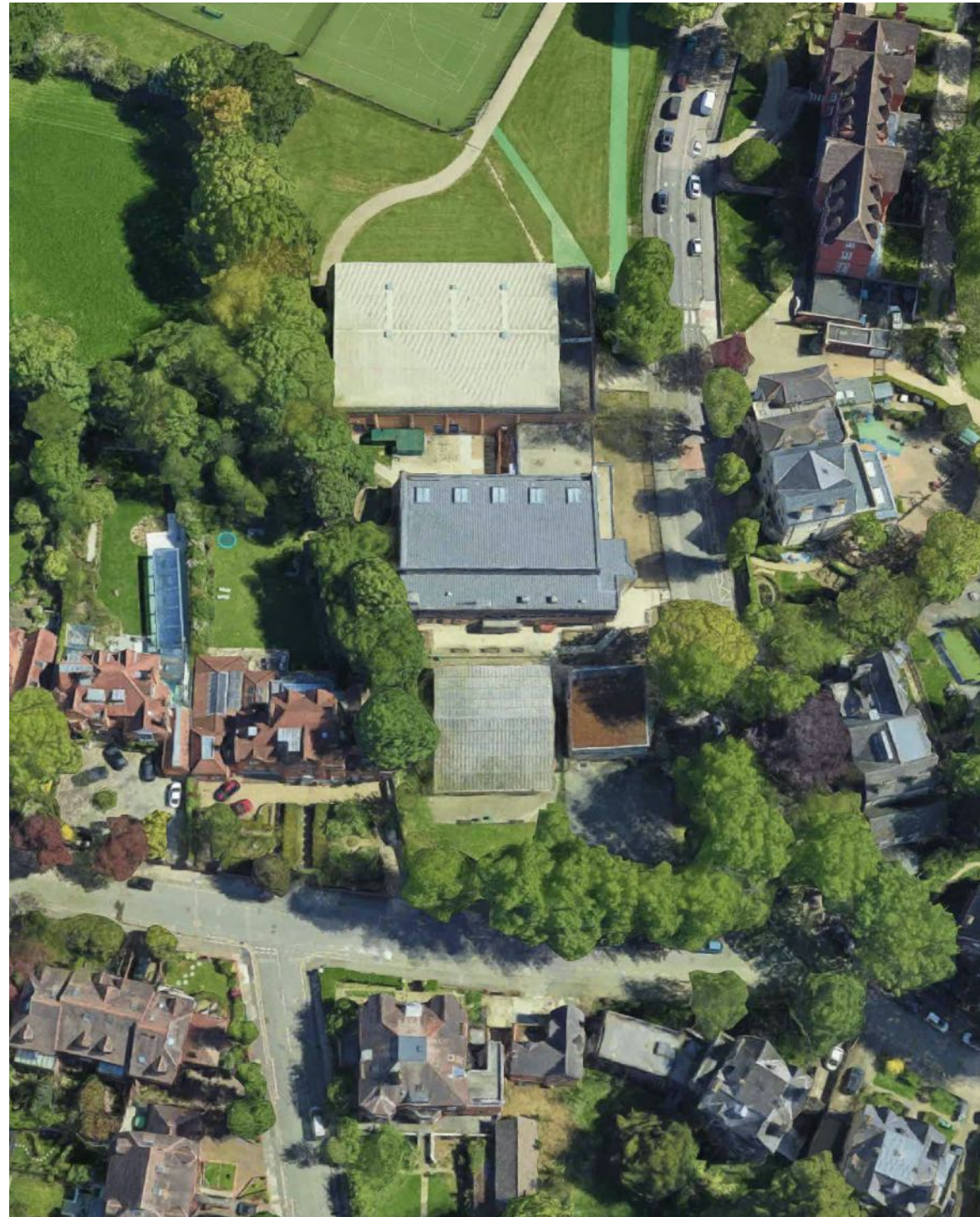




Highgate School

Mallinson Sports Centre MSC 4-Phase project

Planning / Heritage Analysis

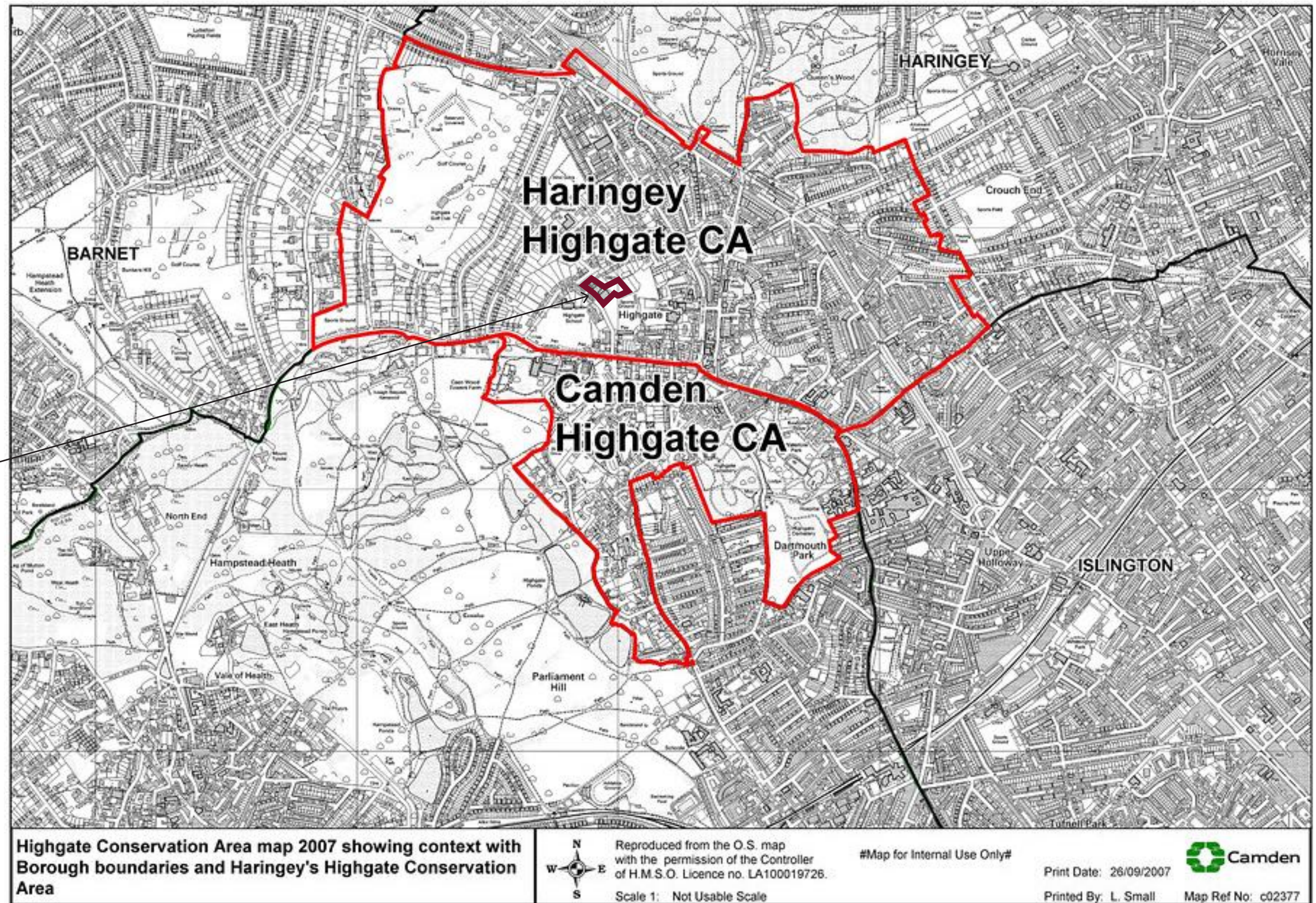
Final - 13/01/2023

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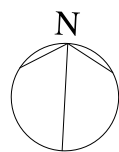
Context analysis: Plans with Local area status & site history

