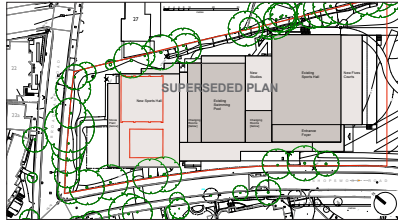


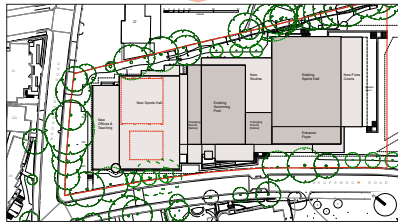
Summary of design development & elevations



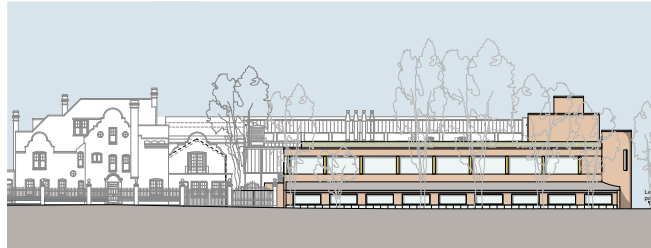
Existing Site Plan



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:

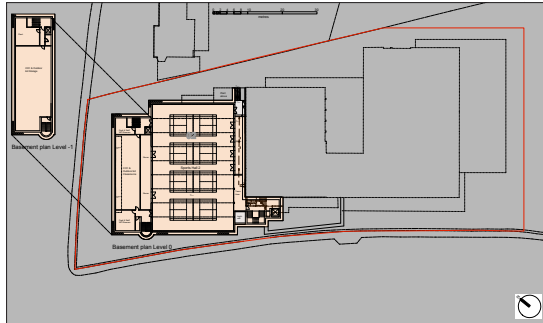
- This design reflects the character of existing buildings in Bishopswood Road and Broadlands Road
- Addition of office and teaching wing at north end reflects a residential scale and character
- Materials and design treatment on main elevations consistent with the surrounding properties
- Green roofs 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

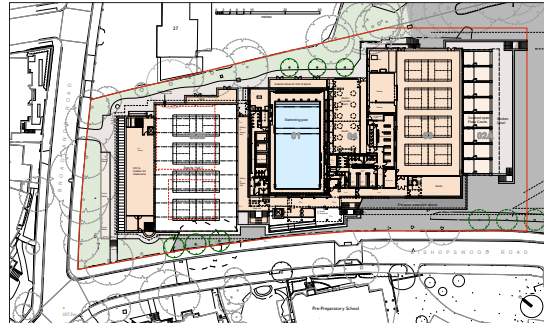
HIGHGATE

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

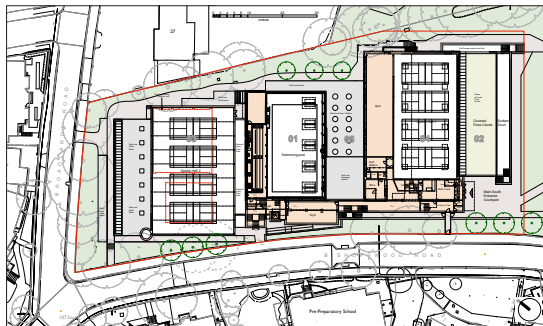
Floor plans of development



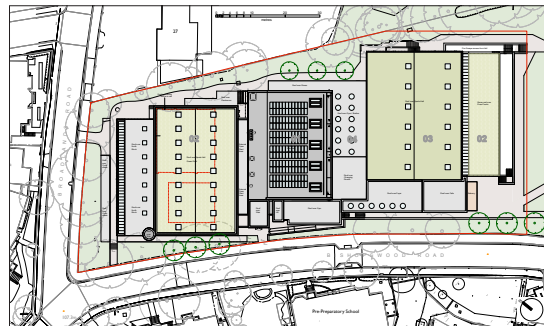
Proposed site plan at Level 0 & -1 [Sports Hall floor level north end of site]



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]



