



TATE
+ CO

DESIGN AND ACCESS STATEMENT

Furnival House

12th February 2024



This document serves as a Design and Access Statement for a proposed development at Furnival House.

The following sections describe the background and brief of the project, including an in depth analysis of the existing site and its history. The next section then sets out the proposed doorway design and development. Followed by an overview of the accompanying Heritage Statement.

We hope that you find this document helpful to understand the proposal and its development to this stage.

0.0

Document Verification

Job Title:	Furnival House
Job Number:	1107
Document Title:	Design & Access Statement
Prepared By:	BS
Signed:	ABF
Dated:	26/01/24
Checked By:	JT
Signed:	JT
Dated:	26/01/24

Revision	Date	Description	Format	Prepared	Checked	Approved
A	19.01.24	DRAFT	PRINT	BS	JT	JT
B	26.01.24	PLANNING	DIGITAL	BS	JT	JT

0.0

Document Contents

1.0	Introduction	4		
	1.1 Document Summary			
	1.2 Introduction to Tate+Co			
2.0	Existing Context	7		
	2.1 Site Location			
	2.2 Site Overview			
	2.3 Historic Context			
	2.4 Historic Elevations			
	2.5 Site Photographs			
	2.6 Previous Alterations			
3.0	Proposed Design	16		
	3.1 Design Summary - Proposed Elevation			
	3.2 Design Strategy and Principles			
	3.3 Proposed Plan			
	3.4 Appearance: Material Palette			
4.0	Historic Considerations.	28		
	4.1 Historic Impact			

1.0

1.1

Document Summary

The purpose of this document is a Design and Access Statement to accompany a planning application to Haringey Council for a proposed development at Furnival House in Cholmeley Park, Highgate.

This document includes an overview of the Heritage Impact assessment produce by Lichfields.

The subsequent sections describe the following:

- **Section 2.0** - A description of the existing site including location plan, site history, site photographs and the statutory context.
- **Section 3.0** - A summary of the design proposal including design development, proposed plans and elevations.
- **Section 4.0** - A summary of other design considerations.

We have prepared this Listed Building application in collaboration with Lichfields who are acting as the Heritage Consultant.

TATE
+ CO

Tate + Co
Architects

LICHFIELDS

Lichfields
Heritage Consultant



Photo of the front elevation of Furnival House

1.2

Introduction to Tate+Co

Tate+Co has rapidly achieved an international reputation for sensitive, sustainable architecture, and has been published in architecture journals and national newspapers, and exhibited at a number of venues including the Royal Academy. We are currently working on a range of projects in the residential, educational and leisure sectors.

We specialise in producing bespoke, economical solutions for sensitive locations, unique landscapes, and important historic settings. We're a personable, enthusiastic, competition winning team who provide unique and long-lasting projects.

LEINSTER SQUARE, LONDON

This Grade II listed residential refurbishment is located in the heart of Bayswater, London. The houses, 30 and 31 Leinster Square, were built in the 1850's and up until this refurbishment had been in use as a hostel, before being restored back to their original residential use.

We removed a number of non-original elements and create 9 new apartments over the existing 5 floors, re-establishing the historic room hierarchy. We also retained and repaired all of the existing heritage features within the property and restored the front elevations back to their original design. A delicate approach to the project allowed us to develop a scheme that is sympathetic to the original Victorian buildings, while creating 9 high quality family homes.

BELSIZE FIRE STATION, LONDON

This project created 19 new apartments through the careful refurbishment and extension to the former Belsize Fire Station site. We worked in close collaboration with the planning & heritage consultant to design a development that enhanced the existing historic character of the fire station whilst having the smallest possible impact on its surrounding environment. This project was shortlisted for the AJ Retrofit award for 2021.

*Leinster Square**Leinster Square**Belsize Fire Station**Belsize Fire Station*

2.0

EXISTING CONTEXT

2.1

Site Location

SITE ADDRESS

Furnival House,
Highgate,
London,
N6 5AD

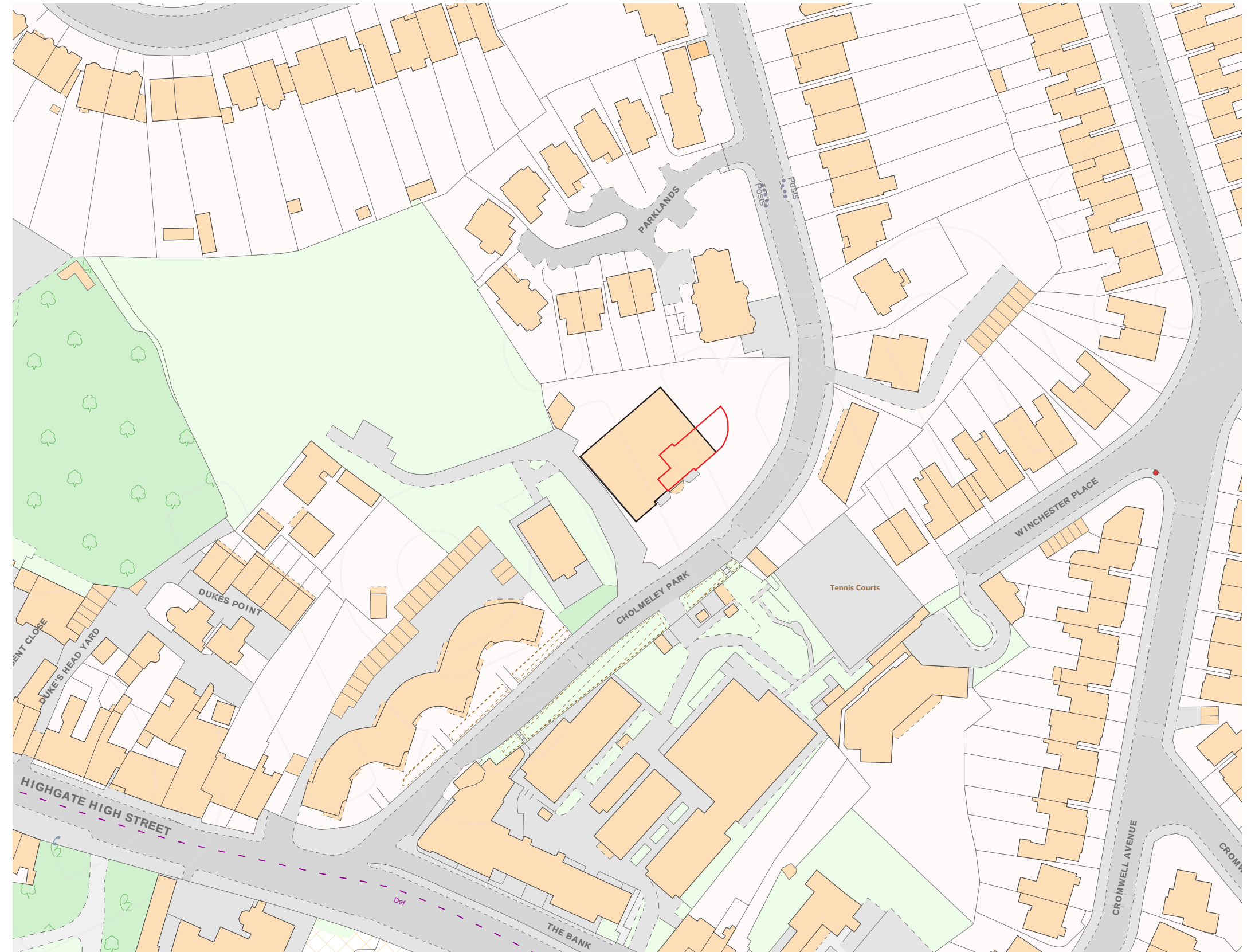
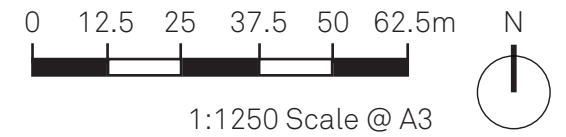
KEY PLAN



