailed design to Excellent. It should be noted that the application is minor in scale proposing a relatively modest increase in floorspace of 396 sq.m.
- 8.6 The application will improve the landscape within both Science and Garner Quads resulting in urban greening and ecological enhancement.
- 8.7 We review the development plan in detail within this Statement and we conclude that the proposals are compliant with it. Further we find that there are no material considerations which weigh against this conclusion. Rather, the material considerations add further support to the approval of the scheme.
- 8.8 The proposed refurbishment and extension of the School's existing science facilities responds to the requirements of the modern curriculum whilst ensure the building is fully wheelchair accessible. It is described by the QRP as a *"very successful set of proposals that relate well to and enhance the existing buildings and spaces. The panel is particularly appreciative of the way that the scheme restores the form and function of the two quadrangles"*.
- 8.9 Consequently, it is considered that the development proposals should be approved without delay.

APPENDIX 1

SUBMISSION DOCUMENTS

KEY	
	Latest version
	Superseded
	As originally submitted

ORIGINAL SUPPORTING INFORMATION	REVISED OR NEW SUPPORTING INFORMATION
Planning Application Form and Certificates	As originally submitted.
Site Location Plan	As originally submitted.
Existing and proposed drawings as set out in the table below	Please refer to the table below
Air Quality Assessment	As originally submitted.
Arboricultural Impact Assessment	Arboricultural Impact Assessment (Sept 2023)
Archaeological Assessment	As originally submitted.
Basement Impact Assessment Report	As originally submitted.
BREEAM Pre-assessment	As originally submitted.
Construction Management Plan	As originally submitted.
Covering Letter	As originally submitted.
Daylight Sunlight Report	As originally submitted.
Design and Access Statement	As originally submitted.
Dust and Emissions Assessment	As originally submitted.
Ecological Impact Assessment (Oct 2022) ➤ Ecological Bat Survey ➤ Ecological (Preliminary) Impact Assessment (2019)	As originally submitted.
Fire Statement	As originally submitted.
Flood Risk Assessment and Drainage Report	Flood Risk Assessment and Drainage Report (May 2023)
Heritage Statement	As originally submitted.
Landscape Statement	As originally submitted.
MEP Strategy	As originally submitted.

Noise Initial Plant Assessment	As originally submitted.
Noise Survey	As originally submitted.
Operational Waste Management Note (Estate Wide)	As originally submitted.
Outline Methodology & Construction Logistic Plan	As originally submitted.
N/A	Estate Wide Programme Review & Construction Traffic Forecast (Aug 2025)
Overheating Assessment	As originally submitted.
Pre-Demolition and Pre-Redevelopment Audit Report	As originally submitted.
Secure by Design	As originally submitted.
Statement of Community Involvement	As originally submitted.
N/A	Statement of Community Involvement Addendum (Oct 2025)
Sustainability & Whole Life Carbon Statement	As originally submitted.
Transport Statement	As originally submitted.
N/A	Estate Wide Biodiversity Enhancements (Aug 2025)
N/A	Addressing the Need: The School's Strategic Redevelopment Plan
N/A	Active Travel Zone / Healthy Streets Assessment – Technical Note (Oct 2023)

ORIGINAL DRAWING TITLE & DRAWING NO.	NEW OR REVISED DRAWING
Site Location plan 1177_GL_000	As originally submitted.
Estate Wide Plan - Site Application & Ownership Boundaries A_HS-RMC2_2010 Rev A	As originally submitted.
Landscape	
Science Quad – Hard landscape materials 814_01 (DP) 001 Rev P1	Science Quad – Hard landscape materials 814_01 (DP) 001 Rev P2
Science Quad – Hard landscape furniture 814_01 (DP) 002 Rev P1	Science Quad – Hard landscape furniture 814_01 (DP) 002 Rev P2
Science Quad – Tree planting strategy 814_01 (DP) 003 Rev P1	Science Quad – Tree planting strategy 814_01 (DP) 003 Rev P2

