

Highgate School Supplementary Planning Document



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FOREWORD

Councillor White, Portfolio Holder for Planning and Corporate Services



- 1.1 The Council has developed this SPD in partnership with Highgate School, to help give more certainty to the local community about future development in the School's estate. It is important to recognise that the School's historic and contemporary buildings make a significant positive contribution to the built environment of the village. The SPD seeks to ensure that the School, in keeping with its past, continues to show great sensitivity in the conservation, repair and enhancement of its built heritage and in its approach to new buildings. It is also important that the School environment is accessible and environmentally sustainable, and this SPD sets the framework for doing so.

Purpose of the SPD

- 2.1 The Haringey Local Plan identifies Highgate School as Site Allocation SA41 in its Site Allocations DPD which was adopted in July 2017. The Site Allocation policy states that *'the Council will work in conjunction with the School to prepare and bring forward a Supplementary Planning Document (SPD) which appropriately manages the future developments on this landholding'*.
- 2.2 Supplementary Planning Documents are defined in Annex 2 of the National Planning Policy Framework (February 2019) as *'documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issue, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan'*.
- 2.3 The Haringey Local Plan and the London Plan form the Statutory Development Plan for Haringey together with the Highgate Neighbourhood Plan which applies to the Highgate ward (as well as part of Highgate falling within the London Borough of Camden).
- 2.4 This SPD has been developed by Highgate School and Haringey Council in partnership. The Council recognises that Highgate School is an integral part of the overall character of Highgate, with an established global profile that promotes and enhances the image and community infrastructure of the Highgate neighbourhood and the wider North London area as a whole. The School occupies several important sites with their own development needs. The Council, consistent with its strategic objective within its adopted Local Plan of 'raising educational attainment', both recognises and supports the School's vision for the future and its development requirement within the various statutory Development Plan Documents (DPDs) and specifically within the Site Allocations DPD.
- 2.5 The objectives, in preparing this SPD, are set out as 'site requirements' and 'development guidelines', in the Site Allocation policy. These are:
- to take a comprehensive approach to the effective planning and delivery of new accommodation to meet the long term needs of the school and support, where appropriate, enhanced community use and benefits;
 - to create an improved management and quality of (education) provision, potentially including new buildings;
 - to make open space as accessible as possible, where appropriate, in line with Policy DM20;
 - to protect Metropolitan Open Land consistent with National and Regional policy
 - that development should preserve or enhance the appearance of the Highgate Conservation Area;
 - that development should preserve the setting of the statutorily and locally listed buildings on the site and neighbouring the school, having regard to their significance;
 - to have regard to Historic England's identification for potential significant archaeology;

- to have regard to the objectives of the Highgate Bowl site on any properties that fall into this site allocation;
- to give appropriate regard to the open character of the Bowl as well as the character of the Bishop's area; and
- to include a flood risk assessment for any development in line with the Council's Strategic Flood Risk Assessment document.

- 2.6 The strategic proposals in the SPD are to accommodate existing pupil numbers which will remain within the School's currently licenced capacity of 1,970. The school's estate management programme is not one of growth. Rather, it is a programme of modernisation designed to replace life expired facilities and provide flexibility in response to modern requirements of teaching today. In many cases, the programme also reflects and responds to changes in legislation (especially in respect of the accessibility of the estate to those with disabilities) and the need to provide a safe and inclusive environment. Finally, the programme responds to the need to provide a sustainable and resilient estate, responding to the climate emergency.
- 2.7 The SPD has been prepared in accordance with the requirements of Part 5 of The Town and Country Planning (Local Planning) (England) Regulations 2012 and having regard to paragraph 126 of the National Planning Policy Framework (2019). The SPD has been subject to a Strategic Environmental Assessment (SEA) and Equality Impact Assessment (EqIA) screening assessment in order to determine whether full SEA and EqIA are required. Having reviewed the Highgate School SPD against the relevant criteria, it is concluded that it is not likely to have significant environmental effects and accordingly, should not be subject to SEA. The SPD would also not have disproportionate impacts on individuals or groups protected under the Equality Act 2010, and accordingly a full EqIA is not required. A copy of both screening assessments is available on the Council's website.
- 2.8 As noted above, the SPD is a material consideration in determining planning applications for the School. This SPD has a lifespan of 10 years from adoption. The SPD should be read alongside the adopted and emerging Local Plan documents for Haringey, particularly the site allocation for Highgate School (SA41) in the Site Allocations DPD, as well as the Highgate Neighbourhood Plan.
- 2.9 The SPD does not preclude the School coming forward with applications for proposals that are not included in the SPD. Such applications would be assessed against the adopted and emerging policies contained in the Council's Development Plan.
- 2.10 For the avoidance of doubt, the SPD does not provide planning permission, rather it exists to shape and inform future applications. The Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004 requires these future applications must be determined in accordance with the development plan, unless there are material considerations that indicate otherwise.

Process of Preparation

- 2.11 The School's estate development programme responds to its educational priorities set out in the curriculum and by the Board of Governors. This aims to support and respond to many of the School's objectives, constraints, opportunities and ambitions.

- 2.12 In light of this the School's Objectives and Aims include:
- providing facilities that are accessible (to those with reduced mobility, for example), thus making the School more inclusive;
 - adapting existing facilities or providing additional facilities to meet the need of the pupil-body and to respond to the demands of a modern curriculum;
 - upgrading existing facilities or filling gaps in the School's provision to enable the effective teaching of its current curriculum, particularly in music, drama, sport and in sixth form teaching;
 - promoting environmental consciousness in pupils by improving the energy efficiency of existing buildings and exemplifying 'green' standards in new buildings;
 - promoting and enabling environmentally friendly travel;
 - encouraging personal welfare and well-being to ensure physical and mental health;
 - where possible, future-proofing the School by enabling the adaptation of its facilities to meet future requirements;
 - resolving inherent and long-standing inefficiencies in the School's layout and impact on the School day of buildings being split between two campuses to improve circulation and optimise the efficient use of facilities;
 - ensuring facilities build in capacity for continued development of the School as is considered reasonable or necessary; and
 - where possible, acknowledging the importance of the School to the local area, including the long-term management of the historic buildings and, where appropriate, providing community use.
- 2.13 Utilising the Objectives and Aims listed above, this SPD seeks to inform development on the Highgate School Estate over the next 10 years and to help the School strengthen its role as a world-class educational institution with a first-class local and national reputation as both a highly successful place of learning and all round educational excellence and a charity committed to widening access, enhancing links with other local schools in the Borough and surrounding areas and charities and similar organisations in its local community.
- 2.14 The School and its role within, and contribution to, the community is set out in more detail at Section 3 of this document.

School Site Context and History

- 3.1 Highgate School was established by the Royal Charter of Her Majesty Queen Elizabeth the First dated 6 April 1565, procured by Sir Roger Cholmeley a former Chief Justice of the Court of King's Bench, in which year it received from Sir Roger Cholmeley its initial endowment.
- 3.2 During this early period, it was known as 'Cholmeley School' and was a free school for "the education of boys and young men in grammar". The Bishop of London subsequently granted land on the site of an old gatehouse near the bishop's wood, opposite the Gatehouse Inn. Comprising a chapel and schoolhouse, little is known about the design of the first iteration of the school. In 1576-1578 a new schoolhouse was erected, and the chapel rebuilt with further enlargements in 1616 and 1623.
- 3.3 In 1819 the Brougham committee found the school buildings woefully inadequate, prompting a period of significant expansion alongside structural change within the school's management. A new schoolhouse was erected in 1819 with accommodation for 120 boys, and the 'Madras' system education was introduced. The arrival of a new headmaster, the reverend John Bradley Dyne in 1838, saw significant improvement works to the school grounds expanding the number of pupils from 19 to 130 by 1865. In 1845 the school was extended, creating a large hall with additional classrooms to the south and library above. The old headmaster's house in the grounds was also pulled down, creating a playground extending into the ruins of the old chapel.
- 3.4 At this time, informed by the findings of the Taunton Commission, the beginnings of the separation of education from the jurisdiction of religious institutions, as well as improved methods of teaching, gave rise to a move away from education taking place within a single 'hall'. Consequently, Dr Dyne commissioned Frederick Pepys Cockerell to re-design Highgate School, influenced by more 'modern' teaching buildings such as Gilbert Scott's Gothic library at Harrow. By 1866-7 the new schoolhouse was known as the 'Big School' and an adjacent chapel was built, defining the appearance of the junction with Hampstead Lane, Highgate West Hill, Highgate High Street and Southwood Lane.
- 3.5 Concurrent with expansion within the 'island site', the school gradually acquired more land to the west. In 1848 the school leased a field on Hampstead Lane using it as a sportsground. In 1869 'Fitzroy Lodge' was also purchased as a boarding house, the boys previously having lived in the headmaster's schoolhouse. Following this purchase, some of the school's new land was subsequently leased in the 1870s, and the houses of Bishopswood Road were constructed by builder Andrew Killby. New school buildings continued to be built around Bishopswood Road over the closing decades of the 19th century. A map of the School highlighting the main two campus areas, extent of the current School estate and key school buildings can be viewed below:

HIGHGATE

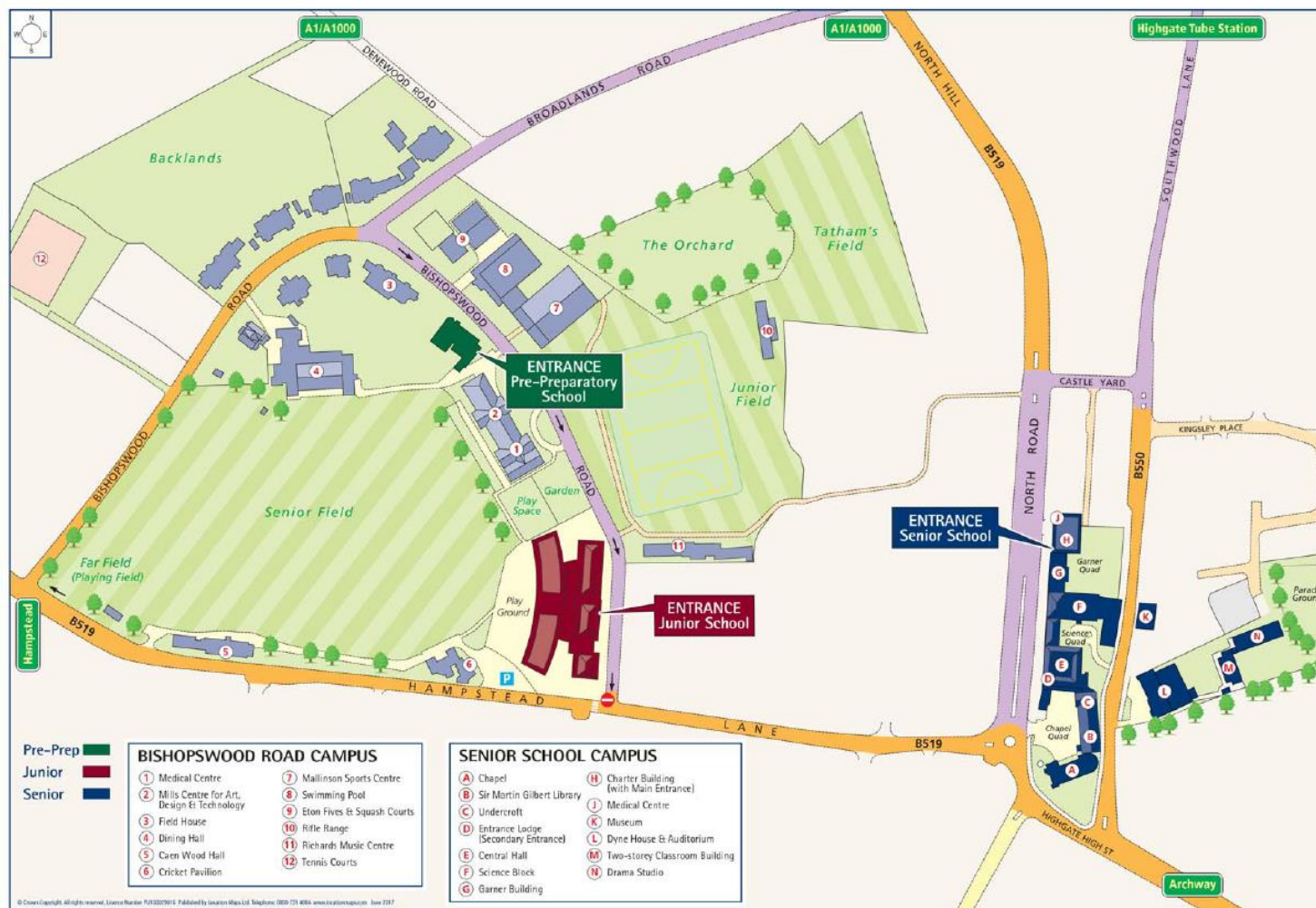


Figure 1: Map of the School

- 3.6 The original endowment consisted of two properties in Ludgate Hill (sold in the 1950s to finance the erection of the Dining Hall on the Bishopswood Road campus) and the site of the old Chapel and two acres of land between North Road and Southwood Lane (a large part of which was disposed of largely under the compulsory acquisition provisions of the Leasehold Reform Act 1967).
- 3.7 In 1877, this central hilltop site (known as the Island Site) was rounded off by the acquisition of the British School (Photo 1), now part of the Science Block ('F') as shown on the map of the School).



Photo 1: former British School (being demolished)

- 3.8 The modern development of the Island Site began with Big School (Photo 2, 'B' as shown on the map of the School), including classrooms below, and of the Chapel (Photo 3, 'A' as shown on the map of the School) in the period 1865 to 1868.



Photo 2: Senior School (from Southwood Lane)



Photo 3: Chapel

- 3.9 The next major development was the erection of the Central Hall (Photo 4, 'E' as shown on the map of the School) and the surrounding classrooms in 1899 and then the Science Block (Photo 5), opened in 1928. Garner Building (Photo 6, 'G' as shown on the map of the School) was opened in 1983.



Photo 4: Central Hall



Photo 5: Science Block

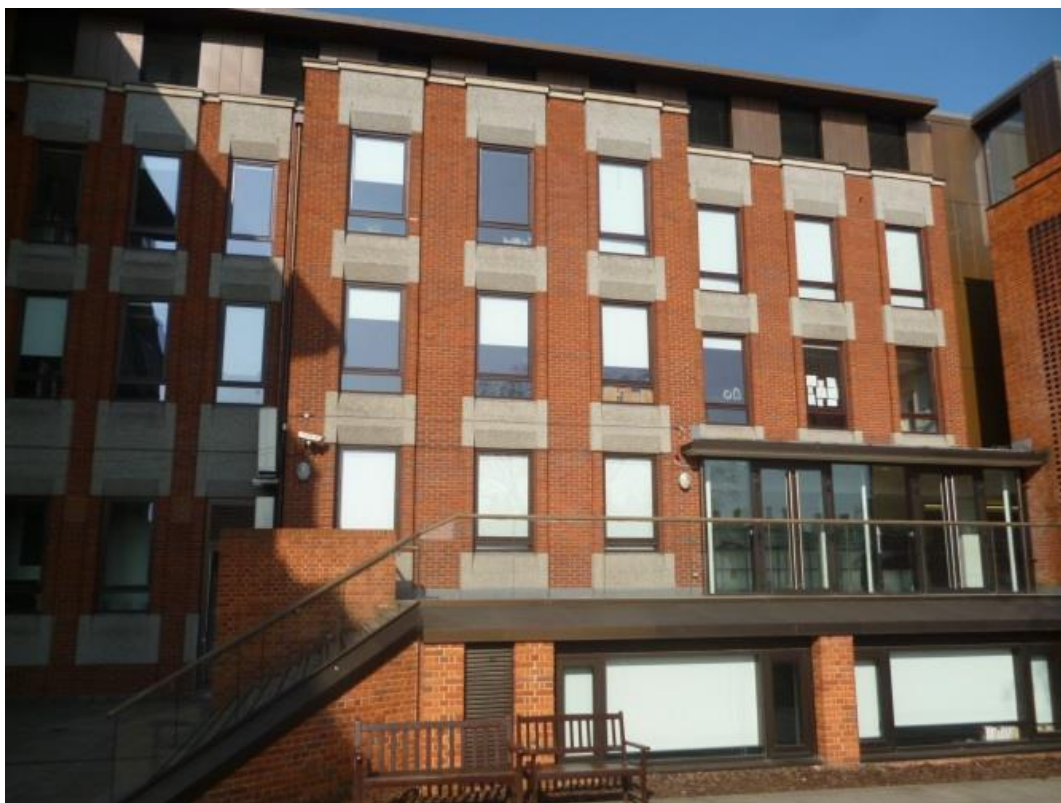


Photo 6: Garner Building (rear)

- 3.10 Since 2000, additional classrooms have been developed on the Science Block roof (2005), a new Entrance Lodge ('D' as shown on the map of the School) was constructed in the Chapel Quadrangle (2006), Central Hall was refurbished internally and externally (2009), a new teaching building was constructed adjacent to the Garner Building (Charter Building (Photo 7, 'H' as shown on the map of the School), opened in 2012), Big School was converted to a library and refurbished externally (completed in 2013), the Chapel was refurbished internally and externally (completed in 2014) and additional classrooms have been provided on the Garner Building roof (completed in 2014).



Photo 7: Charter Building

- 3.11 In 1845, the School acquired the site of what is now Dyne House. This was the site of the original Cholmeley House which was originally the Headmaster's house and became the Junior School on its foundation in 1889.
- 3.12 In 1938 a new main Junior School house, also called Cholmeley House, was opened on the site of 3 Bishopswood Road. After a period of use as classrooms, the old Cholmeley House was demolished to allow the erection of the present Dyne House (1967) (Photo 8, 'L' as shown on the map of the School), largely for use by Senior School Music and Art Centre with an auditorium below.



Photo 8: Dyne House

3.13

A classroom block (Photo 9, 'M' as shown on the map of the School) opened in 1904, an open-air swimming pool in 1938 (now disused (Photo 10)) and a Senior School Gymnasium in 1950 (now converted to a Drama Studio (Photo 11, 'N' as shown on the map of the School) were also built in the gardens of Dyne House.



Photo 9: Classroom Block (Dyne House Site)



Photo 10: Disused Swimming Pool (Dyne House Site)



Photo 11: Drama Studio (Dyne House Site)



Photo 12: Southwood Lane Tunnel (entrance)

- 3.14 Access between the School buildings on the Island Site and the Dyne House Site is via a tunnel (Photo 12) that runs underneath Southwood Lane, providing a necessary secure and safe crossing between sites.
- 3.15 In 1976, the School acquired the former Baptist Church in Southwood Lane (Photo 13, 'K' as shown on the map of the School) which was used as a School Library until the recent refurbishment of Big School which enabled the library to relocate to a more central and accessible part of the Senior School and subsequently, in January 2015, enabled the Baptist Church to be converted to a School Museum, which is open to the public on Saturday mornings, and which is also used as a flexible academic facility (teaching space, exhibition facility, meeting venue) or for other appropriate purposes including community use (e.g. voting station for the Highgate Neighbourhood Plan referendum).



