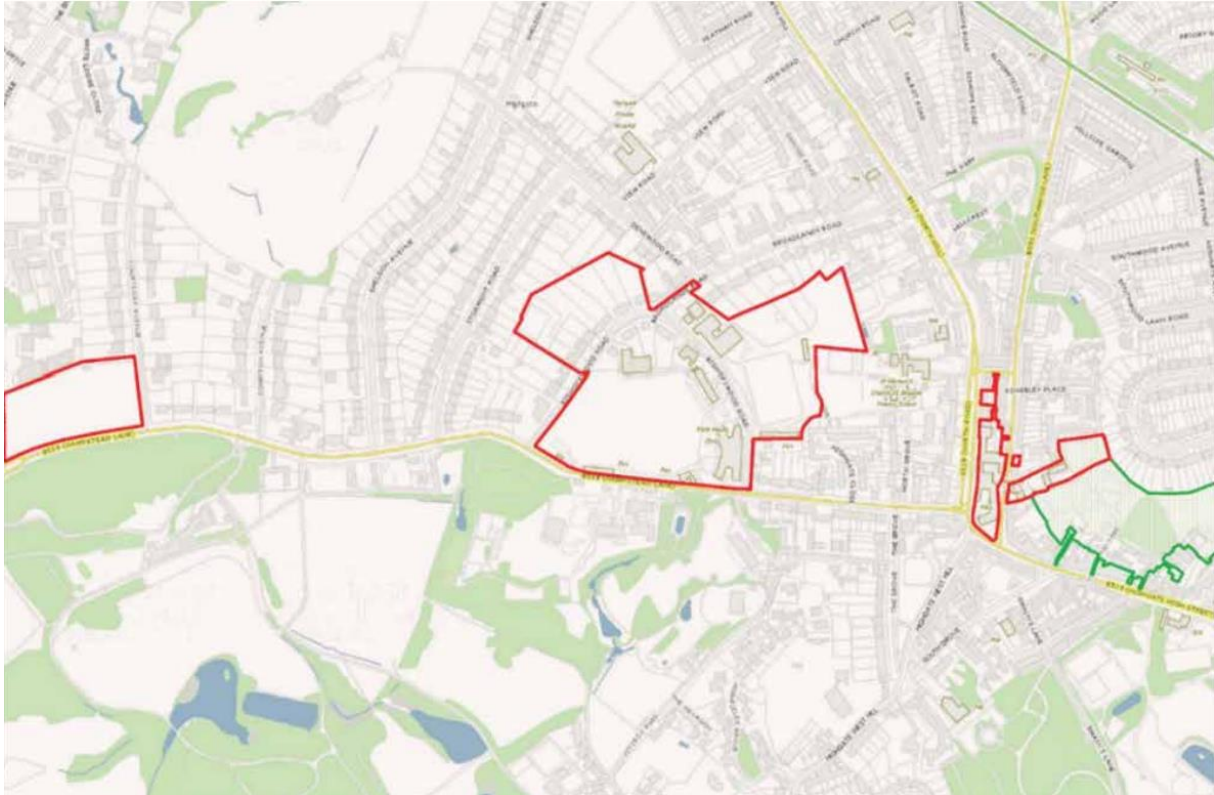
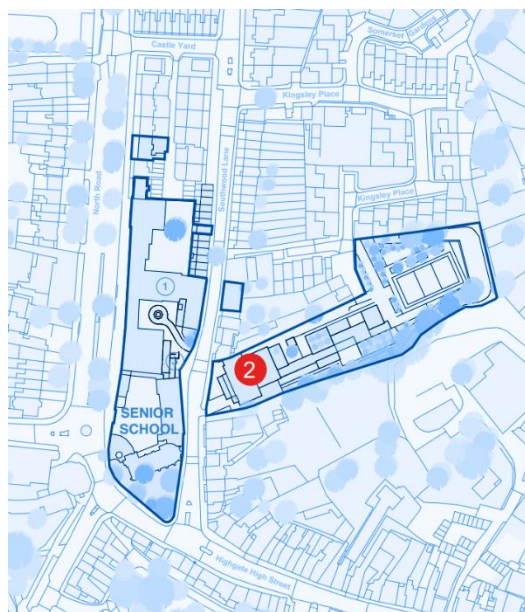