Garner Quad – Hard landscape materials 814_01 (DP) 004 Rev P1	As originally submitted.
Garner Quad – Hard landscape furniture 814_01 (DP) 005 Rev P1	As originally submitted.
Garner Quad – Tree planting strategy 814_01 (DP) 006 Rev P1	As originally submitted.
Wider context plan 814_01 (MP) 001 Rev P1	Wider context plan 814_01 (MP) 001 Rev P2
Science Quad – Landscape masterplan 814_01 (MP) 002 Rev P1	Science Quad – Landscape masterplan 814_01 (MP) 002 Rev P2
Garner Quad – Landscape masterplan 814_01 (MP) 003 Rev P1	As originally submitted.
Existing	
Site plan existing 1177_GL_001	As originally submitted.
Ground floor plan existing 1177_GA_001	As originally submitted.
Mezzanine floor plan existing 1177_GA_002	As originally submitted.
First floor plan existing 1177_GA_003	As originally submitted.
Second floor plan existing 1177_GA_004	As originally submitted.
Third floor plan existing 1177_GA_005	As originally submitted.
Roof plan existing 1177_GA_006	As originally submitted.
Elevation west existing 1177_GE_001	As originally submitted.
Elevation south existing 1177_GE_002	As originally submitted.
Elevation north existing 1177_GE_003	As originally submitted.
Elevation Link Block east existing 1177_GE_004	As originally submitted.
Elevation East Block east existing 1177_GE_005	As originally submitted.
Section AA existing	Section AA existing

1177_GS_001	1177_GS_001 Rev B
Section BB existing 1177_GS_002	As originally submitted.
Section CC existing 1177_GS_003	As originally submitted.
Section DD existing 1177_GS_004	As originally submitted.
Section FF existing 1177_GS_006	As originally submitted.
Section GG existing 1177_GS_007	As originally submitted.
Demolition	
Ground floor plan Demolitions 1177_DEM_001	As originally submitted.
Mezzanine floor plan Demolitions 1177_DEM_002	As originally submitted.
First floor plan Demolitions 1177_DEM_003	As originally submitted.
Second floor plan Demolitions 1177_DEM_004	As originally submitted.
Third floor plan Demolitions 1177_DEM_005	As originally submitted.
Roof plan Demolitions 1177_DEM_006	As originally submitted.
Proposed	
Site plan proposed 1177_GL_011	Site plan proposed 1177_GL_011 Rev B
Ground + basement floor plan proposed 1177_GA_011	Ground + basement floor plan proposed 1177_GA_011 Rev B
Mezzanine floor plan proposed 1177_GA_012	Mezzanine floor plan proposed 1177_GA_012 Rev B
First floor plan proposed 1177_GA_013	First floor plan proposed 1177_GA_013 Rev B
Second floor plan proposed 1177_GA_014	Second floor plan proposed 1177_GA_014 Rev B
Third floor plan proposed 1177_GA_015	Third floor plan proposed 1177_GA_015 Rev B
Roof plan proposed	Roof plan proposed

1177_GA_016	1177_GA_016 Rev B
Elevation west proposed 1177_GE_011	Elevation west proposed 1177_GE_011 Rev B
Elevation south proposed 1177_GE_012	Elevation south proposed 1177_GE_012 Rev B
Elevation north proposed 1177_GE_013	Elevation north proposed 1177_GE_013 Rev B
Elevation Link Block east proposed 1177_GE_014	Elevation Link Block east proposed 1177_GE_014 Rev B
Elevation East Block east proposed 1177_GE_015	Elevation East Block east proposed 1177_GE_015 Rev C
Elevation 3 sides of Science Quad proposed 1177_GE_020	Elevation 3 sides of Science Quad proposed 1177_GE_020 Rev B
N/A	Elevation north existing in context 1177_GE_021
N/A	Elevation south existing in context 1177_GE_022
N/A	Elevation south existing in context 1177_GE_022
N/A	Elevation east existing in context 1177_GE_023
N/A	Elevation north proposed in context 1177_GE_031
N/A	Elevation south proposed in context 1177_GE_032
N/A	Elevation east proposed in context 1177_GE_033
General illustrations 1 1177_V_001	General illustrations 1 - View from south on Southwood Lane 1177_V_001
General illustrations 2 1177_V_002	General illustrations 2 - View from East on Southwood Lane 1177_V_002
General illustrations 3 1177_V_003	General illustrations 3 - View from North East on Southwood Lane 1177_V_003
General illustrations 4 1177_V_004	General illustrations 4 - View from South West in Science Quad