Photo 13: School Museum

- 3.16 Between 1848 and 1859, the major part of the Bishopswood Road campus was acquired, including Senior Field, Junior Field and a number of residential properties along Broadlands Road and Bishopswood Road.
- 3.17 In 1924, this land holding was enlarged by the acquisition of garden ground behind 4-12 Bishopswood Road ('Backlands'). Tatham's Field, adjacent to St Michael's Church of England Primary School, was acquired in 1927 and land at the rear of 19-27 Broadlands Road was acquired between 1962 and 1967.
- 3.18 Further residential properties were acquired as follows: 16 Bishopswood Road (in 1967) and 14 Bishopswood Road (in 2005) (both of which were subsequently sold in 2013), and 22 Broadlands Road (in 2000). The residential properties have been used as boarding houses (a provision that ended in 1998) and as staff and commercial lets.
- 3.19 The Bishopswood Road campus included the following developments:
- the construction of a Boarding House (formerly 'School House' and now the 'Mills Centre' (Photo 14, '1' and '2' as shown on the map of the School) in 1880/81 which now houses the Art and the Design, Technology and Engineering Departments and provides for external exhibition and meeting facilities;
 - two Pavilions (Photos 15 and 16, '5' and '6' as shown on the map of the School) on Senior Field (the western most one of which has been variously used over the years as a Gymnasium and Swimming Pool);

- a rifle range in 1904 (Photo 17, '10' as shown on the map of the School);
- Fives Courts in 1924 ('9' as shown on the map of the School);
- the Junior School in 1938 which has subsequently been demolished and is now the site of the new Junior School which opened in 2016 (Photo 18, marked in red on the map of the School);
- a Dining Hall (opened in 1958) (Photo 19, '4' as shown on the map of the School);
- a covered indoor swimming pool (opened in 1970) and a sports hall linked to the swimming pool (opened in 1989) to form the Mallinson Sports Centre (Photos 20 and 21, '7' and '8' as shown on the map of the School);
- squash courts (opened in 1972/73) ('9' as shown on the map of the School);
- boys' changing facility which subsequently was converted into the Junior School Music facility (called the Richards Music Centre) (Photo 22, '11' as shown on the map of the School);
- the conversion of a former Boarding House into the Pre-Preparatory School which opened in 1993 (Photo 23, marked in dark green on the map of the School);
- a synthetic pitch on Junior Field in 2008/09 (Photo 24); and,
- in 2013, the refurbishment internally and externally of Field House (Photo 25, '3' as shown on the map of the School).



Photo 14: Mills Centre



Photo 15: Senior Pavilion



Photo 16: Caen Wood Hall (Pavilion)



Photo 17: Rifle Range



Photo 18: New Junior School



Photo 19: Dining Hall



Photo 20: Sports Hall (Mallinson Sports Centre)



Photo 21: Swimming Pool (Mallinson Sports Centre)



Photo 22: Richards Music Centre



Photo 23: Pre-Preparatory School



Photo 24: Synthetic Pitch on Junior Field



Photo 25: Field House

- 3.20 In 1922, the School took a lease (subsequently extended) of the Far Field (Photo 26) at the southern end of Bishops Avenue fronting Hampstead Lane. The freehold of this site was subsequently acquired in the 1960s.



Photo 26: Far Field

- 3.21 Highgate School's facilities and estate have significantly evolved since its formation to meet its changing needs. It is now situated predominantly across two campuses: one in the heart of Highgate and the other on and around Bishopswood Road. The sites have a prominent position,

both in terms of the location as well as the status within the wider area. Prior to the start, some 15 years ago, of the more recent re-investment programme, the School largely evolved in a piecemeal manner – the approach, set out through this document, considers how the entire site works, how it interfaces with itself and importantly how to deliver a 21st Century educational offer that responds to the national curriculum, which is future proofed, and which ensures maximum teaching time despite the dispersion of the School's facilities.

3.22 Initially established as a boys only School, Highgate School is, today, a flourishing co-educational independent school. Highgate is three schools in one:

- the Senior School for pupils aged 11-18;
- the Junior School for pupils aged 7-11 and;
- the Pre-Preparatory School for pupils aged 3-7.

3.23 Girls first entered the Junior and Senior Schools in 2004 (having subsequently only been catered for in the Pre-Preparatory School which opened in 1993). In 1838 when Dr John Bradley Dyne was appointed as Headmaster (a title that has subsequently become Head to reflect the co-educational nature of the School), there were only 19 boys in the School; in September 2019, there was some 1,850 pupils, with girls and boys in roughly equal numbers, and approximately 450 full-time and part-time teaching and support staff; making it one of the largest employers in the Borough.

3.24 The school's current administration does not intend to increase pupil numbers beyond the current Department for Education licensed capacity, which limits intake to 1,970 pupils across the School. Planning applications will outline how new or improved facilities relates to the needs of the existing student body or regulatory requirements.

Community Context and History

3.25 Since 1565, Highgate School and the surrounding area and city have seen many changes. One aspect of the School, however, has always remained constant: the School is a charity and each generation of pupils and their teachers has been committed to living up to what that means, to strengthening and building on the School's charitable foundations.

3.26 The School's charitable objectives are:

- to enable teachers to give some of their time to local state schools in mutually beneficial ways, so that more children can have access to the excellent teaching and enriching activities that Highgate pupils enjoy every day and Highgate teachers develop professionally by teaching different pupil cohorts;
- to award every year a significant number of bursaries, so that children for whom Highgate is the right School can attend, even if financially it would not otherwise be possible for their parents or carers to consider the School; and
- to grow strong and sustained links with schools, charities and similar organisations within its local community.

Chrysalis Partnership Teaching

- 3.27 Much of the partnership work is run through what is known as the Chrysalis programme. In 2008, Chrysalis started as a Year 12 Summer School with twelve schools, mostly in Haringey. Chrysalis has now become a year-round programme with more than twenty Highgate teachers working on projects with over 50 partner schools. The original mission was “to support pupils to apply to Russell Group universities” through extension and robust academic provision.
- 3.28 In 2019, the Chrysalis network has expanded to secondary schools from across the boroughs of Haringey, Camden, Ealing, Newham, Brent and Barnet. Chrysalis teaching, summer schools, conferences, masterclasses and enrichment days are staffed by Highgate School teachers, with assistance on some projects by pupils, where appropriate. Projects range from intensive Summer Schools to mentoring and revision sessions. These projects have had an impact on many thousands of children across London. Some Chrysalis partnership work invests time on professional development with teachers from Highgate’s partner schools, which will in turn benefit many more children. In the academic year 2018-19, Highgate worked with almost 60 separate schools in London on over 100 events and 28 regular projects. Over twenty Highgate teachers are regularly involved in partnership teaching, either being given timetabled classes, delivering sessions in partner schools or running events for partner school pupils and staff at Highgate.
- 3.29 Highgate employs the equivalent of four extra full-time teachers to deliver the Chrysalis partnership programme which covers a broad range of academic subjects including Art, Biology, Chemistry, Classics, Design Technology and Engineering, Drama and Theatre Studies, English, French, Mathematics, Music and Physics. There are also five Chrysalis Fellows (recent graduates or leavers from Year 13 who co-ordinate and deliver this variety of projects) and a full-time member of the Senior Team and a coordinator dedicated to this programme in the Senior School and members of the Senior Teams in the Junior and Pre-Preparatory Schools with part-time allocations to this important work.
- 3.30 Highgate’s decade of such partnership teaching was brought to bear with the establishment of the London Academy of Excellence (LAE) in Tottenham, east Haringey. This new sixth Form free school opened in September 2017, following the successful model of the LAE in Stratford (also one of Highgate’s partner schools). It provides an academically rigorous sixth form education to children in the Tottenham area. Highgate is the lead educational sponsor of this free school, providing governance and seconding the equivalent of over six members of staff to its teaching and management team, alongside the lead business sponsor, Tottenham Hotspur Football Club.
- 3.31 Highgate also has a longstanding relationship with the Haringey, Camden and Islington Virtual Schools through the Chrysalis Accelerator Project for Looked After Children. Now in its fifth year, the Chrysalis Accelerator Programme provides looked-after children from these Boroughs with a programme designed to raise aspirations and to develop world of work skills, attainment and confidence, leading to successful applications to higher education and into work.

Community Partnerships

- 3.32 Highgate takes pupils on a journey from participant to being actively engaged or leading in a community activity, providing them with various taster experiences in Years 7, 8 and 9 at local schools, environmental and charitable organisations to help them identify an area that aligns with their own values. In Years 10 and 11, through the Duke of Edinburgh (DofE) scheme, pupils can

engage on their own terms in community settings of their choice and can join the pupil-led Charity and Community Action Group. Mentoring opportunities are available in Year 12 and 13, in association with the Chrysalis Partnership Teaching Scheme.

- 3.33 The Community Partnerships Director (CPD), a member of the School's Senior Team, has been appointed to the committee of the Highgate Neighbourhood Forum (HNF) and the core community objective of the HNF's plan, which is to help Highgate develop and maintain a strong and sustainable community, is closely aligned with the School's own values. The CPD meets regularly with key members of local institutions (schools, religious and cultural) in support of the HNF plan's sub-objective SO1.1 to strengthen physical and social links between different parts of the Plan area and the different social and age groups in Highgate. One outcome from these meetings was the Highgate Festival in 2018 which involved many of Highgate's varied cultural institutions supporting HNF plan sub-objective SO1.2 to encourage greater local participation in community initiatives.
- 3.34 Other examples of Community Partnerships include: the School regularly hosts "Coffee and Computers", an HNF initiative run in partnership with the Highgate Society and Jackson's Lane to encourage digital and social inclusion in support of HNF SO1.1; the School runs an online volunteers listing where local organisations can advertise community opportunities for pupils in support of HNF SO1.1 and .2; pupils participate in community initiatives such as Carols in Pond Square, a volunteer reading scheme, where Highgate pupils offer their time to read with pupils at St Michael's Primary School and Highgate Primary School, a volunteer play leaders scheme, where Highgate pupils offer their time to devise and lead pupils at Whitehall Park School in Key Stage 2 team-based games, and Chrysalis TreeHouse Volunteering, where Highgate pupils volunteer to work with children with autism spectrum disorders, at TreeHouse School, to develop their social skills and abilities to interact with new pupils; and, utilising the additional capacity that the School's Transport Logistics Manager brought to the School (see paragraph 4.98), the establishment of a working group, "Better Travel for Schools in Highgate", with delegates from a number of local schools to consider, through community cohesion, measures that could be introduced to mitigate the impact of transport on the local roads and environment in support of HNF plan objective SO3.1 to promote sustainable modes of transport with special regard to the wellbeing of pedestrians.
- 3.35 The School also facilitates sharing of resources and equipment where possible among local institutions. This has included local institutions using performance space, and local schools using the swimming pool, sports and other equipment and/or outdoor space.
- 3.36 The Council supports and encourages the School's endeavours in allowing community groups access to its facilities and through the proposals within this SPD seeks to establish a more formal arrangement between the School and the local community recognising always that the School has a statutory responsibility to safeguard its pupils and to always act in accordance with the best interests of the child.

- 4.1 Highgate School (the School) is a co-educational day school and registered Charity which is at the forefront of education in London.
- 4.2 The School is committed both to delivering the very best education environment possible for its pupils and its charitable programme, including growing strong and sustained links with school, charities and similar organisations within its local community. In doing so, it must ensure that it fulfils its statutory responsibilities in creating a safe and inclusive environment that responds to individual pupils needs to ensure that they receive the best possible education. Highgate School was awarded Independent School of the Year and Independent School of the Year for Social Mobility in 2019.
- 4.3 The School needs to ensure that the range of its curriculum remains relevant and of the highest quality in support of its educational and charitable objectives. As part of this, it needs to continue to invest in its facilities where, notwithstanding the investment of recent years, there remains a significant task across parts of the estate.
- 4.4 There are many factors that influence the School's requirements to deliver on those responsibilities. This section outlines those challenges and sets out the needs and aspirations of future development on the site.

Academic Requirements

- 4.5 The School is predominantly situated across two campuses: one in the heart of Highgate and the other on and around Bishopswood Road. A map showing these campuses and the buildings they include is shown in Figure 1.
- 4.6 In 2012, the School undertook an assessment of its immediate academic requirements and identified that its key academic priorities were to:
- Significantly upgrade its VIth Form Centre, Senior School Drama, and Music facilities currently provided at the Island Site and focussed upon Dyne House; and
 - Provide for an improved sport and exercise (SpEx) offering including its internal and external sporting facilities predominantly situated within the Bishopswood Road campus.
- 4.7 The assessment has been reviewed and updated since its preparation.
- 4.8 The current facilities associated with these requirements are inadequate. This is as a result of the increased popularity and opportunities within these academic and extra-curricular areas; the changing priorities at a national level (for example a greater recognition of the value of the arts and the importance of health and wellbeing) or as a result of the current provision using ageing and not fit-for-purpose converted buildings and areas of the estate or both.
- 4.9 In addition to the detail below, more information on these aspects can be found later in this section.

Dedicated VIth Form Centre

- 4.10 VIth Form facilities have evolved over the years and include three small, separately located, common rooms on the Island Site which do not provide adequate space for independent study or for social interaction. In addition, there are no specific VIth Form seminar (class) rooms – all classrooms are of a size that could accommodate in the region of 24 pupils which is the general class size in Years 7 to 11.
- 4.11 VIth Form teaching is organised in smaller groups to promote discussion and student-led learning in preparation for independent study. The optimum arrangement for this teaching is in smaller seminar rooms, with students gathered around a hub of desks (U-shape or horseshoe) so that students see each other and their teachers as equal learning partners. Smaller dedicated seminar rooms would also introduce greater flexibility in timetabling.
- 4.12 There is a need to enhance Highgate's VIth Form facilities to provide an appropriate steppingstone to university as opposed to being a two-year extension of school life. By co-locating VIth Form social areas, support services and teaching spaces Highgate could integrate the social with the academic in thinking and in function, thereby creating a culture of independence and readiness for university and the world of work. Too often VIth formers and their parents or carers view school as a functional passport to university, at best a way of achieving qualifications while experiencing adult freedoms; at worst, a system they have grown out of but put up with. Highgate School requires its VIth Form facilities to excite and inspire its students as independent young people who have made a choice to study; to create that culture where adult norms of team-work and collaborative problem-solving complement the academic self-discipline of school life: if it can give VIth formers grown-up spaces to work in, those VIth formers will adopt the best aspects of undergraduate modes of study.
- 4.13 The key facilities required for the VIth Form provision include: circa 27 seminar rooms, a common room, quiet study area and computer study area both allowing seating for circa 50 students, assembly space, higher education and careers space, indoor and outdoor recreational areas, toilets and academic and supporting office spaces. Looking at the minimum room area required for the academic brief (excluding general circulation), a total area of circa 1,700 m² is estimated to be required by the School.

Senior School Drama Provision

- 4.14 It is only recently that Drama has been introduced as a fully-fledged curriculum subject from Year 7 to Year 13, at GCSE and at A-Level. The school has set out that its facilities, however, lag behind the School's ambitions both for teaching and for productions.
- 4.15 Drama productions are hemmed in by Highgate's facilities: for every show put on, there are four concerts and fifty sports fixtures. While these do not have to bear direct comparison, Highgate does not provide each child in each part of the Senior School with an opportunity to be in a play: with a purpose designed studio theatre, associated classrooms and a larger performance theatre, Highgate would be creating more opportunities for its pupils to engage in a part of School life which is as important and normal in a lot of other schools as maths and science are to Highgate.
- 4.16 The School have identified that the key facilities required for the provision of Drama include: minimum of 2 teaching classrooms, a studio theatre, office spaces and storage areas. The School

also requires a larger performance theatre, but this could be provided in a separate location on the School estate.

Senior School Music Provision

- 4.17 As part of refurbishment works in the Dyne House auditorium completed in 2010, a medium-size recital room and five small music practice rooms were constructed. This resulted in the Senior School having eleven practice rooms. Pupils who either wish to study academic music and/or learn to play instruments and collaborate as part of ensembles or orchestras has increased at Highgate by circa 33% over the last seven years.
- 4.18 As a result, the School estimate that fifteen practice rooms have been required since the start of the 2016/17 academic year – the School sets out it also needs to introduce some flexibility to provide for the continued growth of the popularity of music within its pupil body. In addition, a larger facility is required for the ever-growing orchestras and choirs to rehearse and perform. Individual music lessons are for 35 minutes and involve pupils being taken out of main lessons for that period which generates constraints on where the music facilities can be located in relation to the main Senior School.
- 4.19 The School have identified that the key facilities required for the provision of music include: minimum of 3 teaching classrooms including one for keyboard teaching and one for Music IT, minimum of 24 practice rooms, minimum of 5 ensemble practice rooms, a Band practice room, one large practice room for orchestra and choir, a music library, office spaces and storage areas. In total, looking at the minimum room area required for the academic brief (excluding general circulation), a total area of circa 1,070 m² is estimated to be required by the School.

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 Far Field.) 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.

Building Refurbishment and Modernisation Needs

- 4.23 The School requires good-quality, flexible and long-lasting facilities to continue to deliver the varied educational experience and academic excellence for which it is renowned. The School has been investing in its improvement programme since 2002 to give the School essential and fit-for-purpose workspaces for pupils, providing a varied learning environment and allowing them to flourish. Improving the working environment, including Travel and Transportation environments (see relevant sections below), is also important for staff recruitment and retention. In addition, the restoration and conversion of the fabric of some of the School's landmark buildings, such as the Chapel, Big School and Central Hall at the Senior School Site and the Mills Centre on the Bishopswood Road Site, has been needed. These projects have generated significantly positive comments from within the community.
- 4.24 Notwithstanding the substantial progress that has been made in this time, the School is only part-way through its strategy of addressing all its estate issues. It has an extensive, mixed stock of buildings and facilities on several sites that are in varying degrees of condition. Some of the key buildings are now nearer 200 than 100 years old. Some more recent buildings, possibly less stoutly built in the 1960s and 1970s than a century previously, are also in need of repair and renewal.
- 4.25 In assessing the opportunities for the academic requirements set out above, the School has carefully considered those buildings and areas of the estate that need substantial repairs and maintenance following the years of relatively low re-investment in the fabric of the School and that need substantial modernising as they are no longer ideal-for-purpose for modern educational environments.
- 4.26 The following buildings and areas are key facilities that require significant investment in the coming period to maintain them at their current levels:
- Senior School Campus: Science Block (internal refurbishment and reconfiguration of science laboratories) and the Dyne House Site;
 - Bishopswood Road Campus: Dining Hall, Caen Wood Hall, the Mallinson Sports Centre and associated buildings, the Rifle Range and the Richards Music Centre.
- 4.27 On many of the School's properties, the mechanical and electrical systems are old and no longer cost or energy efficient. In many cases the buildings within the estate need to be brought up to modern standards. It is against all of this background that it is necessary for the School to resolve its major building projects over the coming decades ensuring a more sustainable and energy efficient estate that provides a suitably adaptable and safe learning environment for children. Whilst it would be desirable to establish a school-wide decentralised heat and energy facility, including the potential link into a wider network should one come forward, the fragmented nature of the School's estate makes this unviable. The Council will assess the approach to energy and carbon conservation against policy on a site-by-site basis in the detailed planning application stage looking to make each building as energy efficient as possible.

Charitable

- 4.27.1 As outlined above, the School is a registered charity. Its charitable objectives set out in Section 3 are: to continue its commitment to support, as the primary educational sponsor, the London Academy of Excellence, Tottenham; to enable teachers to give some of their time to local state

schools in mutually beneficial ways; to award a significant number of bursaries; and to grow strong and sustained links with schools, charities and similar organisations within the School's local community.

