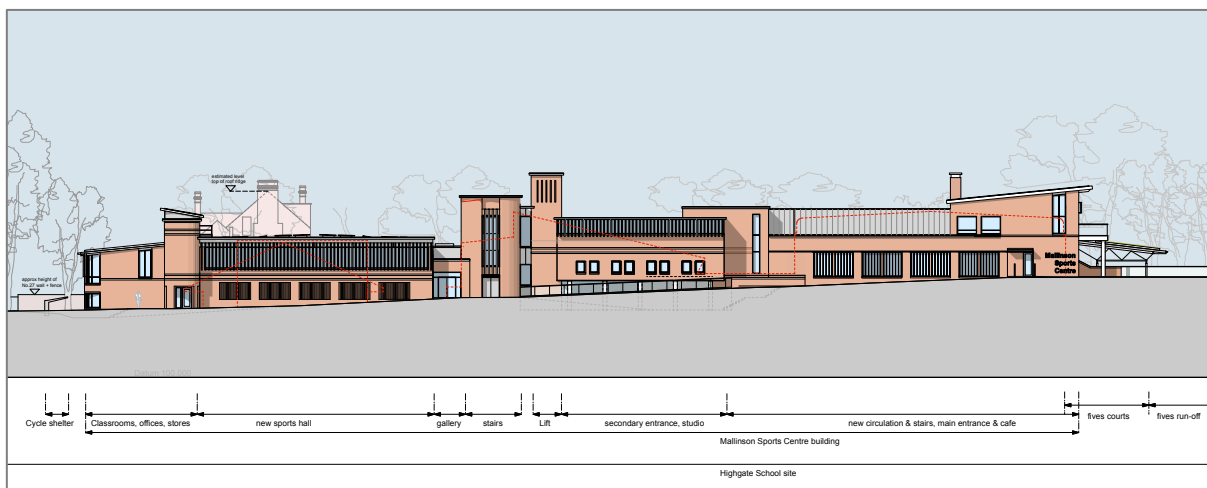




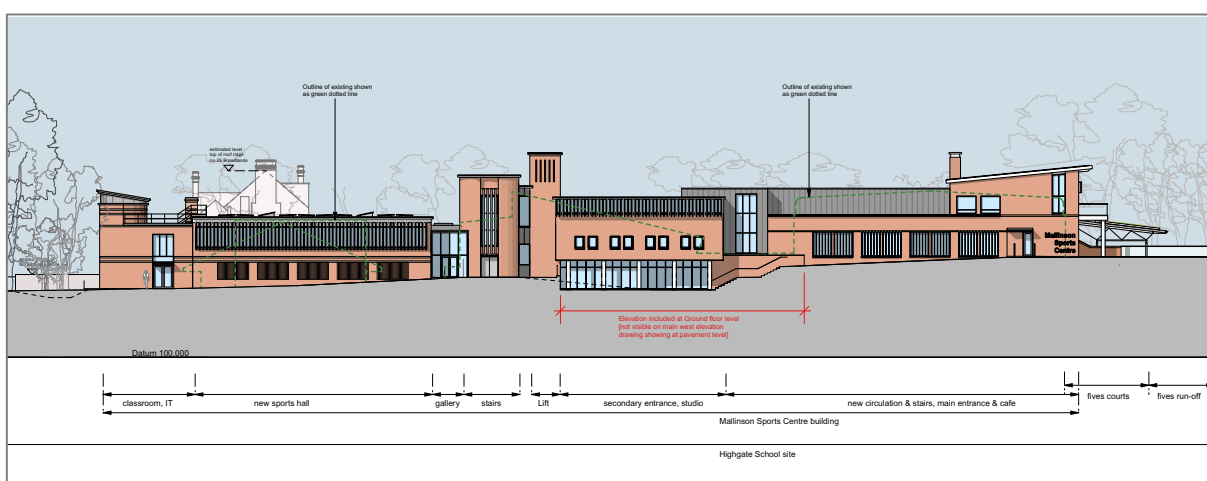
West elevation proposed design November 2022 – refer to project drawings for all details

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.

