

COOKE FAWCETT ARCHITECTS

Harcourt House, 16-17 Haringey Park, N8 9JB **Full planning application**

Design and Access Statement

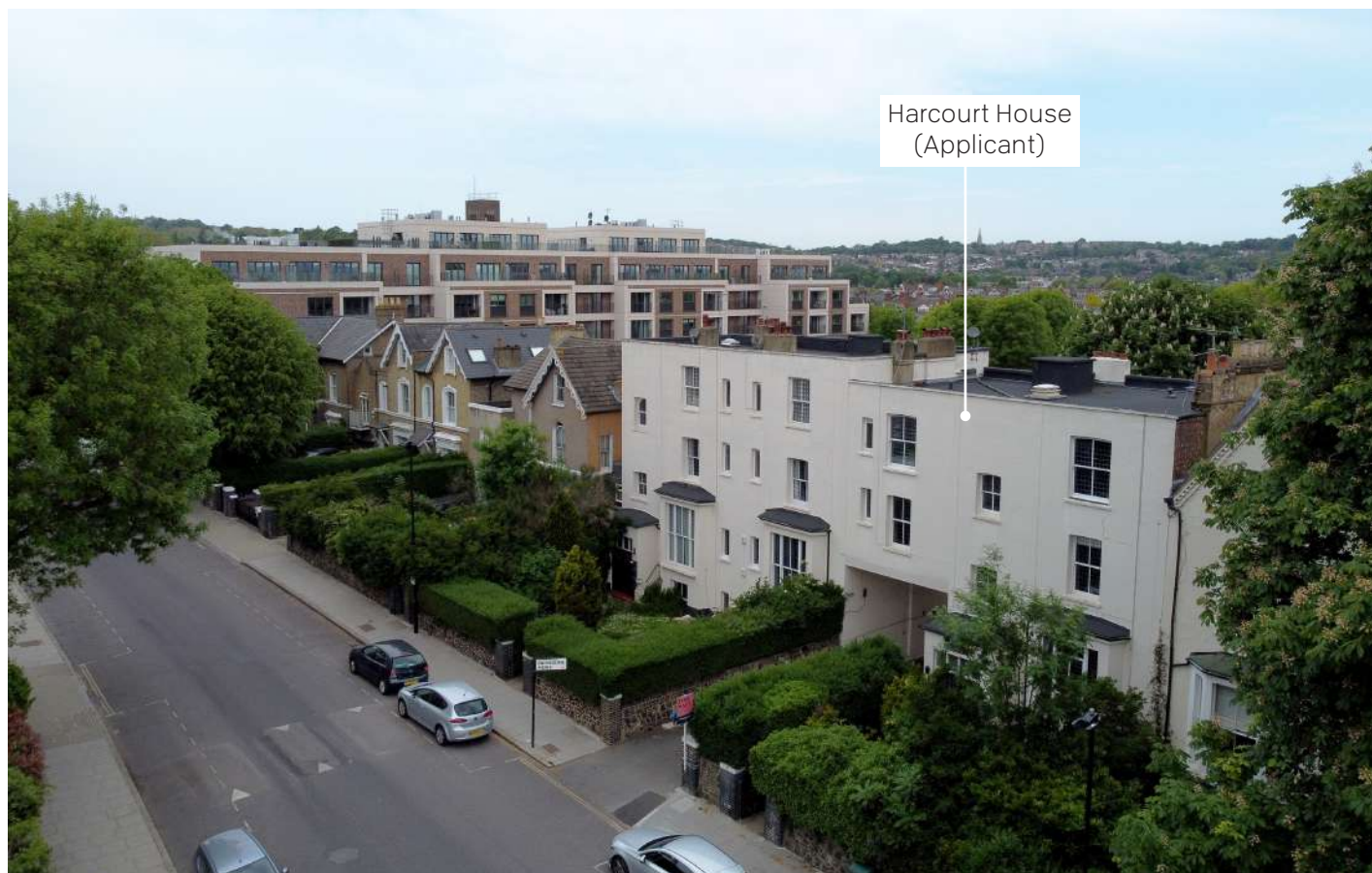
CF-214-REP-HarcourtHouse-DAS_240327

1. Introduction
2. Context
3. Existing Building
4. Proposals
5. Planning Context
6. Daylight and Sunlight
7. Conclusions

- Appendix A: 2019 Preapplication 01
Appendix B: 1930's aerial photos
Appendix C: 1920's Building Control archive drawings
Appendix D: Practice Profile



Aerial view of Harcourt House and varied scale of surrounding context along Haringey Park



Aerial view of Harcourt House, looking West towards new housing block at Hornsey Town Hall

1. Introduction

This report has been prepared by Cooke Fawcett Architects to accompany a full planning application for the proposed works to Harcourt House, 16-17 Haringey Park, N8 9JB. It provides a description and assessment of the proposals.

1.1 Summary of proposals

Harcourt House is an unusual white-painted building which contains eight 2- and 3-bedroom flats, accessible through 2 entrances and stair cores at street level. A flat parapet frames the top of the blocks, and steps down over the off-centre carriageway which passes underneath. Harcourt House is an amalgamation and extension of two original Victorian houses - one detached, the other semi-detached) which date back to pre-1860's.

In the 1920's the two houses were joined, extended, and converted into flats (see drawings Appendix C). In doing so the carriageway between was built over, and an additional stair core and entrance was added to the West end of the elevation. Today Harcourt House is part of a variety of dwelling houses (mansion blocks, new large-scale housing development, and semi-detached and detached Victorian villas mostly now used as flats) along Haringey Park.

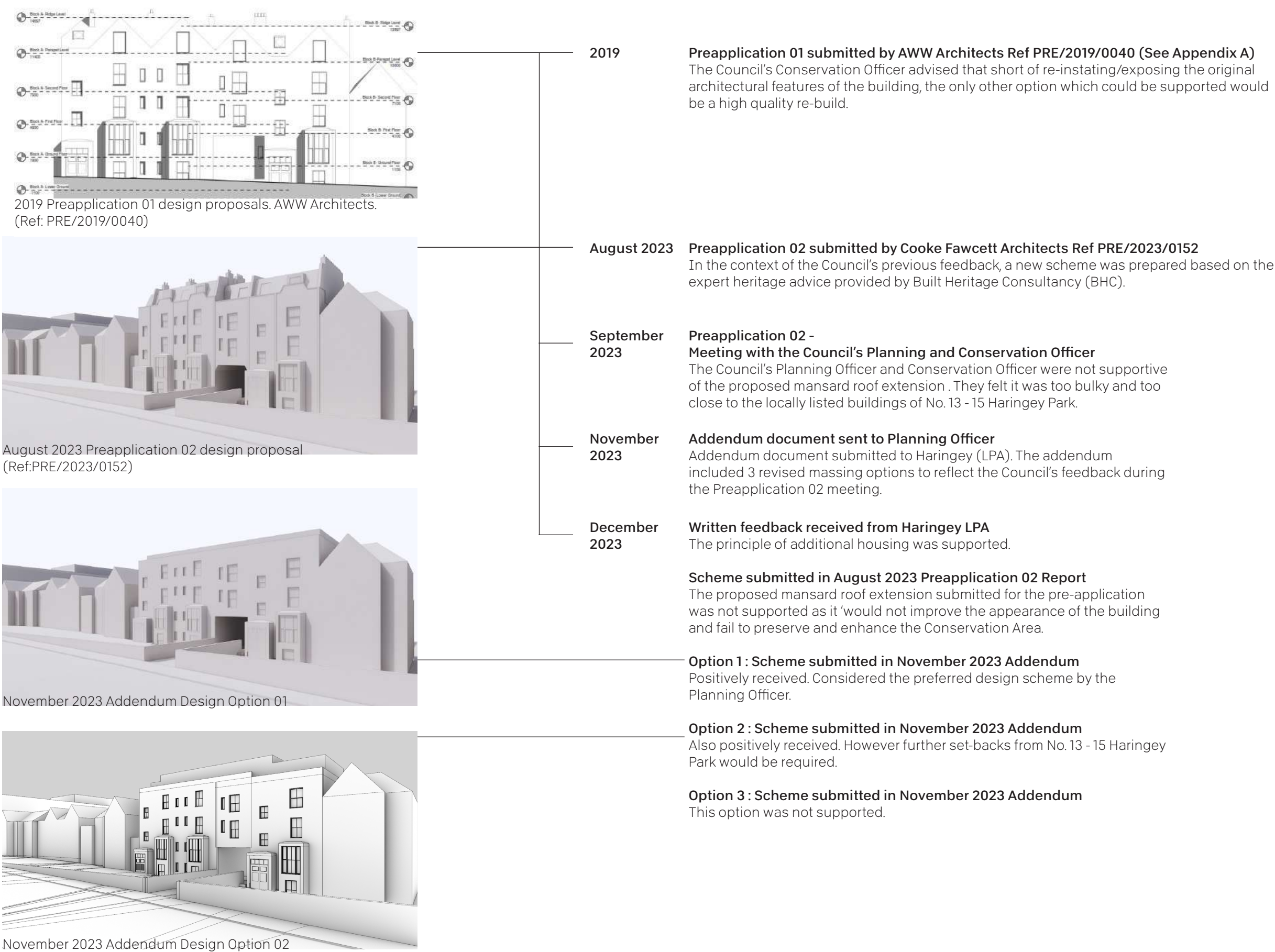
The applicant (Upspace Construction Services) wishes to improve the appearance of the building and to vertically extend the property with a roof extension. The proposal results in two new flats at roof level to increase housing provision; and will significantly improve the contribution of the building to the Conservation Area's character and appearance.

1.2 Associated information

The drawings and illustrations contained within this report are issued for indicative purposes only. For a technical description of the proposed works, please refer also to the architectural drawings submitted as part of this planning application.

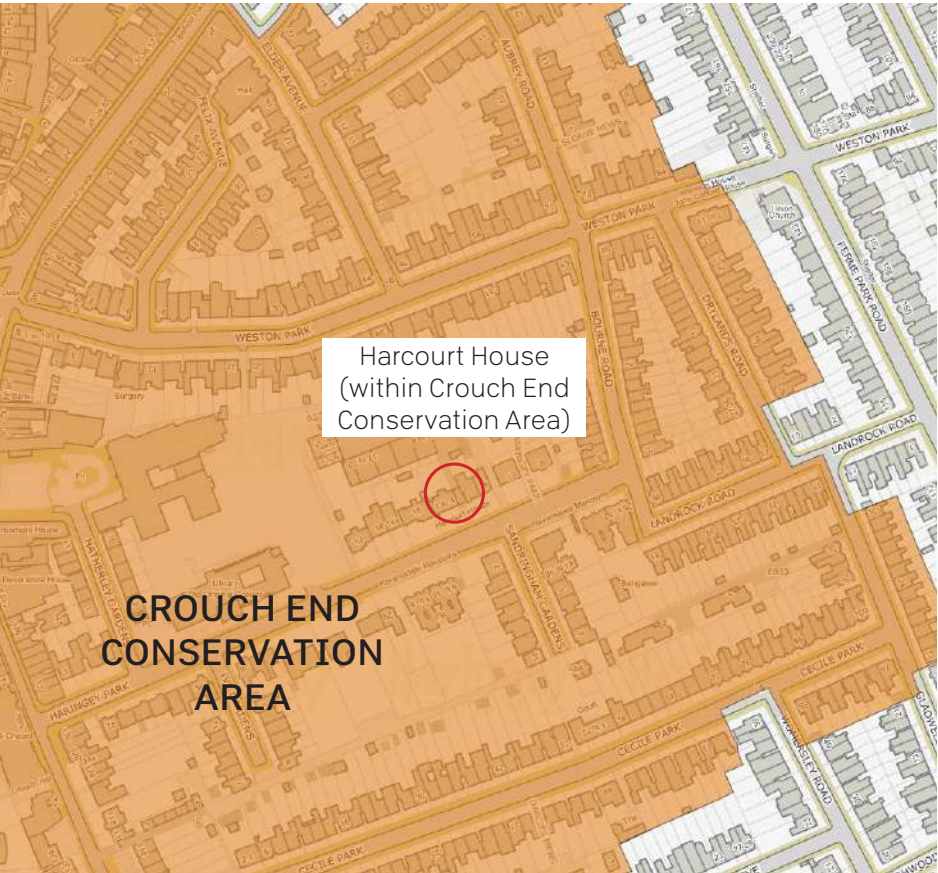
Please refer to the Heritage Statement for a detailed consideration of the historical evolution of the on-site buildings, and heritage assessment of the proposals.

1.3 Recent Planning History - Time Line





Haringey Park: view East towards Bourne Road, with Harcourt House opposite Ravensdale Mansions blocks



Map showing Harcourt House in the context of the Crouch End Conservation Area (image source: haringey.gov.uk)



1869 (above) showing separate houses; 1936 (below) joined together

2. Context

2.1 Site location

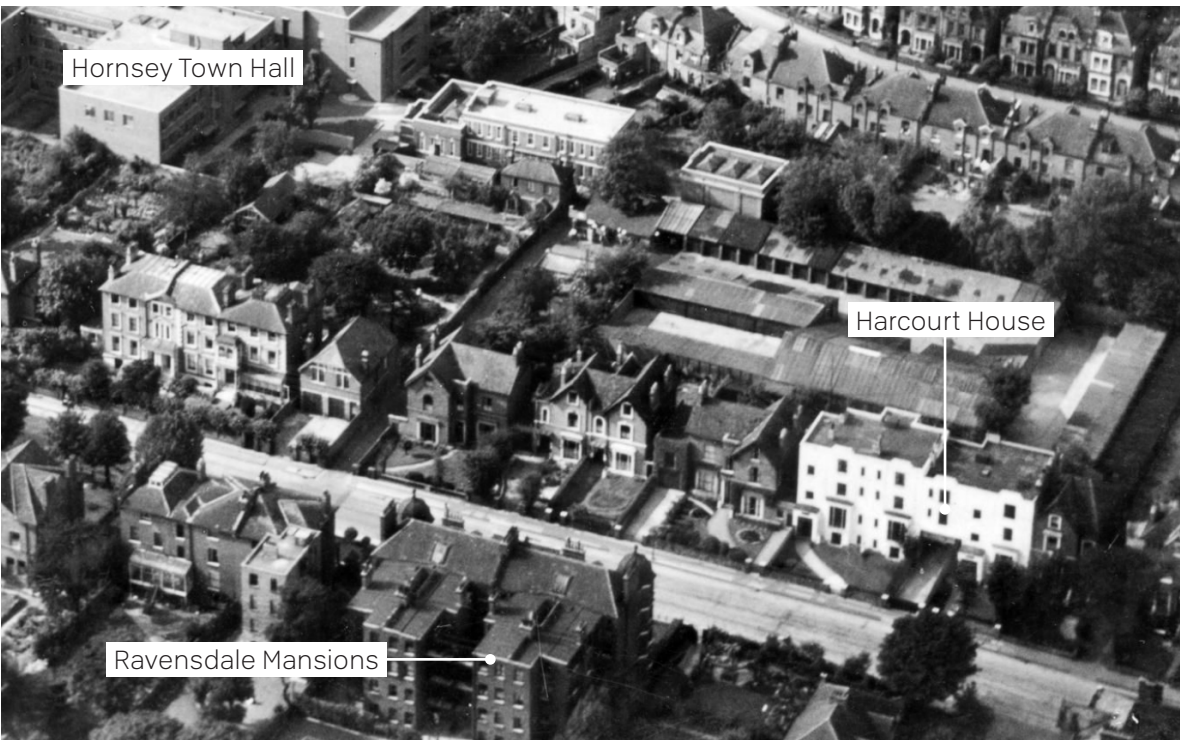
Harcourt House is located on the east end of Haringey Park and is within the Crouch End Conservation Area. The property is not listed.