- 4.28 In the financial year ending 31 March 2019, the School invested in the region of £2.7M towards its charitable activities. To continue to develop and increase its charitable activities, the School needs to continue to develop and grow non-fee income streams. Additionally, the development of the School facilities considers carefully (a) the needs of the additional staff who deliver the School's Charitable Activities, many of whom spend a significant portion of their time in partner schools but who also require a working base back at Highgate, and (b) the School's desire to continue to further develop the charitable and community partnerships set out in Section 3 by making its facilities available to children and schools who have no or limited access to related activities.

Community

- 4.29 The School's buildings, land and facilities are private and not publicly accessible. This is essential for the safety, security and welfare of its pupils. This is not only paramount to the School but is linked to UK and international legislation and directives.
- 4.30 In the context of the development plan, the School would not seek to compromise on the safeguarding of its pupils.
- 4.31 However, the School is committed to continuing to develop and strengthen its partnership with the Council which directly benefits local maintained schools, primary and secondary. At the heart of this community use partnership is the sharing of teaching resources and the access to education provision, be that curriculum development, professional development of teachers, enrichment for able pupils, direct teaching or hosting of courses, conferences or events within the School facilities and supported by the School.
- 4.32 As part of this commitment, the School already works with the Council and its leadership to strengthen and develop existing links with the wider Haringey community particularly through its partnerships with local schools.
- 4.33 Notable work with the Council includes being a Partner to the Anchor Approach in Public Health, in which school staff with specific & additional skill-sets work with Anchor staff to develop resources e.g. Philosophical Enquiry tool to use in schools & support resilience & wellbeing. The School also hosts these training events and provides facilities for conferences.
- 4.34 The School takes its role as a member of the community extremely seriously.

Accessibility and Inclusivity

- 4.35 The School needs to continue to invest in improvements to ensure that all pupils have equal access and opportunity within the School, particularly in relation to sport and exercise to meet the relatively recent change to a fully co-educational school (achieved in 2010).
- 4.36 The School also has other duties under the Equality Act 2010 to, inter alia, consider plans that meet all equality requirements and which increase the extent to which disabled pupils (including

those with special educational needs) can participate in the School's curriculum, and to improve the physical environment of the School to increase the extent to which disabled pupils are able to take advantage of education and associated services offered by the School. Aside from these duties, the School must equip pupils for adult life and develop their understanding of cultural, ethnic, social, economic and other differences.

- 4.37 Progress has been made in terms of making the School's buildings progressively more accessible. For example, the new Charter Building and the new Junior School are fully accessible. However, one of the obvious problems which the School has is its lay-out which covers a wide area and consists of many separate, historic and listed buildings of several stories, some without lifts or with adequate toilet or changing facilities. These issues have arisen through the continued evolution of the School's estate, and the operational changes it has embraced since it was founded.

Movement around the Site

- 4.38 Movement around the different School buildings, sites and campuses is far from straightforward, with some areas that result in congestion, slow movement and transfer times that limit where teaching facilities can be provided.
- 4.39 In addition to improving the aesthetics of the School estate, such projects ensure continued appropriate security and protection for pupils. This aspect is another important factor that is to be considered as part of all projects. A further example relates to the enhancement of security under review on the boundary with St Michael's Church of England Primary School on a path through that School used by Highgate staff and pupils to move between its two campuses.
- 4.40 Within the Senior School campus itself, there are inefficiencies associated with moving from the Island Site to the Dyne House Site due to the entrances and exits of, and the length of, the tunnel. It is also noted that the tunnel often becomes congested. These inefficiencies result in the tunnel access being an unsatisfactory main pupil entrance to Dyne House. Senior School pupils must also move between the two campuses regularly – the Dining Hall, the Sports Centre and outdoor sports facilities, the Art Department and the Design, Technology and Engineering Department are all located on the Bishopswood Road campus. Routes between the two campuses are indicated in Figure 2 below.

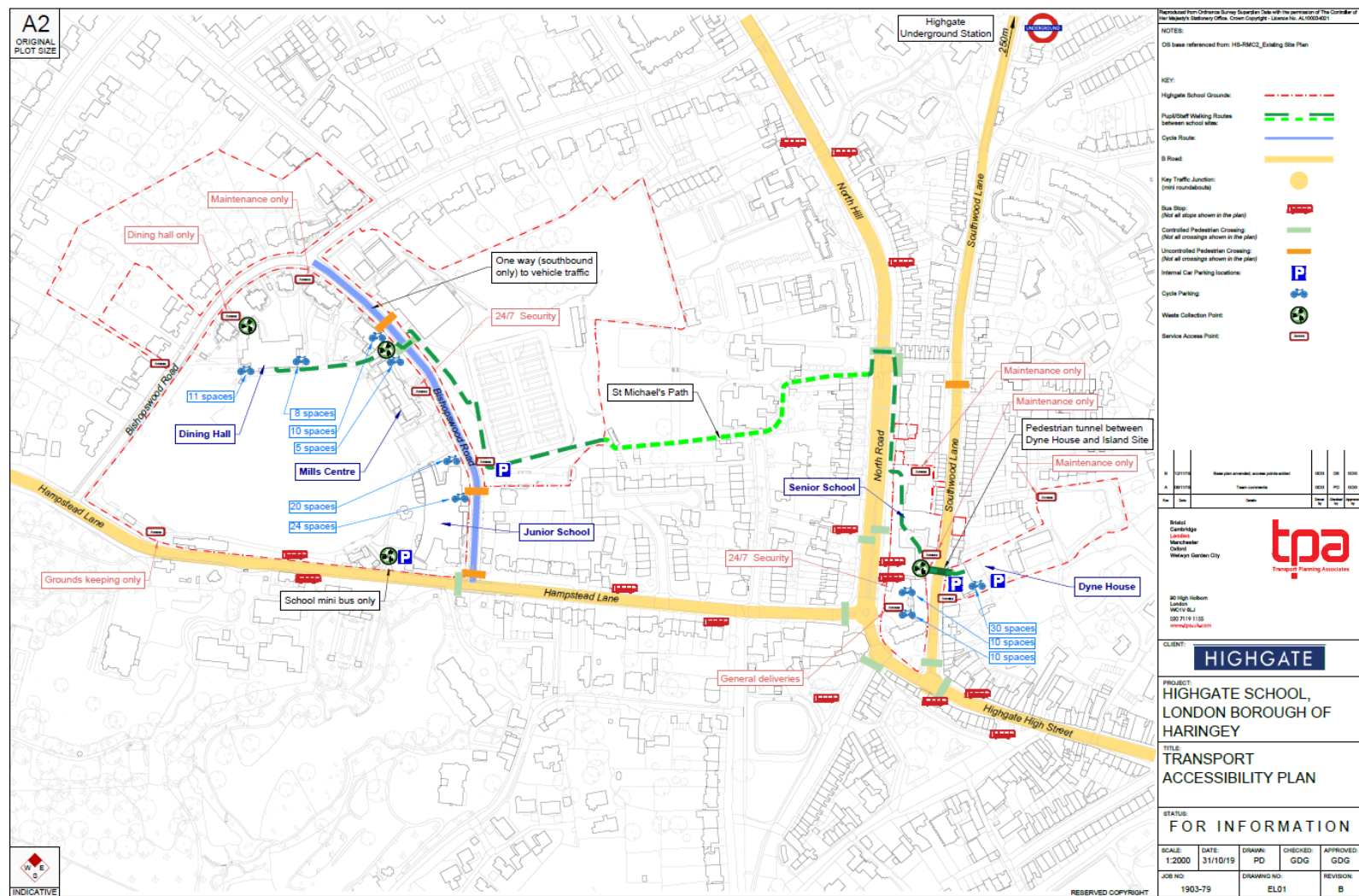


Figure 2: Transport Accessibility Plan

- 4.41 The standard School day currently allows for six 50-minute lessons with only 5 minutes between some of them; this presents a timetabling challenge with pupils and staff needing to travel between sites, over a significant level change. Rationalising the number of journeys would be beneficial for all pupils and help reduce barriers for those with disabilities.
- 4.42 The Council has worked closely with the School to understand how this element has a direct impact on the operation of the School and how classroom, activity programming and the physical location of departments can maximise teaching time to the benefit of pupils.
- 4.43 In addition, significant oversight of pupil movement between campuses in terms of road safety is required. In 2017 the Council, following a serious accident on the road injuring a pupil, installed two zebra crossings in the vicinity of the Bishopswood Road campus (as identified on the map above) but movement between sites, in particular the part of Bishopswood Road between Junior Field and the Mills Centre, needs to be kept under review to identify opportunities to optimise safety and traffic management, and to review the cycle path which operates against the one-way vehicle direction of that part of the road.
- 4.44 Due to the spread of accommodation, the School must factor travel times to/from different buildings within its estate into the curriculum timetable. This will be a consideration in proposals relating specifically to the Senior School which operates across both sites.

Sustainability

- 4.45 The School has introduced sustainability as one of its six key objectives in its School Development Plan. The aim is to put sustainability at the heart of the School's decisions. This will ensure: the School's resilience to the climate emergency; that it provides for the wellbeing of its pupils, staff and wider school community; and that where possible it seeks to sensitively improve building performance and environmental conditions for the School community and local people.
- 4.46 Highgate is one of the biggest (and oldest) institutions in Haringey. It has an obligation to mitigate the impact of its operation on the environment and on those who are its neighbours, and to set the highest standards for its pupils to emulate. Some actions – efficient energy use, waste reduction, increasing accessibility – fall within the School's authority but there are some aspects – reducing air pollution, promoting sustainable transport and road safety – which need the Council and School to encourage, work with and persuade families, employees and other members of the local community to adopt sustainable habits including (see below) driving to school less.
- 4.47 Sustainability standards will increase in importance over the lifespan of this document. Policy will evolve very quickly over the coming few years as the impact of climate change becomes an even greater policy focus at both national and local levels. The School will be expected to demonstrate how they will achieve the relevant standards applicable at the time that its proposals are brought forward.
- 4.48 As one component of sustainability, the Council will encourage the School to demonstrate how it is protecting and enhancing the biodiversity of its estate within future applications.

Travel to School

- 4.49 As the School has grown, so too has the number of cars dropping pupils off, particularly on the Bishopswood Road campus where the Pre-Preparatory School and Junior School are situated.
- 4.50 In view of house prices in the area, staff often live further away from their place of work – this adds to the pressure of people driving. There is very limited off-street parking. The School is looking at initiatives to reduce cars on the road through alternative approaches to encourage staff and parents or carers to use alternative modes of transport or, in cases where this is not genuinely feasible, as an alternative, to use a car for only part of the journey to School with walking/public transport being used for the last stage (e.g. 'Park and Stride'). The School has already established a School Travel Plan which has been awarded a Gold accreditation for sustainable travel by Transport for London.
- 4.51 In terms of public transport, the Senior School campus has a Public Transport Accessibility Level (PTAL) rating of 4, indicating good access to public transport, whilst the Bishopswood Road Campus has a PTAL of 2, indicating poorer access to public transport. This impacts the ability to encourage the use of public transport which is further compounded by public transport links across the Borough, east-west, being particularly challenging.
- 4.52 The School would like to improve cycle routes to/from the School however it is conscious that to make such a mode of travel successful, suitable internal facilities (showering facilities, bike racks etc.) need to be appropriate and readily available.

Heritage

- 4.53 The Estate occupies a prominent position within Highgate, and the Estate itself comprises numerous buildings of architectural merit, spanning a range of ages, styles and types. A number of the School's buildings have statutory 'listed building' status. These are: the Chapel, Big School, the School's War Memorial and the building housing the School Museum. The entire Estate is situated within the Highgate Conservation Area.
- 4.54 Heritage considerations are important elements of the School's estate, and all previous and future development will need to be approached sensitively to ensure that special regard is given to the desirability of preserving its listed buildings and their settings, along with any features of special architectural or historic interest which they possess. Special attention should also be given to the Highgate Conservation Area which must also be preserved and enhanced.

'Smartening-Up' and Security

- 4.55 The School has included within its School Development Plan over the past few years an initiative to 'smartening-up' its general appearance. This has included such projects as (a) the phased railing replacement scheme (where, to date, railings have been replaced around the Junior Field Site and a large part of the Senior Field Site (HGY/2014/0759 and HGYP/2015/2961) with plans approved for the next phase to incorporate the Far Field Site (HGY/2018/1310)) and (b) improved signage around the School estate, currently focused on the Bishopswood Road campus (HGY/2015/0154-0158) including the incorporation of way-finding signage.

Residential Properties

- 4.56 In addition to some 50 academic and ancillary buildings, the School owns a residential portfolio of some 17 properties (39 dwelling units) located primarily on Bishopswood Road and on both the southern 'academic' side and the more residential northern side of the carriageway. The dwellings within the various buildings are occupied by some staff, whilst others are let by the School for general residential occupation. All are self-contained with their own kitchens and bathrooms. The surplus from the rental income of these properties is re-invested into the School to part-fund its charitable work. Whilst these buildings form part of the School's wider estate, they are residential in character and are independent planning units. They therefore fall in Use Class C3 (Dwelling Houses).
- 4.57 These properties are the residual of a larger number of properties, many in the immediate locality of Bishopswood Road, that were owned by the School and which have since been sold. The receipts of those properties that have been sold have been re-invested into the essential improvements of the academic buildings or in accordance with the School's wider charitable purposes.
- 4.58 The School has a need to consider how these properties can best support the future academic and charitable objectives of the School in addition to its ongoing responsibilities to invest in the upkeep.

Site Challenges

- 4.59 The need to upgrade the School's existing buildings and facilities (together with the need for new floorspace) is fundamental to ensuring the long-term operation and success of the School. A Site Assessment carried out by the School is set out below identifying constraints and opportunities across the Estate informing how and where specific educational facilities could be provided across the whole estate.
- 4.60 In developing its plans to address its academic requirements and building modernisation and refurbishment needs, the School has over the last few years been engaging the community on specific designs and, more recently, its estates masterplan. At the outset of this process, the School appointed a principal architect, following a challenging accommodation specification, to bring forward plans for Dyne House. Those plans sought at that time to develop a VIth Form centre and new facilities for the Music and Drama Departments, including a theatre, to deal with three of the four key academic requirements. The plans also looked to relocate Art back from the Bishopswood Road campus.
- 4.61 The School engaged in an informal consultation exercise with key stakeholders in 2015 on the competition design, prior to the commencement of any serious detailed design development. This exercise sought to respond to requests by stakeholders for the School to engage early in the design process and with the intent of establishing the parameters and identify the key issues for the redevelopment designs for Dyne House. The exercise proved invaluable in meeting its original intent identifying the key issues for consideration, which the School has been reflecting on in developing plans for the site and other School sites over the lifespan of this SPD.
- 4.62 Following the informal 2015 stakeholder engagement, an extensive review of alternative locations for some of the Dyne House functions was undertaken by the School considering teaching, timetabling, operational and circulation requirements. This also resulted in further informal

stakeholder engagement regarding a proposal for a new facility for the Richards Music Centre in 2016 which at that time considered co-locating Music and Drama facilities on the Bishopswood Road campus.

4.63 This extensive process concluded that the Art Department should remain in the Mills Centre, and that should the School decide to move forward with such a facility, a large performance theatre would be more appropriately located on the Bishopswood Road campus, that Senior School Drama should be relocated to the Richards Music Centre and that Senior School Music needs to remain on the Senior School campus.

4.64 The Site Assessment is summarised as follows.

SITE	EXISTING USE	SITE AREA	SITE CONSTRAINTS	PLANNING ISSUES	ACADEMIC/OPERATIONAL ISSUES	CONCLUSION
Land to the north of Bishopswood Road – Backlands	Residential in School ownership.		<ul style="list-style-type: none"> Residential Area Highgate Conservation Area 	<p>A change of use would be required and would result in the loss of residential accommodation which is contrary to policies set out in Haringey Development Policies (DM10), only where the housing is replaced with at least equivalent new residential floorspace would the loss be considered as acceptable.</p> <p>It is likely that the demolition and re-build of the buildings would be required to provide adequate floorspace for education use. Policy DM9 of the Development Management Policies states that the Council will consider and support proposals for the sensitive redevelopment of sites where they detract from the character and appearance of the Conservation Area.</p>	<p>Given the proposed use, it is important to consider the academic and operational issues that Highgate School faces. The development of this site for education (subject to planning) would have the following impacts:</p> <ul style="list-style-type: none"> Increased distance from Senior School for both pupils and teachers would have significant adverse impact to timetable Travel time incompatible with 35 minute individual music lessons but facilities in Dyne House could be retained Flexibility for option to sell properties to provide funding for capital investment in academic facilities needed 	The conversion or redevelopment of the site for education would be resisted by the Council on the basis of loss of residential floorspace and heritage. In addition, the location of these sites would not be feasible in relation to the specific academic requirements.
4-12 Bishopswood Road	Residential in School ownership. The existing buildings on these sites comprise a mix of detached and semi-detached Victorian Villas. The dwellings are occupied by private leaseholders or leased to staff employed by the School. Permissions have	c. 6,800 m ²	<ul style="list-style-type: none"> Residential Area Highgate Conservation Area 	<p>In order to provide educational use within these existing dwellings a change of use would be required.</p> <p>A change of use would result in the loss of residential accommodation which is contrary to policies set out in Haringey Development Policies (DM10), only where the housing is replaced with at least equivalent new residential floorspace would the loss be considered as acceptable.</p> <p>It is likely that the demolition and re-build of the dwellings would be required to provide adequate floorspace for educational use.</p>	<p>Given the proposed use, it is important to consider the academic and operational issues that Highgate School faces. The development of this site for education (subject to planning) would have the following impacts:</p> <ul style="list-style-type: none"> Significant adverse impact on timetabling given the increased distance from other School facilities including the Senior School campus. Should provision be for Music/Arts the distance from other School facilities would be incompatible for timetabling. 	The conversion or redevelopment of the site for education would be resisted by the Council on the basis of loss of residential floorspace and in relation to heritage impact. In addition, the location of these sites would not be feasible in relation to the specific academic requirements.

SITE	EXISTING USE	SITE AREA	SITE CONSTRAINTS	PLANNING ISSUES	ACADEMIC/OPERATIONAL ISSUES	CONCLUSION
	been granted for the conversion of the dwellings into self-contained residential units.			Policy DM9 of the Development Management Policies states that the Council will consider and support proposals for the sensitive redevelopment of sites where they detract from the character and appearance of the Conservation area. These dwellings are not considered to detract from the Conservation Area therefore their redevelopment would be resisted.	<ul style="list-style-type: none"> The properties generate funds at present for the School, and the loss of these may restrict further investment. Whatever use is proposed would separate the School's academic Estate. 	
20-24 Broadlands Road	Residential (with some CCF use). The residential properties have had a number of recent applications for extensions and alterations which have been approved.	c. 6,800 m ²	The key constraints on the site are as above.	As Above. Consent does exist on a number of the properties for extensions and alterations however these would not provide floorspace sufficient for academic requirements, therefore demolition and re-build would be required. This would likely be resisted given the Conservation Area status.	Increased distance from Senior School for both pupils and teachers would have significant adverse impact to timetable. Travel time incompatible with 35-minute individual music lessons but facilities in Dyne House could be retained. Flexibility for option to sell properties to provide funding for capital investment in academic facilities needed. VIth Form Centre would be separate from Science laboratories and School library.	As above.
Land facing Broadlands Road to north of Mallinson Sports Centre- Fives Courts and Squash Courts	Outdoor hard and soft standing amenity space	c. 950 m ²	Loss of Sports facilities would be a consideration if the site was to be used for alternative development.	The site is located in the Highgate Conservation area, and the building itself is not considered to positively contribute to the Conservation Area. The land is outside of Metropolitan Open Land, but adjacent to the boundary. Planning permission has already been granted for the intensification of the Sports Use and external alterations which would improve the visual appearance of the site.	Increased distance from Senior School for both pupils and teachers would have significant adverse impact to timetable. Travel time incompatible with 35-minute individual music lessons but facilities in Dyne House could be retained. VIth Form Centre would be separate from Science laboratories and School library. Site identified to improve sporting facilities.	Area could be enhanced as part of improvements to internal and external sports facilities set out in paragraphs 4.19 to 4.21. The site could be utilised for redevelopment given the limited constraints that exist from a planning perspective. Consideration should be given to height, scale and massing and the assessment in light of the neighbouring MOL.

