

Eunice Huang

From: Elisabetta Tonazzi
Sent: 03 July 2024 18:04
To: Eunice Huang
Subject: HGY/2024/0921_Harcourt House, 16-17 Haringey Park, Hornsey, London, N8 9JB

Dear Eunice,

Site

the development site sits within the Crouch End Conservation Area which is here characterised along Haringey Park as an early 1850s housing development for the middle classes where some twenty-three houses are shown on the 1872 OS map. Today only eleven of the original houses survive in a recognisable form, the others having been replaced by later development.

The original houses at Nos. 16 and 17 have been subsumed into Harcourt House, a rendered and white-painted three-storey block of flats that, whilst of Victorian origin now has lost much of its historic character and has a purely utilitarian appearance. The two original buildings now forming Harcourt House have been linked by a concrete-framed structure that forms an archway giving access to Primezone Mews at the rear, a development of flats and live-work units gathered around a bleak asphalt yard devoid of any landscaping.

The original buildings of Harcourt House had a pitched roof and gable ends, which were infilled and replaced with a continuous additional storey above that considerably altered the original design and overall appearance of the original properties. The 2010 Crouch End Conservation Area Character Appraisal states that the much-altered houses are a “utilitarian white painted rendered three storey blocks of flats with a parapet. Whilst originally of Victorian origin, the architectural interest of this building has been diminished by the replacement of gable ends and pitched roof with a continuous additional floor the removal of ornamentation and new windows. Harcourt House and Primezone Mews have a neutral effect on this part of the conservation area.”

Harcourt House is adjoined on both sides by the smaller scale, pitched roof and gabled elevations of locally listed properties at Nos. 13 and 15 to the west and by property at No. 18 to the east.

Similar roof designs feature at No.18 and more widely. The surrounding area and this part of the Conservation Area is characterised by a wide variety of building designs and architectural styles.

Proposal

It is proposed to erect a set-back, single storey extension at roof level, so to provide two self-contained apartments, plant, and associated works

Comments

The much-altered Harcourt House offers and opportunity for improvement and sensitive extension within the frame of the varied heights and architectural language of the buildings along Haringey Park which is characterised by two to three storey building heights and pitched gables.

Further to understanding of the conservation area character, appearance, and related constraints, and further to extensive design exploration throughout pre-application discussion, the design for proposed extension has been substantially scaled down, has been designed so to be a loped roof feature subordinate to the proportions and design of the host building, and has been inspired by the prevailing roof forms in the area.

The proposed improvements to the front elevation of the existing building aim to improve and rebalance the overall appearance of the utilitarian façade of Harcourt House while sensitively extending it so to respect the scale, character, and legibility of the locally listed pair of Victorian buildings at Nos. 13 to 15 Haringey Park.

The application is underpinned by sufficient design information to appreciate the extent, design and materiality of the proposed roof extension and allows a sufficient assessment of impact based on the submitted westward views looking across the Conservation Area and towards the locally listed Park Chapel which is the local landmark located at the western end of Haringey Park.

The submitted views demonstrate that the proposed extension will be not visible in those close views of Harcourt House and along Haringey Park, whereas the extension will be barely visible with its roof-like design and will have a negligible impact on the character and appearance of this stretch of the Conservation Area whose significance would be conserved, and the proposed development is accordingly supported from the heritage conservation perspective. Detailed design information of the proposed extension including plan, section, and elevation drawings to scale 1:20, and detail drawings of proposed rooflights, windows, doors and balustrades to scale 1:10 should be submitted for approval from the planning authority together with comprehensive material specification and material samples for all proposed works.

Kind regards,
Elisabetta

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