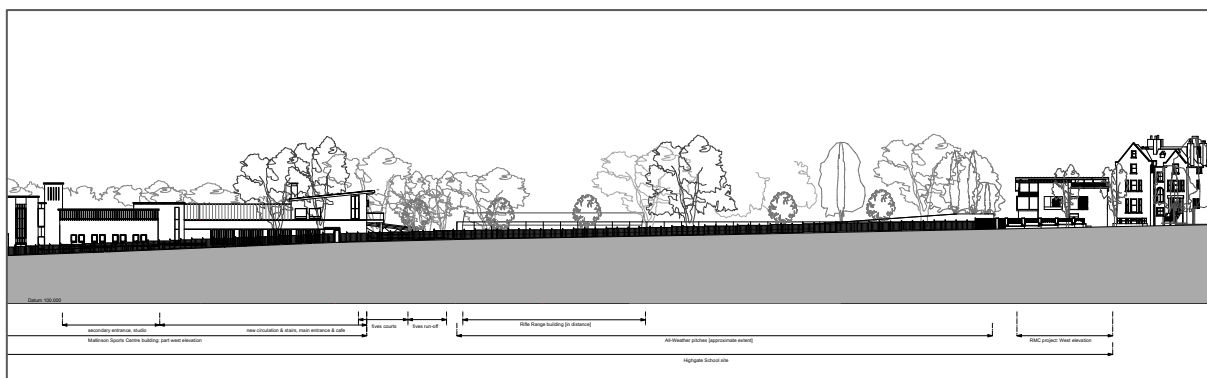


As the design developed, the relationship with the RMC proposed project on the south side of the MOL has been strengthened, so that there is an intriguing dialogue between the projects that binds them together and gives further consistency to the approach to bordering the MOL. Compared to earlier designs, 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.

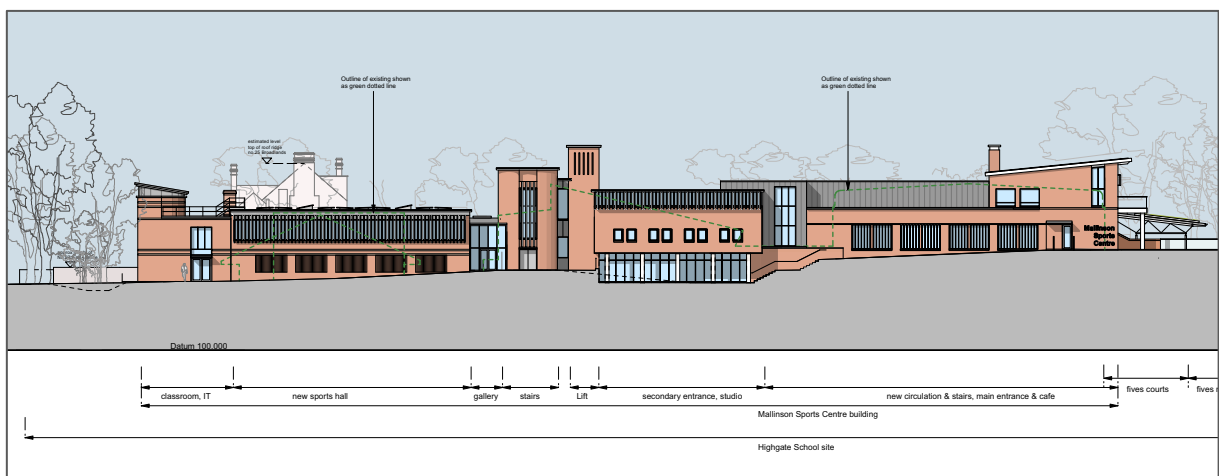
Their facades are enriched with decorative detail, such as the horizontal coursing bands, the toothed brickwork above arched windows, and the expression of corner 'rustication' by playing with the depth and recess of brick panels. The articulation is simple but effective.



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.

