



## **1. SITE AND SURROUNDINGS**

- 1.1 Highgate School is an independent co-education school made up of three different schools located on a number of different sites in close proximity to Highgate village: – a Pre-Prep School and Junior School located on the Bishopswood Road campus, a Senior School located on what is known as the ‘Island Site’; which is delineated by North Road and Southwood Lane, the ‘Dyne House Site’ located on the eastern side of Southwood Lane (linked by a pedestrian tunnel to the island site) and the ‘Library Building ’ also located on eastern side of Southwood Lane.
- 1.2 The proposal relates specifically to the ‘Island Site’ which is made up of a cluster of Victorian, 1920s and some modern buildings arranged around three quadrangles. A number of the buildings on this site are Listed Buildings. The School Chapel located on the southern end of the site is a notable building which dominates the western end of Highgate High Street. Next to this is the Big School, a substantial building forming the eastern side of Chapel Quad and the backdrop to the main formal entrance from North Road. The building has a large first floor hall with mullion and transom windows and a formal central stair added as a War memorial. The Big School building together with the adjoining chapel comprise prominent features in the centre of Highgate Village next to the junction of North Road, Highgate High Street and Hampstead Lane.
- 1.3 To the north of the Chapel Quad along North Road the school site is dominated by 19th century school buildings of Gothic Revival design. Beyond this is a three storey brick building with slit windows built in the 1980s, known as the Garner Building. Beyond the Garner Building is a two-storey building with pitched roof, originally built as a car show room but now within the ownership of the school. The Science block of 1928 is the first departure from the Gothic style and its pedimented entrance range provides a handsome feature to the run of buildings along Southwood Lane. The School Library is a 1985 conversion of the former Highgate Tabernacle: a Baptist Chapel of 1836.
- 1.4 The application site is located within the Highgate Conservation Area and is also an area of Archaeological Importance. There is an important row of mature London Plane trees on the pavement along the School’s frontage onto North Road.

## **2. PLANNING HISTORY**

- 2.1.1 HGY/1996/0476 - Erection of new two/three storey science and technology centre with access from Kingsley Place and provision of 18 car parking spaces. Refused 25/06/1996
- 2.1.2 HGY/1996/0475 - Conservation Area Consent for removal of derelict swimming pool, diving board and lean-to structure, removal of chain-link fence and tarmac surface and part-removal of boundary wall in

connection with erection of new science/technology centre and car parking spaces. Refused 25/06/1996

- 2.1.3 HGY/1998/0218 - Introduction of glazed screen with doors on half landing to main stairs of 1st floor hall. Approved 23/06/1998
- 2.1.4 HGY/1999/1551 - Repair, refurbishment and alteration of memorial entrance gates on North Road frontage. Approved 07/03/2000
- 2.1.5 HGY/2004/1269 - Highgate School North Road London - Listed Building Consent for alterations to include: protection works to roof of science block and works to permanently reinstate the covering of the cupola: partial demolition of chimneys to big school and central hall to be taken down and rebuilt in the summer of 2005.; parapet guarding to chapel; and installation of roof overflow pipes to chapel. Approved – 13/07/04.
- 2.1.6 HGY/2004/1833 - Tree works to Highgate School grounds. – Approved 29/09/2004
- 2.1.7 HGY/2008/0384 - Replacement of windows to match existing, replacement of glazing to main roof lantern light, replacement of roof lights. – Approved 08/04/2008
- 2.1.8 HGY/2008/0385 - Listed Building Consent for replacement of windows to match existing, replacement of glazing to main roof lantern light, replacement of roof lights – Approved 08/04/2008
- 2.1.9 HGY/2009/0275 - Repairs and alterations to Big School, including new mezzanine gallery floor with new staircase, escape staircase to hall entrance, glazed screens to form undercroft meeting rooms, draught lobby, and reinstatement of chimney to Southwood Lane gable and renewal of gable copings. – Refused 14/05/2009
- 2.1.10 HGY/2009/0276 - Listed Building Consent for repairs and alterations to Big School, including new mezzanine gallery floor with new staircase, escape staircase to hall entrance, glazed screens to form undercroft meeting rooms, draught lobby, and reinstatement of chimney to Southwood Lane gable and renewal of gable copings. –Refused 14/05/2009 – Allowed on appeal 9APP/Y5420/E/09/2115675) 20th April 2010.