PLANS AND IMAGES

Existing Site Plan



Dyne House and Island Site



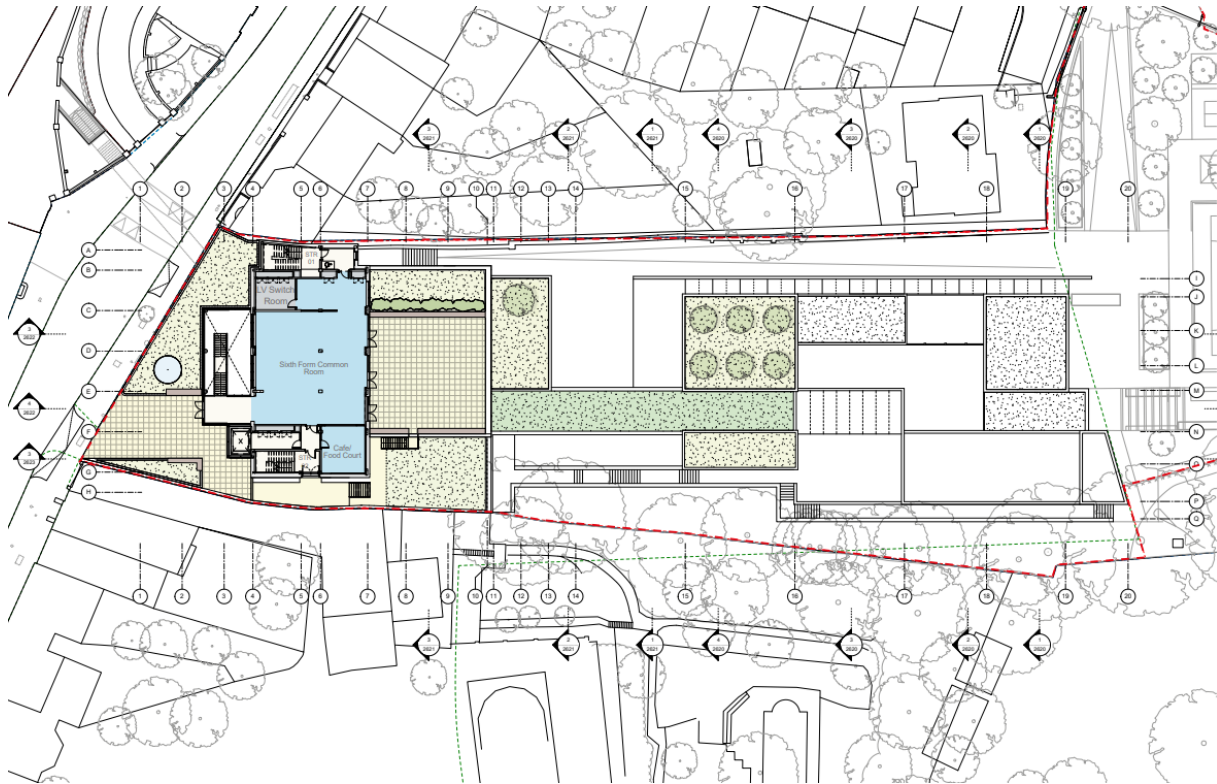
Site Location Plan



Photo of Front Elevation



Photo of Rear Elevation



Proposed Ground Floor Plan



Proposed landscaping plan



Image of Proposed Front Elevation



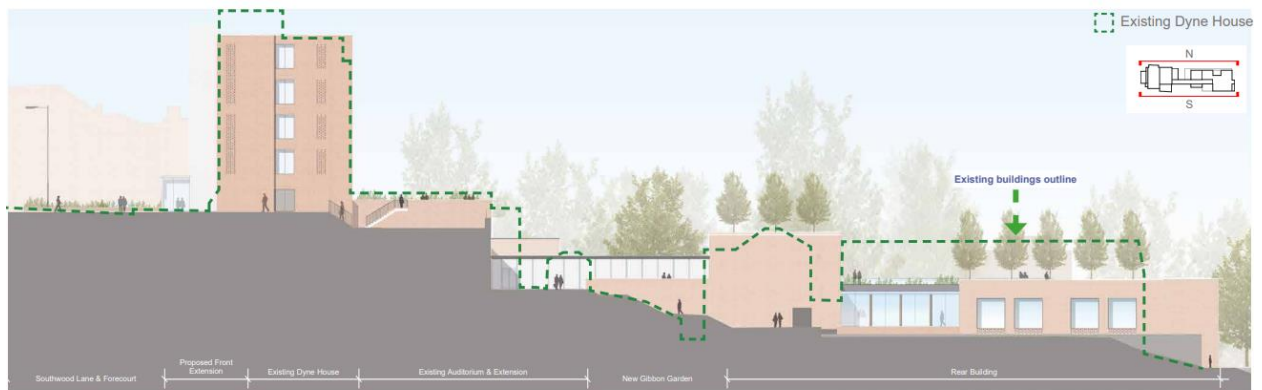
Image of Proposed Rear Elevation



Section



North Elevation



South Elevation

Proposed North & South Elevations

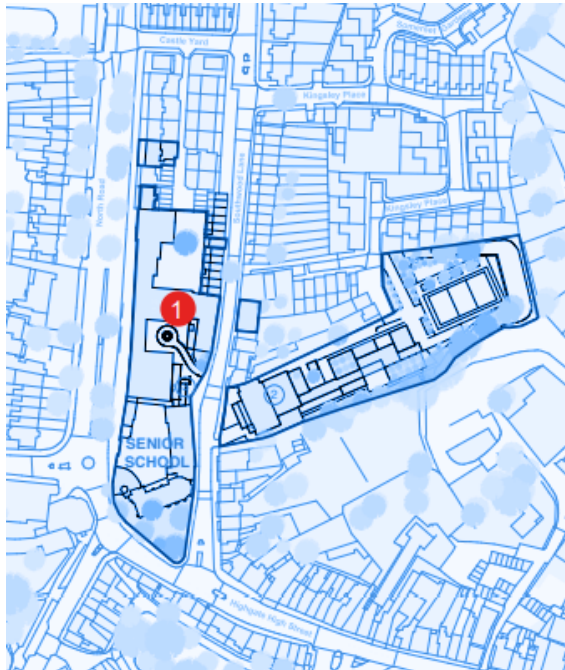


Photo of Island Site Service Block



Image of Island Site Proposed Service Block

Science Block



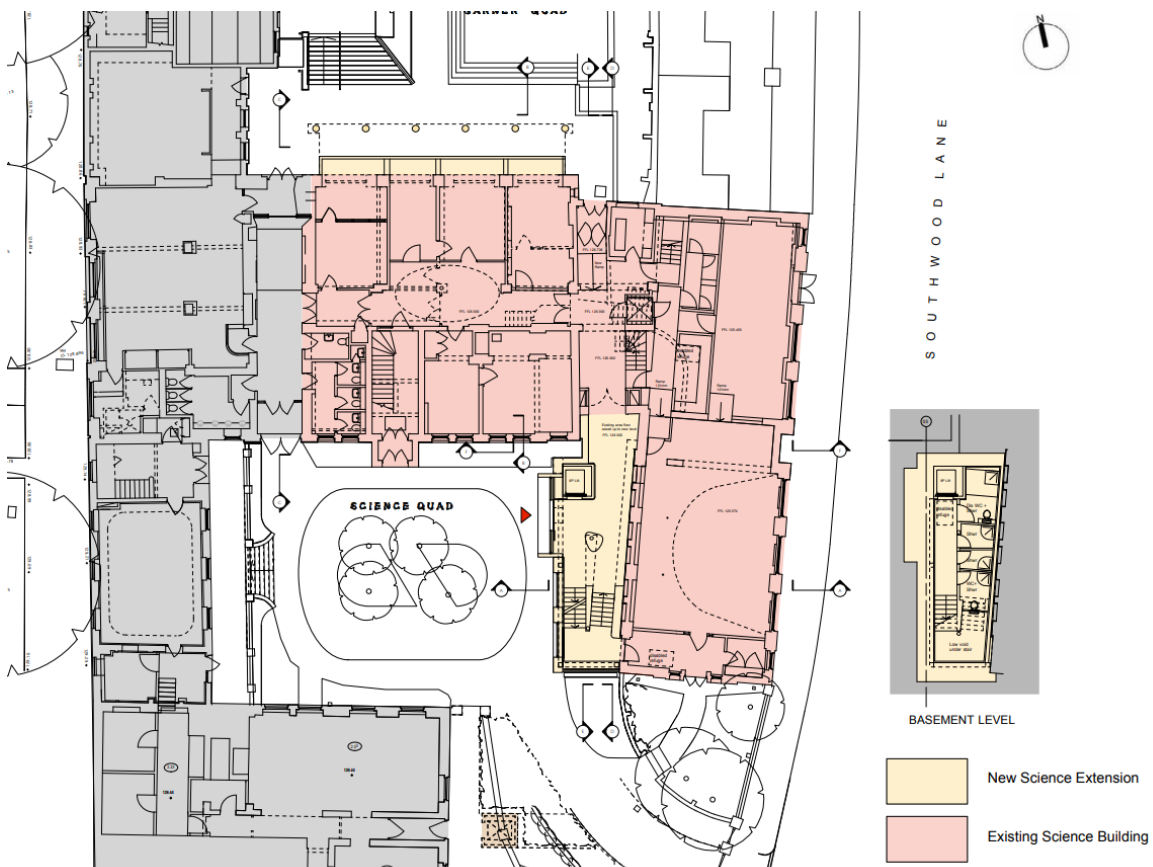
Site Location Plan



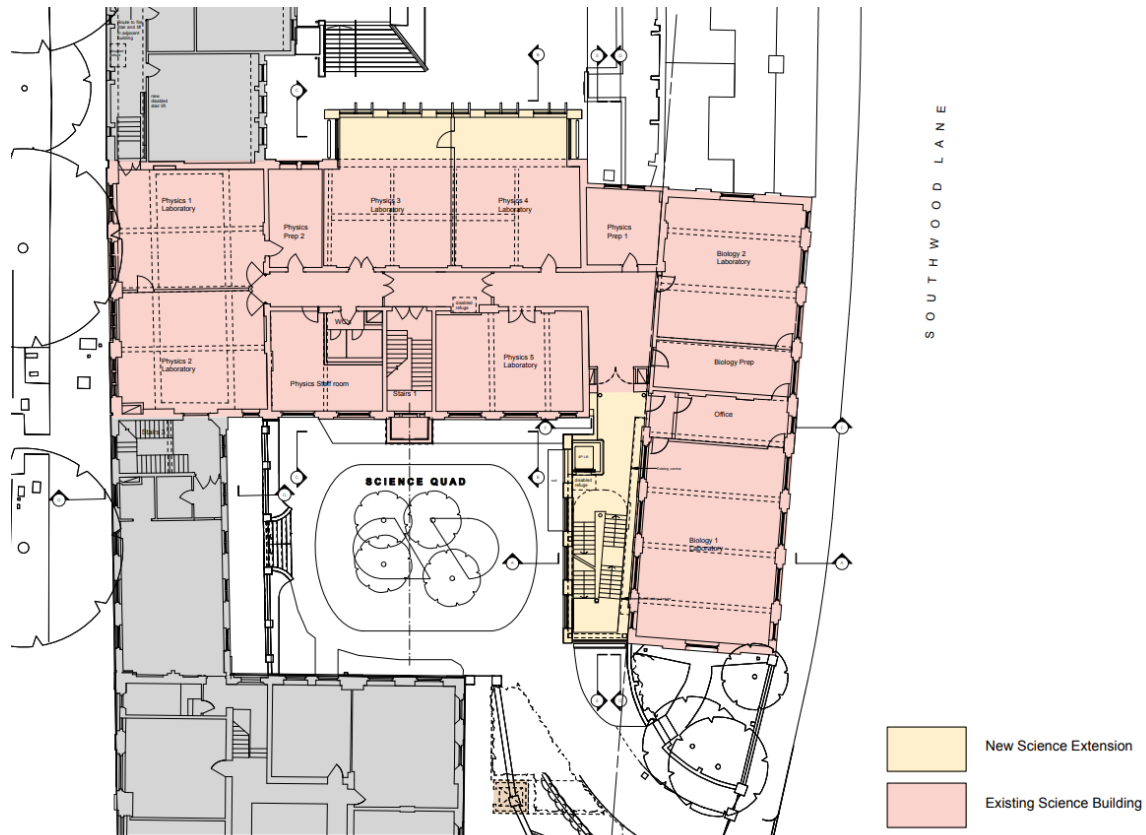
Aerial Image 1



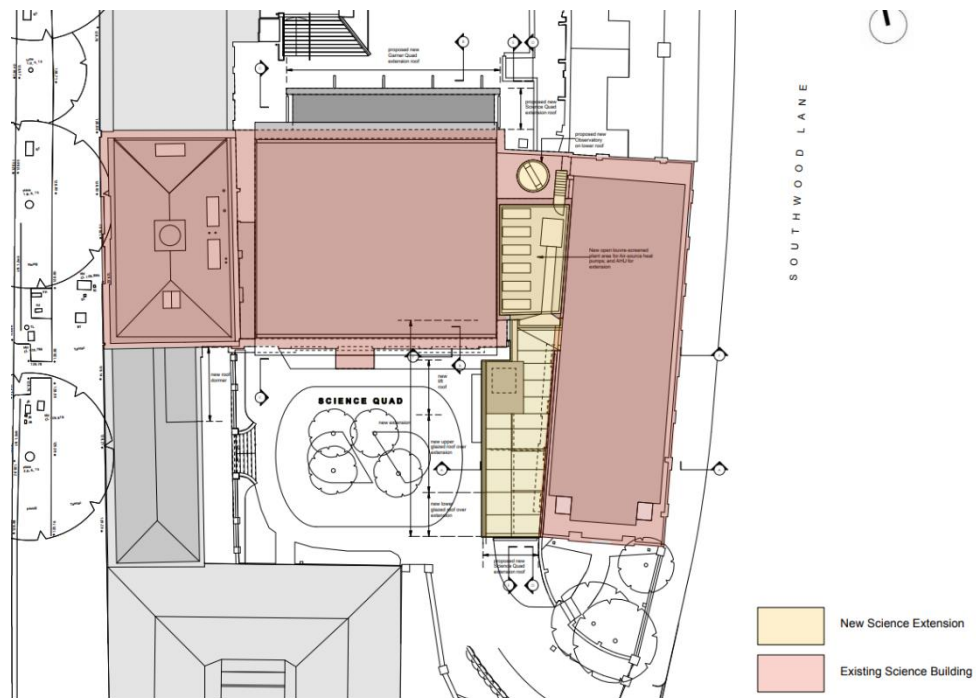
Aerial Image 2



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



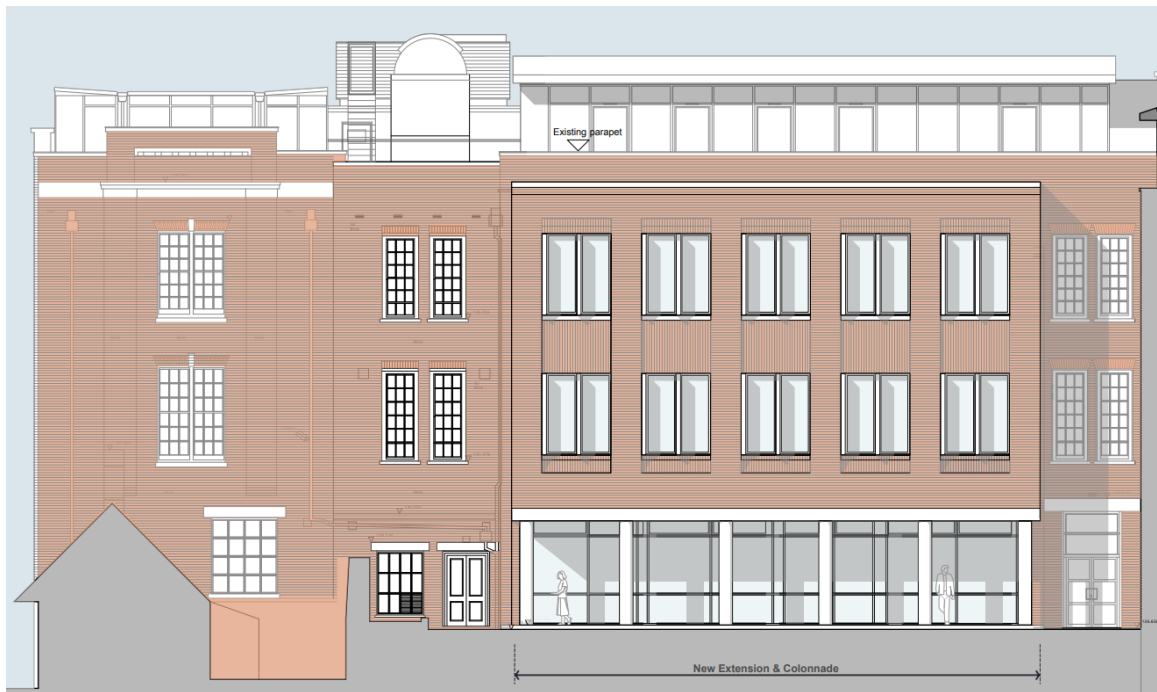
Proposed Western Elevation



Perspective View Western Elevation



Image of Proposed Southern Elevation



Proposed North Elevation

