

Highgate School MSC Mallinson Sports Centre Design & Access Statement

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Executive Summary

This Design and Access statement is submitted in support of a full planning application by Highgate School for the refurbishment, alteration and extension of their Mallinson Sports Centre [MSC] indoor sports facilities, as well as associated external works and landscaping.

The address is:

Mallinson Sports Centre
Bishopswood Road
Highgate, Haringey
London N6 4NY

The proposed works in this submission include:

- Demolition of existing Fives Court building and Squash building at the north end of the site, and removal of external games court area and high chain-link fencing. Demolition of ramp & corridor extension to Pool building on west side.
- New north-west extension for a second indoor sports hall with associated new circulation corridor, viewing gallery, access stairs and lift, with ancillary spaces for storage and plant, and a teaching block extension for interior cycle storage, classrooms, IT offices, and ancillary accommodation.
- New south extension to the existing sports hall for 8 no. new external covered Fives Courts with run-off area one level below local ground level.
- New south-west extension and alterations to the existing building to create an enhanced Entrance with Foyer, reception with Café at floor above, and with improved new access stairs down to the existing changing rooms, and lift to upper level.
- Alterations to the existing sports hall to enhance natural lighting by new rooflights, renovation of roof with new finishes, with interior changes to associated spaces. As well as this additional fire exit provision is being provided in order to increase the maximum occupancy capacity for larger School events.
- Internal and external provision of Part M compliant new lifts and stairs to bring full inclusivity and accessibility to a building which currently is not fully accessible
- New single storey east 'infill' extension in the existing outdoor courtyard to provide additional flexible squash / studio spaces and form connections back to the changing rooms, with ancillary external storage for sports use.
- New single storey east perimeter extensions for waste storage, plant and services
- New hard and soft landscaping around the perimeter of the site, including removal of small number of trees next to the building, and replacement with a larger number of new semi-mature trees, and formation of an entrance courtyard area at the new south main entrance.
- New mechanical and electrical fit-out to all new extensions; part new mechanical and electrical fitout to existing areas as upgrade where required, including new ventilation ductwork to the existing sports hall; new rooftop plant areas with screens, with new energy efficient services with electric power source.
- Re-planning, re-grading and landscaping of the existing sports playing area to the east of the existing sports hall, an area known as "The Orchard" – in part to improve games activity facilities, and also to provide a temporary flood basin to mitigate potential surface water flooding based on future climate change predictions, including removal of some low category trees and replacement with a much larger number of new trees.

The works are intended to be constructed as a phased development, and are related to the first phase project for refurbishment of the existing Swimming Pool Hall and adjacent wet and dry changing areas, which is being retained at the heart of the proposed scheme. This project completed on site in February 2020 and the Pool facilities are currently in full operation. The application was granted planning permission on 31st May 2018 reference: HGY/2018/1223, and referred to the future projects for later phases of development in the Design and Access Statement as a master-planning intention.

On 27th August 2021 planning consent was granted to add a glazed extension lobby on to the west front of the existing main entrance, reference HGY/2021/2096, which is under construction at time of submission. The intention is that this lobby structure will be dis-assembled and re-used elsewhere in the School in advance of the proposed development, which includes a new integrated extension design for that area of the project.

The proposed works will modernise this important indoor sports facility by the refurbishment, alterations and extensions, and significantly extend the life of the retained elements of the existing building, while also providing significant improvements to accessibility, inclusivity, energy efficiency, fire safety, with minimum carbon footprint for the whole development. The installation of new lift access at various points around the development will provide a more inclusive sports facility for all. Landscaping, amenity areas and garden space around the building will be enhanced and integrated with the building 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.

1.2 The Need for the Project

Highgate School's approach to sport reflects the School's aim of encouraging all pupils to explore their talents and interests in the widest sense. Sport plays an important part in the life of the School and an extensive choice of sporting activity is offered to all pupils, whether they are aiming for sporting excellence or simply enjoyment and healthy living through active participation.

The MSC is the key indoor sports facility in the School estate. As an educational subject, and as a recreational activity, interest in sports has increased since the building was first erected, both during and after the school day, as has the range of sports being taught at the School. In particular, the introduction of co-education and the need to provide suitable choices for both boys and girls have over-stretched the current facilities.

This diversity in sports and games has created a real and pressing need for more flexible indoor sports spaces. Historically the School started as a boys only establishment, and only became fully co-educational through all the year groups in 2010. This has meant that there has been a natural weighting towards boys' sports in the buildings and grounds, and it is partly in response to correcting this imbalance that these proposals for the MSC are being planned.

Highgate School has had several feasibility studies carried out to consider alternative solutions for the sports centre, including complete demolition and new build, but the conclusion was that re-use and refurbishment of the existing building, combined with selective extensions for the new facilities that are required, is the most appropriate solution and will provide an excellent overall re-invigorated sports facility. The re-use of existing buildings is in line with the School's own Environmental & Sustainability Policy of January 2021, as well as the London Plan 2021, by reducing the reliance on new material and energy resources and minimising waste.

The School have carried out an assessment of their sports and educational needs through detailed consultations of teaching requirements, as outlined in more detail in section 7.1.

1.3 Headmaster's Statement on School Need

The Mallinson Sports Centre (MSC), which comprises a 1969 indoor swimming pool and a 1989 sports complex, was designed for a boys' boarding and day school with pupils aged 8 to 18, numbering less than 1000. It cemented the long-standing importance of and commitment to sport which had defined the School and its traditions since Dr. Dyne acquired playing fields for the re-founded school in the nineteenth century.

By 2022, Highgate has grown to accommodate approximately 1,930 pupils, almost half of whom are girls, and its sporting facilities need to be updated to offer the same quality of sporting provision to both girls and boys, to children aged 4 to 18, in greater number than conceived of when the facility first opened its doors.

Since then, evidence for sport being a winning element in children's developing self-esteem, resilience, team skills and leadership potential has been seen in the generations of pupils who have passed through the Mallinson's doors: Highgate now seeks to modernise and improve its sporting facilities to maintain and build on this tradition and to create greater capacity still for its pupils and those of its partner schools to learn through sport.

This aim, to modernise its facilities, complements the recent re-thinking of its sporting curriculum which has begun to revolutionise pupils' experience by giving a much wider range of choice of sport beyond the traditional 'team games', thus requiring more diverse facilities, and by professionalising the exercise and training regimes to support individual sports, which again requires modern indoor facilities and spaces.

The principal gaps in provision which this scheme seeks to address are fundamental but basic:

- *first, an additional sports hall that will allow the School to meet their sports educational curriculum requirements in full;*
- *second, a reception area which allows children to enter the building to get changed or to do sport separately from any visitor, and to exercise supervision effectively but unobtrusively, thus enhancing*

the safety and safeguarding of all child-users of the facility;

- third, new multi-purpose studio spaces which allow a wider range of sports, in particular dance and gymnastics which are popular options for girls and, where taught centrally and in good surroundings, for boys, to enhance the opportunities for a broader spectrum of young people to find a sport in which they can participate, find enjoyment and make progress for themselves and for their school;
- fourth, given the extended sporting day (pre- and post-school indoor training sessions to support fitness and skills development), parents will benefit from a warm and welcoming venue to await their children and reduce the tendency to sit in cars 'with the engine running';
- fifth, to create greater flexibility in the use of the School's current assembly space – the existing sports hall – by improving on the cramped, narrow stair case, and allowing the school to make more frequent use of the hall to build its sense of community and belonging.

Highgate aims to attract the best London-based sports coaches to a first-rate facility and to become a centre of excellence for young people based in North London.

With partnerships with over 30 state schools, many of them primary schools, Highgate's improved facilities will boost our capacity to offer an exciting, professional sporting experience which will do its part to ensure there is a meaningful legacy to the Olympic achievements of 2012 for the children in Haringey.

1.4 Project Background and SPD

A separate Planning Heritage Analysis document shows the history of the site in historic maps, from when the School originally acquired the site under lease, to its purchase and use for games.

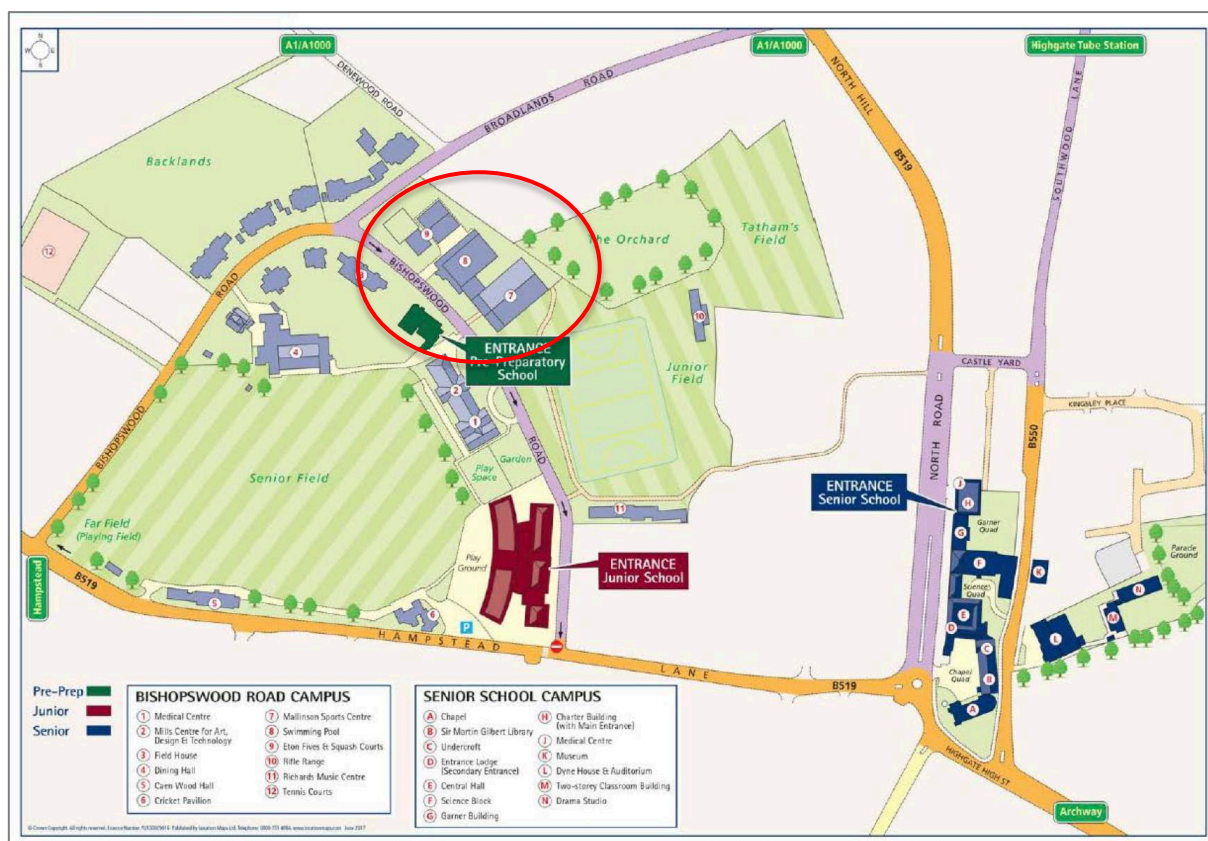


Diagram plan of Highgate School, with the MSC location shown on the east side of Bishopswood Road

The Mallinson Sports Centre opened in 1989, linked in to the earlier Pool building, helping pupils and staff maintain their fitness or further develop athletic expertise. Fittingly, it is named after Theodore Mallinson, who worked at Highgate for almost seven decades and was instrumental in ensuring pupils took part in outdoor pursuits.

The MSC is the main indoor sports centre for the School and links in strategically to the outdoor artificial surface and grass sports pitches, as well as Senior Field, all around Bishopswood Road.

Haringey Council developed a Highgate School Supplementary Planning Document with the School, issued March 2021 to provide guidance on the development of sites. The SPD refers to sports facilities and the MSC as follows:

“Internal and External Sports Facilities

- 4.20 *The School offers sporting excellence employing specialist sporting coaches and currently has sporting facilities, both indoor and outdoor. The key outdoor sports facilities are located on the Metropolitan Open Land on the Bishopswood Road campus (Tatham’s Field, the Orchard, the synthetic pitch on Junior Field, Senior Field and FarField.) Other facilities are located within the Mallinson Sports Centre (MSC) which is an indoor sporting facility for the School.*
- 4.21 *The MSC requires significant maintenance in terms of both upkeep and investment to modernise and substantially improve the quantum and quality of space provided by the facility. In 2017, the School had to close its swimming pool with immediate effect due to the degradation of the ceiling and roof of that part of the MSC. The age of the building, coupled with a significant demand for additional hall, studio and storage space, is putting significant pressure on the school’s Sports and Exercise (SPEX) programme.*
- 4.22 *The School’s outdoor facilities also require improvements to optimise their use in term time. One particular example is that during periods of waterlogging, use of the fields causes damage and results in extensive recovery periods when the pitches may not be used. The School must ensure the pitches and facilities are maintained, fit-for-purpose and welcoming for users (changing facilities etc.) and spectators.”*

These proposals for the MSC are in accordance with the SPD, which is a material consideration in planning decisions.

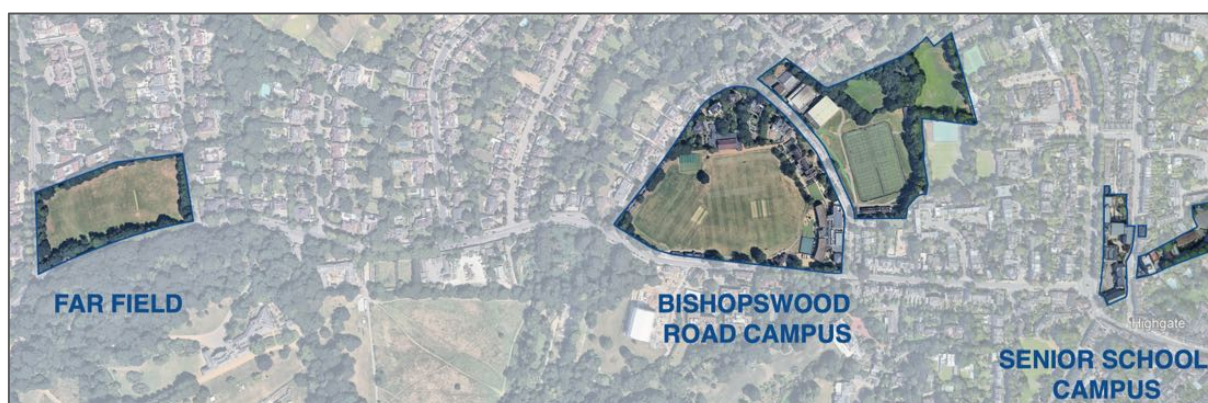
2.0 The Site

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, through both new build and refurbishment, which are sensitively integrated into their context. The plans below show the extent of these two sites as well as the location of the Far Field site, with the future proposed projects numbered and listed below. The MSC project covered by this report is labelled [4].



Bishopswood Road Campus



School Campus Masterplan

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



Senior School Campus

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

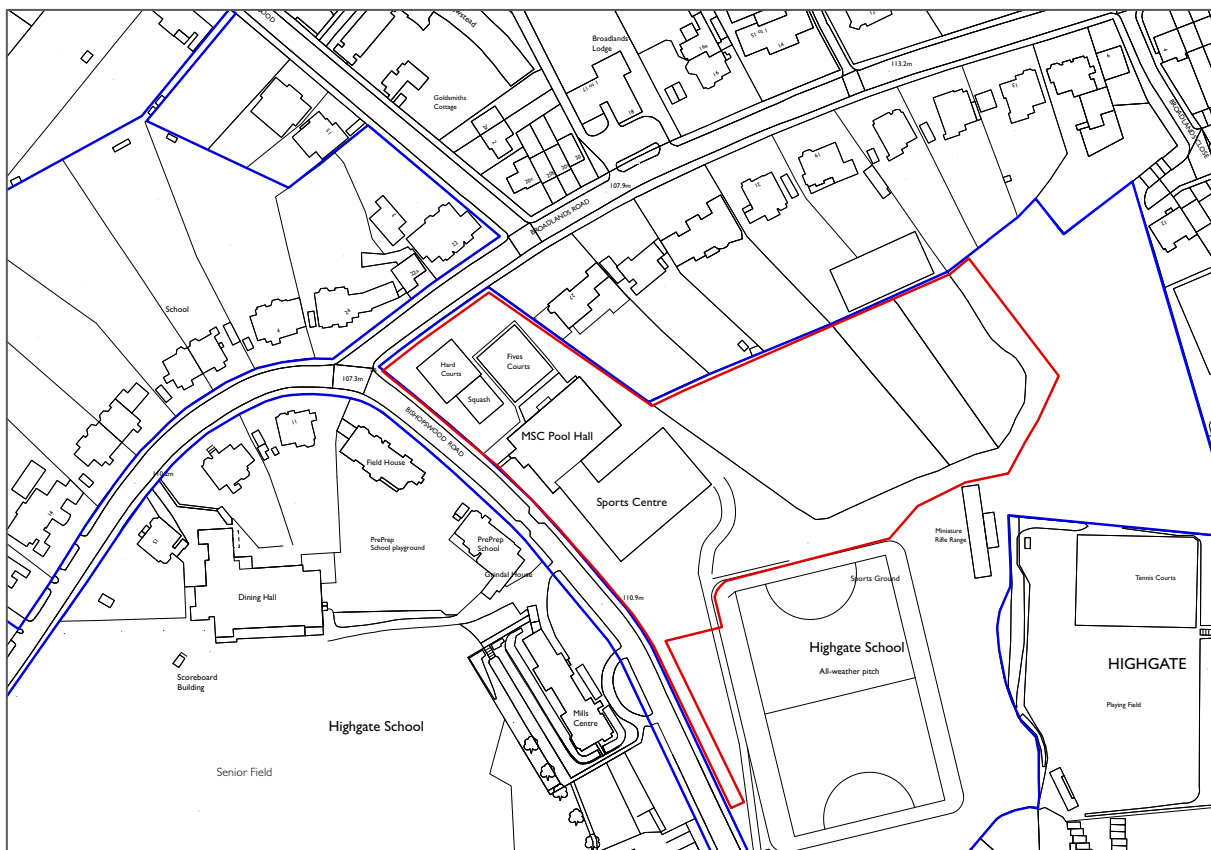


Far field

The MSC sports centre is located on the Bishopswood Road campus of the School estate in close proximity to other important School buildings such as the Mills Centre, the Dining Hall, the Pre-Preparatory School and the Junior School.

The building has been constructed on sloping ground, with a difference in levels from north up to south of approximately 4 metres.

Perhaps the most striking features of the site are the stands of mature trees along the boundaries to west, east and north, which give a distinct definition to the land and a leafy suburban character to the area.



Location plan of the MSC sports Centre and site red line – refer to planning drawings for full details

The southern face of the MSC touches the north edge of the area designated as Metropolitan Open Land, although the building currently has no positive direct relationship with the green space.

The large windowless south elevation of the sports hall faces on to a small area of open field, which because of its shape and contours has no specific sports use nor is it appropriate for it, and then on to the all-weather pitch built in 2009, which is widely used. Although there is a physical proximity the plain, imposing nature of the blank south elevation, without any window or door openings, presents an austere frontage and in no way engages with the open space.

The west side faces onto Bishopswood Road, separated by a grass verge area that rises and falls with the natural topography, interspersed with mature trees along the street frontage. The entrance to the MSC is at the southern end of this elevation, accessed by a short bridge under the trees, with the ground falling away to either side.

Although there are a reasonable number of windows on this elevation, they give no real hint of the sports activities inside. The entrance approach is a constrained area with limited space, and is often crowded with pupils waiting to enter the building.



Bird's eye aerial view of the MSC sports centre site from south



Bird's eye aerial view of the MSC sports centre site from west

On the east side, the building lies adjacent to part of the site boundary with the fine house and rear garden of No. 27 Broadlands Road. This 2 & 3-storey residential house has Dutch gables and a picturesque, informal composition, with orange-red brick walls, grey-painted timber windows and slate roofs being the dominant materials.

Adjacent to the boundary with the School, the house has been extended with a 2-storey extension, with first floor balcony over a single storey block. The flank wall aligns with the original boundary wall and is without any openings, while the pitched roof has rooflights on the west side facing towards the School. At front and back of this extension there is a boundary of tall timber fencing and brick walls.

Also on the east side are the Orchard playing fields in the School's ownership. The area between is densely wooded with mature trees. The Orchard area is used for games, but is currently not well suited for serious sports due to the slope of the land and the poor drainage in this area, which renders it unusable for part of the year. Further to the east of this open field is a wooded area that is currently left in its natural state, with a small outdoor teaching shelter, and beyond that more playing pitches.

Along the eastern boundary a ditch has been formed in the landscaping for natural surface water drainage, and there are more mature trees located right up to the boundary. Between the massing of the existing sports hall and swimming pool hall is a small yard that has little value as an amenity space, due to its location, shaded aspect and poor accessibility.

On the north side up to Broadlands Road the site is occupied by a large open covered Fives court, built in the early twentieth century for Eton Fives. This is a building with a steel frame, brickwork walls and pitched polycarbonate roof construction.

Next to this on the west side is a squash courts building, with a pitched profile sheet roof, and walls of rough pebbledash concrete panel, render and profiled sheet panels. The two buildings face on to an open area with an outdoor games court enclosed by high chain link fencing. The area at the north end adjacent to Broadlands Road in particular is visually poor, with no real quality in the buildings or landscaping.

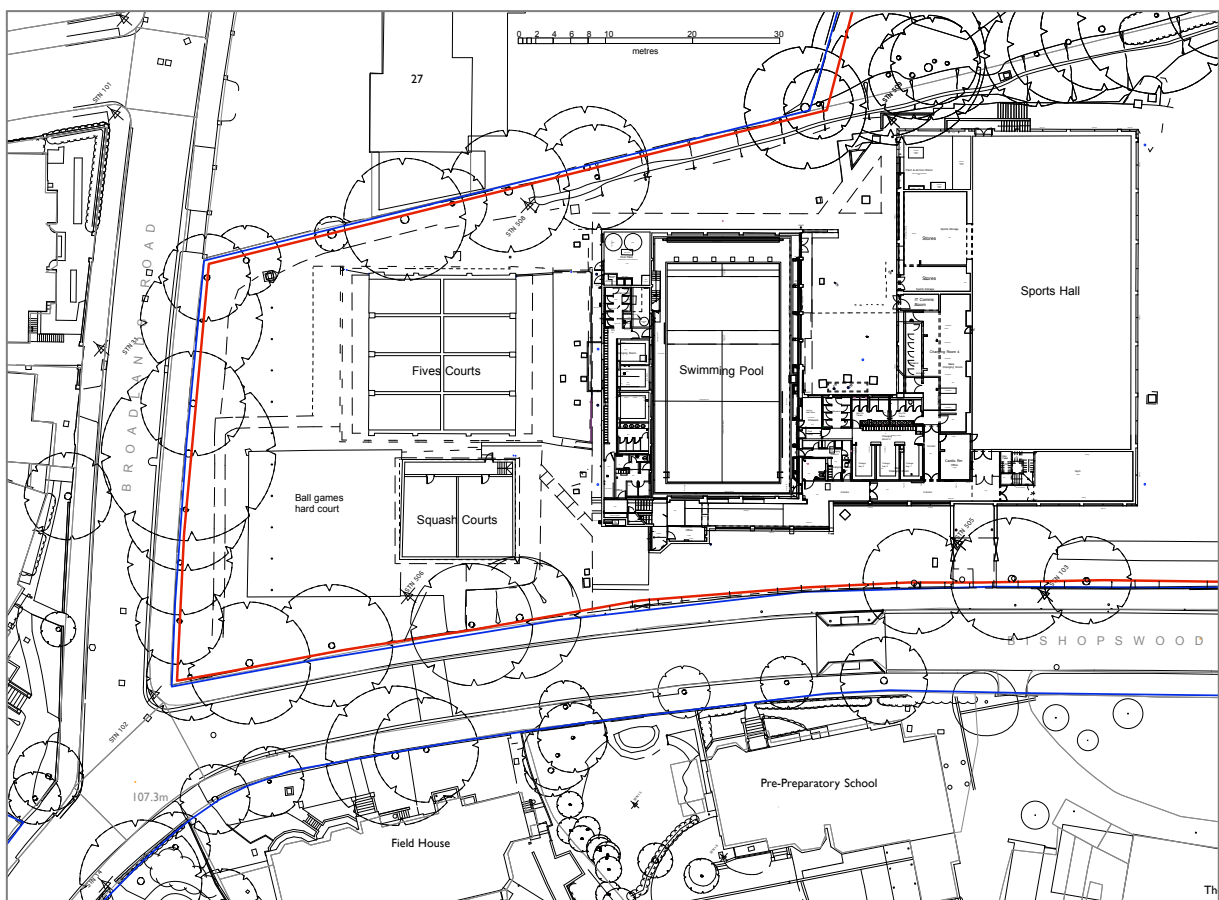
The whole MSC site to west and north is bounded by black painted metal railings of a traditional design, installed as part of planning application HGY/2014/0759 to improve security, child safety and appearance. The intention is to maintain this boundary treatment for the new proposals to maintain the consistency for the wider School estate.