### **3. RELEVANT PLANNING POLICY**

#### **3.1 National Planning Guidance**

Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Statement 5: Planning for the Historic Environment  
Planning Policy Statement 22: Renewable Energy

### 3.2 The London Plan - 2008 (Incorporating Alterations)

- 3A.24 Education facilities
- 4B.5 Creating an inclusive environment
- 4B.8 Respect local context and communities
- 4B.12 Heritage conservation
- 4B.15 Archaeology
- 4A.1 Tackling climate change
- 4A.2 Mitigating climate change
- 4A.3 Sustainable design and construction
- 4A.4 Energy assessment
- 4A.7 Renewable Energy

### 3.3 Unitary Development Plan

- G1 Environment
- G2 Development and Urban Design
- G9 Community Wellbeing
- UD2 Sustainable Design and Construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- ENV5 Noise Pollution
- M4 Pedestrian & Cyclists
- M10 Parking for Development
- CW1 New Community/Health Facilities
- OS17 Tree Protection, Tree Masses and Spines
- CSV1 Development in Conservation Areas
- CSV2 Listed Buildings
- CSV5 Alterations and Extensions in Conservation Areas
- CSV8 Archaeology

### 3.4 Supplementary Planning Guidance / Documents

- SPG1a Design Guidance and Design Statements
- SPG2 Conservation and Archaeology
- SPG5 Safety by Design
- SPG7a Pedestrian & Vehicular Movement
- SPG7b Travel Plans
- SPG8b Materials
- SPD Housing

#### 4. CONSULTATION

22/10/2010

Statutory	Internal	External
English Heritage	Ward Councillors	<p><u>Amenity Groups</u> Highgate society Highgate School</p> <p><u>Local Residents</u></p> <p>15 – 37 (odd) Southwood Lane, N6 26 – 32 (even) North Road, N6 16 – 20a (even) Southwood Lane, N6 11a – 41 (odd) North Road, N6 2, 2A Southwood Lane, N6 2&amp;3 dyne House, Southwood Lane, N6 4, 6, 8, 10, 12, R/O 12 Southwood Lane, N6 St Michael’s School, 1 North Road, N6 SFF, FFF, The Old Gatehouse, North Road, N6 Flats 1 – 6, North Road, N6 3 North Road, N6 5, 7, 9, 11 North Road, N6 Basement Flats, 3, 5, 9 North Road, N6 Flats 1 – 5, 11 North Road, N6 1, 1a, 3, 3a Hampstead Lane, N6 61, 63, 65, 67 Highgate High St, N6:</p>

#### 5. RESPONSES

- 5.1 English Heritage - The application should be determined in accordance with national and local policy guidance and on the basis of the Council’s specialist conservation advice.
- 5.2 Haringey Conservation Team - The Highgate School complex on North Road makes a positive contribution to the character and appearance of the conservation area, and includes a number of statutorily listed buildings on the site.

The proposal is for the demolition of a two storey detached dwelling house, and its replacement with a new school building of 3 storeys with a roof extension. The existing two storey dwelling house is considered to make a neutral contribution to the character and appearance to the conservation area; it is a modern building which relates well in height, massing and architecture to the adjacent residential terrace, but the building itself does not have any architectural or historic interest. Therefore, the proposal to demolish the building is acceptable in principle, provided it is replaced with a high quality building that would make a positive contribution to the conservation area.

The proposed extension building is considered to be acceptable in height, architectural detailing and materials. The palette of materials proposed responds well to context of the existing school buildings and aids in preserving the character and appearance of the conservation area. It is considered that it is unfortunate that the building line projects forwards of the adjacent school building, and forward of the retained residential terrace; the projecting element seems slightly anomalous within the street scene as previously the building line fell away from the back edge of the pavement. Should the building line of the proposed building be recessed back from the adjacent school building, it would create a better and more gradual transition between the residential terrace and the existing school buildings, and would improve the streetscape of the conservation area. However, overall the design of the building is considered acceptable.

There is also some concern that the bulk and massing of the new building, when viewed from Southwood Lane, would appear more domineering on the setting of the listed Alms Houses. However, given that existing school buildings have similar bulk and massing the proposed extension building would not appear out of context, and therefore no significant harm will be caused to the setting of the listed buildings or the character of the street scene of Southwood Lane.

Should the application be recommended for approval, a sample of the materials should be submitted for approval prior to the commencement of works to ensure a high quality finish and that the proposed brick work matches the existing building in colour and texture.

- 5.3 Haringey Transportation Team - It has been noted that the proposals are for organisational reasons and that there is no intended increase in pupil capacity. Since the proposed development would not have any significant impact on the existing generated traffic or indeed car parking demand at this location, the highway and transportation authority would not object to this application. Any notice of approval should include the following informative:

Informative: The erection of the footway gantry, management of any footway diversions and use of the bus stand in North Road will require the developer to obtain the appropriate licences and/or traffic orders. The

gantry will require a scaffold/hoarding licence which can be obtained from Haringey Council Traffic Management. The developer should telephone 0208 489 1712 for further information regarding this matter. The developer will need to liaise direct with Transport for London Buses regarding the use of the bus stand in North Road during the construction period.

- 5.4 The Highgate Society - The Society was presented with the proposals both at a pre-application consultation when they were invited to a presentation at the draft stage, and at the subsequent public consultation. At the first meeting the Society raised concerns about the bulk, the projection onto the pavement line and the choice of materials which we felt did not relate to the rest of the character of North Road, the gateway to the Conservation Area. These comments were to a considerable extent addressed by the Architects and included in the revised drawings which were submitted for public consultation, but the Society still felt that the elevational treatment needed further work and that the entrance to the block was not sufficiently defined. The scheme as finally submitted to Haringey has now addressed these concerns.

