



HIGHGATE SOCIETY

10A South Grove, Highgate London N6 6BS

Dyne House Planning application no HGY/2023/0328 Listed Building Application HGY/2023/0679

1. Introduction

This document is a supplementary objection to that submitted by the Highgate Society on 18th May 2023 for works to Dyne House. Whilst the Society acknowledges that as a result of the post submission consultation (see 2.2 and 2.3 below) changes have been made to address community concerns, other concerns still remain.

The Southwood Lane Resident's Association has submitted a substantial objection to the works including basement works and the CAAC has objected to the Island Site works which form part of this application. The Society supports these objections and will not be commenting further on them

The Society, through this supplementary objection would like to confirm the following.

2. Community Engagement

2.1 Pre submission Community Engagement

Under Sections 1.1 and 1.2 of the Society's previous objection dated 18th March 2023, the Society listed the extent of pre submission community engagement and concluded *"it appears that the School's commitment to working with the community is limited to working with the Council and not with the local community, the members of which, if these proposals are approved, will be severely impacted by this enormous expansion"*.

2.2 Post Submission Community Engagement

The submissions for all the school sites were made in February 2023. Following these, there was major response from the community who were alarmed about the impact of such a major building programme. As a result, an extremely well attended public meeting, chaired by Catherine West MP, was held at St Michael's Primary School on 8th June 2023. The school was present and at that time, the head, Adam Pettitt said that, although this was not the time for him to respond, the School would fully engage with the consultation process. It is extremely regrettable that this process was not carried out prior to application.

2.3 Workshops

The School arranged for a series of workshops, facilitated by The Kings Foundation, for representatives from the community.

Whilst the community is very grateful for the time and resources that the School put into the meetings, and acknowledges that changes have been made to the Dyne House scheme, there are other substantial concerns that have only partially been addressed and others that have not been addressed at all.

2.4 Community Engagement Post Workshops

In view of continuing unresolved concerns expressed by representatives of the community, a series of subsequent meetings were held, initially to discuss all the buildings, including Dyne House.

3. Extension to Front Building, Dyne House

Dyne House is a 5 storey building plus basement set obliquely to the building line of the east side of Southwood Lane and thus breaking the continuity of the street frontage. The rest of houses are 2 and 3 storey 18th and 19th Century houses built close to the back of pavement line.

The design of the building is a 'marmite building', either with strong supporters (the 20th Century Society) or detractors who have an antipathy to mid 20th Century architecture (Brutalism).

The main issue with the Dyne House front building is its massing and it is the massing which leads it to being described as a detractor within the Conservation Area Appraisal. It is judged not so much on its elevational treatment but on its height and orientation.

3.1 Dyne House Proposals

The proposals are to reclad the building retaining much of its structure and extending its street elevation out towards Southwood Lane. It is this extension into Southwood Lane which the Society objects to. The extension consists of a 4 storey glazed front extension with a canopy at ground level and a new lift tower.

3.2 Existing and proposed

The main differences in the massing are:

- Fourth floor no longer set back
- New lift tower marginally lower but extending some 4m into Southwood Lane
- New 4 storey fully glazed extension extending towards Southwood Lane
- Ground floor porch extending into Southwood Lane
- Related basement works including domed rooflight into basement tunnel



3.3 Impact on Southwood Lane

The proposed works will have a significant impact on Southwood Lane by:

- increasing the dominance of what is already acknowledged as a detracting building by bring the whole building forward into Southwood Lane

- causing light pollution in Southwood Lane by way of the dome into the “tunnel” and the floor to ceiling glazing in the 4 storey extension
- impacting on the setting and possibly causing damage to the heritage assets of Southwood Lane, particularly no. 16.

3.4 The Lift Tower

The new lift tower will have an extremely negative effect on Southwood Lane. Currently the tower is enclosed within the form of the existing building and integrates well with the design. The proposed lift tower is “stuck on” the face of the building. It is clad in large panels of stone with no articulation or relationship to the rest of the building and appears as a monolithic and unsympathetic addition to the building.

3.5 The Setting of Heritage Assets

The listed building application only covers the Island site element of this application. Dyne House forms an integral part of the setting of the heritage assets of Southwood Lane and arguably should be subject to a listed building application in its own right.

The main concern is the impact on no 16 Southwood Lane, which is a three storey early 19th century house statutorily listed by Historic England, reference no. 1079161. This adjoins the north face of Dyne House and the works include cutting back part of the block, thus leaving exposed part of the flank wall of no 16. The treatment of this wall of no 16 is not covered as also are the impact of the extensive basement works. There is the potential for significant damage to this heritage asset

4. The Parade Ground

The second element of the supplementary objection is to the revised proposals for the Parade Ground. The Parade Ground is currently an area of hard standing at the bottom of the site behind the Dyne House basement works. It adjoins the Bowl Area, a designated SINC, and within the “green line” of the Bowl Area as set down under KS3 of the Highgate Neighbourhood Plan.

The proposals are contrary to statements in SA41, namely *“The objectives of the Highgate Bowl site should be considered on any properties that fall into this site allocation”* and *“Any Masterplanning should give appropriate regard to the open character of the Bowl”*

4.1 Original Proposals

The proposals for this area are as shown on the Landscape GA drawing numbered HS-DH3-LDA-ZZ-00-DR-L-100 and produced by LDA Designs. These were for a recreation area for the pupils consisting of an extensive MUGA area, and fixed play equipment such as a climbing structure and table tennis tables. This was particularly insensitive bearing in mind the proximity to adjoining gardens of houses in Kingsley Place and also the proximity of the rear of their houses. This would have resulted not only in overlooking of the houses and gardens and a loss of privacy but also intolerable noise pollution generation of these activities.

4.2 The Current Proposals

The current proposals as shown on drawing no HS-DH3-LDA-ZZ-00-DR-L-100 revision PO2 have gone part of the way to addressing the issues. All fixed play equipment has been removed and the area adjoining the Kingsley Place houses is now showing planting, although no specific detail of the planting is given. This, although limited, is welcome.

4.3 Retention of the Hard surface of the Parade Ground

The Society in Paragraph 2.5 of their original objection stated that the Parade Ground space offered *“an opportunity for the school to contribute positively to the environment and calls into question its commitment on sustainability given in its earlier meetings with the community. The intention of the designation of this within the “green line” of KS3 of the Neighbourhood Plan as open space would be to create a place of environmental benefit. This area would be*

much better used as a wildlife area which would form a buffer between the new development and the Bowl Area as well as the adjoining residential properties to the north in Kingsley Place. This could also provide a welcome facility for the pupils for quiet study as well as informing them on environmental issues”.

Further discussion with the School led the Society to believe that it was sympathetic to this idea. However, the revised scheme as recently submitted retains the existing extensive hard surface of the Parade Ground. This will attract noisy ball games rather than the hoped for “facility for quiet study”

4.4 Impact on Bowl Area

The proposed development faces directly onto the protected area of the Bowl which in recognition of its importance is covered by its own site allocation, SA42. It is also a SINC Area which reflects its importance in terms of ecology. It had been hoped that the creation of a soft landscape “quiet study area” would help to ameliorate the damaging impact caused by the extensive coverage and basement of the area behind Dyne House

The extensive basement will damage the subsoil biosphere which will impact on the SINC of the Bowl area. The one measure which could assist in amelioration of this, which is the removal of the hard surface in the Parade Ground, has not been taken.,

5 Conclusion

Whilst accepting the School and their team have made some adjustments to the designs to address previous objections and points raised in the workshops ,this has not gone far enough. Therefore, the Society confirms its objection to the above elements of the current applications and any raised in the previous objection which have not been addressed.