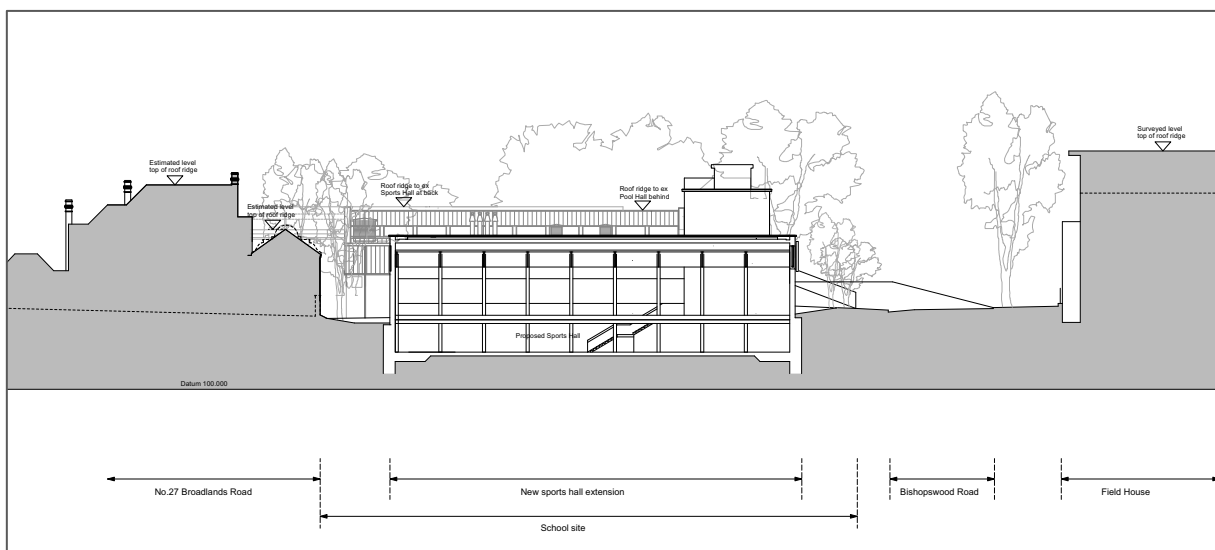
- Studio spaces for exercise, stretching, yoga, dance. One of these spaces will double up as a Function Room for parties and groups using the centre.
- Two interior squash courts with flexibility to open up as studios for other activities.
- Gym spaces for strength and conditioning training
- Associated 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

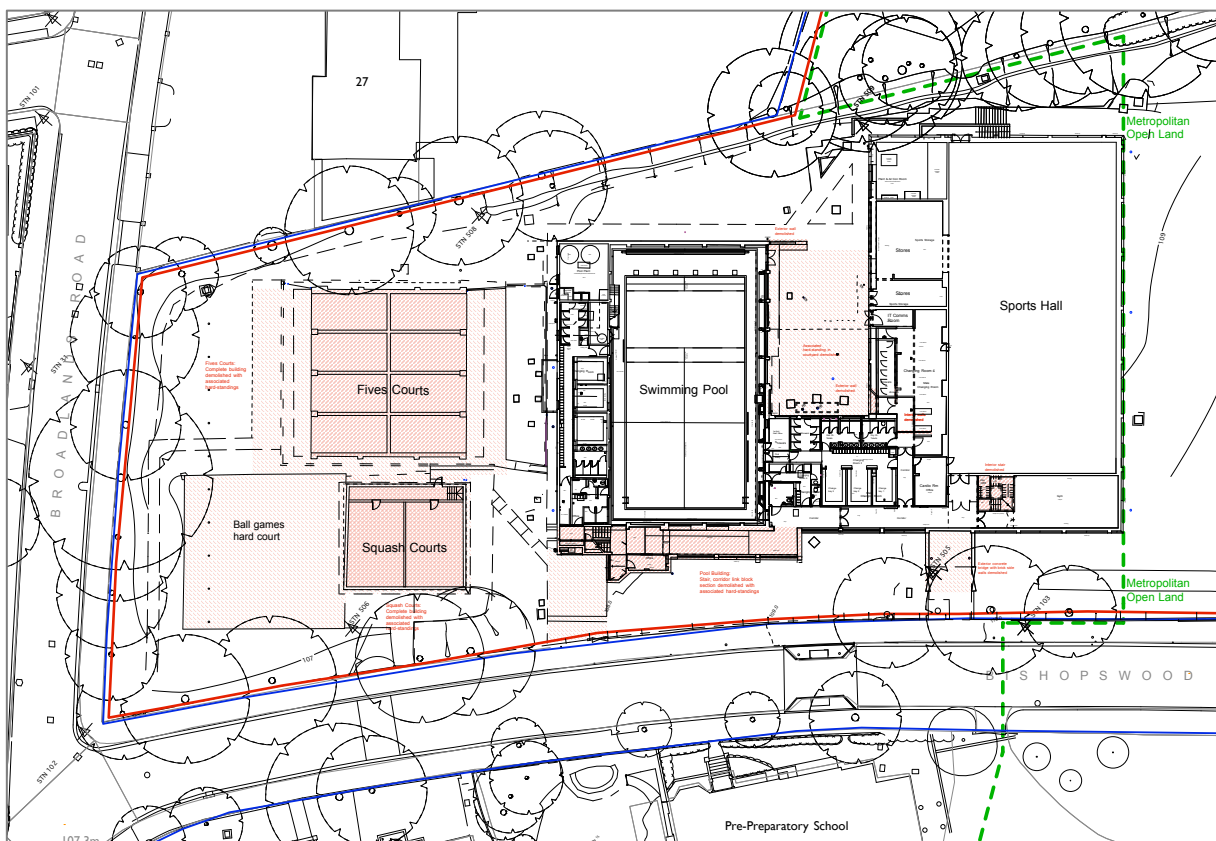
sports centre developments, many of which have the industrial appearance of large blank boxes, and have little relationship to any urban context.

