

## Summary of MSC project design development June 2022

### Building - What Haringey Planning PPA & QRP Panel said

*The scheme breaks down the space and the design can be developed to do that further, by following the topography and by considering orienting the buildings to respond to the site, perhaps by rotating some planes.*

*Opportunities exist to use fenestration and roof-form to create a stronger response to the building's setting, particularly along .....Bishopswood Road.*

*The [QRP] panel does not have concerns about the encroachment onto Metropolitan Open Land along its southern edge and feels that the treatment of the fives courts improves the façade facing onto the sports fields*

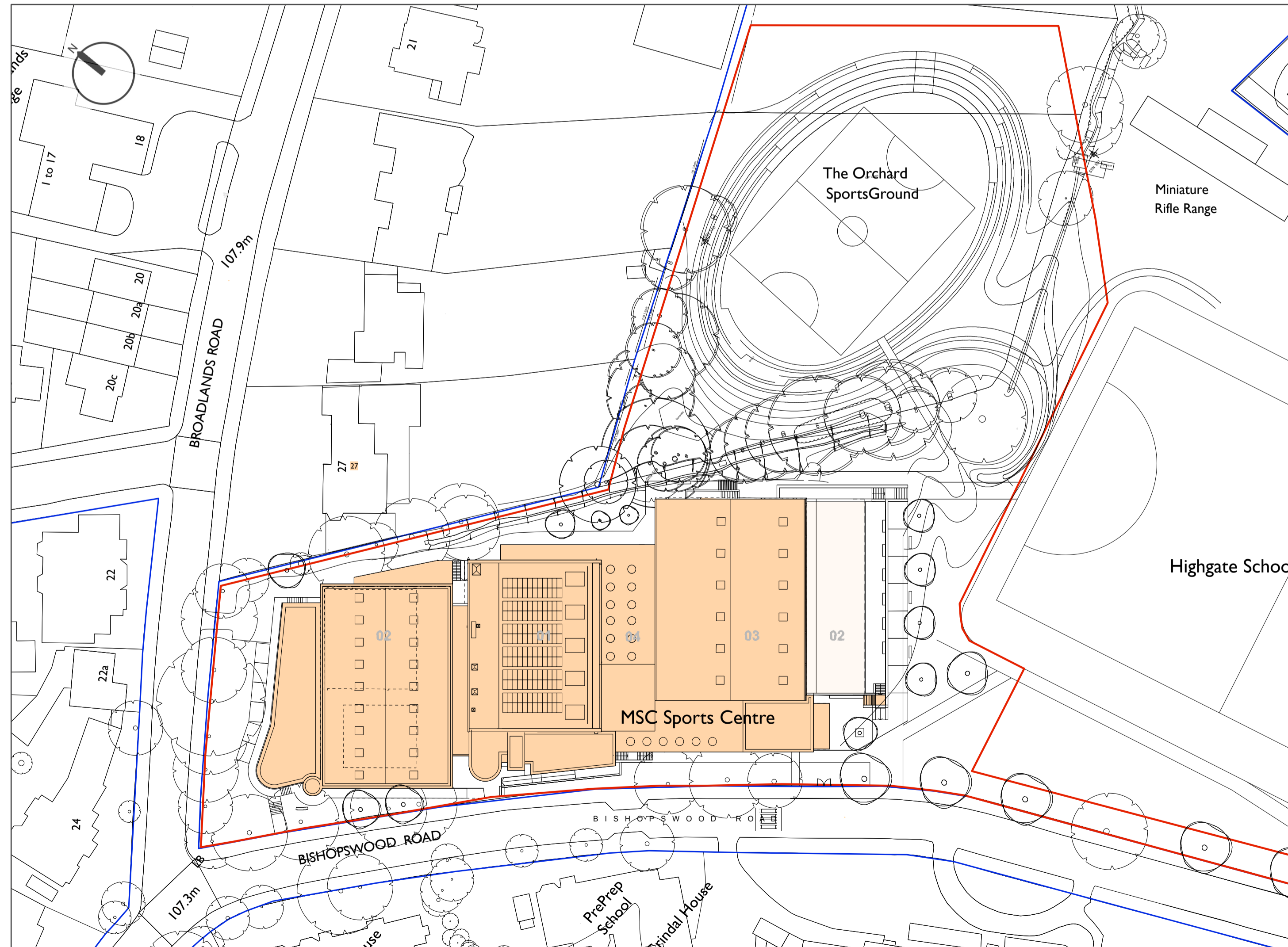
### Building - What we did

The design of form and perimeter walls & footprint have been developed to embrace curved volumes and organic shapes, and a subtle angling of the building at the north end to follow the context of house and villas on Broadlands and Bishopswood Road.