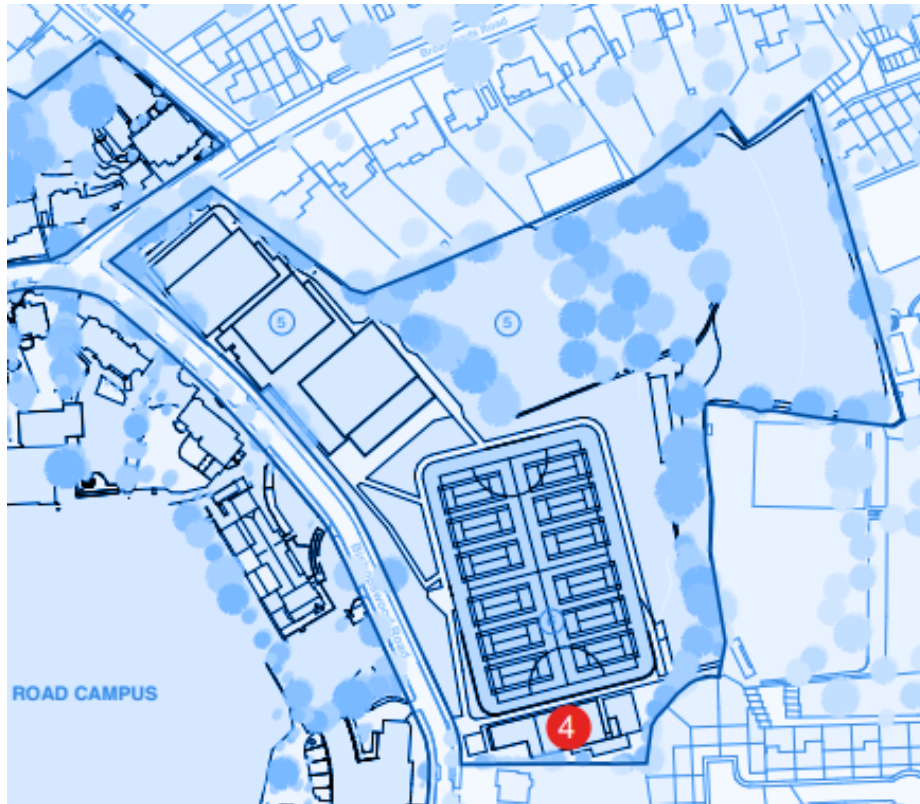


Perspective View North Elevation



Illustrative CGI: View from east on Southwood Lane

Richards Music Centre



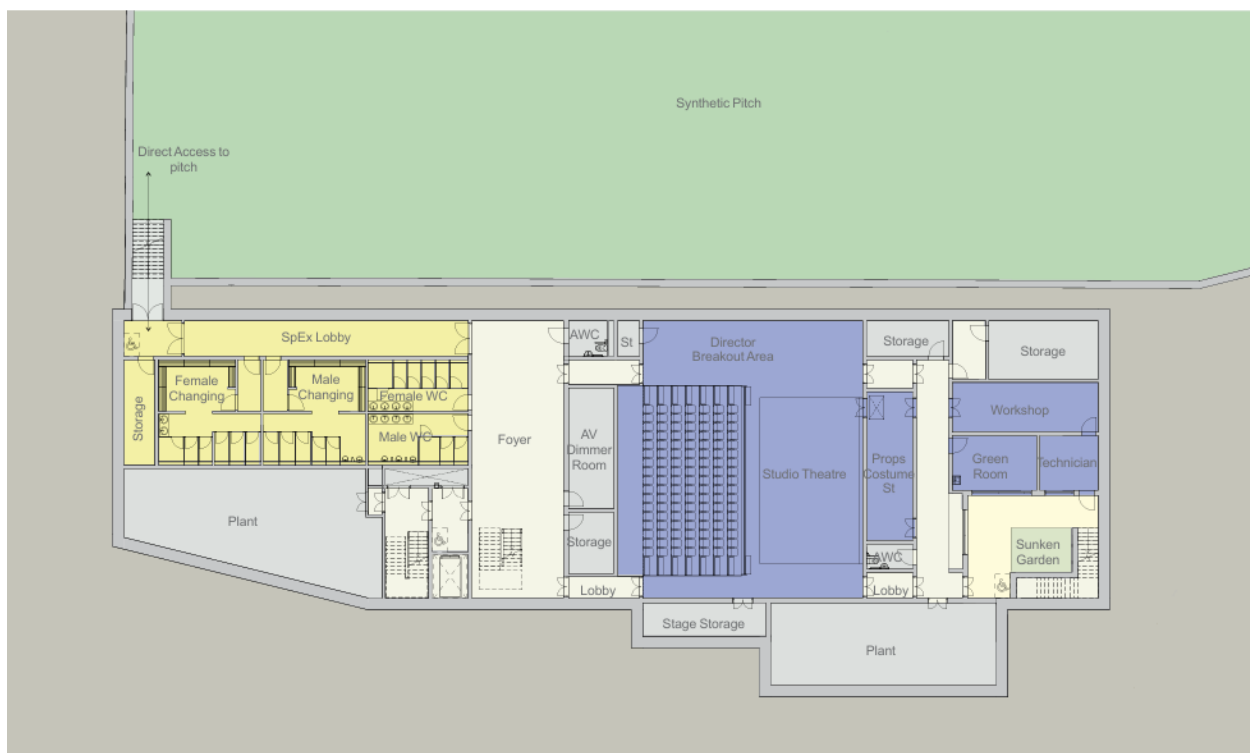
Site Location Plan



RMC Photo



Proposed Site Plan



Proposed Basement



Proposed Ground Floor Plan



Proposed First Floor Plan



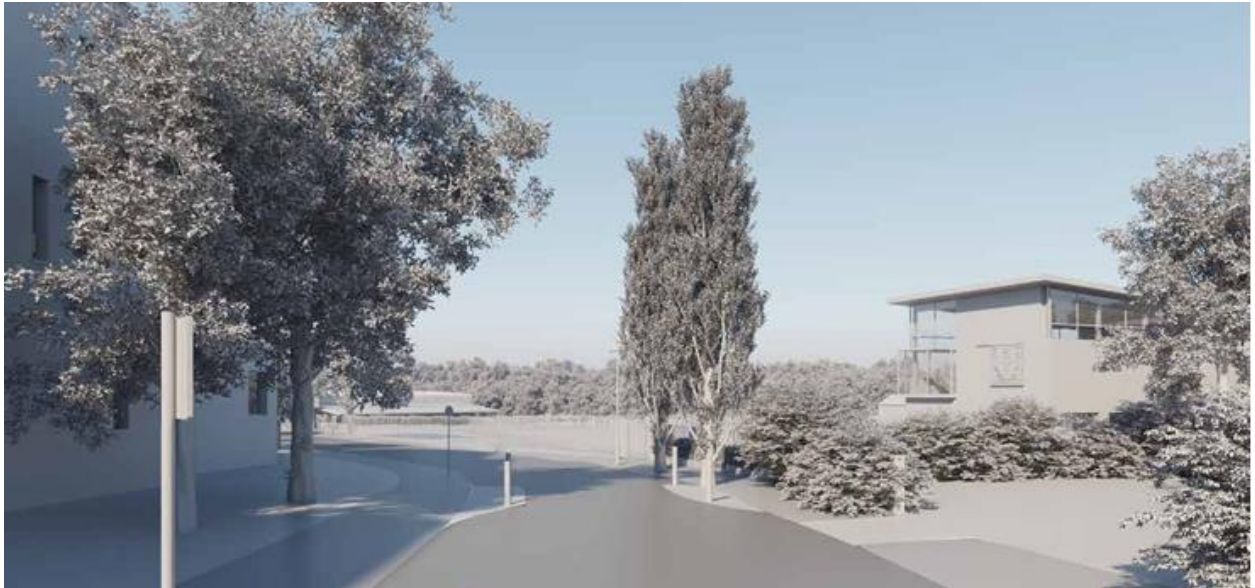
Proposed Front and Rear Elevations



Proposed Front Image



Proposed Site Image



Proposed Site Image

Mallinson Sports Centre



Site Location Plan



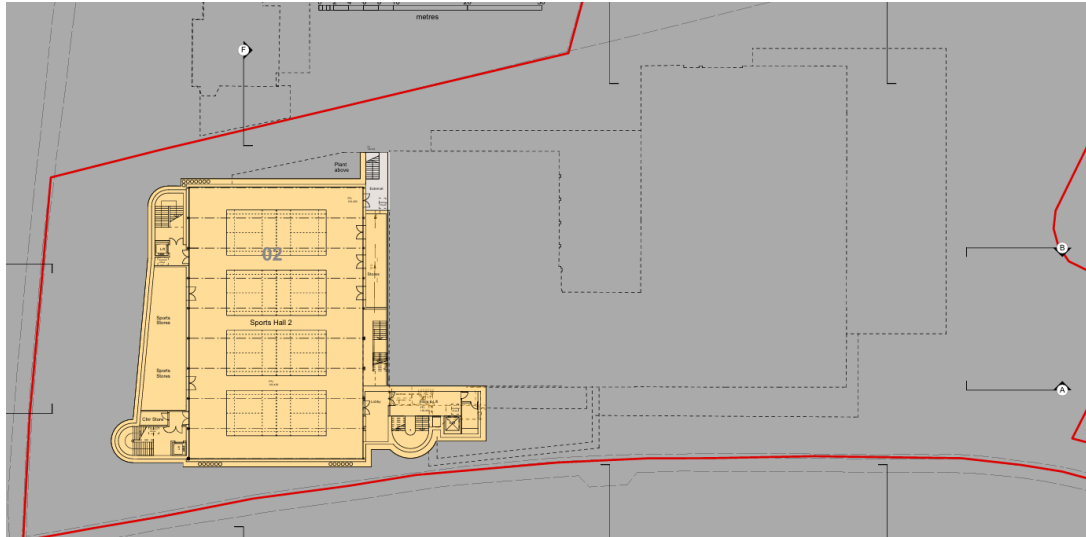
Aerial Image



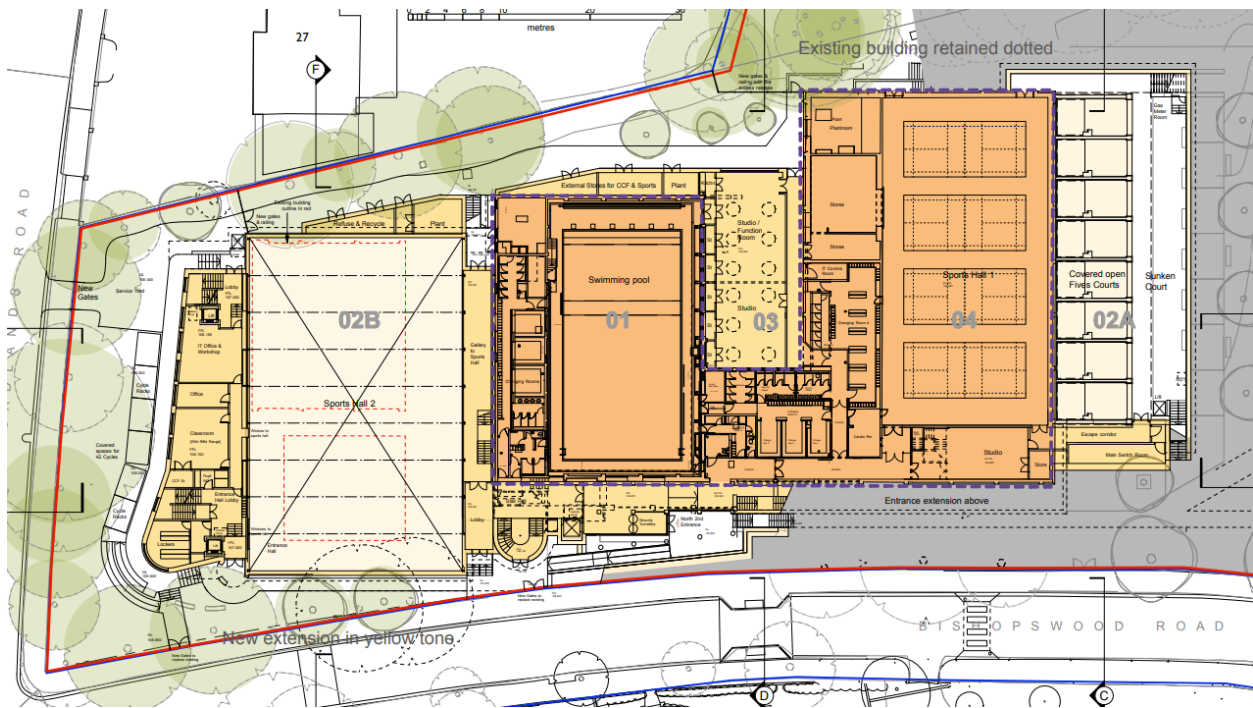
Site Plan Existing



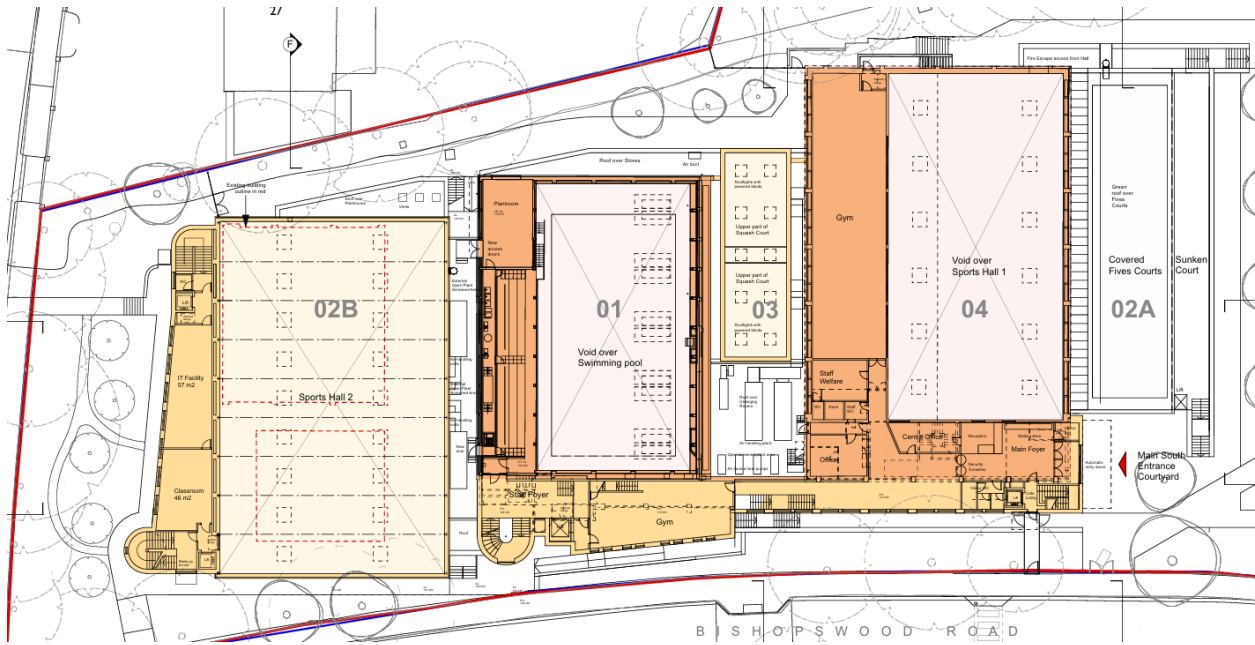
Site Plan Proposed



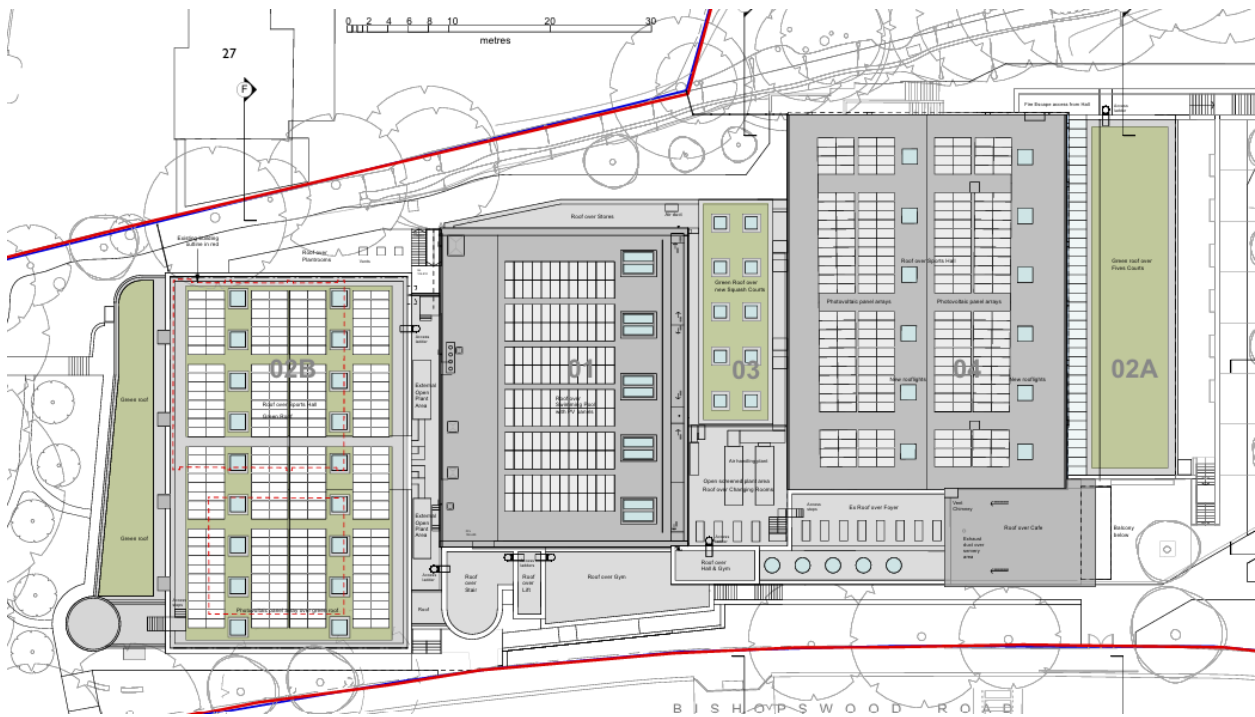
Proposed Basement



Proposed Ground Floor Plan



Proposed First Floor Plan



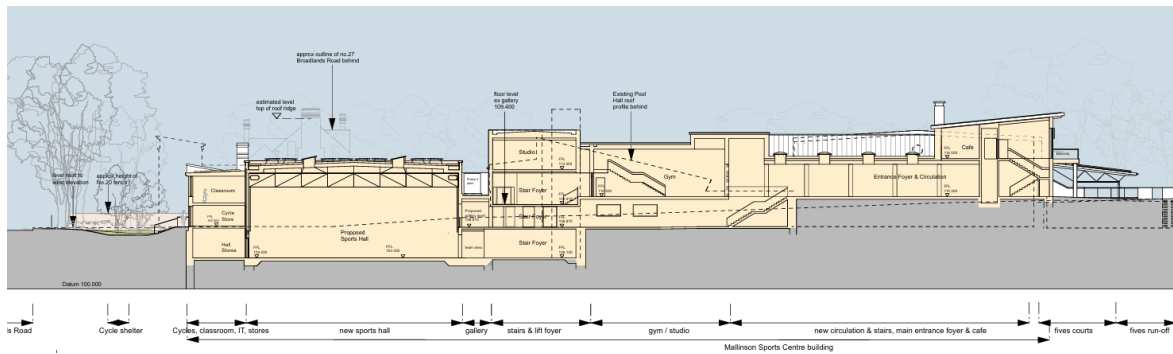
Proposed Roof Plan



Proposed West Elevation



Proposed North Elevation



Proposed North-South Section



CGI Southern Elevation from Bishopswood Road