Lower Ground Floor Plan

KEY:

— Site ownership boundary



OS Map

Furnival House

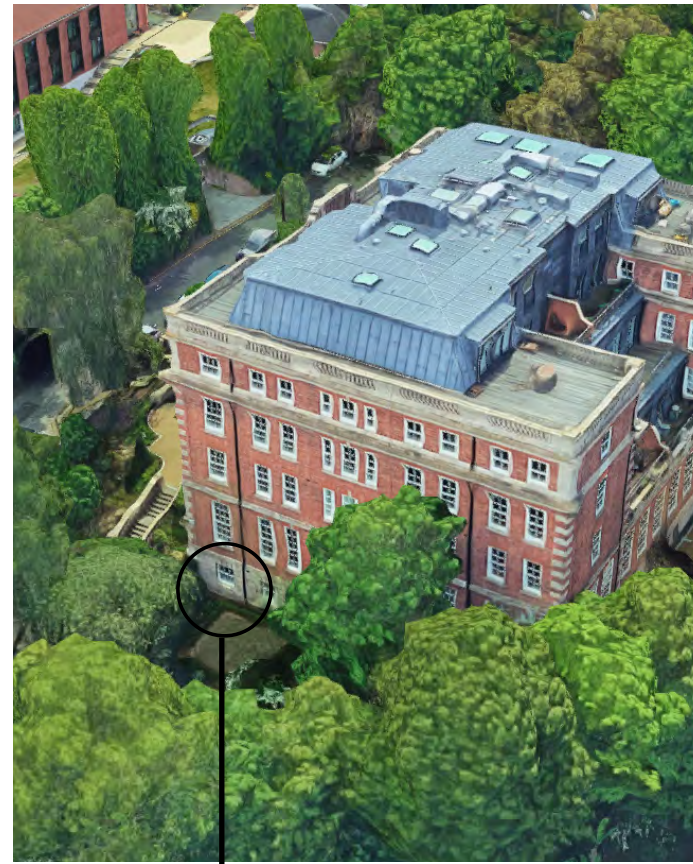
2.2

Site Overview

Positioned upon one of London's highest points, and located just off Cholmeley Park in Highgate, Furnival House is set back from the road.

The apartment for the proposed alterations is located towards the East, on the lower ground floor, set into the hillside and surrounded by hedge planting. Surrounded by a walled garden with extensive tree planting, the site itself has reduced visibility from street level.

The site is therefore in a sensitive location in terms of heritage designation. However, it is partially screened visually from the surrounding area by existing mature woodland cover, all of which will be retained and protected as part of this proposal.



Area of proposed alterations



Photos of Furnival House



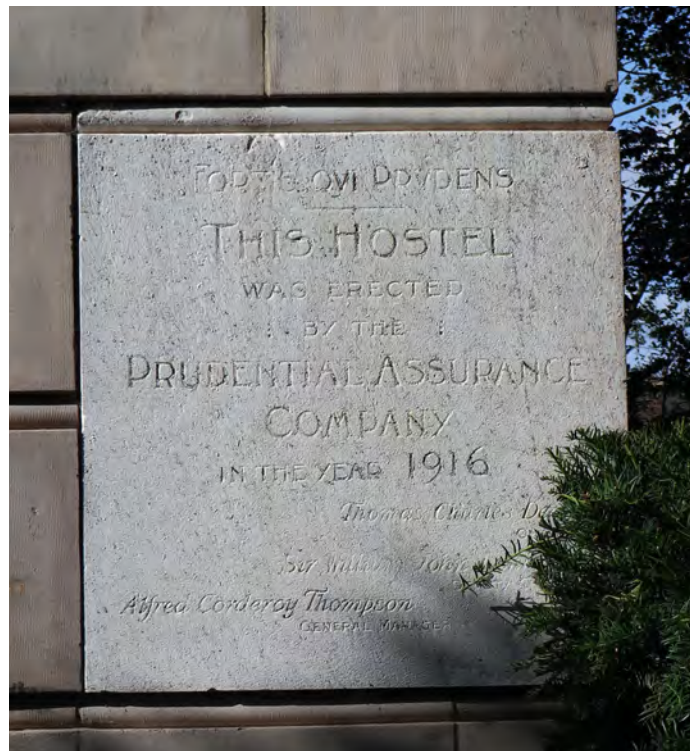
2.3

Historic Context

Designed by architect Joseph Henry Pitt, Furnival House was originally built in 1916 for housing the female domestic staff of Prudential Assurance, one of the nation's major financial institutions. Built to accommodate over 100 women, this Edwardian Baroque building reflects the Prudential's commitment to staff welfare.