Planning: Highgate Conservation area

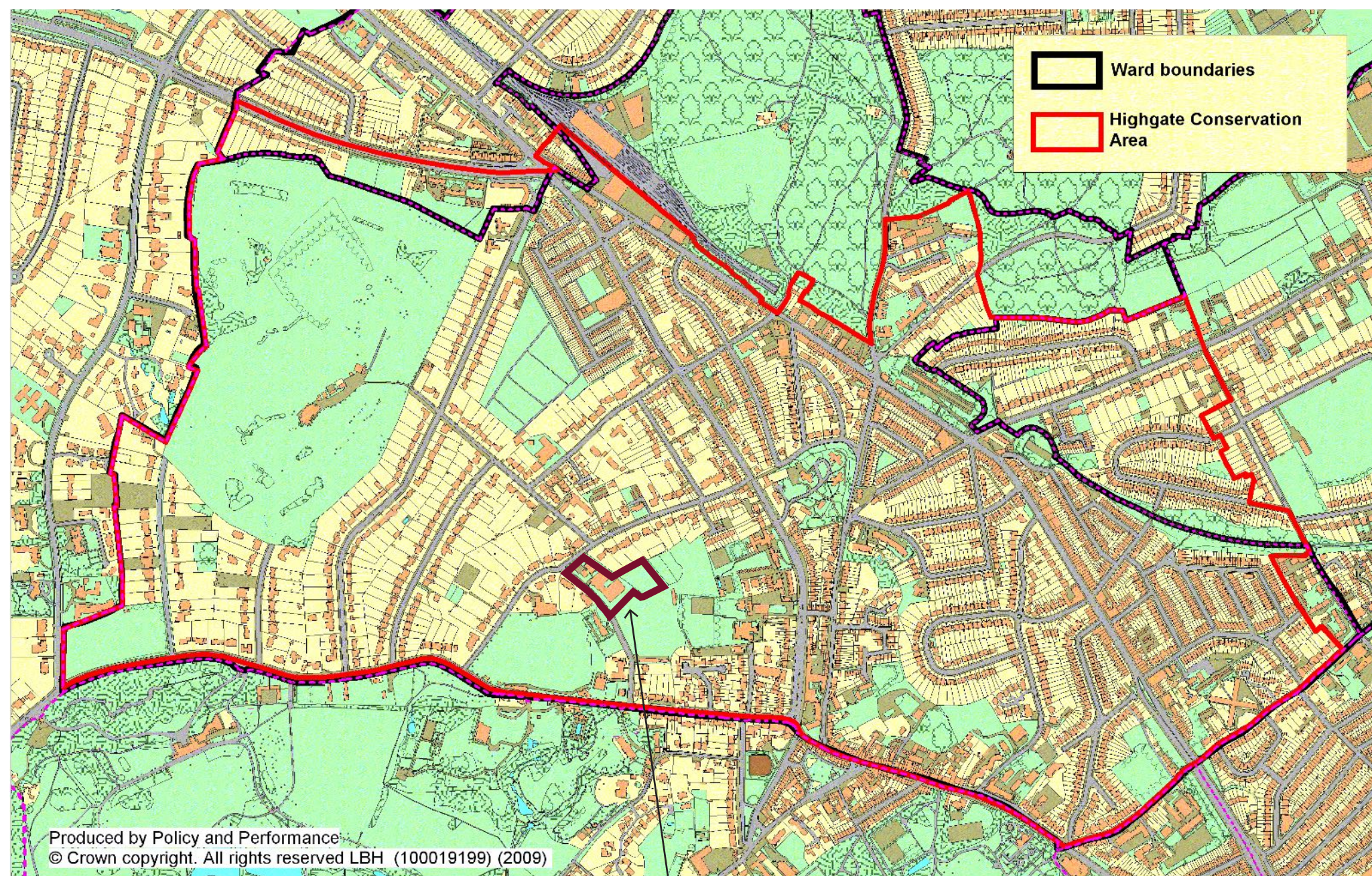


Highgate School Mallinson Sports Centre site shown in magenta line

London Boroughs of Haringey and Camden Conservation Areas plan



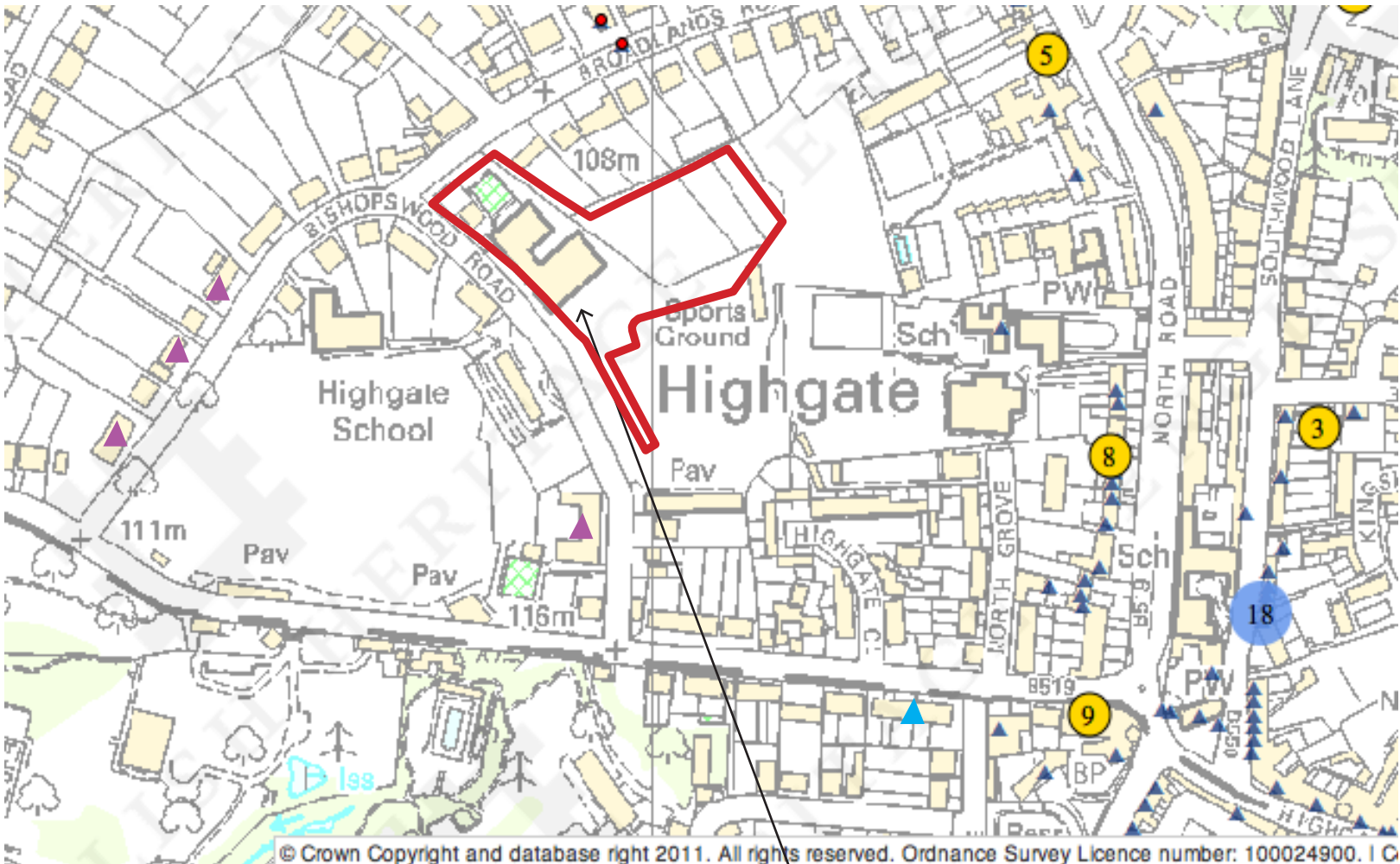
Planning: Highgate Conservation Area in Haringey



Highgate School Mallinson Sports
Centre site shown in magenta line

- Haringey Conservation area
- Many large open spaces
- Tighter urban street patterns adjacent to village, more relaxed around the open spaces of MOL and Broadlands Road
- Importance of relationship between buildings and landscaping

Planning: Listings



Mallinson Sports
Centre site

-  National listing
-  Local listing

No nationally listed buildings in immediate vicinity of Bishopswood Road and MSC site.

Locally listed buildings in immediate vicinity of Bishopswood Road, Broadlands Road and Hampstead Lane according to following register.

REGISTER OF HARINGEY LOCAL LISTED BUILDINGS OF MERIT		
* Denotes inclusion as part of		
	conservation area designation	Various
Register included as part of DoE Listing Submission		11 June 1973
Register updated in Haringey Borough District Plan		1 Sept 1976
Register further reviewed as part of the U. D. P Review		27 January 1997
Designated Sites of Industrial Heritage Interest (GLIAS)		1 May 2004

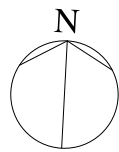
Bishopswood Road, Highgate N6

Nos.16&18	1	25 September 1986*
No.22	1	27 January 1997

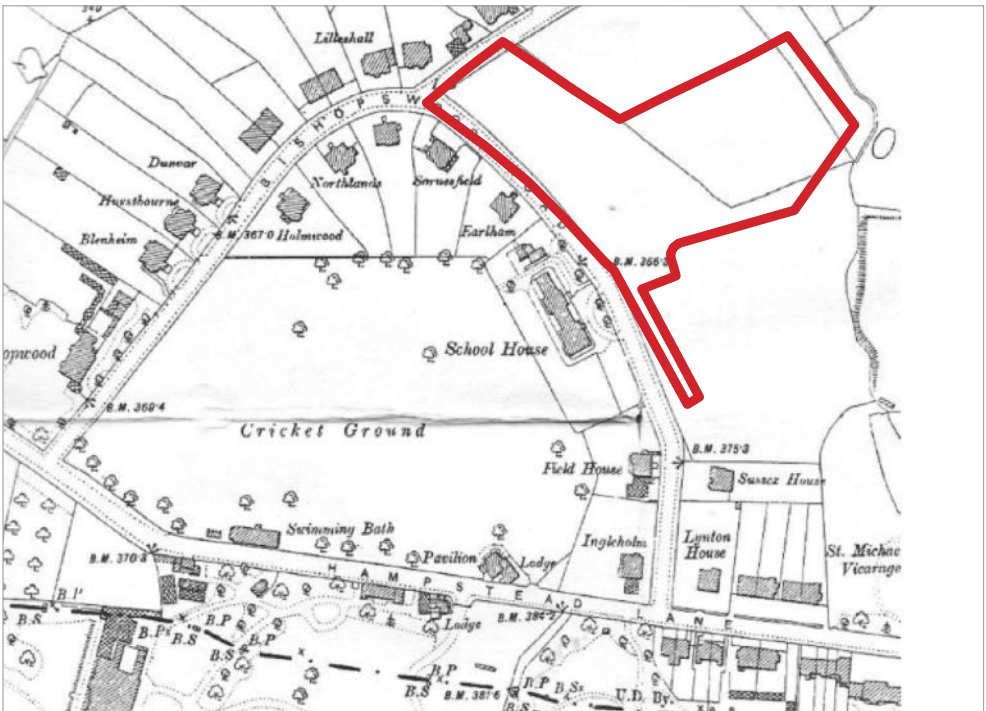
Hampstead Lane, Highgate N6

Parish Marker	1	25 September 1986
Nos. 14 to 22 (even)	1	27 January 1997

Planning: Historic maps comparison



Map of 1869



Map of 1894



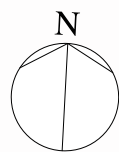
Map of 1913



Map of 2011

- Historical importance of formation of Cricket Ground, shown on earliest map here of 1869, when it was in open country, part of Bishops Land great park
- School began leasing Senior Field in 1847, then acquired this with another 5-acre lot in 1859
- Cricket ground has been the defining space of this neighbourhood ever since
- Street patterns have followed notional edge of Cricket ground
- North and east sides have seen reduction of Cricket ground by development from late 19th C