The latest design aims to complement the contextual setting, with elevations that are coherent and sensitive to the local area, with restrained roof forms

The south frontage has been developed with fives courts and green roof, and extended into the landscaping design with new tree planting and seating areas, to further encourage the active engagement between building and sports pitches

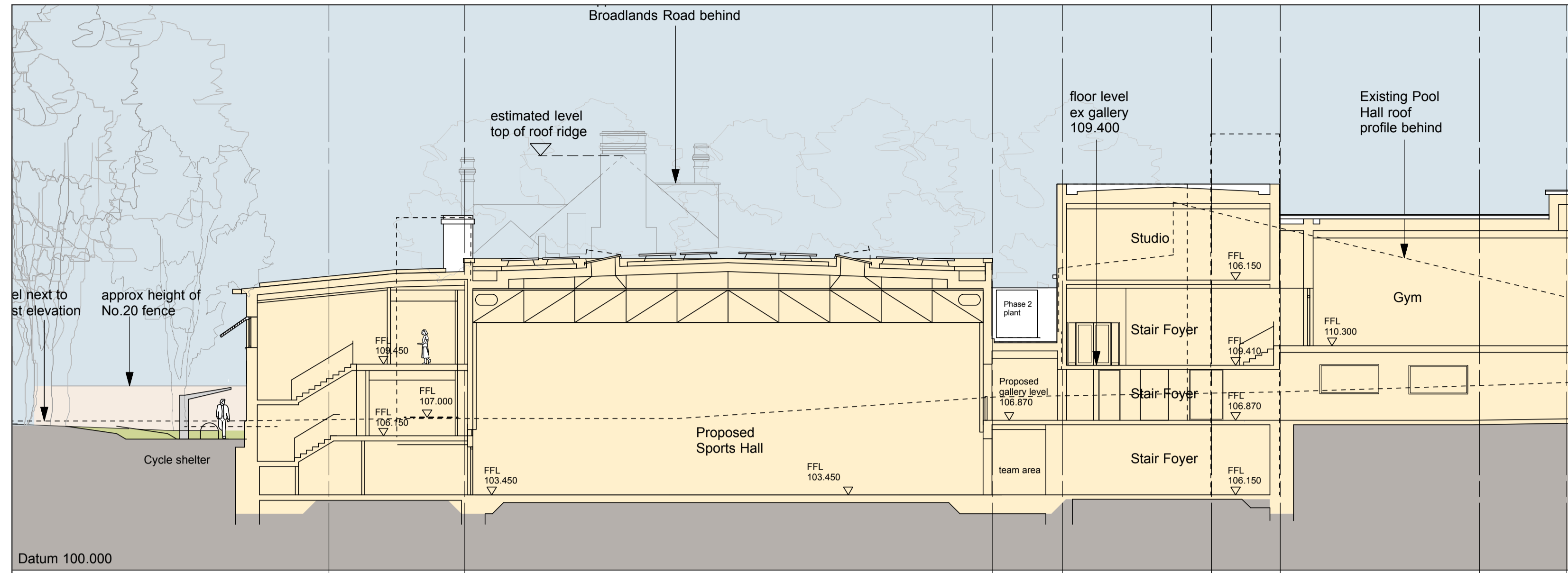
Revised site plan with Orchard site to the east of the MSC [top right]



### Key design changes since last exhibition:

- After public exhibitions in Autumn 2018, Highgate School finalised the “Supplementary Planning Document” with Haringey, which was adopted in 2021.
- The School then entered into a “Planning Performance Agreement” with Haringey to commit to detailed extensive consultations on design, planning, sustainability and landscaping, leading to Quality Review Panel meetings
- The north wing has been amended to two storey above ground, with a single basement level, and on plan the building shape adjusted to the street lines. The north elevation has been amended accordingly.
- The west elevation has been refined to create more verticality, with further detail developed to windows & brickwork, including feature colour bricks & stone bands.
- Further green roofs and photovoltaic panels have been added to the roofs, and the sustainability characteristics of the project have been developed
- The project now includes the existing Orchard sports site to the east of MSC - this pitch is being designed as a sunken oval basin to mitigate flooding risk in the area
- Internally the design brings full inclusive accessibility and Part M compliance to all floors of the new and existing development [which is currently not fully accessible]