Although Hornsey Library is located on Haringey Park, some distance to the west of the Site, the immediate surrounding area is predominantly residential in use.

The current site context does not conform to any singular size or style norm: the buildings are of a diverse material palette, size, and period styles (See section 2.2 for more details). In contrasting the neighbouring buildings only, this becomes abundantly clear. To the left, is No.15 Haringey Park, a detached 3-storey Victorian villa with street facing front gable. To the right, No.18 Haringey Park is the remaining half of a 3-storey Victorian semi-detached house, also with a street facing gable.

Directly opposite and along the Southern edge of Haringey Park are a series of 3 mansion blocks (Ravensdale Gardens) which are between 3-4 storeys with additional mansard roof forms.

A very large new housing development related to the redevelopment of Hornsey Town Hall has recently been built (2021-2023) and takes a more rectilinear form and is comprised of 5-6 storeys of new-build flats.



1930's aerial photograph showing Harcourt House joined over carriageway and extended to it's current size; note "peaks" above bays, now absent (image source: Britain from Above)



Aerial view showing the applicant's property and surrounding context

2.2 Surrounding building types

This page collates the mixed scale and somewhat eclectic profiles of several buildings along Haringey Park. It illustrates the non-uniformity of the area, with a range of forms and typologies including the lower 2-storey semi-detached houses forming one side of Sandringham Gardens, 4-5 storey mansion blocks of Ravensdale Mansions, a 5-6 storey new build housing development as well as the remaining Victorian 3-storey detached and semi-detached villas which originally formed Haringey Park.



01. View down Sandringham Gardens (2-storey semi detached houses)



02. No.1 - No.18 Ravensdale mansions (Flats)



03. Hornsey Town Hall (Housing development under construction 2021-2023)



04. 15 Haringey Park (Flats A - C)



05. 18 and 19 Haringey Park (No.18 Flats A, No. 19 Single dwelling)



06. 20 Haringey Park (Single dwelling)



07. No.17 - No.32 Ravensdale mansions (Flats)



08. No. 33 - No. 48 Ravensdale mansions (Flats)



Harcourt House - aerial view of front elevation



Harcourt House - aerial view of rear elevation, including some neighbouring buildings

2.3 Site's building type

The existing building is a 3.5-storey building (lower ground plus 3 above ground levels) which steps down by c.700mm at the point where it covers over a carriageway. The stepped appearance of the roof and variation in window levels and sizes disrupts any reading of the building as a coherent whole.

The material palette is characterised by:

- A flat, uniform off-white painted stucco, with a barely-legible rhythm of vertical pilasters painted in the colour.
- The top line of the building is a thin off-white painted precast concrete coping stone.
- The existing windows are white painted timber window frames, there is a mixture of traditional sashes and smaller casements. No definition around windows - all architraves have been removed.
- Oddly varying different window sizes e.g. upper level of no. 17 side; 10no. narrow slot windows are not original and are incongruous in the composition.
- Bays with low-pitch felt roofs to the two communal entrances and bay windows to Lower Ground and Ground floor flats.
- The flat roof is a grey felt material, obscured from street view behind parapet.
- Messy electrical/comm's cables have accumulated on the facade and in an attempt to disguise them have also been painted in an off-white colour.
- The chimneys are a mixture of London stock brick and sand cement render with terracotta and stone pots, these can be seen from different street views when approaching the building.

The boundary condition along the street is a tall masonry wall with substantial box hedges above; gated access to both entrances via front gardens with small trees and planting.



Arrival to side entrance (no.16 side), and carriage way under building



Harcourt House, looking West



Outline of original house volumes (assumed)

3. Existing building

An assessment of the current building and its opportunities have informed the proposed design. This assessment is described over the following pages and summarised on the subsequent annotated drawings of the existing building.

3.1 Existing layout

The existing 3.5-storey building is set-back from Haringey Park in communal private front gardens. A stair core to the west end of the property provides access to flat No's 1-4 Harcourt House and another stair core east of the carriageway provides access to flat No's 5-8 Harcourt House. There is secure access to rear communal gardens at the rear of each block.

3.2 Assessment of the existing building

The result of multiple historic extensions Harcourt House has a disjointed, piecemeal appearance. Aesthetically it offers no historical reference to the original buildings it was formed from but is also not an example of high quality contemporary design. Harcourt House is discordant even amongst the eclectic mix of building typologies along Haringey Park. It is a hybrid, accidental form — seemingly undesigned, generated from the functional joining of two independent houses in the 1920's. In the flatness, removal of ornament, and white paint it loosely references interwar modernism, but is compromised by it's traditional windows and bays.

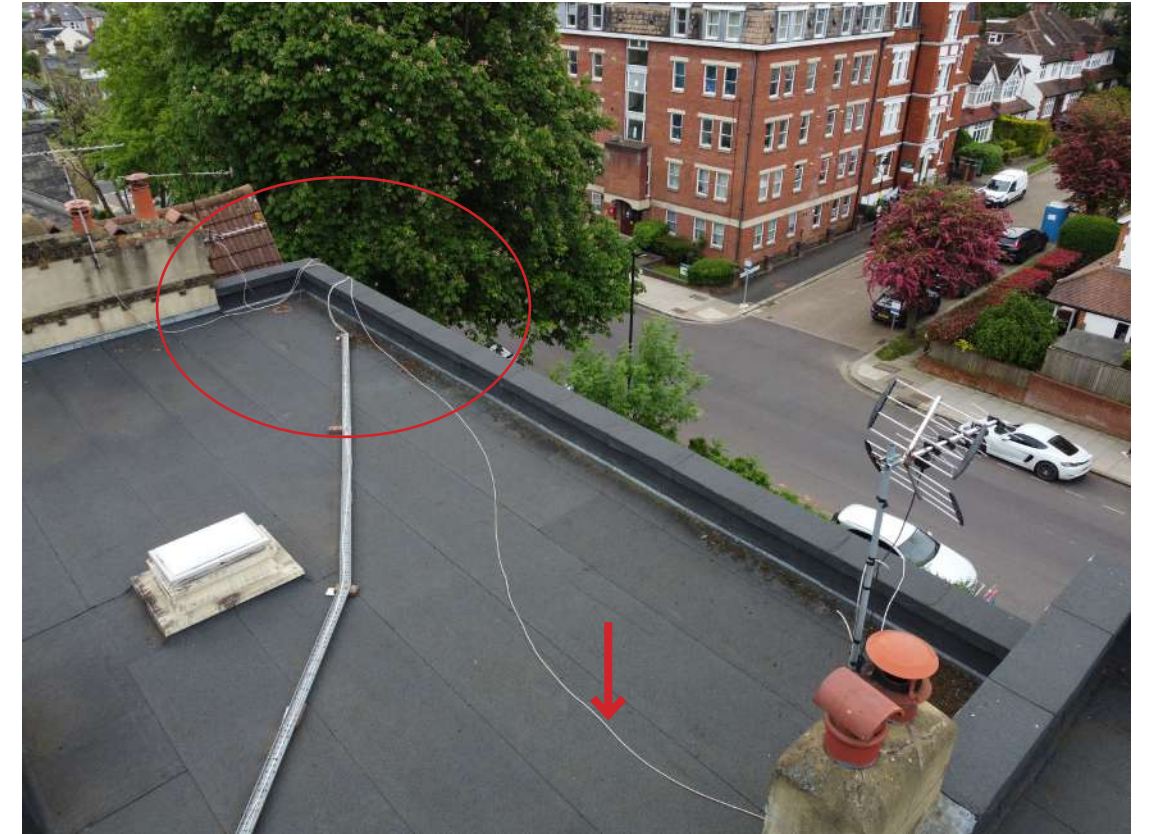
The existing building is also in need of refurbishment and repairs, e.g. roofing, external painting.



a. Chimneys are finished in a sand cement render which can be seen from street level and aerials and satellite dishes have been fixed close to the front elevation.



b. Cables, aerials and satellite dishes have built up on the roof and parapets creating an overall messy appearance.



c. Low quality materials (felt) have been used on the roof and need to be replaced. The parapet height is very low and the waterproofing detail is not robust.



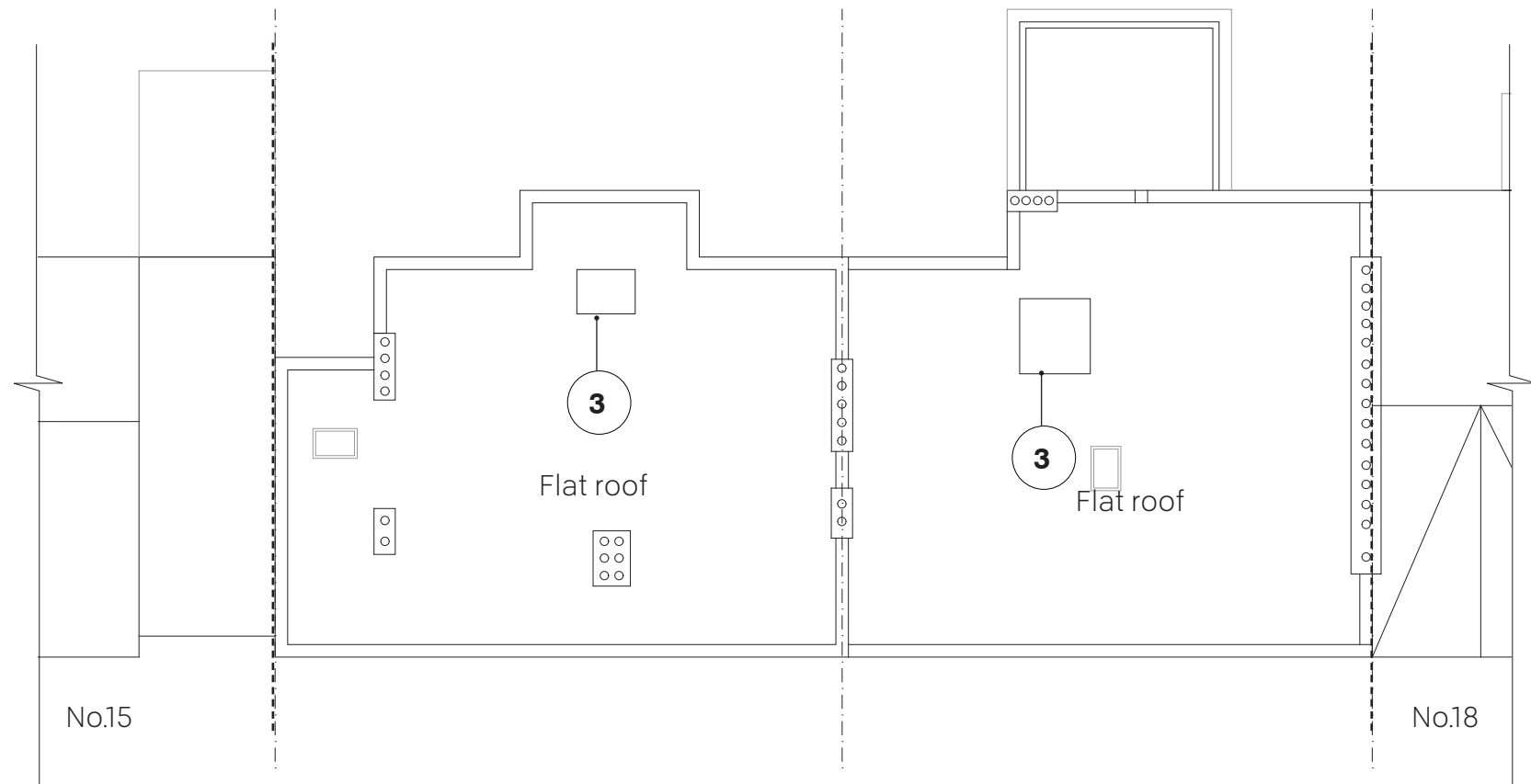
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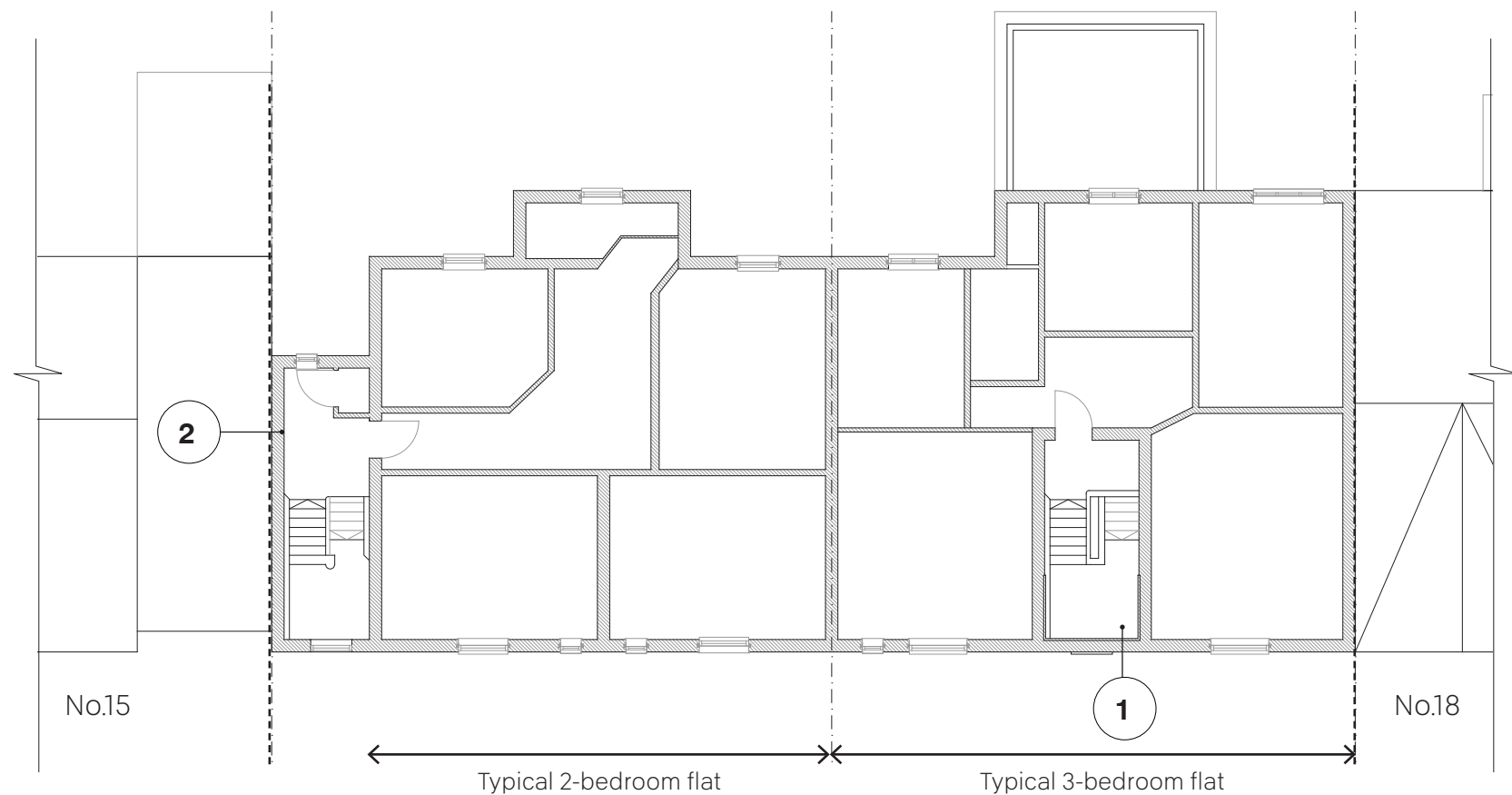
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Existing roof plan