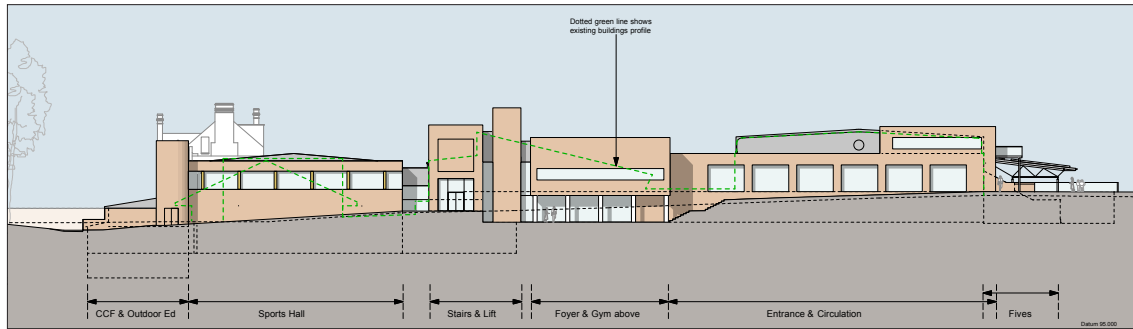
Proposed site plan at Roof level

Highgate School Mallinson Sports Centre Masterplan - Design Development

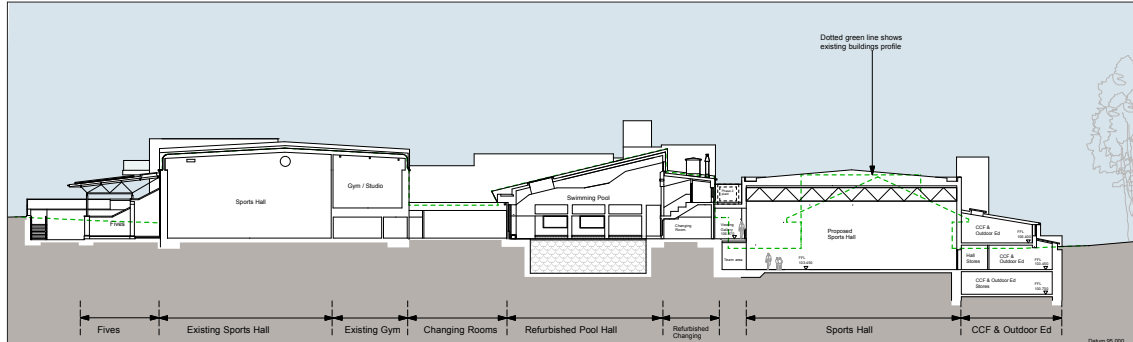
HIGHGATE

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



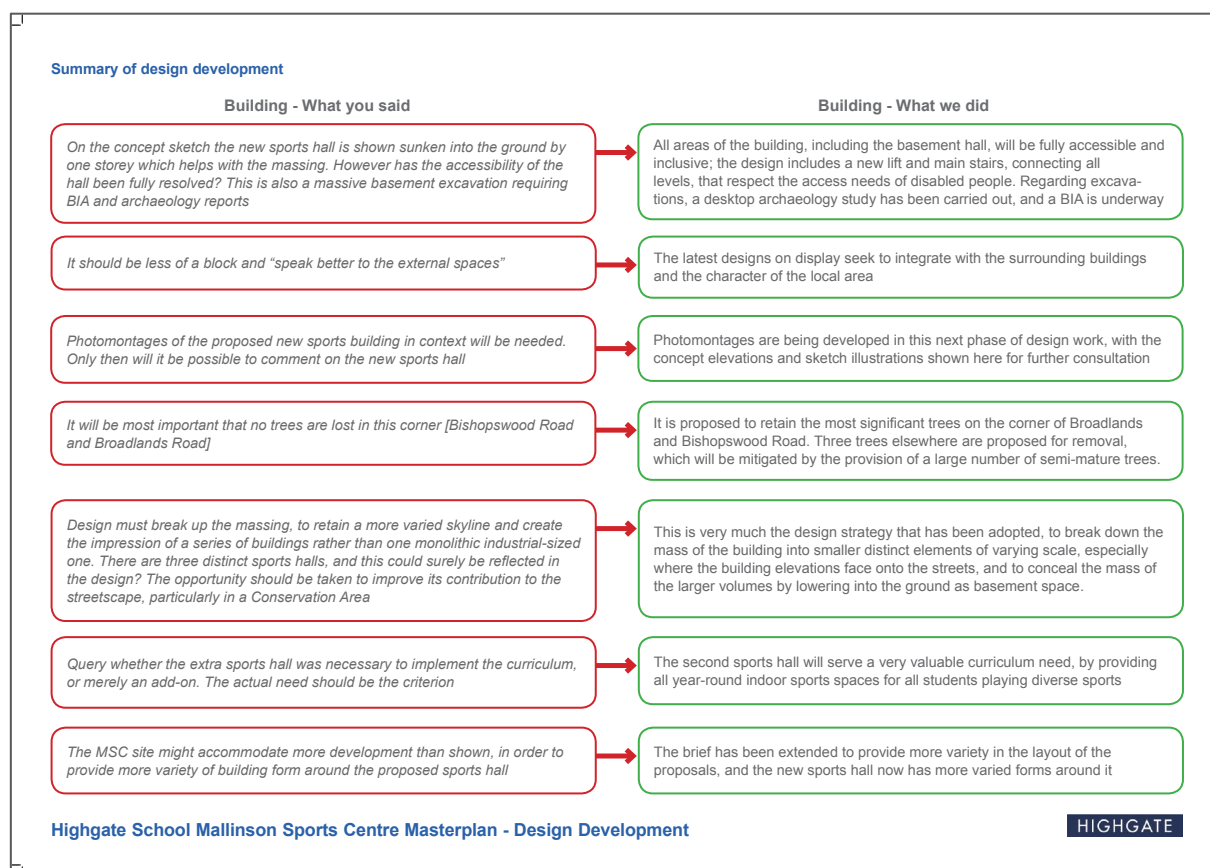
Sketch view from north-east, towards north elevation on Broadlands Road