At this stage the Society was mainly concerned about the potential impact of the development on the streetscape of Highgate and it was felt that the scheme as submitted did not negatively impact on North Road. While we did raise concerns regarding the impact on the daylight and sunlight of the neighbouring properties adjacent and behind, we understood that a sunlight and daylight report and the concerns of the neighbours would address these issues.

The submission now contains a Daylight and Sunlight Report produced by Anstey Horne, who are a well respected and long established firm. This asserts that, whilst most of the properties are within 0.8 figure of existing lighting, which represents an acceptable reduction, 3 properties are affected in excess of this with a reduction to less than 0.8 of the existing, namely one of the Almshouse properties in Southwood Lane, 39 Southwood Lane, and the conservatory of 30 North Road. The view of Anstey and Horne is that these are “very minor transgressions” although one of the Arms houses has a retained daylight figure lighting in a bedroom reduced to 0.61 of its former value.

However, the affected residents do not accept this and have made the Society aware of their concerns that the impact on amenity to the rear of their properties will be not only be adversely impacted by the loss of sunlight and daylight, but compromised by a significant deterioration in outlook. It is their view that the rear of the new block is intrusive into the current open space in the centre of the “island” and establishes a precedent for future large-scale development.

Whilst the Society does not consider that the proposals will establish any undesirable precedent in view of the particular circumstances, and does not therefore object to the scheme in terms of the impact on the

streetscape of Highgate, it feels that the concerns of the neighbours need to be fully investigated and assessed by Haringey, if necessary by on-site meetings with residents and applicants, and that the scheme should be submitted to full committee so that the residents can fully present their case if their concerns remain after any such meeting.

5.5 Highgate CAAC - No objection

5.6 Local Residents - Letters of objection have been received from the following 11 properties: Hampton Lodge North Road, Flat 1, 11 North Road, 30 North Road, 38 North Road, 40 North Road, 43 North Road, 45 North Road, 10 Southwood Lane, 39 Southwood Lane, 43 Southwood Lane, 45 Southwood Lane and are summarised as follows:

- This building represents a complete departure from the building on site;
- The proposal is a significant change of usage and will dramatically impact on this area;
- Design of the extension unsympathetic to existing building and location;
- The design is not inspirational and looks very much like an office block;
- The proposal is dramatically different in terms of footprint and height;
- The proposed extension radically changes existing building lines and would be completely out of scale with the location;
- Height and Depth (footprint) out of keeping with surrounding area
- The height of new build would seriously impair the oblique views from our kitchen and 1<sup>st</sup> floor bedroom to the tree tops and blue sky and autumn/winter afternoon sunlight to the garden, kitchen and living room;
- The proposal will set a precedent;
- Significantly alters the ratio of commercial to residential on the 'Island'
- Over-development of the site;
- Increased illegal parking of parents which is already making the position almost untenable for residents in North Road and increased noise/pollution;
- Concerns about the construction issues in terms of the plant, machinery, road traffic and parking and general disruption for unreasonable period of time;
- Increased overlooking and loss of privacy;
- Impact on levels of sunlight received in the gardens and through rear windows to properties on Southwood Lane;
- Additional storey to Garner building destroy architectural linkage to adjacent building;
- Concern over any loss of trees to North Road;
- Roof terracing overlooking neighbouring gardens;



- Alternative options not adequately explored;
- Pavement narrower at the proposed entrance and crowds would gather in front of residential properties;
- Damage to private property from construction traffic and building works;
- If new buildings open to the community increase traffic at unsocial hours;
- Detrimental impact on value of residential properties.

## 6. PROPOSAL

- 6.1 The proposal is for the demolition of No. 26 North Road and adjoining single storey building next to the Garner building and the erection of a three storey building plus recessed top floor and basement floor. The proposal is also for the replacement of the existing pitched roof to the Garner Building with a recessed top floor. The proposed extensions will accommodate additional classrooms, a science laboratory and an ICT suite. The proposal is also for a change of use of No. 28 North Road (currently in the ownership and use by the school) to an ancillary school medical centre (Class D1).
- 6.2 The proposed extensions arise from a desire to centralise most teaching on the 'Island Site' and to make accommodation within this part of the site DDA compliant. The move of the library from the existing site to the Big School building (which is to be adapted) is part of the school's accommodation strategy. To allow the relocation of classrooms from the 'Dyne House Site' a total of 15 general classrooms (of approximately 45 square metres) are required.
- 6.3 It has been indicated that there will be no increase in the number of pupils and that at the moment there are 960-970 senior pupils, 360 of those are in sixth form. The constraints associated with the 'Island Site' were discussed and noted at the pre-application meeting. These constraints are both physical and organisational, and arise from the fact that:
- The 'Island site' slopes in both directions and as result there are significant differences in levels across the site, with staircases leading into buildings;
  - There is a need to improve the entrance to the school, in particular a need to segregate pupils and visitors and provide a safer entrance;
  - There are no internal lifts within the buildings within the 'Island Site' and there is an inability to put lifts in the science block due to changes in levels;
  - This part of the school is not DDA compliant and therefore this presents serious restriction to educating pupils who are wheelchair users or have mobility problems; equally this is also a problem for teaching staff and for visitors to the site;
  - There are time delays/ constraints associated with pupils moving back and forth between campuses;

- There are difficulties with the tunnel access from the ‘Dyne House Site’/ intensive use.