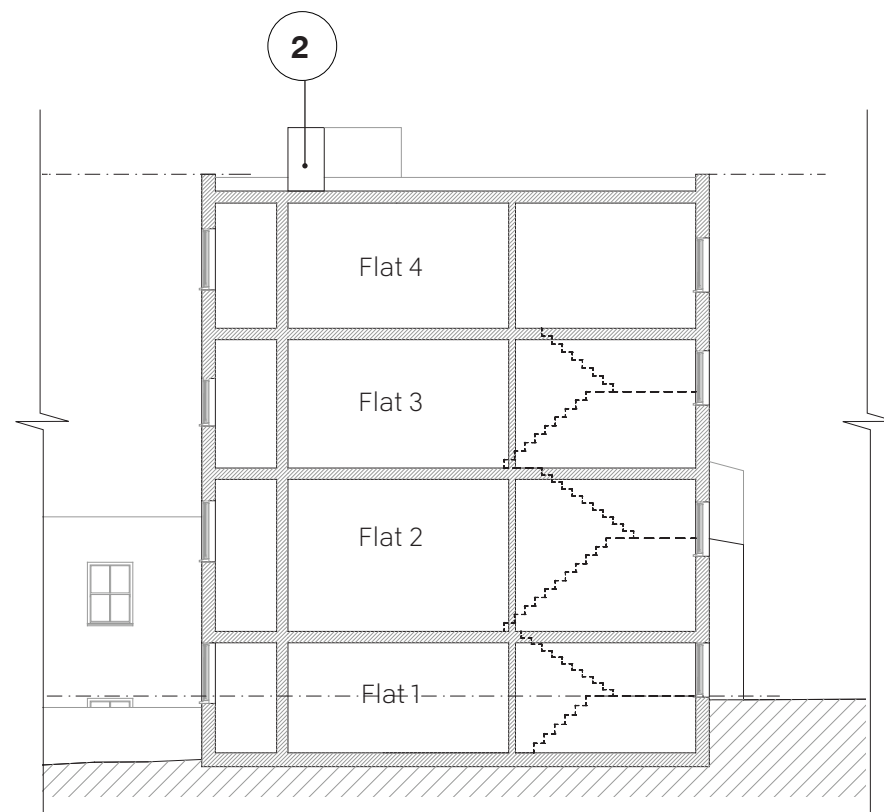


Existing typical floor plan

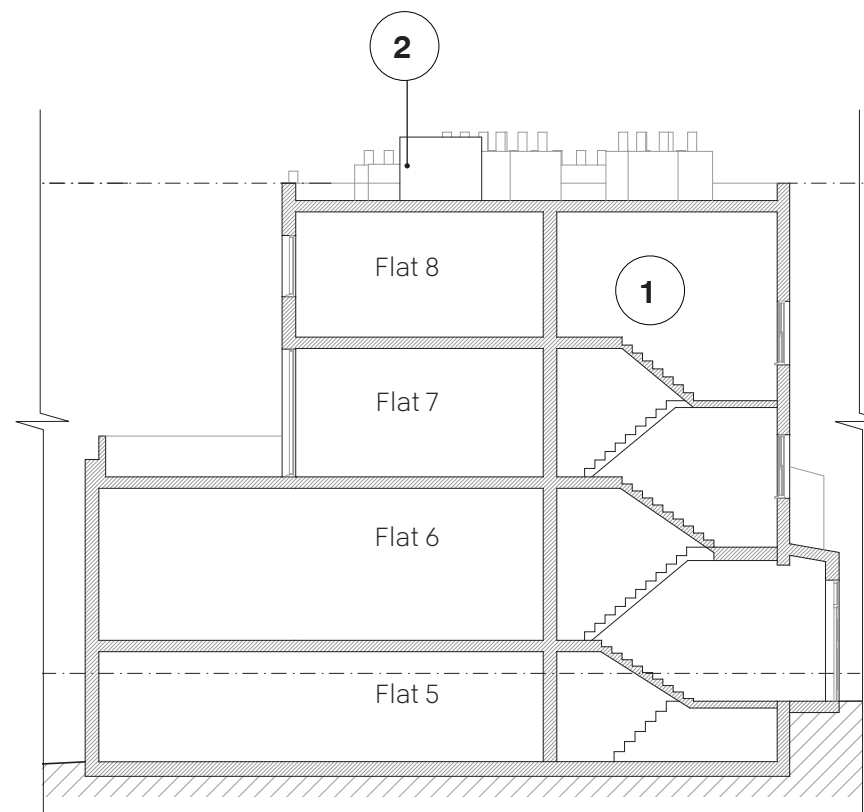
3.4 Existing plans

Key

1. Stair core (Access to Flats 5-8)
2. Stair core (Access to Flats 1-4)
3. Water tanks



Section AA



Section BB

3.5 Existing sections and elevations

Key

1. Stair core (Access to Flats 5-8)
2. Water tank



Front elevation

4. Proposals

4.1 Ambitions for the proposed development

Externally, the applicant wishes to introduce an additional storey to Harcourt House which has a minimal impact to the street scene and neighbouring buildings.

The proposed roof extension will be formed from high quality, low maintenance and durable materials. The proposed metal roof finish is a mid-grey and is designed to recede into the background.

4.2 Overview of proposals

There are two main strategies to improve the appearance of the building:

a. Discrete roof extension

We propose a suitable, discrete metal roof extension with raised existing chimneys, to give the existing building a completed roofscape. The proposals remain subservient to the existing building and are substantially set away from the street front and the locally listed buildings Nos 13 - 15 Haringey Park.

b. Improve appearance of the facade

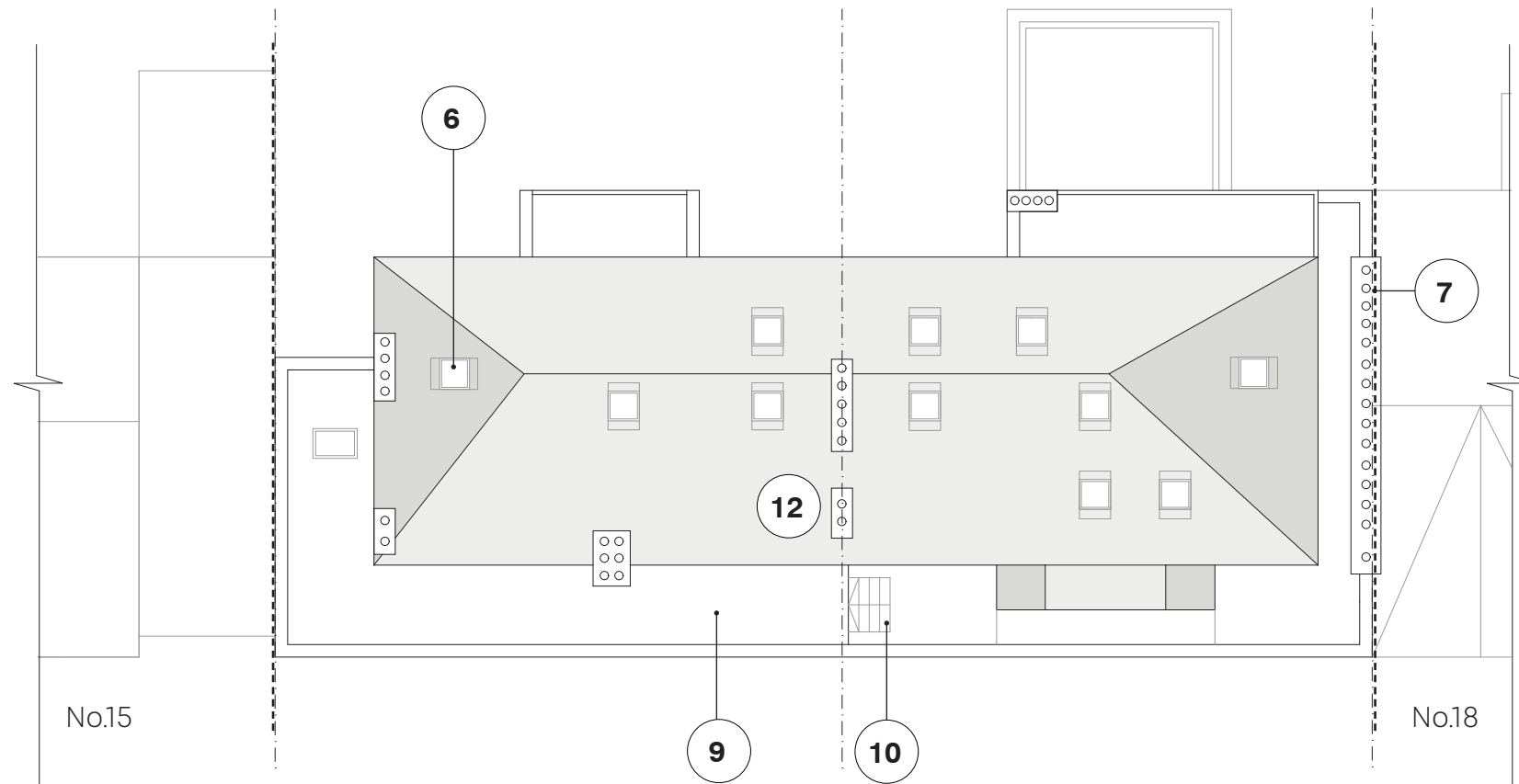
The proposal includes the replacement of the old painted concrete coping with a new reconstituted stone coping which is a more traditional and appropriate material for the setting.

Together, these changes will significantly improve the character of the building and it's contribution to the Conservation area.