SITE	EXISTING USE	SITE AREA	SITE CONSTRAINTS	PLANNING ISSUES	ACADEMIC/OPERATIONAL ISSUES	CONCLUSION
				<p>Any substantial redevelopment of the site would need to be sensitive to the openness of the adjacent MOL and the heritage sensitivities associated with the site.</p> <p>It is considered that the site could be suitable from a planning perspective for redevelopment to provide alternative academic facilities.</p>		
11-13 Bishopswood Road	Residential	c. 2,200 m ²	Residential street frontage, conservation area	Would require change of use, resulting in the loss of residential accommodation contrary to policy.	<p>Increased distance from Senior School for both pupils and teachers would have significant adverse impact to timetable.</p> <p>Travel time incompatible with 35-minute individual music lessons but facilities in Dyne House could be retained.</p> <p>VIth Form Centre would be separate from Science laboratories and School library.</p>	Not feasible for the specific academic requirements set out in paragraphs 4.5 to 4.7.
15 Bishopswood Road	Residential	c. 1,400 m ²	As per Site 2 assessment.	Residential street frontage, Conservation Area	<p>Increased distance from Senior School for both pupils and teachers would have significant adverse impact to timetable.</p> <p>Travel time incompatible with 35-minute individual music lessons but facilities in Dyne House could be retained.</p> <p>VIth Form Centre would be separate from Science laboratories and School library.</p>	Not feasible for the specific academic requirements set out in paragraphs 4.5 to 4.7.
Caen Wood Hall	Multi-functional sports use (prior to new Junior School, also provided only assembly hall for the Junior School)	c. 600 m ²	Within MOL and adjacent to the sports pitches therefore extending the building to accommodate the	<p>Long and narrow – unable to consider extending width due to impact on sports pitches.</p> <p>Opportunity for a new basement exists but options still compromised due to above ground limitations.</p>	<p>Increased distance from Senior School for both pupils and teachers would have significant adverse impact to timetable.</p> <p>Travel time incompatible with 35-minute individual music lessons but facilities in Dyne House could be retained.</p>	Area could be enhanced as part of improvements to internal and external sports facilities set out in paragraphs 4.19 to 4.21.

SITE	EXISTING USE	SITE AREA	SITE CONSTRAINTS	PLANNING ISSUES	ACADEMIC/OPERATIONAL ISSUES	CONCLUSION
			<p>floorspace required would be challenging.</p> <p>The site is also located within the Highgate Conservation Area which limits the scale of development and also limits the possibility of demolition of the existing Caen Wood Hall. Potential scope for development of a basement storey to accommodate more floorspace.</p> <p>Given the location in a Conservation Area the quality of design would need to be of the highest quality.</p>		<p>VIth Form Centre would be separate from Science laboratories and School library.</p>	<p>Identified as a good location for a new School performance theatre through the provision of a new basement.</p>
Cricket Pavilion	Changing for sports, storage for Grounds equipment and accommodation for Grounds Manager	c. 500 m ²	<p>Within MOL and adjacent to the sports pitches therefore extending the building to accommodate the floorspace required would be challenging.</p>	<p>Significant extension would impact on sports pitches, Conservation Area and MOL.</p>	<p>VIth Form Centre would be separate from Science laboratories and School library.</p> <p>Travel time incompatible with 35-minute individual music lessons but facilities in Dyne House could be retained.</p> <p>Limited size – could not readily accommodate academic requirements set out in paragraph 4.6.</p> <p>Existing uses would need to be relocated to alternative buildings.</p>	<p>Not feasible for the specific academic requirements set out in paragraph 4.5 to 4.7.</p>

SITE	EXISTING USE	SITE AREA	SITE CONSTRAINTS	PLANNING ISSUES	ACADEMIC/OPERATIONAL ISSUES	CONCLUSION
Richards Music Centre	IT Data Centre, office space for Sports and Exercise staff and small dance studio.	c. 850 m ²	Adjacent to Metropolitan Open Land and located within the Conservation Area. The quality in design of any development proposed would need to be high given the heritage considerations.	Residential areas to rear and eastern end	With basement, opportunity to accommodate Drama and Sports and Exercise facilities (pupil changing and office spaces). Alternative location for IT Data Centre possible (perhaps Rifle Range). Distance time from Senior School, whilst not ideal, is just manageable for drama with some changes to timetabling for that subject – it is the closest part of the estate to the Senior School. Travel time would not be manageable for VIth Form Centre due to frequency of movement that would be required for pupils and staff or Music due to frequency and length (35-minute) of individual lessons. Proximity to new Junior School could allow use of its new Hall for drama on occasions. VIth Form Centre would be separate from Science laboratories and School library.	Opportunity to provide for both Drama and some SPEX changing provision set out in paragraphs 4.15 and 4.21. The site provides an opportunity for redevelopment as the current building is not fit for modern academic needs. Subject to a robust justification against the policies of the NPPF, London Plan, statutory development plan and having regard to the guidance in this SPD, the area to the front of the existing RMC building is laid to tarmac and used extensively for car parking. This area detracts from the purposes of the MOL and subject to being able to demonstrate very special circumstances some development in or on the boundary of the Metropolitan Open Land may be possible.
Rifle Range	CCF Rifle Range with small extension at rear. The building is not significant in scale and is currently dilapidated and in need of improvements. Planning Permission was granted in 2015 for a sub-surface	c. 300 m ²	Designated MOL therefore it will be challenging to extend the footprint to accommodate the facilities required but possibility to consider basement.	Lack of services (including drainage) to site. Lack of vehicle access.	The size of the existing site limits significant redevelopment opportunities and the size would not be sufficient for many of the academic departments. VIth Form Centre would be separate from Science laboratories and School library. Travel time would not be manageable for VIth Form Centre due to frequency of movement that would be required for pupils and staff.	There is limited scope to extend or redevelop this facility to accommodate the educational facilities; the building in its current form would not be suitable for education use. The location of the facility would be at some distance from other School facilities and access would require further paths through the MOL which would also be resisted. However, possible opportunities on same footprint for Outdoor Education, CCF

SITE	EXISTING USE	SITE AREA	SITE CONSTRAINTS	PLANNING ISSUES	ACADEMIC/OPERATIONAL ISSUES	CONCLUSION
	extension to the armoury.					and ancillary purposes with a new structure.
Garden area between the Mills Centre (B) and the new Junior School (A)	Outdoor space for reflection and play for Junior School. Also used by Art Department	c. 1,450 m ²	Designated Metropolitan Open Land Policies at both Regional and Local level provide significant protection to sites designated as Metropolitan Open Land (DM20), London Plan Policy 7.17 strongly supports MOL stating that the strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL. The site is also located within	Currently in use as a garden/amenity space for School buildings.	VIth Form Centre would be separate from Science laboratories and School library. Travel time would not be manageable for VIth Form Centre due to frequency of movement that would be required for pupils and staff or for Music. Space provides necessary outdoor space for Junior School.	Development would be completely within MOL on open area in addition it is not considered that this site would be feasible for the specific academic requirements set out in paragraph 4.5 to 4.7.

SITE	EXISTING USE	SITE AREA	SITE CONSTRAINTS	PLANNING ISSUES	ACADEMIC/OPERATIONAL ISSUES	CONCLUSION
			the Highgate Conservation Area, and development within the Conservation Area would need to consider the setting and ensure it was preserving and enhancing the Conservation Area. It would be unlikely that the Council would permit the redevelopment of the site given these constraints.			
Far Field	The site is currently used by the School as a remote playing field for a number of sports activities. There is a small building on the site which provides some limited changing facilities although these are sub-standard facilities.	c. 22,000 m ²	The entirety of the Far Field is designated Metropolitan Open Land. Policies at both Regional and Local level provide significant protection to sites designation as Metropolitan Open Land (DM20), London Plan Policy 7.17 strongly supports MOL stating that the strongest protection should be given to London's Metropolitan Open Land and	<ul style="list-style-type: none"> • Located opposite Kenwood and Hampstead Heath • Predominantly residential area; • On the borough boundary so would require co-operation between local planning authorities; • Located within Metropolitan Land opposite Hampstead Heath <p>Lack of access to the site.</p>	<p>Due to the significant distance of this site to the remainder of the School Estate it is not a suitable location for academic subjects due to timetabling constraints.</p> <p>The site remains suited to sports use (double-periods) and supports the Schools community partnerships that give access to facilities to state funded partner schools. However, changing facilities and spectator provision are limited and date from when the School was boys only. Existing facilities require upgrading to meet the needs of all educational users and to meet the requirements of the Equalities and Education Acts.</p>	<p>There would be scope to improve the existing sporting facilities in line with Policy 7.17. Those facilities would need to be essential ancillary to the primary use as playing field and must seek to maintain the openness of the MOL.</p> <p>The site would not be suitable for academic development, other than SpEx related, given the timetabling constraints.</p>

SITE	EXISTING USE	SITE AREA	SITE CONSTRAINTS	PLANNING ISSUES	ACADEMIC/OPERATIONAL ISSUES	CONCLUSION
			<p>inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL. The site is also located within the Highgate Conservation Area, and development within the Conservation Area would need to consider the setting and ensure it was preserving and enhancing the Conservation Area.</p> <p>It would be unlikely that the Council would permit the redevelopment of the site given these constraints.</p>			

- 4.65 The Assessment concluded that the School has insufficient space to provide all the necessary floorspace requirements for the Senior School on one site and that, consequently, effective teaching of the curriculum will need to be achieved through a balance of timetabling and the clustering of facilities to minimise lost teaching time moving between sites.

Summary

- 4.66 A summary of the outcomes related to the three main academic requirements that has been the focus of this process is set out below:

VIth Form Centre - The space requirements for the dedicated VIth Form Centre are significant. In addition, other than a few VIth Form only subjects (e.g. Economics), A-Level subject teachers also teach classes in Years 7 to 11. As such, operationally, the VIth Form Centre needs to be within easy reach of the Senior School. As such, the Dyne House Site is the only realistic option for the VIth Form Centre.

Senior School Drama provision - Whilst the School's preference would be to retain this facility within the Senior School campus, they considered that it would be manageable to re-locate them to the Bishopswood Road Campus. In considering the travel time between sites, the need to deliver these facilities urgently and given the limited opportunity to develop current facilities, the Council agrees with the School that the only realistic option to provide this facility is to redevelop the existing Richards Music Centre building; a building that is no longer in effective use for educational purposes.

Senior School Music provision – Whilst the School initially looked at re-locating this facility to the existing Richards Music Centre building, further engagement with teaching staff in the Department highlighted the significance of the operational constraints associated with individual music lessons for Senior School pupils. The School's view is, therefore, that the Senior School Music provision needs to remain on the Senior School campus.

- 4.67 In addition to the above key academic requirements, the School must also update a number of its other assets in order to provide modern, adaptable and safe teaching facilities or to meet the growing needs of sports, fitness and the associated health agenda. These facilities are unable to be relocated within the wider school estate. This includes:

Science Block Extensions – The requirements for the teaching of Science, Technology, Engineering and Mathematics (STEM) subjects have increased substantially since the School was first established, and never more so than in the past few years. The School has updated its facilities in a piecemeal fashion principally to meet the safety and teaching requirements of these key subjects, but this has compromised the teaching environments and the accommodation is no longer fit for purpose and is sub-standard as it is not able to meet average classroom sizes or provide the facilities to deliver the necessary curriculum requirements. These classrooms, within the Science Block, need to be reconfigured with an overall small-scale increase to floorspace to provide both the appropriate size of classroom and to accommodate the necessary facilities and safety equipment. These classrooms cannot, as part of the School's wider proposals, be accommodated elsewhere within the estate.



Photo 27: Typical Dry Laboratory Classroom

Mallinson Sports Centre – It has been a long-term vision of the School to extend and expand the facilities of the Mallinson Sports Centre to provide additional indoor sports facilities and to provide facilities that meet the needs of all gender groups and those with disabilities. New plant is also required. Currently, the sports facilities fall below that which would be expected of a school of Highgate's size and the facilities are in need of a full-scale refurbishment. The swimming pool has recently required the replacement of the original roof due to structural and other issues with the existing building.

The Orchard, Tatham's Field & Far Field – These areas all form part of the wider open space within the School. It is not proposed that any development, other than at the Far Field, will take place in any of these areas. Instead, it is intended that the areas will be reviewed to assess their suitability for outdoor sports use, and the inclusion of them in the wider management of the outdoor areas. Access to greater sports provision will benefit not just the School, but its partner organisations as well. At Far Field, development will be restricted to that necessary to meet the School's essential needs in terms of changing room and toilet provision. The facilities have not been updated since the school became co-educational or to cater for those with disabilities. Given the distance of Far Field from the main school it is recognised that limited facilities do need to be provided here.

Decant Buildings – Throughout all of the development proposals identifies, decant classroom accommodation will be required. It is recognised that this will need to be positioned centrally within the School's estate given the pedestrian routes and travelling times referred to above and how this impacts educational delivery. The location of the decant facilities should minimise the impact on local neighbours, require minimal ground works and require the full reinstatement of the land after.

4.68 Notwithstanding that this SPD has been developed taking into account supporting documents provided by the school, including an Education Needs and Accommodation Needs assessment, it is considered that the need for the specific facilities proposed is an important consideration in the planning balance. Therefore when strategic proposals in the SPD come forward the development

quanta proposed should be justified within planning applications to help in weighing up the planning balance against potential impacts on designations and amenity affecting each site.

Introduction

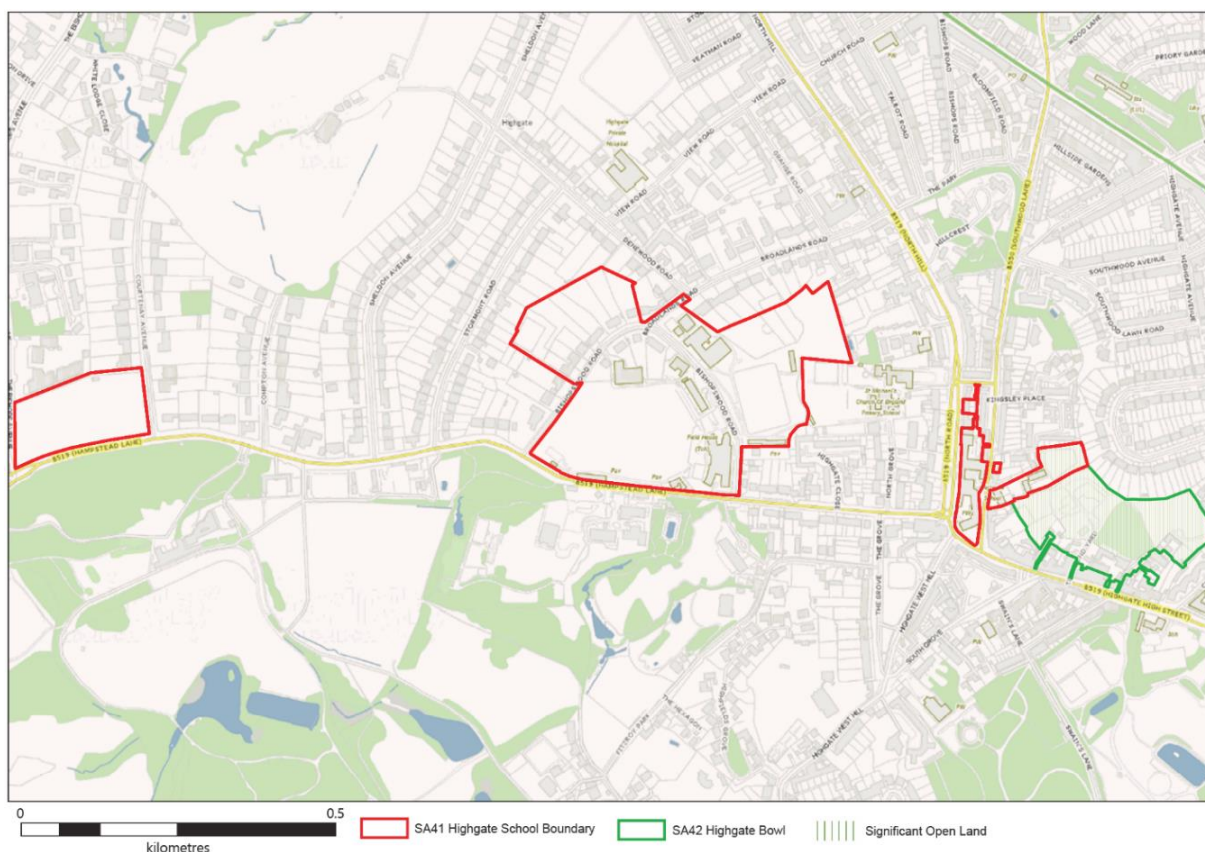
- 5.1 In preparing this SPD the Council has engaged directly with Highgate School to understand its educational, development and estate requirements.
- 5.2 This SPD provides direction on how the policies of the statutory Development Plan will apply in considering any application brought forward by the School and recognises the Council's obligations under the National Planning Policy Framework (NPPF).
- 5.3 Each section sets out the relevant policy background and requirements with the statutory Development Plan and then sets out, in the context of proposals related to Highgate School how these translate into objectives that the school should meet.
- 5.4 The statutory development plan applicable when this document is due to be adopted comprises:
- the London Plan (2021);
 - the London Borough of Haringey Local Plan Strategic Policies DPD (2013 with modifications 2017);
 - the Development Management DPD (2017);
 - the Site Allocations DPD (2017); and
 - the Highgate Neighbourhood Plan (2017).
- 5.5 The SPD has also had regard to other documents that constitute 'material considerations' as required by national policy.

The Policy Context for this SPD

- 5.6 The Site Allocations DPD identifies Highgate School as Site SA41 with the purpose of the allocation being:

“Exploration of how the school facilities can be enhanced while simultaneously benefitting local communities including potentially increasing accessibility through the landholdings.”

Figure 3: Highgate School Allocation



- 5.7 The Site Allocation recognises that the School must meet the education needs of its pupils. In preparing this SPD, the School has worked with Haringey Council which recognises that the school occupies two campuses. The Council considered that a holistic approach is therefore required, and this SPD covers the whole School.
- 5.8 The Council recognises through this SPD its responsibilities under the NPPF (2019) (paragraph 94) that:
- 'it is important that sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take the proactive, positive and collaborative approach to approach this requirement, and to development that will widen choice in education. They should:*
- A) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
 - B) work with the school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted'.*
- 5.9 The requirements and guidelines of the SPD, set out in SA41, are set out in the Introduction to this document.
- 5.10 In delivering proposals within the Senior School and, specifically those related to Dyne House, the Council will expect the School to have regard to site allocation SA42 which relates to the

'Highgate Bowl'. SA42 seeks to protect the Highgate Bowl as open space, and to improve public access to it through limited redevelopment of Townsend Yard, Broadbent Close and Duke's Head Yard (referred to as 'the Yards').