## **7. ANALYSIS / ASSESSMENT OF THE APPLICATION**

- 7.1 The main issues in respect of this application are considered to be: (1) The Principle of Development; (2) Design, Built Form and Layout; (3) Impact on Residential Amenity (4) Impact on the Character and Appearance of the Conservation Area; (5) Trees, Landscaping and Open Space; (6) Transportation and Access; (8) Sustainability, Renewable Energy and Environmental Issues; (9) Archaeology; (10) Equalities

### **PRINCIPLE OF DEVELOPMENT**

- 7.2 The building to be demolished is within the ownership of Highgate School and forms part of the ‘Island Site’ and encloses the Garner Quad on the western side. This 1950s building is considered to be neutral in its contribution to the character and appearance of the Conservation Area and as such the principle of demolition is considered to be acceptable provided the replacement building is of a high quality that would preserve or enhance the character of the conservation area. The applicant, in the supporting documentation, has confirmed that the purpose of the new extensions are for organisational reasons and that there is no intended increase in capacity to the Senior School resulting from the proposed development.
- 7.3 The proposed new school building will at times be open to wider community use, therefore providing ‘extended school services’ on site. As such, the proposed expansion of the school is considered to be in accordance with policy G9 ‘Community Well Being’, which states that development should meet the boroughs needs for enhanced community facilities from population and household growth, with the objective of increasing the overall stock of good quality community facilities, especially in areas of shortage, and to improve existing facilities.

### **DESIGN, BUILT FORM & LAYOUT**

#### Design & Form

- 7.4 Policy G2 ‘Development and Urban Design’ and UD4 ‘Quality Design’ along with SPG1a ‘Design Guidance’ state that development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment. The objectives of the policy are to promote high quality design which is sustainable in terms of form, function and impact, meeting the principles of inclusive design and supporting sustainable development.

- 7.5 The first aspect of the proposal to be assessed is the demolition of No. 26 North Road and the adjoining single storey building next to the Garner building and the erection of a three storey building with recessed top floor and basement floor. The second aspect is the replacement of the existing pitched roof to the Garner Building with a recessed top floor. Lastly, is the change of use of No. 28 North Road to an ancillary school medical centre. During the pre-application stage a number of design changes have been undertaken in response to planning officer and community comments. These amendments include:
- Brick replacing the initial proposal for the use of stone as the main finish material (although the possibility of having stone detail elements remains);
  - Top floor reduced and set back to line up with the proposed recessed floor to the adjoining Garner building;
  - Elevational treatment to proposed building incorporates strong horizontal and vertical elements, reflecting the predominant elevational treatment of the existing school buildings along North Road;
  - Proposed building reflects the parapet line of the Victorian school buildings and drops down in height to the 1980s Garner Building and the overall transition in building heights found along this side of North Road;
  - Amount of projection forward of the Garner Building front building line has been reduced.
- 7.6 As such, the proposed scheme is considered to respond to the pre-planning meetings and subsequent pre-application report from Haringey's Planning and Conservation Officers and the public consultations.
- 7.7 North Road has a collection of Highgate School buildings from different periods. They were designed, with the exception of the Garner Building, as individual symmetrical compositions which have been 'glued together'. The proposed building reflects the proportions, width and verticality of the four-storey Science Building in a sensitive but modern way. The brick elevation to North Road responds to the cornice line running through the existing buildings and has a recessed top floor to reduce the street frontage massing and to be sensitive to the scale of its neighbours.
- 7.8 The overall height of the proposed building has been reduced further, following the second pre-application planning meeting, to a level more consistent with the proposed Garner Building roof extension. The verticality of the elevation has been retained with four metal-clad columns sitting behind the parapet wall which form an open-ended loggia in front of the enclosed teaching space. To the sides, a brick 'joining piece' turns the corner and helps to accommodate the change in scale and materials to the school's own property at No. 28 North Road.