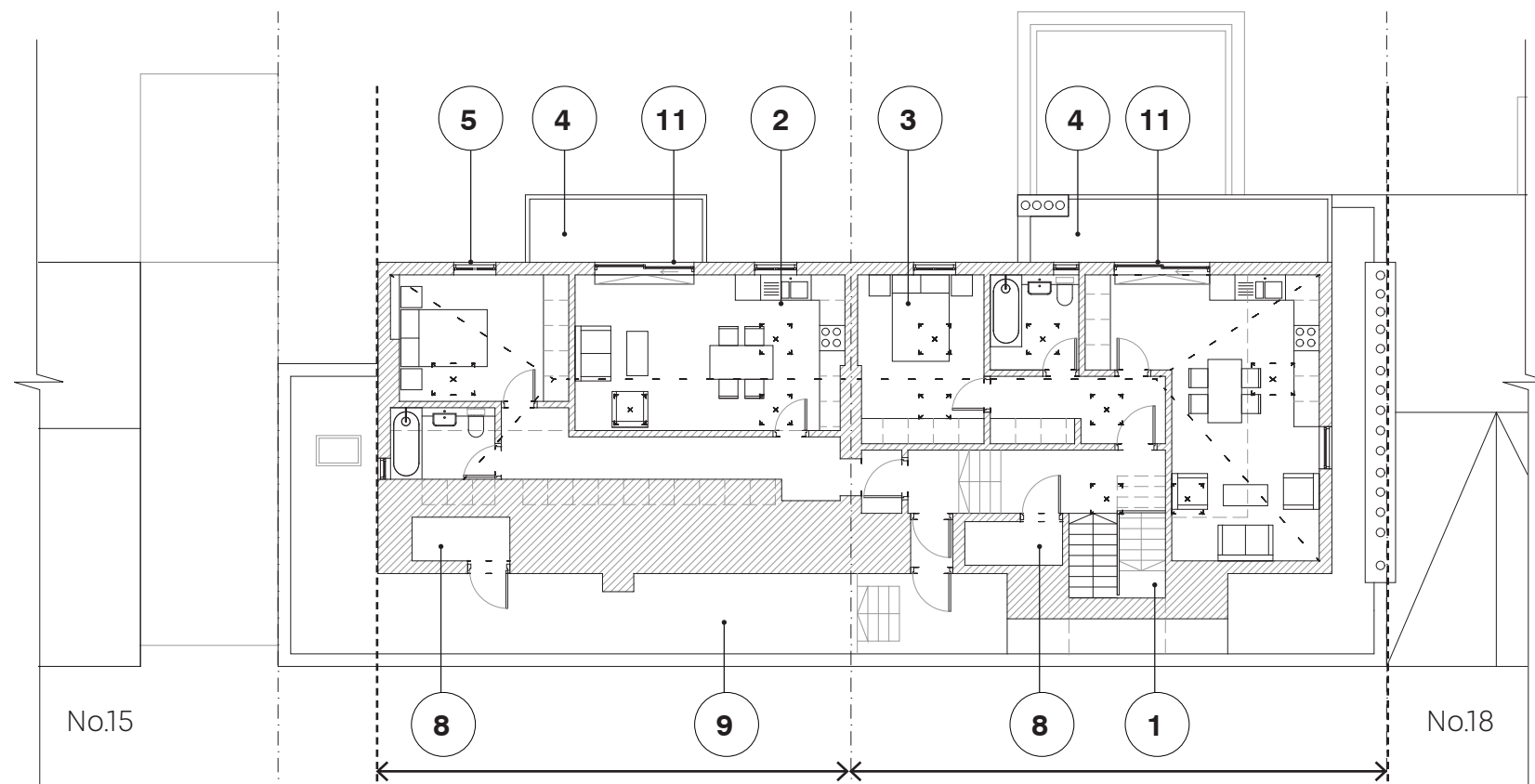


Visualisation of proposal - Street level view looking East





Roof plan



Level 03 plan

New 1-bedroom flat

New 1-bedroom flat

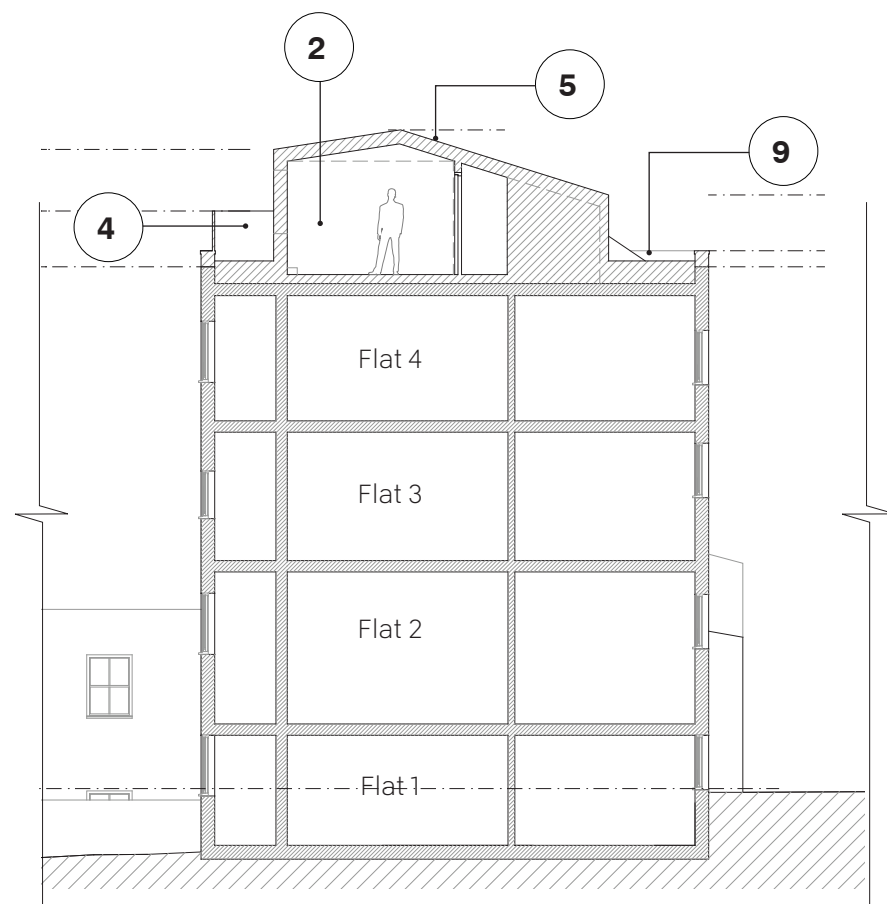
4.3 Proposed roof plan

Key

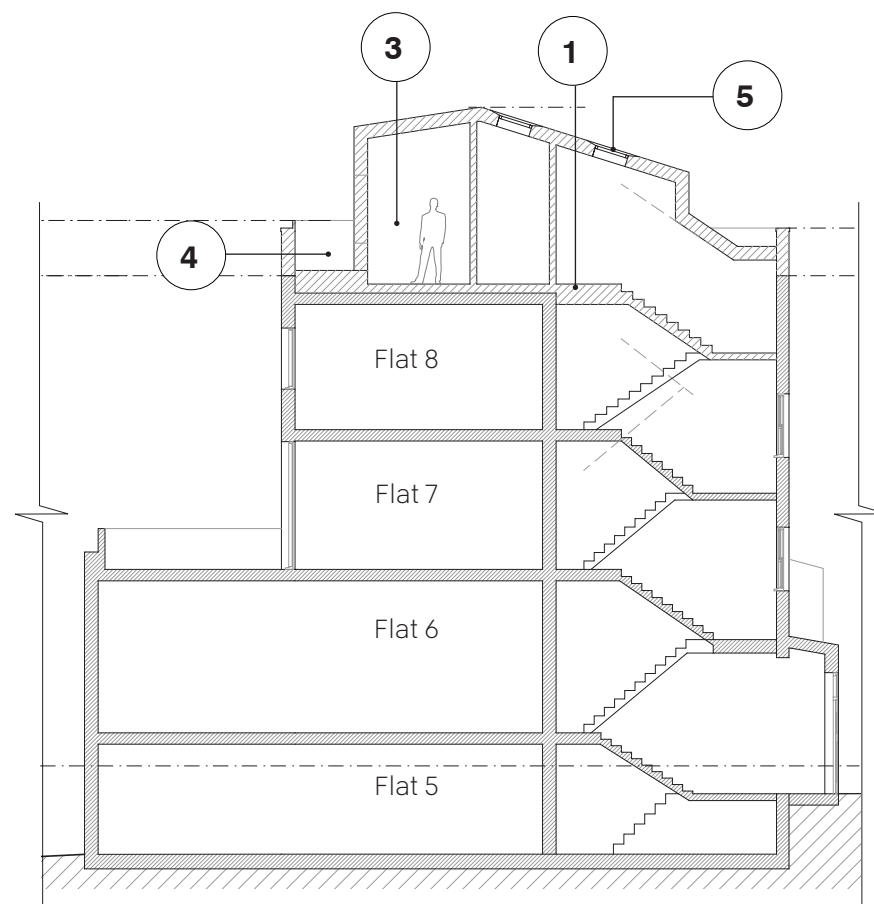
1. Stair core extended (Access to Flat 9 & 10)
2. New 1-bed flat (No.9)
3. New 1-bed flat (No.10)
4. External amenity space
5. Casement windows
6. Conservation style rooflight with metal flashings (Which do not protrude from the surface of the roof).
7. Raised chimneys
8. Water tank storage
9. External area of roof facing Haringey Park. (Access only for maintenance by qualified persons).
10. External stairs
11. Glazed sliding doors
12. Proposed roof extension

4.4 Proposed layout

- Two new flats share communal access of the extended existing stair core in No 17 Haringey Park.
- Each flat is less than 60sqm and comprises of 1 bedroom, 1 bathroom, a kitchen-dining-living space and an external amenity space and complies with the space standards set out in The London Plan 2021 Policy D6.



Section AA

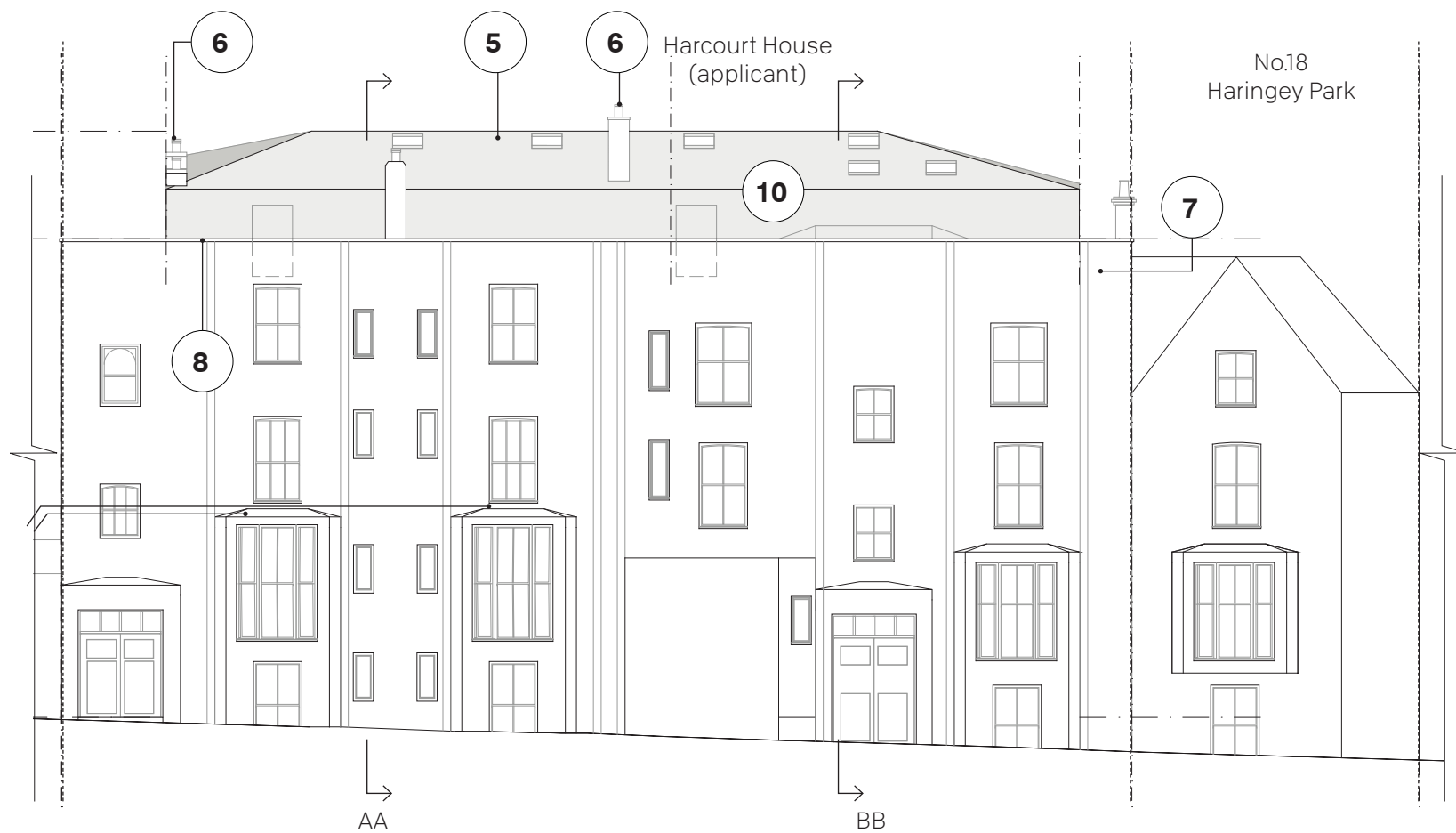


Section BB

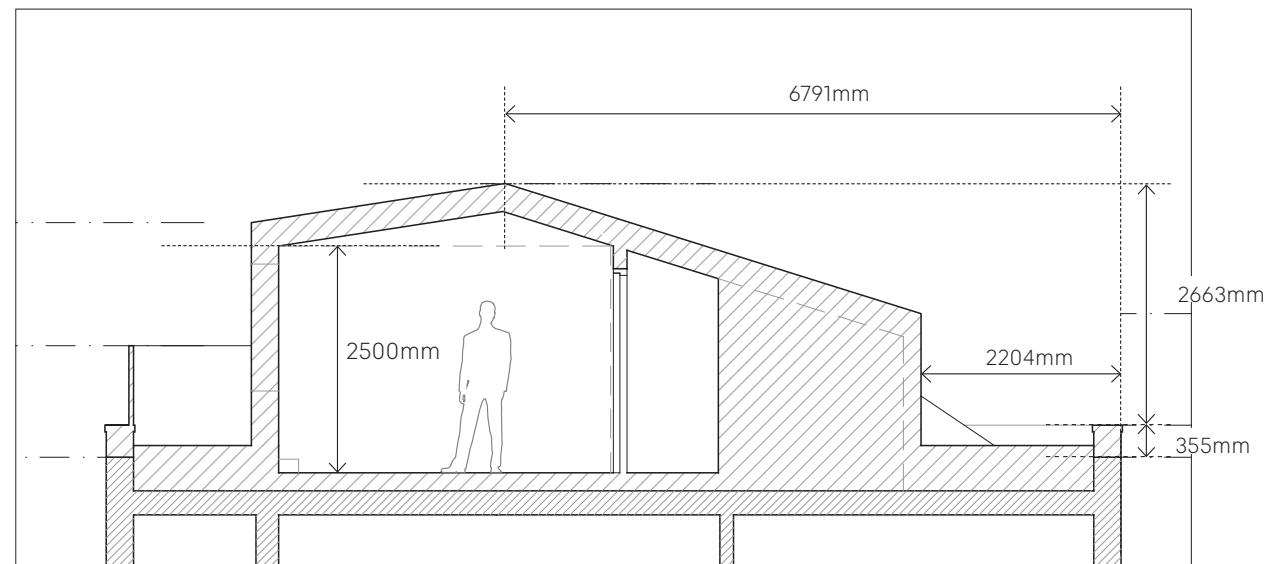
4.5 Proposed sections and elevations

Key

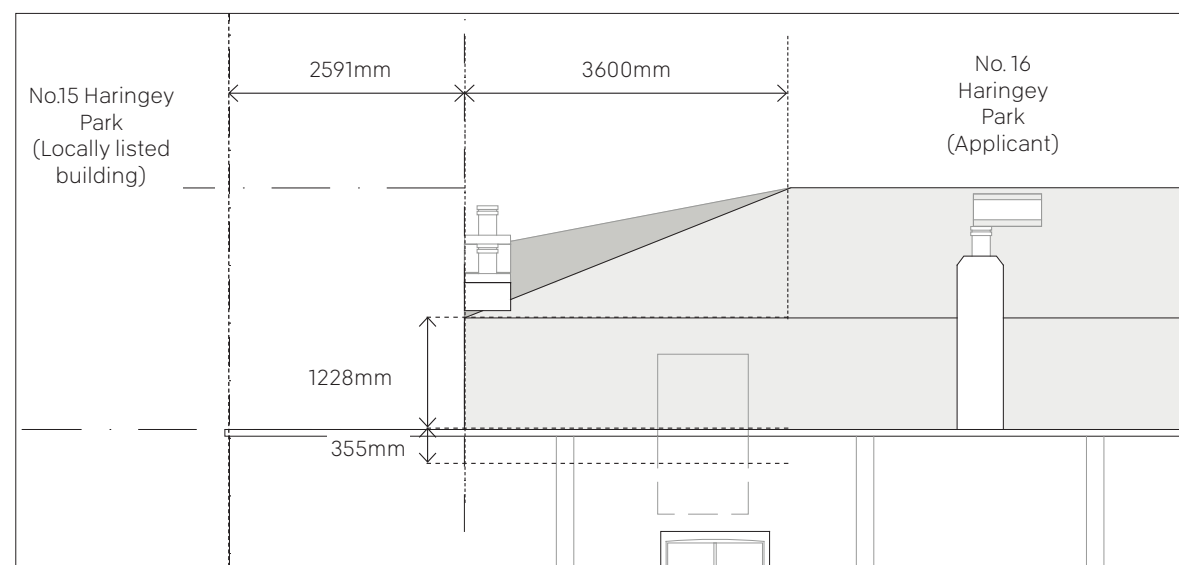
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3. New 1-bed flat (No.10)
4. External amenity space
5. Conservation style rooflight with metal flashings (Which do not protrude from the surface of the roof)
6. Raised chimneys
7. Raised parapet
8. Reconstituted stone coping
9. External area of roof facing Haringey Park. (Access only for maintenance by qualified persons).
10. Proposed roof extension



Front elevation



Section through proposed roof extension (Flat 09) showing set-backs from Haringey Park



Front elevation showing set-in from No.13-15 Haringey Park (Locally listed buildings)



Proposed site section along Haringey Park, showing smaller scale roof extension compared to a number of other nearby buildings

4.6 Scale and volume

1. Front parapet raised by 355mm above No.16 Haringey Park. To create a level front parapet height across the street facing elevation the front parapet above No.17 Haringey Park is raised by 1050mm to correspond with this.
2. The proposed roof volume is set-back 2204mm from the facade of the Harcourt House.
3. The ridge of the proposed roof volume is 2663 mm above the top of the proposed raised parapet and set back 6791mm from the facade of Harcourt House.
4. The proposed roof volume is set-in from the flank walls of Harcourt House.
5. Particular care has been taken with the proposed massing with respect to No.'s 13-15 Haringey Park which are locally listed buildings. The face of the proposed flank wall is set-back 2591mm from the face of the existing flank wall of Harcourt House. The roof design is hipped extending a further 3600mm away from No.'s 13 and 15 Haringey Park.
6. The shallow pitches of the hipped roof extension, between 8 and 18°, result in a proposal which recedes away from the street and the neighbouring buildings.