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.

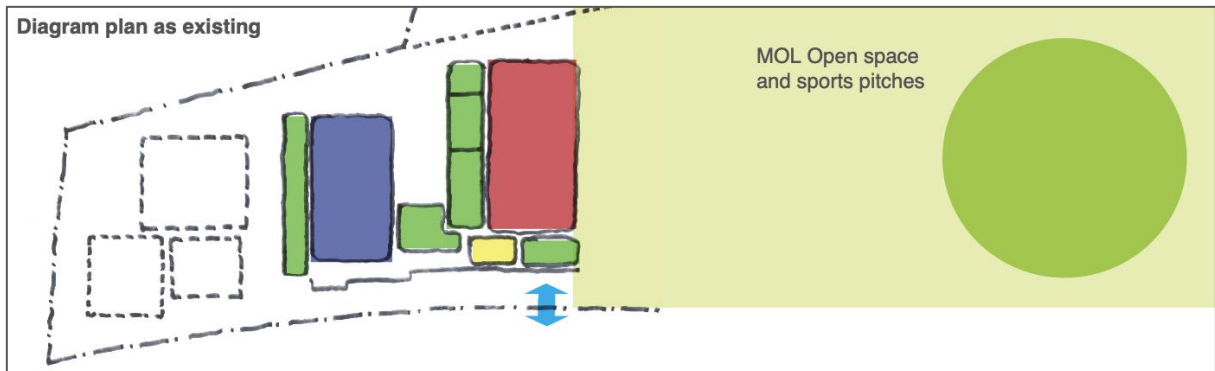
The squash court building is proposed for demolition to make space for the new north extensions. The existing building is in very poor condition and at the end of its useful life. Sport England have expressed their concern about any loss of squash playing facilities, so two new squash courts are to be 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.