Context analysis: Plan analysis of site & building characteristics

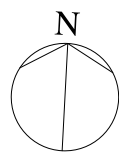


Planning: detailed map

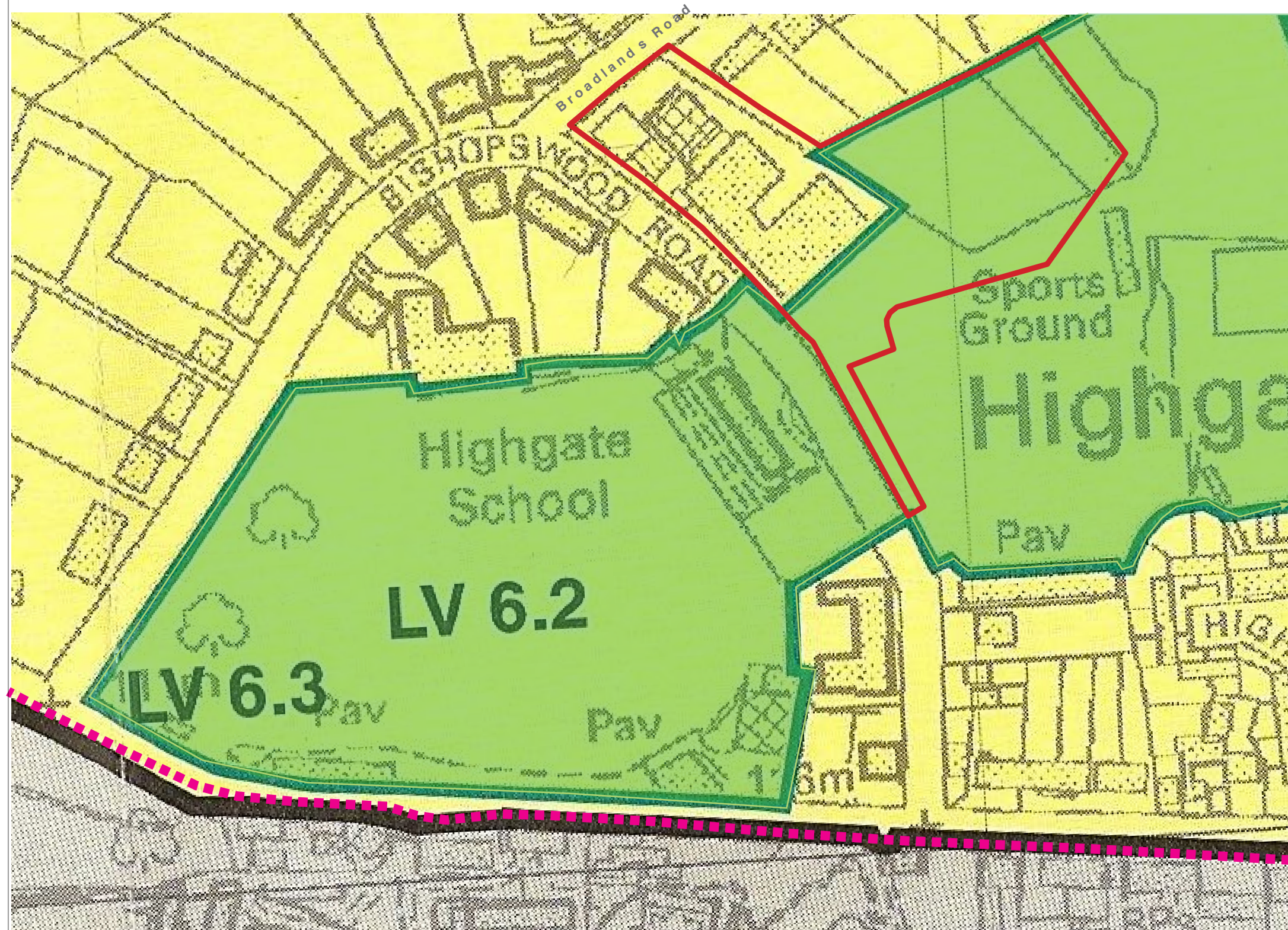


London Borough of Haringey Conservation Areas plan

- Boundary between Haringey and Camden south of Hampstead Lane
- Density of street pattern development along Hampstead Lane from village stops at Bishopswood Road
- Site is outside of urban development from Highgate village [marked by dotted brown line], in more suburban area of Bishopswood Road and Broadlands Road



Planning: MOL detail plan

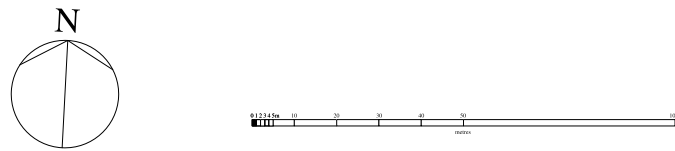


SCHEDULE 9: GREEN BELT AND METROPOLITAN OPEN LAND (POLICY OS1)