	1177_V_004
N/A	General illustrations 5 - Garner Quad from North in Garner Quad 1177_V_005
N/A	General illustrations 6 - Context 3D White model on Southwood Lane 1177_V_006
Section AA proposed 1177_GS_011	Section AA proposed 1177_GS_011 Rev B
Section BB proposed 1177_GS_012	Section BB proposed 1177_GS_012 Rev C
Section CC proposed 1177_GS_013	Section CC proposed 1177_GS_013 Rev C
Section DD proposed 1177_GS_014	Section DD proposed 1177_GS_014 Rev C
Section EE proposed 1177_GS_015	Section EE proposed 1177_GS_015 Rev B
Section FF proposed 1177_GS_016	Section FF proposed 1177_GS_016 Rev B
Section GG proposed 1177_GS_017	Section GG proposed 1177_GS_017 Rev B
N/A	1177_GS_020 Section HH Context existing v2023
N/A	1177_GS_030 Section HH Context proposed v2023

APPENDIX 2

SITE ALLOCATION

SA41: HIGHGATE SCHOOL



Address	Highgate School, North Road & Southwood Lane, Highgate, N6		
Site Size (Ha)	15.63	PTAL Rating	1b-3
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	School grounds		
Ownership	Single private freehold		
How site was identified	Existing pre-applications		
Planning applications	Highgate Conservation Area Metropolitan open land: Highgate School Playing Fields Locally listed buildings: Bishopswood Road, Castle Yard, Osborne Road Listed buildings: The Highgate Tabernacle, Highgate School – Old School Building, Highgate School Chapel, War Memorial at Highgate School, and many adjacent		
Indicative Dev' Capacity	None identified.		

Proposed Site Allocation

2.119 Exploration of how school facilities can be enhanced while simultaneously benefitting local communities including potentially increasing accessibility through the landholdings.

Commentary

2.120 The site falls within the Highgate Conservation Area. The school essentially occupies two campuses- the more prominent one at the junction of Highgate High Street and North Hill; the other within the Bishops sub-area of the conservation area. The site has a prominent position, both in terms of the location as well as status within the wider area. Whilst the aesthetic value of buildings would have to be considered based on individual proposals, the site has high communal and historic value.

2.121 Highgate School aims to expand to continue to meet the education needs of local schoolchildren. Additionally the school represents a significant landowner within the Highgate area. The Council will work in conjunction with the School to prepare a Supplementary Planning Document which appropriately manages future developments on this landholding.

Site Requirements

- Development on the site shall be in accordance with a future SPD. The SPD will take the form of two campus masterplans that take a comprehensive approach to the effective planning and delivery of new accommodation to meet the long term needs of the school and supporting enhanced community use and benefits.
- These will focus on creating improved management and quality of provision, potentially including new buildings.
- Open space should be made as accessible as possible in line with Policy DM 20.
- The site lies within the Highgate Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.
- Development should preserve the setting of the statutorily and locally listed buildings on the site and neighbouring the School, having regard to their significance. Historic England has also highlight the potential for significant archaeology including a medieval settlement and recorded pre-school chapel.

Development Guidelines

- The objectives of the Highgate Bowl site should be considered on any properties that fall into this site allocation.
- A Supplementary Planning Document will be developed by the Council in line with the Council's Statement of Community Involvement. This will take the form of masterplans to guide development on these sites, and ensure development comes forward in a co-ordinated manner. This will consider in more detail issues regarding heights and design.
- Any Masterplanning should give appropriate regard to the open character of the Bowl as well as the character of the Bishops area.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.



Highgate School



Highgate, Primary School