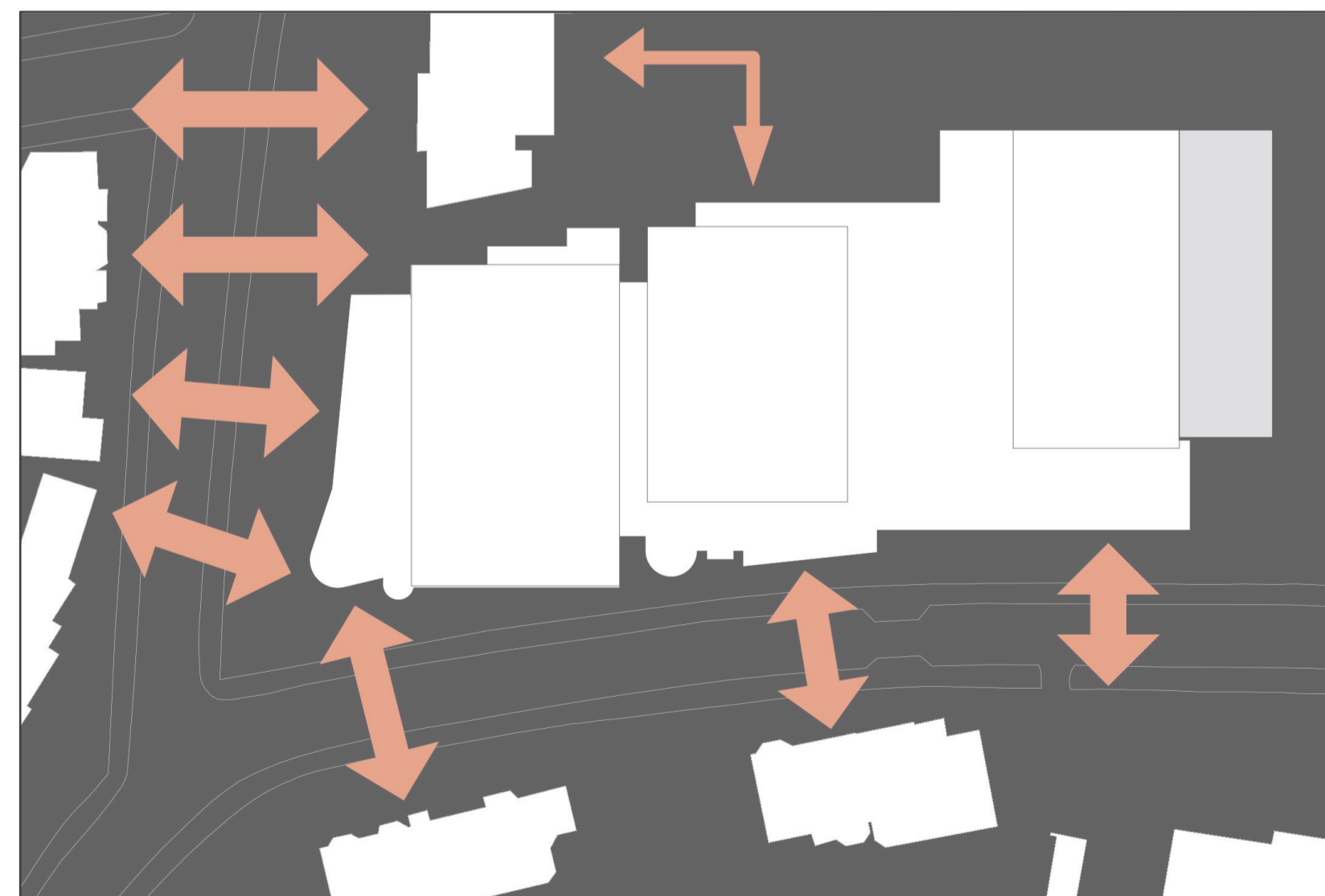
## Revisions to main plans and section



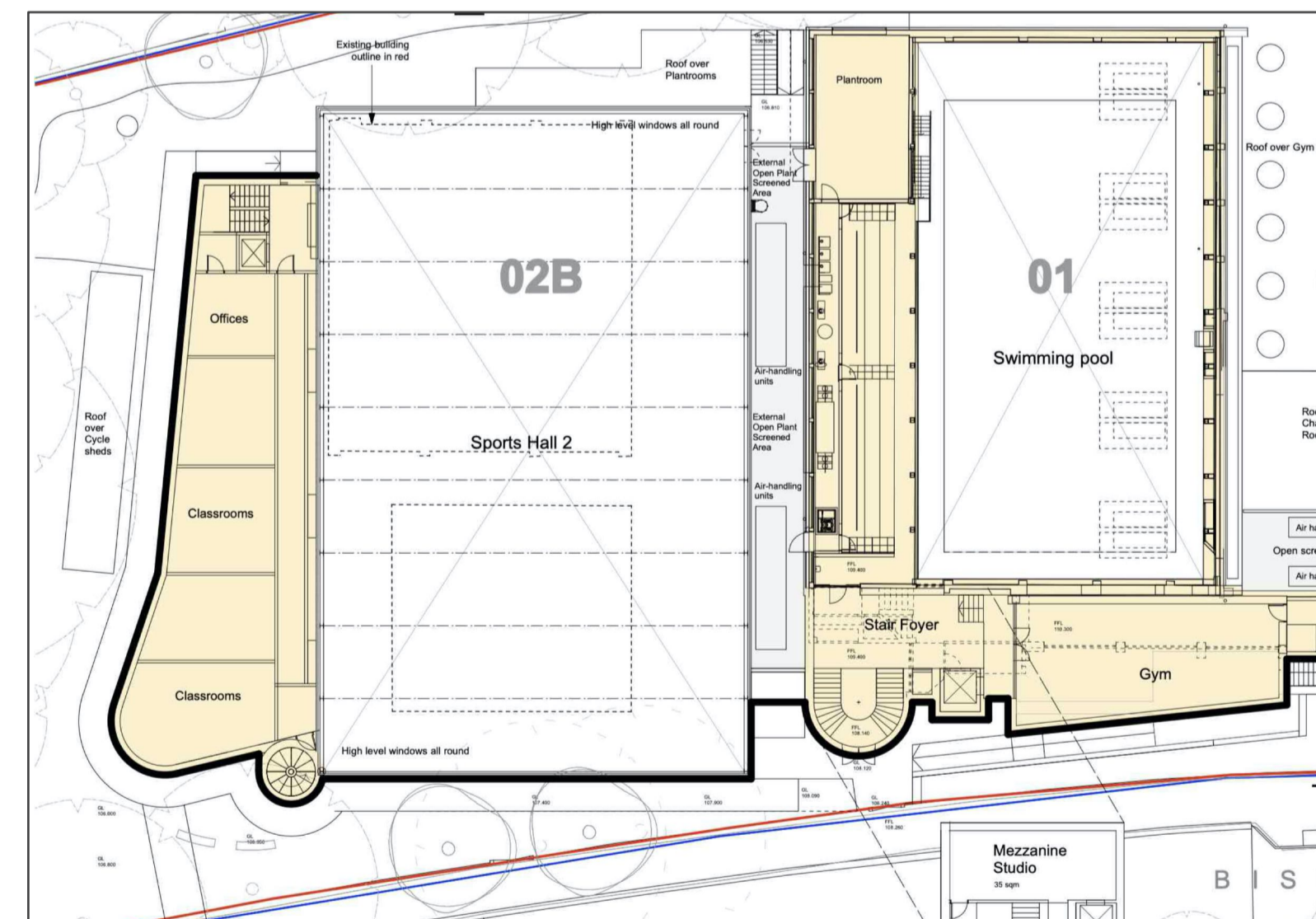
Part section north-south proposed, with revised north wing height [left side] and new cycle storage