Furnival House has since provided student accommodation for the University of Westminster as well as hostel accommodation before being converted into luxury apartments.

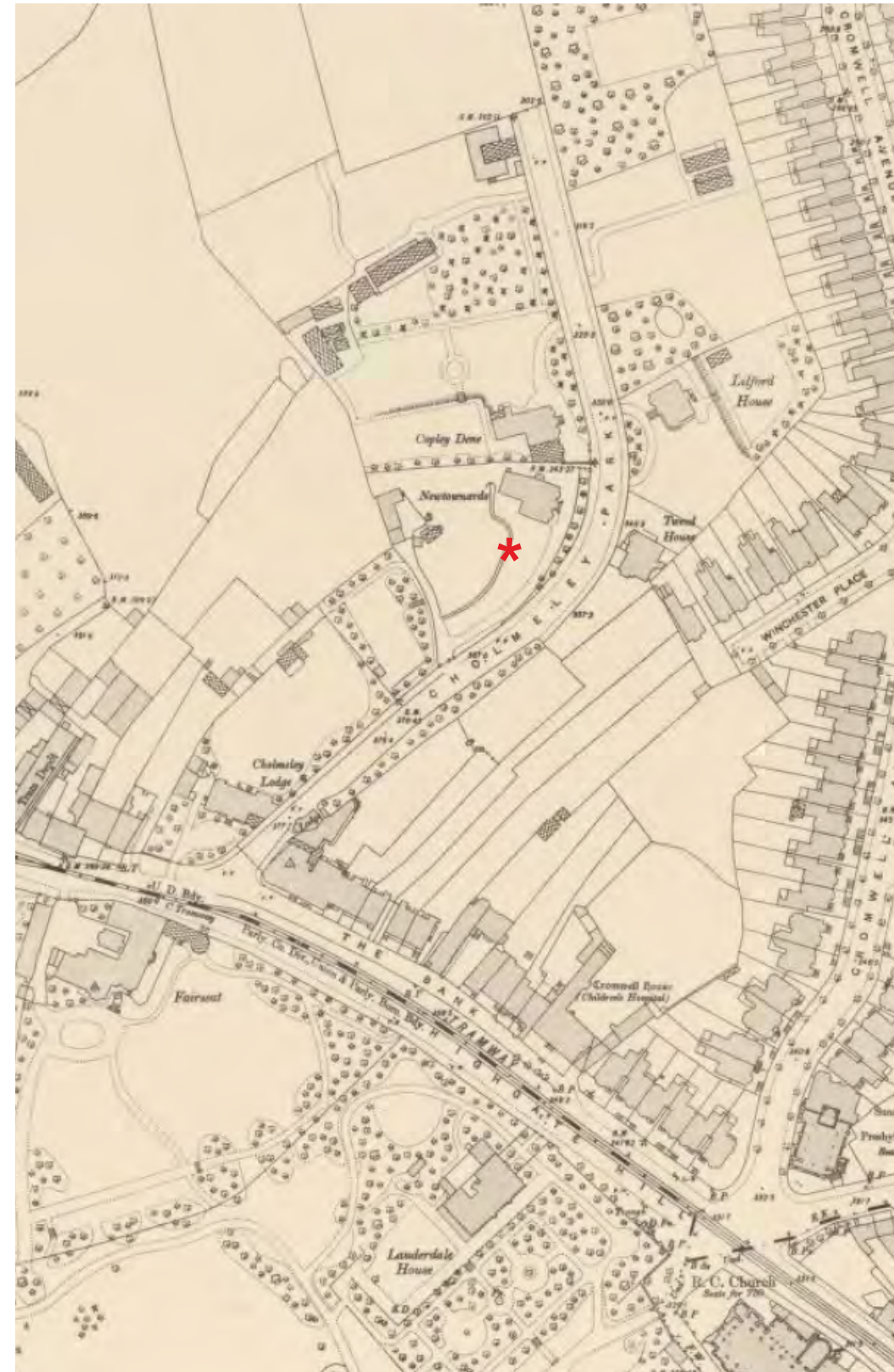
Furnival House is now Grade II Listed, given for its architectural detail and historic significance.



Engraved stone on the facade of Furnival House

KEY:

✱ Site location



Historic Map Published 1895



Historic Map Published 1935

2.4

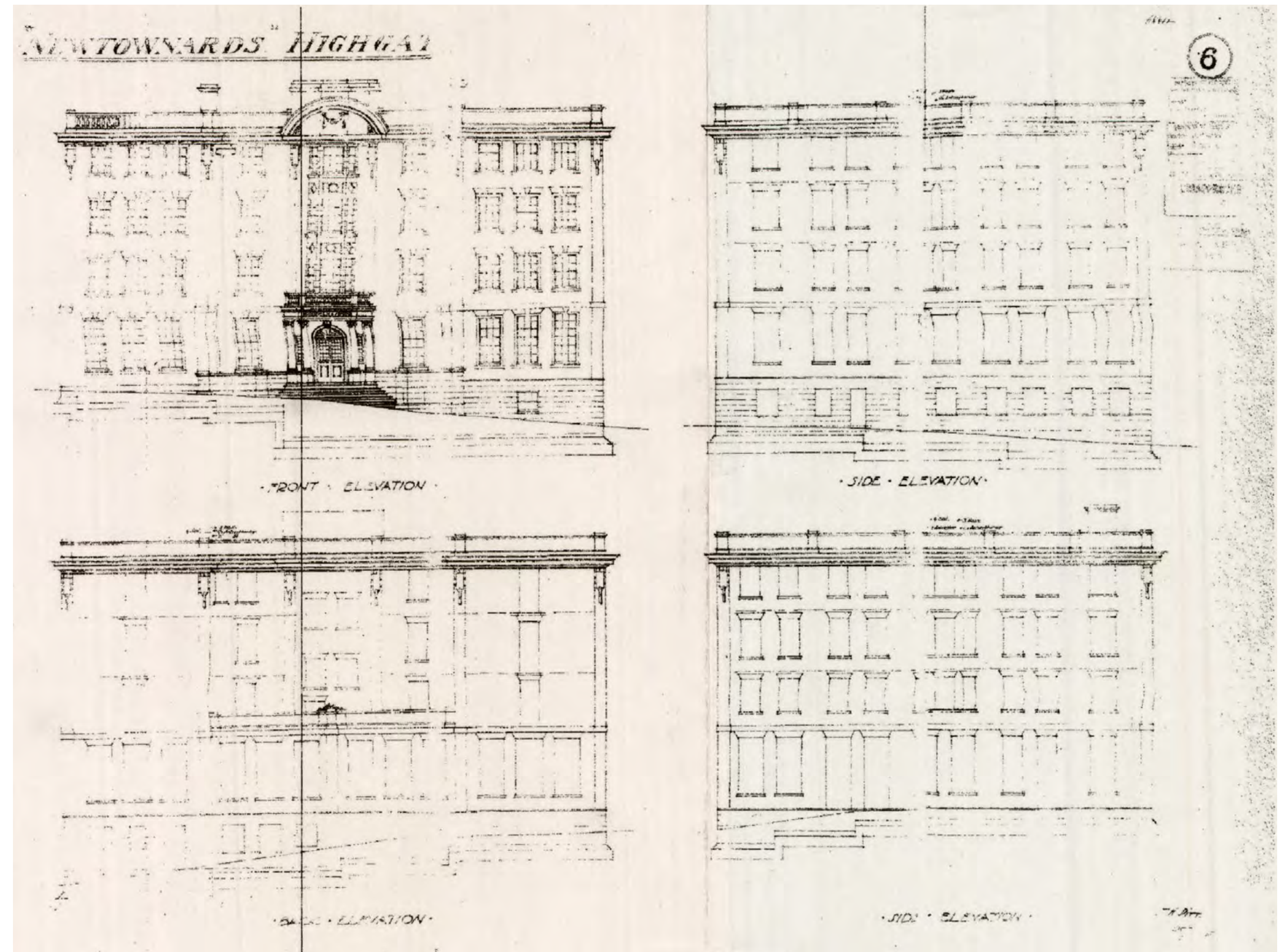
Historic Elevations

The facade is composed of red brick and stone, interspersed with white painted softwood box sash windows with hardwood sills.

The entrance to Furnival House boasts a circular stone portico with Ionic columns, featuring the date 1916 in Roman numerals.



Entrance to Furnival House



Original Elevation Drawings from 1916.

2.5

Site Photographs

In order to ensure that the proposed alterations fit within the existing facade, we have studied the existing architecture in great detail.

These images were taken following numerous site visits to measure and assess the existing features.



Photo of the existing windows.



Photo of the surrounding hedge, demonstrating how the lower facade is not visible.