The proposal respects the context and improves an existing building that currently detracts from the street. The roof extension remains subordinate, with a discrete and stealthy design which falls into the background scenery amongst the neighbouring structures.

The addition's scale is modest compared to nearby developments. The grey roof extension harmonizes with neighbouring buildings and presents as a low 'roof addition' to the street frontage.



Existing front elevation:
Flat, characterless and without any suggestion of how it has come to look this way



Proposed front elevation:

4.7 Appearance and materials

The proposal will be constructed in materials which are appropriate and respect the character of the neighbouring properties.

Metal roofing

- The new roof addition will benefit from high quality detailing and materials.
- The tone of the roof addition will be grey in keeping with the overall impression of the roofscape along the street.
- High quality metal roofing material offers longevity and is low maintenance. The ability to fold the sheet material on-site allows for robust waterproofing details.

Windows and doors

- PPC aluminium triple glazed windows and glazed doors are proposed with the frame colour to match the roof finish.
- In-plane conservation rooflights with metal flashings to match the roof finish are also proposed to provide dual aspect natural lighting to internal spaces. The proposed rooflights are not visible at street level due to the set-backs of the roof volume and the geometry of the roof design.

Raised chimneys & parapet

- Raised chimneys to be built from reclaimed buff London stock brick, laid in bond to match the original with lime mortar and flush joints.
- Terracotta chimney pots will be installed throughout.
- A new reconstituted stone coping will be installed above to the raised parapet to replace the existing painted concrete one.
- The external finish of the raised parapet will be an off-white painted stucco to match the appearance of the existing facade.



Existing



2023 Preapplication 02 - Proposed Scheme (Ref PRE/2023/0152)



2023 Preapplication 02 Addendum - Proposed Scheme



2024 Planning Application - Proposed Scheme (This Application)

Views taken at eye height (+1.5m above street level) at the intersection between Haringey Park and Sandringham Gardens



Existing



2023 Preapplication 02 - Proposed Scheme (Ref PRE/2023/0152)

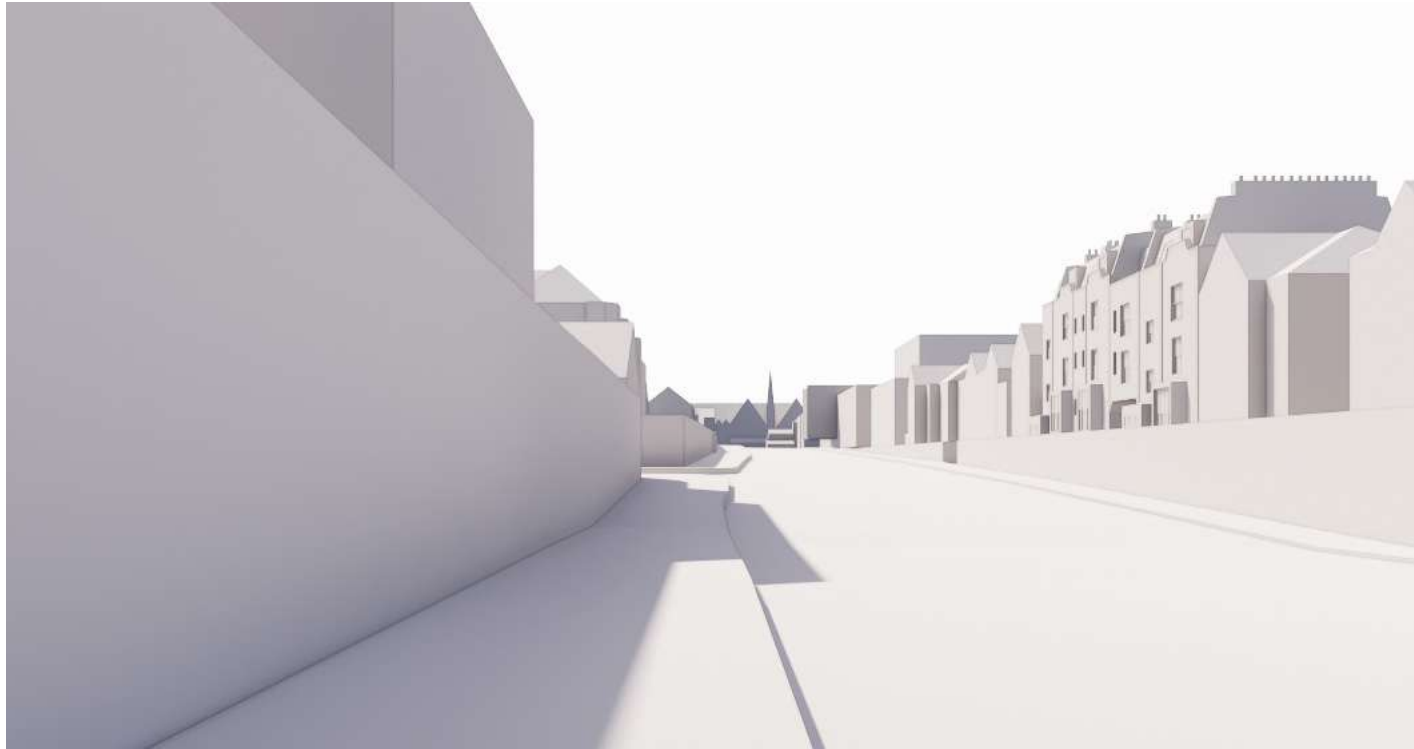


2023 Preapplication 02 Addendum - Proposed Scheme



2024 Planning Application - Proposed Scheme (This Application)

Aerial view of Harcourt House and surrounding context



View from outside 27 Haringey Park looking west towards Crouch Hill

5.1 Preapplication 02 - August 2023 (Ref PRE/2023/0152)

Proposed mansard roof extension and alterations to the appearance of the existing building to reintroduce traditional decorative elements and rendering of the facade.

Pre-application feedback (Received December 2023)

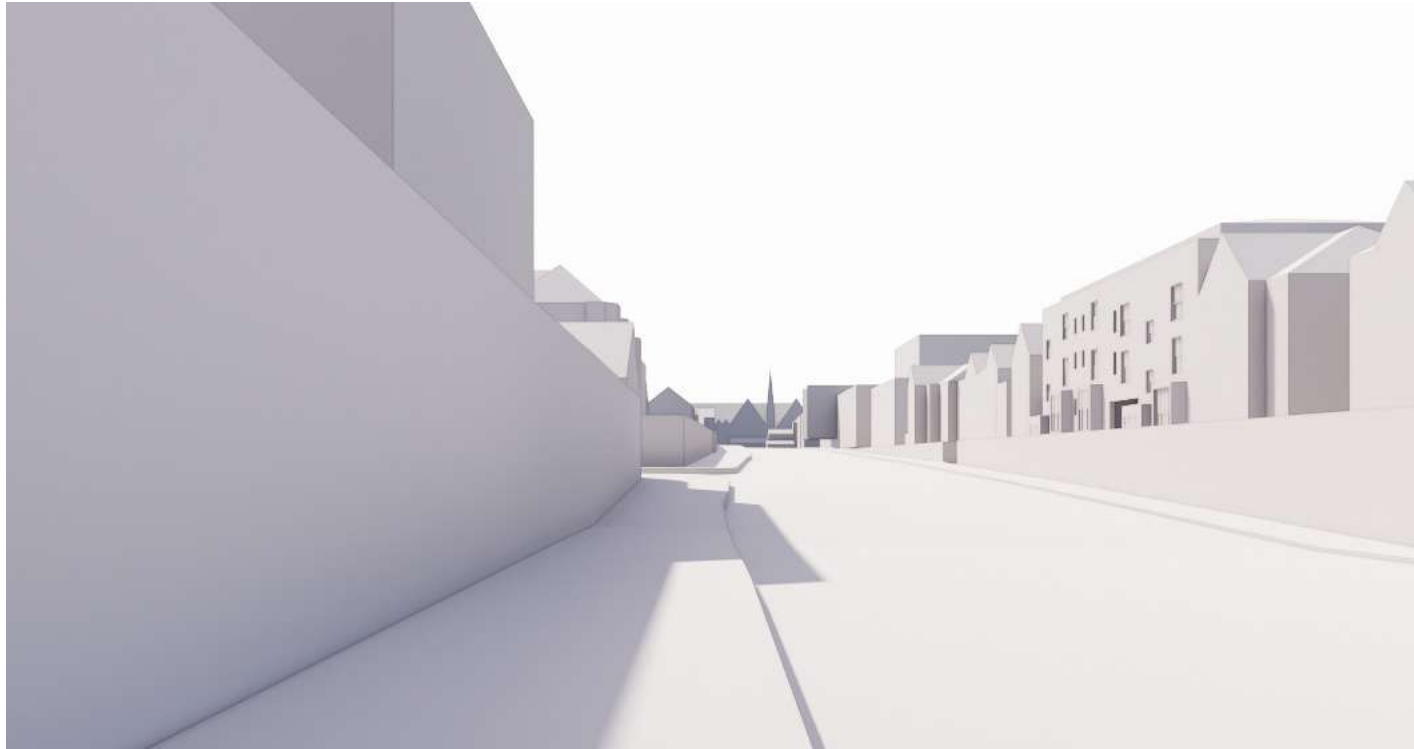
- *Mansard roof style is ‘an uncharacteristic addition to the original building form on the site’*
- *‘The mansard roof is a bulky, alien addition that increases the volume and scale of the building without remedying the harm already carried out to the building by way of the previous roof extension.’*
- *‘This approach is not considered acceptable from a conservation perspective as it does not enhance the Conservation Area.’*



View from Ravensdale Mansions (West)



View from opposite new town hall development looking east along Haringey Park



View from outside 27 Haringey Park looking west towards Crouch Hill

5.2 Preapplication 02 Addendum - Option 01 - November 2023

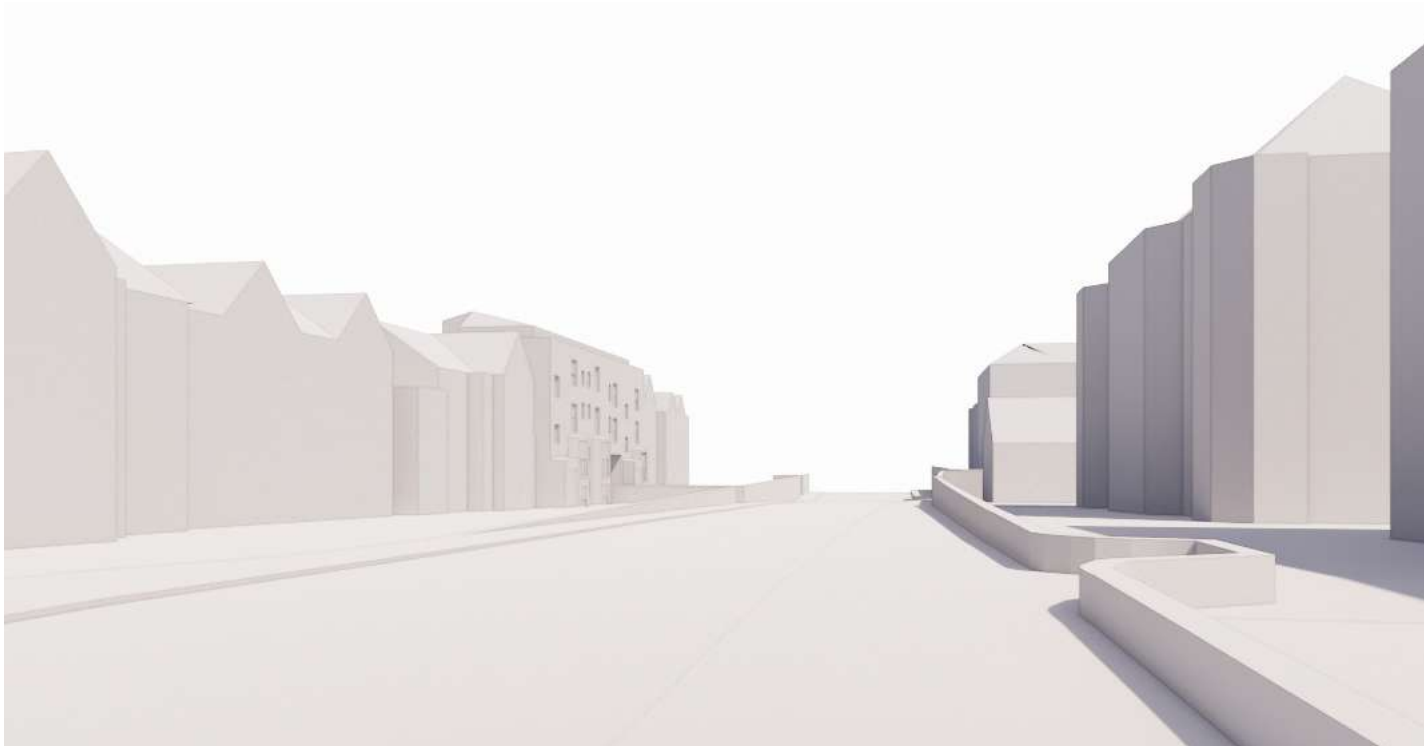
Proposed hipped roof extension set-back from the front parapet to reduce the visual impact of the proposal on the setting of Haringey Park

Pre-application feedback (Received December 2023)