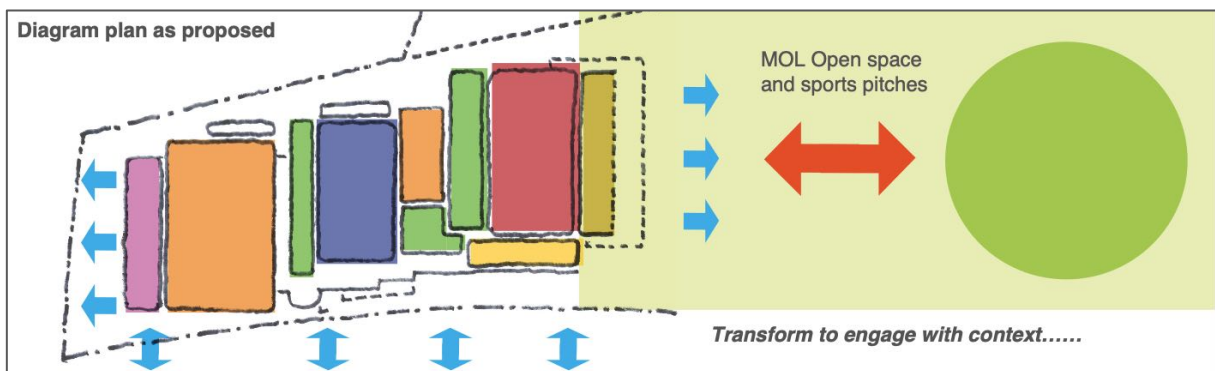
8.3 Proposals

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

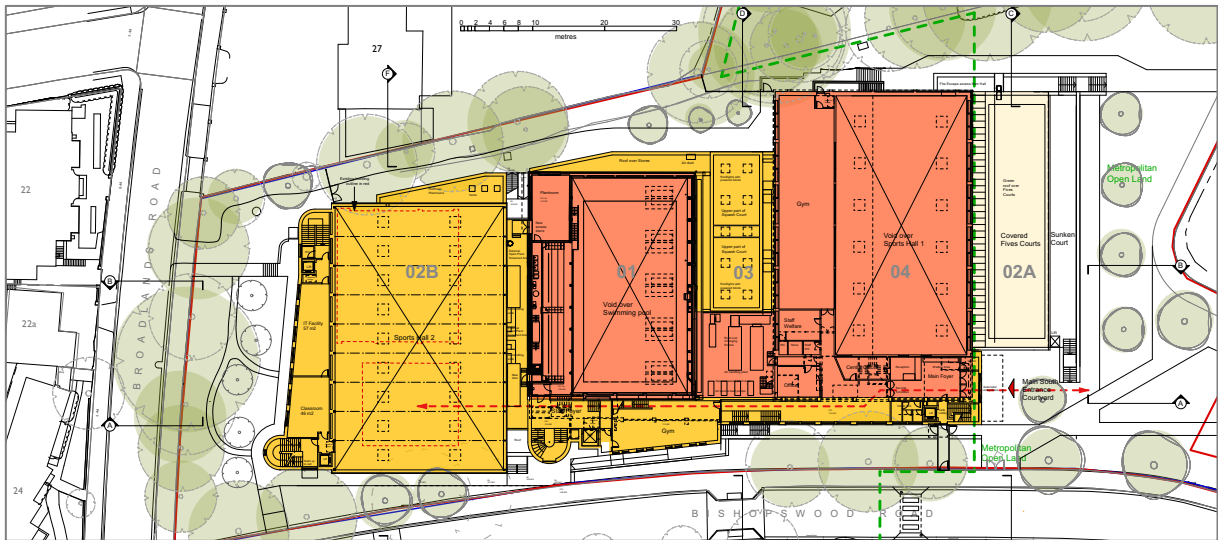


Block diagram of proposed building, with MOL to the right

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

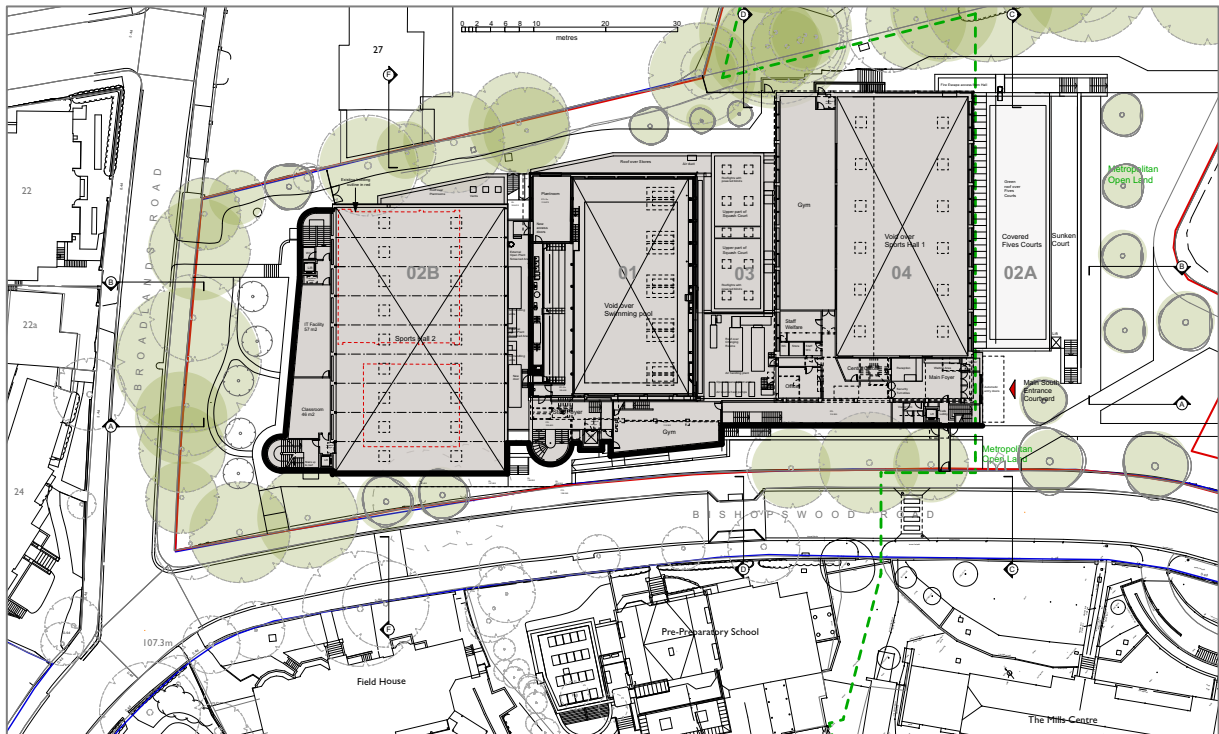
In developing from the early concept, the initial plans followed the rigid geometry of the sports spaces and the existing buildings [which do not really respond to the context or street lines], right through to the north block and its relationship with Broadlands Road. The linearity made sense in reflecting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