2.2 MSC Buildings & Condition

2.2.1 Buildings

A Heritage and Context Assessment accompanies the planning application which should be referred to for more detail on the history, character, significance and evolution of the existing buildings.

The existing development is a piecemeal juxtaposition of buildings of different form, shape and character, with the tan colour brick facing being the main unifying quality for the MSC, although it is not a brick colour or type that responds to earlier buildings in this area or context, which are predominantly yellow gault and red brick. The existing sports buildings might be described as “object buildings” as they do not have a clear engagement with the external spaces around or with the streets and public realm, being simply located within an amorphous external space bounded by mature trees. The form of the existing buildings is dictated solely by function, but the height has been kept modest, with a ‘stepping’ section.



Ground plan of the MSC sports Centre as existing – refer to planning drawings for full details

2.2.2 Main MSC building including Pool Hall

The main building comprises the Pool Hall and associated changing rooms, which was the first building on the site, and then the main sports hall with associated ancillary accommodation, gym, entrance hall, centre offices and other sports spaces.

The buildings have been connected to form a single integrated development, stepping down with the

slope of the site from south down to north. In terms of massing, the two principle spaces of the sports hall and pool hall dominate as taller volumes, with the remaining building serving as an infill between. The buildings area constructed with concrete footings and floor slabs, steel frames in part encased in concrete, and masonry cavity walls, finished externally in a clay facing brick of a light brown multi buff colour, with rustic wire cut texture face. Aside from a soldier course feature at window heads, and the stepping special bricks at basement transition, the brickwork is simple and without decoration or complexity. The concrete supporting lintols at first floor window heads at the main entrance, are exposed. The brick is not a match to any of the pre-dating buildings in the area, the Victorian and Edwardian houses to Broadlands Road or Bishopswood Road.

For the volumes of the two principal spaces that rise taller than this brick base, there are lightweight claddings as elevational treatment. The sports hall has a light grey-green colour-coated profiled metal decking roof which curves down to meet the top of brickwork wall, and the same material is used for the east and west gable walls. The Pool Hall building has recently been completely refurbished: its original silver coloured aluminium sheet vertical cladding and pitched roofing, which was at the end of its serviceable life, has been replaced with a new discrete dark zinc coated standing seam metal cladding and roofing which significantly enhances its appearance. Windows and doors in all areas are polyester powder coated aluminium or steel. The tall boiler flue from the Pool Hall plantroom was removed as part of the refurbishment works, to be replaced by much shorter and more elegant stainless steel boiler flues. The aim of that refurbishment was to create uniformity with subtle tones.

The MSC presents a low formed brick building to Bishopswood Road, appearing single storey in relation to the street level and stepping down between the two main parts. The structural frame is articulated, but otherwise the building is plain, functional and introverted, and not responsive to its site or neighbours. With the main sports hall floor sunken down into the ground at basement level on the south side, the overall massing is visually reduced compared to many typical sports centres, but there are no real positive architectural characteristics of the building that stand out to be retained or preserved.

The most significant quality of the existing MSC is its low profile, a “ground-hugging” building for which the larger volumes have been visually reduced in scale by cutting into the sloping ground, and amongst sports centres this is unusual – normally they have a dominant scale which relates to expansive areas of sports pitches and car parking – but in this case the scale has been subsumed in the interest of the local suburban character described.

2.2.3 Fives Courts and Squash Courts

The Fives building is located in the north-east corner of the site. The courts, named after the game of ‘Eton Fives’ a traditional doubles game of hand tennis played at Eton College, are comprised of red brick with rendered walls enclosing courts on three sides with projecting features and steps involved in game play. The group of eight courts, constructed as four back to back, were built in the early twentieth century. The fully polycarbonate panel glazed roof may have been added later rather than incorporated in the original design.

Historically, the first purpose-built courts were constructed at Eton around 1840 with further courts added in 1847, 1864 and 1888. Presently a number of fives courts or walls are statutorily listed in England, including those at Warminster School (mid C19th, grade II); Milborne Port, Somerset (1847, grade II);

High Elms Estate, Bromley (c.1840, grade II); Cheltenham College (1864, grade II); Musely Hill, Hertfordshire (C19th, grade II), suggesting that the building type is already well represented on the statutory list. The Fives Courts at Highgate are not of particular quality, are of a much later date, and so are not listed.

The indoor squash courts building, on the north-west side of the site adjacent to Fives, is a system-built construction with exposed concrete panels. The building contains two squash courts. The building has uninsulated walls and roof causing severe maintenance issues, and due to the quality of its construction is at the end of its useful building life cycle.

In terms of usage and function, squash as a sport has been in decline in recent decades, and there are much better facilities available locally that the School can hire as and when required. The appearance of the building is very poor, representing a negative contribution to the Conservation Area. The concrete has not weathered well and is alien to the urban residential context, and the building sits isolated and stark close to the junction of Broadlands Road and Bishopswood Road, which is otherwise a pleasing point of reference in the local streets, bounded as it is by the mature trees on the School site.

2.2.4 Condition of building fabric

For the main MSC building [not including the Pool Hall which has recently been refurbished], the general structural and fabric condition is satisfactory but nearing the time where maintenance will be required. A building of this age and type of construction attracts a higher degree of maintenance and running cost compared with a modern construction, and is significantly poorer in terms of thermal fabric performance. There is scope to improve the level of thermal insulation, for example, by installing secondary or double glazing and increasing the insulation to roofs. However, there is very little scope to improve the heat loss through walls, other than lining them internally, which would involve major disruption and cost. There are some required repairs externally, for example renewal of the roof coverings, re-pointing of brickwork, and replacement of windows.

The proposed strategy of this application, to retain the sound elements of existing construction and to extend with new construction on the three principle sides, will allow existing external walls to become in some cases internal, so that the new highly insulated modern construction of external walls will take on the task of energy and heat retention. Overall this strategy of expansion will also significantly improve the overall performance of the building fabric. Roof covering and insulation will need to be addressed on a case by case basis but by the end of the final phase the building will have achieved a much higher environmental performance rating.

As noted earlier, the squash building is of poor construction by modern standards, with no insulating characteristics and heat loss issues that will increasingly require extensive maintenance, so is at the end of its useful life functionally. Combining its poor fabric state with its appearance, and taking account of its location that effectively blocks sensible development in this area of the site, this building is therefore proposed for demolition.

The Fives building will have a higher degree of maintenance and running cost compared with a modern construction, however its retention would significantly compromise the rational and most efficient development of the site, so is also proposed for demolition.

2.3 Site Photographs



View of the MSC sports centre site from west, main entrance, from Bishopswood Road



View of the MSC sports centre site from south-east, on the right of the photo



View of the MSC sports centre site from south



View of the MSC sports centre site from south, with the blank wall of sports hall to the MOL



View of the MSC Pool Hall, refurbished in 2020 as part of a masterplan approach to the site



Internal view of the refurbished Pool Hall, works completed 2020



Internal view of the existing sports hall



View of the northern Squash Courts building from the north, with hardcourt in front



View of boundary of site with no.27 Broadlands Road from the north, with Fives to the right

2.5 Surrounding Buildings

A Context Assessment accompanies the planning application which should be referred to for greater detail on the character and historical development of this sub-area, and this further explores the uniqueness of this site and locality.

On the opposite side of the street [west] in Bishopswood Road are former Victorian residential “villas” that are now in educational and administration use by Highgate School, including the Pre-Preparatory School in Grindall House. The villas use a “gault” light grey/yellow clay facing brick with coloured contrast detail over the windows and doors, some of which have arched and pointed heads, and have slated pitched roofs with prominent chimneys. The buildings are generally 3-storeys in height and deep in plan.



View of Grindall House opposite from existing MSC entrance

On the opposite side of Broadlands Road to the north there is a mixture of more Victorian villas of a similar nature, as well as the red brick villa Gwendolen Sim on the corner with Denewood Road.

Broadlands Road itself has a very diverse mix of houses, flats and apartment blocks of different materials and forms, while the road itself is characterised by its generous width and topography, rising up towards North Road at its eastern extent.

In Broadlands Road in the context of the School site there is not an established building line, but no.27 is set back with a well-landscaped garden at the front. From Spring through Summer the mature deciduous trees create a leafy suburban ambience.

The junction of Bishopswood Road and Broadlands Road is important in the context of this “sub-area of interest”, but at present the School buildings and site treatment make no positive contribution to this urban corner except in its mature trees.



View of Mills Centre on west side of Bishopswood Road, facing the sports pitches



View of No.11 Bishopswood Road, example of Victorian villas in this locality

3.0 Site Analysis and Evaluation

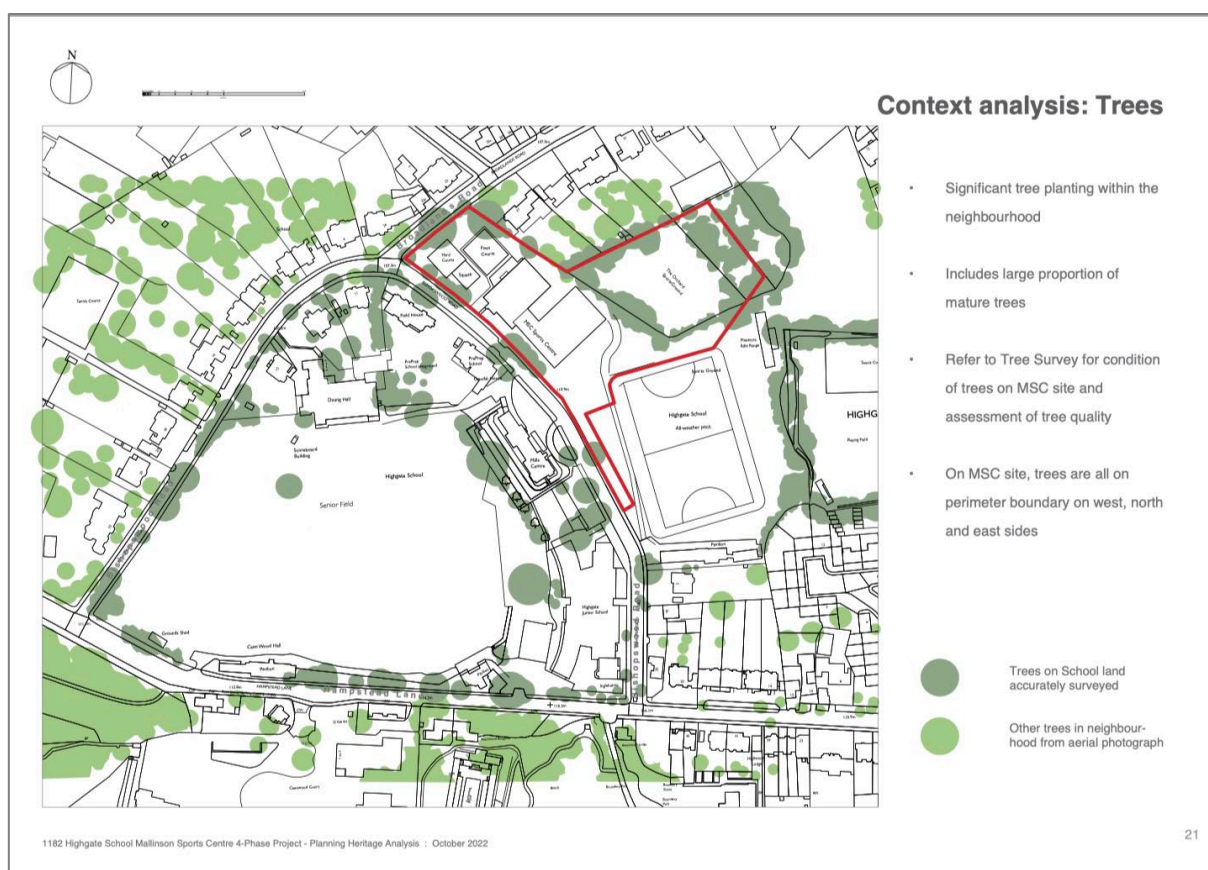
3.0 Site Analysis and Evaluation

3.1 Site Characteristics

A separate architectural Planning Heritage Analysis document accompanies this application with a comprehensive study of the MSC site and neighbouring context.

The summary of this document concludes that:

- The site forms part of a suburban setting predominantly residential in character, but also containing other uses, including Highgate School.
- The site is characterised by mature trees around the perimeter.
- The topography of the site is important, with the land sloping gently down to a low point at the junction of Broadlands and Bishopswood Road
- On the west side the site is very exposed to Bishopswood Road, with occasional mature trees, but at the north end it is more concealed by closely spaced trees; at the south end the site is open to the MOL but addresses the space with a blank brick wall to the sports hall; on the east side it abuts the boundary of No.27 Broadlands with many mature trees. The relationship with MOL is covered in a separate planning document.



Extract from Heritage Analysis – context of trees in the locality

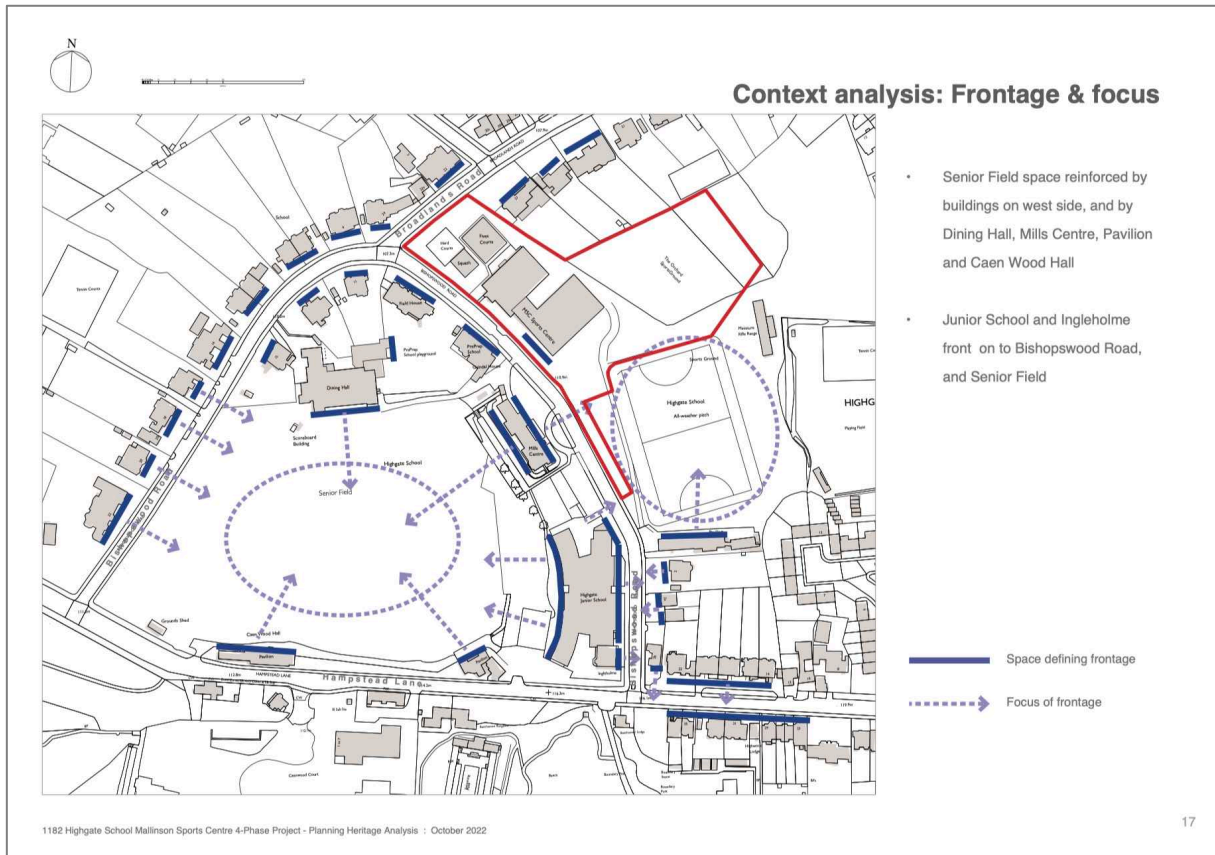
- Historically the site has been open, even after residential development in late C19th and early C20th - used for sports generally, though in on period in the early C20th it was let out for allotments. Since its use by the School for sports, the site has not been developed except for sports buildings

- Context analysis: Building use**
-
- Map showing the context analysis of building use for the 1182 Highgate School Mallinson Sports Centre 4-Phase Project. The map displays the project area (outlined in red) and surrounding buildings, categorized by color:
- School academic general (Orange)
 - School sports facilities (Purple)
 - Predominantly residential (Brown)
- Key locations labeled on the map include Highgate School, Highgate Junior School, and various sports fields (e.g., Senior Field, Junior Field, Outdoor Sports Field). The map also shows surrounding streets and residential areas.

- Due to the site location on Broadlands, and the association with other Highgate School buildings, red brick is the natural dominant facing material
- The characteristics of local buildings are in their asymmetry of composition, many picturesque and borrowing from historic form [such as the Dutch gable of No.27 Broadlands], and the broken roof form and massing - with tall chimneys and gables prominent
- The open spaces around the building on the west and north sides have hard and soft grass landscaping, but are not designed or consistent with the quality of Highgate School exterior spaces - they have the character of “left over” space as has been left between large buildings of simple geometric form
- The scale of buildings is generally 2-3 storeys, the gables and tall roofs [with converted roof spaces] often creating a sense of greater height.
- The site is dedicated for sports & ancillary uses and development consistent with that should be acceptable

3.2 Building Frontages

The analysis of building frontages in the Planning Heritage Analysis document records the existing conditions in the locality around Bishopswood Road and Senior Field.



Extract from Heritage Analysis – frontages of building in the locality

Historically Senior Field, originally formed as a cricket pitch [as recorded on plans] has been a significant early focal point for later development all around Bishopswood Road. On the west side of the road all the properties follow this pattern of orienting towards the centre of Senior Field, the road curving around its perimeter.

On the east side of the road the existing Richards Music Centre adheres to this pattern, reinforcing the boundary of the sports pitches with its main façade facing frontally. This same orientation of façade is maintained in the new RMC proposals.

The existing MSC, however, is entered off Bishopswood Road with a minor entrance, while its southern façade, the blank brick wall of the sports hall, has no frontality towards the pitches.

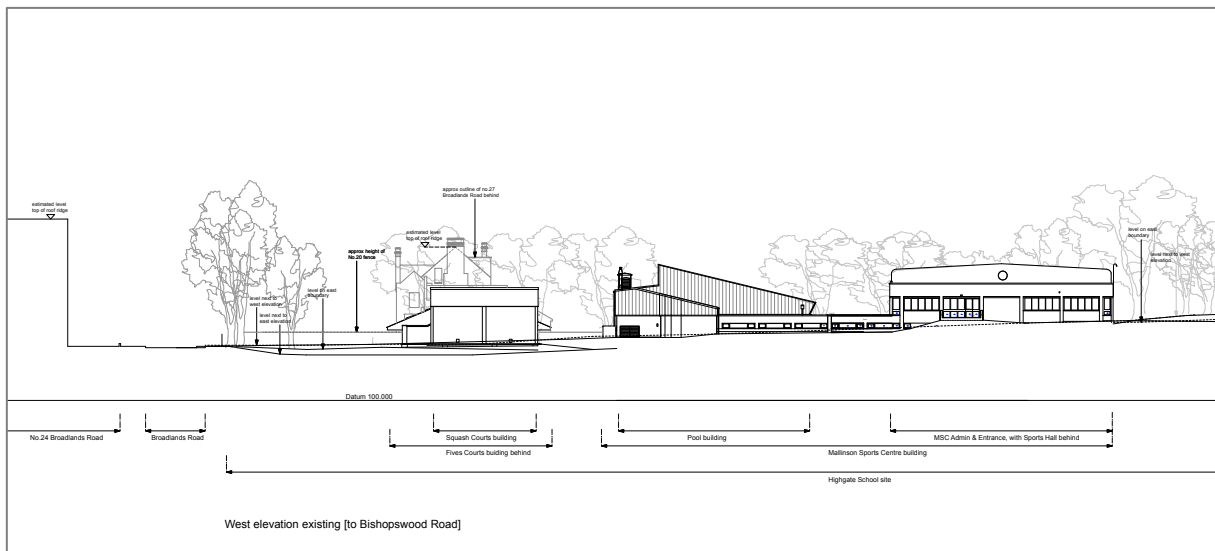
3.2 Building Heights

The MSC, despite the large volumes of the existing Pool Hall and Sports Hall spaces, has a building height which is lower than most of its near neighbouring buildings.

The site has a fall from south down to north of approximately 4 metres, and the building design both steps down with the slope, and has the large spaces set into the ground at semi-basement level.

The character of the building is therefore low in height and scale.

The immediate locality comprises large School buildings such as the Mills Centre and the new Junior School, with existing Victorian villas that are also significantly taller than the MSC. This carries on around Bishopswood Road to the west, and Broadlands Road to the east.



North-south Section of the MSC sports Centre as existing – refer to planning drawings for full details



Aerial bird's eye view of the MSC site from the south

Refer to the separate Planning Heritage Analysis document for further detail.

4.0 Planning Policy Context

4.0 Planning Policy Context

4.1 Planning Policy

For a full and detailed assessment of the planning context of this proposal, refer to the separate detailed covering letter, planning statement and heritage statement by Bidwells LLP that accompanies this application.

The National Planning Policy Framework (NPPF) is not a 'statutory' development plan document but it does represent up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant.

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 Haringey Local Plan identifies Highgate School as Site Allocation SA41 in the Site Allocations Development Plan Document. In delivering proposals within the Senior School, the Council will expect the School to have regard to Site Allocation SA42 which relates to the 'Highgate Bowl'.

After public exhibitions in Autumn 2018, Highgate School finalised the "Supplementary Planning Document" with Haringey, which was adopted in 2021.

4.2 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

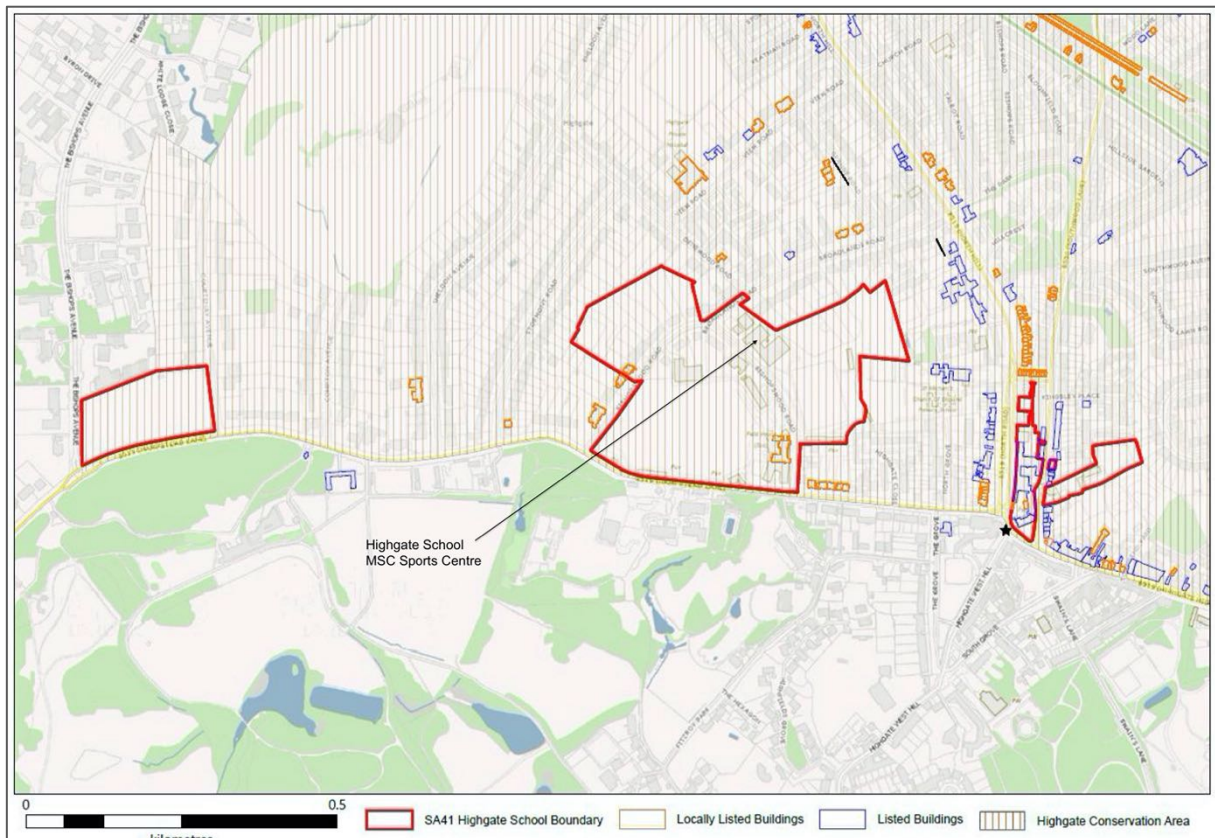
4.3 Conservation Area

The existing MSC sports centre lies within the Highgate Conservation Area, and is a development constructed in different phases.