CGI from junction Broadlands Road and Bishopswood Road



Sunken Flood Plain

Junior Field - Decant Facility



Site Location Plan



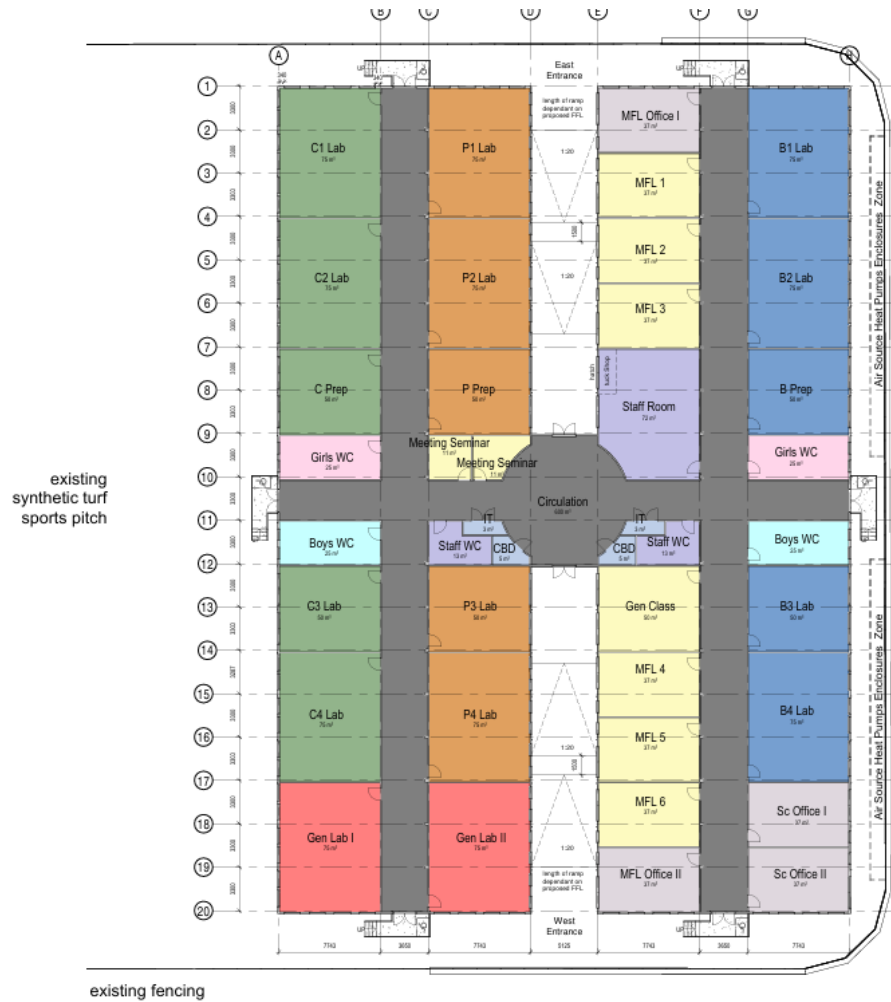
Aerial of Existing Site



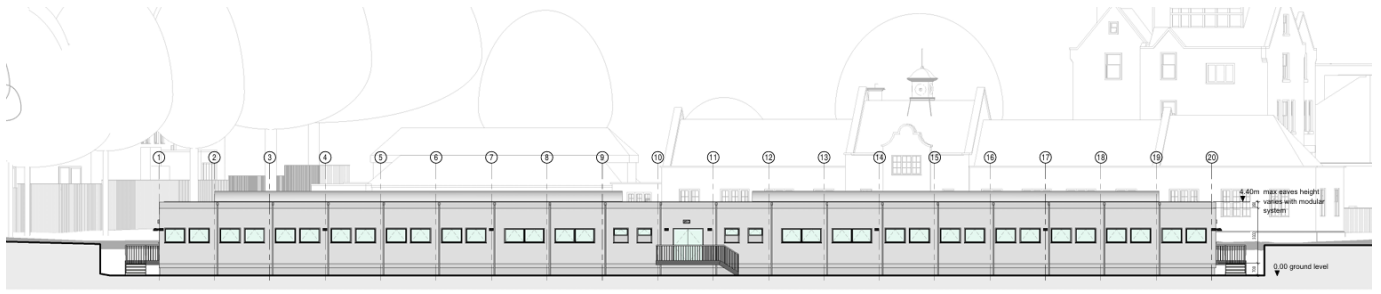
Proposed Site Plan



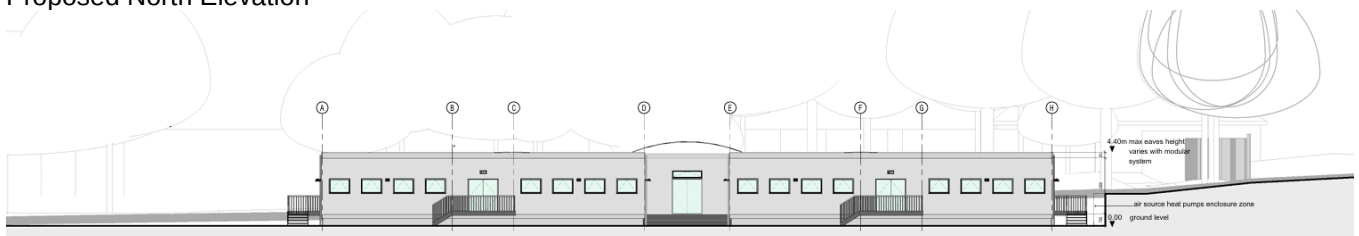
View of Existing Site



Proposed Floor Plan



Proposed North Elevation



Proposed West Elevation

APPENDIX 1

CONFIDENTIAL



London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Dyne House, Highgate School

Wednesday 2 February 2022
Highgate School, London, N6 4AY

Panel

Peter Studdert (chair)
Georgios Askounis
Marie Burns
Stephen Davy

Attendees

Richard Truscott	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
John McRory	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Joe Brennan	Frame Projects
Deborah Denner	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

1. Project name and site address

Dyne House, Highgate School, North Road, London, N6 4AY