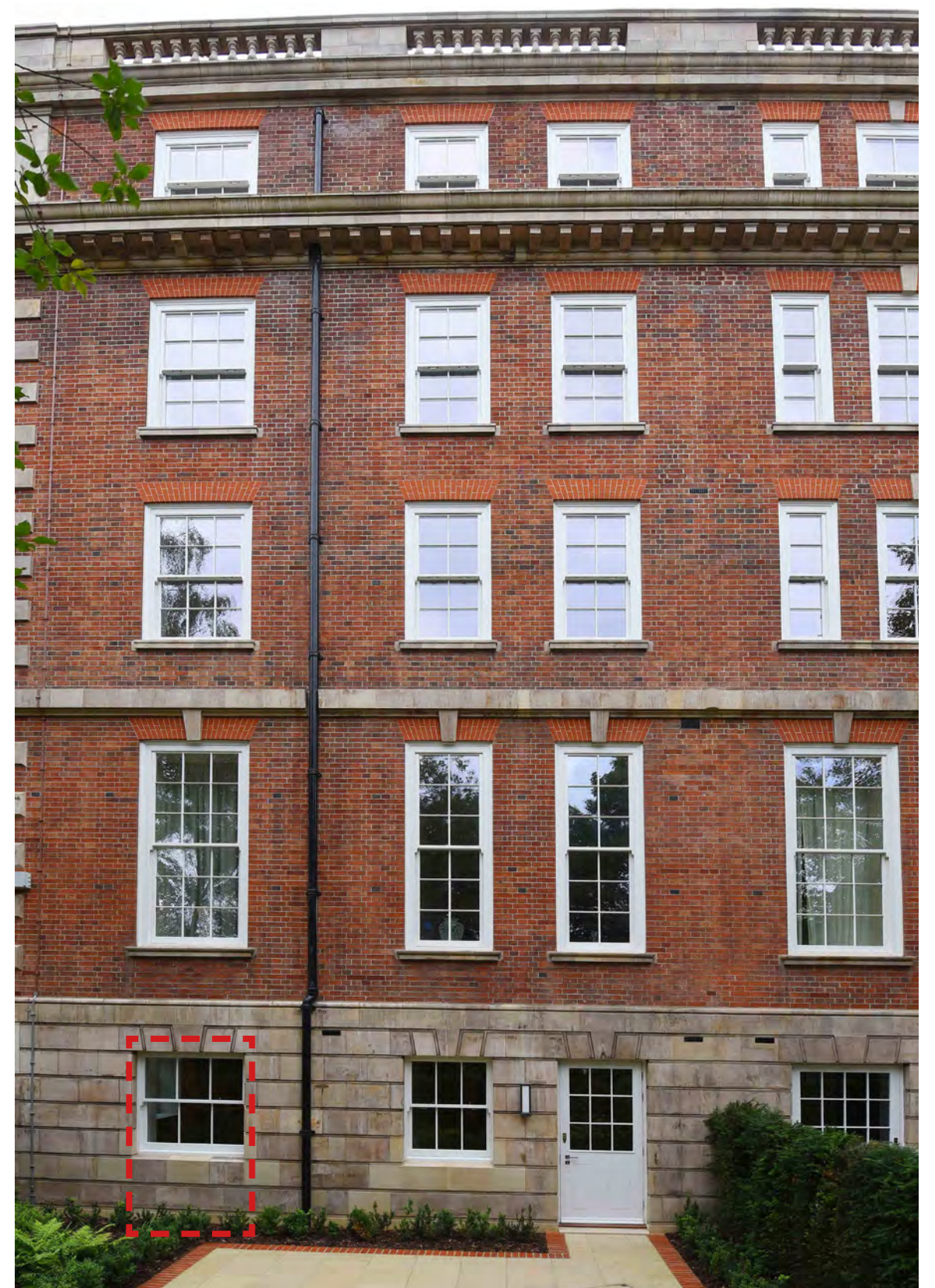
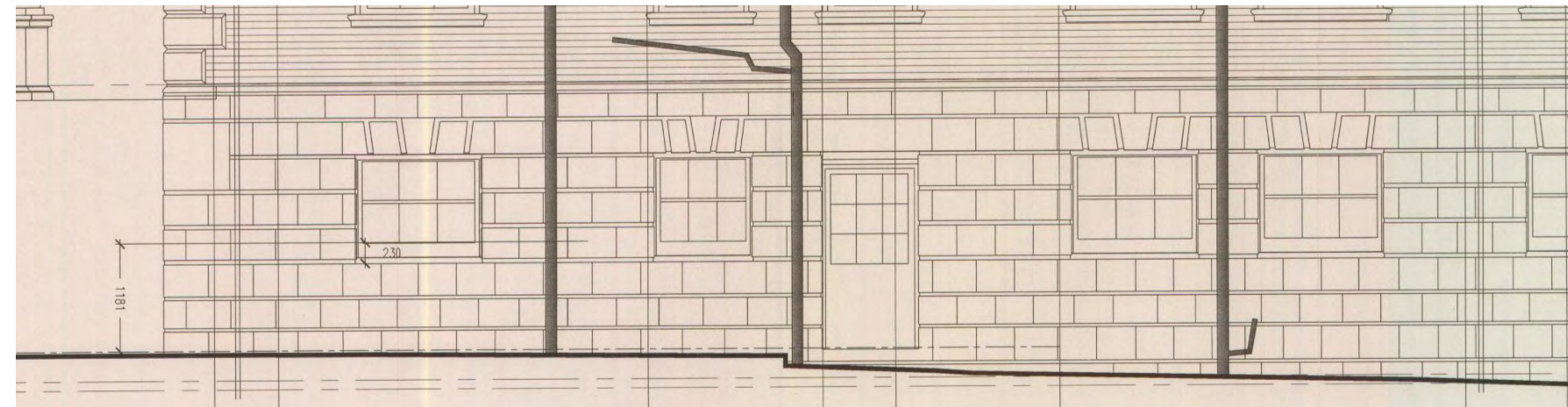


Photo of the east elevation, with the location of the proposed alterations highlighted in red.