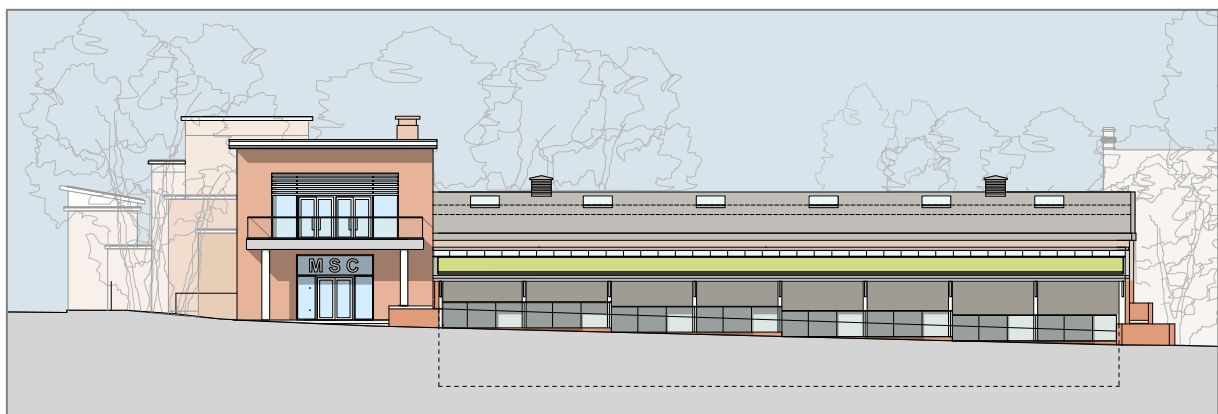


Proposed detail part of west elevation - refer to project drawings for final details

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.

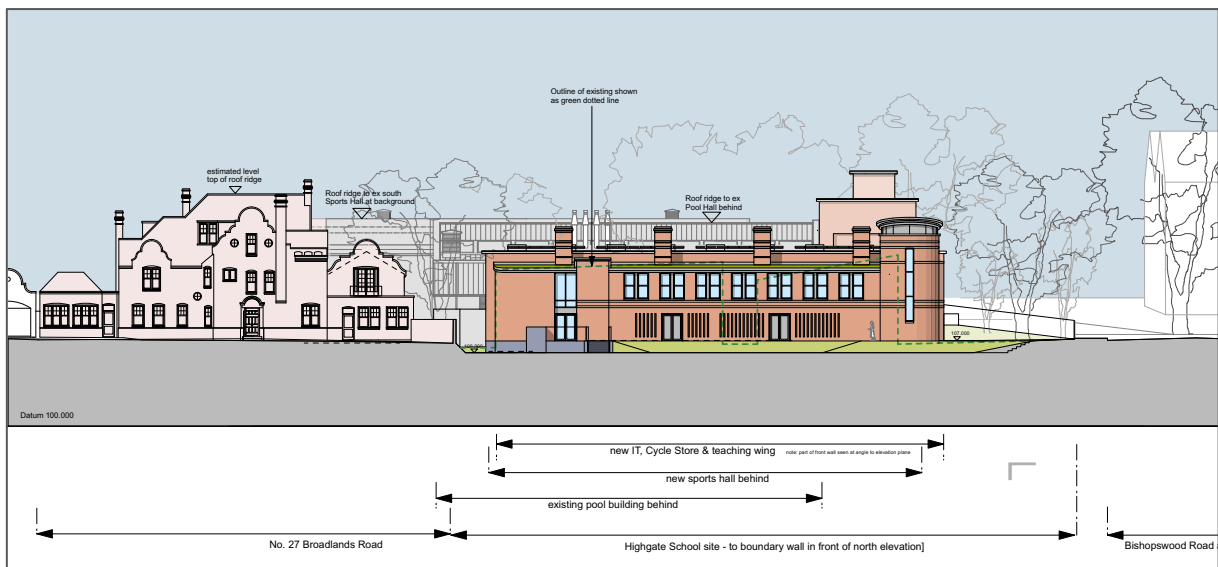


Proposed south elevation with main entrance on the left – refer to project drawings for final details



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.