2. Presenting team

Jack Gregory	Hopkins Architects
Ed Toovey	Ed Toovey Architects
Chris Birkbeck	Highgate School
Stephen Freeth	Highgate School
Gwyn Jones	Highgate School
Daniel O'Connell	Highgate School
Simon Martini	Highgate School
Mike Derbyshire	Bidwells
Christian Milner	Bidwells
Fiona Williams	Bidwells
Adrian Holmes	Peter Deer and Associates
John Edmondson	Aecom
Danny Pattle	TB&A

3. Planning authority briefing

Dyne House falls within site allocation SA41 Highgate School which provides a policy basis for enhancement of the school facilities, while simultaneously benefitting local communities. As required by the site allocation, the Highgate School Supplementary Planning Document was adopted in 2021. This sets out the Council's ambitions for the site, including references to the open character of the Highgate Bowl, and requirements to protect Metropolitan Open Land.

Highgate School is within the Highgate Conservation Area and therefore development should preserve or enhance its character and appearance. With specific regard to Dyne House, the Highgate Conservation Area Character Appraisal and Management Plan (December 2013) states that:

"the continuous building frontage and relative unity is interrupted by Highgate School's Dyne House, a five storey and basement teaching building with auditorium, constructed in brick and concrete, designed in 1965/66 by Ansell & Bailey. The building is set back from the road at an angle, which provide the site with front car access and parking. Whilst it is good example of its time, the scale of the building does not reflect the established scale and character of the street."

The site is also within the area covered by the Highgate Neighbourhood Plan adopted in 2017, which has five core objectives relating to: social and community needs; economic activity; traffic and transport; open space and public realm; development and heritage. Planning officers asked for the panel's views on the emerging proposals, to inform the pre-application process.