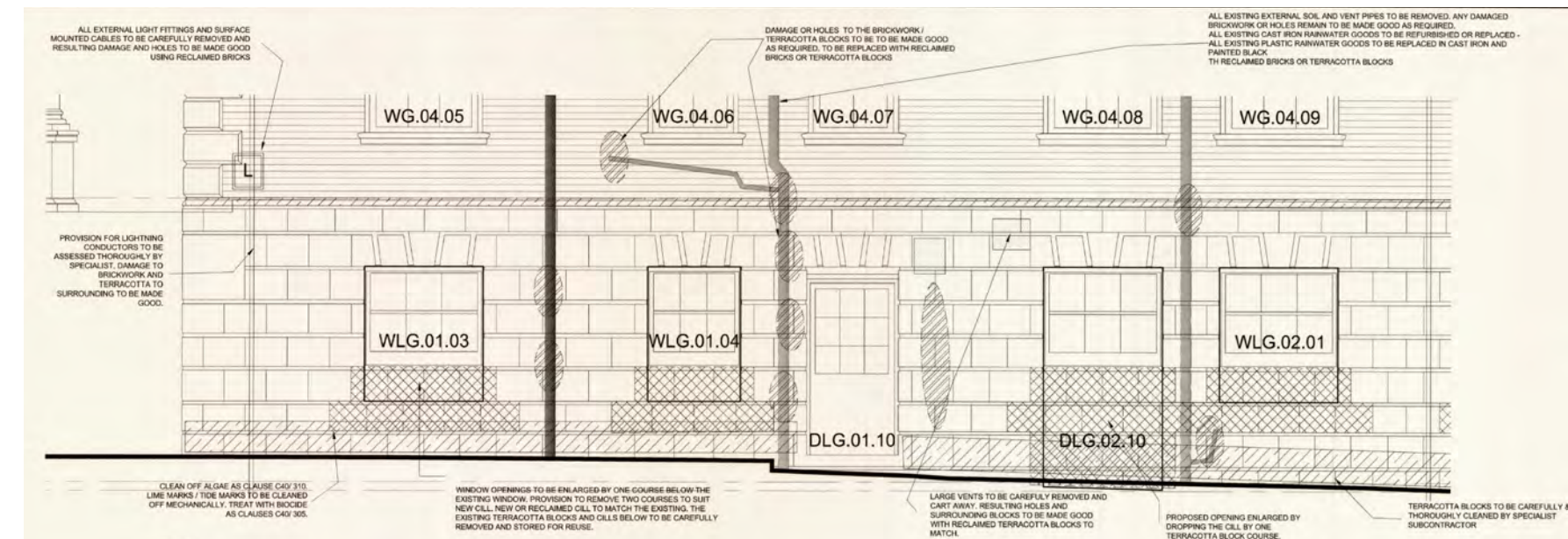
2.6

Previous Alterations

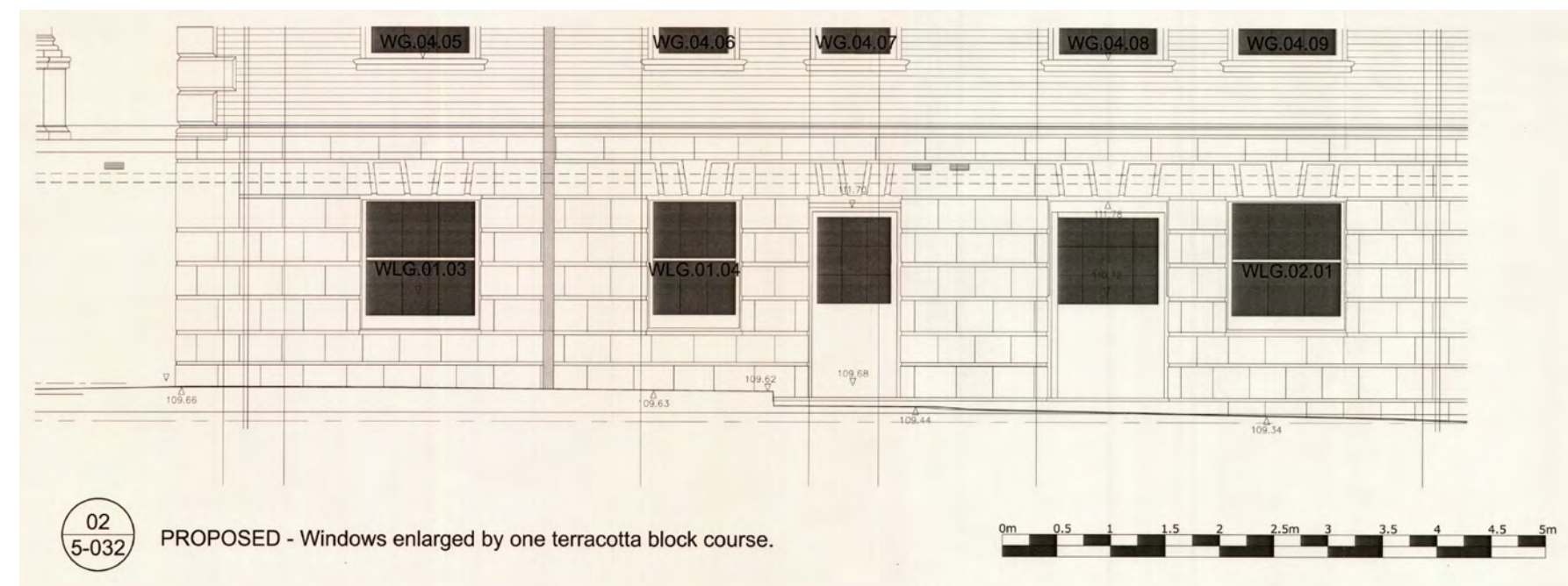
In 2013, works to the facade were carried out by Moxley Architects. The alterations included the lowering of the height of the cills to the lower ground floor windows. New stone blocks have also been introduced below, and are no longer part of the original fabric.



Drawings by Moxley Architects of the original existing elevation in 2013.



Drawings by Moxley Architects of the proposed alterations to the existing elevation in 2013.



Drawings by Moxley Architects of the proposed elevation in 2013.

3.0

PROPOSED DESIGN

3.1

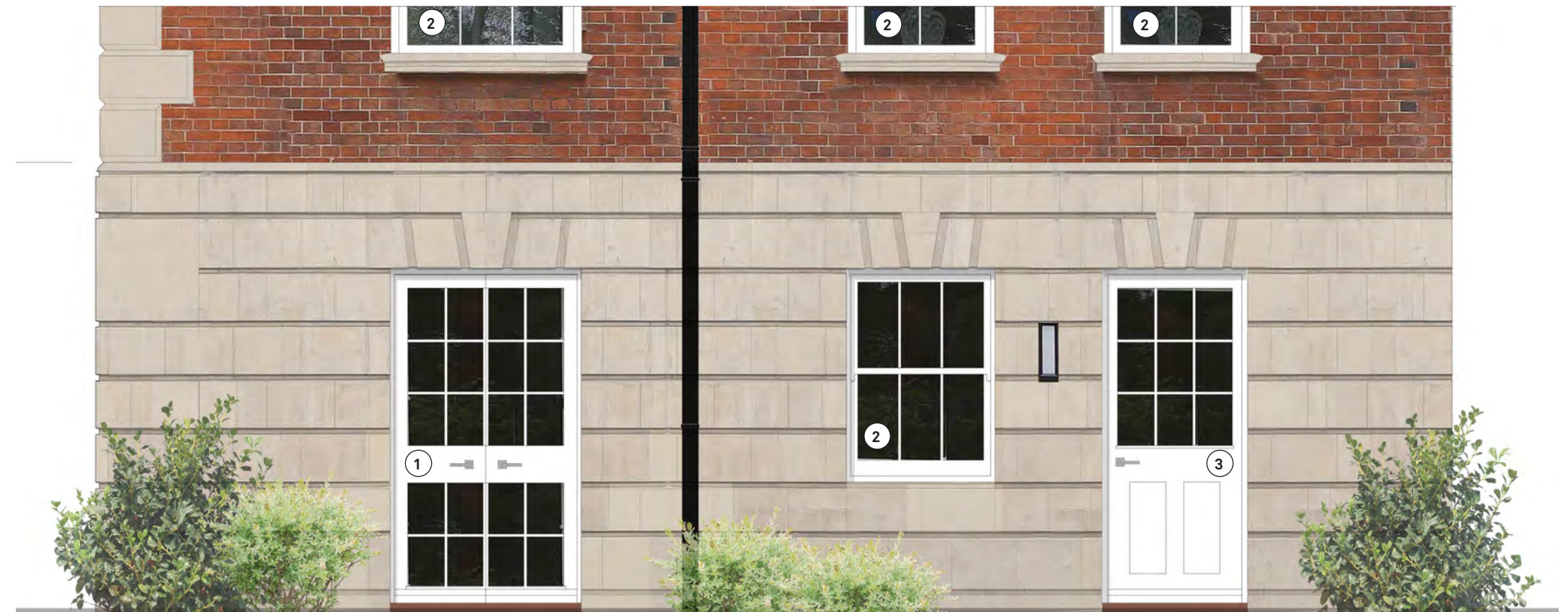
**Design Summary -
Proposed Elevation**

This proposal has been conceived to sit sensitively within its context, both in terms of size and its careful choice of material palette.