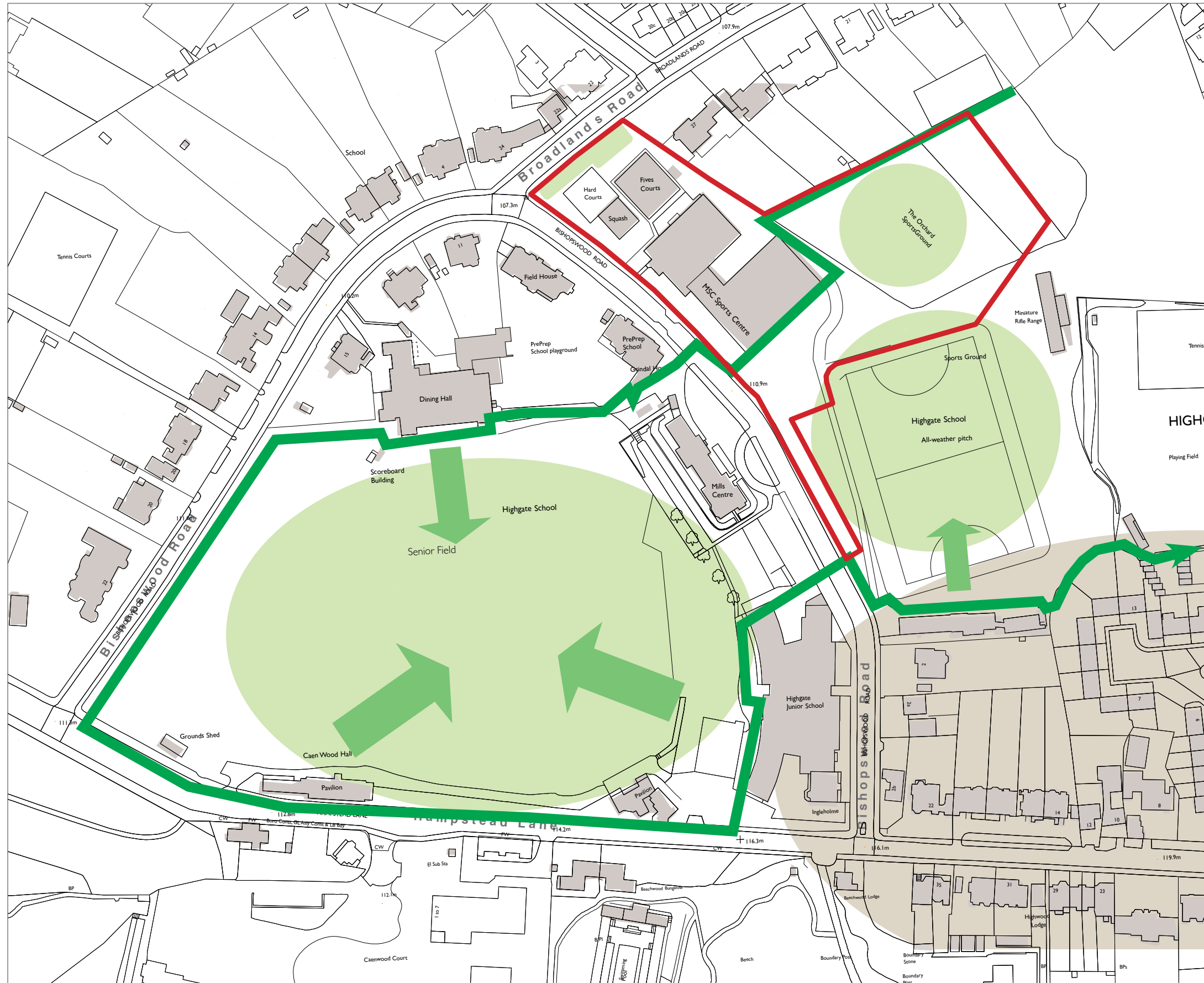
12. Highgate School Playing Fields N6

17. Highgate School Sports Ground N6

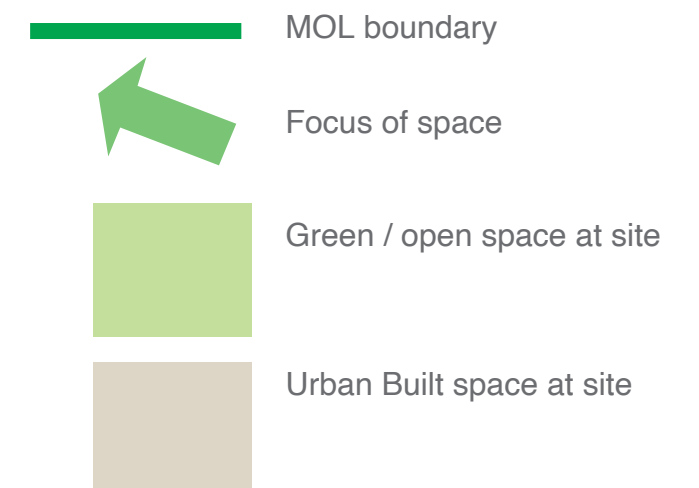
London Borough of Haringey Metropolitan Open Land plan

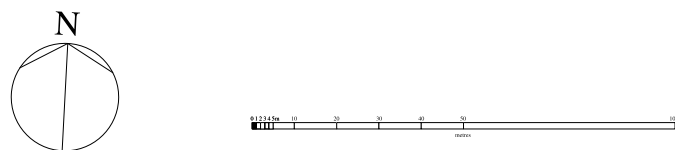


Planning: MOL analysis for site

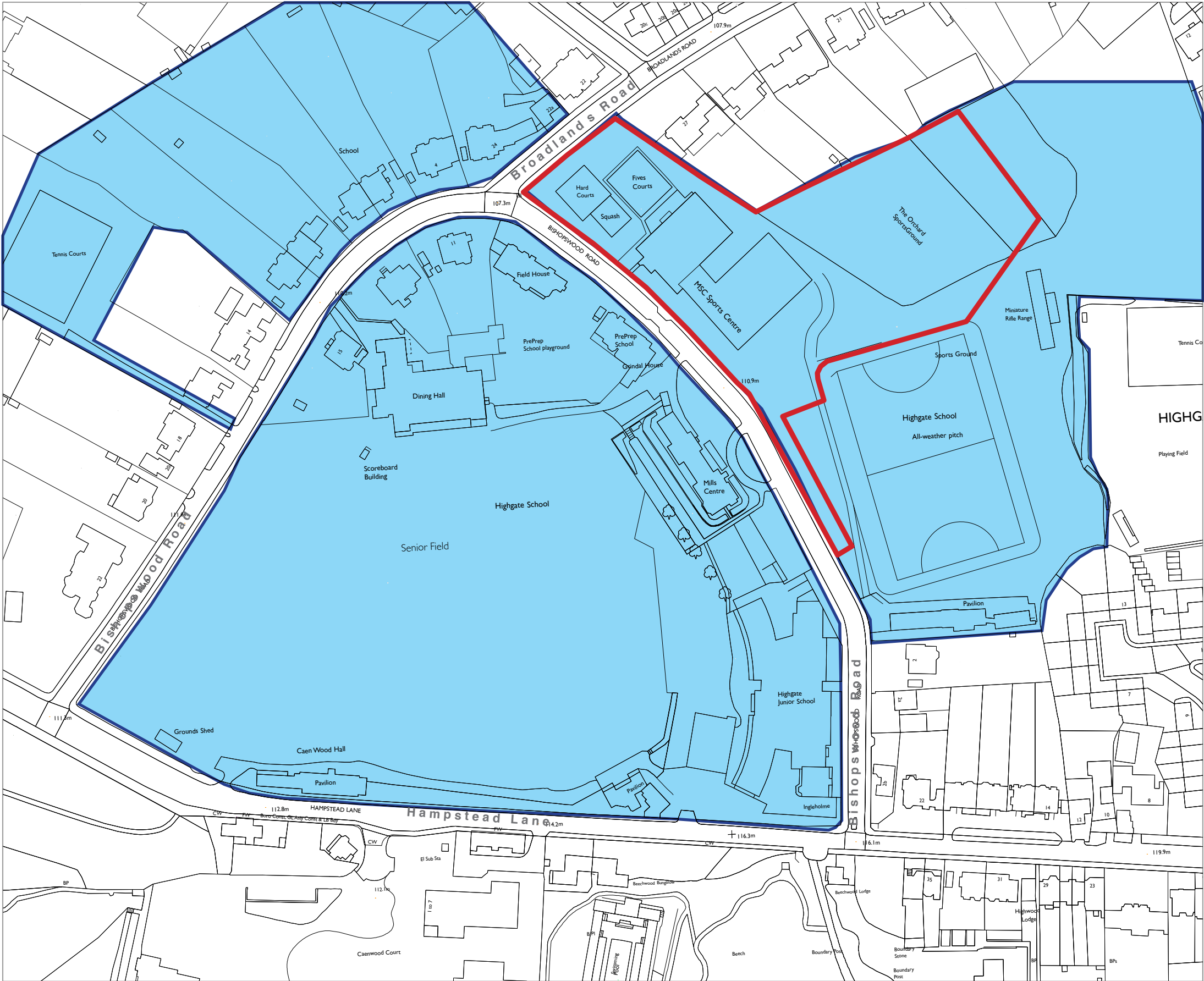


- MSC lies completely outside the MOL but south and east face are on or close to the boundary
- Buildings within MOL include the Mills Centre and Rifle Range
- Importance of the relationship between MOL and buildings that form its edges

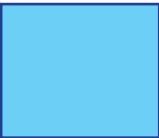


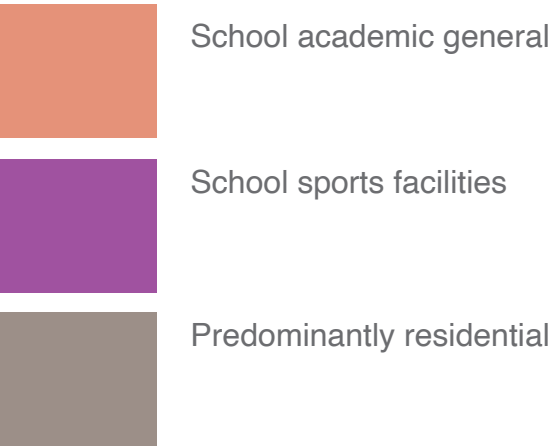


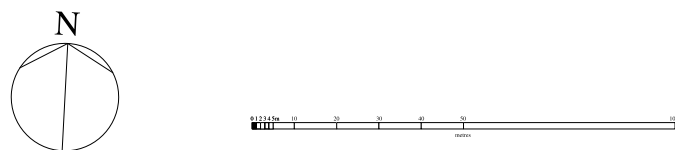
Context analysis: Highgate School ownership



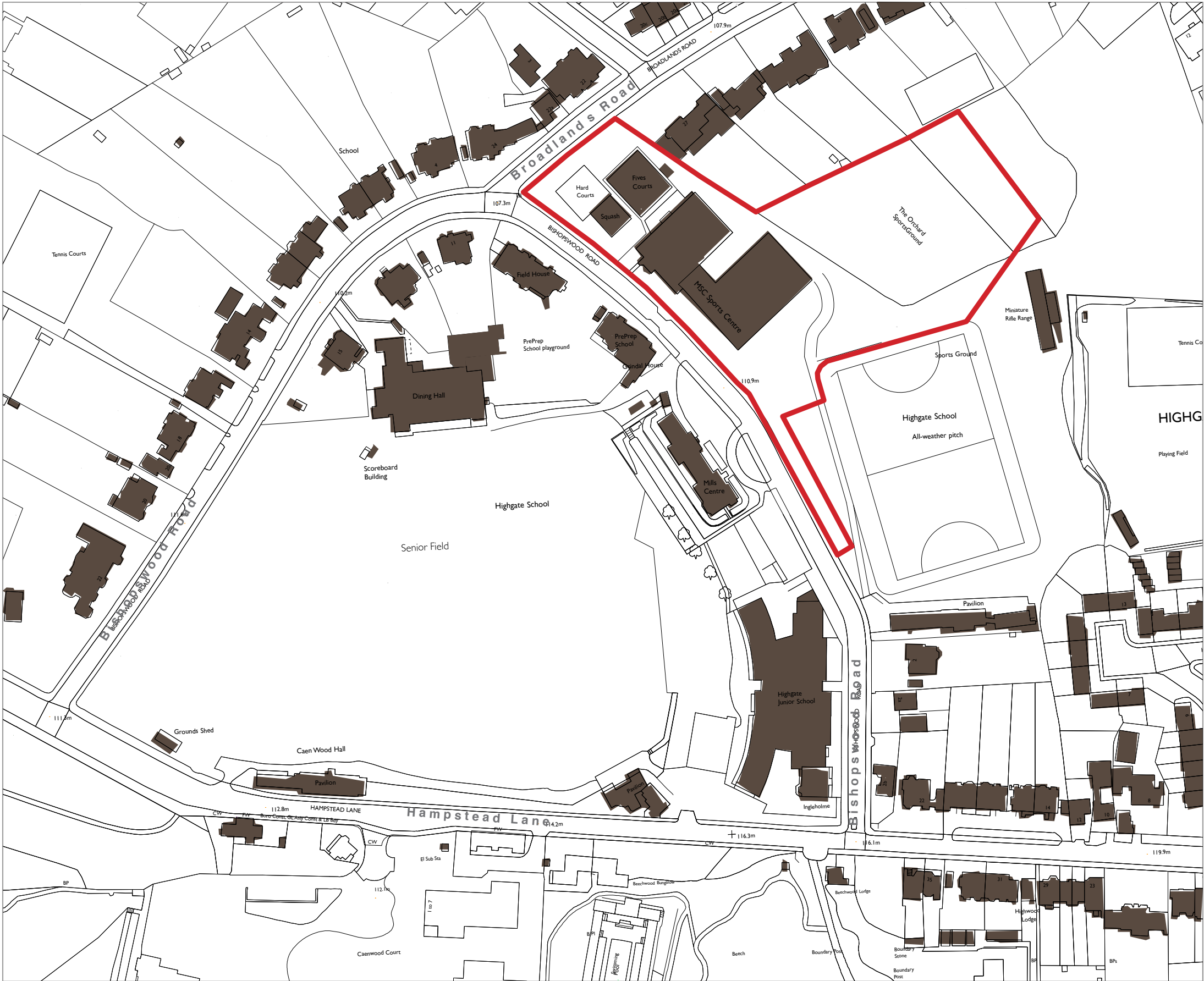
- Highgate School facilities on areas marked include:
 - Junior School
 - Dining Hall & kitchens
 - Mills Centre Art & Design
 - Pre-Preparatory School
 - Offices
 - Residences
 - CCF base
 - Mallinson Sports Centre
 - Richards Music building
 - Sports pavilion
 - Caen Wood hall & changing
 - MUGA all weather pitch
 - Sports grounds and pitches