The original pool hall block and associated plant and ancillary spaces were completed in 1969, and then the sports hall and gym extension with associated entrance, changing rooms and ancillary spaces were added to the south in 1989. There was a consistent use of similar natural clay brick facings in both parts of the development which linked the two parts into a single whole, but the roof finishes are different.

On the northern part of the site, which is more open, there is a Fives court building, dating from the early twentieth century, and a Squash Courts building dating from the 1960's, adjacent to which is a ball games hard-court area with tall chain link perimeter fencing.

The MSC sports centre overall comprises indoor facilities including a main sports hall, a 25m 6-lane pool hall with spectator seating, a gym, other minor sports spaces, wet and dry changing rooms and toilets, and reception and administration rooms. The pool hall and both sets of changing rooms were recently refurbished after receiving planning consent in 2018.



The map above shows the Highgate Conservation Area, Locally Listed Buildings and Listed Buildings, with the MSC location highlighted.

The existing buildings are constructed in concrete foundations and floors, concrete and steel superstructure frame, external walls of fair faced natural clay brickwork, some areas particularly at the pool hall that include upper level metal sheet cladding, and with roofs of metal sheet cladding and colour coated profiled metal deck roofing systems, as well as felted flat roofs at lower level.

The MSC is mentioned within the Highgate Conservation Area Appraisal [“Character Appraisal and Management Plan, December 2013 pages 149-150] where it is stated:

“There are, however, a number of buildings connected with the School which detract from the environment, especially the sports centre swimming pool....These have a somewhat industrial appearance and the cladding and roofing materials are not well maintained”

The sports centre as a whole is therefore considered within the Highgate Appraisal to be a building with a negative impact on the Conservation Area, and none of the buildings have any listing or special local status.

Nevertheless, the facilities provide a valuable resource for the School, and for a sports centre the building adopts a low scale and profile within an area which largely comprises taller three and four storey buildings, many in School and residential use. In addition, the fundamental structure of all the retained buildings is considered to be sound, so that with care and targeted refurbishment, the buildings can continue to function for many years ahead, reflecting a progressive environmental policy of re-use of resources by the School whenever feasible.

The MSC sports centre is used by the School on a daily basis, and is also available for community use, for sports clubs and other schools during out of school hours. The location map shows its strong relationship to other Highgate School buildings in this area, as well as the sports pitches, including:

- Main Dining Hall
- Mills Centre
- All weather pitches
- Junior School
- Pre-Preparatory School
- Senior Field pitches

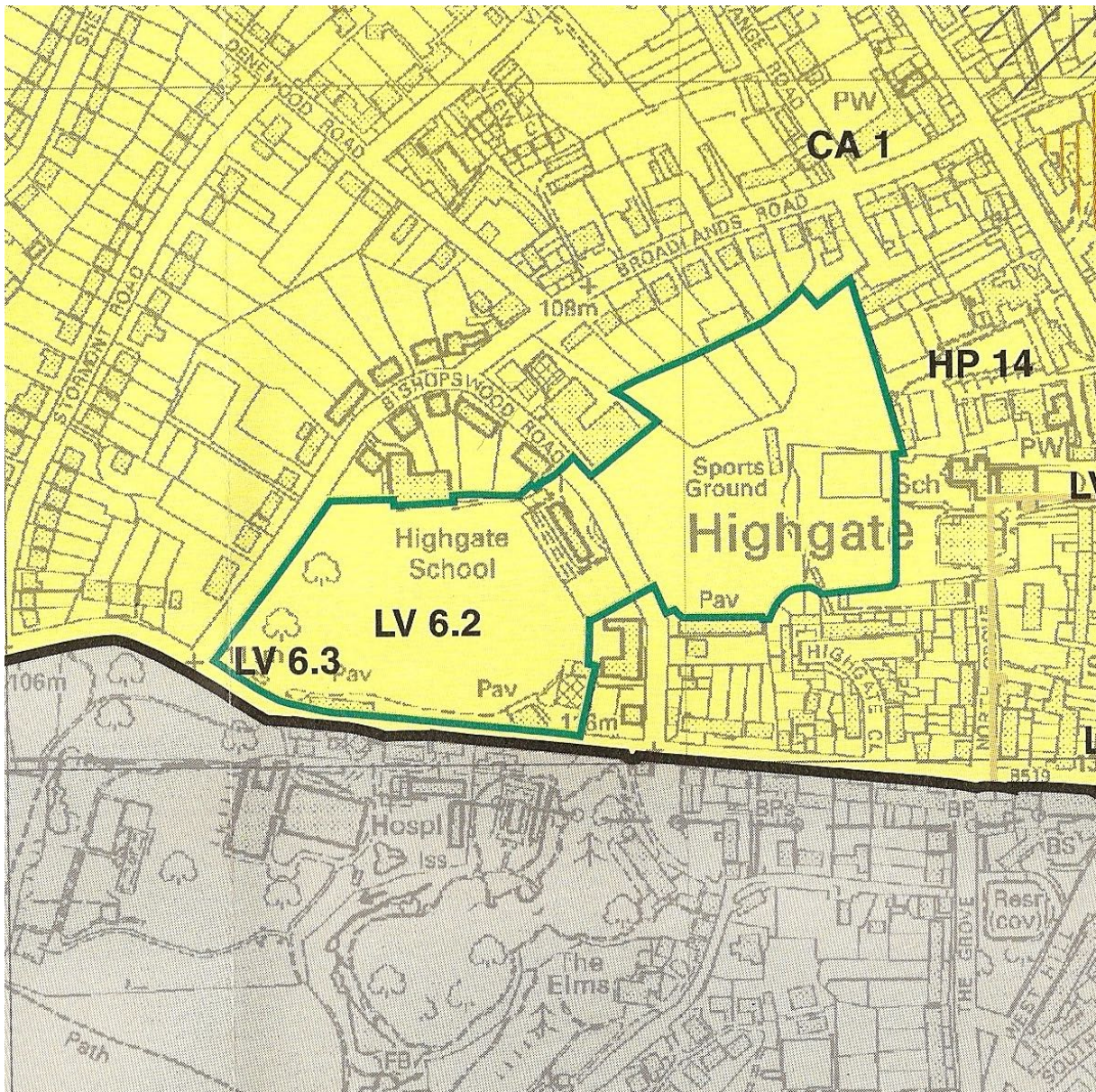
A proposal for alterations and extensions to the MSC sports centre was submitted for planning permission to Haringey Local Authority in March 2015, and received consent on 5th June 2015, reference HGY/2015/1029. This project had extensions to the western side on Bishopswood Road, and to the east courtyard, with a number of targeted alterations. However, this project was not carried out and has been superseded by these new proposals.

The proposals address the five main points of the Haringey Development Charter, as set out in following Statement sections and summarised in the Conclusions.

4.4 Metropolitan Open Land

The boundary of a site designated as Metropolitan Open Land [MOL] runs adjacent to the south wall of the sports centre, on the southern side, facing the open land of artificial turf sports pitches.

It is considered significant that the MSC presents a tall blank brick wall to the MOL which, while defining its boundary, does not positively engage with the open space.



Plan of designated Metropolitan Open Land

The extent of MOL includes the Schools open sports areas on the east side of Bishopswood Road, with the grass and artificial turf pitches, and the west side with Senior Field. The Mills Centre is a significant presence that closes the openness between the spaces.

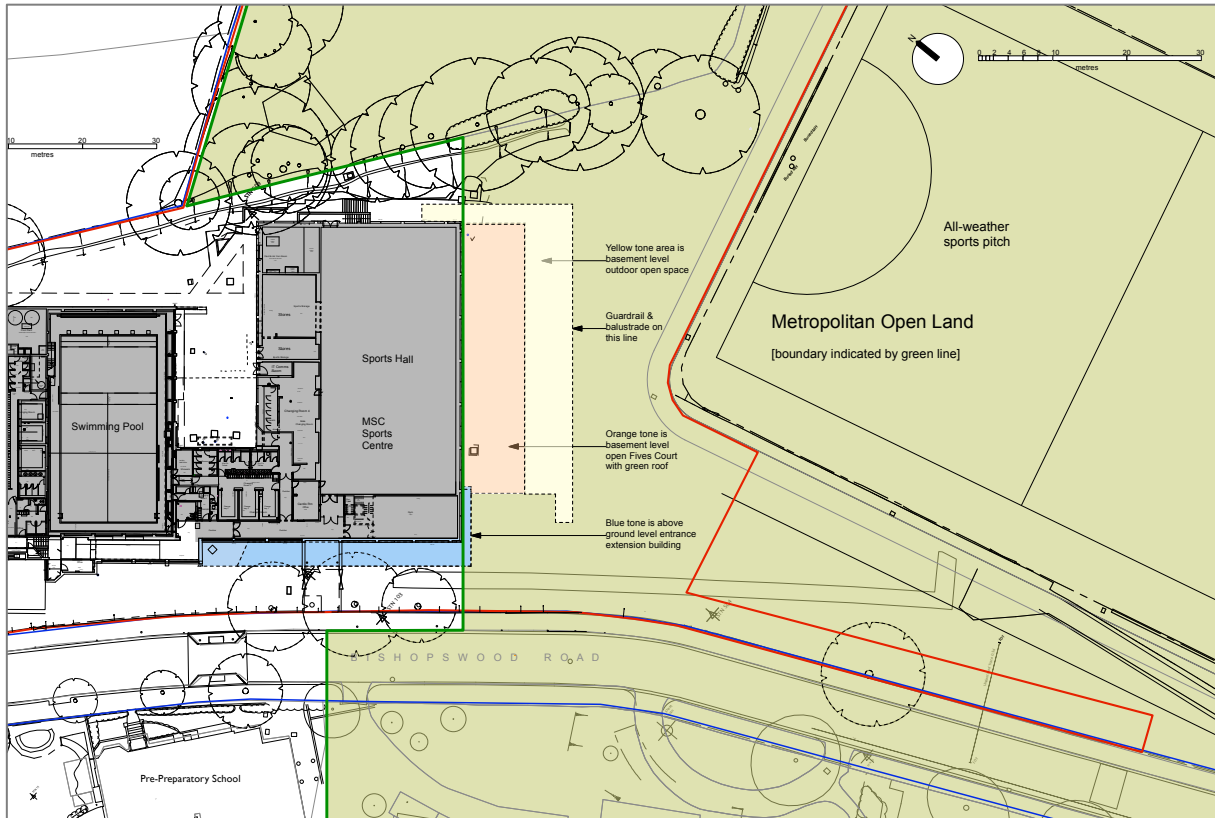
The SPD records the planning requirements for Metropolitan Open Land and notes:

“Accordingly, applications that meet these provisions, and those of the development plan, will be considered favourably provided that they reflect the minimum scale and massing required to meet the function proposed. This includes replacement changing/toilet facilities at the Far Field and the provision of Fives Courts, alongside the Mallinson Sports Centre, as replacements to those demolished in the MOL to facilitate the new junior school buildings.”

4.5 Area of Proposed Development on Metropolitan Open Land

The proposed development aims to improve the engagement between MSC and the MOL in two ways:

- Turning the MSC entrance to face south towards the MOL and sports pitches
- Replacing the existing Fives building with new Fives Courts at basement level, one storey below the local ground level



Detail plan of designated Metropolitan Open Land [green line & tone] with proposed development

In the plan for the building interface with MOL above:

- the blue tone area indicates the small extension to the MSC entrance, in order to create a south facing frontal elevation to the existing Foyer.
- The orange area indicates the proposed Fives Courts at basement level, open air but with a roof covering over, finished in green roof planting.
- The yellow area indicates the basement level open external over-run area for Fives, which has no roof. At ground level above, on three sides, there is a safety guardrail and glass balustrade for spectator viewing down into the playing courts. This brings sports activity to what is currently a blank wall.

The QRP Panel review concluded on this matter:

“The approach taken to the southern elevation, incorporating the fives courts, successfully enhances what is currently a bland façade, and the panel feels that this justifies the minor encroachment onto Metropolitan Open Land.”

5.0 Consultations

5.0 Consultations

5.1 Public Exhibitions

The outline of this project [but not the materials selection proposed] was presented as a part of the Highgate School exhibition of projects to the public on Monday 12th March 2018.

The residential neighbour at no. 27 Broadlands Road, the only adjacent property directly impacted by the proposals, was consulted on Friday 16th March 2018.

More detailed proposals for this project including plans, sections, elevations, context perspective illustrations and general materials were presented as a part of second round of Highgate School exhibition of projects to the public on 20th November and 5th December 2018. Comments from attendees and others were invited and recorded on the School's projects consultation website.

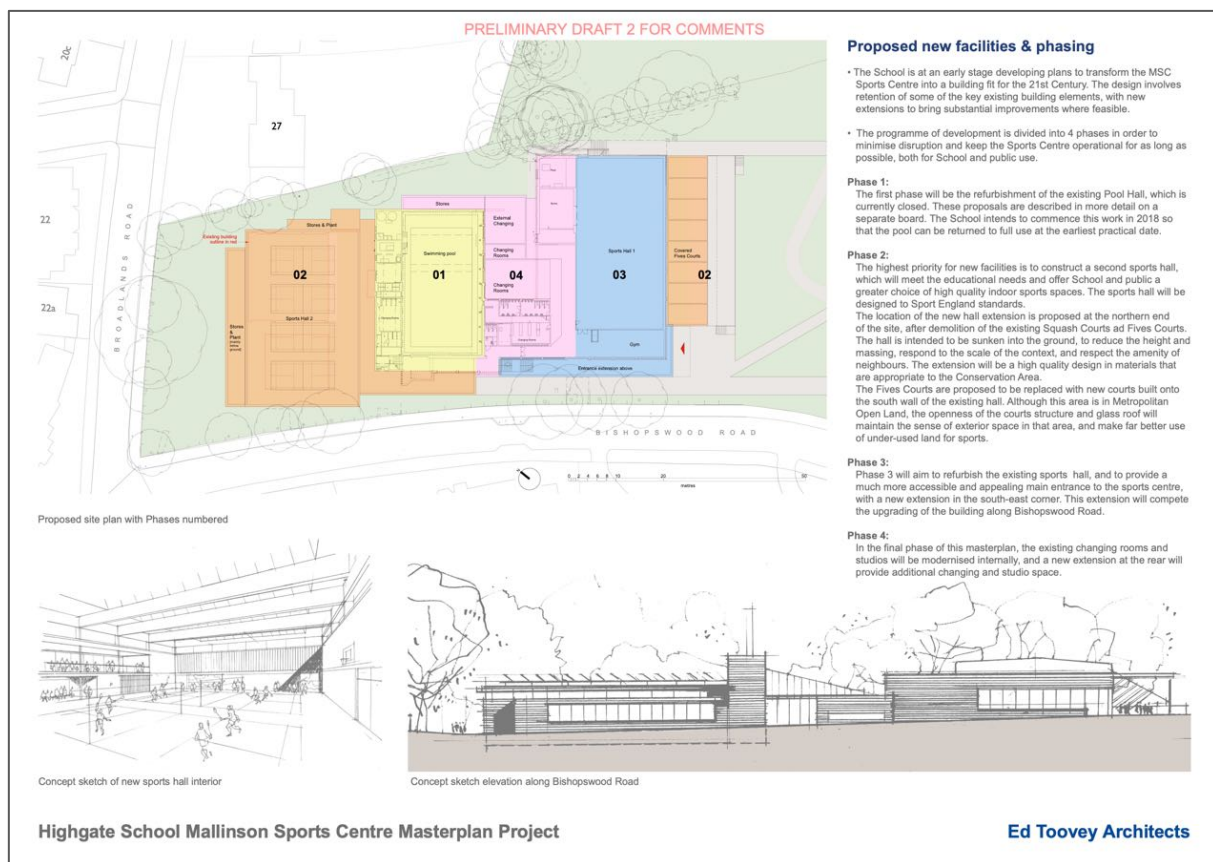
Consultations comments and responses from the two public exhibitions are shown in the tables below.

The evolving design has responded to the comments and contributions in a positive way, as demonstrated by the exhibition summaries that follow on the next pages.

Public Exhibition at Mills Centre, Highgate School - 12 March 2018	
Comments made:	Response
<i>Believes the MSC site can be developed further at the north end to add to variety of massing around Hall</i>	- Scheme was expanded to include additional low block single storey with basements, and pivotal stair added at north-west corner of Hall, which provided more modulated massing in the context - Note this exhibition was held with the scheme at a very outline stage
<i>Would like to know if swimming pool will be made publicly available - cited UCS Active</i>	The swimming pool has and will continue to be available to public [as well as other schools and clubs] outside hours of Highgate School use
<i>Concerns about the MSC. Attendees felt it should be less of a block and "speak better to the external spaces"</i>	As above, the volumes and forms were developed in much greater detail to provide more variation and articulation, particularly around the second sports hall, and all in response to context
<i>The two photographs shown of the existing squash and fives courts should be used, along with one or two taken along Broadlands Road, to show photomontages of the proposed new sports building in context. Only then will it be possible to comment on the replacement sports hall.</i>	- CGI perspectives in context will be submitted with the planning application, including photos of existing background and trees - Note this exhibition was held before the sketch perspectives were prepared

• <i>The potentially blank elevation to Broadlands Road of stores and plant rooms will need exceptional skill to make acceptable and perhaps this location should be given more thought. Storage beneath the first floor viewing balcony on the south side might be possible.</i>	• Scheme was expanded to include additional low block single storey with basements, and pivotal stair added at north-west corner of Hall. This north block also has windows to Broadlands Road, so there are not blank elevations in the current design
• <i>It will be most important that no trees are lost in this corner.</i>	• Referring to the corner of Bishopswood Road and Broadlands Road, these trees have all been retained • 3 trees in other areas have been proposed for removal and replacement by more new trees
• <i>On the concept sketch the new sports hall is shown sunken into the ground by one storey which helps with the massing. However has the accessibility of the hall been fully resolved? This is also a massive basement excavation requiring BIA and archaeology reports.</i>	• The new extension and Hall are provided with full inclusive accessibility by stairs and lift [so that all areas of the MSC will be fully accessible] • A BIA will be submitted with the planning application
• <i>Though what is currently there is a mess of ugly industrial-looking buildings, care in design is essential as it would become one large building. Design must break up the massing, to retain a more varied skyline and create the impression of a series of buildings rather than one monolithic industrial-sized one. The design should reflect the various uses; the changing-rooms, for example, could surely be much lower scale to help break up the massing? There are three distinct sports halls, and this could surely be reflected in the design? While what is currently there is very ugly, the opportunity should be taken to improve its contribution to the streetscape, particularly in a Conservation Area.</i>	• This is very much the design approach that has been adopted, with the main large volumes partially concealed by smaller forms of varied nature on the street frontages • As a result of the proposals the MSC will have 2 sports halls and 1 swimming pool hall • It is considered that the proposals will make a very positive contribution to the Conservation Area, including new landscaping, in direct contrast to the existing buildings and grounds
• <i>SR queried whether the extra sports hall was necessary to implement the curriculum, or merely an add-on. The actual need it is intended to meet should be the criterion, rather than merely trying to argue that it is too big.</i>	• The second sports hall is essential to meet the School's sports educational and activities needs, due to the increase in diversity of sports played compared to before, and the co-educational status of the current School • The second sports hall will also meet the requirement for National standard netball, which is not possible in the existing hall

The presentation boards shown at the exhibition of 12 March 2018 are shown below:



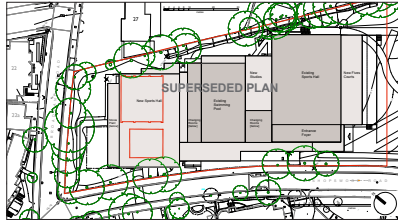
Public Exhibitions at Mills Centre, Highgate School - 20 November & 5 December 2018	
Comments made:	Response
Design comments on Bishopswood Road elevation – preferred general feel of earlier sketch [at 1st exhibition] and thought this iteration was ‘heavier’	Design has been developed since exhibition looking at the relationship of the forms, detail at roof/top of walls, and windows, all of which will ‘lighten’ the elevations
Preferred roof profile over 2nd hall with northlights	Northlights omitted in order to provide a sedum green roofing system over the sports hall, which is considered to be a more positive contribution to ecology and drainage
Queried whether roof to Fives should be glass as existing, but accepted that not all Fives courts do have that [some are indoor with solid roofs]	- Roof to Fives is not required to be glass for the sport - The solid roof allows the Fives roof to provide a sedum green roofing system, which is considered to be a more positive contribution to ecology and drainage
Discussed tree loss, this was considered a shame but not expressed strongly, and positive response to mitigation by planting of more new trees.	- Loss of trees not considered lightly, but due to the restrictions of the hall on the site - New tree planting to offset this loss will be part of a more considered and designed external landscaping strategy, for the long term
Generally, understood that 2nd Hall is about a national standard netball court that existing hall cannot provide	This is considered important for the development of netball at the School

Some of the presentation boards shown at these exhibitions of 20 November & 5 December 2018 are shown below [an additional board was also added with consultation comments and response from the first exhibition, which is reproduced in the table above]:

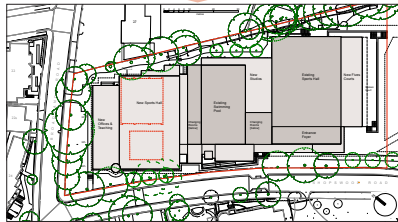
Summary of design development & elevations



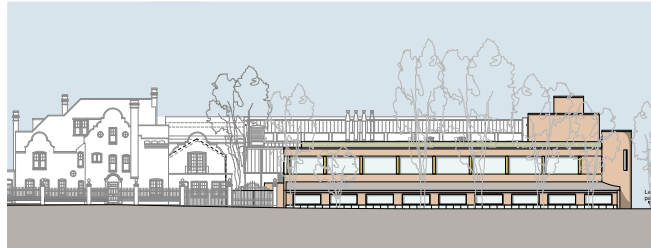
Existing Site Plan



Proposed Site Plan March 2018



Proposed Site Plan October 2018



Proposed preliminary north elevation [to Broadlands Road]



Proposed preliminary south elevation [to School's all-weather pitches] - main entrance on left, fives courts on right

Key design points:

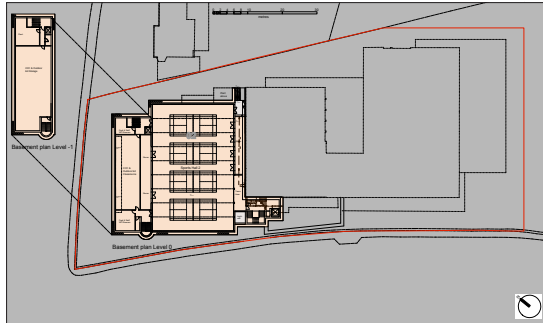
- This design reflects the character of existing buildings in Bishopswood Road and Broadlands Road
- Addition of office and teaching wing at north end reflects a residential scale and character
- Materials and design treatment on main elevations consistent with the surrounding properties
- Green roofs proposed to new sports hall and fives courts
- Change to new sports hall - natural daylight from windows rather than large rooflights as before
- Fives courts sunken at lower level with viewing from ground level, to maintain openness of field