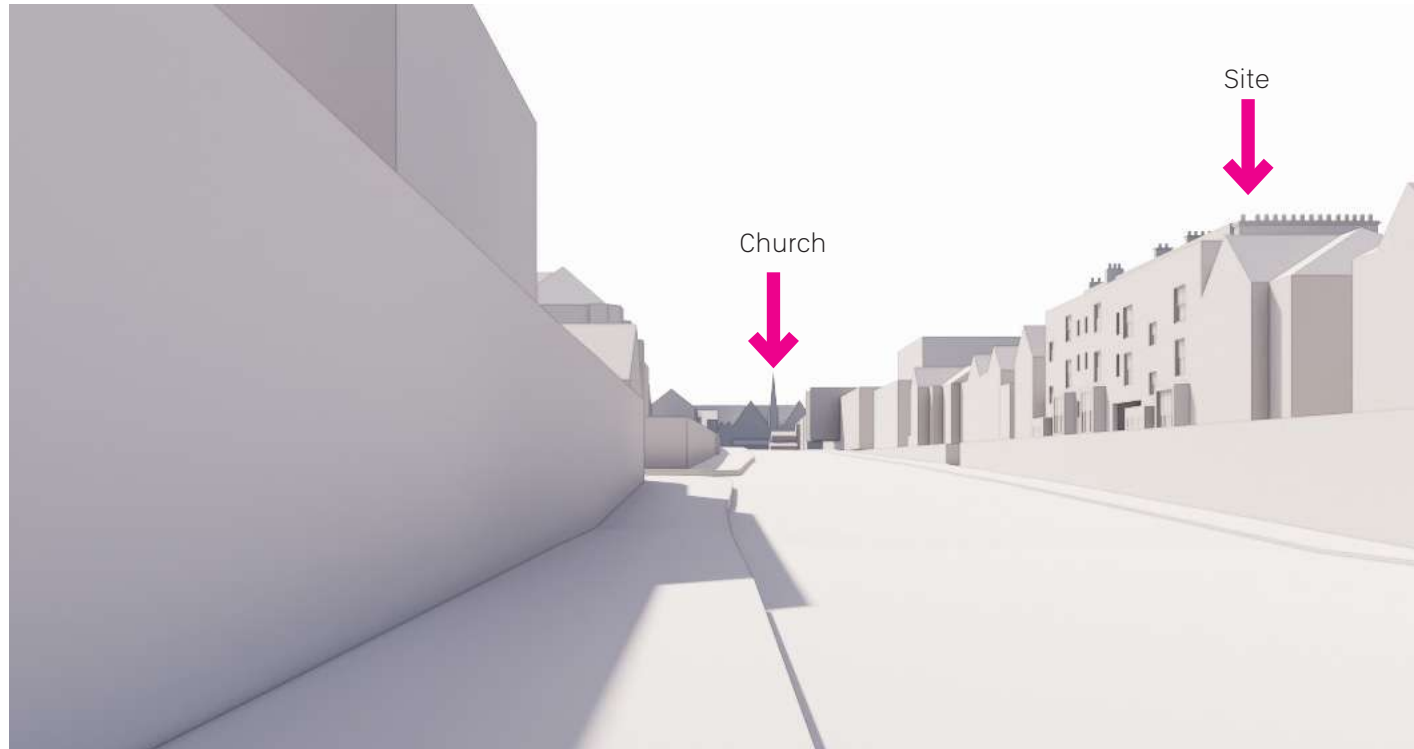
- *'The reduction in the roof volume compared to the original mansard proposal is considered an improvement.'*
- *Of the three massing studies submitted in the addendum document Option 01 'is considered to be the preferred design scheme in relation to impact upon the appearance of the building and the conservation area.'*
- *The flank walls of the addition may need to be set-back from the existing parapet to ensure a sympathetic design*
- *The choice in materiality would also be crucial in designing an appropriate addition that responds to the existing and surrounding buildings.*
- *Compliance with The London Plan 2021 Policy D6 would need to be demonstrated.*



View from Ravensdale Mansions (West)



View from opposite new town hall development looking east along Haringey Park



View from outside 27 Haringey Park looking west towards Crouch Hill (Including proposed roof extension)

5.3 Preapplication Feedback - Impact on overall townscape

- *'Crucially, the proposed development must be sensitive to the locally listed Victorian two storey buildings at Nos. 13 to 15 Haringey Park. The subject site, located the northern side of Haringey Park, is framed by consistent building heights and pitched gables. Consideration must also be given to the proposed impact on the overall townscape including views upon the church on Crouch Hill, at the western end of Haringey Park.'*

We are conscious of the need for the development to be considered in the widest sense. We have included the church in our proposed 3D model, and revisited the street views in Google maps (below). These show that the proposed design would not cause harm to the view of the church.

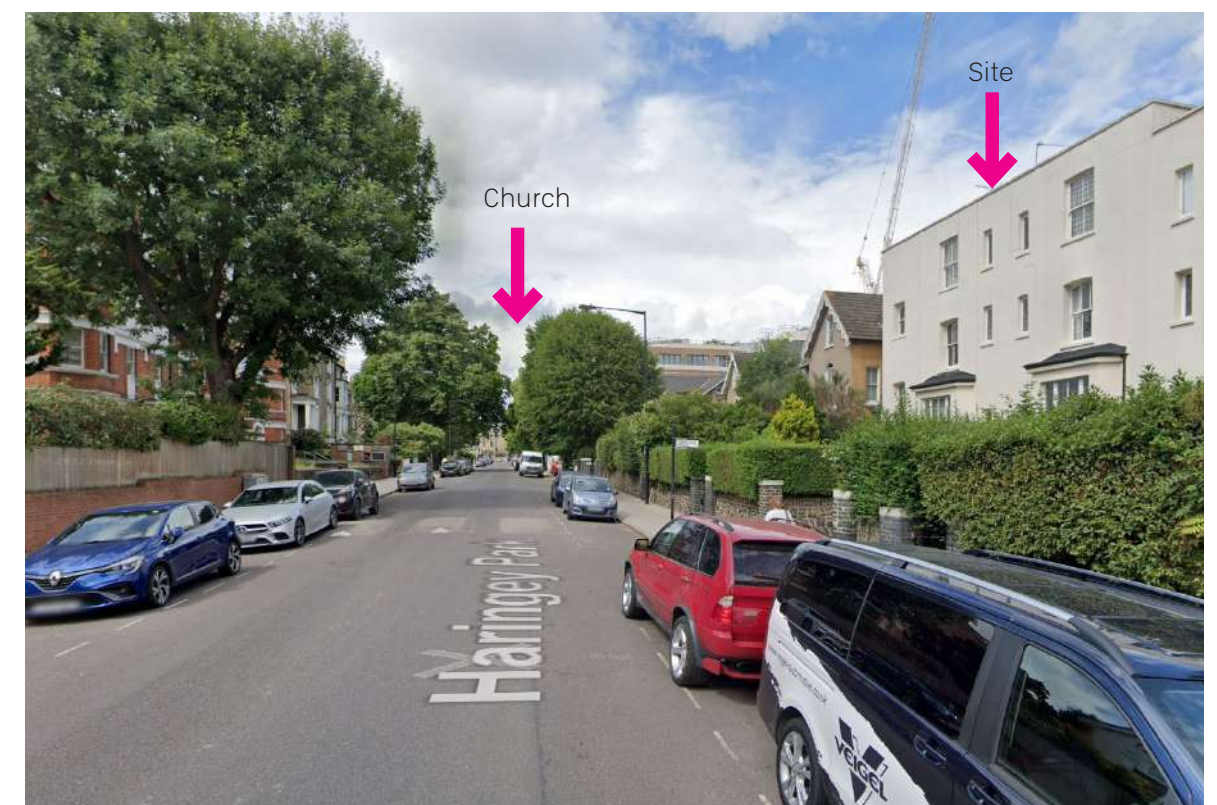
16 -17 Haringey Park are a significant distance away from the church (approximately 250m) and the view is screened by large mature street trees.

Although the evergreens outside the library in the views below have been recently replaced with deciduous trees, the combination still forms a fairly dense layering of branches and foliage in the street view, especially along the north side of the road.

An example of the impact of the trees, although the spire of the church is visible in the 3D model, in reality, from our site, it is obscured by the trees in front of the Hornsey Library. The vista of the west elevation of the church, including the spire, is only really fully appreciable from the intersection between Haringey Park and Ivy Gardens, and further points approaching Crouch Hill.



View west towards the church, taken from in front of the project site (trees without leaves)

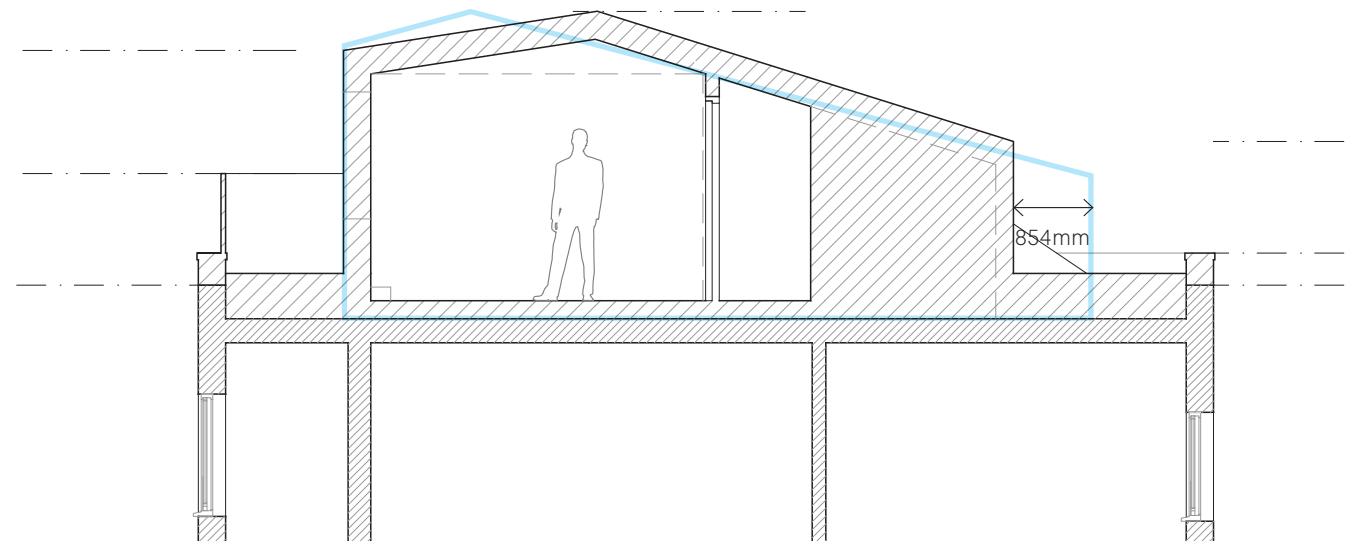


View west towards the church, taken from in front of the project site (trees in leaf)

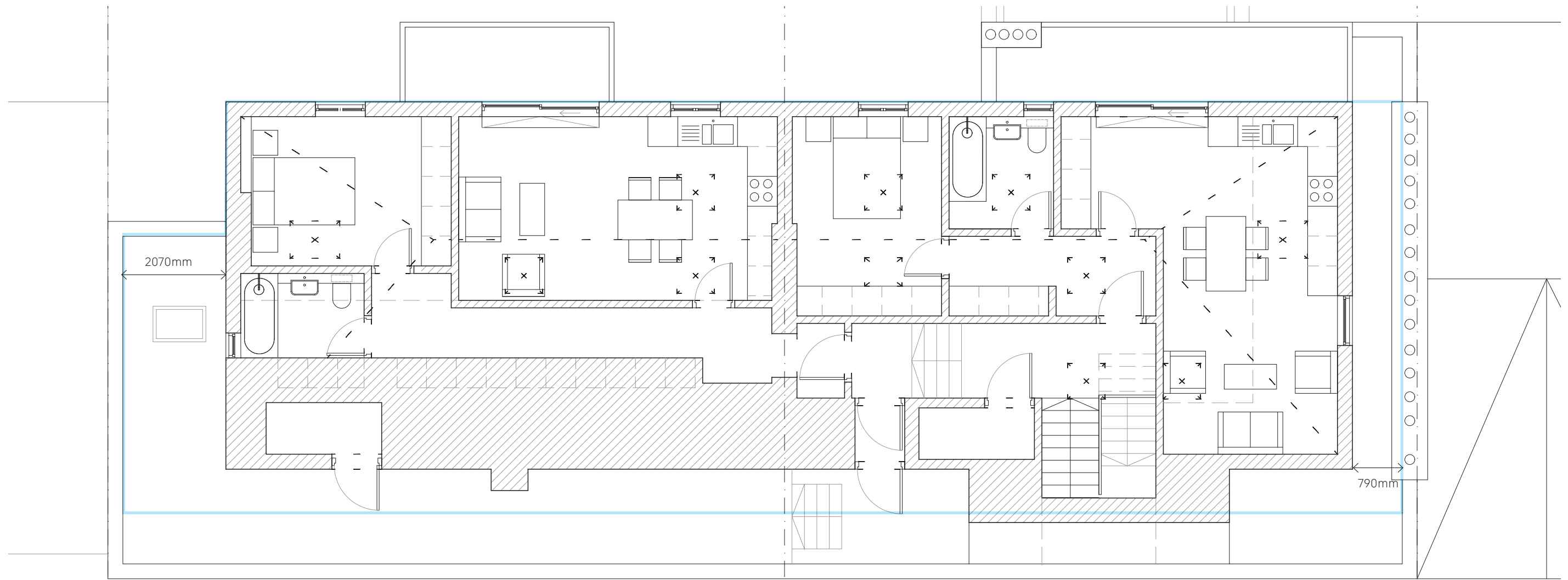
5.4 Increased set-backs from parapet

The design proposals have been revised to respond to the Council's feedback on the Preapplication Addendum Option 01.

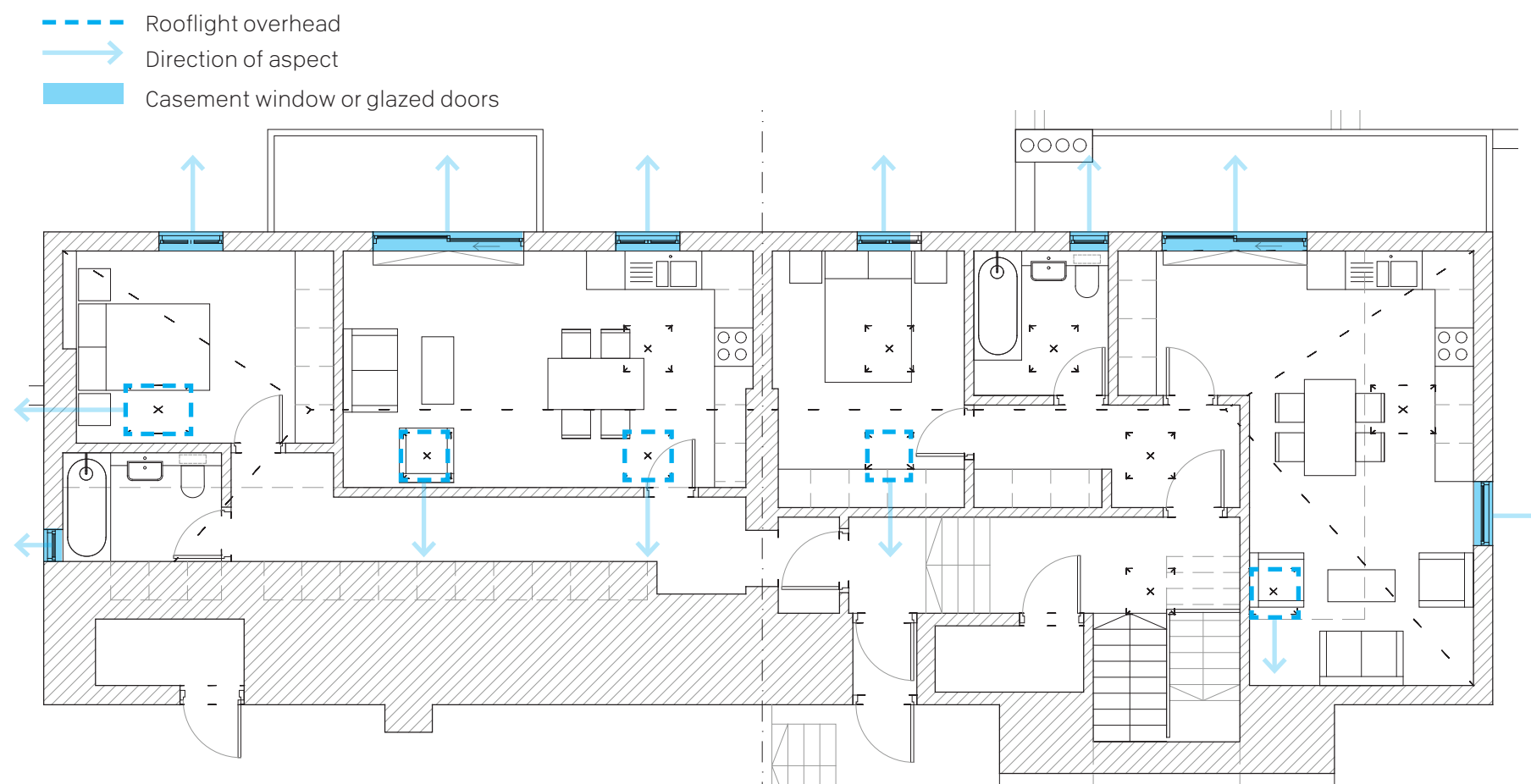
- The proposed ridge height is 12mm lower than in Addendum Option 01.
- The street facing facade of the proposed roof volume has been set-back a further 854mm from the face of the facade of the existing building compared to addendum Option 01.
- The proposed roof volume has been set-in an additional 2070mm from the face of the flank wall addressing the locally listed buildings Nos13-15 Haringey Park.
- The proposed roof volume has been set-in an additional 790mm from the face of the flank wall addressing No18 Haringey Park.