 Land in Highgate School ownership

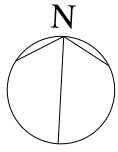




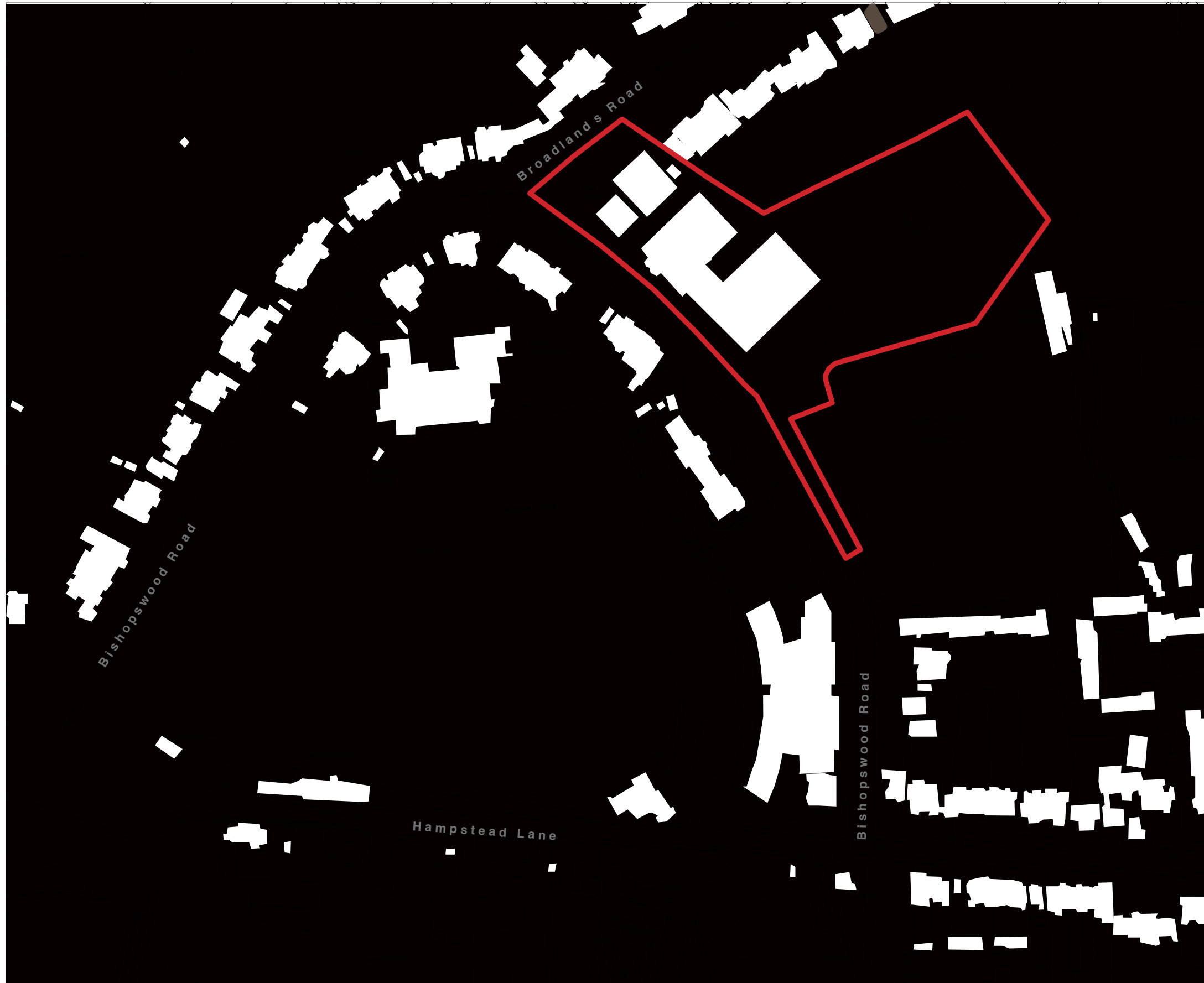
Context analysis: Built form

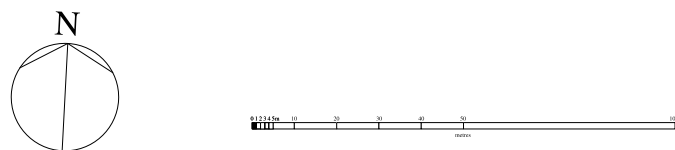


- Dense terrace or narrow plots define Hampstead Lane west from village
- Two villas mark end of this development westwards
- Buildings around Senior Field more dispersed, larger buildings
- Buildings west of Senior Field larger villas in sizeable plots