- 5.11 The boundary of the Highgate Bowl (see Figure 4) abuts the southern boundary of the School's Dyne House Site. Dyne House lies outside the designated area of the Highgate Bowl Site Allocation, as set out within the adopted Highgate Neighbourhood Plan and Site Allocations DPD. The Parade Ground (the area of currently flat tarmacked land to the north east of the Dyne House buildings) also falls outside of the Highgate Bowl allocation, but within an area of 'Proposed Significant Open Land' as defined within SA42 of the Site Allocations DPD. The Council will expect the School to respond to site allocation SA42 when bringing forward any proposals for Dyne House.



Figure 4: Highgate Bowl Allocation

- 5.12 The key overarching principles that need to be considered when the School is developing application proposals are as follows:
- Built environment and design quality of the proposals;
 - Development of appropriate land uses;
 - Impact on the historic environment;
 - Metropolitan Open Land;
 - Impact on the natural environment;
 - Transport and pedestrian movement; and,
 - Sustainability.

- 5.13 This list is not exhaustive and there are other policy tests within the suite of Development Plan Documents and other documents that constitute material considerations that will need to be taken into consideration. When strategic proposals in the SPD come forward the development quanta proposed should be should also be justified within planning applications to help in weighing up the planning balance against potential impacts on designations and amenity affecting each site.
- 5.14 Of note, the school borders the London Borough of Camden and the impact of any development on the Camden side of the borough boundary needs to be considered where appropriate. In particular there are conservation area and MOL designations, listed and locally listed buildings, and a Registered Park / Garden of Special Historic Interest adjacent to the school but lying within Camden. While these are outside of the school estate, the impact of any relevant scheme on their setting should be considered.
- 5.15 The following sub-sections set out the key policy themes relevant to the School estate, provide a synopsis of the relevant policies and its relevance to the School's objectives and set out the objectives that the Council expects the School to meet in bringing forward proposals.

Built Environment

Planning Policy

- 5.16 Development within Haringey should be of the highest standard of design and provide a proposal which respects the local character, historic significance and will contribute to the creation and enhancement of Haringey's sense of place and identity (Policy SP11). High quality building design should be accompanied by high standards of landscaping and access that incorporate 'Secured by Design' principles and create inclusive environments (Policy SP11). Buildings should be designed to be flexible and adaptable and be able to integrate services and functions (Policy SP11).
- 5.17 All development should have regard to the form, function and structure of an area (London Plan Policy D1B). Proposals should improve an area's visual connection with natural features and should ultimately contribute to enhancing the character of the area.
- 5.18 Policy DM1 requires all new development and changes of use to achieve a high standard of design and contribute to the distinctive character and amenity of the local area. It sets out that the Council will support design-led development proposals that relate positively to neighbouring structures new or old, to create a harmonious whole.
- 5.19 This is also reflected in the NPPF. Paragraph 124 states it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 5.20 The NPPF seeks to ensure development functions well and adds to the overall quality of the area; establishes a strong sense of place, creating attractive and comfortable places to live, work and visit; optimises the potential of a site to accommodate built development, creates and sustains an appropriate mix of uses and supports local facilities and transport networks; and responds to local character and history, reflecting the identity of local surroundings and materials,

while not preventing or discouraging appropriate innovation (para 127). Proposals should seek to exploit opportunities to improve the character and quality of an area and the way it functions (para 125).

Objectives under Policy

- 5.21 The Council will support the adaptation of existing facilities or provision of additional facilities that improve the quality of existing buildings, landscaping and the street environment. In accordance with Policy SP11 such proposals will be expected to bring forward the highest quality of design and use of materials. A contemporary or a more historic appearance could be acceptable subject to demonstrating that it contributes to the distinct character of the area.
- 5.22 Whilst there is already an onus on design given the School's location within the Highgate Conservation Area, the Council will expect that proposals for new development will be of the highest standard of design ensuring that proposals reflect and respect the local character and historic significance of the area, including both short and long views. The School occupies a prominent location within Highgate, and it is therefore important that design complements and enhances the identity of Highgate within Haringey.
- 5.23 In assessing the appropriate design, the Council will take into consideration the operational requirements of the School and the long-standing inefficiencies that arise because the School is split between two different campus areas within Highgate and, within the Senior School itself, that arise because the School is split between the Island Site and the Dyne House Site. Supporting text to Policy SP11 recognises that good design is not just about how places look, but also about how they work (paragraph 6.1.3). The functionality of new facilities, the year groups to which the facility relates (junior or senior schools), the impact on the delivery of education and 'lost time' will be relevant when considering appropriate design.
- 5.24 The priority will be to ensure the distinctive character of the area is maintained. This includes the openness of the designated areas including the open character of the Bowl as well as the character of the Bishopswood area.
- 5.25 Appropriate height, bulk and mass will reflect the need to maintain the openness of the designated areas. The inclusion of subsurface development as part of any scheme will be supported subject to ensuring, where applicable, that the openness of the Metropolitan Open Land (MOL) is maintained. Building heights will be assessed in respect of the criteria set out in policy DM6 (Building Heights).
- 5.26 The Council supports the School's objective to improve the energy efficiency of existing buildings and exemplify 'green' standards in new buildings. The Council will encourage development which reduces energy demand and carbon emissions through the uses and/or the specification of sustainable/renewable building materials including energy-efficiency lighting, passive solar and other energy methods, as well as relying on natural light and ventilation, utilising other low carbon technologies. These measures should be considered alongside policies on climate change (SP4).
- 5.27 In new build developments, the Council will expect all developments within the School to be Zero Carbon in accordance with the London Plan and Haringey's Local Plan Policy SP4. The Council will also expect the School to achieve at least a BREEAM Very Good rating with an aspiration to

reach Excellent where feasible. For refurbishments, this would be a target (given the limitations associated with older construction technologies).

- 5.28 Any scheme should incorporate the best aspects of Secured by Design, improving safety by promoting high-quality development which promotes passive surveillance of spaces. National Planning Practice Guidance on Design and Healthy and Safe Communities should also be considered in this regard.
- 5.29 Development proposals should promote pedestrian linkages for pupils and staff through the School Site. New School buildings and spaces should be inclusive and accessible to all with roads and pavements, and the spaces between buildings, fully accessible. Proposals should ensure good quality access and circulation arrangements, including improvements to existing routes and footways to cater for the needs of those with disabilities. Specific regard should be given to the relationship of the School's amenity areas to sensitive neighbouring uses. Where possible, measures to improve the existing situation should be explored including the location and/or proximity of external areas.
- 5.30 Where necessary, the Council will support enhanced access to more remote parts of the School estate by those with disabilities provided that this does not impact the general openness of these areas.
- 5.31 High quality landscape plays an important role in the attractiveness and character of the Highgate surroundings. Proposals should include a high standard of planting design and hard landscape and boundary features should include the extension of the School's extended railings project, the use of brick walls and residential scale fencing. Planting will also be encouraged highlighting the importance of good design and emphasis of the benefits of green roofs, which will be further assessed on a site by site basis in the detailed planning application stage.
- 5.32 The Council will support development that ensures a high standard of privacy and amenity for the development's users and neighbours.
- 5.33 This SPD has a lifespan of 10-years and provides a coherent framework within which individual projects will be realised. Individual development projects will:
- be highly sustainable;
 - be integrated within a coherent landscape setting;
 - have no unacceptable visual impact on townscape and historically significant views including those from the London Borough of Camden;
 - improve connections, routes, flow and movement within the two campuses, including the Dyne House site with pedestrians as a priority;
 - make a positive contribution to the setting of the School through excellent contextual design;
 - recognise the history and culture of Highgate School whilst bringing it forward into the 21st century;
 - relate positively to existing buildings and to other possible future buildings;
 - provide good quality accommodation which meets the brief, and which is future-proofed;

- assess the cumulative transport impacts of the proposals for individual projects and provide appropriate mitigation if required;
- be supported by appropriate physical and social infrastructure;
- preserve and enhance the significance of heritage assets and their settings through sensitive reuse of historic buildings and careful contextual design for new developments; and
- where demolition is being proposed, be subject to heritage impact assessment and appropriate redevelopment of the site should make an equal or greater contribution to the Conservation Area.

Land Uses

- 5.34 The Highgate School estate is an established Class F1 Learning and non-residential institution as defined by the Town & Country Planning (Use Classes) Order 1987, as amended.
- 5.35 It comprises a mix of buildings used for direct educational purposes and a range of supporting buildings, in ancillary uses that would ordinarily fall within the designation of other use classes had they not been ancillary to the primary educational use. Ancillary buildings falling within the Class E use class include administrative offices, sports centre and associated sports facilities.
- 5.36 In addition, there are a number of residential buildings, including the Head's House, which fall within Use Class C3 (dwelling houses).

Planning Policy

- 5.37 London is a growing City with an increasing number of young people. As such, educational facilities at all levels will need to be enhanced, strengthened and retained to ensure the necessary support and opportunities are given to all young people in the City. Policy S3 of the London Plan sets out that the Mayor will support the provision of childcare, primary and secondary school facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice.
- 5.38 Policy S3 of the London Plan states that 'Access to high quality education and training has a profound effect on people's life chances and is one of the most powerful ways to break down inequalities and improve social mobility'.
- 5.39 Paragraph 5.3.5 highlights the growing need for school places in London. This need, particularly for secondary school places, requires a strategic approach to delivery, making it harder to quantify within individual boroughs.
- 5.40 Paragraph 94 of the NPPF requires local planning authorities to take a proactive, positive and collaborative approach to meet the needs of existing and new communities and, specifically, to give greater weight to the need to create, expand or alter schools.
- 5.41 The NPPF seeks the protection of existing open space, sports and recreational buildings and land, including playing fields, from development, unless surplus to requirements, it is being replaced by equivalent or better provision in terms of quantity and quality in a suitable location, or

the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss (paragraph 97).

- 5.42 Planning Practice Guidance also highlights, in paragraph 001, that Open Space should be taken into account in planning for new development and considering proposals what may affect existing open space.

Neighbourhood Plan

- 5.43 The economic activity chapter of the Neighbourhood Plan includes policies which focus on maintaining the vitality and viability of the area's commercial cores, so they continue to meet the day-to-day needs of the community and enrich and enliven the public realm. These areas provide a multitude of shops, services, community, education and leisure uses. Proposals will be expected to adhere to the requirements of these policies. Although not policy and non-statutory, infrastructure project SC6 in the Neighbourhood Plan seeks to "Encourage community access to privately held sports facilities".

Objectives under policy

- 5.44 The Council supports the efficient and optimum use of Allocated Site SA41 through the upgrading of buildings and the provision of new educational and childcare facilities. The creation of additional Class D1 (Non-residential institution) floorspace will be supported subject to the application of other policies within the statutory Development Plan whilst having regard to other material considerations.
- 5.45 The Council will support developments that are in accordance with paragraph 97 of the NPPF and Policy S3 of the London Plan in that they secure the future development of the School and its evolution in response to the changing co-educational needs of the pupils and the demands of a modern curriculum. In assessing such schemes securing the objectives of Policy S3 will be weighed against other development plan policies including MOL (London Plan Policy G1 and Local Plan Policy SP13) and the historic environment (Policy SP12).
- 5.46 The provision of additional sports space and improvements to existing sports facilities to meet the requirements of the curriculum for the School will be supported subject to other policies in the Plan.
- 5.47 The Council recognises that the portfolio of residential properties located primarily on Bishopswood Road are either tied to the School, providing 'specialist housing' to meet the needs of staff, or have been rented privately. The income from these is re-invested into the School to support its charitable activities. These properties therefore have an important role in supporting the future objectives of the School. The Council will take into consideration this role, when considering future proposals for these buildings.
- 5.48 As a charitable institution, development proposals for educational purposes are eligible for exemption from the Community Infrastructure Levy.

Historic Environment

Planning Policy

- 5.49 The School's estate is located within a sensitive area with regards to heritage and conservation. Local planning policy aims to ensure the conservation of the significance of heritage assets, their setting and the wider historic environment (Policy SP12). Proposals will be expected to adhere to the requirements of this policy.
- 5.50 DM9 supports development that conserves and enhances the significance of heritage assets and their setting, Listed Buildings and Archaeological Priority Areas. Proposals should be considered in respect of the criteria set out in Policy DM9.
- 5.51 The Council is intending to review and update the Borough's Archaeological Priority Areas. Pending the Archaeological Priority Area (APA) redraw, all development within the historic school site, and all development schemes over 0.5ha and all basement schemes of any size should be carefully considered for archaeological impact at the design stage in accordance with the requirements of national policy. Early consultation with the Greater London Archaeology Advisory Service and the Council in respect of the potential for finds and the need for mitigation should be sought.
- 5.52 The Planning (Listed Buildings and Conservations Areas) Act 1990 places a duty on the Council to have special regard to the desirability of preserving or enhancing a listed building, its setting or any features of special architectural or historic interest which it possesses. It also requires the Council to have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 5.53 As outlined in 5.48, the Council will have regard to the Planning (Listed Buildings and Conservation Areas) Act 1990 and pay particular attention to its statutory responsibilities.
- 5.54 The Highgate Conservation Area Character Appraisal and Management Plan (December 2013), and any subsequently adopted CAAMP, will be a material consideration to any application affecting either the Conservation Area or its setting.
- 5.55 These designations have been plotted below as well as showing the MOL designation in Figure 5 and Figure 6.

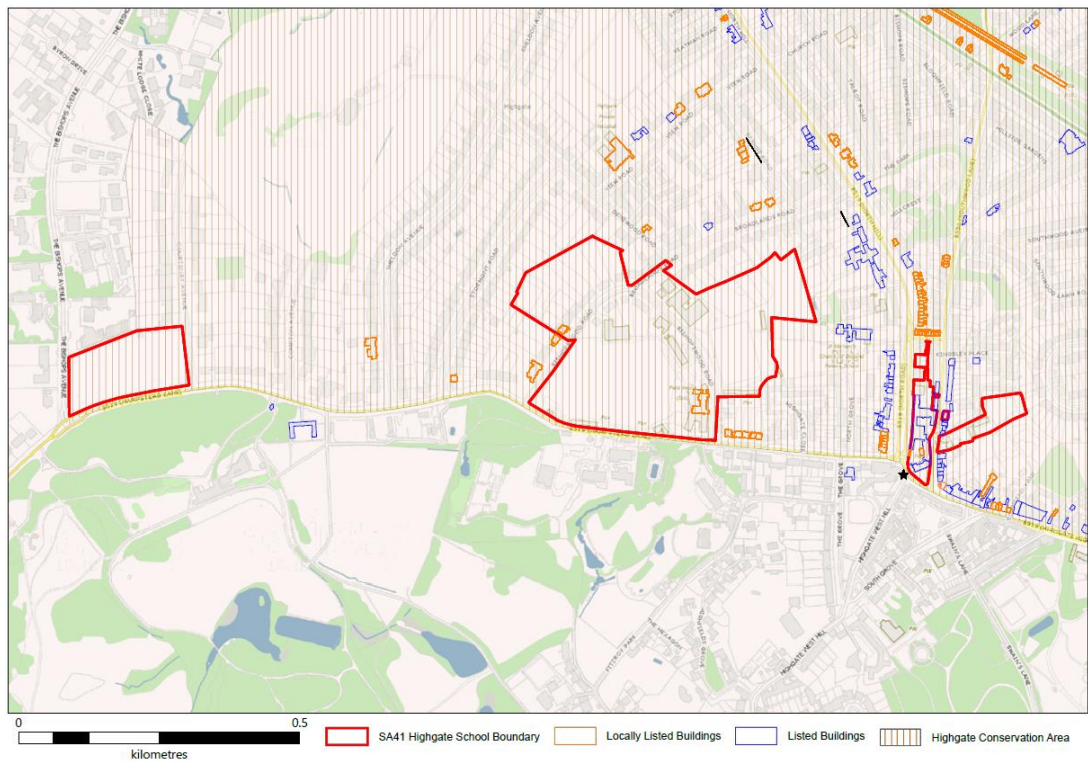


Figure 5: A map showing the Highgate Conservation Area, Locally Listed Buildings and Listed Buildings surrounding the School.

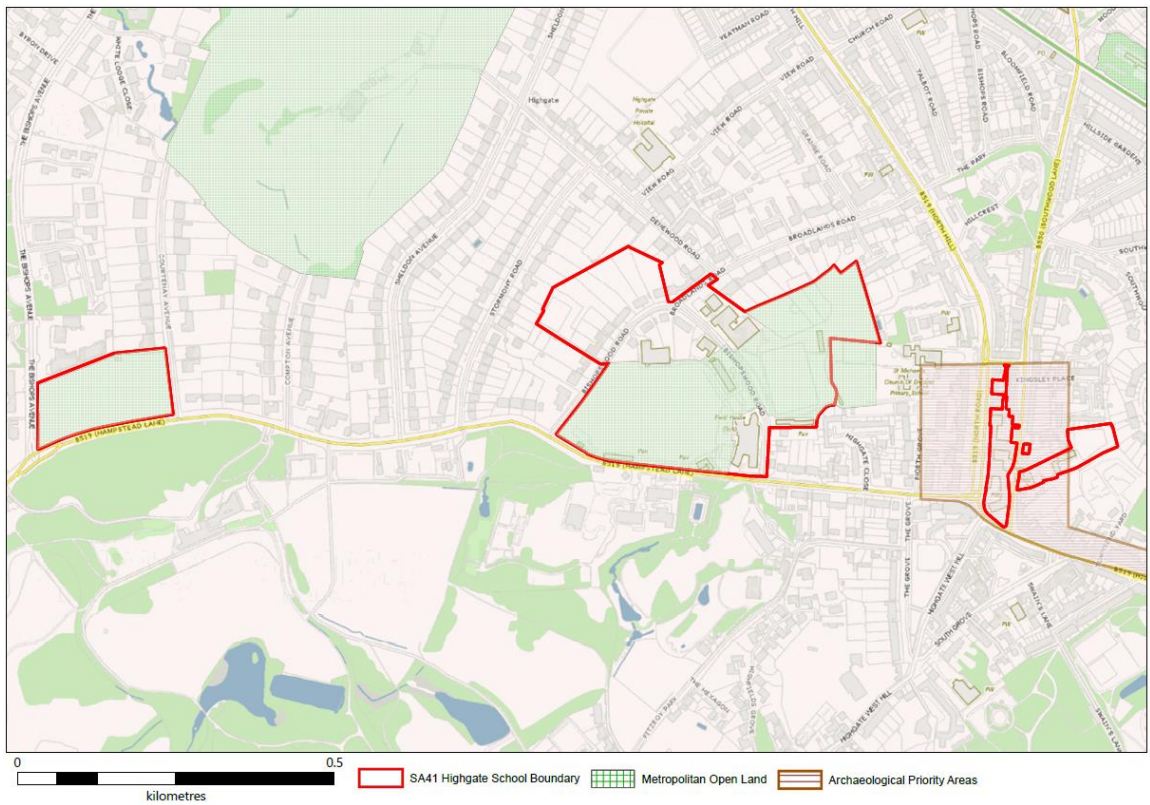


Figure 6: A map showing the Metropolitan Open Land and Archaeological Priority Areas surrounding the School.