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:

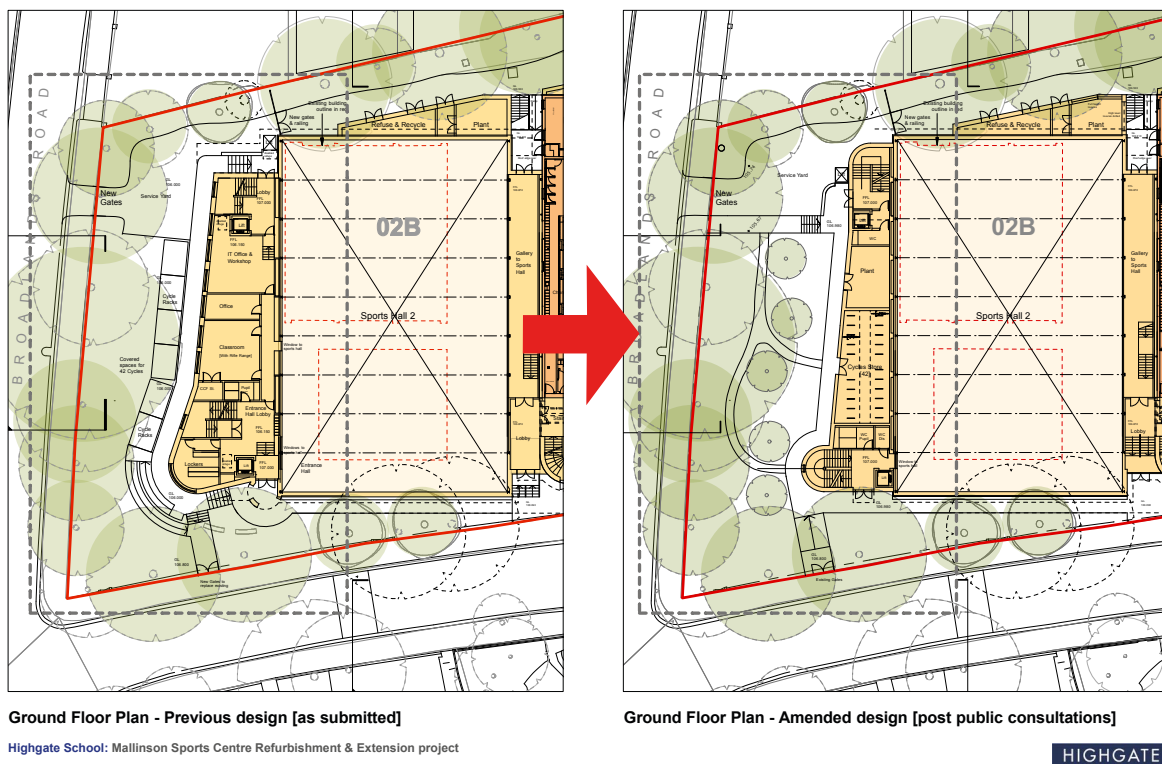
- increase glazing compared to solid wall
- accentuate breaking up of elevation into blocks
- have more visibility into sports centre