Highgate School Mallinson Sports Centre Masterplan - Design Development

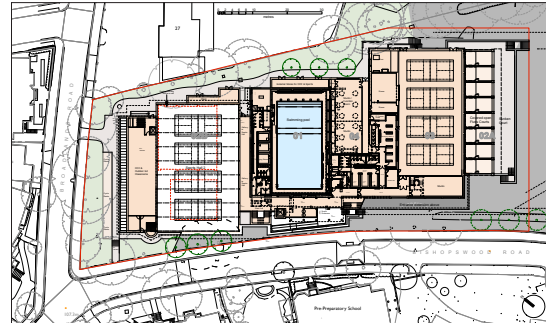
HIGHGATE

Exhibition board: site plan with change in proposals, north and south elevations

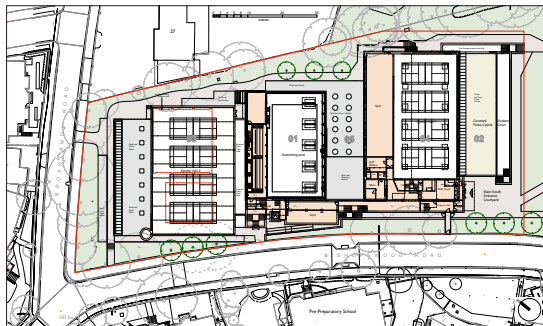
Floor plans of development



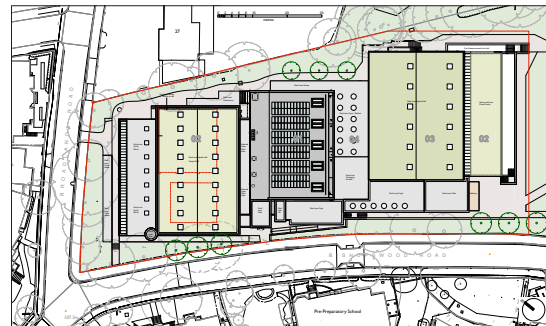
Proposed site plan at Level 0 & -1 [Sports Hall floor level north end of site]



Proposed site plan at Level 1 [Ground level at north end of site]



Proposed site plan at Level 2 [Ground level at south end of site]



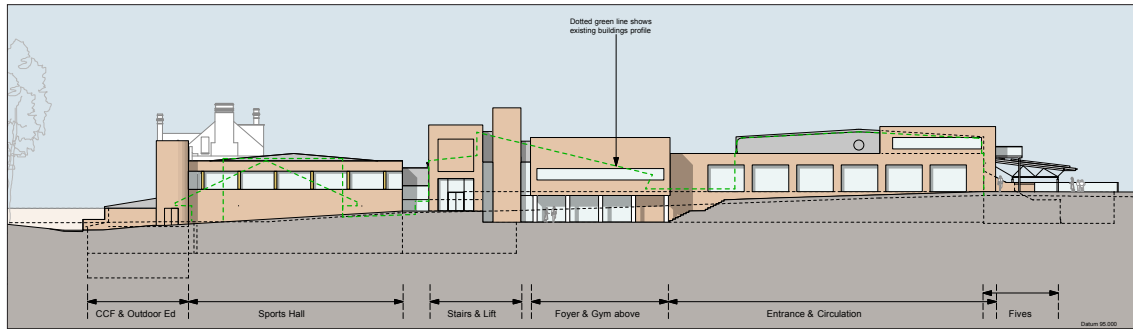
Proposed site plan at Roof level

Highgate School Mallinson Sports Centre Masterplan - Design Development

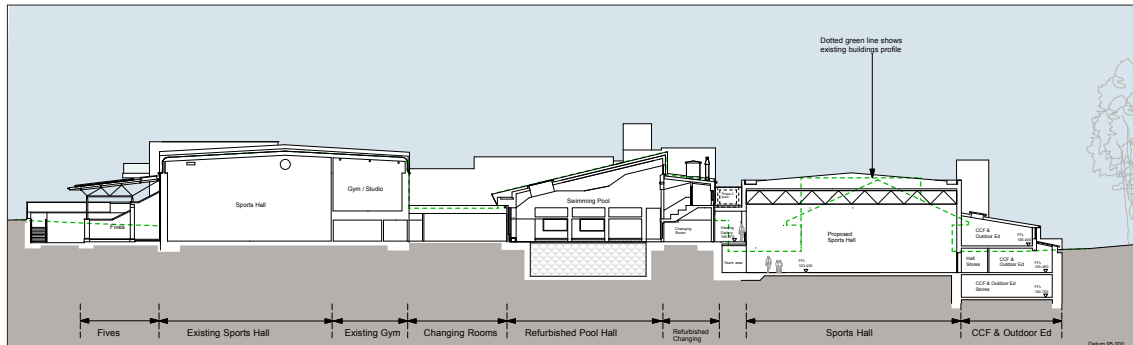
HIGHGATE

Exhibition board: proposed plans

West [Bishopswood Road] Elevation & Long Section



Proposed preliminary west elevation [to Bishopswood Road]



Proposed preliminary north/south section, looking west

Highgate School Mallinson Sports Centre Masterplan

HIGHGATE

Exhibition board: proposed west elevation and long section

Sketch illustrations of project design in context



Sketch view from south-west, towards south entrance and Fives Courts



Sketch view from south-east, towards west elevation along Bishopswood Road



Sketch view from north-west, towards corner of Broadlands Road and Bishopswood Road



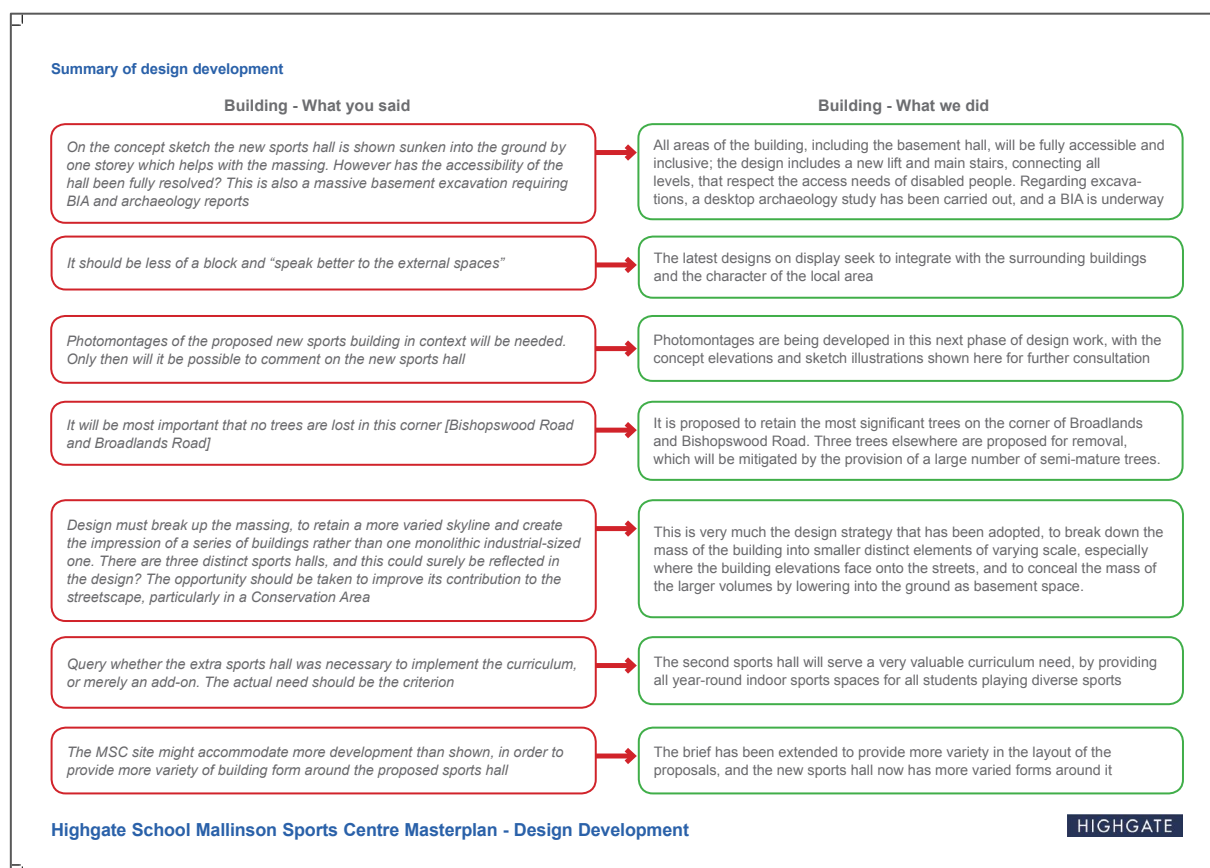
Sketch view from north-east, towards north elevation on Broadlands Road

Highgate School Mallinson Sports Centre Masterplan

HIGHGATE

Exhibition board: sketch perspective views of the proposals

A response to public comments was summarized in this slide presented to the Haringey PPA workshop:



In October 2022, a new public exhibition of project drawings was put on display in the School's museum, with updated proposal drawings – these reflected the scheme design just prior to submission.

5.2 Local Authority and Amenity Groups

The outline of this project was shown in masterplan form [plan only] in the planning application for the Pool Hall refurbishment planning application, granted permission on 31st May 2018 reference: HGY/2018/1223.

Consultations were held at a meeting with representatives from the Highgate Society and Highgate Neighbourhood Forum on 4th May 2018. In 2021 the School entered into a Planning Performance Agreement with Haringey which resulted in a series of consultation Workshops, both design and technical aspects such as sustainability performance and landscaping, with key planning and conservation officers, as well as a formal Haringey Quality Review Panel by independent consultants on design and sustainability issues.

A Development Management Forum online meeting with public participation was held on 19th October 2022. There were no comments or questions put by the public regarding the MSC building project design, although there were two queries relating to trees and landscaping which were addressed in the meeting.

A Pre-Application Planning meeting was held at Tottenham Town Hall on 7th November 2023. A question on MSC was answered that an Over-heating Analysis had been carried out post-QRP Review.

5.3 Local Community Workshop consultations

A series of Workshops have been held at the School with members of the local community and community groups including the Highgate Society, The Highgate Conservation Area Advisory Committee, Highgate Neighbourhood Forum, Southwood Lane Residents Association, Kingsley Place Residents Association and Broadland Road Residents Association.

Workshops commenced in June 2024 and completed in June 2025, mainly facilitated by the King's Foundation as an independent party. The process has included information gathering, then presentations on design and technical matters by the School's consultants, followed by questions and discussions with all stakeholders present. The Workshops have been recorded and minuted by the King's Foundation.

The record documents for the Workshops are available separately.

At the most recent workshops with the Highgate Society and the Highgate Conservation Area Advisory Committee, a revised design was presented which sought to address some of the feedback received at earlier meetings. A number of important changes were noted to the previous design, summarised as follows:

1. North Block:

Public & Consultee comments:

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

Design response:

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

2. West elevation on Bishopswood Road:

Public & Consultee comments:

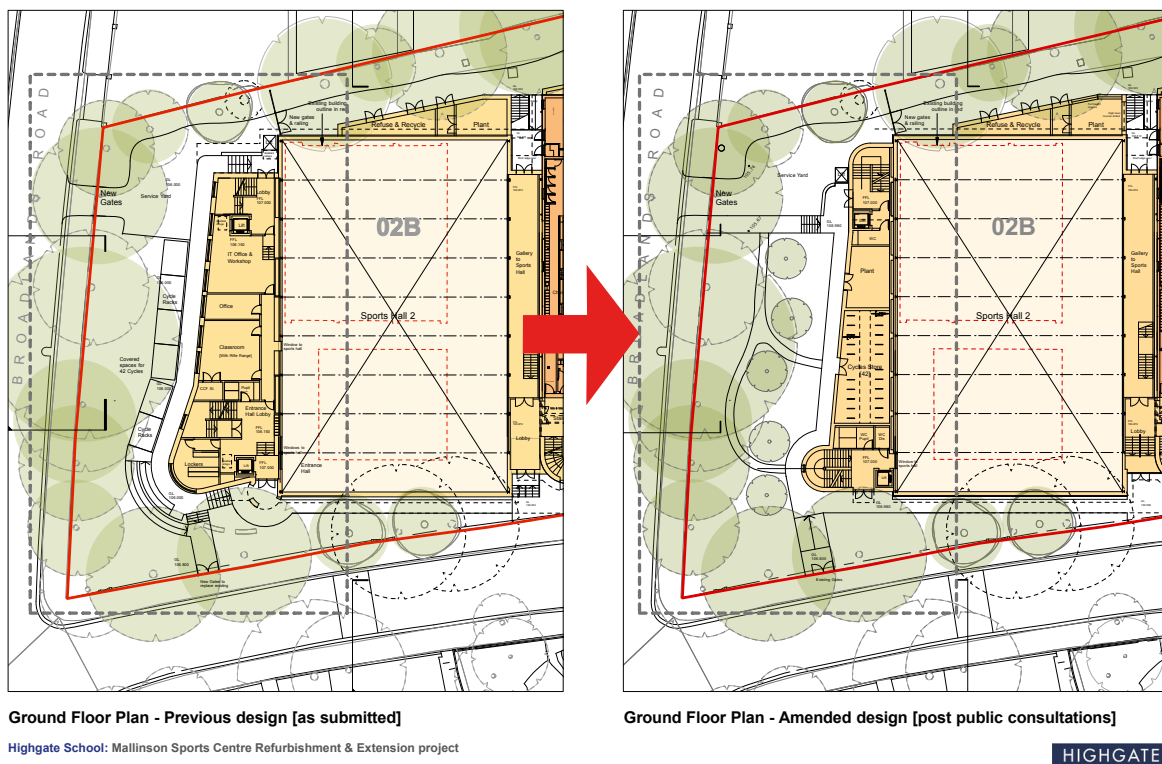
- increase glazing compared to solid wall
- accentuate breaking up of elevation into blocks
- have more visibility into sports centre

Design response:

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

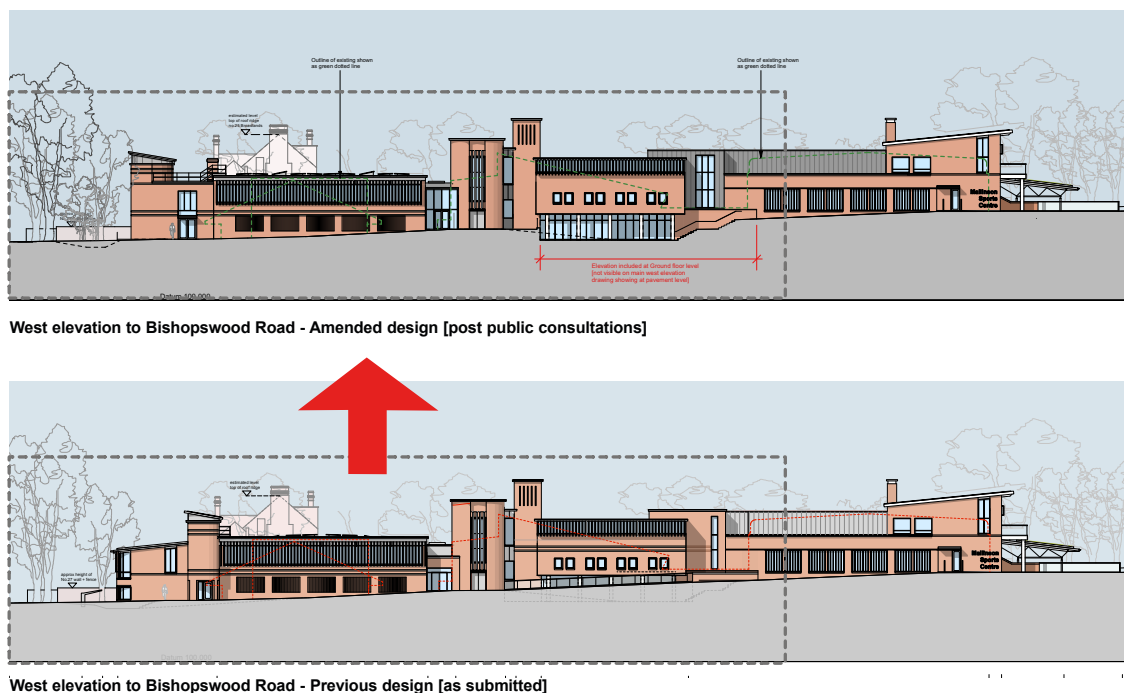
In addition, a revised design was presented with the introduction of two flexible squash courts incorporated into the extension footprint on the east side of the building, meeting the requirements of Sport England to retain facilities for this sport on site. Landscaping proposals were also presented.

MSC Proposed Ground Floor Plan Post-Consultations - Comparison with previous design



Example of presentation to consultation workshop of changes to north block plan

MSC Proposed West Elevation Post-Consultations - Comparison with previous design



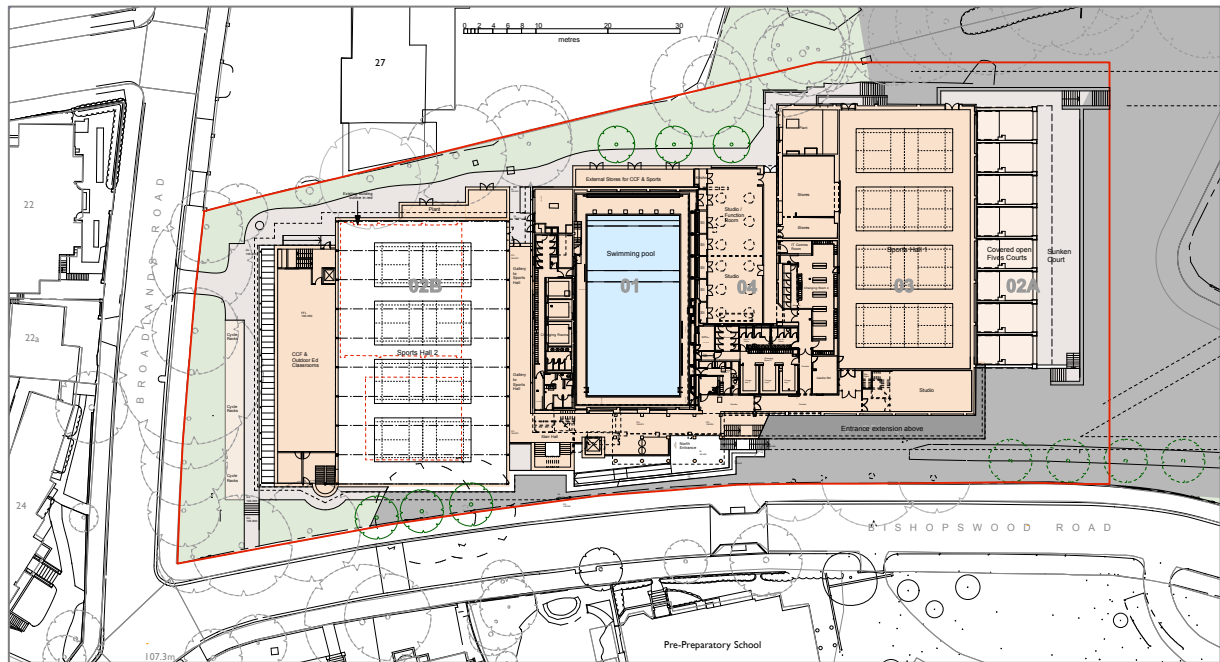
Example of presentation to consultation workshop of changes to west elevation

6.0 Project Development

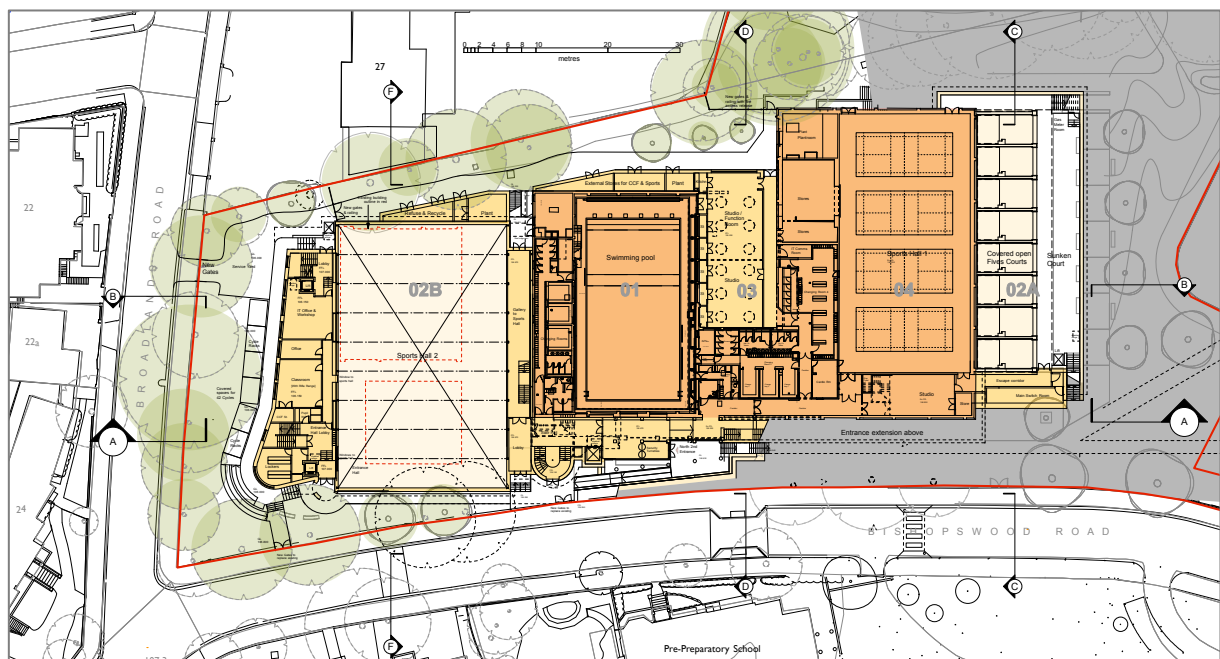
6.0 Project Development

6.1 Scheme comparison

Since the initial proposals presented in public exhibition in 2018, a particular focus of the evolution of the design has been to address how the building relates more closely to its neighbouring buildings in the Conservation Area, following a series of design reviews with Haringey planning and conservation officers. Analysis of the context and history of the area has informed this process. A general consequence has been that the perimeter of the building has become more complex and responsive to street and building alignments, breaking down the rigid geometry of sports spaces with curved, angled and organic forms.

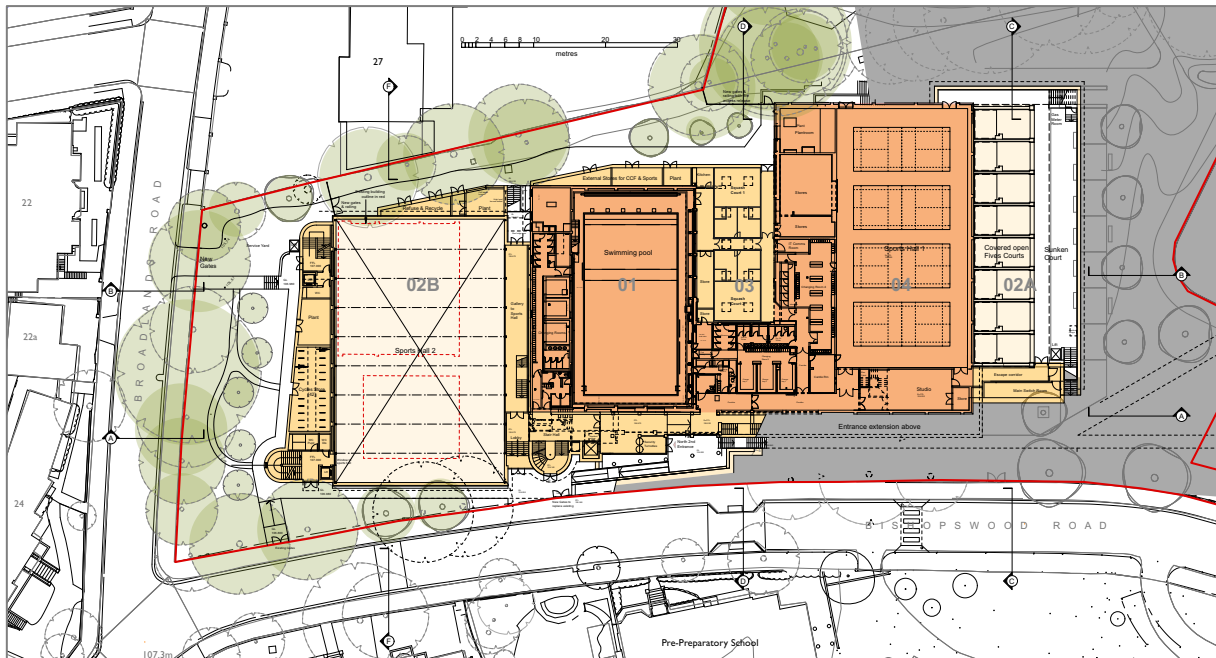


Ground floor plan proposed design November 2018



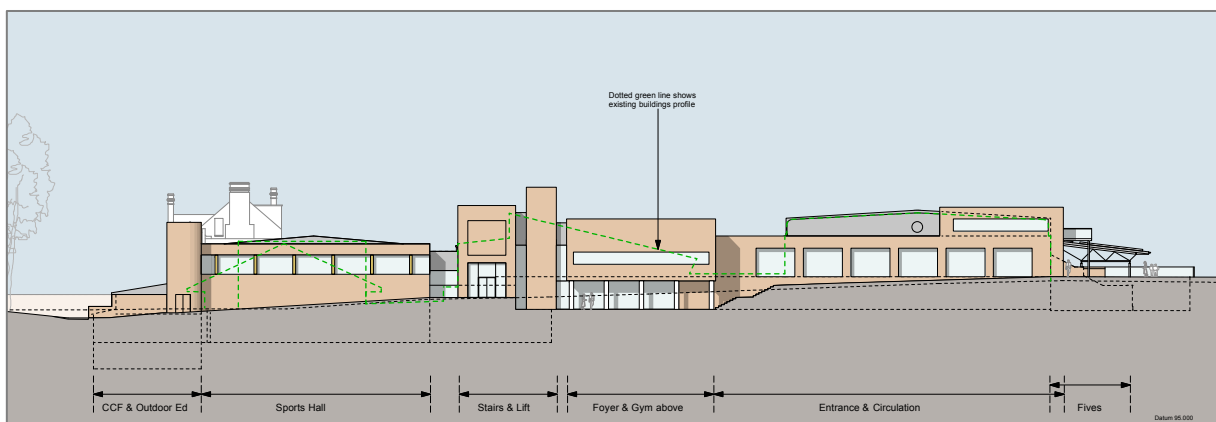
Ground floor plan proposed design November 2022 – refer to project drawings for all details

Following further detailed consultation Workshops with the community, the final plan arrangement has reduced the size of the northern block in order to align more closely the north face with the front of the neighbouring house, and to increase the area of soft landscaping up to Broadlands Road. This has also included bringing the cycle storage into the building volume at ground floor, with further benefit to the garden area. In addition 2 flexible squash court spaces have been added in lieu of open studio spaces, so that the loss of the 2 existing squash courts is directly replaced in the new development.