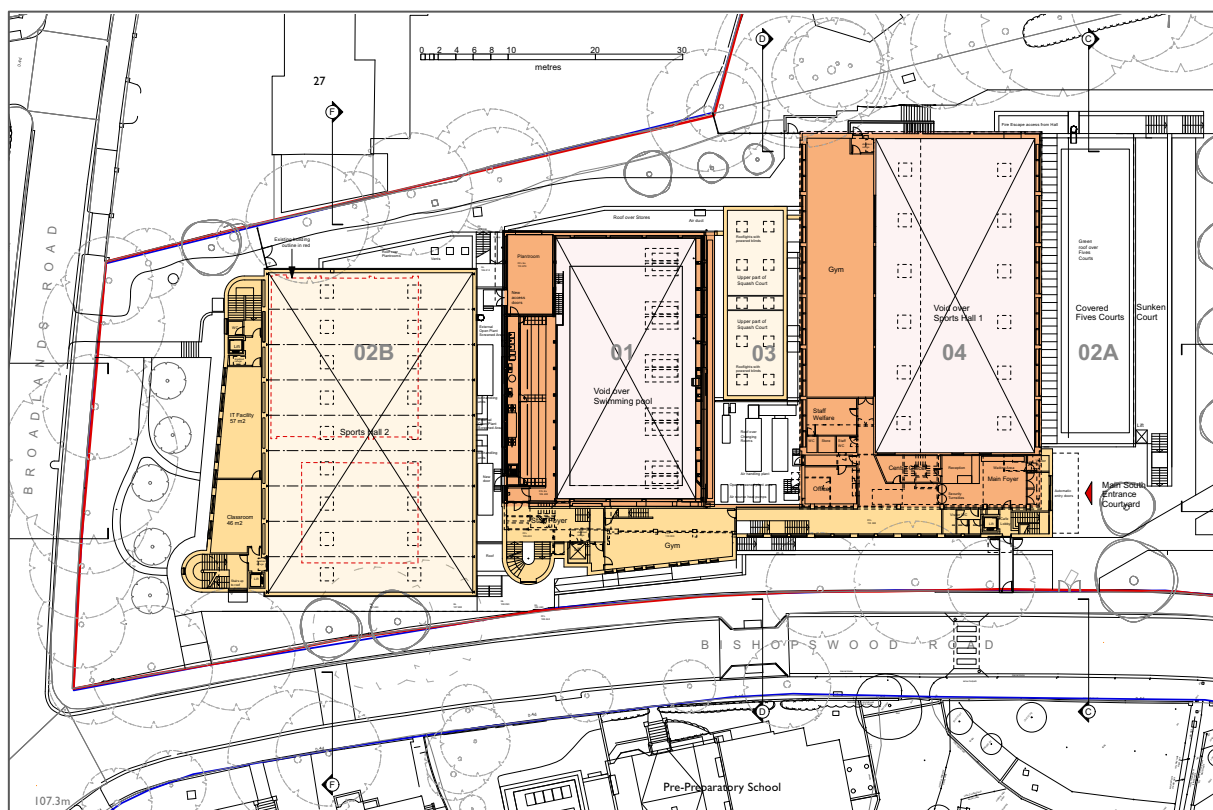
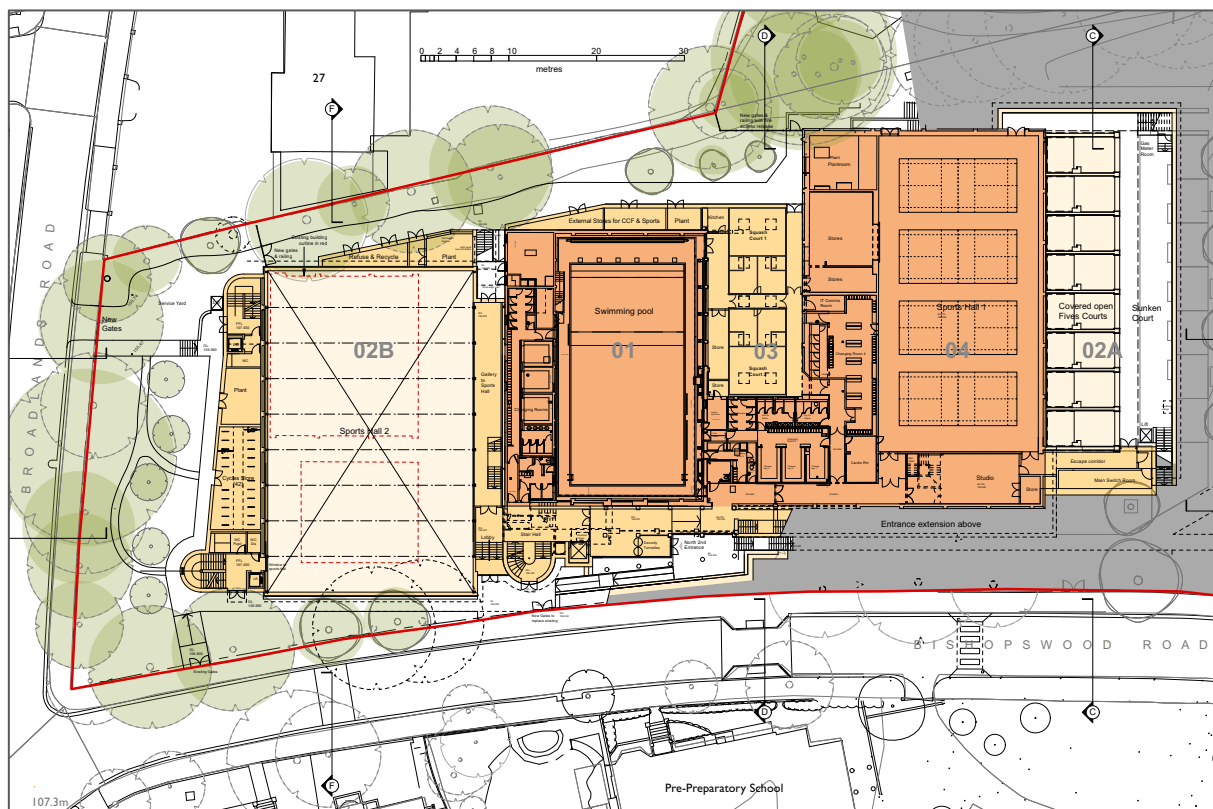


The external perimeter wall highlighted as a rich and varied sequence of events that shape space around

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]