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

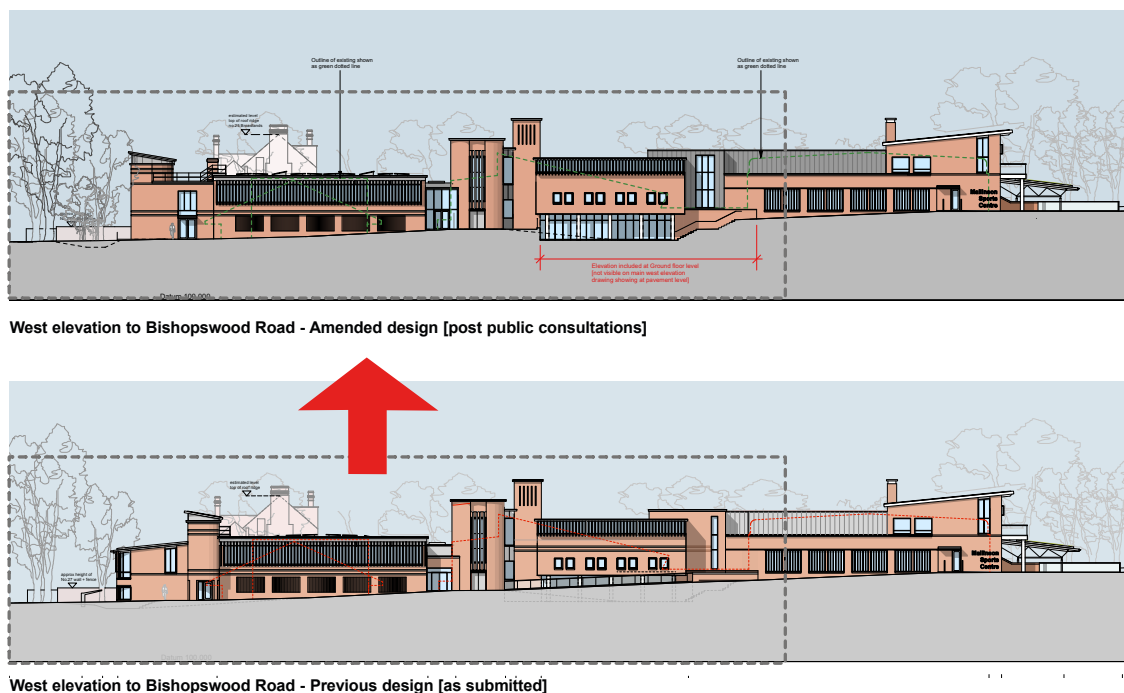
In addition, a revised design was presented with the introduction of two flexible squash courts incorporated into the extension footprint on the east side of the building, meeting the requirements of Sport England to retain facilities for this sport on site. Landscaping proposals were also presented.