- 5.56 London Plan HC1 requires that development proposals should conserve their significance by being sympathetic to assets' significance and appreciation within their surroundings. As such, proposals coming forward from the School should be sympathetic to heritage and conservation opportunities.
- 5.57 Paragraphs 184-192 of the NPPF recognise that heritage assets are an irreplaceable resource and require them to be conserved in a manner appropriate to their significance, putting them to viable uses consistent with their conservation, and ensuring they continue to make a positive contribution to sustainable communities including economic vitality. Development should make a positive contribution to local character and distinctiveness.
- 5.58 The subsequent paragraphs of the NPPF (193-202) set out how potential impacts on heritage assets should be taken into account. Great weight should be given to the conservation of heritage assets. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. In some circumstances a balancing exercise should be undertaken considering impacts on heritage assets and other public benefits associated with a proposed development.
- 5.59 For all new development a key issue will be the form and scale of development and its impact on the surrounding townscape and heritage assets. All proposals for new development should be accompanied by a heritage assessment which, where appropriate, includes a townscape visual assessment. The Setting of Heritage Assets (Good Practice in Planning Advice Note 3) offers advice in managing new development and securing good growth for the historic environment.

Neighbourhood Plan

- 5.60 Policy DH1 and DH2 of the Highgate Neighbourhood Plan seek to preserve and enhance the conservation area. Proposals will be expected to adhere to the requirements of these policies.
- 5.61 In addition, Policy DH11 outlines the requirement for development proposals to assess the potential impact on archaeological assets and the expectation for proposals to provide satisfactory arrangements for excavation and recording, in advance of development.

Objectives under policy

- 5.62 An initial Heritage Statement (Baseline Heritage Assessment) has been carried out by the School covering the entire Highgate School Estate grounds. This document provides an up to date assessment of the character, appearance and contribution of the buildings within the School's estate and concludes that the development and history of Highgate School has had a positive impact on the Conservation Area, contributing greatly to its overall architectural interest and historic significance. The report outlines the opportunities to improve and enhance the contribution and appearance of the following buildings:
- Dyne House;
 - the Mallinson Sports Centre including the swimming pool and gymnasium; and
 - the Richards Music Centre.

The Council requires further detailed heritage statements and impact assessments to be produced in support of specific development proposals, which are to be submitted at the detailed planning application stages.

- 5.63 In addition, an Archaeological Assessment, desk-based and non-desk-based, is required to be carried out in relation to a specific site and development proposal in consultation with Greater London Archaeology Advisory Service. This is to be submitted for assessment by the Council at the detailed planning application stages. In accordance with the requirement of national policy, in cases where desk-based assessment has led to indications of highly, possibly nationally, important archaeological remains then a stage of field evaluation by an archaeological contractor may be appropriate to understand the significance of a site and the harm from a proposed scheme before an application can be determined.
- 5.64 Within the Highgate Conservation Area Appraisal and Management Plan, it is recognised that the School is facing considerable pressure for new school buildings and facilities as well as the refurbishment of their historic school buildings. The Council will continue to ensure the conservation of Haringey's heritage assets, their setting and the wider historic environment in the assessment of development proposals for the School at the detailed planning application stage.
- 5.65 In considering proposals, the Council does not seek to be prescriptive in terms of the preferred or acceptable architectural style that they would expect to come forward at any site. Designs that are contemporary, and those that replicate the historic features might both be considered appropriate. The Council will however require the School to demonstrate a robust, heritage-led approach to design based on a thorough understanding of the significance of any affected heritage assets. The school should demonstrate how proposals will conserve the significance of the heritage asset concerned.
- 5.66 A Heritage Statement is required to be submitted at the detailed planning application stage in relation to each emerging proposal. The Council will establish with the School, through the pre-application process, the nature and level of detail required for the Heritage Statement for each proposal. The Council will also advise, at this time, if there is a requirement for any other heritage or archaeological study to be undertaken.

Metropolitan Open Land

Planning Policy

- 5.67 Green infrastructure within London is protected and the Mayor of London, along with strategic partners, seeks to protect, promote, expand and manage the extent and quality of, and access to, the network of green spaces within London.
- 5.68 The School's Bishopswood Road Campus, together with the Far Field, contains the majority of the School's sporting facilities including the playing fields. These playing fields have been designated as Metropolitan Open Land (MOL) and as such Policy G3 of the London Plan and Policy SP13 of the Haringey Local Plan applies, in so far as the Council will seek to protect these open spaces and green land. (See Figure 7)

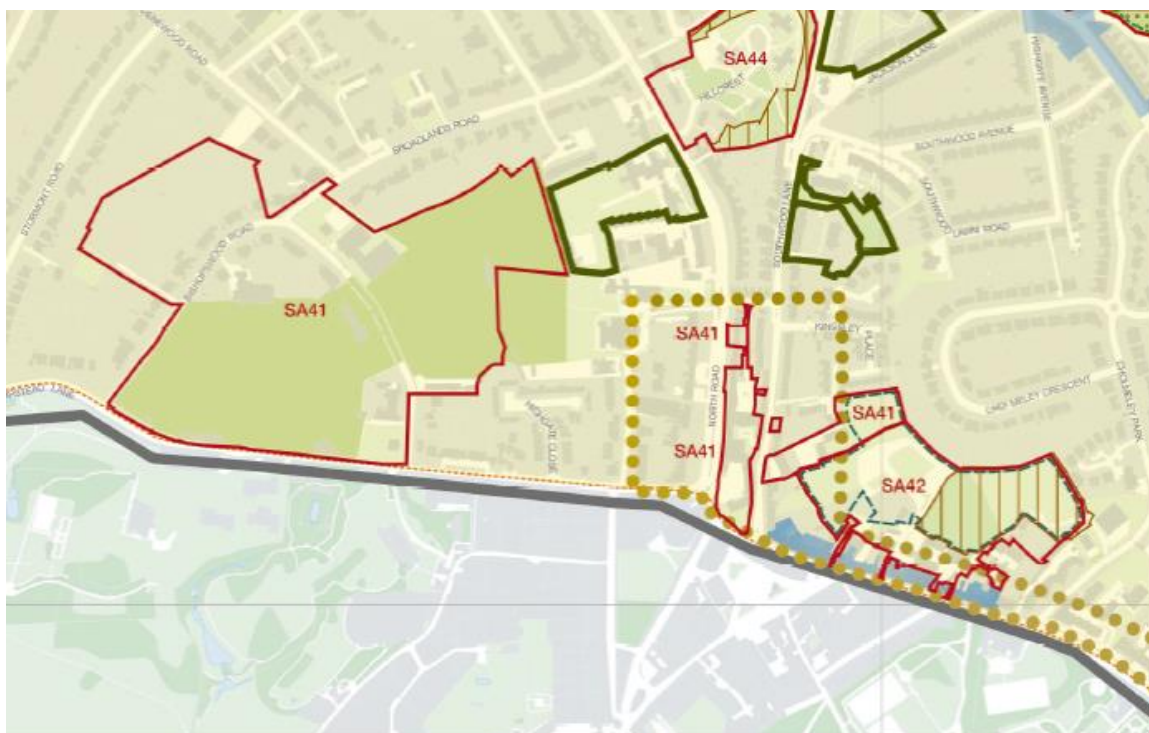


Figure 7 – Extent of Metropolitan Open Land at Highgate School (shown in solid green fill)

- 5.69 Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt. MOL boundaries should only be changed in exceptional circumstances when this is fully evidenced and justified (London Plan Policy G3).
- 5.70 Policies within the London Plan state that areas of MOL should be given the same level of protection as Green Belt. Further to this, Local Plan Policy SP13 outlines that the Council will protect existing MOL and resist any inappropriate development.

Objectives under Policy

- 5.71 The Council will continue to promote the efficient use of MOL areas within the School's boundaries for outdoor sports or recreational purposes and, where possible, support opportunities for extended community use by state funded partner schools. The School's buildings, playing fields and other facilities are private and not publicly accessible.
- 5.72 The estate includes a range of security measures designed to ensure that the School meets its obligations in respect to the 'Safeguarding' of pupils; a legal principle which establishes that the safety, security and health protection of pupils is a legal responsibility on the School.
- 5.73 The Council will therefore work with the School to support and encourage greater access to the sports facilities through the School's partnership programme with state funded schools and the use of the Mallinson Sports Centre by community groups where this is possible.
- 5.74 The priority will be to preserve the openness of the designated areas in accordance with paragraph 133 of the NPPF which states that '*the essential characteristics of Green Belt are their openness and their permanence*'. Paragraph 145 goes on to state that '*a local planning authority*

should regard the construction of buildings as inappropriate in the Green Belt. Exceptions to this include:

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development.

5.75 Paragraph 146 of the NPPF states that ‘*certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include:*

b) engineering operations

e) material changes in the use of land (such as changes of use for outdoor sports or recreation, or for cemeteries and burial grounds).

5.76 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.

5.77 Subsurface development within the MOL would be acceptable under policy provided it would not affect the character or openness of the MOL in this area. Any proposals for sub-surface development will need to demonstrate that it would be in accordance with other development plan policies and there would be no long-term impact to flora and fauna at surface level. Such development may include the provision of renewable energy sources, basements, subject to a basement impact study, utility ducts and pedestrian tunnels. Any subsurface development should be cognisant of the potential for buried archaeology to be found.

5.78 London Plan Policy G3 identifies that appropriate development within the MOL should be limited to structures that support outdoor open space uses and that any development should seek to minimise the impact to the openness of the MOL. The School has a requirement under the Equalities and Education Acts to upgrade its facilities, particularly at the Far Field, to cater for the mix of the School’s pupil body. Any proposal would need to be supported by a robust justification for very special circumstances as to the requirement for any new, extended or enlarged replacement structures in the MOL with regard to the impact on the MOL’s openness and permanence. Such justification must also demonstrate that the proposal is the smallest size necessary to meet the requirement and that the siting of the structure has considered practically the balance between the need to provide the development proposed and the protection of the openness of the MOL.

5.79 Any development in the MOL will need to be referred to the Mayor of London under The Town and Country Planning (Mayor of London) Order (2008) as a referable development when this exceeds the threshold set within the Order. Such development will need to satisfy the Mayor as to its appropriateness and acceptability and conformity with London Plan policy.

- 5.80 Given the School's proposed pipeline of development, both the Council and the GLA expect the School to bring forward the strategic proposals in this SPD simultaneously. This is to enable proposals to be looked at holistically and comprehensively and cumulative impacts across the various development sites to be assessed as well as to give the local community the overall picture of the school's development intentions and to enable the community to input further into the School's long-term development. As a consequence of simultaneous submissions, any resulting planning approvals may need to be flexible to account for academic and regulatory change over the life of the expected construction programme such as higher standards being introduced for sustainable design.
- 5.81 As part of justifying the case for any development in the MOL, the Council would expect the School to submit a package of proposals that sets out how the applications are linked together and how they are inter-reliant upon each other. This SPD helps to establish the holistic and comprehensive narrative that will inform further documents.
- 5.82 The Council acknowledges that the School has already removed the Fives Courts and another building which were positioned within the MOL as part of the Junior School development. This is part of the approved planning permission HGY/2012/2346.
- 5.83 Much of the School's estate is designated as MOL and the Council will expect the School to protect and preserve these areas in accordance with the NPPF and the statutory development plan (currently set out at London Plan Policy G3, Haringey Strategic Policy SP13 and Development Management Policy DM20).
- 5.84 Proposals which include development within the MOL will be considered against the criteria of the NPPF and London Plan G3 and as set out above. This establishes that inappropriate development within the MOL should be refused except in very special circumstances. As with national Green Belt policy, essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.
- 5.85 The Council acknowledges that the significant educational requirement by the School contributes towards the very special circumstances for proposals within the MOL. The Council, in principle, supports improved educational facilities provided that they also:
- result in a qualitative improvement to the character and appearance of the MOL through the removal of elements that detract from its purposes; or
 - relate to land that does not meet the overall purposes of the inclusion of the land in the designated area.

Natural Environment

Planning Policy

- 5.86 New development shall protect and improve Haringey's parks and open spaces. All new development proposed by Highgate School will protect from inappropriate development and where possible enhance the borough's designated Metropolitan Open Land, designated Open Spaces and other open spaces (Policy SP13).

- 5.87 Policy DM19 only permits development that has a direct or indirect adverse impact upon important ecological assets where the harm cannot be reasonably avoided, and it has been suitably demonstrated that appropriate mitigation can address the harm caused.
- 5.88 The following policies are set out within Policy G4 of the London Plan. The loss of protected open spaces must be resisted unless equivalent or better-quality provision is made within the local catchment area. Development proposals should, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity. A net gain in biodiversity should be sought in accordance with London Plan Policy G6. Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of 'right place, right tree'. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species.
- 5.89 The NPPF seeks to ensure developments contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and minimising impacts on biodiversity and providing net gains in biodiversity where possible (paragraph 170).

Neighbourhood Plan

- 5.90 Policies OS1, OS2, OS3 and OS4 of the Neighbourhood Plan focus on Open Space and the Public Realm in the Highgate Neighbourhood Area. The policies seek to empower the whole community to protect, enhance and obtain the maximum benefits from Highgate's open spaces, where this does not harm the existing integrity or character of the open space. Proposals will be expected to adhere to the requirements of these policies.

Objectives under policy

- 5.91 The Council will expect that as proposals are brought forward, the following will be considered and addressed as part of the assessment of landscape impact:
- conserve and enhance the historic landscape and heritage of the School;
 - continue to support and develop an educationally rich, vibrant landscape;
 - conserve the landscape structure of mature trees and openness;
 - improve the value of Nature Conservation across the School Estate;
 - develop a sustainable and productive landscape within the School Estate;
 - adopt sustainable urban drainage principals; and
 - appoint a Landscape Champion on the Governing Body and/or senior leadership team.
- 5.92 The School's open spaces, together with the parade ground, make an important contribution to the natural heritage of Highgate and works to improve the function and character of these areas will be supported.
- 5.93 The Council will support proposals that do not detrimentally impact on nature conservation and biodiversity and do not adversely detract from the overall function, amenity, character and appearance of the School's open space. Any development adjacent to the School's areas of open space will be required to protect and enhance the value and visual character of the open

land. Additionally, the Council will support development that protects and enhances sites of biodiversity and nature conservation.

- 5.94 The Council will support proposals that provide greater community access, under the School's Partnership arrangements, to open space areas and facilities. The Council recognises that the School's buildings, playing fields and other facilities are private and not publicly accessible. It also acknowledges that the safety, security and health protection of pupils is a legal responsibility on the School and that this is a primary consideration in considering any proposal that might give greater access. When planning applications come forward the Council will explore with the School opportunities for limited public access, and if appropriate, agree a Community Use Agreement. Although not policy and non-statutory, infrastructure project SC6 in the Neighbourhood Plan seeks to "Encourage community access to privately held sports facilities".
- 5.95 In considering proposals for major development within the School's estate, the Council will assess the requirement for undertaking any ecological studies within the pre-application stages and confirm this at planning application stage to ensure compliance with the national and local validation lists, including ecological reports where is necessary. The Council will expect that provision to enhance opportunities to enhance the natural environment to be included where practicable within a scheme.
- 5.96 In considering proposals for the regrading, replacement and provision of new drainage systems as part of improvements to existing playing field areas, in addition to any works associated with the establishment of sub-surface areas, the Council will expect the submissions to be accompanied by a report that sets out that there would be no adverse impact to the natural heritage as a result of the works that are undertaken. It is noted by the Council that many of these drainage systems date back to the 19th Century and consequently are not operating efficiently.
- 5.97 As set out at Figure 4, the boundary of the Highgate Bowl allocation runs along the southern boundary of the Dyne House site. Development proposals that do not negatively impact on the biodiversity and visual character of the Bowl will be supported.
- 5.98 The area known as the Parade Ground to the rear of Dyne House is currently an area of hard standing and is used as informal play space (it is the only area on the Senior School Site where a ball may be informally 'kicked about'), for general 'sitting out' during study periods and at breaks, and occasionally for gatherings of the whole School, for example for remembrance services. It is underutilised and is not visually appealing.
- 5.99 Whilst this area falls outside the Highgate Bowl allocation, but within an area of 'Proposed Significant Open Land' as defined within SA42 of the Site Allocations DPD (see Figure 4), the Council will seek enhancements to the visual appearance of this space, the removal of the hard standing, the greening of the space or other landscape features as an integral part of any redevelopment proposals submitted in respect to the Dyne House building to support the Significant Open Land designation. The Council will seek opportunities to visually link this area to the adjoining Highgate Bowl.
- The green dotted line shown on Figure 18 to Highgate Neighbourhood Plan Policy KS3 (Highgate Bowl) will set the rear limit for any redevelopment proposals associated with Dyne House.



Figure 8:

Landscape

- 5.100 A landscape strategy for the School's portfolio has been prepared, which sets out the School's commitment to existing and future landscape. Key commitments and principles include:
- seeking to conserve and enhance the historic landscape of the School's estate;
 - addressing changes to the built environment within an appropriate high-quality landscape design;
 - utilising hard landscape and planting to develop an educationally rich environment;
 - employing management approaches and planting palettes to improve biodiversity; and
 - seeking to adopt sustainable urban drainage principles in accordance with local planning policy.
- 5.101 Proposals that impact on existing trees will be subject to application/notification requirements under the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
- 5.102 Development proposals will have regard to good arboricultural practice and be undertaken in accordance with BS 5837:2012 Trees in relation to design, demolition and construction.
- 5.103 Development proposals that impact upon the existing landscape or streetscape will be sensitively designed to mitigate changes and provide well-considered design solutions.

Sports

- 5.104 The Council notes that it is a key requirement of the School to maintain and enhance current sports facilities. The Council will therefore support:
- the creation of additional facilities, including synthetic pitches, where there is a demonstrated need;
 - re-provision of existing facilities elsewhere if necessary to facilitate a development project; and
 - ensure any future sports expansion respects the openness of MOL and the remaining mature specimen trees, including TPO-protected trees, within the Estate.
 - Community access to improved facilities which would be beneficial to sport and, therefore, could meet Sport England's Policies and the NPPF, paragraph 97. Sport England has guidance that can assist schools to allow community use of facilities. This guidance can be found at <https://www.sportengland.org/campaigns-and-our-work/use-our-school>.

Transportation & Pedestrian Environment

Planning Policy

- 5.105 The London Plan Policy T6 seeks to minimise new car parking across London. At a local level, Policy SP7 of the Local Plan requires development to promote sustainable transport methods and ensure that all new development is fully integrated into sustainable transport networks (Policy SP7). The Council will support public transport including walking and cycling whilst promoting road and pedestrian safety within the Borough.
- 5.106 Policies within the NPPF encourage the development of public transport, walking and cycling with an emphasis on sustainable transport modes. In general, the NPPF states that transport has an important role to play in facilitating sustainable development. Paragraph 103 states that encouragement should be given to those modes that support reductions in greenhouse gas emissions.
- 5.107 Developments should be located and designed, where practicable, to accommodate the efficient delivery of goods and supplies, give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians; and consider the needs of people with disabilities by all modes of transport (paragraph 102).

Neighbourhood Plan

- 5.108 Policy TR1 of the Highgate Neighbourhood Plan seeks to promote sustainable movement. The policy sets out that material changes to schools should take account of their impact on the community. Proposals will be expected to adhere to the requirements of these policies. Although not policy and non-statutory, infrastructure project CA/TR20 in the Neighbourhood Plan seeks to "Encourage schools to reduce the traffic problems associated with the school run".

- 5.109 Policy TR3 of the Highgate Neighbourhood Plan sets out the expectation for new major development to demonstrate issues related to minimising traffic impacts have been considered during the planning application process.