- 7.9 The building steps slightly forward of the neighbouring buildings (on school land) to emphasise that it is an important entrance to the school. Officers accept that the building line of the existing buildings on the North Road frontage are inconsistent; with the main range of older existing school buildings following a curve that is continued and slightly forward of the Garner building, with the existing entrance projecting slightly forward again (by a brick). The Garner building line is very similar to that of the houses on the other side of the site (No's. 28 & 30 North Road). However again, the remainder of the terrace steps back and later forward; which along with the existing entrance could constitute a precedent for a modest projection.
- 7.10 In terms of the proposed works to the roof of the Garner Building, a set back top floor with a lower overhanging roof is proposed for the top floor extension of the Garner Building. The new addition is lower than the existing pitched roof and will enhance the existing building's appearance and provide a cornice to the street elevation above the existing parapet level.
- 7.11 Lastly, the proposal includes plans to use the School's residential property at 28 North Road as a new medical centre, ancillary to the school use. There is the potential to connect internally to the proposed new building but this is not intended to be carried out initially. As such, there will be no significant issues in terms of design due to the minimal alterations that will take place to this building.

### Materials

- 7.12 The new building would be faced in red clay brick with natural lime mortar, which will reduce the need for movement joints throughout the façade and therefore create an enhanced design outcome. The brick and mortar types take reference from the existing Science Building and provide integration with existing school and residential buildings along North Road.
- 7.13 At ground and first floors it is proposed to use perforated bronze panels set within the double glazed unit to four windows on the west elevation. The design currently shown on the elevations are indicative only as the applicant proposes to commission an artist for the detailed design. The third floor 'box' is clad in bronze so as to read as a lighter more articulated material than the 'heavier' brickwork below.
- 7.14 A condition of consent will require the formal submission and approval of precise details of the materials to be used, in order to retain control over the external appearance of the development.

## Access

- 7.15 The new building will be fully accessible for disabled users and in addition will give disabled access into the adjoining Garner Building at each existing level.
- All floors accessible via an ambulant-disabled Part M-compliant main staircase and lift.
  - Disabled toilet accommodation on two levels.
  - Hearing assistance induction loop system available at main entrance.
  - External steps linking to the pupil amenity area in the Garner Quad to be ambulant-disabled Part M-compliant and have an associated stair lift.
  - New route through existing Science Building providing level access from the Garner Quad through to Science Quad, plus access to majority of ground floor Science Building. Internal ramp and a new opening to the existing facade.
- 7.16 Overall, the scheme is considered to be in accordance with the intent of the relevant national, regional and local planning policies in terms of design, built form and layout.

## **IMPACT ON RESIDENTIAL AMENITY**

### Daylight/ Sunlight & Amenity Issues

- 7.17 A daylight and sunlight study was prepared (by Anstey Horne) and submitted with this application to assess the likely impact of the proposed development on the nearest neighbouring residential properties. The report has been carried out in accordance with BRE Report 'Site Layout Planning for Daylight & Sunlight' 1991, the standard identified by Haringey's Unitary Development Plan.
- 7.18 The study has been carried out by using 3D computer modelling and specialist computer simulation software. Vertical Sky Component (VSC) has been used in this analysis. The VSC is a measure of the amount of light available to any window and depends upon the amount of unobstructed sky that can be seen from the centre of a window under consideration. The BRE guide advises that non-habitable rooms need not be analysed for VSC.
- 7.19 Haringey Council's planning policy seeks to safeguard daylight and sunlight to existing residential buildings and points to the guidance published in BRE Report 2009 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'.
- 7.20 The applicant's analysis was undertaken with specific reference to the tests and recommendations in the BRE Guide. The findings of the analysis indicate three very minor transgressions of the BRE Guide targets for VSC

which occur to three glazed panels of the conservatory at 30 North Road, a room which will remain well day lit because it is served by numerous glazed panels in its walls and roof.

- 7.21 In terms of the Almshouse at No. 25 Southwood Lane, the analysis indicates a retained daylight distribution value of 0.61 to one bedroom, where daylight will still continue to a good depth, covering approaching 60% of the room area. Officers recognise that there will be no serious infringement on light levels to the Almshouses along Southwood Lane since there is a high back wall along the rear boundary to these properties next to the School site which already obstructs the 25 degree vertical angle taken from the centre of the ground floor windows to these properties.
- 7.22 The property at 39 Southwood Lane raised concerns in a letter to the LPA regarding overshadowing of the rear garden and 'impair(ed) oblique views...to the tree tops and blue skies'. The impact on this property is addressed in the Daylight and Sunlight Report and specifically Appendix J which indicates that the overshadowing of the rear garden of this property would be no different to the existing levels on 21<sup>st</sup> June and only slightly greater at 2pm on 21<sup>st</sup> March and. In terms of daylight the analysis indicates shows that all rooms within 39 Southwood Lane are BRE adherent. As such the level of overshadowing is considered to be of a minimal extent not to result in any demonstrable harm.
- 7.23 Overall, the sunlight and overshadowing analysis confirms that the proposed development will have little or no effect in terms of the potential sunlight and daylight access to windows and gardens of nearby properties.
- 7.24 The height and mass of the proposed new building has been reduced from initial pre-application discussions and on balance will not have an overbearing, dominant or detrimental impact on the residential amenities to the occupiers of North Road, Southwood Lane or the Almshouses. The proposed new building will incorporate louvered fins to the eastern elevation which will screen views towards neighbouring properties and therefore avoid overlooking. The additional floor to the Garner Building will also not result in any significant additional issues of overlooking since the top floor will be set back from the main rear elevation and the diagonal views will be obscured by the projection of the proposed new building. As such, the proposed development is not considered to result in any significant harm to neighbouring properties as a result of overlooking.