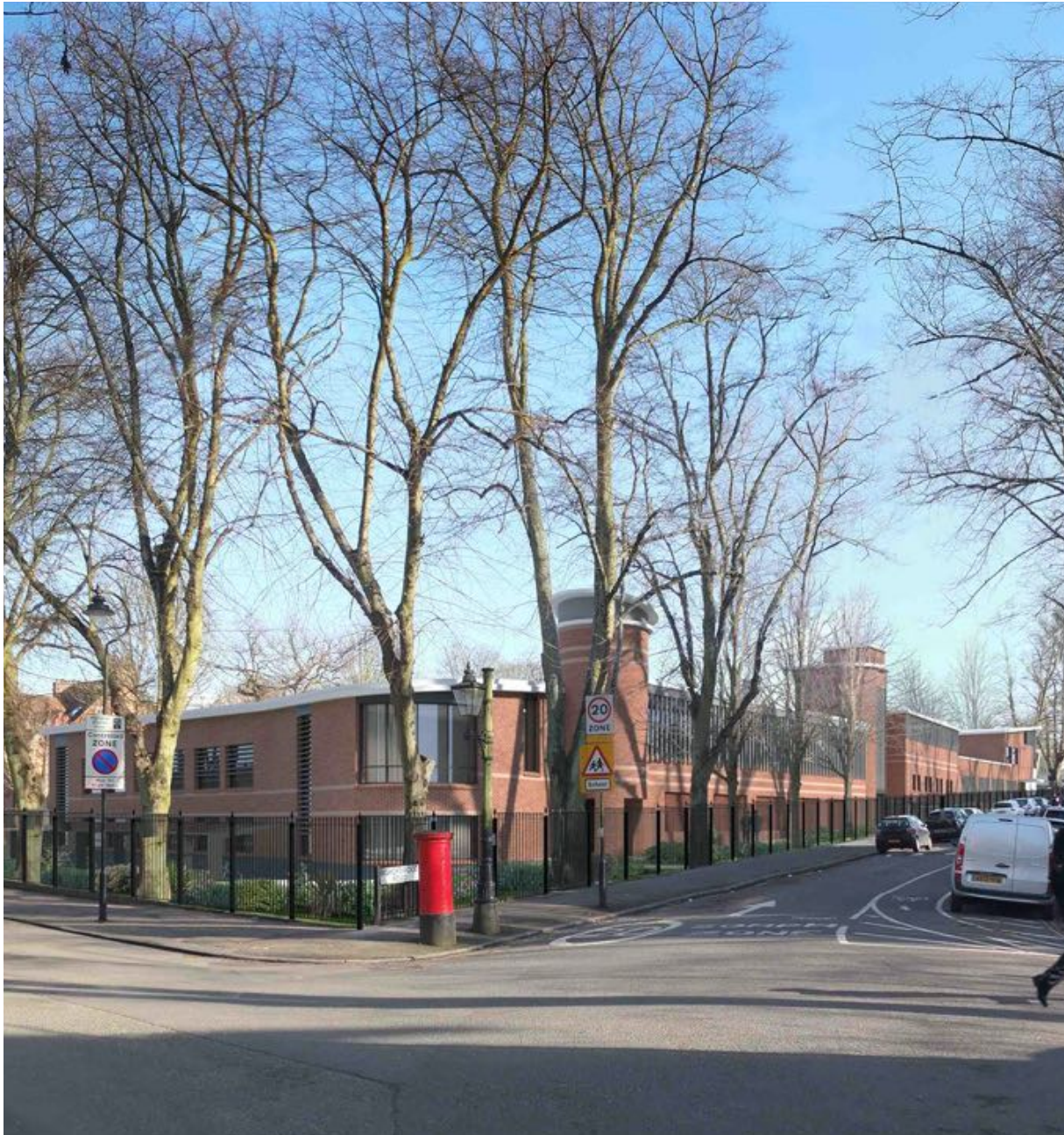
Proposed detail north elevation - refer to project drawings for final details



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

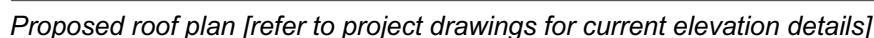
The CGI above shows the important corner junction of Bishopswood Road and Broadlands Road with the new proposals in context, looking up the sloping street towards the south end of the development.

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