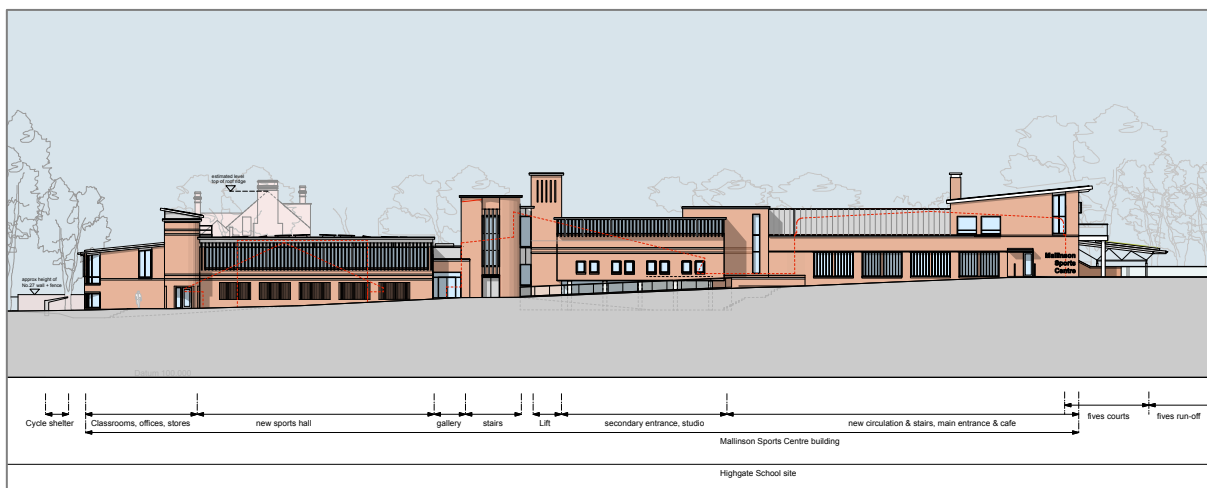


Ground floor plan proposed design March 2025 – refer to project drawings for all details

A similar process has allowed the elevational design to develop in closer response to the neighbouring Victorian villas, echoing the articulation and brickwork detailing. The final design is examined in more detail in the next section. In addition the long western elevation has become more controlled in the rhythms of solid to void, while the introduction of vertical bris soleil louvres has a technical benefit in reducing solar heat gain, and an architectural and tectonic benefit in adding another layer of detail to the facades.



West elevation proposed design November 2018



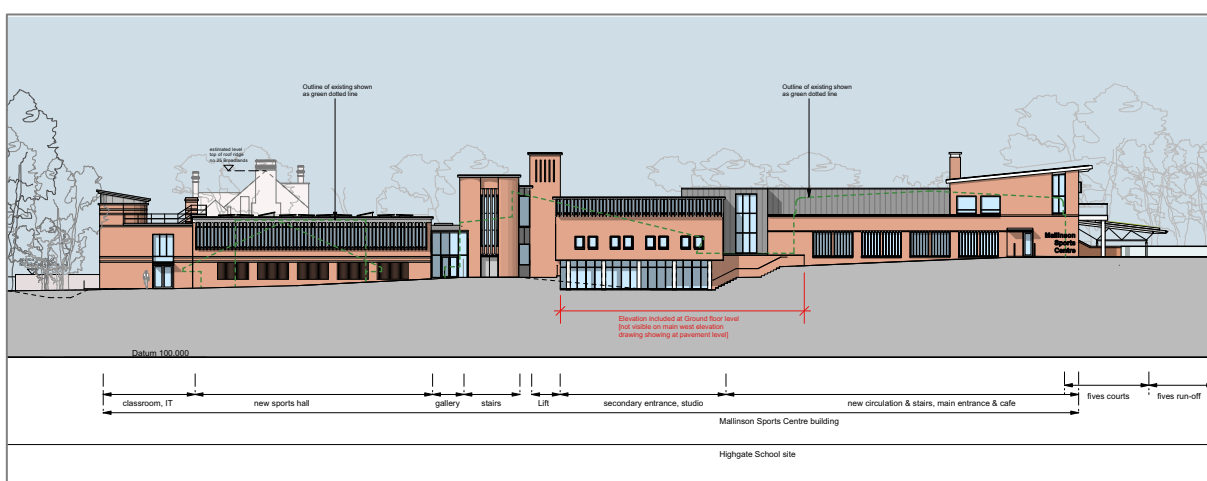
West elevation proposed design November 2022 – refer to project drawings for all details

The QRP panel made suggestions about the architecture, which we have responded to positively. They noted:

“The functional limitations of a sports hall are noted, but the panel feels that some opportunities exist for enriching the architecture, through materials, detailing and fenestration”.

The proposals were amended to retain the consistent red brick facings previously shown, but add additional detail with bands of contrasting coloured brick. On the west elevation the wall was articulated with a series of slightly recessed rectangular bays, in which the bricks are to be rotated to form vertical stacking recesses, as a special textural feature. This added a new rhythm of detail brick design.

Following further public consultation Workshops, as well as the amendments to the north end of the building, the west elevation was also developed to increase the area of glazing and transparency, and accentuate the notional division of the whole elevation into 3 main sections. This effectively breaks the long elevation down into smaller units that match the scale of adjacent residential villas, although the vertical scale of the proposed development is already significantly lower than the villas.



West elevation proposed design March 2025 – refer to project drawings for all details

5.2 Opportunities and Constraints

The analysis of the site context and existing buildings, combined with the project brief and initial concepts for the site development, suggested the following opportunities and constraints:

5.2.1 Opportunities

- Major improvements in inclusivity and accessibility
- Significant extension to the life of the existing building, with long term sustainability and environmental benefits
- Extensions on three principle sides facing public areas that can transform and improve the appearance of the building and engagement in local context
- Use of new extensions to create a fully integrated sports centre, that nevertheless retains important parts of the existing buildings behind the new extensions
- Modernisation of appearance of building and perimeter landscaping spaces from the public street, especially Bishopswood Road and Broadlands Road
- Engaging positively with the external realm
- Opportunity to enhance the streets by virtue of giving more prominence to the corner of Bishopswood Road and Broadlands Road, and by the enhanced development of the landscaped spaces alongside the boundary around the site
- Expansion of sports facilities to meet School educational programme needs for pupils
- Improved experience for all users of the sports centre
- Significantly enhanced natural daylight to the existing sports hall
- Significant benefit in energy saving performance and lowering carbon footprint
- Enhance the contribution of the building in the Conservation Area
- Regeneration and improvements to the whole site of the MSC
- Improvements to the playing surface and drainage for the sports pitch on the Orchard site to the east, with benefits to surface water flooding mitigation

5.2.2 Constraints

- Need to respect the character of the Conservation Area, including street views from the public realm
- Provide full standard of sports facilities with required heights and dimensions while maintaining the low profile of the building in relation to neighbouring houses
- Need to respect the amenity of neighbours regarding sunlight, artificial lighting pollution, overlooking, noise and daylight
- Respect the positive qualities of the existing buildings
- Design the extensions to integrate with and improve the architecture of existing buildings, without mimicking the architectural style
- Retain as many existing mature trees as possible, and where removal is necessary, replace with a greater number of new trees in immediate vicinity of building and site
- Respect the scale and composition of the neighbouring buildings in the area
- Respect the facing materials and compositional characteristics of the existing buildings in the locality

5.2.3 Summary of Opportunities

- Bring all indoor sports together into a single integrated development – and as this has been the location for School indoor sports for a very long time, this is the logical place for them to be developed and improved
- Respect the scale and composition of the neighbouring buildings in the area and have a similar close relationship to existing street lines
- Respect the facing materials and compositional characteristics of the existing buildings in the locality, including their small scale details of material colours, definition and textures
- No “harm” to the significance or setting of the heritage buildings in this local sub-area of interest
- Make a positive contribution to local character and distinctiveness [and conceal the existing buildings of inappropriate character by careful integration]
- Encourage a net gain in biodiversity, support the green garden suburb character with landscaping and green roofs; minimise tree loss, and replace with larger numbers of high value native trees
- Support the qualities of the Conservation Area: authentic use of traditional brick materials with a delicate scale to the leading elevations, without pastiche
- Preserve the openness of the MOL on the south side by the placement of new Fives Courts at basement level with open roof structure over, and create a more active, vibrant and positive engagement with the MOL than existing
- Low carbon, low energy, sustainable development - BREEAM “Excellent” / “Very Good” target
- Be a good neighbour to adjacent residential properties
- Provide innovative and exciting solutions to flooding issues with surface water attenuation
- Present the MSC as a modern building true to its time, that is sensitive to its context

7.0 Design Concepts

7.0 Design Concepts

7.1 The Brief for MSC and Sports

The proposals in this application will include the following new indoor facilities which are considered to be vital to maintain and improve the sporting educational standards at the school for girls and boys:

- Second Sports Hall will allow the sports curriculum to meet the growing demand for indoor flexible sports spaces, that can be used any time of the year, wet or dry, for a range of sports courts/pitches including:
 - 1 x Netball : one of the primary purposes of the new hall, which also defines the required internal dimensions, will be to provide a National standard Netball court, referred to by the respective sports governing bodies Sports England and England Netball as a “Premier” standard. This standard has a requirement for the space to measure no less than a minimum of 36.60 metres x 23.35 metres in area, with a clear unobstructed height below structure of 7.5 metres. The new Hall will allow national netball matches to be held at this venue for the first time.
 - 1 x Basketball Premier standard
 - 4 x Badminton Courts Club standard
 - 1 x Five a side football Size can vary [2 courts practice]
 - 1 x Indoor Hockey Reduced practice standard only
 - 1 x Tennis Practice only [because of height]
 - 1 x Volley Ball Premier standard
 - 4 x Cricket Net lanes Community/Club [except height]
 - Other sports such as table tennis, judo, fencing
 - An indoor climbing wall facility
 - The hall will have a viewing gallery at first floor for spectators and coaching, as well as a team area immediately adjacent to the hall. The existing sports hall, which is not large enough in area to accommodate some of the above sports, will continue to be fully used in tandem for the sports that it can cater for, including badminton, basketball, five-a-side football, volleyball.
- In addition, the existing sports hall has an important function as one of the largest clear indoor spaces in the School to cater for non-sporting uses; however it is not large enough to gather the whole School together in one indoor place – by contrast the proposed new hall will be able to accommodate sections of the School pupil population for all-School events and meetings. These non-sports uses will include:
- All-school events
 - Parent evenings and social events
 - Examinations venue
- New external Fives Courts
 - The existing Fives courts building, which dates from the early twentieth century, with the Squash Courts building and the associated hardcourt area, occupy a large area of land, and they are proposed for demolition in order to create development space for the new second hall and north block. The new facility will directly replace the existing provision of 8 Fives courts.

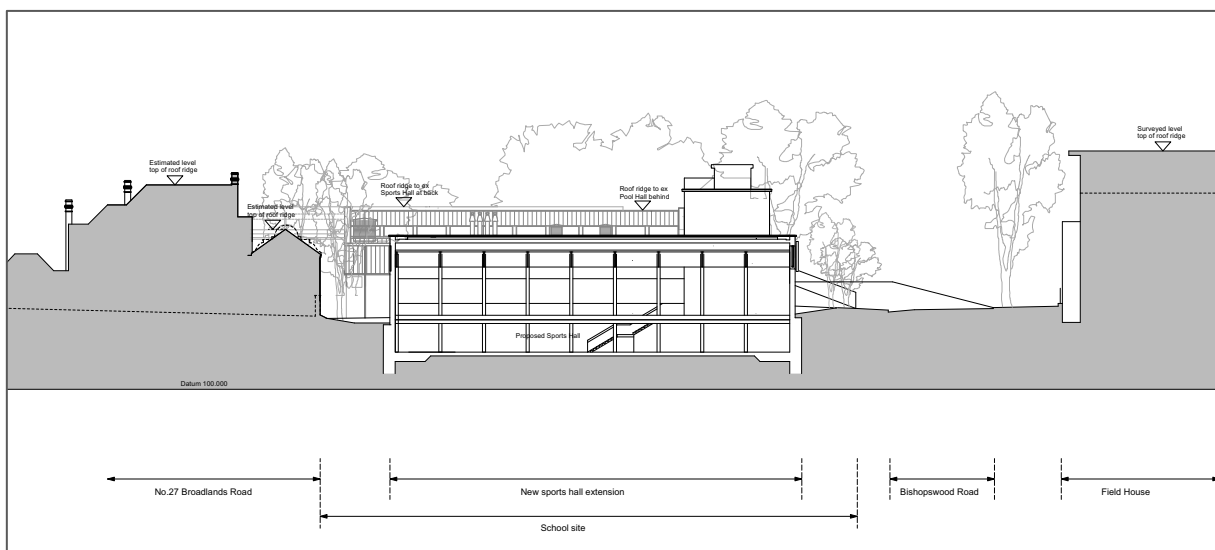
- Studio spaces for exercise, stretching, yoga, dance. One of these spaces will double up as a Function Room for parties and groups using the centre.
- Two interior squash courts with flexibility to open up as studios for other activities.
- Gym spaces for strength and conditioning training
- Associated sports storage
- New entrance Foyer [created in part from alterations to existing] to provide a single main point of security access into the MSC for all pupils and other users
- New café for parents, pupils and other users, with its own small catering servery
- Refurbished and extended sports centre management offices and welfare areas
- New teaching classroom and offices for Outdoor Education and Sports, and IT base

The proposals in this application will also seek to enhance existing facilities such as the existing sports hall, gym, studio and spinning room, with other ancillary areas, following the refurbishment of the pool hall and changing rooms works, completed in 2020. In addition, the application includes a significant upgrade and re-design of the existing Orchard external playing pitches, to the east of the MSC buildings.

7.2 Scale and Massing

The scale of the new extensions to the south, west and north will be consistent with the low character of the sports centre, with most elements, particularly where sunken into the ground with basements, appearing to be comparable two storey in visible height.

In the local context, the existing houses and villas have higher roof ridges, as shown on the proposal elevations. In the detailed design, the smaller scale parts of construction will also serve to refer to the residential villas on adjacent streets, by the nature of window, bris soleil and louvre design, special brick details and stone dressings, and natural zinc claddings with their own standing seam rhythm.



Proposed east-west Section FF in context – refer to project drawings for final details

The aim for massing is to break down the overall form into a series of smaller articulated volumes, marking key points in the scheme such as stairs, lifts, studios, with the overall intent to relate more closely to the residential character of the locality.

7.3 Flood risk

An expert Flood Risk Assessment of the MSC site has shown that there is a significant risk of future flooding after heavy rainfall within a 100 year period, due to limitations in the existing surface water drainage system. This will primarily impact on the northern end of the site and is shown on the Environment Agency plan below.



Environment Agency surface water flood risk plan for the area

A hydraulic model has been constructed of the Highgate school catchment using industry standard ESTRY TU FLOW software to assess surface water flooding at the existing sports facilities and for proposed sports facilities.

As part of the new sports facility development, various flood mitigation options have been proposed, which include:

- *An all weather recreation area which doubles as a flood storage attenuation area [a “flood basin”]*
- *A 0.7m high bund surrounding the southerly sports facility buildings to protect them from run-off*
- *Ground levels around the most northerly buildings are set to 106.00m AOD [or higher] as indicated by the plans. There is a proposed extra gully to help drain this area.*
- *Modelled flood mitigation options are effective at preventing internal flooding to the school up to*

and including 1 in 100 year event + 20% climate change.

- *The proposed sports facilities are at risk of flooding in the 1 in 100 year event + 40% climate change and the 1 in 1000 year event. It is considered that the risk of internal flooding can be mitigated through the provision of flood proof doors*

The selected mitigation measure is to use the Orchard sports site to the east of the MSC as a flood water retention basin, by excavating down from current levels, with planted bund walls to divert surface water into this area from higher ground levels, and a swale will connect down to the existing ditch. In addition, the floor level of the northern block has been raised to a level where the entrance doors at west and east ends are one metre above local ground level, and above the anticipated worst-case 100 year level [including the attenuation mitigation provided by the Orchard basin].

The following conclusions are made from an initial Flood Risk Assessment:

- The proposed development lies in Flood Zone 1.
- The main flood risk posed to the site is surface water flooding and this is the subject of a more detailed analysis in a separate Flood Risk Report that accompanies the planning application.
- The Orchard site has been identified as the main area for flood risk mitigation as a flood basin.
- Other sources of flooding such as infrastructure flooding, rivers and groundwater flooding have been reviewed but are considered very low risk.

A separate report by Flood Risk consultants accompanies the planning application, and the Landscape design and report, with supporting information from structural / civil engineers, provides further detail on the impact on the external areas.

The proposed Orchard recreation area basin, by assisting in attenuating surface water from a large ground area to the south, will also provide a positive benefit to nearby residential neighbours, particularly on Broadlands Road.

8.0 Design Proposal

8.0 Design Proposal

8.1 Summary of Main Aims of Design

The overriding aim of the design seeks to transform this building from a negative to a valuable positive contribution to the Conservation Area, while providing all the sports and ancillary related education facilities that the School will need for the future.

The strategy is to retain the essential elements of the existing building that have significant long term value and good condition, provide spaces of the required technical and functional standard, and to integrate them with alterations and extensions into a unified whole, within a single new sports centre identity.

The proposed design achieves this wholeness of composition while at the same time creating variety and articulation of the building along the important frontages particularly to the north, south and west, which are the most visible and public elevations. From these sides it will be the new extensions that are most prominent, while the existing building will be very largely concealed behind. In this way the new extensions effectively form an approximately U-shaped development that completely re-envision and integrates the appearance of the MSC sports centre to the main areas.

Much as in many urban streets with sloping gradients, such as Highgate Hill, the various parts of the western composition of elements respond to the gradient of the street, forming a varied skyline as the parapets of the blocks step down. Each of the elements has a certain identity and function which nevertheless coordinates and integrates with the whole, unified by materials, design of details, balance and character.



Photo of Highgate Hill looking south from the village

This urban response to sloping topography is seen as an exemplar for the new sports centre extensions, breaking down the overall development into more varied, well-scaled parts that play with and against each other in rhythmic harmony and respond positively to the context. This is a strong contrast to typical

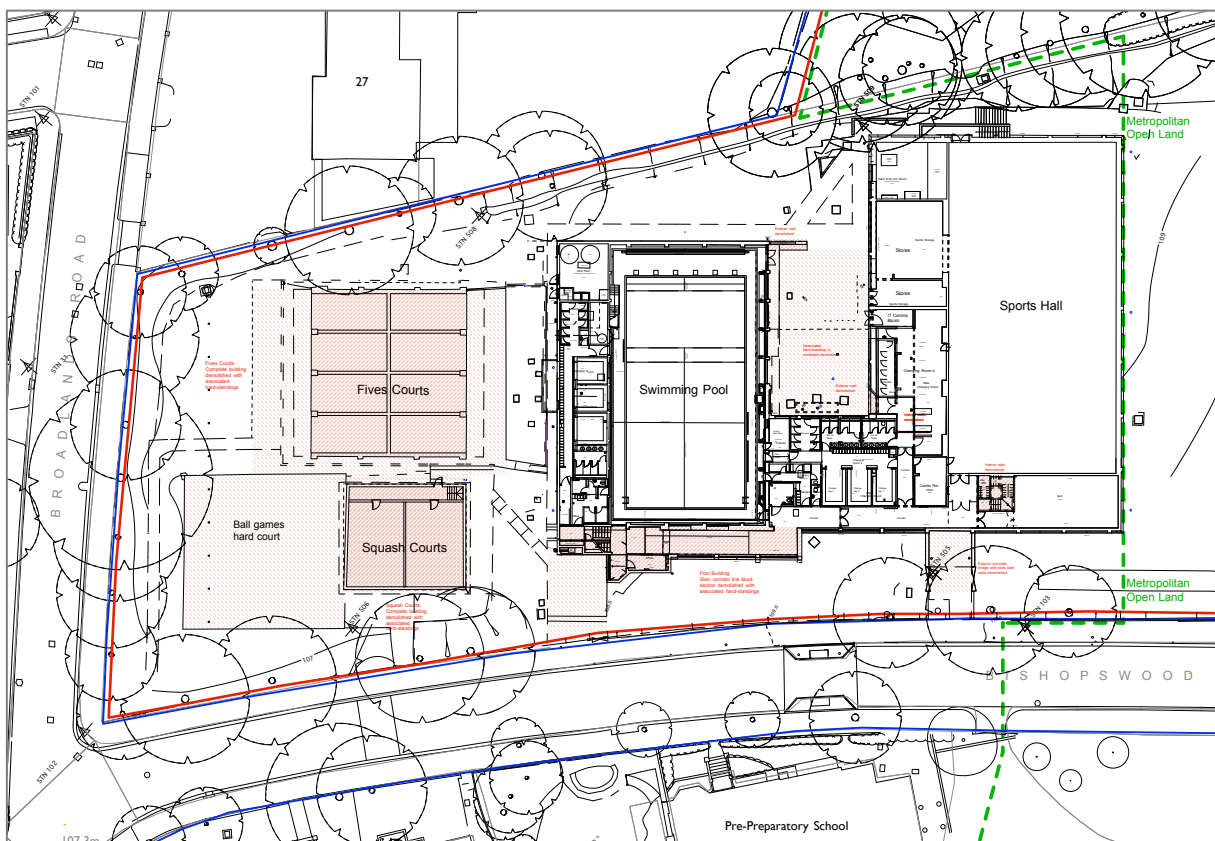
sports centre developments, many of which have the industrial appearance of large blank boxes, and have little relationship to any urban context.

The intent is to:

- change the character of development on the south side to the MOL, from one that is currently closed and blank, to one that is more open and engaging with the external sports spaces and the future RMC development to the south side of MOL.
- Change the quality of the MSC development from a negative contributor to the Conservation Area, as it is at present, to a positive contributor both in terms of the building characteristics and the landscaping around.

8.2 Demolitions

Initially the site needs to be created for the proposed expansion of sports facilities, by reinforcing those parts of the existing building which are positive, functionally working and in reasonable condition to renovate for the future – and by demolishing those building elements which are in poor condition or which are not making best use of the site or location.



Concept plan for demolitions, refer to the project drawings for all final details

The proposed demolition of the existing Fives and Squash buildings creates a significant clear site at the north end which allows space for the new second sports hall, the most significant part of the School brief and a volume whose parameters are proscribed by sports technical requirements.

Fives is a sport that is still popular with pupils, so the intent is to relocate the 8 courts with new external covered courts on the south side of the existing sports hall, bringing activity and interest to the current solid brick wall blank elevation, as well as allowing the elevation to be improved by moderation of scale and enhancement of detail. Furthermore, by placing the courts at local basement level with a roof covering but no enclosure, the openness of the MOL is maintained.