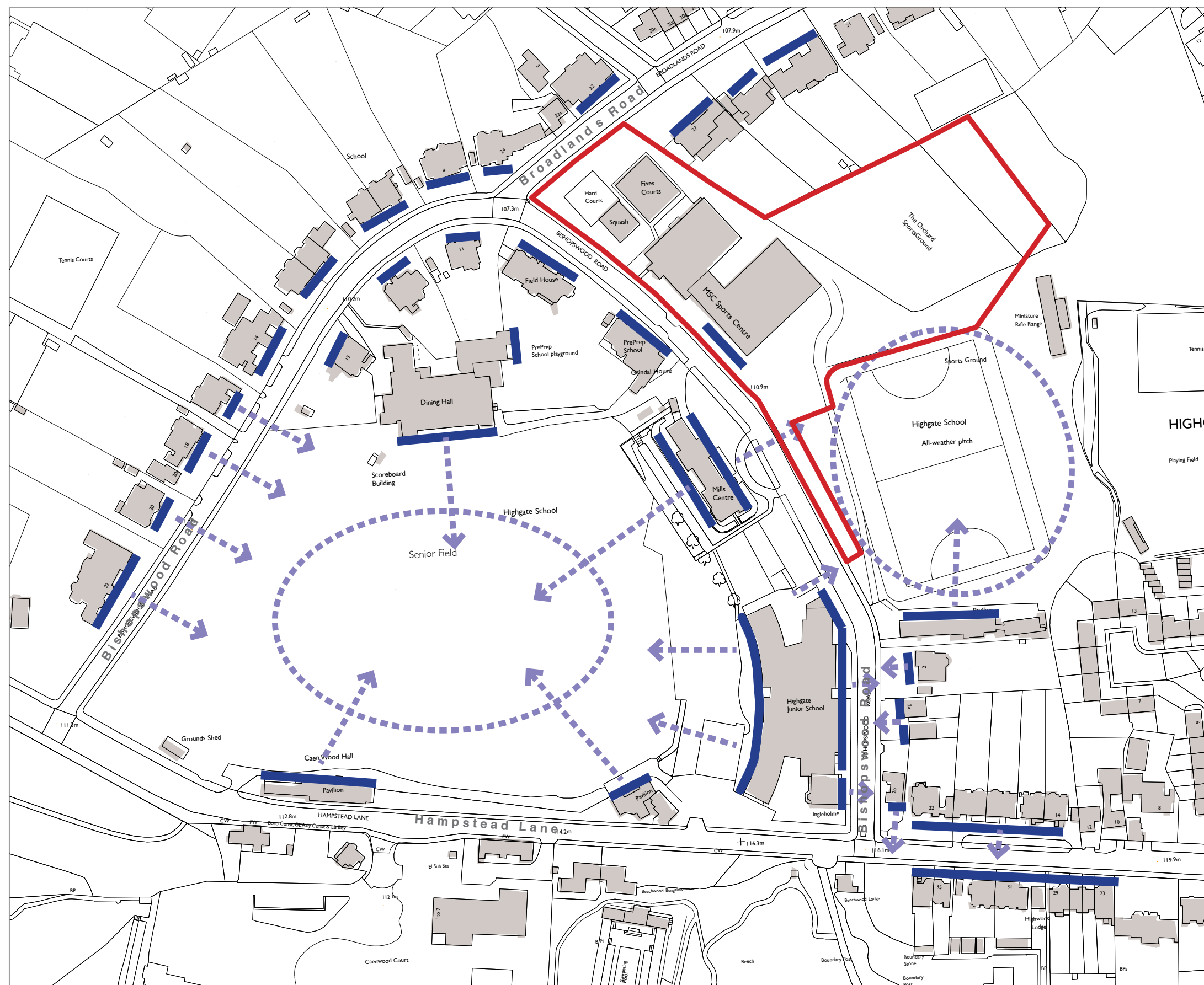


Context analysis: Nolli negative space plan



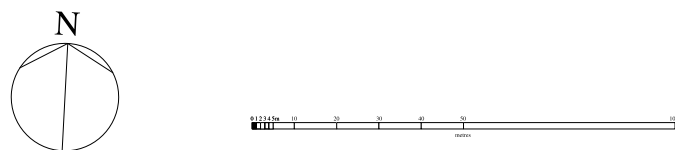


Context analysis: Frontage & focus

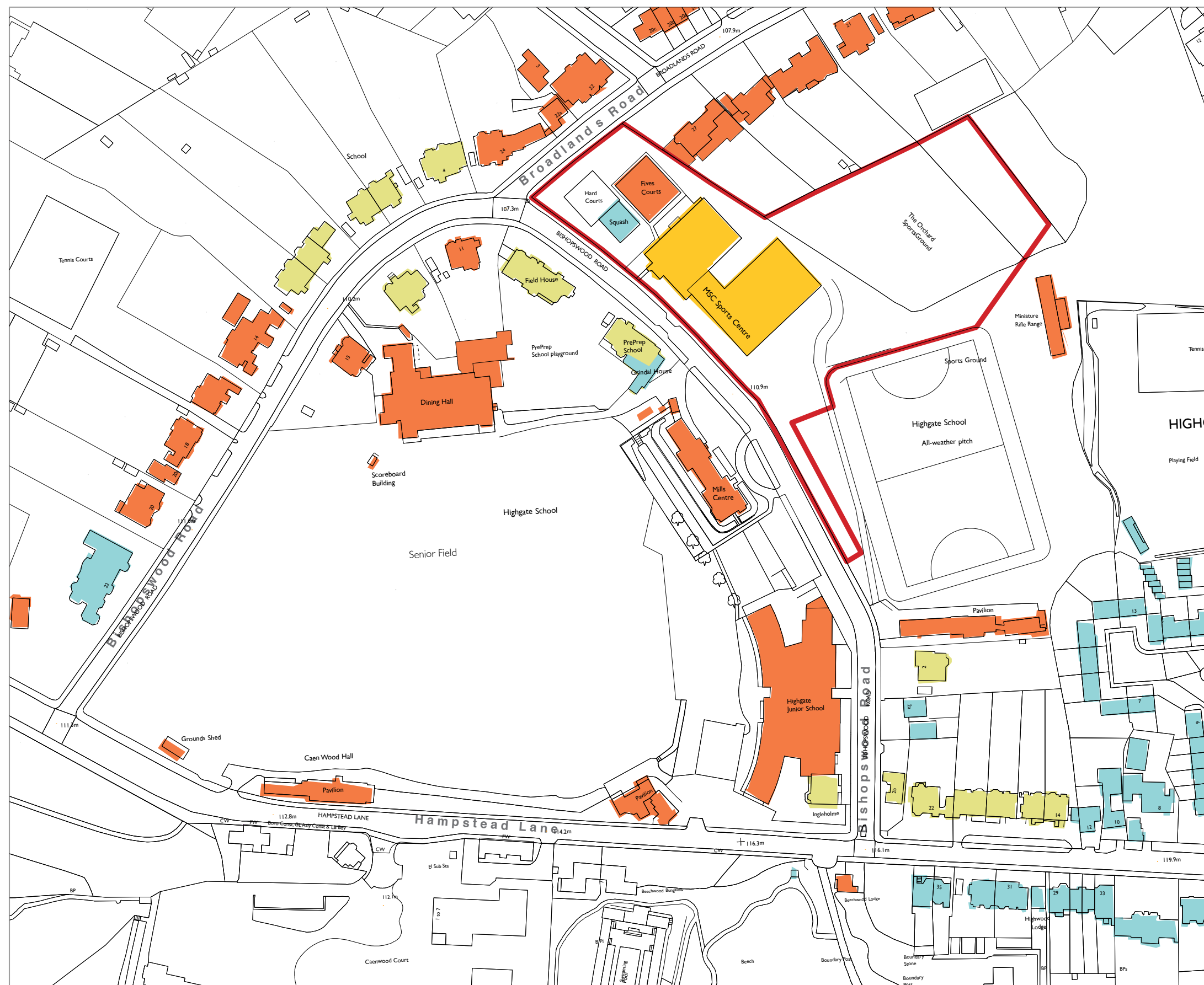


- Senior Field space reinforced by buildings on west side, and by Dining Hall, Mills Centre, Pavilion and Caen Wood Hall
- Junior School and Ingleholme front on to Bishopswood Road, and Senior Field

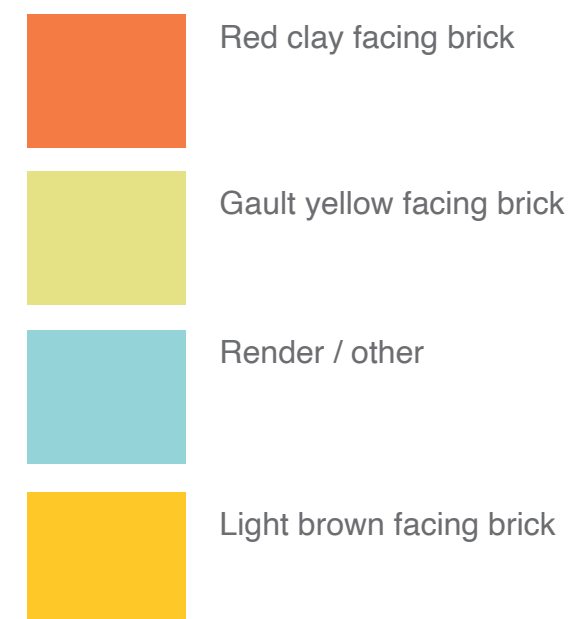
-  Space defining frontage
-  Focus of frontage

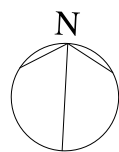


Context analysis: Materiality/wall facings

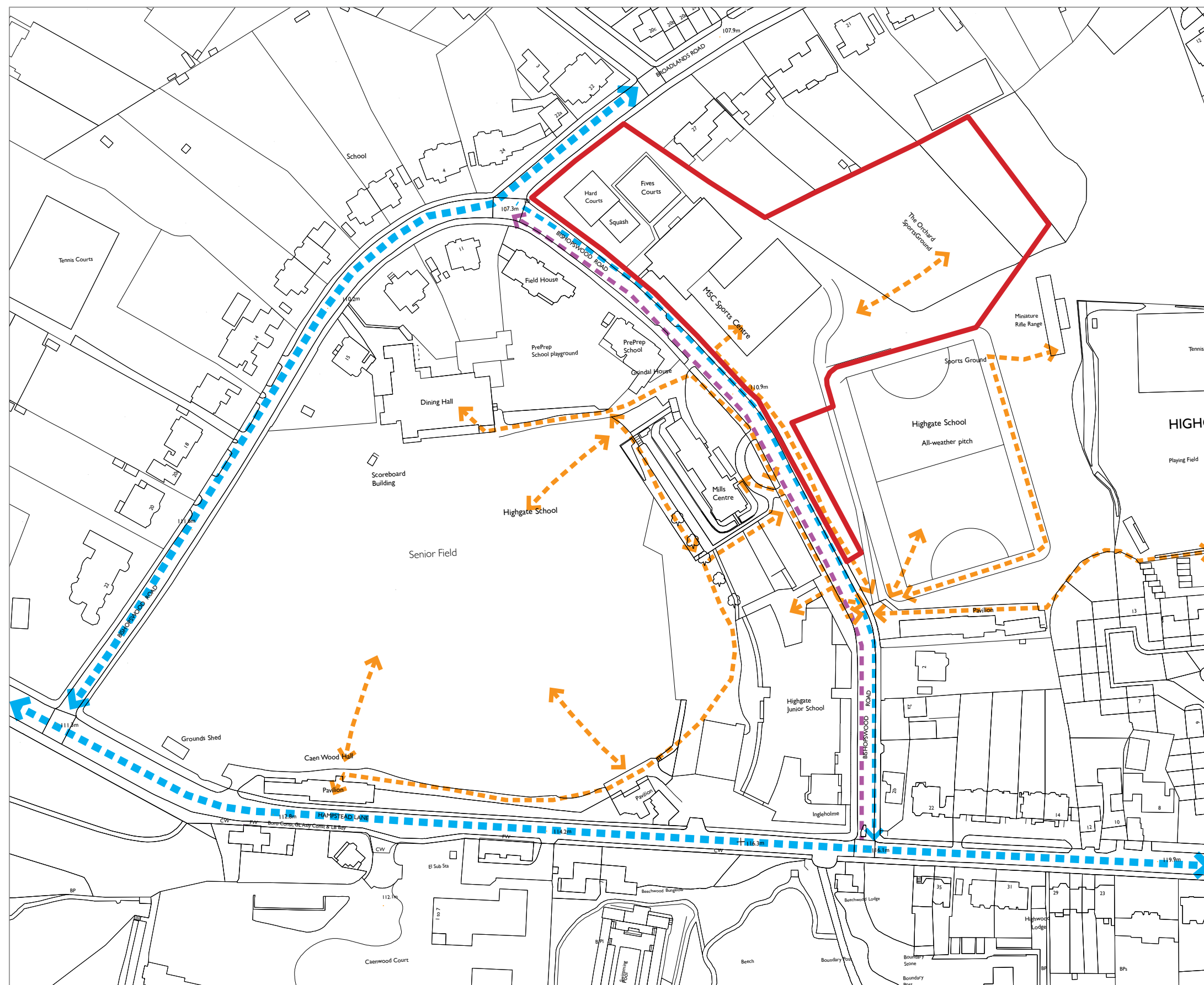


- Most of the Highgate School buildings are faced in red brick, with some portland stone
- In Bishopswood Road and Broadlands Road the predominant material is brick, both red brick and gault yellow brick