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



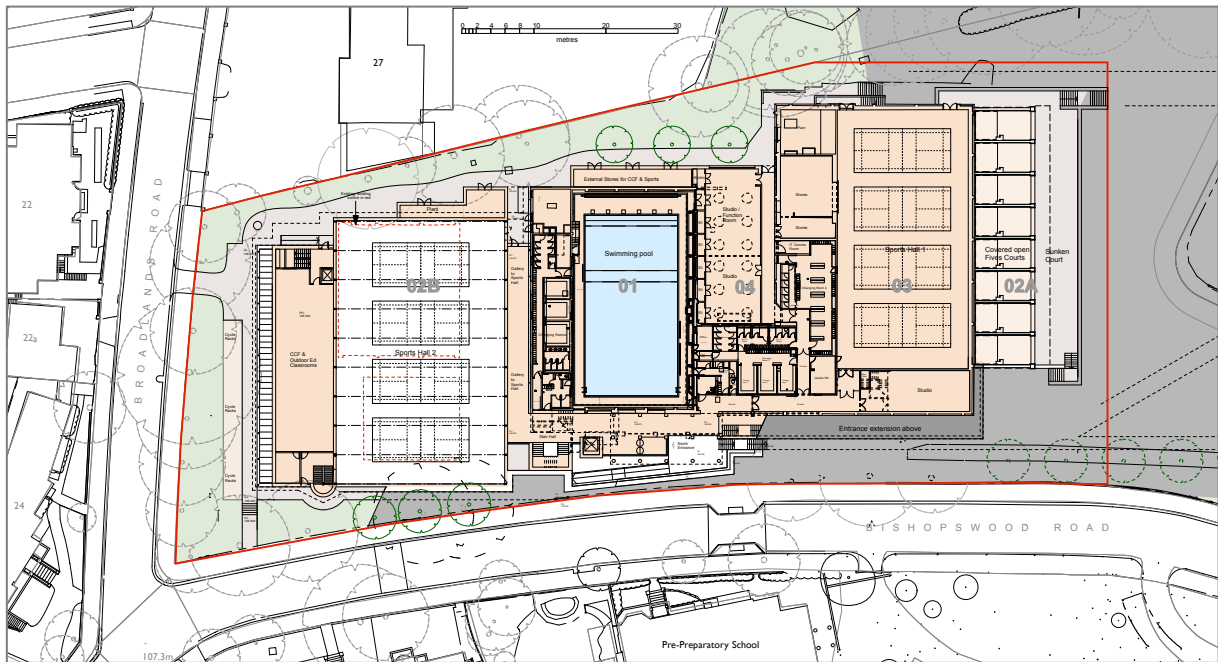
Example of presentation to consultation workshop of changes to west elevation

6.0 Project Development

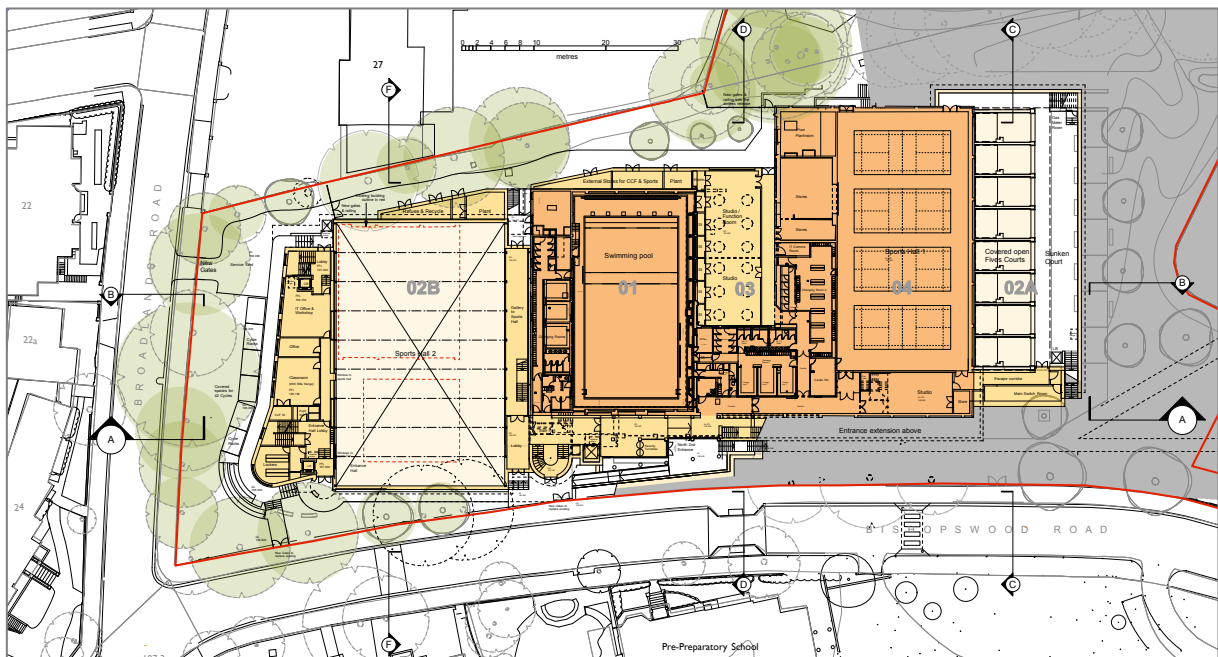
6.0 Project Development

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.