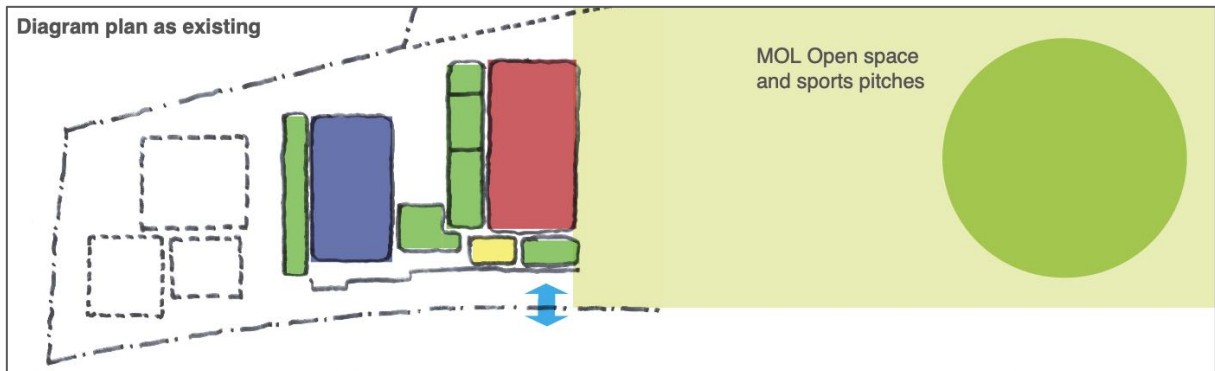
The squash court building is proposed for demolition to make space for the new north extensions. The existing building is in very poor condition and at the end of its useful life. Sport England have expressed their concern about any loss of squash playing facilities, so two new squash courts are to be provided in the new east extension ground floor. These may be of a flexible type with movable walls, so that the space can be used for other activities and games when not in use for squash, which has currently a relatively limited popularity amongst pupils.

The demolition of the frontage corridor extension to the Pool building, which was not part of the original building, will allow the new development better to resolve the levels for inclusive access. The existing ramp in this section of corridor rises up to meet existing ground level at the north entrance, but then levels need to step down again to the pool hall floor level. With this removed, the levels can work more naturally and more accessibly for all users.

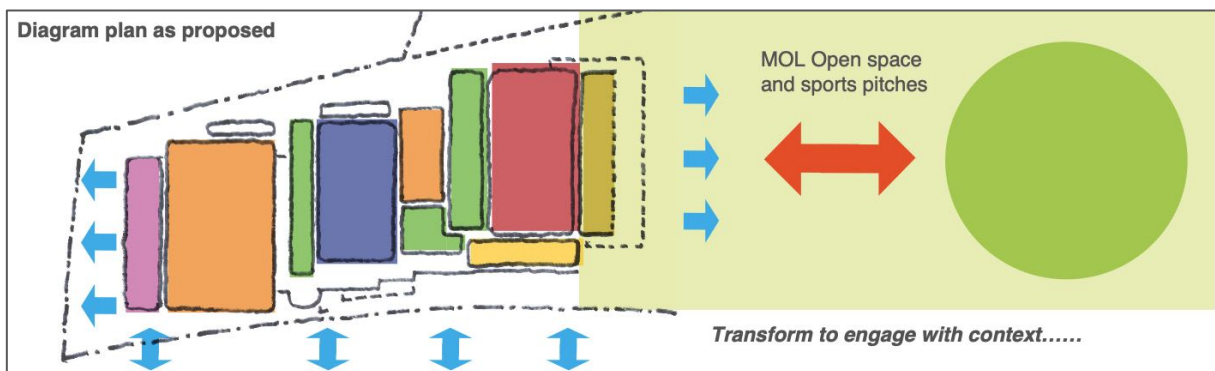
8.3 Proposals

The demolitions on the north side therefore create the site for the new second sports hall and north block.

The west expansion allows for a more accessible, coherent and logical circulation zone that connects the whole building together. In the basic diagram the disconnected blocks become fully interconnected, while forming a perimeter development that engages with the surrounding streets and sports pitches.



Block diagram of existing building, with MOL to the right

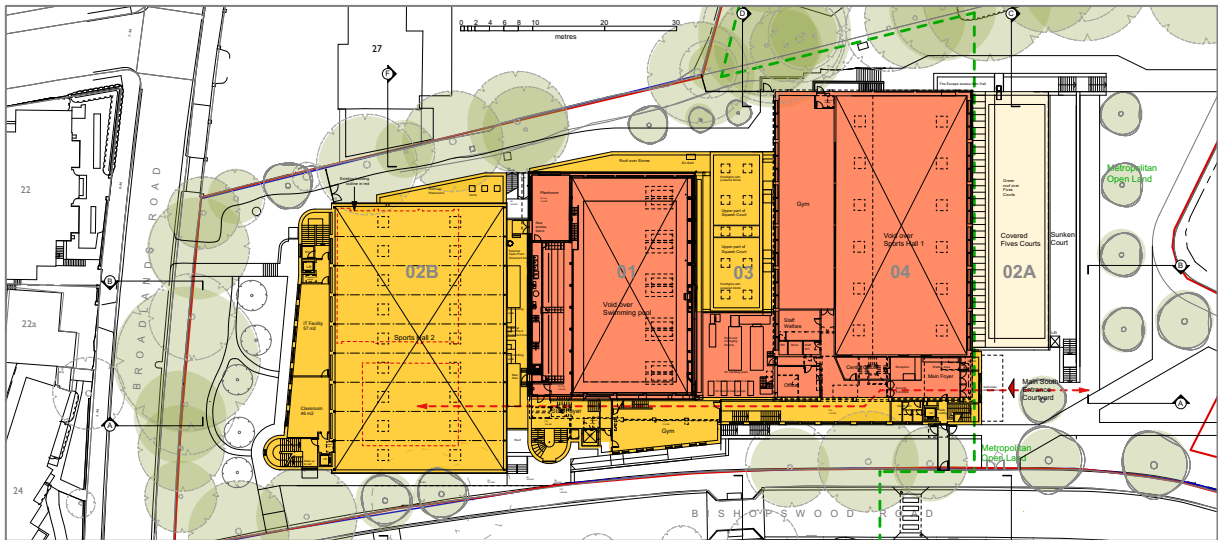


Block diagram of proposed building, with MOL to the right

The original Pool Hall and Sports Hall blocks, which are essentially inward looking, can be extended and infilled into a larger footprint but with more compact development, maintaining the additive grain of building elements, relating positively to the landscaped areas, and significantly enhancing the relationship with the context and MOL.

The primary concept plan below shows how new extensions [in yellow tone] wrap around and envelope the existing buildings on the 3 main public frontages, to north, south and west, and infill the service yard on the east side.

This strategy effectively means that the existing is integrated into a single development that has the appearance of a new building on these three prominent sides, with an enhanced contextual contribution, more open and relevant character and improved quality.



Concept plan for retention & extension, refer to project drawings for all final details – red is existing retained, yellow is new build, pale yellow is external covered new area

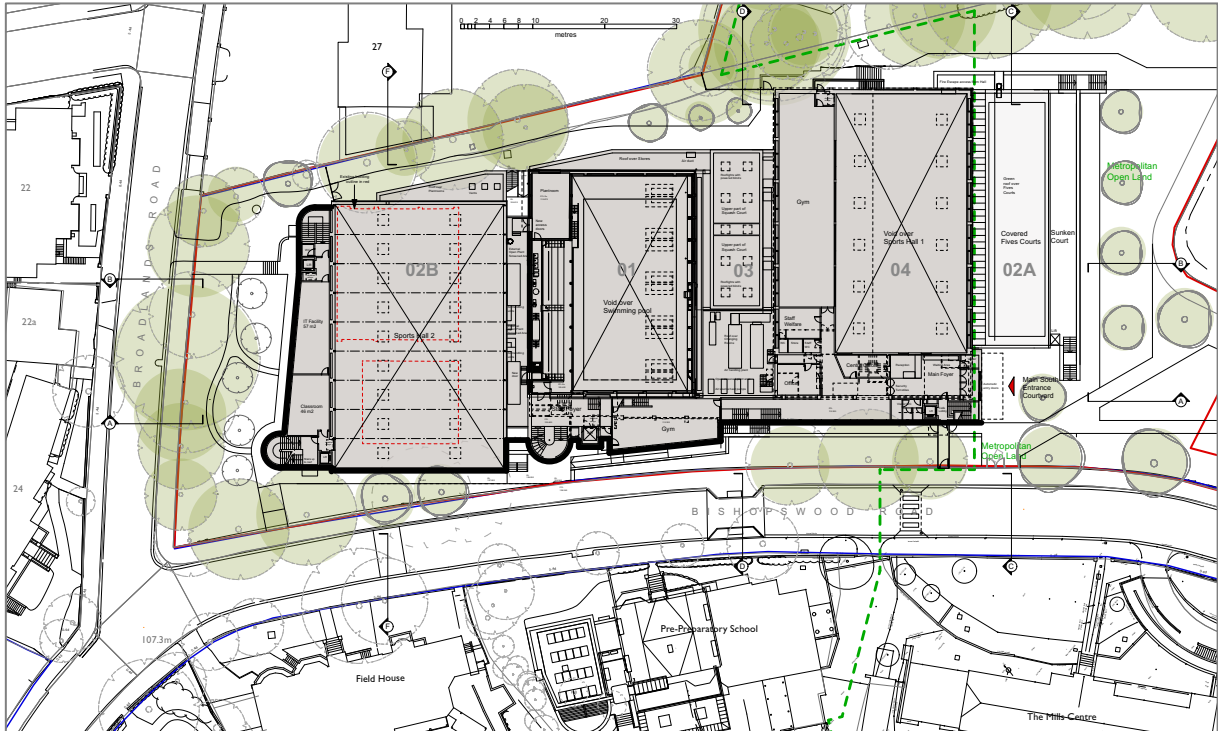
In developing from the early concept, the initial plans followed the rigid geometry of the sports spaces and the existing buildings [which do not really respond to the context or street lines], right through to the north block and its relationship with Broadlands Road. The linearity made sense in reflecting the internal planning of rectangular spaces, but offered less in response to context.

There was a clear need to soften and shape the building to respond to context. After consultation design workshops with Haringey conservation and planning officers, a study was carried out looking at ways in which the building could respond to the more complex alignments of streets and buildings, as shown in this spatial “Nolli” figure-ground plan. The external form of the building became more distinctive and intelligible. The building reflects the topography and soft landscape, and complements the heritage of the locality. After further community Workshop consultations, the profile of the footprint was amended at the northern end to reduce the footprint and increase garden, but the principal approach of reflecting existing building/street lines was maintained, creating a complex relationship and breaking down the overall form.



“Nolli” plan of the building form as a figure ground – with relationship to other buildings and spaces

Curved organic and rounded elements play against the linear geometry – such as in the circulation spaces along the west side, the semi-circular stair towers, and in the teaching block on the north side.

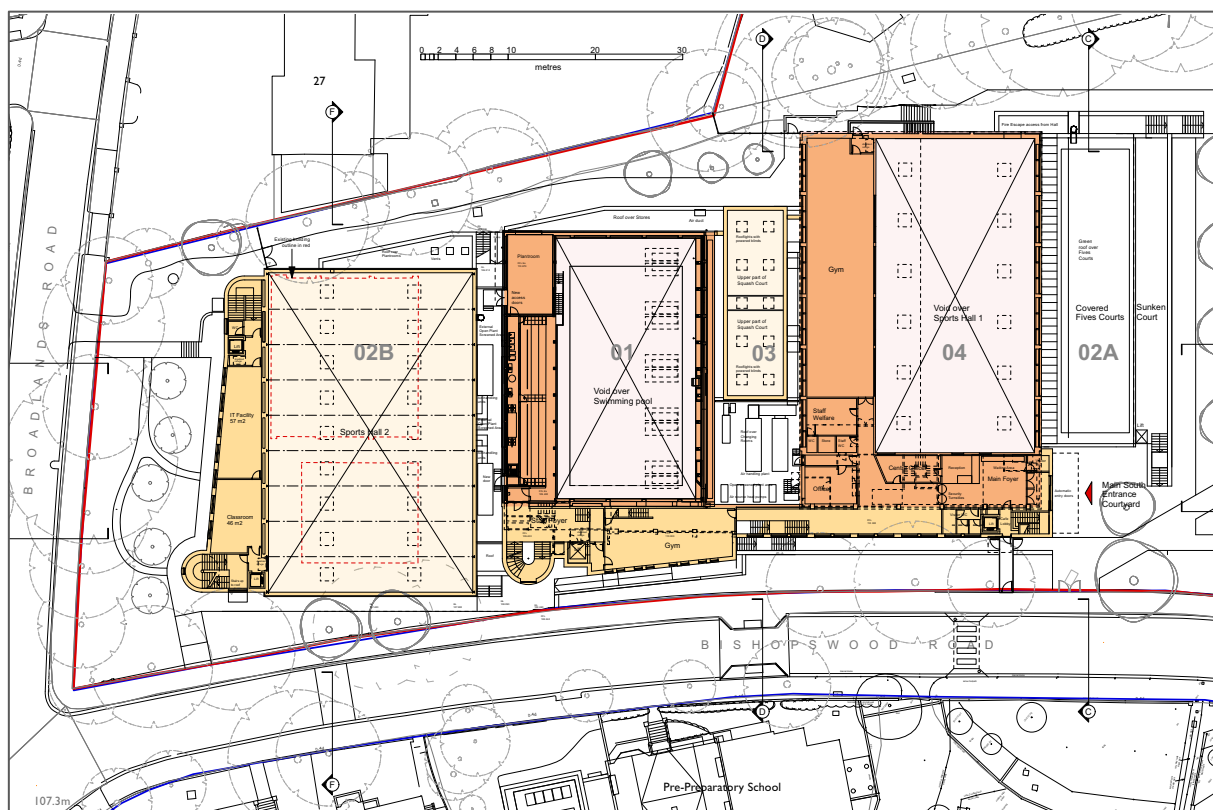
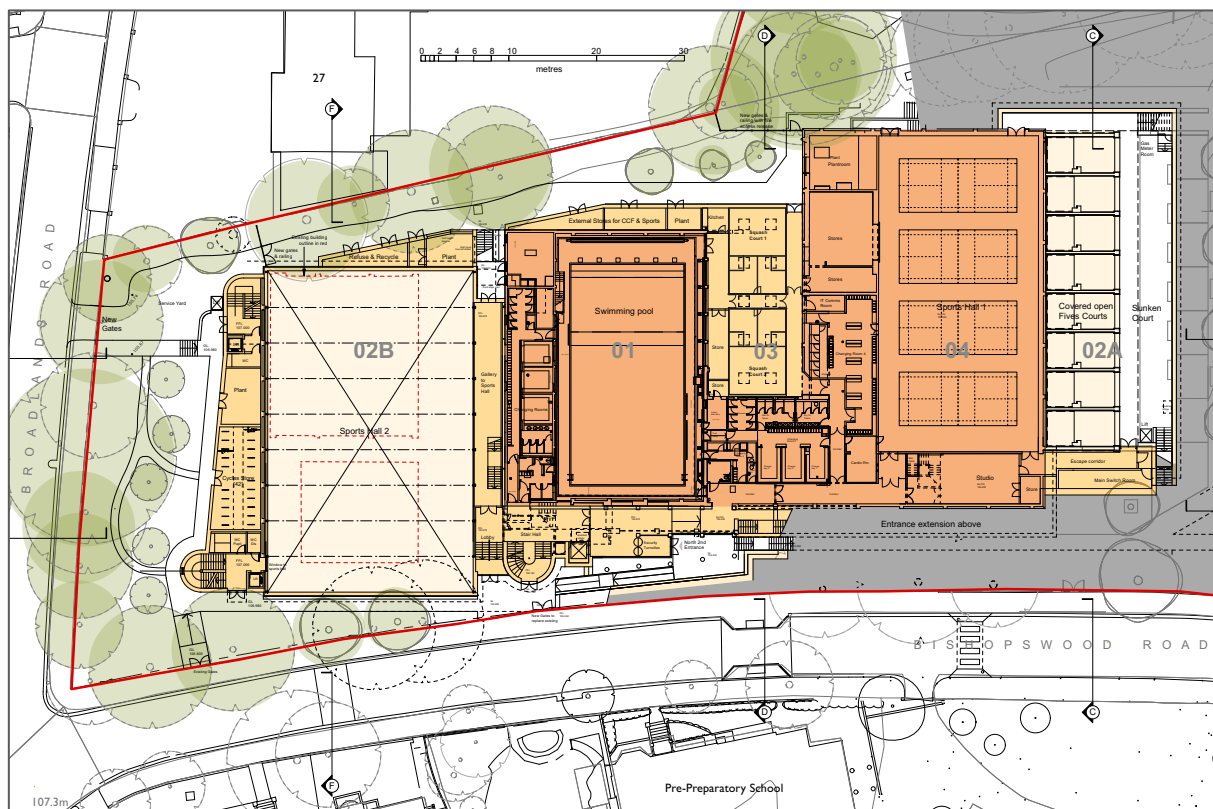


The external perimeter wall highlighted as a rich and varied sequence of events that shape space around

From this has resulted the angled façade to the north face, which directly responds to the street line of Broadlands and creates a positive urban corner at the junction of Bishop's Wood Road and Broadlands Road, culminating in a circular stair tower form that becomes the focus of the street corner.

This also allows more synergy and interaction with the landscaping proposals, creating a much more complex impression of the site seen from public streets around.

The plan has developed from site analysis and reflects the topography and soft landscape in context. The composition of elements visually breaks down the scale of the sports centre and articulates its functions, while the facades are animated by the contrast of linear and organic forms, windows and entrances.



Ground floor and first floor plans with softer geometry of blocks - refer to project drawings for final details

8.4 Elements of the Development and Layout

The main parts of the extensions can be analysed as a series of discrete elements, however it should be noted that they all form part of a single coordinated composition.

8.4.1 New Sports Hall:

The size of the hall in terms of plan shape, dimensions and height is determined by the aspiration of the School to provide a National standard netball court within the hall, one that will allow Premier league games to be played there. There is a national need for netball courts of this standard, for a sport that is increasing in popularity. Many other sports courts will fit within this same interior footprint, built to Sport England standards.

The hall is positioned with its long dimension on an east-west axis, aligned with the Pool hall, with the main north face on the approximate building line of front façade of No.27 Broadlands Road front façade to the east. There is not an established rigid building line along this road, however in townscape terms the alignment will be appreciated as maintaining the urban grain, allowing a significant setback of the principle building form, which is a characteristic of the local area.

Selected trees will be removed as part of this proposal as noted in the arboricultural report, as their root zones will be too heavily compromised by the new building footprint.



Design development bird's eye sketch aerial view from north-west - refer to project drawings for final details [perimeter trees omitted for clarity]

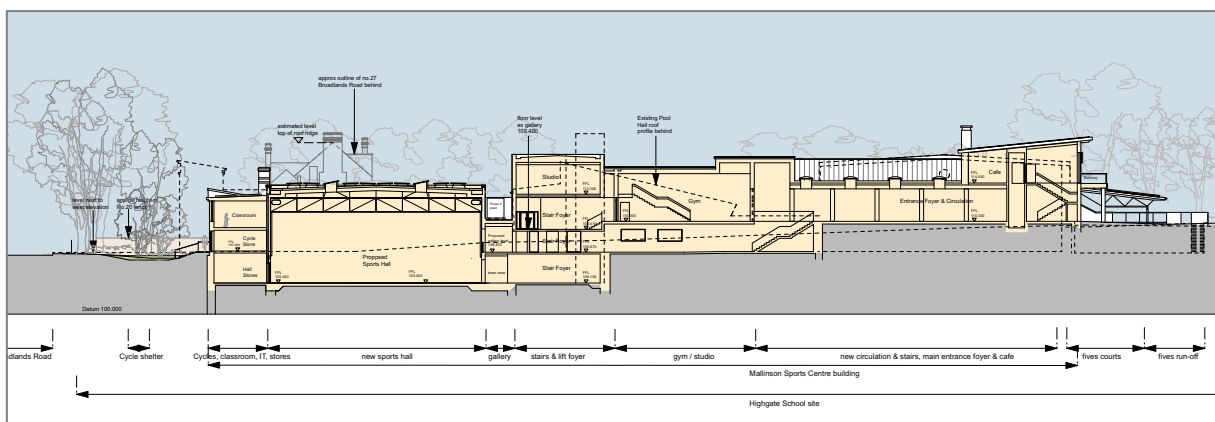
Much design study was carried out to find a location and orientation for the Hall that would preserve all the trees, but due to the extensive number and close spacing of mature trees around the site, there is no other position for the hall that can retain all the trees, so the strategy has been taken to minimise removal

and to mitigate by planting a greater number of new native trees, that will in time more than supplement the loss. This is explained in more detail in the arboricultural section and the landscaping reports.

The status of the School as a long term historic owner of the site, and a good custodian of an estate with many mature trees, means that this is both feasible and reasonable to enable sound long term tree management while allowing the School buildings to be developed.

In order to keep the height and massing of the hall low to respect the existing context and neighbouring buildings, the floor level is lowered by a whole storey height, from 3 metres to 4.5 metres below ground [depending on where around the sloping ground levels the measurement is taken].

This effectively minimises the impact of the large volume of the hall visible above ground, making it the equivalent of a two-storey building above ground. The Hall interior clear height below structure itself is defined by National sports standards.



North-South section AA - refer to project drawings for final details

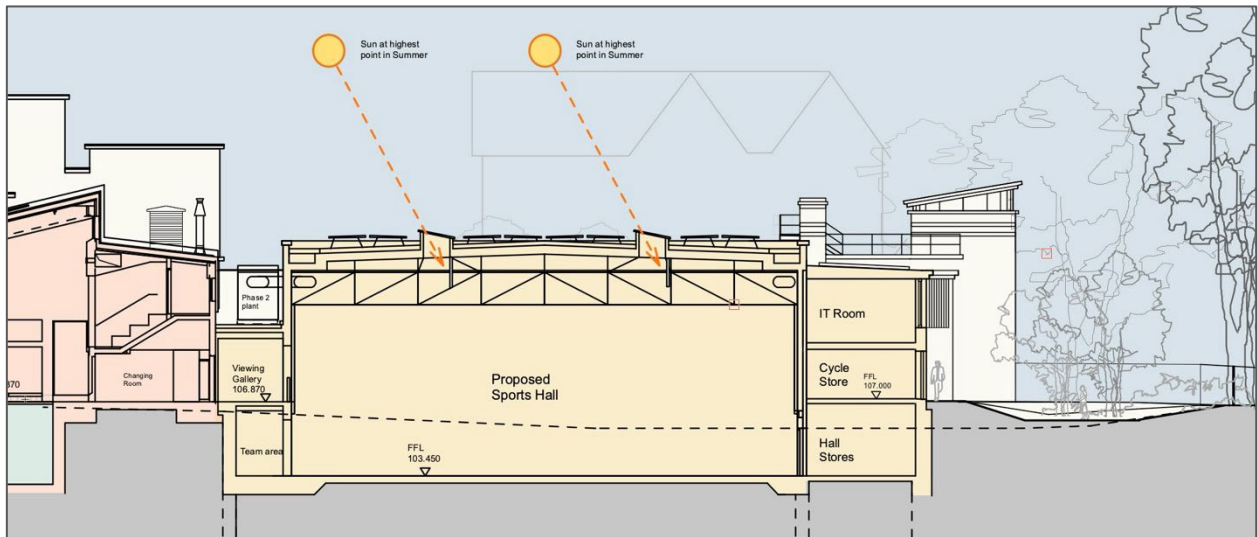
The section shows how the proposals step with the sloping ground to maintain a modest scale and volume, with the north block being lower than the adjacent residential house to the east, and Field House to the west.

The hall will generally be accessed from the south, via the new main stairs and lift adjacent. Fire exits are available and necessary from each of the 4 corners with stairs up to ground level. On the south side there is a balcony / gallery at ground floor, one level above basement, which will be used for spectators and for small scale indoor sports such as table tennis and fencing. The hall has storage rooms on the north and south sides at basement level.

Daylight to the sports hall will be largely from a regular grid of rooflights, which will allow generous natural light to filter down into the space.

On the west side there is a high level clerestory window for additional daylight, screened externally by vertical bris soleil. The other three sides do not have windows – on the east side there is the space and possibility but the logic is that high windows in this location would cause light pollution to the neighbouring residential property, as the hall is likely to be open into the evening for some sports and events. On the north and south sides there is adjacent development up to high level.

Internally the rooflights will be screened to prevent direct sunshine penetrating to the playing area below, which is not wanted for sports' activities, the principle being as illustrated below with screening in the zone of the roof structure.



North-South section showing principle of internal shading - refer to project drawings for final details

The hall has a flat [or very shallow pitch] roof construction with falls for drainage, with most of the area covered by a green roof planting system as described in the landscape architect design report, and photovoltaic panels, for ecological and sustainability benefits.

8.4.2 New north block:

The north block completes the composition of new extension elements on the north side. This block is two storeys in height above ground, with a further level at basement, level with the sports hall. At the western end the main stair is articulated as a corner tower, that becomes the architectural visual focus and hinge point at the junction of Broadlands Road and Bishopswood Road. Functionally this tower also provides an access stair up to the roof.