4. Quality Review Panel's views

Summary

The panel finds much to admire in the emerging designs for Dyne House at Highgate School. It welcomes the decision to retain and remodel the existing structure, which is beneficial in terms of embodied carbon. It encourages the applicant team to develop a holistic sustainability strategy for all the buildings being redeveloped. This could, for example, address re-use of materials and sharing of heat, as well as future proofing the site for installation of more efficient heating systems such as heat pumps. The way in which the new buildings at Dyne House step down towards the Highgate Bowl, is a positive response to the topography of the site. The panel also supports the direction in which the architecture is developing, with a material palette of brick, stone and glass. It suggests adding greater depth and interest to the facades, to reflect the qualities of the conservation area, particularly for the front elevation. Landscape design is well-integrated with the architecture, including proposals for sedum, meadow and tree planting at roof level. While supportive of this approach, the panel questions if sufficient soil depth is achievable for roof top trees to be delivered. It also queries whether new tree planting in the parade ground is desirable, and suggests that maximising sunlight may be more important. Maintenance of the existing mature trees, beyond the site boundary, may be a better way to enhance the setting of the sports area.

Sustainability and low carbon design

- The decision to retain and remodel the structure of Dyne House provides a strong basis for the project's sustainability and low carbon design.
- Where partial demolition takes place, the panel would encourage careful thought about re-use of materials.

- A circular economy strategy that takes a holistic approach to the different buildings being redeveloped at Highgate School could maximise opportunities for material re-use.
- Similarly, there may be potential for a holistic energy strategy, exploring the re-use of waste heat.
- Although the school has a recently installed a gas heating system, the site should be future proofed for installation of more efficient systems such as heat pumps. Considering space requirements to allow this will be essential.
- The panel would encourage clear embodied carbon targets to be set as part of the planning submission.
- While a 35 per cent reduction in CO² emissions beyond Building Regulation requirements is proposed, the panel would encourage the team to aim for a more ambitious target.

- The Department for Education's *School Output Specification Generic Design Brief (November 2021)* and *Technical Annex 2H: Energy* provide a useful benchmark for setting energy and sustainability targets.
- Both photovoltaic panels and biodiverse roofs are proposed, and achieving the ideal balance between these will need careful thought.
- As a general comment, the panel would encourage an approach that maximises biodiversity net gain.
- South facing glazed corridors risk overheating, and may benefit from greater solidity or shading.

Place-making, character and quality

- The designs for Dyne House step down towards the Highgate Bowl, responding positively to the topography of the site.
- The panel supports this approach, which is sympathetic to both the landscape and townscape character of Highgate.
- It welcomes the materiality of brick, stone and glass, but would encourage further refinement of the front elevation. The stone fins appear slightly flimsy, and the stone cladding of the lift tower seems rather flat.
- Although the panel understands that the solidity of the lift is a response to concerns raised by neighbours, it asks the design team to revisit opportunities for more openings, depth, texture, and interest in the lift tower.
- The panel also asks for careful thought about the junctions between different materials, for example where the stone lift tower meets the brick side elevation.
- The panel has every confidence in the skills of the design team to enrich the architecture, adding depth and interest that reflects the qualities of the conservation area.

Landscape design

- Landscape proposals for Dyne House include improvements to the parade ground, and a sequence of spaces both at grade and roof level, as the building steps down the site.
- This integration of building and landscape is welcomed, and the panel offers some comments on how this approach could evolve.
- The panel questions the realism of the trees shown at roof level above the seminar rooms and electronic diary. Although potentially an attractive feature, sufficient soil depth may not be achievable.
- The parade ground is surrounded by mature trees, which may benefit from maintenance to improve their health and appearance. Although they are outside the site boundary, the panel would encourage the school to offer to undertake this work as part of the project.
- The panel also questions whether additional tree planting in the parade ground is desirable, considering the extent of existing trees. For students to enjoy this space, maximising sunlight may be more important and new trees will increase shade.
- Sustainable urban drainage will be an important aspect of the landscape designs. Technical studies will be needed to ensure the feasibility of the drainage plans on this steeply sloping site.
- More detailed landscape designs should be provided as part of the planning submission, to address the issues above and give confidence in deliverability.
- Similarly, ongoing landscape management and maintenance will be important to the success of Dyne House. This could be described in the planning application.

Inclusive design

- Improved accessibility is a key benefit of the plans for Dyne House, addressing the challenges of existing buildings and the site topography.

Next steps

The panel is confident that the applicant team will be able to address its comments, in consultation with planning officers.

London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Science Block, Highgate School

Wednesday 2 February 2022
Highgate School, London, N6 4AY

Panel

Peter Studdert (chair)
Georgios Askounis
Marie Burns
Stephen Davy

Attendees

Richard Truscott	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
John McRory	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Joe Brennan	Frame Projects
Adrian Harvey	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Aikaterini Koukouthaki	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

CONFIDENTIAL

1. Project name and site address

Highgate School Science Block Refurbishment and Extension project, North Road, Highgate, Haringey, London, N6 4AY

2. Presenting team

Ed Toovey	Ed Toovey Architects
Danny Pattle	Troup Bywaters & Anders
Jon Moraza	Troup Bywaters & Anders

3. Planning authority briefing

The Science Block falls within site allocation SA41 Highgate School for the exploration of how school facilities can be enhanced while simultaneously benefitting local communities and increasing accessibility through the landholdings. All of the Highgate School campus is within the Highgate Conservation Area and therefore development should preserve or enhance its character and appearance as per the statutory requirements. With specific regard to the Science Block, the relevant appraisal states that: *"All the statutory buildings make a positive contribution to the character of the area"*.

Given that the Science Block, while not specifically listed itself, is at this stage considered to be 'curtilage listed' by the listing of the adjacent Grade II 'Old School Building', it makes a positive contribution to the conservation area. Officers would therefore particularly welcome the panel's comments on the way in which the proposals relate to the existing building and the two quadrangles.

4. Quality Review Panel's views

Summary

The panel thanks the design team for their presentation, which demonstrates the degree of careful thought that has been applied to an ostensibly simple project. The result is a very successful set of proposals that relate well to and enhance the existing buildings and spaces. The panel is particularly appreciative of the way that the scheme restores the form and function of the two quadrangles. The approach to sustainability is welcome, although some further analysis of the potential for overheating in the Science Quad extension is necessary. Finally, the panel suggests that some modification to the alignment of the southern elevation of the Science Quad extension may help to refine the visual impact of the building as viewed from Southwold Lane.

Building form and relationship to context

- The panel feels that the Science Quad extension is a sensitive modern addition that is wholly appropriate for a science building. It appreciates the openness of the building, which allows views onto the activity within. The subtle but extensive glazing also has the potential to create a beautiful interior environment.
- This extension will, however, require careful detailing, as it will restrict the public view from Southwold Lane into the square and onto the Edwardian façade of the main building. The panel suggests that aligning the southern elevation be to the main building (at right angles to its western façade), rather than to the main gable end of the eastern wing, may be beneficial.

Landscape and public realm

- The proposals successfully restore the quadrangles, in form and function. The proposed landscape also provides a collegiate environment to the squares, and creates a strong sense of identity
- The restored symmetry of the Science Quad, in particular, enhances the space and clarifies the primacy of the main entrance.
- The north facing colonnade onto Gamer Quad will be relatively dark and gloomy, and particular attention should be paid to materials and detailing.

Sustainable design

- The panel commends the scheme for adopting an all-electric energy strategy, which it feels sets a good precedent for other buildings in a heritage setting.
- Further detail on the bridging connections for the Science Quad extension would be helpful, to ensure that energy loss is minimised.

CONFIDENTIAL

- The panel would like to see rigorous modelling undertaken to ensure that the potential risk of overheating within the Science Quad extension is properly understood and addressed. In particular, the louvred southern elevation may require a greater degree of solidity to mitigate this.

Next steps

The panel is confident that the design team, working with Haringey officers, can resolve the issues identified by the review, and does not need to see the scheme again.