### Key design points:

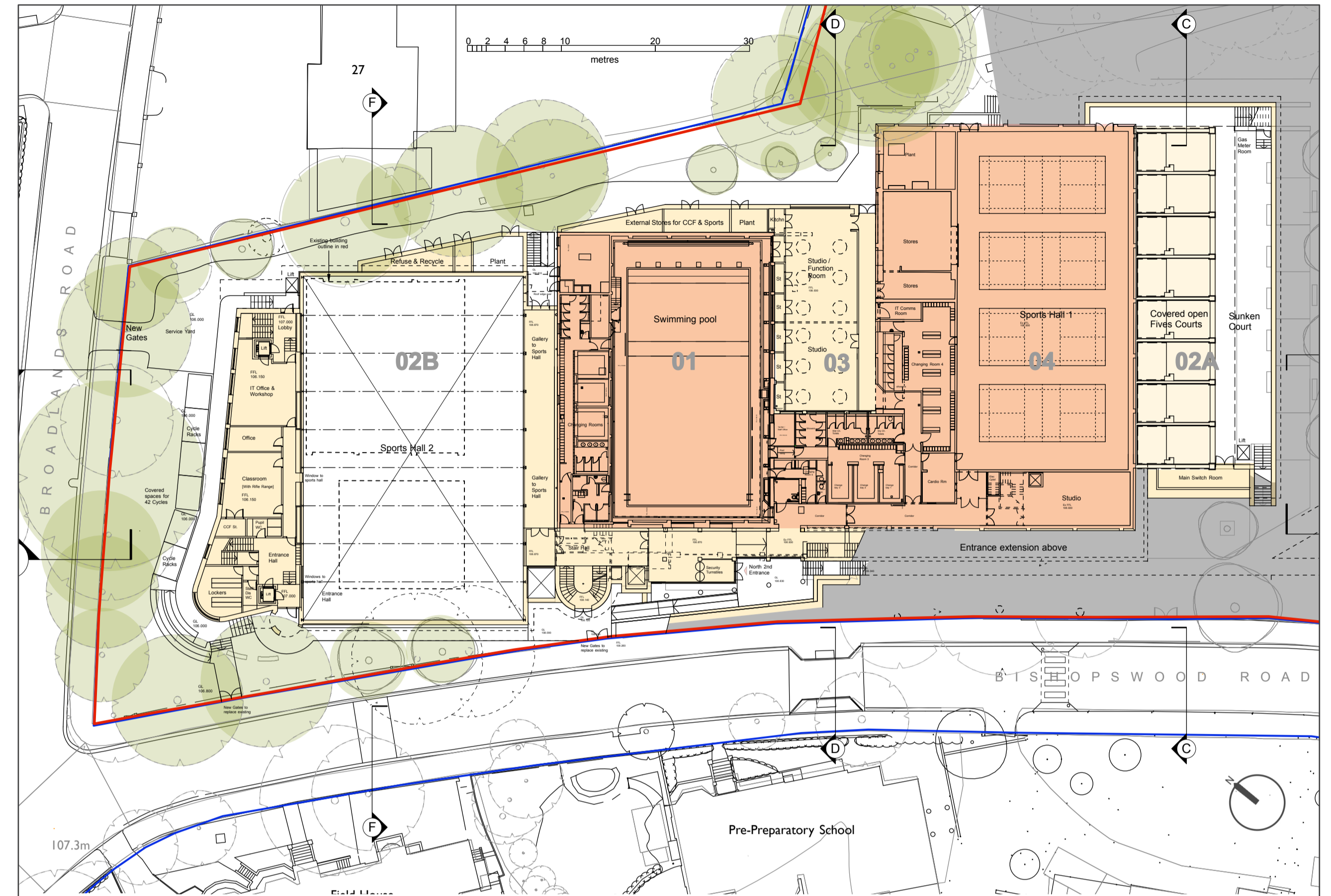
- The QRP commented that “*the strategic approach that the design team has adopted promises to deliver a successful facility that offers much to the school and wider community*” and “*The approach taken to the southern elevation, incorporating the fives courts, successfully enhances what is currently a bland façade, and .... justifies the minor encroachment onto MOL*”.
- Design changes at the building perimeter allow the building to sit comfortably and complement the heritage context, while keeping the strong architectural composition and stylistic qualities
- The relationship to street, public realm and neighbouring villas has been refined
- The new landscaping, trees and green roofs improve ecology and biodiversity on the site