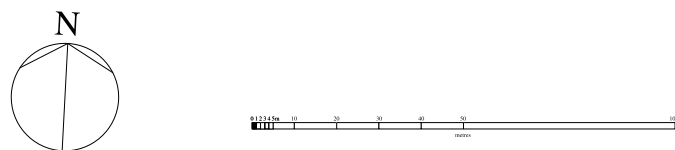


Context analysis: Vehicle & school pupil access



- Bishopswood Road is 2-way on west side, but 1-way heading south on east side.
- Cycle way on east side
Bishopswood Road heading north
- School pupil movement from east [Senior School site] towards main all-School facilities
- School pupil movement between main sports, Art & DT and Dining Hall facilities

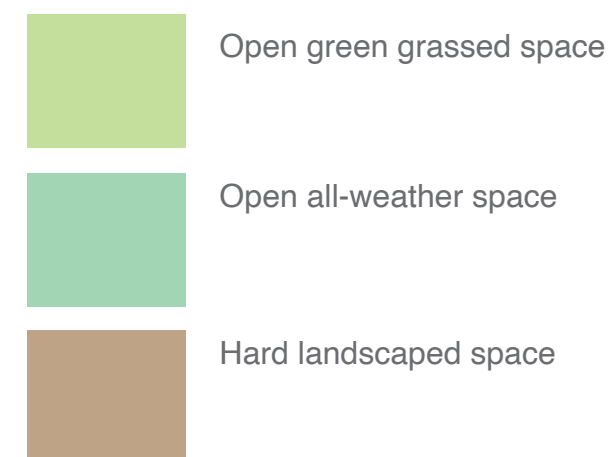
- ← - - - - - → School pupil pedestrian movement
- ← - - - - - → Vehicle routes
- ← - - - - - → Cycle designated route

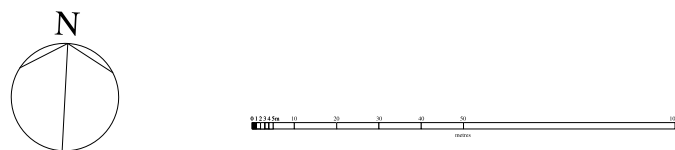


Context analysis: Open green space

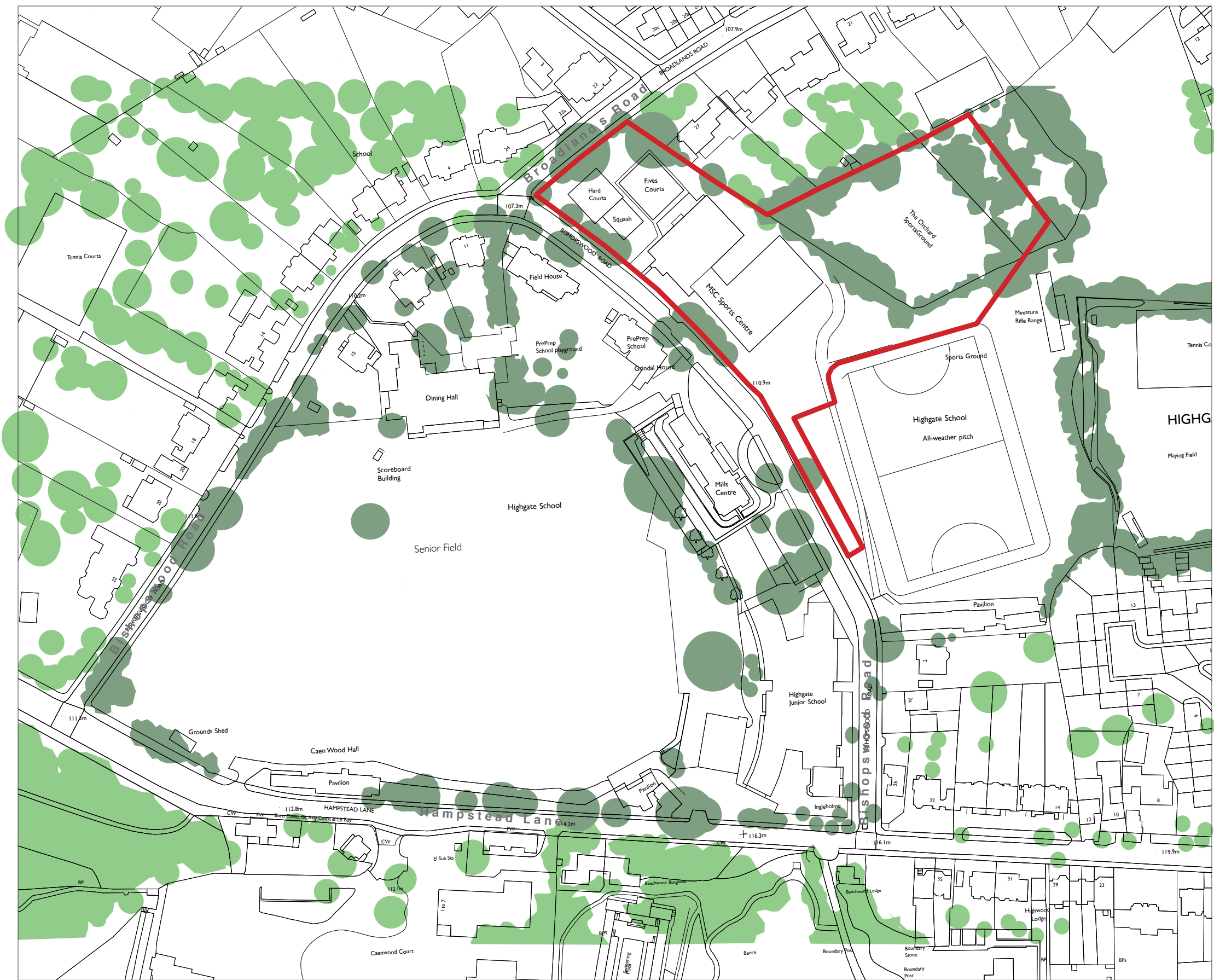


- Mainly grassed sports areas, with some all-weather green pitches
- Sweep of green space across Bishopswood Road at Mills Centre
- Areas of open hard landscape, in particular Junior School play areas and games court on north side of MSC
- Residential gardens vary between hard standing and soft landscape





Context analysis: Trees



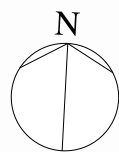
- Significant tree planting within the neighbourhood
- Includes large proportion of mature trees
- Refer to Tree Survey for condition of trees on MSC site and assessment of tree quality
- On MSC site, trees are all on perimeter boundary on west, north and east sides



Trees on School land accurately surveyed



Other trees in neighbourhood from aerial photograph



Context analysis: Surface Water flood risk



- Environment Agency flood map for surface water
- Significant risk of flooding at north and east side of site
- Measures required in the design to mitigate this