Proposed Section AA



— Outline of proposed Addendum Option 01 roof volume



Proposed plan diagram highlighting dual aspect glazing in Flat Nos 09 & 10

Table 3.1 - Minimum internal space standards for new dwellings^a

Type of dwelling	Number of bedrooms (b)	Number of bed spaces (persons(p))	Minimum gross internal floor areas ^a and storage (square metres)			
			1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	1p	39 (37) *	N/A	N/A	1
	2p	2p	50	58	N/A	1.5
2b	3p	3p	61	70	N/A	2
	4p	4p	70	79	N/A	2
3b	4p	4p	74	84	90	2.5
	5p	5p	86	93	99	2.5
	6p	6p	95	102	108	2.5
4b	5p	5p	90	97	103	3
	6p	6p	99	106	112	3
	7p	7p	108	115	121	3
	8p	8p	117	124	130	3
5b	6p	6p	103	110	116	3.5
	7p	7p	112	119	125	3.5
	8p	8p	121	128	134	3.5
6b	7p	7p	116	123	129	4
	8p	8p	125	132	138	4

Notes to Table 3.1

Key

b: bedrooms

p: persons

^a New dwelling in this context includes new build, conversions and change of use.

* Where a studio / one single bedroom one person dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39 sq.m. to 37 sq.m., as shown bracketed.

5.5 Demonstrating compliance with The London Plan 2021 - Policy D6 - Housing quality and standards

A - The proposed design includes two 1-bedroom, 2 person flats designed to a high quality and to meet the space standards set out in The London Plan 2021 Table 3.1.

Proposed Flat No.09 has a GIA of 54.2m².
Proposed Flat No.10 has a GIA of 53.4m².

C - Both proposed flats have been designed to be dual aspect through the provision of casement windows and conservation rooflights. Highlighted in blue in the plan diagram opposite.

D - For a description of the proposals in relation to the provision for sufficient daylight and sunlight see Section 6 of this Design and Access Statement.

E - Both flats are designed with a good quantity of accessible storage with generous kitchen layouts with space for recycling and food waste.

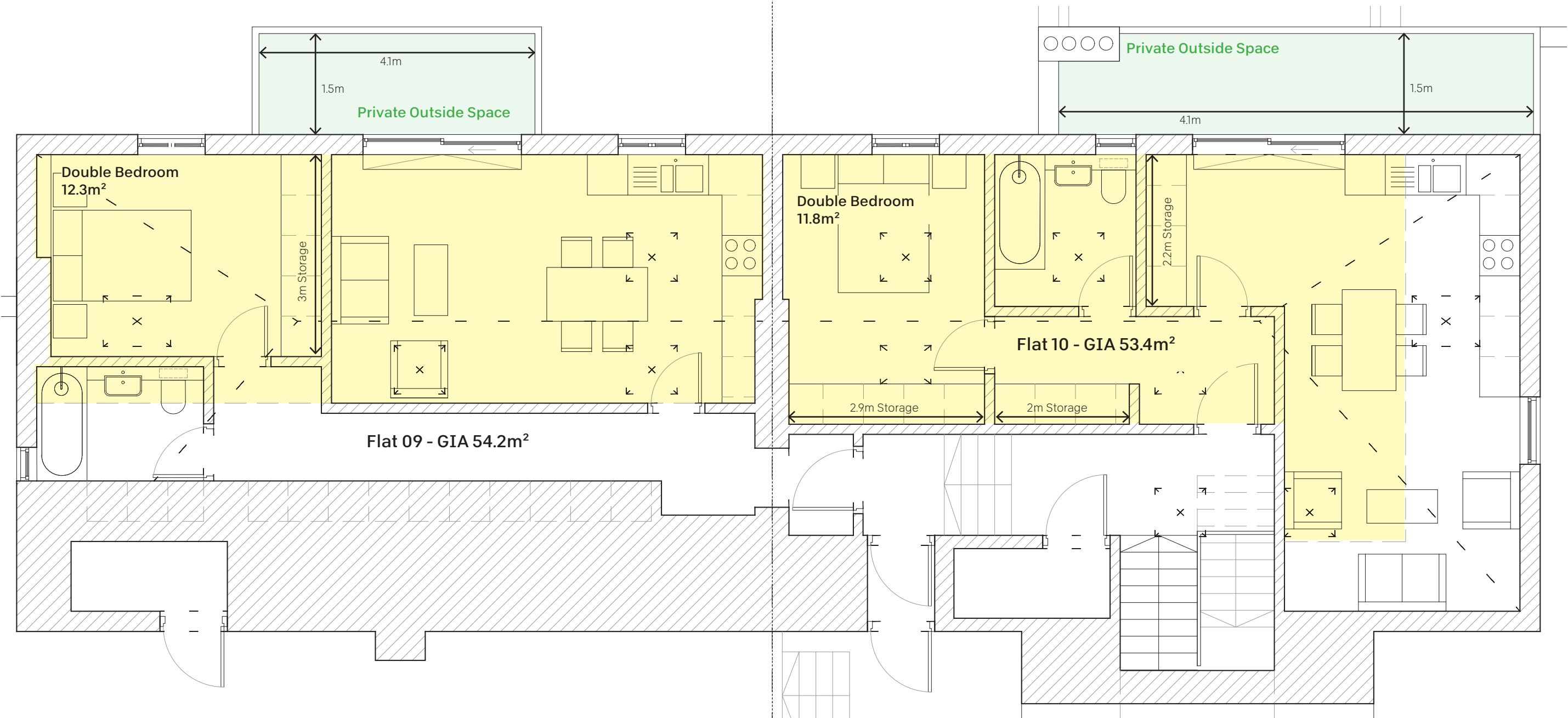
F - The proposed design meets the minimum standards as outlined in Policy D6. See next page for detailed analysis.

F - Private Internal Space

- 1) Each dwelling meets the minimum GIA outlined in Table 3.1.
- 2) Each dwelling has a 3m wide double bedroom (exceeding the 2.75m minimum).
- 5) Each double bedroom exceeds the 11.5m² minimum.
Flat 09 Double bedroom : 12.3m²
Flat 10 Double bedroom 11.8m²
- 8) 75% of the GIA for each dwelling has a floor to ceiling height of 2.5m minimum.
(Highlighted in yellow on the below diagram)

F - Private Outside Space

- 9) Each dwelling exceeds the minimum requirement of 5m² private outdoor space per two person dwelling.
Flat 09 Private outdoor space : 5.5m²
Flat 10 Private outdoor space : 9m²
- The proposed private outdoor spaces exceed 1.5m in depth and width





Harcourt House,
16 17 Haringey Park,
London, N8 9JB
Daylight and Sunlight

sals have considered the accommodation’s access to daylight with reference to the Building Research Establishment’s publication “*Site layout planning for daylight and sunlight. A guide to good practice.*” (2022) (BRE guidelines) implications the could have neighbours has also been considered.

Concerning the neighbouring properties, due to their distance from the proposals and considering the urban setting of the site, the proposals will not have a detrimental effect on the daylight and sunlight they currently enjoy and the BRE guidelines will be enjoyed.

In relation to the proposed accommodation, with the provision of a window to match the proportions of the sash windows to the lower floors, as well as a patio door leading onto the external boundary as well for the Living/Kitchen/Diners as well as the target levels for daylight set out in the BRE guidelines will be achieved.

the provision of roof lights within the southern slope of the roof, the proposals ensure that will achieve the BRE guidelines with regards to sunlight

In view of the above, the proposals will provide accommodation with good access to daylight and



Street level visualisation of proposed scheme (Junction between Haringey Park & Sandringham Gardens)



Existing street level view

7. Conclusions

7.1 Assessment of proposals

The proposed external refurbishment to the exterior of the building is long overdue and will greatly improve the appearance of Harcourt House in the following ways:

- Redecoration to the external stucco finish of the building.
- Metal roofing to replace felt over bays
- Removal of historic clutter from facade, roof and parapet e.g. cables, alarm boxes, old fittings.

The proposed metal roof extension is justified for the following reasons:

- The roof addition is subservient to the host building and is sensibly sized in relation to the scale of buildings in the immediate context.
- The roof addition is set-back from the street front and set-in from the neighbouring buildings, particularly No's 13-15 Haringey Park.
- The proposed rooflights on the front elevation are not visible from Haringey Park.
- The proposed roof form was received positively by Haringey's Planning Officer when submitted in November as part of the addendum document for the 2023 Preapplication 02.
- The provision of additional housing, 2 additional flats, is supported at a national, regional and local plan level.
- The proposed flats are designed to meet the guidelines set-out in The London Plan 2021 - Policy D6.
- The proposed roof extension represents no detrimental impact on neighbouring amenity.

The proposal will be constructed in robust appropriate materials. The proposed metal of the roof extension will read as a subservient component to Harcourt House and has limited visibility from Haringey Park.

The building is not listed and the proposed roof extension and improvements to the external appearance of the building are respectful of the scale and character of the neighbouring buildings. The proposal will make a positive contribution to the overall setting of Haringey Park and the wider Crouch End Conservation Area.

Appendices

Appendix A: 2019 Pre-application

i. Planning History and Consultation

The applicant has previously sought pre-application advice. Proposals were prepared by AWW Architects and submitted as part of a pre-application enquiry and a meeting took place on 25.03.2019.

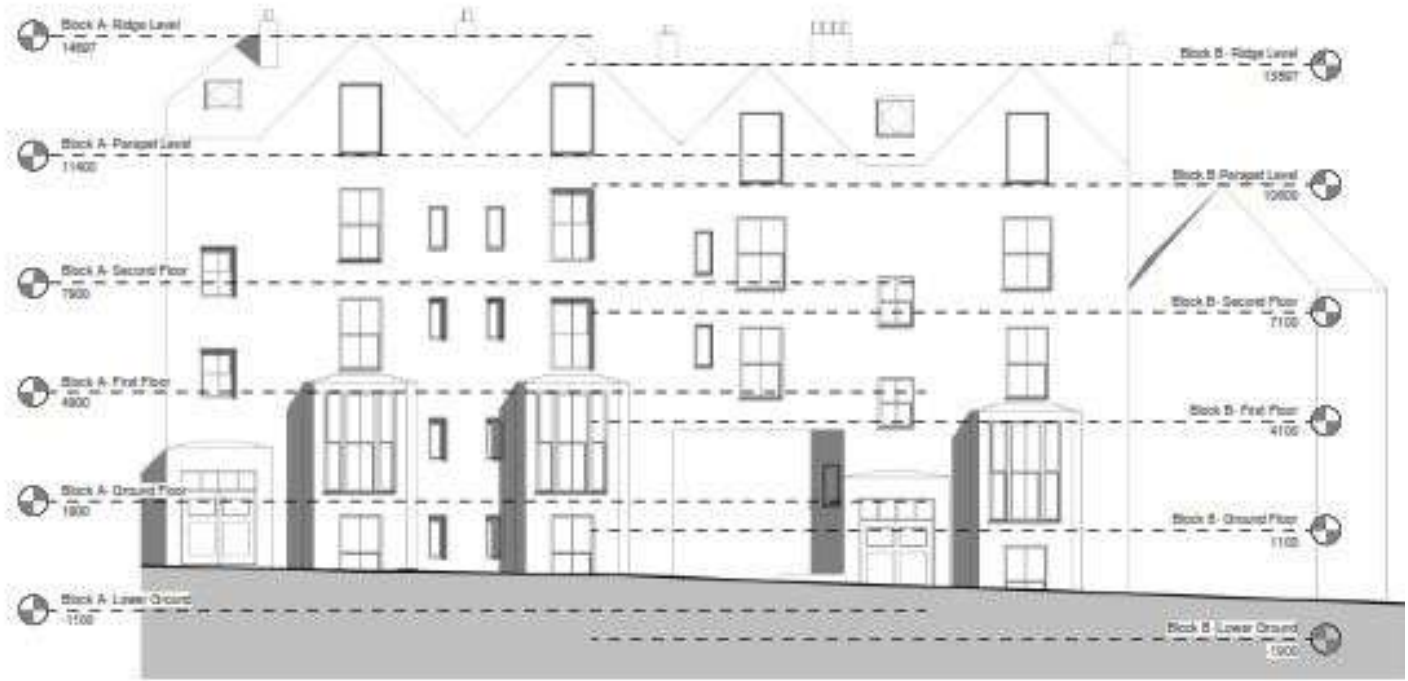
The proposals previously submitted for pre-application advice included;

- Additional storey to accommodate 2 new flats
- Introduction of pitched roof forms with gable ends to echo No.15 and No.18 Haringey Park

A summary of the pre-application feedback is detailed below in 5.2. The proposals described as part of this application have been developed in response to the advice and written feedback previously received from the LPA in 2019.

ii. Summary of previous pre-application advice (Ref: PRE/2019/0040)

- The principle of additional housing was supported.
- The proposed alterations would not be acceptable as they would not improve the appearance of the building and fail to preserve or enhance the Conservation Area.
- An appropriately designed and high quality replacement scheme may be a better option to deliver a viable and policy compliant scheme.
- The proposed roof extension was considered to have no adverse effect on neighbouring amenity with no overbearing or overshadowing effect on the neighbouring properties.