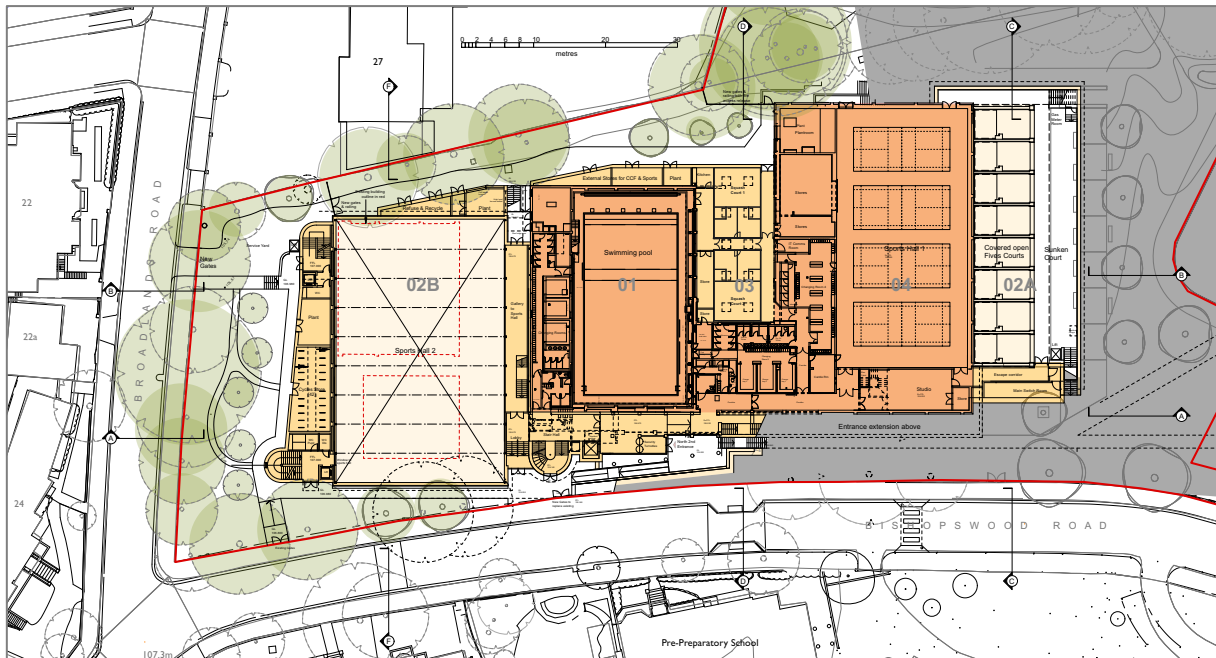


Ground floor plan proposed design November 2018



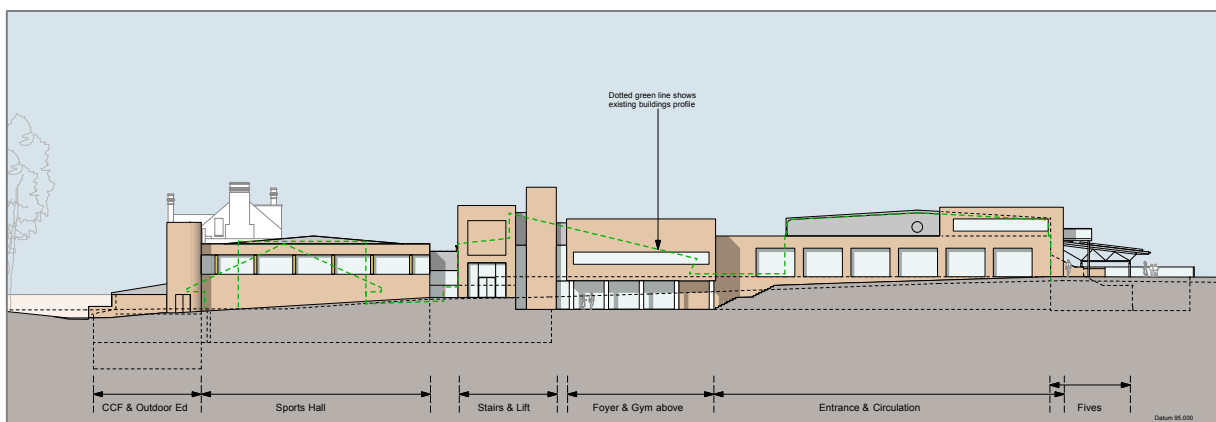
Ground floor plan proposed design November 2022 – refer to project drawings for all details

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