### Construction

- 7.25 The construction works will all be carried out from North Road across the wide pavement with a gantry erected over the footpath to provide protection and site facilities whilst allowing, the majority of the time, public use of the footpath or an appropriate diversion. To reduce the

requirements for site facilities over the public footpath the School will make the house at No. 28 North Road available to the contractor for a site office and welfare facilities. Except for some minor deliveries, access will not be permitted for construction work from the private lane owned by the School leading from Castle Yard to the rear of Garner Quad.

7.26 The outline programme for the works is based on the following:

- Demolition of the existing buildings in the Easter School holidays 2011.
- Underpinning to adjoining buildings and piling to North Road frontage summer term 2011.
- Garner Quad terrace demolition, complete underpinning, basement excavation; foundation construction summer holidays 2011.
- Structural frame, walls, roof, services connection and installation, internal fit out and finishing September 2011 to July 2012.
- Works to link into existing buildings and services, School holidays Christmas 2011, Easter 2012 summer 2012 and half terms.
- School fit out and move in July to August 2012.
- New building open for teaching start of 2012/2013 academic year.

7.27 The School has been involved over the last eight years in a number of major construction projects and has put together a strategy to minimise as far as possible the effects of construction work both on the operation of the School and on their neighbours. The child protection requirements for schools also require that there is no contact between contractor's operatives and pupils resulting in site facilities that connect direct to the public highway and not through the School. The contract documents for the construction will include detailed requirements for the control of the works including the phasing required; work in existing buildings or on existing services; access restrictions both on time and location; noise restrictions; restrictions on use of cranes on school days; no erection/dismantling of scaffold on school days; tree protection; site hoarding requirement; behaviour and dress of contractors, operatives and staff and restriction of working hours to 8am-6pm weekdays, 8am-12pm on Saturdays and no work on Sundays or Bank Holidays except where approved by the Council and TFL as part of road closure requirements. A condition of consent requiring the submission and approval of a construction management plan will provide details of and control over the construction process in order to minimise disruption to residents and the locality generally.

## **IMPACT ON THE CONSERVATION AREA**

7.28 Policy CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' along with SPG2 'Conservation and Archaeology' seek to preserve or enhance the historic character and qualities of buildings and/or the conservation area. Furthermore, policy

CSV2 'Listed Buildings' seek to ensure new development or alterations recognise and respect the character and appearance of listed buildings.

- 7.29 English Heritage has not made any formal comment on the scheme. They advise that the application should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.
- 7.30 Haringey Conservation Team has been consulted and full details of their comments are detailed in section 5 above. While the Highgate School complex is considered to make a positive contribution to the character and appearance of the conservation area, the existing two storey building and single storey annex facing North Road are considered to make a neutral contribution to the character and appearance of the conservation area. Therefore, the demolition of this building is acceptable in principle provided its replacement is a high quality building in design and conservation terms.
- 7.31 The architectural detailing and proposed materials are considered acceptable. The palette of materials respond well to the context of the existing school buildings and aid in preserving the character and appearance of the conservation area. Should the application be recommended for approval, a condition of consent will require material samples be submitted for approval prior to the commencement of works in order to ensure a high quality finish and that the proposed brick work matches the existing building in colour and texture.
- 7.32 The proposed new building is considered to be acceptable in height and scale having similar bulk and massing to the existing school buildings and as such would not appear out of context. While it is unfortunate that the building has not been recessed back from the adjacent school building, overall the design of the building is considered acceptable. Therefore no significant harm will be caused to the setting of the listed buildings or the character of the conservation area. Overall, the proposed scheme is considered to accord with policy CSV1, CSV2, CSV5 and SPG2.

## **TRANSPORTATION, CAR PARKING & ACCESS**

- 7.33 Policy M10 'Parking for Development' identifies that development proposals will be applied against the parking standards in Appendix 1 of the UDP. A specific standard is not provided for education use. Generally, Council policy is focused towards reducing car use associated with new development, in the interests of sustainability, which is balanced against the need to avoid increases in on-street parking in the surrounding areas, as a result of new development.
- 7.34 Haringey Transportation Team has been consulted and noted that the proposals are for organisational reasons and that there is no intended increase in pupil capacity. The Transportation team considered that the



proposed development would not have any significant impact on the existing generated traffic or indeed car parking demand at this location. An informative was proposed by transportation regarding licensing, traffic orders, hoardings/scaffolding and bus stands and will be added to any planning consent. Furthermore, a separate condition requiring the submission of a construction management plan will also be included.