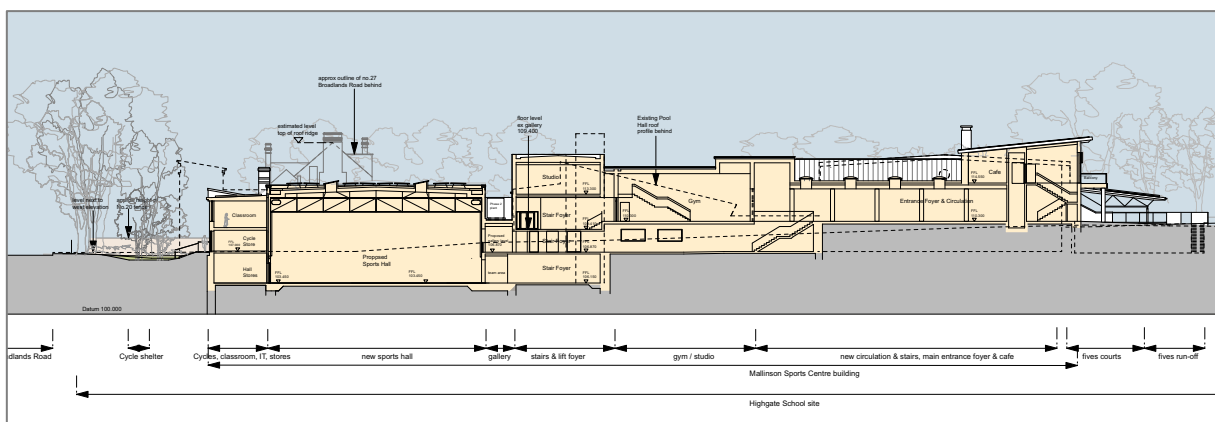
Much design study was carried out to find a location and orientation for the Hall that would preserve all the trees, but due to the extensive number and close spacing of mature trees around the site, there is no other position for the hall that can retain all the trees, so the strategy has been taken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

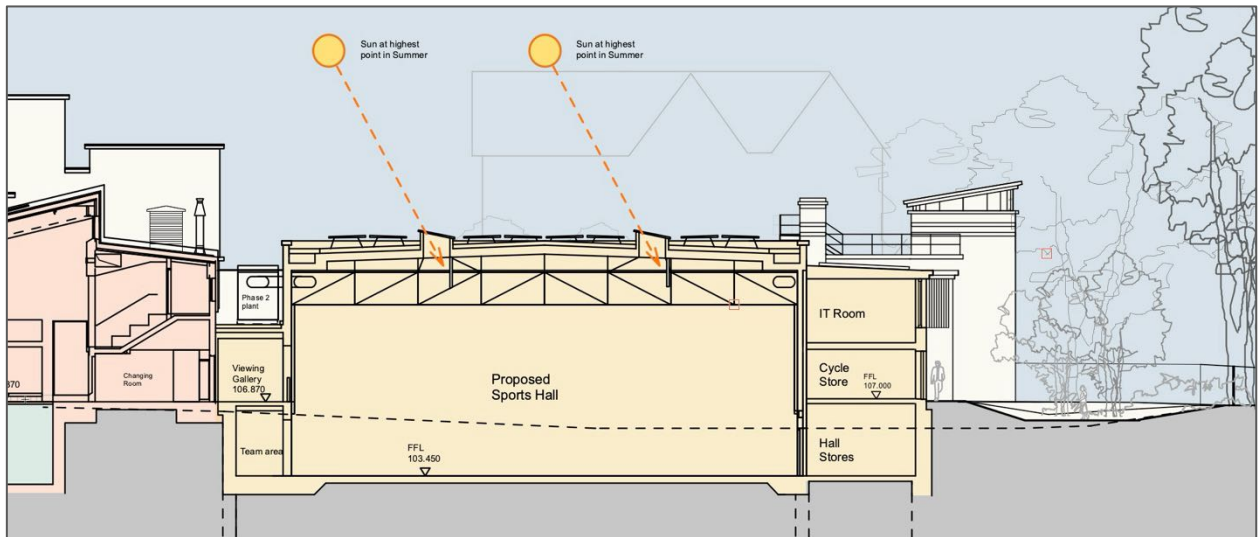
The section shows how the proposals step with the sloping ground to maintain a modest scale and volume, with the north block being lower than the adjacent residential house to the east, and Field House to the west.

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]