Following further public consultation workshops, the scale of the north block, both in terms of its footprint and height, has been reduced from earlier iterations, with a consequent reduction in gross floor area and accommodation, with the external landscaped garden area being increased accordingly.

This block brings a domestic scale to this side of the building as seen from Broadlands Road, in terms of its height, windows and detailing.

The general arrangement is for access stairs and lift at each end, with main entry at the west end.

The cycle storage has been brought in from an outside covered structure, into the building – in order to further increase landscaped areas, and there is a plantroom at ground floor in order to prioritise sports storage at basement floor next to the main 2nd hall. There is a teaching classroom and IT office at first floor.



Design development sketch view from north-west at road junction - refer to project drawings for final view

The detailed flood risk report identified a real risk of flooding in the northern part of the site, which needed to be addressed [in addition to mitigation measures described elsewhere] by raising the floor levels of the northern block, so the ground floor at entrances is at approximately 1 metre above local ground level.



CGI illustration view from north-west at road junction

8.4.3 Western stairs, lift and circulation areas, with new side entrance Gym:

The circulation route follows on from the southern entrance and extends right along the western side of the building, adjacent to Bishopswood Road. The interior journey moving from south to north culminates in the stair and lift lobby, which offer integrated and inclusive accessible circulation to all levels, including down to the main sports hall and across to the viewing gallery. This area also connects in to the existing Pool hall gallery and changing rooms [which are currently not accessible for wheelchair users from the entrance levels].

The stairs and lift are expressed as formal adjacent inter-linked towers, finished in facing red clay brick, and connected [and in a sense separated] by glazed sections of window. Visually these two elements root the composition of forms at the key area of vertical circulation.

This section of the extension also has a secondary entrance to the sports hall for School users, when required [in its normal mode of operation, the MSC sports centre will always be accessed from the south entrance as a sole secure point of entry, under the supervision of reception]. The entry doors are accessed via a ramp down from ground level, then entering under the cover of building over through a colonnade. This gives greater flexibility of use.



Early sketch perspective view of west side on Bishopswood Road - [refer to project drawings for current elevation details]

The new Gym is at the level above the entrance. Internally the Gym provides a route through the building at first floor level, linking the Foyer and the new Stairs and lift, but the new main internal stairs also allow

users to walk down to the level below and move under the Gym space. The Gym is meant to be seen as a specific element in its own right, in the composition of the full western extension.

8.4.4 South entrance and Foyer areas:

The extension along the western side of the building culminates in the new south main entrance. Compared to the existing entrance on the west side, which faces the street and has only a short external entry approach which quickly becomes congested, the new entrance will be much more generous and address the sports artificial grass pitches and the open expanse of the MOL – the main doors will open directly on to a new landscape designed entrance courtyard.

This part of the project has the entrance, reception and main Foyer at ground floor, and a new café above at first floor. The café has the option of a separate entrance directly off the street on the west side, without entering the School grounds. The entrance extension itself is two storeys in height above ground in order to command attention as the main access into the MSC sports centre, with the main front façade seen as a “portal”, a gateway into the building. At first floor there is a balcony accessed from the café which offers views out across to the playing pitches and across the MOL. This is all finished in matching red brick.

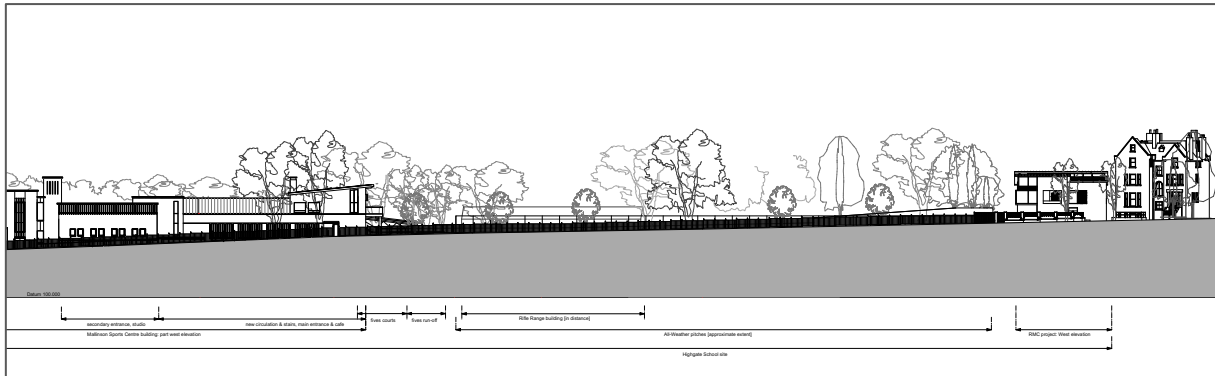
Along the western side, a series of equal glazed windows marks the progression along the interior to the main sports spaces, with the entrance building dropping down to single storey.

On this side, the existing Pool hall and Sports hall will only be seen as glimpses over the top of the new extensions, with grey cladding to emphasise recession.



Design development sketch perspective view of south elevation from Bishopswood Road - [refer to project drawings for current elevation and CGI details]

As the design developed, the relationship with the RMC proposed project on the south side of the MOL has been strengthened, so that there is an intriguing dialogue between the projects that binds them together and gives further consistency to the approach to bordering the MOL. Compared to earlier designs, the later proposed design has all-brick materials and more solidity to reinforce its continuity with the whole development and neighbouring Mills Centre, after discussions with Haringey planning and conservation officers.



Long elevation on Bishopswood Road east side - refer to project drawings for final details



CGI illustration perspective view of south elevation from Bishopswood Road

8.4.5 South Fives Courts:

The extension along the southern face of the existing sports hall will be the new open covered Fives courts, replacing directly those demolished at the northern end of the site. The existing elevation is a blank masonry wall, which presents a scaleless and uninteresting façade to the MOL. The Fives Courts extension provides a much richer experience and will completely screen the existing blank wall, with the repetition of the dividing wall module creating a strong rhythm of masonry walls and open courts, and the lightweight steel structure above supporting a shallow pitched roof with a green roof planting system on it.

The Courts are sunken down into the ground, so that their floor level corresponds with the floor of the existing sports hall, in order to provide an effective viewing balcony at ground floor, looking down into the courts. The handrails and balustrading are metal with glass panels, to lighten the impact and allow views through.

At the east and west ends of the courts, external stairs connect the level of the Courts back up to ground level with an external lift for inclusive access. At the east end a passage will link back to the existing sports hall. The extension will also create two new fire exit routes out of the existing hall, which will add flexibility to its use and improve safety.

The whole character of this extension will be open and lightweight, and filled with sports activity to animate the area at ground floor above. In the landscaping scheme this area becomes a planted viewing terrace with seating bays, and a line of new trees, fully integrating the built form into the landscape.

The existing sports hall will be retained in its current form, as it provides a valuable sports and flexible space resource. The roof will be re-clad with new coloured metal profiled roofing sheeting, and new rooflights introduced for improving natural daylight to the interior – the existing hall has no natural daylight. The works at roof level will enhance the weathering and thermal performance of the hall and extend the building life. The internal environment will also be improved by new mechanical ventilation, with rooftop ventilation cowls.

8.4.6 East courtyard extension with squash courts:

The existing courtyard is a service yard space between the original pool building and the later sports hall building which has no amenity value for the School as it is not readily accessible – along the southern side the existing spaces are for storage and plant.

In the planning application of 2015 [HGY/2015/1029] this was proposed for development with a two-storey extension, however in this proposal the intention is for a single storey structure, which will create a full courtyard infill and provide new studios spaces. At the eastern end the elevation will effectively close off the space between the original buildings. The central volume of the new extension will accommodate space for 2 squash courts, to replace those lost in the demolition of existing courts at the north end of the site. Internally there will be flexibility in the squash screen fitting out in order to enable the spaces to be opened out and used for other sports and function room activities in addition.

This is a modest infill extension with only one visible elevation, and as this is facing the rear of the MSC sports centre, the design is for a simple and functional façade that ties together the existing east elevations. The roof is essentially flat with a number of rooflights to bring natural daylight into the interior

[with internal blinds to cut out the light when the spaces are used for squash]. Rooftop attenuated plant and services will be screened from view by polyester powder coated aluminium louvres.

8.4.7 The Orchard sports pitch:

The Orchard site is being enhanced as part of these proposals. The main central play area will be brought to a general level grassed surface, with some banked seating on one side. It is planned to be used by the School for informal play activities. The organic 'natural' shape of the area adopted has been guided by the requirement to conserve as many good quality existing trees as possible as well as fitting in to the existing setting.



Landscaping site plan with Orchard basin - refer to Landscape Architect project drawings for final details

The development of the design has arisen from the need for surface water flooding mitigation measures, in order to reduce the impact of future flooding on the main sewers. The lowered recreation area will act as a flood retention basin for the occasional one in one hundred year heavy rainstorm event, reducing pressure on the mains sewer in Broadlands Road, to the benefit of the MSC Sports Centre site and also of neighbouring residential properties.

The design and detail is described more fully in the Landscape Report and specialist Flood Risk report which accompanies the planning application.

8.5 Local Materials

High quality local materials are proposed which will assimilate with the existing new buildings such as Junior School. Natural red clay facing brickwork will be selected to blend in the context [the colour, shape and type to be selected]. There will be Portland stone dressings and parapets, with other parapets at high level being in ppc aluminium.

As noted earlier, the walls in clay facing brick will have special contrasting brick details to enhance the surface and provide visual interest – these details will be further developed post-planning to include textural and colour variation in the wall surface in key areas, by using contrasting colour bricks, slightly inset or projecting bricks, and bonding pattern. This will be a feature that refers back to the brickwork of surrounding Victorian villas.



Example of brick detailing in the west elevation bays, with rotated bricks

The walls to the Fives Courts will be rendered to provide the required sports finish.

The existing metal windows are to be replaced with similar sections in terms of transom and frame widths, but will be selected to accommodate double or triple glazed window units for energy saving performance.

The areas of new large glazing areas will be in polyester powder coated aluminium curtain wall, with fine sections. The bris soleil to side elevations is intended to be a treated and stained hardwood or polyester powder coated aluminium.

Areas of flat roof will have a robust and long-lasting waterproofing finish such as built-up three layer reinforced, elastomeric bitumen torch applied sheet, in dark grey colour, combined with drainage membranes where used with green roof systems.

Walls dressings: Portland stone 	<i>Walls :</i> Red clay facing brick [to be selected] 
<i>New Windows :</i> PPC aluminium windows/curtain walling 	<i>Metal cladding & pitched roof :</i> Dark natural zinc 
<i>Green roof :</i> Green roof system to landscape design 	<i>Flat Roof:</i> Weatherproof system, dark grey 

8.6 Elevations and Appearance

The design development of the building elevations has followed a similar and related path to the building form, moving from functionality and coherence of composition towards a more expressive and responsive approach to the buildings in context.

Overall the new elevations will be varied in form, setbacks and heights of elements, but consistent in their general architectural language, composition and materials, as seen around the public south, west and north sides.

The combination of red clay facing brick and Portland Stone dressings not only provides a significant focal point for the development with high quality materials, but also refers back to the new Junior School, further south along Bishopswood Road, to the red brick Mills Centre, and to the future RMC building. However, the significant reference is also very much to the residential suburban context of existing Victorian villas.



4 Bishopswood Road exhibiting features in brickwork and stone dressings

The existing villas are faced in yellow gault and red clay brickwork, with elements of Bath stone and render for window heads, entry porches and coursing.

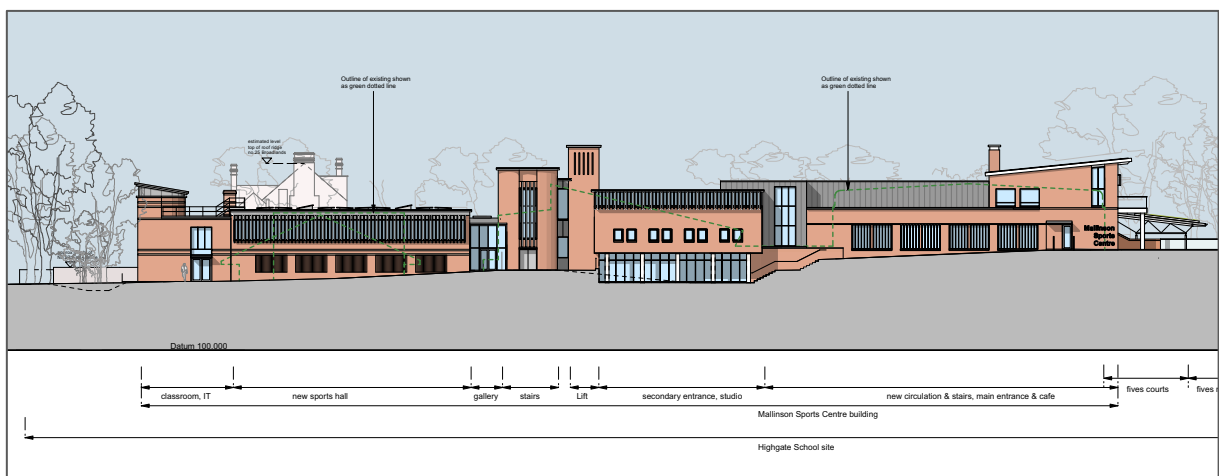
Their facades are enriched with decorative detail, such as the horizontal coursing bands, the toothed brickwork above arched windows, and the expression of corner 'rustication' by playing with the depth and recess of brick panels. The articulation is simple but effective.



Bishopswood Road from west, with yellow gault and red brick villas

The overall composition of the elevations uses local symmetries with subtle asymmetries, such as the bay windows and asymmetrical elevations with local symmetries of windows. The effect lends the facades a relaxed but formal and intimate quality. Within this context the initial design response for the MSC was aimed at consistency of material allied with an “English Free School” approach to composition by local symmetry, counter-balance and harmony of elements with contrast and differences. In consultations with Haringey planning officers, the theme of a richly articulated all-brick building, with precedents in architectural history such as by Dudok, St. John Wilson and Aalto, evolved into a very clear coherence.

With subtle adjustments to the plan described earlier, combined with more development of detail, the elevations allow the building to sit comfortably and complement its historic heritage context, while keeping the modern architectural composition and strong stylistic qualities of the design. All these elevations are seen in real life behind the filter of significant mature perimeter trees and landscaping.



Proposed west elevation to Bishopswood Road - refer to project drawings for final details

In the proposed design shown above, the verticality of key forms for the lift and stairs towers is reinforced, the pitch roof to the café at the south end provides a strong gesture towards the MOL and establishes a dynamic relationship with the proposed RMC project.

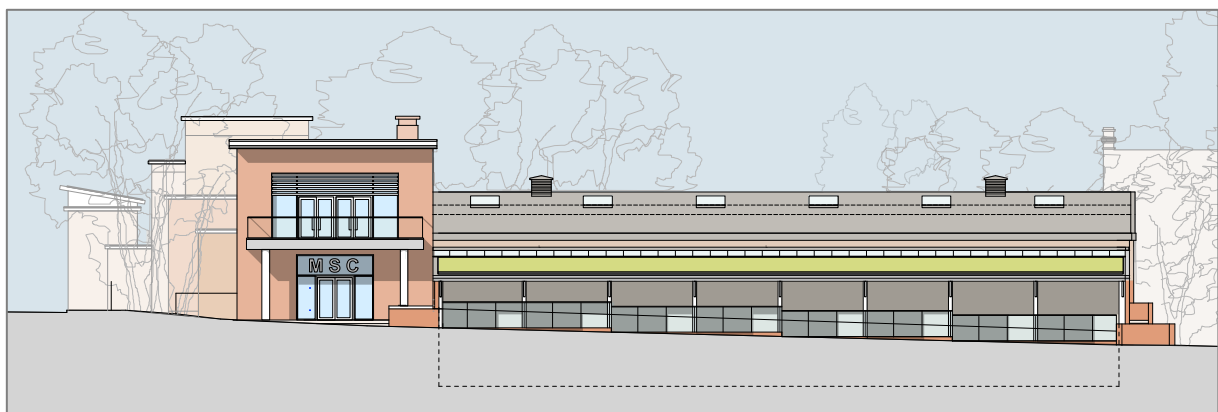


Proposed detail part of west elevation - refer to project drawings for final details

The wall of the sports hall has been articulated with a series of slightly recessed rectangular bays, in which the bricks are to be rotated to form vertical stacking recesses, as a special textural feature. This adds a rhythm of detail elements to the facade, and will be supplemented by planting at the wall base. The off-white parapets and roof verges mirror the white painted timber elements in the villas, while the vertical bris soleil fins bring further rhythm while reducing light pollution to the street.

The composition balances the strong horizontals of repetitive windows which mark out the main sports hall and the entrance circulation route, with the strong verticals of 'towers' such as for the stairs and lift, which also mark out these significant organizational foci.

On the south elevation the new two storey form signals the entrance and café above as the focal point of arrival to the MSC, with an open balcony overlooking the playing areas. To the right the regular rhythm of the Fives Courts completely changes the reception and appearance of the original sports hall, being more open, engaging and active.

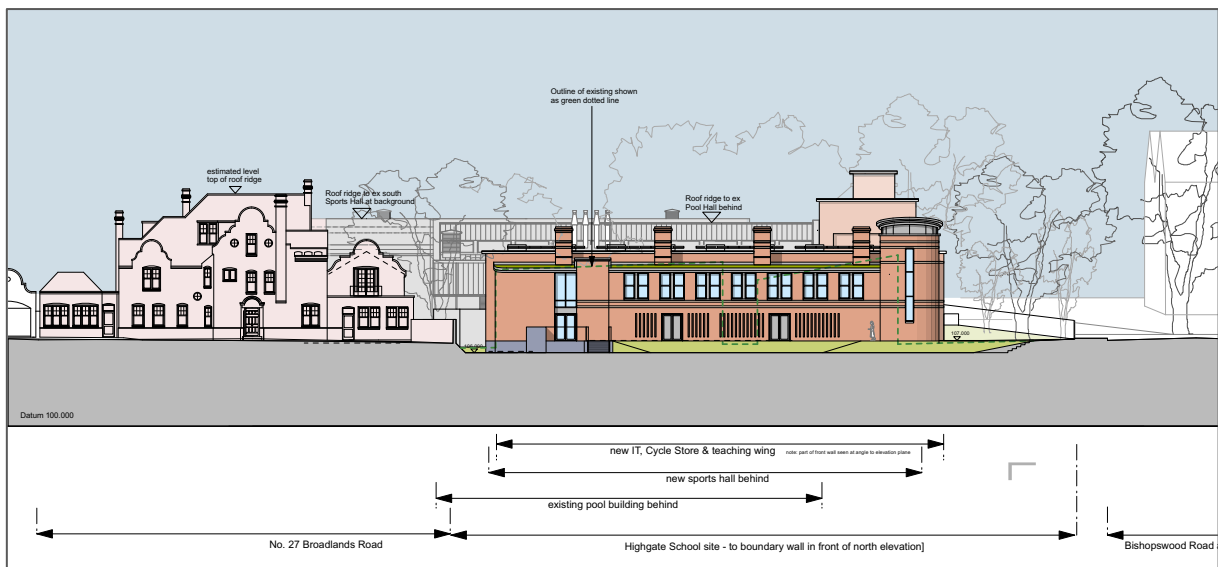


Proposed south elevation with main entrance on the left – refer to project drawings for final details



CGI perspective view of south elevation – refer to planning drawings for a larger illustration

The North elevation on Broadlands Road is seen in the context of the red brick Edwardian villas on the north and south side of the street. Here the elevation is articulating a building with classroom, IT and other uses, so the scale and pattern of windows is very much in keeping with the adjacent properties.



North elevation proposed - refer to project drawings for final details

The general height is lower than the residential neighbour and the new extension sits comfortably with the residential context. For this block a plinth of approximately one metre high in blue engineering brick has been added at the base; this has a visual impact but is also valuable for the times when the lower ground

area can flood [the flood mitigation proposals with this project still allow for 1:100 events when the rainwater level ponding could rise to circa 900mm above local ground level].

The main north elevation follows the angle of Broadlands Road and is an ordered composition of paired window and double door elements, with window opening proportions reflecting those of No.27 Broadlands Road, of which the typical windows are vertical double squares.

The central composition is framed by more solid brickwork areas at each end, with the key western side prioritized in terms of detail and shape. The brickwork is enriched with different colour brick banding and cill details.

At upper level, the block has a shallow pitched roof with green roof systems, and prominent ventilation chimneys [serving the Sports Hall] which echo those of No.27.



Proposed detail north elevation - refer to project drawings for final details



CGI perspective view of north-west corner elevation at junction of Bishopswood Road and Broadlands Road above, and detail below – refer to planning drawings for a larger illustration

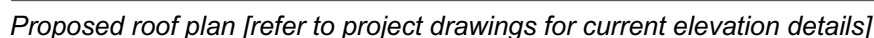
The CGI above shows the important corner junction of Bishopswood Road and Broadlands Road with the new proposals in context, looking up the sloping street towards the south end of the development.

The view below is a close-up detail of the architecture of the building at this key urban corner, with the composition of circular stair tower, curved corner with feature window, articulated brickwork and landscaping bringing a positive transformation to the street scene, as approached from three directions.



CGI perspective view of north-west corner elevation detail

The rooftop is the “fifth elevation” of the project, and provides an opportunity for extensive array of photo voltaic panels and diverse sedum roofs.



The panel welcomes the ambitions for roof-top PVs, but would like to understand how these will work with the proposed green roofs. It also would like to consideration given to ways in which the visual impact of roof-top PVs on the elevations can be mitigated.

The Head Gardener at Highgate School, has commented that meadow flower planting at high roof level involves heavy equipment, frequent access for maintenance, and heavy loads of plant waste to be carried back down to ground, all of which can present safety issues.

Highgate School Mallinson Sports Centre – Design and Access Statement

8.8 Landscaping and Trees

The external spaces are the subject of a full hard and soft landscaping and planting design, prepared by Robert Myers Landscape Architects. A separate set of drawings accompanies the planning application and includes the new north entrance courtyard and connecting paths beyond to the artificial pitches, as well as the Orchard sports area design. The aim is to create well-planned and enjoyable planting around the boundaries of the site, where permissible under the mature trees, to enhance the experience of the view from the public street and provide a green landscaped counter-point to the building forms. Where trees have been taken down out of necessity, replacement trees are proposed in greater numbers.

A separate Landscape Report outlines the design and philosophy of the planting and tree replacement.



Proposed landscape design— refer to Landscape Architect drawings

The aim of the project design from the outset has been to avoid tree loss if possible by the careful siting of the building extensions and structures. In the final design some trees will be lost as the root zones extend so far into the available site, but the number has been minimised and includes trees that are in poor condition. The new landscape design includes for a significant increase in tree numbers by the

provision of new native trees. On the Orchard site the situation is different, as the design includes for maintenance of an existing woodland area, which contains many self-seeded trees and others in poor condition, so tree removal is as about good woodland management. A separate Arboricultural Impact Assessment by an independent arboriculturalist accompanies this planning application, with guidance on the protection of retained trees during construction.

8.9 Ecology and Biodiversity

There is an overall positive impact on ecology and landscape as a result of this project. The proposals incorporate a full landscaping design to all areas around the building, including boundary treatment, to enhance the planned planting areas and biodiversity – refer to the landscaping design drawings. The provision of very extensive areas of green roof systems on some of the new extensions, including the roof area of the new sports hall, will encourage new ecosystems. The management of the woodland area next to the Orchard basin can bring significant benefits to biodiversity.

Numerous mature and semi-mature trees of sufficient age and size to support suitable bat roost features are present at the site. Due to the proposed loss of some existing trees [refer to Arboricultural Report] directly around the MSC buildings, of which one is in poor condition with no canopy currently, a full assessment of their bat roost potential has been carried out. An urban greening factor plan has been presented in the Landscape Report which shows the positive benefits of the proposals.



Urban Greening Factor plan– refer to Landscape Architect drawings

No impacts on statutory or non-statutory wildlife sites are anticipated as a consequence of the proposed development given the distance between the designated sites and the site, and the scale and type of development being proposed.

An Ecology Report of the site by ecology consultants accompanies the planning application.

9.0 Accessibility and Inclusivity

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9.1 Accessibility and inclusivity

The MSC sports centre building after alterations and extensions will be fully wheelchair accessible and Part M compliant [whereas the current situation is that there is accessibility to both main floors via external entrances, but no internal lift].

The main entrance currently has a ramp from street level up to the foyer. Once inside the building from this point there is no lift or ambulant disabled stairs that can provide inclusive access to the ground floor.

The new proposals will provide a new disabled Part M compliant lift and a much more generous main stair suitable for ambulant disabled. This will significantly improve access within the building to all areas and levels. Additional disabled lifts will be provided within the north block, which has different floor levels, and an external lift to access the Fives Court level.