- 7.35 The School prepared and submitted to Haringey Council Children and Young People's Service a School Travel Plan. A review of the School's Travel Plan was made in May 2009 and submitted to the Council. Overall, the scheme is considered to comply with policy M10 'Parking for Development'.

## **TREES, LANDSCAPING & OPEN SPACE**

### Impact on Trees

- 7.36 The School has commissioned an Arboricultural survey and report from CBA Trees to study the impact of the new building on the surrounding trees both on North Road and in the Garner Quad. Haringey Arboricultural Officer noted at the pre-application stage that he believed the small adjustment to the front building line should not have a detrimental impact on the trees on North Road.
- 7.37 The development would result in the loss of one tree within the Garner Quad. This in itself is not considered to be significant and the School proposes to plant a new tree in the Quad to replace the ash lost within the development. Following the applicants consultation with CBA Trees it is considered that, given the constraints of the site, a variety of Rowan would be suitable as a replacement as they are small, compact, has light foliage and good Autumn colour.
- 7.38 In terms of the impact on the Plane Trees along North Road, it is noted that London Plane Trees are very robust and will tolerate some disturbance to their rooting area. As the likely disturbance will be in an area where root spread would have been restricted, one could assume only minor roots may be affected. Published guidance states that 90% of a tree's roots can be found in the upper 60cm of soil, so the extension of a basement towards the tree would have a minimal impact. The main structural roots are usually found in the upper 30cm of soil and taper substantially within about 3m of the trunk, so the severance of any large structural roots would appear unlikely.
- 7.39 One point of consideration is that the existing canopy will be in contact with the proposed new building. The trees will therefore require pruning on an annual basis to avoid any direct damage caused by rubbing branches. Under common law a landowner has the right to cut back overhanging branches to the boundary, this applies to roots also.

- 7.40 The Arboricultural Development Statement (ADS), included in appendix 4 of the design and access statement, demonstrates the protection measures for the retained trees. This Arboricultural Development Statement should be read in association with the Tree Protection Plan CBA7507.02A, which identifies the individual trees to be removed, and the group of trees to be retained. It follows the initial tree survey, implications assessment and on-going discussion to minimise the impact upon the existing tree stock.

## **SUSTAINABILITY, RENEWABLE ENERGY & ENVIRONMENTAL ISSUES**

- 7.41 Policy G1 “Environment”, states that development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources. The objective of the policy is to facilitate developments which protect and enhance the environment and operate in a sustainable and environmentally friendly manner. The Council will seek to ensure development schemes take into account, where feasible: environmentally friendly materials, water conservation and recycling, sustainable drainage systems, permeable hard surfacing and green areas, biodiversity potential, energy efficient boiler systems.

### Environmental Impact Assessment (EIA)

- 7.42 The proposed development does not fall within Schedule 1 or Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999, therefore an EIA is not required.

### Use of Renewable Energy

- 7.43 In accordance with the requirements of the London Plan, an assessment of the potential contribution of renewable energy technologies for this development was undertaken. Potential renewable technologies were considered, including: A reduction in CO2 emissions above 20%, through the use of air source heat pumps, which would provide heating and cooling to the school as necessary. A heat recovery system is proposed for the heat pump, to maximise waste heat. Gas fired condensing boilers will replace the existing, conventional boiler and supply heat to the existing building. Low water consuming WCs and taps are to be installed in all relevant areas and water consumption will be monitored through a water meter. A brown and green roof will be employed to facilitate attenuation.
- 7.44 The school have commissioned Max Fordham Consulting Engineers to review the scheme and prepare a BREEAM Assessment. The project has been designed to achieve at least a BREEAM rating ‘very good’ and will aim to maximise the opportunities to use the building and environment as a teaching resource. Measures include: i) night-time natural ventilation and daytime mechanical ventilation with heat recovery for all classrooms ii) building construction highly insulated iii) use of sustainable materials,

non-toxic products iv) maximising natural daylight and ventilation to all rooms v) high mass concrete floors with high efficiency fan convectors vi) green or brown roof is proposed to the rear flat roof.

- 7.45 A number of conditions of consent will be attached to any planning permission: Firstly, a condition will require a certificated BREEAM Post Construction Review, or other verification process agreed with the LPA to be provided, confirming that the agreed sustainability/environmental standards have been met, prior to the occupation of the development. Secondly, a plan, indicating the location of the air source heat pumps to be installed in the Foundation block and the associated calculations showing compliance with the reduction of 20% CO<sub>2</sub>, to be provided to and approved by the LPA, prior to the occupation of the building.