Objectives under policy

- 5.110 As part of the first applications to be submitted pursuant to this SPD, the Council expects that the School will produce a Transport Assessment applicable to the whole estate and a consolidated Travel Plan which takes into account the cumulative impacts of each application, any As the School intends to submit planning applications simultaneously, this first Travel Plan should be updated if applications subsequently vary permissions or are developed substantially later than proposed initially to address changes in travel patterns.
- 5.111 The Council recognises that the School already has a fully detailed and approved School Travel Plan and that the School was awarded a Gold Accreditation rating by the Council in September 2017. The Council also notes that the School created in the Summer Term 2017 a Transport Logistics Manager role to increase capacity for the implementation of services and initiatives aimed at developing transport solutions and sustainable travel for pupils, staff and parents or carers.
- 5.112 In considering transportation issues, the Council recognises that the School is not seeking to undertake development that would lead to a significant impact in terms of traffic generation. The provision of improved educational facilities, even clustered or relocated from one site to another, envisages the pupil body normally moving between buildings on foot. Where appropriate, the Council may seek the existing Travel Plan to be updated to reflect the changing distribution of facilities across the School. TfL should be consulted on the Transport Assessment and any updates to the Travel Plan. The incorporation of Healthy Streets principles is encouraged alongside measures to help achieve 'Vision Zero'.
- 5.113 The Council will however expect that adequate facilities for the servicing of buildings are incorporated into proposals, and sites with existing car parking that come forward for development will need to justify the retention of those spaces having regard to the relevant Public Transport Accessibility Levels of each site, the policies of the statutory development plan and the NPPF and the operational requirements of the School.

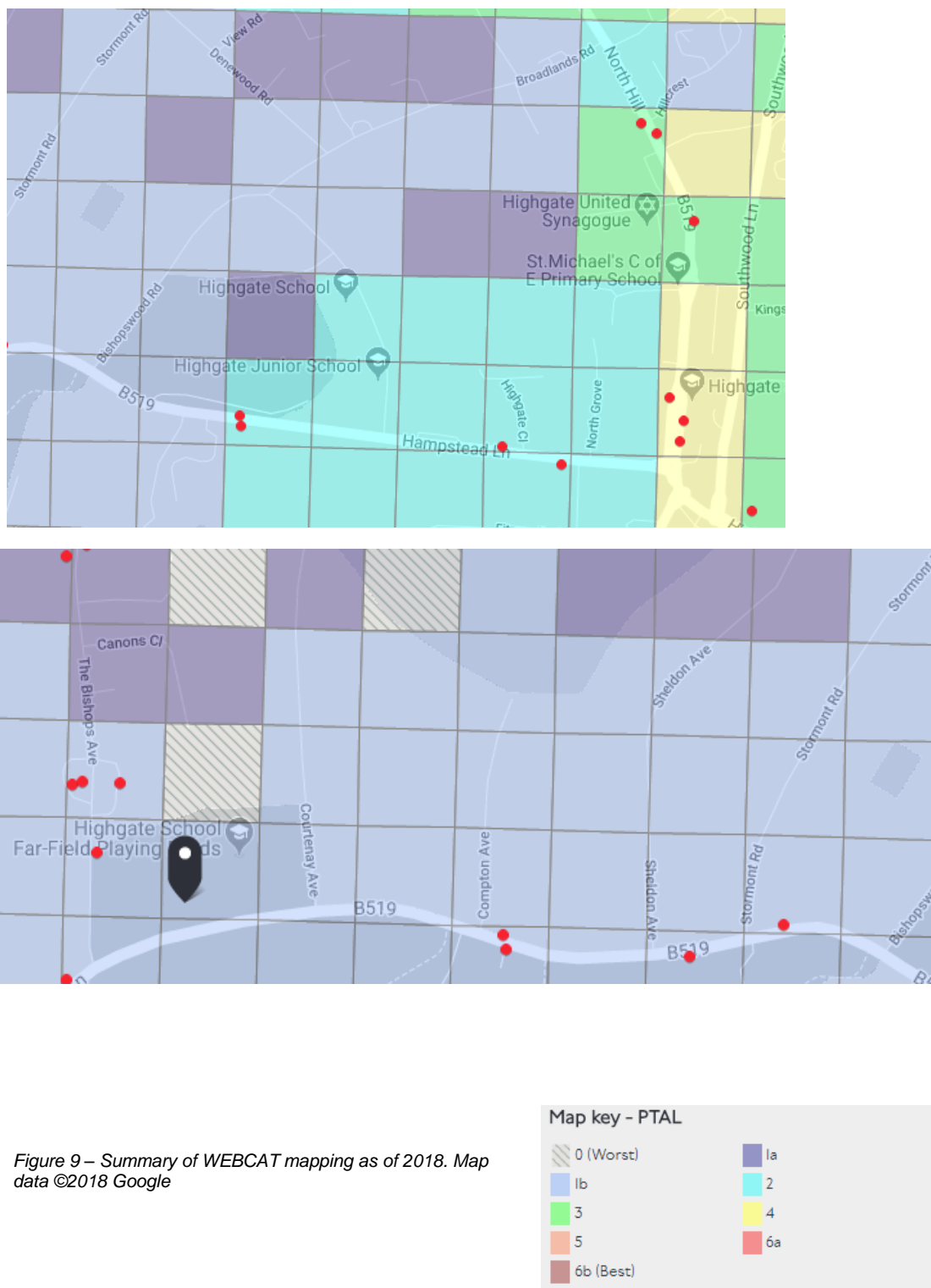


Figure 9 – Summary of WEBCAT mapping as of 2018. Map data ©2018 Google

- 5.114 Proposals that enhance the safety of pedestrians and cyclists between the sites and on the roads passing through and around the School, especially the Bishopswood Road campus will be supported. This includes the provision of safe crossing points, protected routes and improved drop-off/pick-up areas for parents or carers and coaches, having regard to the constraints around both sites. Streets for All; Advice for Highway and Public Realm Works in Historic Places (2018) should be utilised in the design of public realm improvement works.

- 5.115 The Council will explore with the School options for improvements to traffic management in the area generally and in respect to the general operation of the highway.

Highways

- 5.116 Due to the nature of the School's estate, movement around the Estate and between sites is not straightforward. Pupils are often required to crossroads which can be a danger when vehicles are passing.
- 5.117 Therefore, the Council will expect strategies to consider measures that will:
- improve pedestrian safety;
 - reduce traffic on Bishopswood Road in particular;
 - improve cycle connectivity and facilities; and
 - improve coach parking facilities.
- 5.118 The School already has an established School Travel Plan, based upon the STARS (Sustainable Travel: Active, Responsible, Safe) system which has been awarded a Gold Accreditation for sustainable travel by the Transport for London for sustainable travel. All developments will be required to consider its impact on the Travel Plan.
- 5.119 The School is conscious that to improve cycle connectivity, suitable internal facilities (showering facilities, bike racks etc.) need to be appropriate and readily available. The Council will support proposals for improving the use of sustainable transport modes, having regards to other provisions within this document.

Active Travel

- 5.120 Any redevelopment of the School estate should not result in additional car use or parking or traffic impacts outside of the construction phase. Cycle parking should be provided throughout the site in line with the standards set out in the London Plan 2021.
- 5.121 Any development will be required to encourage Active Travel in accordance with Sport England guidance. Sport England along with Public Health England have launched Active Design, which intends to inform the urban design of places, neighbourhoods, buildings, streets and active open spaces to promote sport and active lifestyles. The guide sets out ten principles to consider when designing places that would contribute to creating well designed healthy communities. Active Design must be considered when preparing redevelopment proposals.

Sustainability

Planning Policy

- 5.122 The NPPF encourages the effective use of land by reusing land and supports the transition to low carbon futures in a changing climate, encouraging the conversion of existing buildings, and encouraging the use of renewable resources.

- 5.123 At the national level, sustainable development means planning for change and growth and, through the planning system, securing good economic, social and environmental outcomes as set out paragraph 8 of the NPPF.
- 5.124 The principles of sustainable design, layout and construction are set out in London Plan Policy SI2. Policy states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy.
- 5.125 In addition, SI2 of the London Plan relates to retrofitting and supports improvements to existing buildings that bring existing buildings up to the Mayor's standards on sustainable design and construction. Where extensions are proposed, works to improve the existing building fabrics performance could be considered. Opportunities to incorporate further sustainability measures should be explored to help the estate move towards zero carbon and will be supported.
- 5.126 The Council aims to reduce the carbon footprint of development in Haringey. This includes the efficient use of land and buildings in order to reduce car dependency, the implementation of an energy hierarchy in building design and construction, the use of energy from more efficient sources such as decentralised energy networks (or making connections to such networks feasible in the future) and by requiring the generation of energy on-site by use of renewable energy.
- 5.127 Over the life time of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey. Policy SP4 sets out measures that the Council will promote to reduce carbon emissions from new and existing buildings. The requirements to be water efficient during construction and operation and to reduce all forms of flood risk are set out in Policy SP5.
- 5.128 Policy DM21 of the Development Management Policies Document requires all new developments to consider and implement sustainable design, layout and construction techniques. Proposals should apply the energy hierarchy to minimise energy use in order to meet, and if possible exceed, minimum carbon dioxide reduction. Proposals should maximise opportunities to enhance biodiversity on-site, including through appropriate landscaping, Sustainable Drainage Systems, living roofs and green walls.

Objectives under Policy

- 5.129 The need to upgrade the School's existing buildings and facilities (together with the need for new floorspace) is fundamental to ensuring the long-term operation and success of the School. In the preparation of this SPD the School undertook an Accommodation Needs Assessment in 2015 which has subsequently been reviewed and can be found in Section 4, to identify how and where specific educational facilities could be provided across the whole estate. This study identified that the School has insufficient space to provide all the necessary floorspace requirements for the Senior School on one site and that, consequently, effective teaching of the curriculum will need to be achieved through a balance of timetabling and the clustering of facilities to minimise lost teaching time moving between sites.
- 5.130 Therefore, the provision of high-quality facilities across the estate is necessary to deliver the curriculum. The Council recognises that in order for the School to provide the appropriate level of educational accommodation needed to meet current and future curriculum and facilities

requirements, the refurbishment, extension and redevelopment of existing buildings and plots will be required and that the development/refurbishment of one building/site is interlinked with the development/refurbishment of another. This is fundamental to ensuring the future operational needs of the School can be met. The recognition of this was the fundamental driver for this SPD.

- 5.131 The School is part of the growing global community taking positive action to tackle the negative effects of climate change and is committed to promoting the environmental consciousness in pupils. The School continues to work hard to embed sustainability into its thinking and actions, prioritising 'Sustainability' as one of the six core objectives of the School's Development Plan.
- 5.132 The School aspires to be as sustainable an institution as possible and is committed to making a positive impact by planning for and achieving outstanding environmental sustainability performance. The School will do this by:
- continually reviewing current practices;
 - creating a clear, meaningful and ambitious Sustainability Strategy and Environmental Policy consistent with, or better than, prevalent sustainability standards;
 - producing specific, measurable targets to help the School join local and global efforts to preserve the planet;
 - investigating the most effective ways to minimise the potential negative impacts of the School's operations; and
 - working in partnership with Haringey Council, who has committed to become Zero Carbon by 2041.
- 5.133 As part of any refurbishment and retrofitting works the Council will expect the proposals to demonstrate that there is an improvement in the energy efficiency of existing buildings and that the proposals exemplify 'green' standards in new buildings in accordance with policies.
- 5.134 In accordance with Policy SP4 the Council will support works to upgrade existing facilities that contribute to reduced carbon emissions. Retrofitting measures must have due regard for historic significance, as set out in the NPPF. Photovoltaics will be supported where they would not detrimentally impact on any listed building or its setting or the character and appearance of the Highgate Conservation Area.
- 5.135 The Council will support, where appropriate to the amenity of adjoining residential occupants or land uses, the introduction of living roofs and green walls where they would not detrimentally impact on any listed building or on the setting and/or the character and appearance of the Conservation Area.
- 5.136 The School already has a green roof on its new Junior School building that was completed in 2016. This has proved significantly challenging both in terms of its maintenance but also in terms of the costs being incurred, highlighting the importance of good design and emphasis of the benefits of green roofs.
- 5.137 All the School sites as set out in Site Allocation SA41 are in Flood Zone 1. The Junior School including the Mallinson Sports Centre and the Senior School Site are located within one of the Borough's Critical Drainage Areas (Group 4_062 CDA). The Far Field Site is within the Haringey Drainage Areas HDA 01.

- 5.138 In accordance with London Plan Policy SI13 and Local Plan Policy SP5 the Council will require the submission of a flood risk assessment for proposals of 1 hectare or greater in Flood Zone 1 and all proposals for new development (excluding minor development) that has critical drainage problems.
- 5.139 Given the typical ground conditions of the locality, which is characterised by impermeable London Clay, the Council will require hard and soft landscaping associated with new development to take account of sustainable land management practices and managing the risk of flooding by applying Sustainable Urban Drainage Systems (SUDS) in order to improve water attenuation, quality and amenity in accordance with Policy DM24 and DM25 of the Development Management DPD. It will also, in respect to new development (including drainage schemes in the playing fields and the sports track) consider the incorporation of sub-surface attenuation tanks to control the rate of water discharge.

- 6.1 The purpose of this SPD is to set out a comprehensive approach to the effective planning and delivery of new accommodation to meet the long term needs of the school and to support enhanced community use and benefits. The preceding sections have set out the background to this, the challenges of delivering effective education in the 21st Century and the School's need to make a significant investment in its estate and in its facilities to meet its educational obligations. This section draws all the preceding information together to provide direction to the School on how individual sites should or could be brought forward and the key considerations in developing proposals. The Council anticipates proposals coming forward that respond to the guidance set out below, but it does not imply support or otherwise for the development indicated but recognises that these are areas that the School is currently considering as part of its estate strategy.
- 6.2 Applications for the strategic proposals identified in this SPD should be brought forward simultaneously to enable them to be considered holistically and comprehensively. This approach has been endorsed by the Greater London Authority. The end result will be a linked series of highly flexible and adaptable buildings capable of responding to changes in the curriculum or in the facilities that are necessary to deliver an excellent educational environment.
- 6.3 Having reviewed with the School their experiences over recent years, their needs now, and their potential needs in the future, the Council agrees that a strategic review of the School's estate should be carried out at least once every 10 years, hence the life span of this SPD.
- 6.4 The Highgate School masterplan shown below, outlines future aspirations for development of the School, including, within the life span of this SPD the following:

Bishopswood Road Campus

- Mallinson Sports Centre
- Richards Music Centre
- Far Field
- Pre-Preparatory School
- Temporary Decant
- Other Properties

Senior School Campus

- Science Block
- Dyne House and Island Site Tunnel Access

Estate-Wide

- Access improvements including those to meet the needs of those with disabilities and to embrace diversity.
- Drainage enhancements to the School's playing field areas.



6.5 The Council's expectations in the redevelopment of each of these sites is as follows:

Bishopswood Road Campus

6.6 Redevelopment on this campus will need to:

- consider the impact on the views along Hampstead Lane, Bishopswood Road and Broadlands Road;
- capitalise on the opportunity to improve buildings which are identified as detracting from the character and appearance of the Conservation Area;
- enhance the streetscape through high quality landscaping;
- address development plan policy in respect of MOL including protecting openness;
- be future-proof, designed to last and contribute to the legacy of fine buildings at Highgate School;
- reinforce the overall design concept through detailing;
- be highly sustainable with a target of BREEAM 'Very Good' where possible and BREEAM 'Excellent' where feasible for new buildings; and
- be fully accessible.

Mallinson Sports Centre

6.7 The Mallinson Sports Centre is located on Bishopswood Road and accommodates both internal and external sporting facilities including a swimming pool, sports hall, squash courts and Fives Courts. The swimming pool was built in the 1960s and the main sports complex in the 1980s for what was then only a boys' school. The Fives Courts, incorporating 8 courts, used to be one of two facilities – the recent new Junior School required the demolition of 10 courts: opportunities for increasing the current number and improving the standard of those still remaining is kept under review. The Mallinson Sports Centre was developed on a piecemeal basis and no longer fully meets the current and future needs of the Sports and Exercise (SpEx) programme. The co-educational nature of sport and the growth of individual team sports alongside the continuing popularity of traditional team sports have resulted in additional requirements for sports facilities (i.e. segregated changing facilities). The School needs to invest in the SpEx programme and improve the existing facilities of the Mallinson Sports Centre.

6.8 The current building does not provide disabled access to the majority of facilities, only allowing disabled access into the main reception area and mezzanine hall.

6.9 The Mallinson Sports Centre building does not enhance the Conservation Area; furthermore, it is identified in the Highgate Conservation Area Appraisal as being a negative contributor and detracting from the environment. The Conservation Area Appraisal states that there are a '*number of buildings connected with the School which detract from the environment especially the sports centre swimming pool and other facilities south side of the road opposite the Mills Centre and the Junior School. These have a somewhat industrial appearance and the cladding and roofing materials are not well maintained*'. It is suffering from general wear and tear.

- 6.10 The existing Mallinson Sports Centre building is considered by the Council to detract from the character and appearance of the conservation area; accordingly, proposals for the demolition of the building might be considered acceptable subject to appropriate redevelopment of the site. This also holds for the squash courts adjacent to the Fives Courts which is a building which needs substantial refurbishment or replacement and is not considered to make any particular contribution to heritage interest, and therefore proposals for demolition would be considered subject to appropriate redevelopment plans.
- 6.11 SpEx is an important part of the School's curriculum: in order to continue to provide high quality sporting facilities in line with the academic and pupil developmental needs, development of the Mallinson Sports Centre building and the wider site, including the Orchard and Tatham's Field, is required. The main aim would be to provide a modern sports centre which was fully accessible.
- 6.12 The Council will expect any redevelopment scheme to:
- ensure that the Mallinson Sports Centre does not impact on the openness of the Metropolitan Open Land and does not adversely affect the character of the Metropolitan Open Land or where proposals would be considered inappropriate development must be supported by Very Special Circumstances (Policy SP13 and Policy G3 in the London Plan);
 - be supported by a Flood Risk Assessment;
 - preserve or enhance the Highgate Conservation Area (Policy SP12);
 - ensure that all new development is of high architectural quality and responds to the surrounding streetscape (Policy SP11);
 - ensure that any proposed development would not have an adverse impact on any trees within the Metropolitan Open Land boundary (Policy SP13);
 - ensure that any adverse effects on the amenity of the surrounding area are minimised.
 - improve accessibility, in particular disabled access.
 - seek to enable community use consistent with Sport England's guidance
 - enhance sporting facilities (Policies SP9 and SP16 in Haringey's Local Plan, and Policy S4 in the London Plan),
 - the impact of the temporary loss of sports facilities must be mitigated in order to align with national policy. and;
 - any new/improved facilities should align with Sport England's Design and Cost guidance

Richards Music Centre

- 6.13 The existing building is a single storey building with a mansard roof built originally for the School as a sports pavilion before largely being converted for use as a music centre for the Junior School. These music facilities have since been co-located within the new Junior School. The eastern extension, once a base for the School's Estates Department, was converted in 2010 to an IT Data Centre. This building is now predominantly occupied by the SpEx Department and IT

team. The existing building's layout and its form of construction severely compromise its use for any educational purpose. There are also problems with the building's drainage and foundations.