The proposed alterations includes the removal of 2 courses of terracotta blocks below a single window- lowering the opening by 940mm.

The design proposal includes a double-leaf, white painted softwood door with glazed panels to carefully match the existing windows.

The existing head height and width of the openings would be retained.



Rendered proposed elevation

KEY:

- ① Proposed double leaf timer framed door
- ② Existing windows
- ③ Existing door

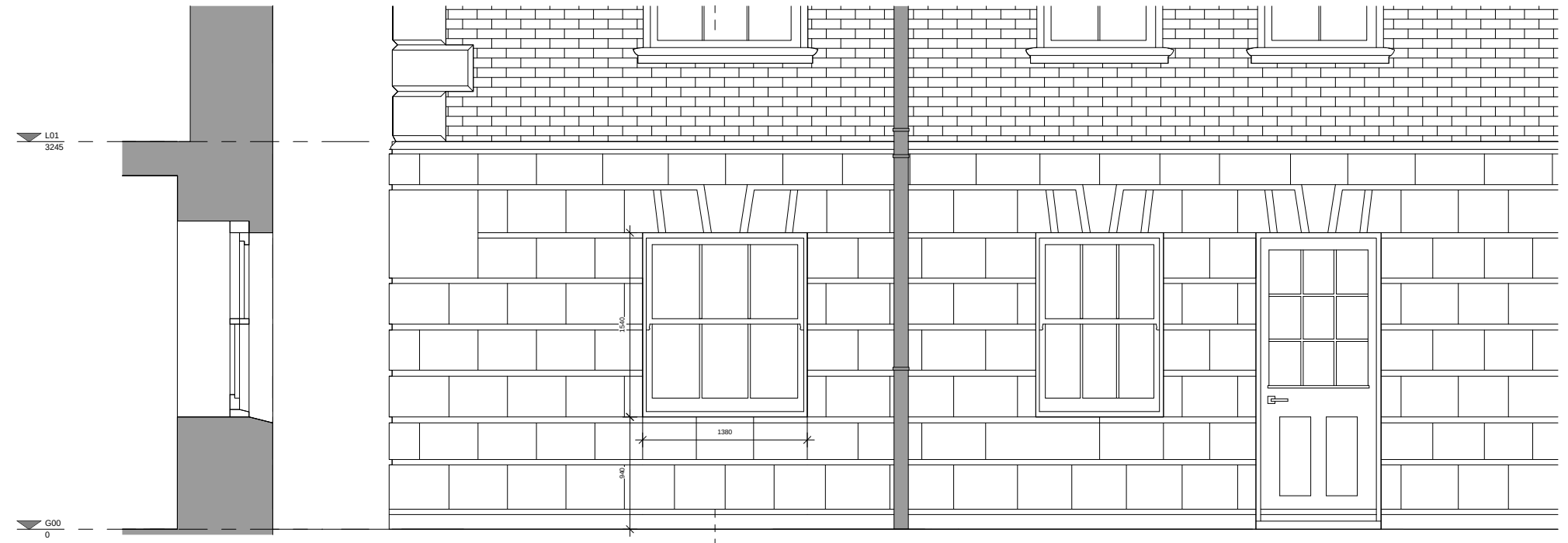
3.2

Design Strategy and Principles

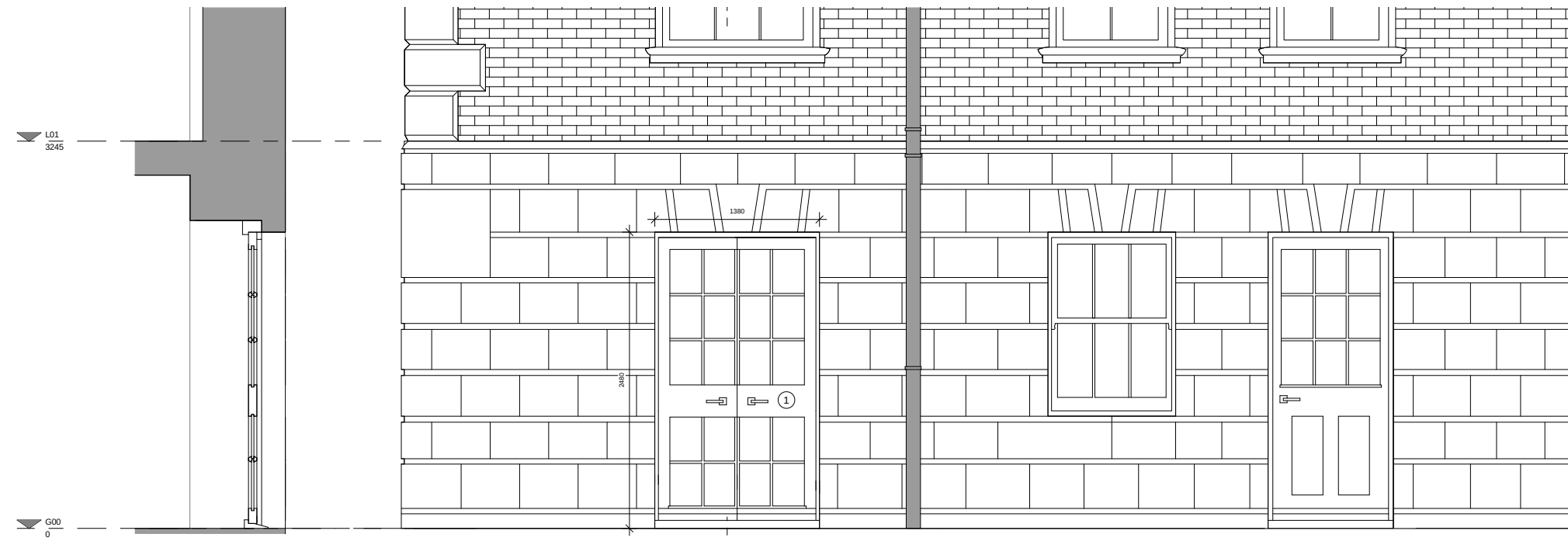
In understanding the importance of preserving the characteristics of the Garde II listed building, the design seeks to merge seamlessly into the existing facade.