Internal floor levels will be consistent throughout all areas for level access. Paths around the building will be graded to ensure that the approach is Part M compliant. Stairs will be designed in accordance with Part M regulations for visual and tactile contrast at threshold areas to steps, with visually contrasting safety nosings.

The north block will have lift access at both east and west entrance for inclusive access to all floors and will also interconnect with the main sports hall.

Bathroom provision will provide for disabled toilets, for pupils, users and for staff.

The approach into the building will be improved by the level access from the south courtyard with automatic opening entrance doors. Suitable facilities for the deaf will be provided at the new main entrance reception. All new doors will accommodate a regulation clear wall space on the lever side in compliance with Part M, and will conform to current Part M standards in terms of clear width, direction of opening, and contrast of fittings. Fire doors will be fitted with self-closing devices. Wall colours will assist visually impaired in finding good contrast to make spaces more easily legible.

9.2 Traffic, Transport and Cycling

There will be no impact on traffic as a result of these proposals, as there is no increase in pupil numbers. The new additional interior sports spaces will allow for a wider range of sports to be played, and relieve current problems with implementing the educational sports curriculum.

There is no on site car parking existing or proposed, but the plans include for a new service area accessed off a new access on Broadlands Road in the north-east corner of the site.

New cycle parking is to be provided at the north end of the site within a new cycle room enclosure at ground floor level, with 42 covered spaces. In addition, there will be 8 non-covered cycle stands adjacent to the main entrance for the convenience of users and visitors – in this location it is considered that cycle shelters will detract from the appearance and character of the MOL.

A separate Transport, Green Travel and Traffic Report accompanies the planning application.

9.3 Fire Strategy

A fire safety assessment of the proposals has been carried out by an independent qualified fire consultant. A Fire Safety Statement is included as a separate document in the planning application, which demonstrates compliance with the Building Regulations and the London Plan 2021.

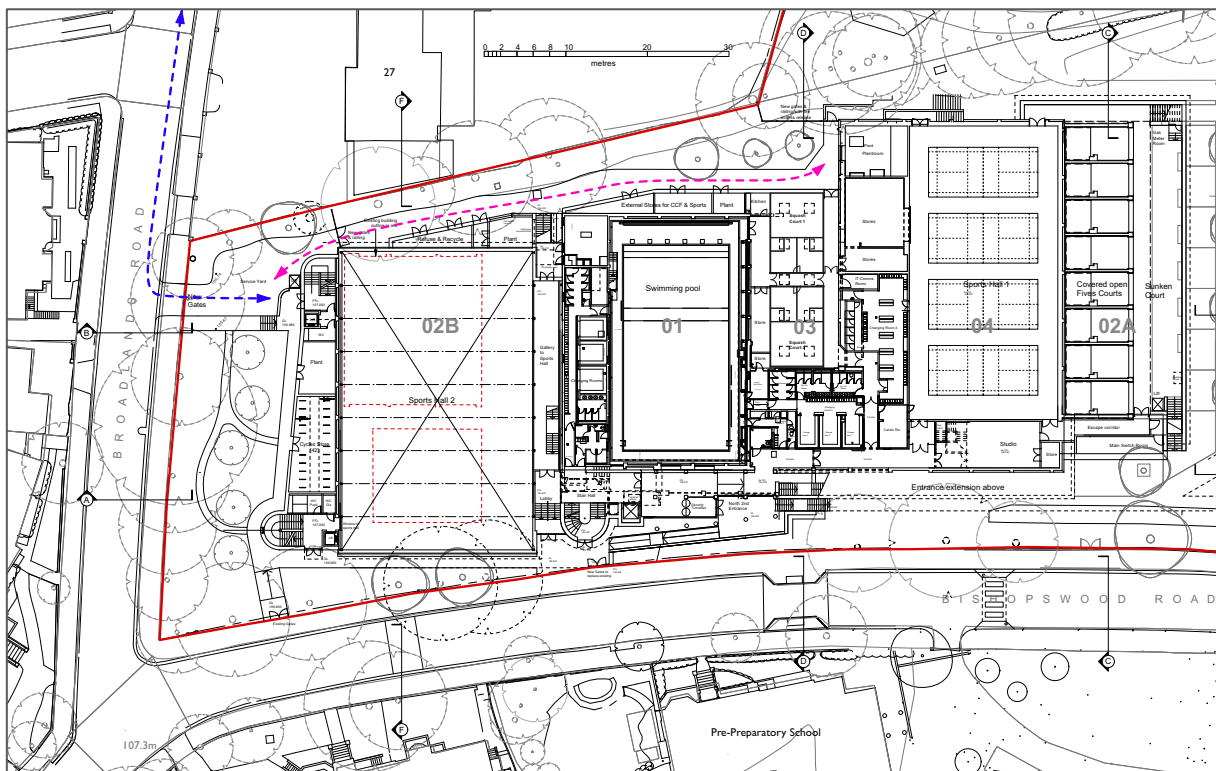
Fire Brigade access is available from the north and south of the site off-street, as well as along the frontage to Bishopswood Road.

9.4 Refuse Collection

A new access gate with will be formed off Broadlands Road in order to provide service access direct to the plant areas on the east side, and to make deliveries to the sports hall for events.

This access will be used for all “back-of-house” servicing of the building.

A dedicated new Bin and Recycle Store is provided in the plans on the east side near to the new service entrance, with space for separating recycling and standard waste. Adjacent to the Mills Centre on the other side of Bishopswood Road there is another Bin Store available for use.



Access for service vehicles off Broadlands Road is shown in blue dotted line – service access within the site by small electric cart along the eastern service path is shown in pink dotted line.

The service yard area has gates at the north end, and is completely enclosed in steel fencing for security, and to deter entry by unauthorised individuals.

The School has a waste management regime and sustainability policy document for their whole estate, which is always under review and improvement. The policy has organizational targets to achieve year on year increases in recycling as proportion of waste, continuous year-on-year reductions in waste arising per FTE staff and students, and a reduction in printer paper consumption per pupil/staff headcount year on year.

The School has a contract with a private company for waste collection from all their bin storage locations on a regular basis. Waste from offices and classrooms is separated at source into Dry Mixed Recyclables (DMR) and General Waste (GW). DMR are collected via green bins.

The School's cleaning contractor collects the content from the green bins. These are emptied into 6*DMR 1100L paladins at Mills Centre. General Waste is collected into bins throughout the school, collected by the contractor and these are taken to the bin store by the Pre-Prep school.

The bin store being added with the MSC development will provide an additional storage and collection point.

General waste is then collected under by Haringey contracted out to Veolia. The School has limited visibility of the waste stream once it leaves the school but Haringey waste is generally sent to NLWA at Edmonton for further sorting, for "energy from waste", or to Landfill.

Dry Mixed Recyclables are collected by Veolia and then taken for treatment and sorting by them. The School is establishing the way that DMR is treated and disposed of by Veolia in order to improve knowledge of downstream destination of waste to identify whether the School can amend relationship with waste contractors for further improvements.

A separate Waste and Servicing Report accompanies the planning application.

10.0 Sustainability

10.1 BREEAM

A BREEAM pre-assessment is included as a separate document in the planning application. The target proposed will be Excellent, with a minimum target to achieve Very Good.

10.2 Sustainability in Design

Walls and roof to the new extensions will be heavily insulated at least to current Building Regulations standards. Energy loss in heat will also be minimised by careful detailing of the fabric and junctions to provide good airtight seal and minimise cold-bridges.

A number of sustainability measures have been adopted in the design including:

- Provision of green roofs, which will assist in the attenuation of rainwater, provide natural habitat, and provide a pleasing finish for neighbours overlooking.
- Where possible spaces will be naturally ventilated by opening windows and rooflights.
- Generous new windows and rooflights will provide good daylight and reduce dependency on artificial lighting to the principal spaces including the sports hall, studios and teaching classrooms.
- Low energy fittings will be used throughout the interiors.
- Electricity will be metered and monitored to test performance in use.
- Materials for the new building are to be selected from sustainable sources.
- Timber to be used in the construction will be required to be from managed forests.

The new extensions will be using all-electric power source to minimise carbon emissions and a screened rooftop plant area location has been identified where Air Source Heat Pumps can be positioned with good access for maintenance, on an existing flat roof.

The existing Pool Hall plantroom does use gas heating boilers which were recently refurbished in 2020. The intention is to retain this in a transition period rather than waste the resource, however additional plantroom space is being provided in the new development to switch over to electric power source when these boilers come to the end of their useful service life.

A separate Energy Statement and Sustainability Report are submitted with this application, as well as a Pre-Demolition and Re-development Audit and Whole Life Carbon Report.

For the new extensions, Circular Economy measures and construction layering will be carefully considered in the detailed design, so that these parts can be de-constructed at the end of building life, with materials, resources and elements being re-used and retaining their value.

10.3 Building Services

The concealed flat roof area between the new sports hall and the existing Pool Hall has been identified for locating the majority of the new plant. There will be a screen at each end that will conceal from view.

This will serve both new extension areas, including the new sports hall, and also internal areas of the existing building where mechanical ventilation has been found to be substandard and requiring extensive modernisation.

There will be separate systems for the studios on the west elevation, with plant again concealed, and for the north block, where most of the plant will be contained within a basement plantroom and east side plantroom at ground level.

All air handling or other noise generating plant will be acoustically controlled by attenuators to comply with Haringey regulations for noise at the boundary. A separate report for a Noise Impact Assessment accompanies the planning application.

New connections will be made to existing services on the School site.

An Energy Statement accompanies the planning application. This will also involve an analysis of the possible beneficial use of renewable technologies, conservation of resources, efficient water systems and plumbing, rainwater harvesting and other measures.

A new solar panel array will be fixed to the roof of the existing pool hall to benefit from solar energy, and further photovoltaic arrays are proposed to be fitted to the new and existing sports hall roofs.

10.4 Urban Drainage and Attenuation

The project will contain only a small number of additional new toilets for staff and pupils as the centre is already well provided for; new foul drainage connections will be made into the local sewer system, as shown on the planning drawings. The existing changing rooms and showers are all to be retained.

To serve new Highgate School Development new drainage will need to be constructed. New drainage will meet the requirement of The London Plan and Haringey Council for sustainability and best practice design. Sustainable Urban Drainage Systems in the form of permeable pavements, swales, bioretention systems will be carefully selected and implemented whenever possible.

Peak flow-rate into the sewer will be significantly reduced by implementing flow controls and attenuation SuDS: the flow-rate will be restricted to greenfield rate and volume, significantly minimising the impact on existing infrastructure and reducing risk of flooding downstream of the development.

11.0 Technical Characteristics

11.0 Technical Characteristics

11.1 Amount

The calculations allow for the demolition of some existing buildings and parts of building, with the retention of other existing buildings.

1. Existing Buildings:

The existing GIA internal area of the MSC Sports Centre is as follows:

○	Ground floor	GIA	=	2013 m ²
○	First floor	GIA	=	557 m ²
○	Total MSC Sports Centre	GIA	=	2570 m ²

The existing GIA internal area of the Fives Court building is as follows:

○	Ground floor [Level 2]	GIA	=	292 m ²
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The existing GIA internal area of the Squash building is as follows:

○	Ground floor [Level 2]	GIA	=	135 m ²
○	First floor [Level 3]	GIA	=	17 m ²

The existing GIA internal area of ALL existing buildings is as follows:

○	Total All buildings & floors GIA		=	3014 m²
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2. Demolitions:

The areas of buildings for demolition are as follows:

○	Fives Court	=	292 m ²
○	Squash building	=	152 m ²
○	Ground floor corridor and entrance part of Pool building	=	76 m ²
○	Total demolitions		= 520 m²

3. Existing retained and proposed new development:

The proposed GIA internal areas of the overall project [existing retained + proposed] are as follows:

○	Basement	GIA	=	1237 m ²
○	Ground	GIA	=	3103 m ²
○	First	GIA	=	1140 m ²
	[includes external covered Fives Courts under roof]			
○	Second	GIA	=	193 m ²
○				
○	Total GIA All Building Proposed		=	5673 m²

4. Proposed new development only:

The proposed GIA internal area of the new extensions only are as follows:

○	Basement	GIA	=	1237 m ²
○	Ground	GIA	=	1134 m ²
○	First	GIA	=	502 m ²
	[includes external covered Fives Courts under roof]			
○	Second	GIA	=	193 m ²
○				
○	Total GIA All Building Proposed			= 3066 m²

Summary GIA area increase:

Increase in GIA area overall proposed:

○	Total GIA Area increase	=	2659 m²
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The area within the Red Line for planning site, which includes the area of the MSC main development, and of the Orchard and part woodland :

○	Total Area	=	16,676 m²
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11.2 Crime Prevention

The development will be designed to “Secure by Design” standards. The new windows, doors, external glazed screens and building security services will improve the physical security of the existing building, while new extensions will be constructed to the highest modern standards.

The intention will be for access into the MSC sports centre to be controlled at a single point of entry, at the south-west entrance hall, where movement can be visually monitored by the reception. Access into the pupil / sports areas will be via turnstiles or similar controlled gates. Other points of access into the building will be secured by access control systems with key, code or card operated entry.

The service area on the east side will be within a fenced enclosure with gates at the north end, in order to maintain access by authorised personnel only.

A CCTV system will cover the entirety of the building external perimeter, monitored from reception or management office. The site as a whole is part of an area that is already bounded by railings. These may need to be taken down temporarily in places for the construction process, but at completion will be restored into position. The security of the buildings and site has been reviewed in consultation with the Metropolitan Police.

A separate Secure by Design Statement for this project is issued as part of the planning application.

11.2 Archaeology

A desktop Archaeological Report has been prepared for this site as part of a wider study for the School land on the east side of Bishopswood Road, and this accompanies the planning application.

The report has concluded as follows [extract]:

- *Given the lack of historic development across the site prior to the later-19th century and the subsequent level of landscaping and ground disturbance this later development required it is not deemed likely that any archaeologically significant deposits will be affected.*

11.3 Amenity

There will be a positive effect on the amenity of neighbours due to the enhanced quality of the design and materials, and the enhanced landscaping of all the external areas.

On the south and west sides the buildings have no immediate residential neighbours. On the north side on Broadlands Road the new proposed building will be across the road from buildings that are currently in School use, and the residential building of 'Gwendolen Sim'.

On the eastern side, where the new extension is nearer to the boundary and neighbouring house at No.27 Broadlands Road than the existing Fives Court building, the new hall is effectively two storey above ground, and not higher than the Fives Court ridge point or the neighbouring extension roof ridge, which was developed up to the boundary. The neighbour's extension has a blank brick wall on the boundary, with rooflights to the pitched roof that will not be affected. There are not considered to be daylight or sunlight issues regarding the habitable rooms in the neighbouring property as a result of this proposal. The removal of the tree on this boundary will also provide daylight benefit to the neighbour.

A separate report by an independent Rights of Light Specialist is included with this application.

Regarding overlooking or artificial light spillage, the new sports hall will have high level glazing on the west side only, all other natural daylight being by rooflights.

In terms of outlook from No.27 Broadlands Road, the proposals will improve the outlook, currently of a huge glass roof to Fives Courts and ill-planned ad-hoc external works of tarmac and paving amongst the green grass. In the new proposals the outlook will be towards the new well-designed and landscaped external spaces around the building. The general enhancement of the site and buildings will give an uplift to the whole local area on Broadlands Road.

For the Orchard site, the new sports pitch playing surface will be at a lower level in a basin, which may reduce the impact of sports games on neighbours, visually and acoustically.

Regarding noise, the proposals remove the external Fives Courts and outdoor games area, while all the new spaces are for indoor sports, so ambient noise from pupils playing will probably be reduced.

There will be new plant for providing assisted mechanical ventilation to the sports hall, necessary because the hall is sunken into the ground as a basement, and this will include external air-handling units located on the roof space between the sports hall and the existing swimming pool block. In addition, new air-source heat pumps are to be installed, in the sustainable interests of moving away from gas powered heating to electric, and these are located on an existing roof area, screened from view.

External plant will be very carefully designed with sound attenuation, all in full compliance with the Haringey noise emission standards. A separate independent Noise Impact Assessment is included as part of the application.

11.4 Structure

The ground conditions consist mostly of clay substrates, as indicated by the site investigation by Soil Consultants. There are no known soil contaminants on or near the site as indicated by the Soil Consultants report.

The below ground levels will be surrounded by embedded CFA contiguous piled walls topped off with a reinforced concrete capping beam. This provides a root barrier around the site & support for the soil during excavation as well as in the permanent condition. Thickening of the slab will be required below the columns on the side closest to the existing building to form a ground bearing foundation.

The embedded CFA contiguous piled walls reduce the amount of excavation required for the basement levels and can be built close up to the existing buildings, maximising floor area.

The thickening for the columns removes the need for piles at this location.

The new extension structures are likely to be of steel frame construction with reinforced concrete or steel and timber floors. Roof beams may be in steel truss or timber glulam beam construction.

The existing buildings have been visually inspected by the structural engineer: the façades appear to be in serviceable condition, with some areas requiring re-pointing, and internally only small cracks have been found requiring repair.

11.5 Construction Management Plan

An outline Construction Management Plan report is included with the planning application as a separate document.

The Construction Management Plan is a design stage document. When the Main Contractor is appointed they will be required to adopt the main measures particularly with regard to School requirements and safety, but will be responsible for updating and amending the CMP to meet their own construction methodology, method statements and plan of work, health and safety coordination according to the CDM 2015 regulations, proposed working arrangements and agreed programme. Further logistical information can then be supplied to the Council as required.

It is the intention for the development to be carried out in 3-4 phases, starting with the Fives Courts at the southern end of the site, then the second sports hall with the north teaching block, and west studios, gym and circulation areas.

The site will have solid hoardings, to the high standard that has been adopted for all recent major Highgate School projects, to maintain a good appearance particularly to the public realm. The hoardings will make the site secure and separate from the street, the School sports and landscaped areas.

Hoardings internally will also separate the site from areas in School use. The aim will be to keep the MSC sports centre functioning, albeit at times at reduced capacity and functionality, throughout the construction period.

Site management, storage and welfare cabins may be positioned on the site.

Tree protection will be provided in accordance with the Arboricultural Report prepared as part of the planning submission.

Working hours are typically to be as Haringey informative for construction work which will be audible at the site boundary, restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

Early approaches to the Local Authority will explore what medium term parking restrictions might be implemented to improve vehicle movements and the safety of pupils and road users.

There may be a need for craneage in these works. However, it may be possible to design the construction elements as modular to reduce the component size for lifting and minimise crane use.

The location of site cabins and welfare will be determined by the Contractor in accordance with their working methodology and CDM Regulations 2015.

Calculations on vehicle and skip numbers, and all other necessary detail for the Council, will be provided by the Contractor after appointment.

The programme period is based on the current design and will be subject to fluctuation. There will be works that can be approached with more vigour during periods of school closures and the final programme should take benefit of those occasions as far as possible. Care should be taken however not to rely too heavily on holidays, as long delays can accrue if time slots are missed.

12.0 Summary and Conclusions

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The new and improved sports and ancillary facilities proposed in this submission are urgently needed by Highgate School. The plans will address the need for more sports educational teaching spaces of a varied nature for girls and boys, and help to raise the standards and enthusiasm for sport. The facilities are now, and will continue to be, available for public use.

The proposals put forward represent a carefully considered, contextual and sustainable project for the alteration, refurbishment and extension of the MSC sports centre. After initial design explorations for the site, including complete demolition and new build, the School has resolved to retain existing buildings that are in good basic structural condition and have value, and incorporate them into the long term future of the facility in a way that re-uses good resources and minimises waste. This has already started with the refurbishment of the swimming pool and changing room building, which has been completed to a high standard.

The public has been widely consulted by means of public exhibitions, with a website set up to receive comments, and these have been taken on board as the design has developed.

In 2021 the School entered into a Planning Performance Agreement with Haringey which resulted in a series of detailed consultation workshops, both design and technical, with key planning and conservation officers. In addition there has been a formal Haringey Quality Review Panel by independent consultants on design and sustainability issues.

The QRP Panel reported that *“the strategic approach that the design team has adopted promises to deliver a successful facility that offers much to the school and wider community”* and also *“The approach taken to the southern elevation, incorporating the five courts, successfully enhances what is currently a bland façade, and the panel feels that this justifies the minor encroachment onto Metropolitan Open Land”*.

The evolving design has responded to the comments and contributions in a positive way, and the proposals have improved as a result. The new and existing proposals will sit comfortably and complement the heritage context with a clear cohesion of architectural composition and refined elevations.

The existing buildings constitute a negative impact on the Conservation Area so it is important that the character and appearance of the sports centre is radically changed. In response to this the new extensions wrap completely around all three publicly viewed sides of the existing buildings, screening the original buildings and providing effectively a new modern integrated and contextual appearance which will significantly benefit the locality and enhance the character of the Conservation Area.

The new extensions have a variation in forms that belie the size of development, and basement excavations will further mask the scale of the large space of the new sports hall. The consistent use of high quality warm coloured red brick facings and metal windows, with extensive areas of green roofs, will embed this building into the local area, which itself mainly comprises wide residential streets with brick Victorian villas of substantial scale.



The coordinated and integrated development also includes new fully designed soft and hard landscaping all around the site perimeter that will soften the building's hard edges, enrich the ecological environment, and improve the experience of walking in the streets around the site. On the Orchard site, an existing recreational area will be greatly enhanced in a well landscaped setting, while providing a valuable flood risk mitigation basin.

The new proposals will provide inclusive accessibility throughout sports centre and grounds.

The nature and quality materials of the new construction, combined with re-use of retained buildings and addition of an extensive array of solar panels and areas of green roofs, mean that these proposals will be a development of a very high standard of sustainability.

12.2 Haringey Development Charter

The proposals as described in this Design and Access Statement have addressed the five main points of the Haringey Development Charter:

1. The new proposals address the current negative impact of existing buildings to the local context and neighbouring buildings, and by wrapping new extensions around on three main sides will effectively create the impact of a new building that has a positive relationship with existing structures and, by means of the contextual design measures taken, will work harmoniously with the existing neighbouring structures.
2. The new extensions and refurbishment, combined with excellent new external landscaping and trees, will transform the way the MSC site and building is perceived, into one that supports the historic context and raises the quality of the environment of this sub-area of interest on Bishopswood Road and Broadlands Road.
3. The process of design evolution has involved extensive consultations over a 5-6 year period with the local community, local amenity groups, with Haringey planning and conservation officers, and with independent QRP assessors. This has included public exhibitions for which feedback has been received, recorded on a dedicated website and responded to as the design has been developed, as well as a consultation workshop process. The School entered into a PPA agreement with Haringey that resulted in extensive design, sustainability and technical workshops, and a QRP panel review. After each review, as the design has advanced with response to comments, design reports have been issued that outlined the main points of critique and how the iterations have directly and positively been considered. The assistance of Local Authority officers has been gratefully received.
4. Highgate School has an excellent track record in the delivery of architectural works of very high quality – in recent years this has included careful and sensitive refurbishments to the North Road site historic Chapel, Big School [converted to Library use], Central Building, at Bishopswood Road the Mill Centre, the MSC Pool building and Dining Hall kitchens, as well as the new build Charter main entrance building, the new Junior School and the Pre-Preparatory extension. The selected materials for this project are of high quality, robust and of excellent appearance. The School has an in-house team of very experienced Project Managers and treats all the projects with the same professional and knowledgeable process from inception to completion and beyond. All of the recent developments have demonstrated the significant responsibility that the School has taken in conserving and improving its estate, finding the right balance between conservation and replacement to reflect the character of the campus, while also making a huge contribution to the surrounding neighbourhood and context.
5. This project has adopted a positive sustainable approach by retaining most of the existing building as a resource to be refurbished, then extending its life and functionality by means of new extensions. New energy efficient building services and fabric will significantly enhance the thermal, environmental and sustainable qualities of the building. The provision of new lifts, wider stairs, specialized bathroom and other facilities for all users will greatly improve inclusivity and

accessibility. The School has adopted its own Environmental Sustainability Initial Strategy Plan [January 2021], a clear policy for its own operations and for development projects prepared by independent experts to complement measures required by the London Plan 2021, Building Regulation and Local Authority requirements. The project team has monitored the design evolution so that the final construction will achieve the very best standards of compliance. As the Head has written:

“As a school, we are determined to be part of the solution and we feel optimistic about joining the fight to build a better future for us all and our planet.”

12.3 Conclusions

The proposed works will modernise this important School indoor sports facility by the refurbishment, alterations and extensions, and significantly extend the life of the retained elements of the existing building. Sport will be encouraged in the School and the Community as a result, and a diverse and exciting range of different sports will be available to boys and girls.

Proposals will also provide significant improvements to accessibility, inclusivity, energy efficiency, fire safety, with minimised carbon footprint for the whole development. The installation of new lift access at various points around the development will provide a more inclusive sports facility for all.

The proposals will successfully achieve the intended aim to create a transformed MSC development which will be a positive contributor to the Conservation Area.