- 6.14 The unlisted building is not located within the MOL but is located adjacent to the Metropolitan Open Land boundary. The Metropolitan Open Land immediately adjacent to this building and between it and the artificial sports pitches is partially tarmacked and used for car parking purposes.
- 6.15 However, whatever its quality, the Council is required in accordance with the NPPF to assess whether the proposals for the development of any of this land satisfy the relevant test of 'very special circumstances' having regard to the policies of the statutory Development Plan and National Policy. If the Council considers that a Very Special Circumstance case has been made, it must be convinced the amount of MOL impacted is the minimum necessary to deliver on the proposals and that the remaining area of the MOL is appropriately enhanced.
- 6.16 The building lies within the Highgate Conservation Area. The building contributes positively to the character of the area, and so any justification for redevelopment would therefore need to be based on a clear understanding of the public benefits set against the significance of the building in accordance with NPPF paragraph 196 (less than substantial harm).
- 6.17 Subject to the above being demonstrated, the Council will look favourably on the redevelopment of the Richards Music Centre to provide additional and enhanced educational accommodation, the location of drama and changing facilities and access onto the synthetic pitch. This is subject to the consideration of heritage impacts which includes an assessment of how the existing building contributes to the Highgate Conservation Area demonstrated in a Heritage Impact Statement.
- 6.18 The Council will expect any redevelopment scheme to:
- provide a replacement building of higher architectural quality than the existing building;
 - fully respect the envelope created by a detailed daylight/sunlight assessment and minimise the potential impact of any increased height or massing on adjoining residential properties;
 - ensure that any adverse effects on the amenity of the surrounding area are minimised, in particular loss of daylight/sunlight, overlooking and noise pollution at 2 Bishopswood Road;
 - respond to the Metropolitan Open Land directly in front of the site and, if appropriate, to have regard to the guidelines set out in Section 5;
 - basement development will be acceptable in principle subject to the carrying out of a Basement Impact Assessment and accordance with Highgate Neighbourhood Plan Policy DH7;
 - preserve and enhance the character of the Highgate Conservation Area; and
 - respect and enhance the view across the Metropolitan Open Land.

Far Field

- 6.19 This site lies some distance from the School and is used principally by the School for sports purposes. It is subject to regular drainage issues through inclement months significantly limiting its use. It also includes a small utility building with changing rooms and toilet facilities, provided when the School was boys-only.
- 6.20 The intent of the School is to undertake a series of engineering works to rectify/reduce the risk of flooding, to replace the amenity building capable of meeting the needs of a modern co-educational establishment and covering the main playing field areas in a green artificial surface to enable the area to have greater utility across a wider range of sports and be used year round.
- 6.21 Any proposal for the improvements of the Far Field amenity block would need to be supported by a robust justification for very special circumstances as to the requirement for any new, extended or enlarged replacement structures in the MOL with regard to the impact on the MOL's openness and permanence.
- 6.22 Any development in the MOL will need to be referred to the Mayor of London under The Town and Country Planning (Mayor of London) Order (2008) as a referable development when this exceeds the threshold set within the Order. Such development will need to satisfy the Mayor as to its appropriateness and acceptability and conformity with London Plan policy. Any proposal for lighting will be subject to assessment of impacts and should accord with London Plan policy S5 and Local Plan Policy DM23.
- 6.23 It is also noted that proposals will need to consider Sport England's Playing Field Policy including local need for artificial surfaces. Accordingly, any drainage improvement works must be designed and overseen by a competent sports agronomist to ensure that the improvements would be fit for purpose.
- 6.24 New sports facilities should seek to enable community use as this would help the management and maintenance of such uses and would therefore meet Sport England's Policies and the NPPF, paragraph 97.

Remaining Open Land (Far Field)

- 6.25 Boundary treatments should be commensurate to its purpose and of materials and design appropriate to its context.
- 6.26 Any proposals on this site will need to:
- consider the impact on the characteristics of the local area;
 - consider the use of permeable materials;
 - be of a scale and nature commensurate with their purpose and the provisions of policy; and
 - consider the impact on the openness of the MOL.

Pre-Preparatory School

- 6.27 In advanced of the SPD's adoption, the has School been granted planning permission to deliver new classrooms at the existing Pre-Preparatory site. This application was brought forward in advance of the SPD as a result of a demonstrable operational need as set out within the application documents. Following the decision to close the School's Nursery in September 2021, the Pre-Preparatory project affords an opportunity to increase entry to the Pre-Prep school.
- 6.28 In drawing up the application for planning permission the School explored various sites around the Pre-Preparatory school prior to settling on the selected site. The School's priority is for the classrooms to be part of the main school, physically and socially, and the openness of the main play areas to be conserved.
- 6.29 The development will provide enhanced facilities to help meet the longer term needs of the school and would provide an energy efficient and sustainable building.

Temporary Decant

- 6.30 Temporary Decant facilities will need to be constructed in order to reflect the operational needs of the School's main refurbishment and redevelopment schemes. It is a fundamental approach to ensure that pupils who are present during the rolling decanting period will enjoy the same high standard and welcoming, uplifting environment that the School offers.
- 6.31 As identified within the accommodation needs assessment, the School has explored various alternatives to a decant facility and subsequently other sites for any temporary decant facilities. The School highlights the possibility of construction of temporary buildings on the Junior Field. The School is aware this would result in the temporary loss of MOL and 50% of the playing field during this time period.
- 6.32 The introduction of a temporary decant solution will be supported by the Council and the Greater London Authority where a very special circumstances case is presented and where a planning obligation is secured ensuring that the land used would be reinstated as MOL and playing field of equal or higher quality following cessation of the temporary use.

Other Properties

- 6.33 As identified previously, the School owns several properties in the Bishopswood Road area that are in residential or other uses. As identified in the accommodation needs assessment, these properties are located too far from the senior school facilities to meet the educational needs of the School without impacting teaching time and travel distances. In most cases they lie across another road.
- 6.34 It is possible that some of those properties will be disposed of in the lifespan of this SPD and proposals for them will be brought forward as required, either by the School or the subsequent owners. In doing so regard shall be had to the provisions of the statutory development plan and to the intent of this SPD.

- 6.35 The School expects to bring forward both 11 Bishopswood Road and 15 Bishopswood Road at some time in the period of this SPD. Number 11 Bishopswood Road formally accommodated the Highgate School Medical Centre and Number 15 has been predominantly used for staff accommodation. Both properties are currently underused. Initial indications are that the School will seek to establish a pre-School nursery/childcare unit and these may prove, subject to further investigation, suitable sites for this facility.
- 6.36 Proposals for these properties should have regard to the wider policies of the development plan, the contribution of the buildings generally and the proximity of trees protected by a Tree Preservation Order and located within a Conservation area. Highgate Conservation Area has been shown in 5.53.
- 6.37 It is also expected that the School will bring forward other smaller proposals throughout the lifespan of this SPD. These will be considered in the context of the development plan and against the intent of this SPD.

Senior School Campus

- 6.38 The Council recognises that the presence of a leading school can have considerable benefits to the profile of the area in which it is located and that it brings wider values in terms of investment and status that would otherwise not be enjoyed. The Senior School campus is of particular importance to the School and that it is key to maintaining the School as a leading educational establishment that contributes to the quality and profile of Highgate as a locality and the UK as an outstanding educational provider. The Senior School and the VIth Form promote that profile and the Council will support the School in enhancing its facilities and in the delivery of a world class education.
- 6.39 The School has for a number of years been undertaking a general improvement of the accommodation at the Senior School Campus. The Council will continue to support the School's plans and objectives to enhance the education offer at this site and provide the best facilities possible to meet the educational requirements of the Senior School, the VIth Form and the School's extra-curricular activities.

Science Block

- 6.40 The Science Block is located within the Senior School campus of Highgate School. The fabric of the Science Block is designated, falling under the listing of the 'Old School Building' known as the 'Big School' which is Grade II Listed.
- 6.41 The Science Block still requires substantial refurbishment and reconfiguration, particularly the laboratories, all of which require significant upgrading and new services – the scope of works is being developed but will require some small-scale extensions in Garner and Science Quadrangles to facilitate full accessibility and reconfiguration of the laboratories.
- 6.42 The Council would expect that any extensions would be undertaken sympathetically to Heritage Assets, should seek to enhance or improve the external appearance generally and should be to the same standard as the other work undertaken across the Senior School. Landscaping of the

small square forming part of the Science Quad should be enhanced given its important visual location. Piers and railings should be retained and enhanced.

Dyne House and Island Site Tunnel Access

- 6.43 Dyne House forms an integral part of the Senior School in the heart of Highgate Village. The site slopes down steeply from west to east. The main building (Dyne House) was opened in 1967. Behind the main building are the two-storey classroom building and the Gymnasium which is currently used as a Drama Studio. There is a redundant open-air swimming pool and the Parade Ground which is used as a pupil amenity area. As shown within the Site Allocation DPD, the Parade Ground is not located within the 'Highgate Bowl' Site allocation but is shown as Significant Open Land.
- 6.44 The site is complex given the topography; it has five storeys at the front and almost eight at the back due to the sloping site. The building's design and construction reflect its period; it has largely un-insulated external walls, aluminium windows with single pane glazing and an old simple gas boiler, single pipe, water radiator heating system. In 2010, the basement Auditorium, Recital Room and Music Teaching Facilities were refurbished. The building contains the Music Department, some VIth Form subjects and some general classrooms. The building is partially accessible for those with mobility issues from Southwood Lane; it is not accessible for pupils with mobility issues from the Island Site due to narrow steep stairs at either end of the tunnel.
- 6.45 The services, windows and other elements have reached the end of their life and the joints on the external precast concrete panels are now starting to break down and leak. The main structural frame of the building is in good condition and investigation has shown it can have a long future life if a full refurbishment and recladding of the front and rear takes place to bring it up to modern standards.
- 6.46 The Classroom Building was completed in 1904 and has not had a major refurbishment apart from cosmetic work. It comprises 4 classrooms and now contains the Learning Support Department and part of the Drama Department. The building is completely inaccessible for those with mobility issues as the only access is via an external staircase and steps to the ground floor and a staircase to the first floor.
- 6.47 The Gymnasium, now used as a Drama Studio, was built in 1950 as the Senior School Gymnasium with changing accommodation under for both the gymnasium and adjacent Swimming Pool. It was converted into a "Black Hole" style Drama Studio in the early 1990s after the Mallinson Sports Centre was built in Bishopswood Road. It is used for drama teaching and also regularly for plays and musicals, but its use is limited by the small audience numbers that can be accommodated. The building is virtually inaccessible for those with mobility issues due to steps and a very steep long ramp. The open-air swimming pool was constructed in 1938 and was used until the late 1970s. It is completely dilapidated and is currently boarded off for safety reasons.
- 6.48 The Gibbon Garden is located between the rear of Dyne House and the front of the Classroom Building and was constructed at the same time as Dyne House. It is used as a pupil amenity space and with the terraced stepping can be used in good weather to some extent as a performance space or teaching area and this is proposed to continue.

- 6.49 The Parade Ground is a pupil amenity area, which is flat and has been built up with an embankment all around due to the steep falls from the west to the east. It is the one area on the Senior School Site where pupils can play football or other ball games but does require improvements to its surface and facilities. The Parade Ground is not located within the allocation for Highgate Bowl.
- 6.50 Some additional and improved space is required to meet the academic requirements needed on the Senior School campus as set out within Section 4 of this SPD. Sensitive redevelopment of the Dyne House site could achieve this. The existing building as it is currently arranged is inefficient, inaccessible and has an unsatisfactory main pupil entrance through a tunnel from the Island Site due to the tight narrow stairwell. However, its relatively narrow form would lead it to be adapted into a highly efficient VIth Form centre, with smaller seminar type rooms, which would also help reduce pupil movement between the Senior School sites – other than for specialist subjects which require unique facilities (sciences, art etc.), most VIth Form subjects could then be taught on one site with associated ancillary facilities also being made available. The Council accepts that some form of redevelopment of Dyne House will be required within the lifespan of this SPD.
- 6.51 Improvements to the tunnel access from the Island Site to the Dyne House Site are also necessary to allow a safe, secure and fully accessible route between the two parts of the School.
- 6.52 Dyne House occupies a prominent location in Highgate Village and the Conservation Area but is identified that whilst it is a good example of its time, the scale and form of the building does not reflect the established scale and character of the street and needs improvement.
- 6.53 The 'Highgate Bowl' allocation (SA42) is located adjacent to the site. It is noted that substantial areas of private gardens to Listed houses are in the vicinity of Dyne House and lie within SA42. The Parade Ground falls outside of the allocation. However, the Council has identified that Highgate Bowl should be protected as Significant Open Land. The School is fully supportive of this.
- 6.54 The Council will protect the Parade Ground from redevelopment and will not allow redevelopment of this part of the site other than improvements to its surface and facilities. The Council will support redevelopment proposals of the Dyne House site in principle.
- 6.55 Refurbishment and development proposals should have regard to the following:
- respond to the challenges and capitalise on opportunities afforded by the topography of the site;
 - the impact on the Parade Ground;
 - the need to respect and respond to the impact on the Highgate Bowl and the wider MOL;
 - the design should address the streetscape along Southwood Lane, carefully respecting the character of the Highgate Conservation Area and the adjoining Listed buildings, the potential physical impacts on these buildings and their structural integrity, in their setting and their wider historic environment is preserved and enhanced (Policy SP12);
 - the impact of redevelopment proposals on the Conservation Area;
 - ensure massing is appropriate to the site and locality;

- the design should consider existing context and visibility including views from Highgate Bowl; relevant policies in the Highgate Neighbourhood Plan, and aim to help achieve outcomes sought for the Highgate Bowl Allocation (SA42);
- the building line of any redeveloped buildings fronting Southwood Lane should be carefully considered to respect those views and streetscene.
- reflect the ethos of Highgate School in the 21st century with forward looking but contextually appropriate design;
- consider carefully the provision of open space and greenery on the Dyne House Site;
- ensure materials will respond to context and are of a quality which is commensurate with the quality of the Highgate Conservation Area;
- ensure any extensions to the upper part of the site adjacent to the listed buildings respond to context, and the rich palette of materials and proportions in the existing buildings;
- ensure the streetscape is enhanced through high quality landscaping;
- ensure buildings are future-proofed and designed to last and contribute to the legacy of fine buildings at Highgate School;
- ensure detailing is of a high standard so as to reinforce the overall design concept;
- ensure buildings are highly sustainable with a target of BREEAM 'Very Good' aiming for 'Excellent' where feasible.;
- ensure that all new buildings/additions/refurbishments are fully accessible;
- ensure that the amenities of adjoining residential properties are safeguarded in accordance with Policy DM1 and, where possible, improved;
- fulfil the potential of Core Objective 4 of the Neighbourhood Plan by greening the Parade ground area;
- the inclusion of basements within any redevelopment would be supported subject to the carrying out of a detailed Basement Impact Assessment;
- improvement at the basement level of Dyne House (especially at the end of the tunnel) should improve pupil flow, safety, and achieve full accessibility;
- if demonstrated as necessary, an informal assembly area may be incorporated at the end of the tunnel to facilitate access;
- a Flood Risk Assessment would be required; and
- the site is located in the heart of the Village and therefore the Council will expect any proposals to incorporate the highest quality of design (SP12).
- ensure that regard is had to Highgate Neighbourhood Plan Policy DH7: Basements in designing any sub ground works.

6.56 The Dyne House Site landscaping will:

- provide for hard and soft landscaping to enhance any new development;
- seek to preserve or improve the amenity of adjoining residential neighbours where this is possible;

- incorporate green roofs where possible, to enhance views onto the rear of the site from the surrounding context and to provide wider benefits such as biodiversity enhancement; and

6.57 ensure all protected trees are retained unless they are unsafe, and tree canopies are retained to preserve the character of the adjacent Highgate Bowl site (SA42). Overall, the Council will support the principle of redevelopment of the Dyne House Site, subject to detailed proposals, provided that it respects its considerable constraints including the adjacent Listed Buildings, Conservation Area, and the proximity of Highgate Bowl. Redevelopment proposals should achieve a high standard of design and should have regard to the form, scale and materials in the surrounding area, to ensure that it makes a positive contribution to the local character.

Implementation

- 7.1 Given the School's proposed pipeline of development, both the Council and the GLA expect the School to bring forward the strategic proposals in this SPD simultaneously. This is to enable proposals to be looked at holistically and comprehensively and cumulative impacts across the various development sites to be assessed as well as to give the local community the overall picture of the school's development intentions and to enable the community to input further into the School's long-term development. As a consequence of simultaneous submissions, any resulting planning approvals may need to be flexible to account for academic and regulatory change over the life of the expected construction programme such as higher standards being introduced for sustainable design.
- 7.2 However, the implementation of all proposals included within this document will be dependent upon a number of factors including the availability of capital funding to bring the projects forward. As a result of the likely construction programme the Council will, where appropriate, consider extending the life span of a planning permission beyond the standard 3-year period to facilitate the delivery and implementation of the School's development pipeline.

Indicative Construction Programme

- 7.3 The proposed development for the key projects that are to a large degree interdependent is currently scheduled to be undertaken in the following sequence:
- provision for decant strategy: Far Field (which will also provide longer-term improvements) and installation of new Temporary Accommodation on Junior Field Synthetic Pitch (total construction period planned for these works is in the region of 12 months);
 - Senior School programme: Science Block refurbishment and extension followed by Dyne House and Island Site Tunnel Access (total construction period planned for these works is in the region of 36 months);
 - Richards Music Centre (total construction period planned for these works is in the region of 12 months); and
 - Mallinson Sports Centre (total construction period planned for these works is in the region of 36 months although delivery may be in three phases).
- 7.4 The sequence, and subsequent delivery, is principally driven around the decant strategy (see below), the need to minimise disruption to the School's main operations and affordability (e.g. cash-flow).
- 7.5 The Council will require construction and implementation programmes of all development projects within the Transport Assessments in order for the Council Transport Officer to assess traffic impacts during and after construction periods.

- 7.6 The securing of Apprentice opportunities will also be sought on new developments in accordance with Haringey's Planning Obligations SPD.
- 7.7 A Construction Management Plan must be submitted and must be followed to mitigate against construction impacts. The Mayor of London's SPG 'The control of dust and emissions during construction and demolition (July 2014) should be utilised. Where any other development is proposed simultaneously, the cumulative impacts must be planned for to avoid undue disruption, noise, and emissions during their construction.

Consultation

- 7.8 Whilst it is not mandatory to conduct pre-application consultation, the School has been engaging with the local planning authority and wider community in relation to its Estate project for a significant period of time. This included two public exhibitions and numerous other meetings with community groups and stakeholders. A detailed Statement of Community Involvement will be provided with each planning application. It is through this engagement process, that the local community has directly shaped the proposals.
- 7.9 However, it is recognised by the School that concerns remain within the local community and especially with its closest neighbours. The School has therefore confirmed that it intends to provide a model regarding the Dyne House site for the community to view, within the School museum. In addition, to assist the Council with its statutory consultation, plans and images will be presented for view upon submission of the planning applications. All drawings and reports will also be available via the Council's Planning Register as is standard procedure.
- 7.10 It is noted that this SPD does not remove the need for planning applications to be made to the Council. Once the Council receives any applications, it is required by legislation to undertake a period of consultation where views on the proposed development can be expressed. The wider community will have an opportunity to review the detail of all proposals, collectively, and make any further comment at this time.
- 7.11 The School continues to commit to working with the general public and community organisations throughout the programme.

Decant Strategy

- 7.12 The Council is aware that the School must be able to maintain operational requirements during the implementation of development programmes. An extensive review of temporary accommodation options was undertaken by the School and accumulated in the proposed location on the Junior Field Synthetic Pitch. In this regard, the Council will allow for temporary buildings in appropriate locations.
- 7.13 Any decant proposals or requirements for temporary educational facilities which are brought forward by the School will be of the highest quality. Where it is appropriate, the life of temporary planning permissions will be permitted to reflect construction and implementation programmes for development projects.

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