London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Music Centre, Highgate School

Wednesday 2 February 2022
Highgate School, London, N6 4AY

Panel

Peter Studdert (chair)
Georgios Askounis
Marie Burns
Stephen Davy

Attendees

Richard Truscott	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
John McRory	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Joe Brennan	Frame Projects
Adrian Harvey	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Robbie McNaughton	London Borough of Haringey
Aikaterini Koukouthaki	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

CONFIDENTIAL

1. Project name and site address

Richards Music Centre, Highgate School, North Road, London, N6 4AY

2. Presenting team

Chris Birkbeck	Highgate School
Gwyn Jones	Highgate School
Andrew Barnett	Hopkins
Jack Gregory	Hopkins
John Edmondson	Aecom

3. Planning authority briefing

All of the Highgate School campus is within the Highgate Conservation Area and therefore development should preserve or enhance its character and appearance as per the statutory requirements. The Music Centre site falls within site allocation SA41 Highgate School for the exploration of how school facilities can be enhanced while simultaneously benefitting local communities and increasing accessibility through the landholdings. Part of the site (the northeastern corner) falls within Metropolitan Open Land. Therefore, the relevant requirements of the NPPF 2021 (paragraph 147 and 148) and the London Plan 2021 (Policy G3) need to be met, notably that very special circumstances can be demonstrated. Officers would particularly welcome the panel's comments on the way that the proposals relate to Bishopswood Road and to the residential properties immediately to the south of the site.

4. Quality Review Panel's views

Summary

The panel thanks the design team for their presentation and feels that the scheme has the potential to create an attractive and successful building. The approach to landscape and greening is supported, and the panel is comfortable with the technical incursion into Metropolitan Open Land. The building now relates well to Bishopswood Road, and the interface with the neighbouring houses is comfortable, with no risk of overlooking or overshadowing. The panel feels that the elevations and materials are well-judged, and that the roof form is a good solution. The approach to sustainable design is commended, although the panel would like to see the extent of glazing tested, to ensure that this is optimised.

Architecture and building form

- The panel feels that the elevations are successful and that, combined with the materials selected, this will create an attractive façade to the building.
- While it has some concerns about the orientation of the pitch, which turns its back on the street, the panel feels that the roof form is, on balance, the best available solution.

Landscape design

- The increase in planting and trees across the site is welcome, and the panel is particularly supportive of the two gardens, created by the building's set back and amended orientation.

Relationship to context

- The panel feels that the proposed building now relates well to Bishopswood Road and addresses the street effectively. The boundary treatment here, including the brick piers and planting, helps to create a successful interface.
- The relationship with the neighbouring houses is comfortable, with sufficient space to avoid problems of overlooking and overshadowing.
- The panel is satisfied that the incursion into Metropolitan Open Land is justified, particularly given the additional greening brought by the scheme, compared to the current condition.

Sustainable design

- The panel feels that the approach to sustainability is positive, but it would like to see a calculation of the scheme's embodied carbon.

- The panel feels that the building's form factor, the proposed use of a timber structure and the use of heat pumps strengthen the building's potential environmental performance.
- However, the panel is concerned by the extent of glazing proposed and it recommends that this is reassessed, with excess glazing removed.
- The panel would like to see cycle parking provided for visitors.

Next steps

The panel is confident that the design team, working with Haringey officers, can resolve the issues identified by the review, and does not need to see the scheme again.

London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Mallinson Sports Centre, Highgate School

Wednesday 2 February 2022
Highgate School, London, N6 4AY

Panel

Peter Studdert (chair)
Georgios Askounis
Marie Burns
Stephen Davy

Attendees

Richard Truscott	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
John McRory	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Joe Brennan	Frame Projects
Deborah Denner	Frame Projects
Adrian Harvey	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Aikaterini Koukouthaki	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

1. Project name and site address

Highgate School, Mallinson Sports Centre (MSC), Bishopswood Road, Highgate,
London N6 4NY

2. Presenting team

Ed Toovey	Ed Toovey Architects
Chris Birkbeck	Highgate School
Stephen Freeth	Highgate School
Gwyn Jones	Highgate School
Simon Martini	Highgate School
Daniel O'Connell	Highgate School
Mike Derbyshire	Bidwells
Christian Milner	Bidwells
Fiona Williams	Bidwells
Jack Gregory	Hopkins Architects – observer
Adrian Holmes	Peter Deer & Associates
Danny Campdifiore	Peter Deer & Associates
John Edmondson	Aecom

3. Planning authority briefing

The Mallinson Sport Centre falls within site allocation SA41 Highgate School for the exploration of how school facilities can be enhanced while simultaneously benefitting local communities and increasing accessibility through the landholdings. All of the Highgate School campus is within the Highgate Conservation Area and therefore development should preserve or enhance its character and appearance as per the statutory requirements. With specific regard to Mallinson's Sport Centre, the relevant appraisal (Highgate Conservation Area Character Appraisal and Management Plan – December 2013) states at paragraph 10.4.32 that:

"There are, however, a number of buildings connected with the School which detract from the environment, especially the sports centre swimming pool... These have a somewhat industrial appearance and the cladding and roofing materials are not well maintained"

Part of the Sport Centre site falls within Metropolitan Open Land. Therefore, the relevant requirements of the NPPF 2021 (paragraph 149) and the London Plan 2021 (Policy G3) need to be met, in this specific case, whether the facilities would preserve the openness of the Metropolitan Open Land and do not conflict with the purposes of including land within it. Officers would therefore welcome the panel's comments on the relationship of the scheme with MOL, as well as the alignment, rhythm and geometry of proposed buildings in relation to their immediate context.

4. Quality Review Panel's views

Summary

The panel thanks the design team for their presentation and feels that the strategic approach that the design team has adopted promises to deliver a successful facility that offers much to the school and wider community. It welcomes the ambitions for sustainable design that have been adopted, but urges further progress here, where possible. In particular, given operational energy requirements of the swimming pool, the panel would like to see every opportunity taken to minimise the emissions associated with it, now and in the future. The functional limitations of a sports hall are noted, but the panel feels that some opportunities exist for enriching the architecture, through materials, detailing and fenestration. The approach taken to the southern elevation, incorporating the five courts, successfully enhances what is currently a bland façade, and the panel feels that this justifies the minor encroachment onto Metropolitan Open Land.

Sustainable and low carbon design

- The panel is pleased to see that most of the existing buildings are to be retained, with surplus materials reused where possible.
- Targeting a 35 per cent reduction in carbon emissions is welcome, but the panel would urge the design team to aim for best practice over and above this target. With this in mind, any opportunities to further improve the energy efficiency of the fabric of the swimming pool should be taken.
- The panel recognises that the gas-fired heating for the swimming pool has recently been upgraded and that it is unlikely to be possible to replace it at this point. However, it feels that provision should be made for the transition to low carbon energy in the future. For example, sufficient space should be made available to allow for heat pumps to be installed.
- The panel would also like to see consideration given to options for reducing chemical use in the pool, for example by installing ceramic membrane filtration.
- The panel feels that a thorough assessment of the value of the proposed green roofs should be undertaken, to ensure that the benefits justify their inclusion.
- The panel welcomes the ambitions for roof-top PVs, but would like to understand how these will work with the proposed green roofs. It also would like to consider given to ways in which the visual impact of roof-top PVs on the elevations can be mitigated.

Architecture and elevational treatment

- The panel understands that there is a clear and limited specification for a sports hall, but would nonetheless like to see a richer architectural expression brought to the elevations. Opportunities exist to use fenestration and roof-form to create a stronger response to the building's setting, particularly along the long elevation fronting Bishopswood Road.
- The classroom block fronting Broadlands Road could benefit from a simpler form, particularly at the corner with Bishopswood Road. The panel does not feel that it is necessary to reflect the geometry of the existing building line in order to relate to the residential context of the street.

Landscape and public space

- The panel does not have concerns about the encroachment onto Metropolitan Open Land along its southern edge and feels that the treatment of the five courts improves the façade facing onto the sports fields.
- The panel feels that the gardenesque approach to landscape design is aesthetically interesting but notes that, given the role of landscape in surface water management, planting and species will need to be sufficiently robust to cope with water flows and flooding.
- The panel are very supportive of the proposals for the sunken playing field, but notes that care will be needed in selecting materials and plant species to ensure that they are appropriate to their setting, in all conditions.

Community access

- The panel is supportive of the intention to make the facilities available to the wider community but notes that, to achieve this, provision will need to be made for cycle parking for visitors, as well as a clear and legible visitors' entrance.

Next steps

The panel is confident that the design team, working with Haringey officers, can resolve the issues identified by the review, and does not need to see the scheme again.