In order to keep the intervention to the existing fabric to a minimum, the width and head height of the existing window is retained.

The design proposes to remove the existing sash window and 2 courses of ashlar masonry blocks below the existing opening. The sash window and stone are not part of the original fabric of the building, having been replaced as part of the works in 2013.



Existing elevation & section drawing



Proposed elevation & section drawing

3.3

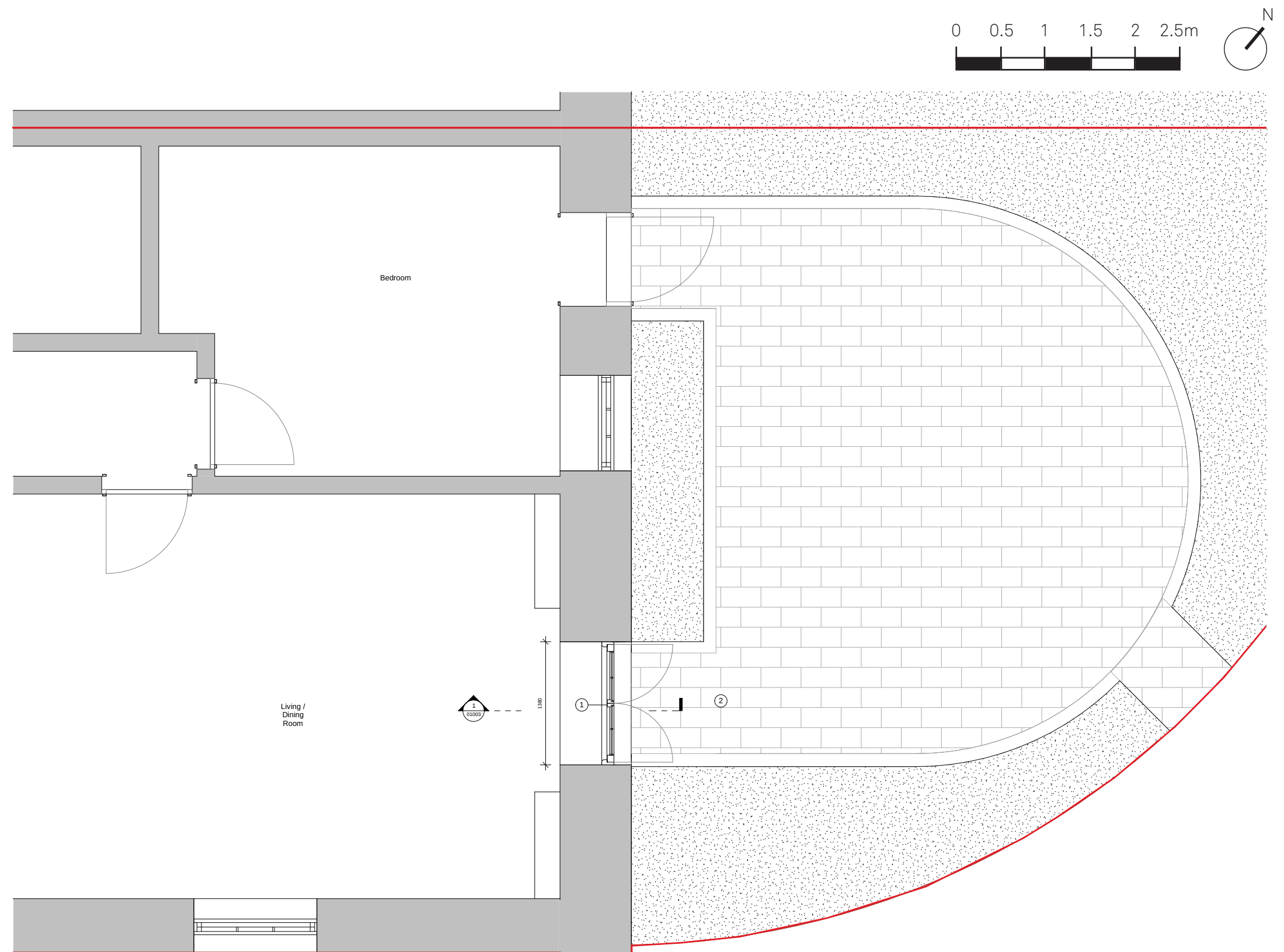
Proposed Plan

Currently only accessible via a bedroom, the proposed layout enables easier access into the apartment via the living and dining room. This will allow the main space of the apartment to open up onto the back garden.

Creating a doorway of 1380mm width with a full length of glazed panels, more natural light will be able to enter the living space, overall creating a more comfortable internal environment.

KEY:

- Site ownership boundary
- ① Proposed double leaf timber framed door
- ② Proposed stone paving slabs

KEY PLAN

Proposed Site Plan

3.4

Appearance: Material Palette

When considering the material palette for this proposal, careful attention has been paid to the existing windows and doors.

The proposed doors will be made by Mumford & Wood, the original supplier of the doors and windows, made to match perfectly to the existing.



Photo of an existing door on Furnival House



Photo of an existing door on Furnival House



Photo of an existing window on Furnival House



Precedent image



Precedent image



Precedent image



Precedent image

4.0

HERITAGE IMPACT ASSESSMENT

TATE
+ CO

**Design and Access Statement
Furnival House**

TATE+CO ARCHITECTS

Unit G1 B2 Stamford Works,
3 Gillett Street,
London N16 8JH

+44 (0)20 7241 7481
studio@tateandco.com
www.tateandco.com