● High ● Medium ● Low ○ Very low



Context analysis: Aerial photograph



Context analysis: Photographs of context and themes

Context analysis: Suburban setting Broadlands Road 1



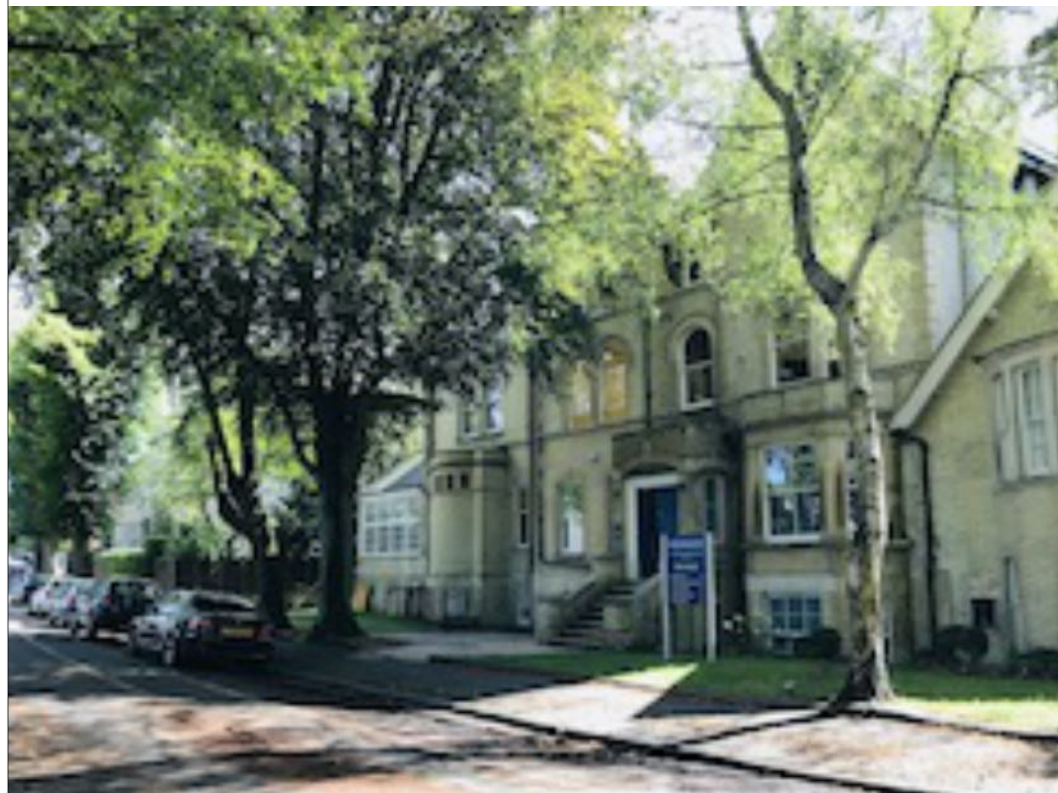
- Predominance of detached red brick houses, early C20th heritage
- Key characteristics are :
 - Asymmetrical composition
 - Picturesque
 - Strong roof forms and chimneys
 - Red brick and clay tiles
 - Generous front gardens
- Scape of windows and other timber elements
- Strong boundary elements: walls, railings, piers

Context analysis: Suburban setting Broadlands Road 2



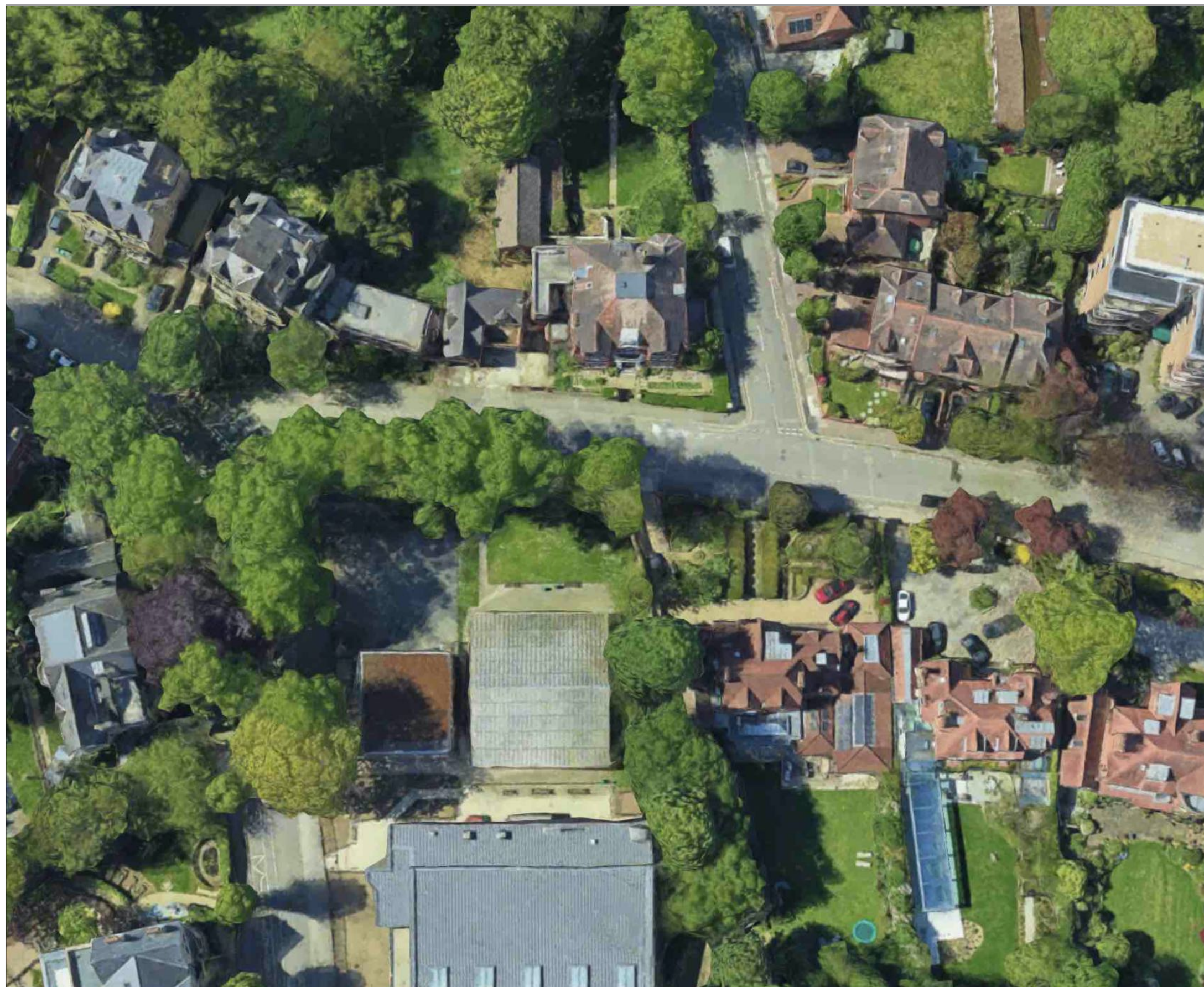
- Edge of site characterised by close spacing of mature trees
- Traditional railings
- Views between trees to spaces beyond
- Currently north side open space is part hard court, part grass
- Gwen Sim building directly Opposite, red brick building
- Note ground level of site is lower by approximately 2 metres

Context analysis: Suburban setting Bishopswood Road



- North side of Bishopswood Road, west section comprises gault yellow brick Victorian villas
- Further west the new large “villas” are red brick and deep plan
- This local section of street is considered to be a sub-area of interest
- This group includes Field House and Grindell House, on west side
- Streets are lined with mature trees

Context analysis: Suburban setting north end of site



- The site is considered to sit within the Broadlands Road
- However as a large School building it is most closely linked back to the sports pitches
- The strong perimeter mature tree line is very apparent
- The building line on the south side of Broadlands is not a strong Constraint due to the curving road
- The site marks a significant end to the road at the key junction
- Note that the existing buildings only loosely follow the curve of the streets, maintaining geometric rigour on their own plots

Context analysis: Suburban setting steet views



- Leafy mature trees, the gradual fall of Broadlands Road towards the junction
- Green front gardens, hedgerows
- Predominantly red brick houses
- Generous width of road and openness
- From east, School Site is concealed until arriving at No.27
- From west, villas on north side are consistent and matching in gault yellow brick, but no.11 breaks that
- Not the same extent of trees on the north side

Context analysis: Bishopswood Road Area character

Character of Bishopswood Road area within Highgate Conservation Area, and relationship to Highgate School campus as a whole

“The character of the buildings along Bishopswood Road, particularly those on the west side, in this part of the Highgate Conservation Area, is predominantly large detached and semi-detached brick-built Victorian villas built between 1872-1890 for family-with-servants occupation.

Unfortunately the nineteenth century District Surveyors’ returns, which might have provided the names of architects and builders of the houses, have not survived. Many of the houses are in their original state externally, except for a number of garages added in the inter-war period (in 1935 garages were added to nos 20, 4, 3, 7; in 1937, an application to build a store for Highgate Playing Fields by C Lake for the Governors of the school was approved.

Alterations - not specified, but presumably for use by the school - were carried out at Ingleholme, Bishopswood Road in 1937. No 10 Bishopswood Road was added to by CWB Boswell, and a new garage built at no 8 in 1938).” **

As the road curves round from west to east, the number of villas diminishes – some have been demolished and early twentieth-century purpose-built school buildings have been built on the edge of the playing field. The playing fields, although not usually accessible to the public, nevertheless provide a green open space and visual amenity for the residents. The Victorian villas coexist well with the later school buildings, as there are decent gaps between them.

On the north-western part of Bishopswood Road, the Victorian Gault yellow villas give way to red brick villas in Broadlands Road at one end, and to modern red brick residential blocks at the other end.

The School’s purpose built buildings [not those that have been converted from Victorian villas] are all in red brick with elements of portland stone, including the new Junior School, the RMC building, the Mills Centre [formerly Schoolhouse], the substation. This is very much in accord with the characteristic Highgate School buildings up at the ‘Island site’ on North Road, where all the buildings are in red brick, including the historic listed Chapel and ‘Big School’ - such that it is fair to note that red brick is the predominant theme of Highgate School buildings. This is being maintained in the current designs for the Science building extension and the Dyne house alterations and extensions.

*** Extract from [“Significance Assessment - Highgate School buildings in Bishopswood Road” by Architectural History Practice]*

Context analysis: Summary

Context analysis: Summary points

- 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
- 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
- The swimming pool was constructed in 1970, and the sports hall and entrance 10 years later. The fives building pre-dates this, probably early C20th, and the squash court is thought to be from 1980's.
- There are no listed buildings in this area, but the grouping of similar Victorian villas is considered a sub-area of interest
- The existing MSC buildings are considered to have a negative impact on the area, so are not protected
- 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.
- 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 storey, 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