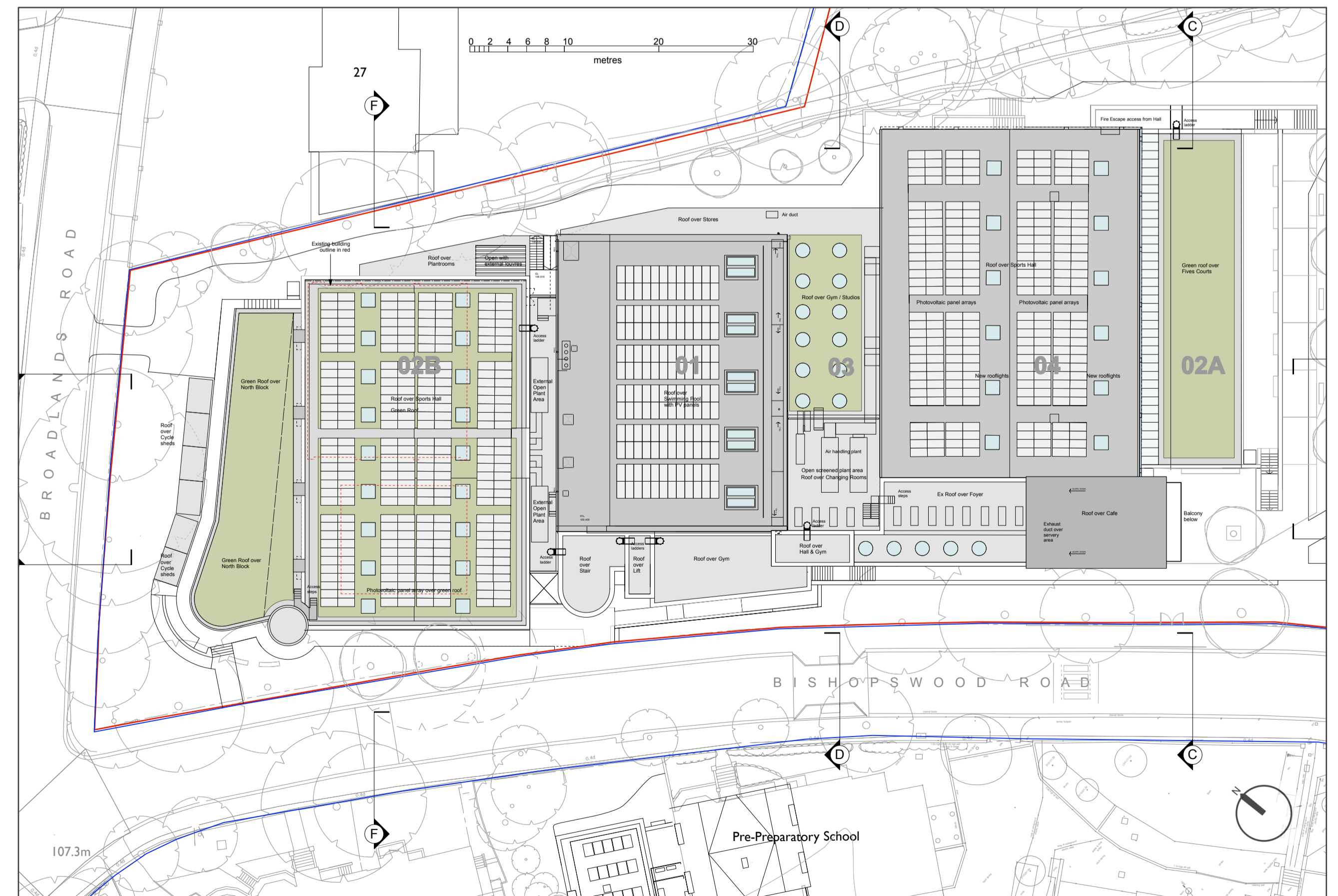
“Nolli” context plan showing key relationship of form to context



Plan showing perimeter wall shape highlighted



Ground floor plan proposed [ground level at left side - basement level at right side]



Roof plan proposed showing green roofs with photovoltaic panel arrays

## Design development of west elevation, massing and relationship to external space



Revised west elevation on Bishopswood Road, with main entrance at south [right] end