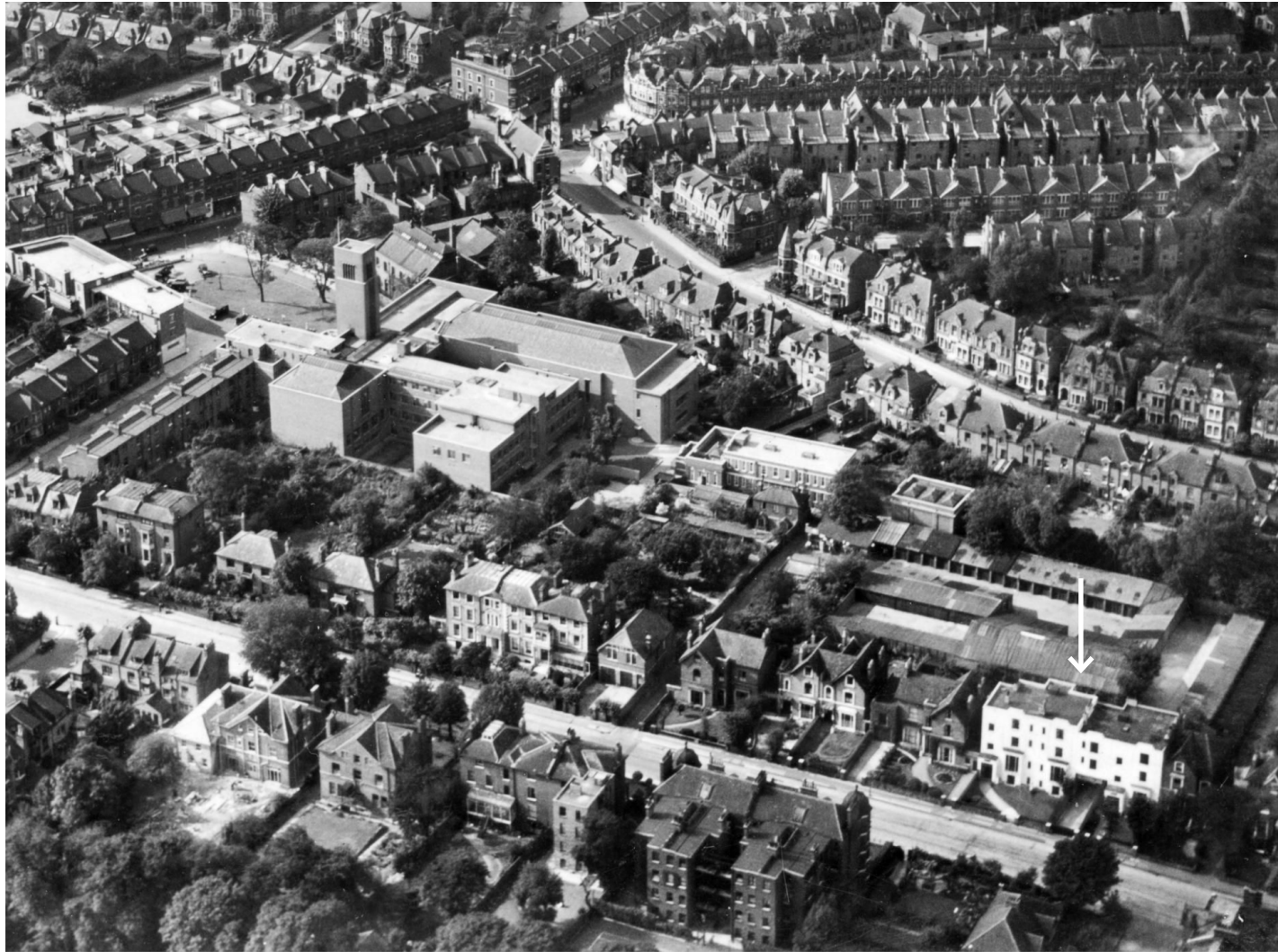


Proposed South Elevation

Previous AWW Architects design proposal (Ref: PRE/2019/0040)



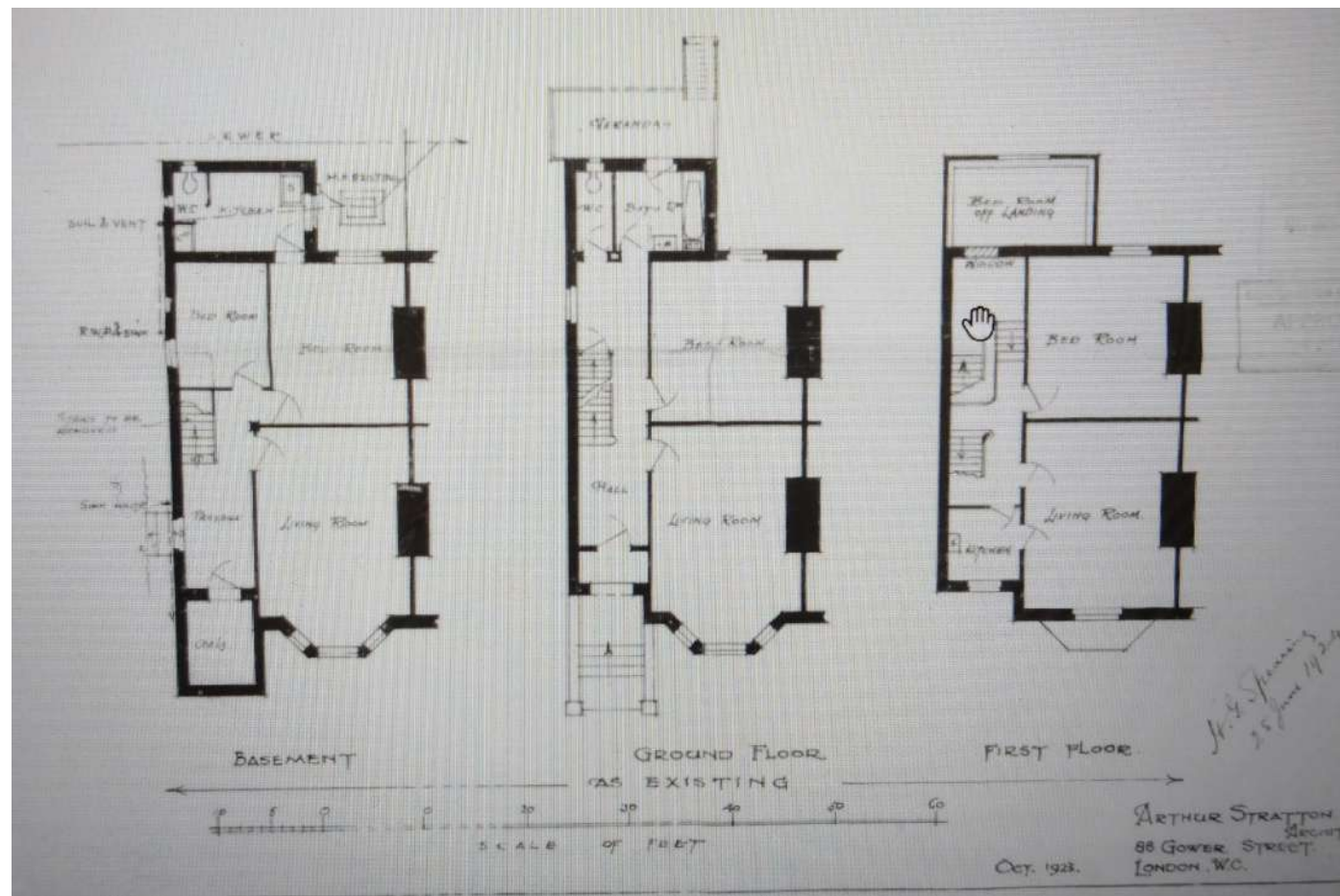
Previously submitted design proposal (Ref: PRE/2019/0040) Visualisation of proposal



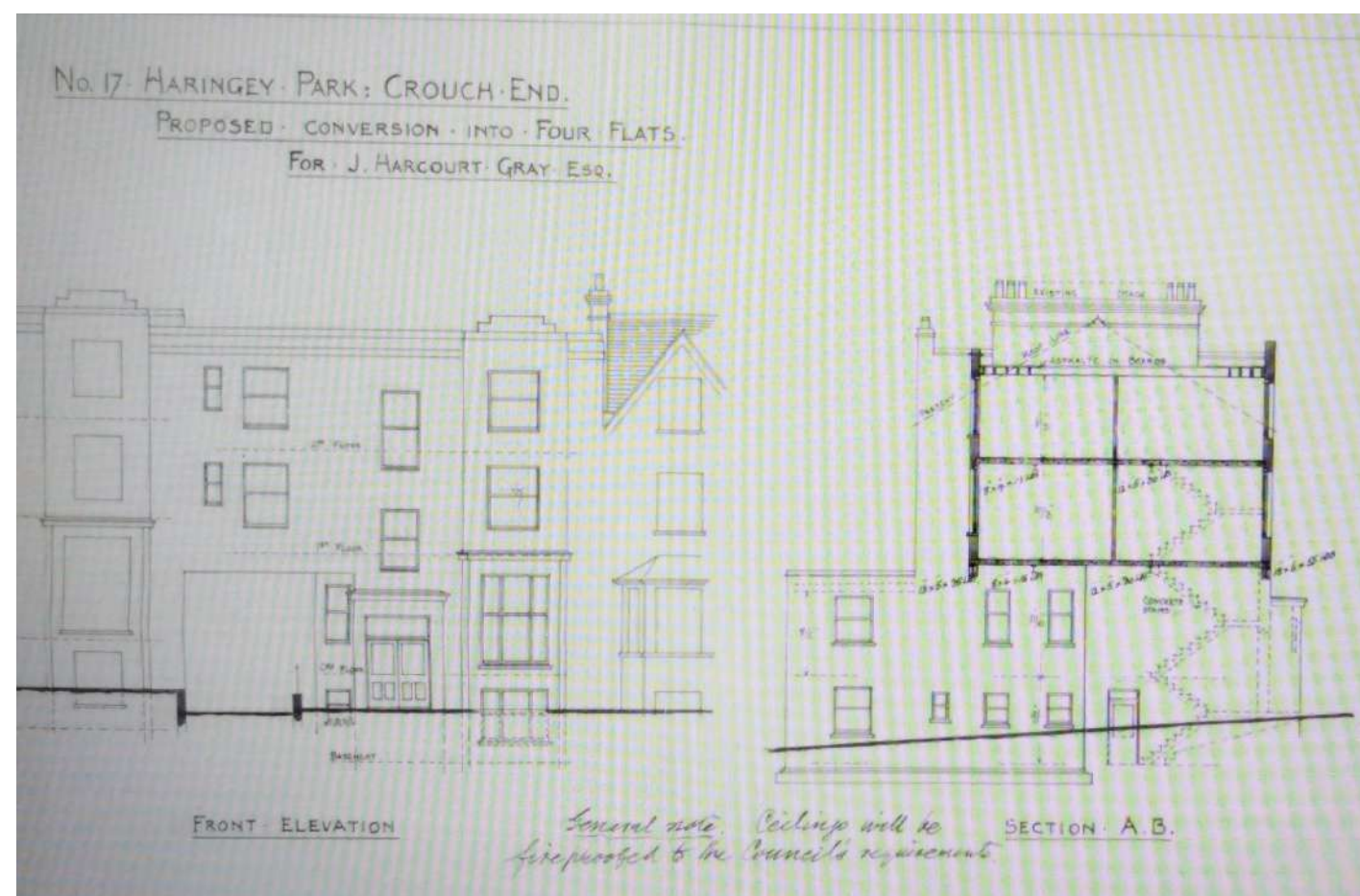
Looking North



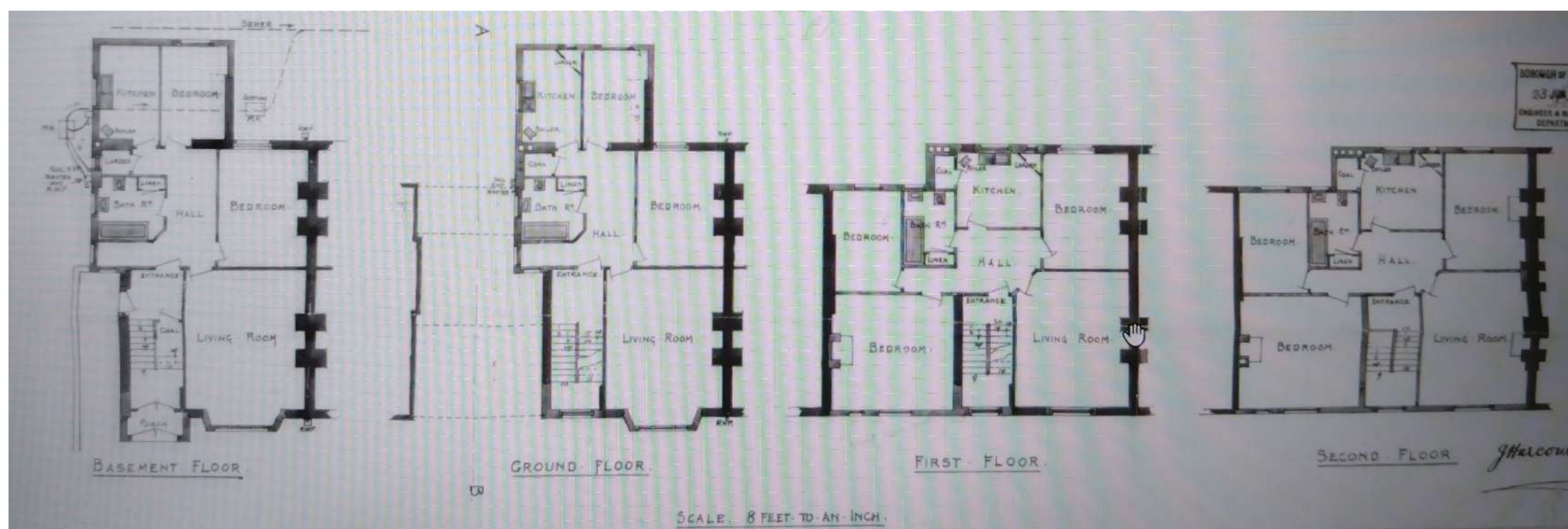
Looking South



1924 plan of no. 17 Haringey Park



1934 changes: elevation and section of no. 17 Haringey Park



1934 plans of no. 17 Haringey Park: conversion to 4 flats, including bridging over carriageway at upper levels

Appendix D - Practice Profile

Cooke Fawcett Architects is an architectural practice founded in 2015. The practice was set up to combine and build on the significant experience of its two founding directors in cultural buildings, housing developments, educational institutions, and commercial office and research buildings.

The practice is based in Farringdon, central London. Oliver and Francis met while studying architecture at the University of Cambridge. They subsequently studied together again as part of a combined academic programme organized by the universities of Harvard and ETH Zurich where Oliver and Francis respectively completed their architectural education. This shared experience underlines an ongoing interest in architectural research.

Prior to establishing the practice Oliver Cooke and Francis Fawcett worked for some of Europe's leading architectural practitioners including Renzo Piano, Allies and Morrison Architects, Jamie Fobert and Make Architects. From 2007 until 2015 Oliver and Francis worked for Pritzker Prize winners Herzog & de Meuron Architects in both their Basel and London offices. Notable projects from this period include the Tate Modern Extension in London, the Wood Wharf development at Canary Wharf and the Blavatnik School of Government in Oxford which was nominated for the 2016 Stirling Prize, and on which Francis worked as project architect during design and delivery stages of the project.

The work of Cooke Fawcett covers different sectors and scales. Rather than focus on a specific size or type of building, the practice focuses on projects in which potential for innovative design can be successfully employed to meet a client's specific brief and aspirations. The practice is currently engaged on a wide variety of projects including commercial development, private housing and cultural work. Projects with which the practice is involved frequently involve developing a sensitive approach to working with heritage assets.

The practice is currently working on the refurbishment of a pair of Grade II listed town houses in Mayfair and has recently completed the refurbishment of a 17th century, Grade II listed water mill in Hampshire. The practice has completed several refurbishment and extension projects throughout London involving conservation areas and listed buildings.



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