## ARCHAEOLOGY

- 7.46 Policy CSV8 'Archaeology' states that the Council will promote the conservation, protection or enhancement of archaeological sites. The proposal site is located within a designated area of archaeological importance, as shown in the UDP map (D12 Highgate Village), which indicates that archaeological remains may be found in this part of the Borough. While the likelihood of important archaeological remains being present is likely to be remote, the LPA advised the applicant at the pre-application stage to discuss this matter with the relevant contacts at English Heritage and Museum of London Archaeology Service. The supporting documentation (Appendix 8: Archaeological Assessment) states that the scheme has been discussed with Kim Stabler of English Heritage who advised that an assessment would be required for the site. The school has subsequently commissioned Compass Archaeology limited to publish a desk-top study. A condition will be attached to any planning consent as follows: "The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow that person to observe the excavation and record items of interest and finds. Reason: To enable archaeological investigation of the site". On this basis, the proposal is considered to accord with the intent of policy CSV8 'Archaeology'.

## EQUALITIES

- 7.47 In determining this application the Committee is required to have regard to its obligations under Equalities Legislation including the obligations under Section 71 of the Race Relations Act 1976.
- 7.48 The impact of this scheme has been considered by Officers in relation to Section 71. The proposed development has been considered in terms of its Equality and Race Relations impacts. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The new building will be fully accessible for disabled

users and in addition will give disabled access into the adjoining Garner Building at each existing level. Further details of access provision are provided in section 7.15 above. Other than access issues, there is no indication or evidence (including from consultation with relevant groups) that different groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

- 7.49 In terms of the key equalities protected characteristics it is considered there would be no significant specific adverse impacts as a result of the development.

## **8. CONCLUSION**

- 8.1 It is considered that the layout, design and external appearance of the development will be in keeping with the surrounding area and its setting within the Conservation Area and adjacent to Listed Buildings.
- 8.2 The scheme has been designed sensitively in relationship to adjoining residential properties and will not result in any significant detrimental impact on the amenity of residents in terms of overshadowing or overlooking.
- 8.3 The proposed development is deemed to be acceptable in terms of transportation, parking and access, the impact on trees and issues regarding sustainability, renewable energy and archaeology.
- 8.4 Having considered the proposal against the adopted Haringey Unitary Development Plan and adopted Supplementary Planning Guidance and taking into account other material considerations, it is considered that the proposed development is acceptable and that planning permission should be GRANTED subject to appropriate conditions.

## **9. RECOMMENDATION**

GRANT PERMISSION subject to conditions

Applicant's drawing No's: 1825PL01- 08 Incl, 1825PL21 - 36Incl & 1825PL41 - 44 Incl.

Subject to the following conditions:

### **IMPLEMENTATION**

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority

Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

#### SUSTAINABILITY/ ENVIRONMENTAL PERFORMANCE

4. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed sustainability/environmental standards have been met, prior to the occupation of the development.

Reason: To ensure that the proposal complies with the principles of sustainable development

5. A plan indicating the location of the air source heat pumps to be installed in the Foundation block and the associated calculations showing compliance with the reduction of 20% CO<sub>2</sub> shall be provided to and approved in writing by the Local Planning Authority, prior to the occupation of the building. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building, hereby approved.

Reason: To ensure the development incorporates on-site renewable energy generation to contribute to a reduction in the carbon dioxide emissions generated by the development, in line with national London and local planning policy.

## TREES AND LANDSCAPING

6. An Arboricultural method statement, including a tree protection plan, must be prepared in accordance with BS5837:2005 Trees in relation to construction, for approval by the Council. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees.

Reason: To ensure the adequate protection to trees on the site and adjacent sites.

7. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing. Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

## CONSTRUCTION

8. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

9. Prior to the commencement of work a Construction Management Plan including a scheme for the management of the construction traffic associated with implementing this scheme, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

10. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow that person to observe the excavation and record items of interest and finds.

Reason: To enable archaeological investigation of the site.

INFORMATIVE: The erection of the footway gantry, management of any footway diversions and use of the bus stand in North Road will require the developer to obtain the appropriate licences and/or traffic orders. The gantry will require a scaffold/hoarding licence which can be obtained from Haringey Council Traffic Management. The developer should telephone 0208 489 1712 for further information regarding this matter. The developer will need to liaise direct with Transport for London Buses regarding the use of the bus stand in North Road during the construction period.

## 10. REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

I. The design, form, detailing and facing materials of the proposed development is considered acceptable and has been designed sensitively in relationship to adjoining properties, its setting adjacent to a Listed Building and the character and appearance of this part of the conservation area.

II. The proposal will provide a high quality education facility which will provide enhanced opportunities for teaching and learning, with wider benefits to the local community.

(b) The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following G1 'Environment', G2 'Development and Urban Design', G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV5 'Noise Pollution', M4 'Pedestrian & Cyclists', M10 'Parking for Development', CW1 'New Community/Health Facilities', OS17 'Tree Protection, Tree Masses and Spines', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV5 'Alterations and Extensions in Conservation Areas', CSV8 'Archaeology' and Haringey Supplementary Planning Guidance (October 2006); SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG5 'Safety by Design', SPG7a 'Pedestrian & Vehicular Movement', SPG7b 'Travel Plans', SPG8b 'Materials', SPD Housing.