### Key design points:

- The design has developed the detail of the elevation along Bishopswood Road, with more verticality to the elements
- The architectural expression responds to the Victorian suburban setting while having the consistency of a single, varied and multi-layered development
- Since the last iteration, the building has been carefully modelled with contrasting curved shapes to offset and soften the more rigid geometry of the sports spaces
- At the north end, the height of the block has been raised in height to give more balance
- At the south end, the new pitched roof at the entrance opens up to the MOL, forming a dialogue with RMC project
- There is further detail in the brickwork, with bands of contrasting colour and bays of textural feature brick walling



CGI perspective - view of project from south looking at main entrance and Fives court roof [to right]

## North wing changes to massing, elevation and plan shape

### Key design points:

- The north wing has been raised to 2-storey to form a stronger response to setting
- The windows and air-vent chimneys design references existing buildings in Broadlands Road
- The plan shape of the building has been modelled to bring more contextual relationship to the street
- The softened organic forms introduce a contrast with the strict linearity of the main sports spaces
- Interface with the corner junction is strengthened
- Perimeter planting complements the building form and enriches the outdoor spaces to the street.



Revised north elevation to Broadlands Road



CGI perspective - bird's eye view from NW of corner junction and west elevation

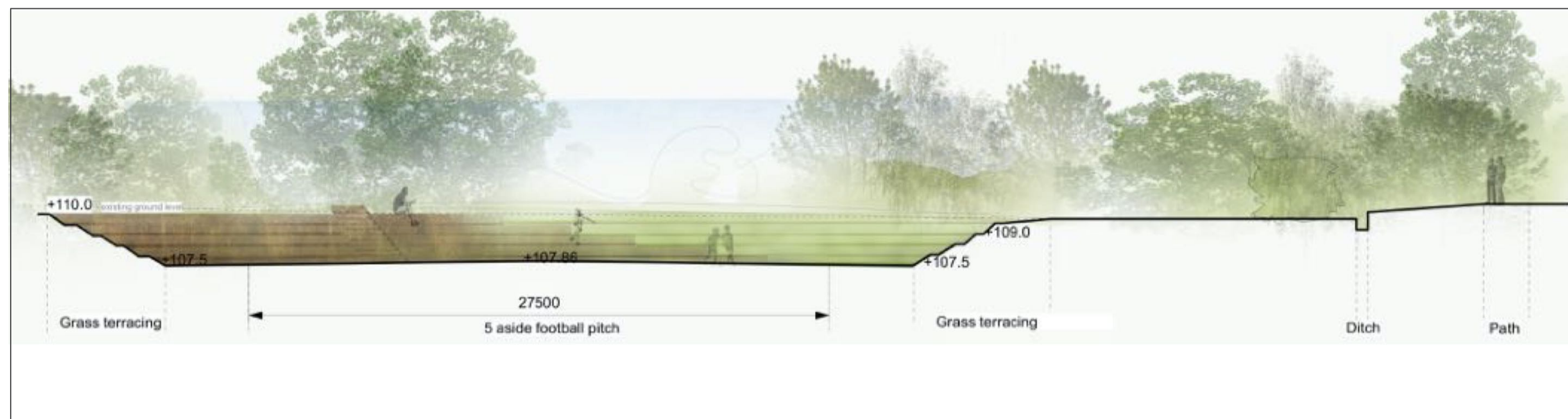


Sketch perspective - bird's eye view of project from Broadlands Road

## Landscaping design, Biodiversity, Ecology and flood risk mitigation



Site landscaping plan proposed, with perimeter trees and planting around MSC, Orchard sports pitch basin, and paths to outdoor sports pitches



Section through the proposed "Orchard" playing pitch - in sunken basin, with tree planting around

### Key design points:

- The new design will create richly landscaped perimeter areas which maximise biodiversity, ecology and planting so that the new building becomes a recognisable and embedded part of the School's estate, and the public realm in adjacent streets is significantly enhanced
- Existing tree impact will be minimised and avoided where feasible
- The strategy for the Orchard site is to form a new outdoor sports area with an unique and elegant oval-shaped amphitheatre that will not only provide seating around the pitch, but also act as a barrier and flood water storage device to mitigate future flooding events.
- The QRP Panel noted that "..... the gardenesque approach to landscape design is aesthetically interesting....." and "The panel are very supportive of the proposals for the sunken playing field..."
- The design will introduce new tree planting, provide accessible safe access to the sports pitches, and connect with other School areas



Sketch perspective bird's eye view of proposed "Orchard" playing pitch - in sunken basin