

# COOKE FAWCETT ARCHITECTS

## **15 Lady Margaret Road NW5 2NG** **Design and Access Statement** **12.08.2021**

CF\_184\_REP\_210812\_Lady-Margaret-Road\_DAS

1. Introduction
2. Background Information & Planning Context
3. Existing Building
4. Proposals
5. Planning Precedents
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Appendix 1 - Practice Profile



View of 15 Lady Margaret Road - front elevation



View of 15 Lady Margaret Road - rear elevation



View of 15 Lady Margaret Road - aerial

# 1. Introduction

## 1.1 Purpose of this document

This Design and Access Statement has been prepared by Cooke Fawcett Architects Ltd to accompany a householder planning application for proposed works to a dwelling at 15 Lady Margaret Road, NW5 2NG. It provides a detailed description and assessment of the proposals.

## 1.2 Summary of proposals

The existing semi-detached property at 15 Lady Margaret road is divided into two flats, one at ground floor and the other distributed over the second and third floors, and attic. The client, Heather and Neal Callow, who own the leasehold and a share of the freehold, occupy the upper flat and wish to make the existing top floor usable as children's bedrooms to meet the changing needs of their family.

The proposed works consist of the following main elements:

- Inclined roof to the existing, non-original outrigger
- Front and rear dormers in-keeping with the pattern of the development on Lady Margaret Road and the surrounding area
- Reorganisation of the internal stair and layout of the third and attic floors
- Exterior upgrade to improve on unsympathetic works last carried out in 1982

Heather and Neal wish to remain in the property, and are committed to making improvements that will enhance the building and which are sympathetic to the setting of the conservation area.

## 1.3 Associated documents

Please refer also to the following drawings which accompany this application:

Existing drawings:

- |                  |                       |
|------------------|-----------------------|
| CF-184-DR-0050-A | Location & block plan |
| CF-184-DR-0100-A | Plans                 |
| CF-184-DR-0200-A | Sections              |
| CF-184-DR-0300-A | Elevations            |

Proposed drawings:

- |                  |            |
|------------------|------------|
| CF-184-DR-1100-A | Plans      |
| CF-184-DR-1200-A | Sections   |
| CF-184-DR-1300-A | Elevations |





Aerial view of 15 Lady Margaret Road (highlight in red). Source: Google Maps



Aerial view of 15 Lady Margaret Road (highlight in red). Source: Google Maps

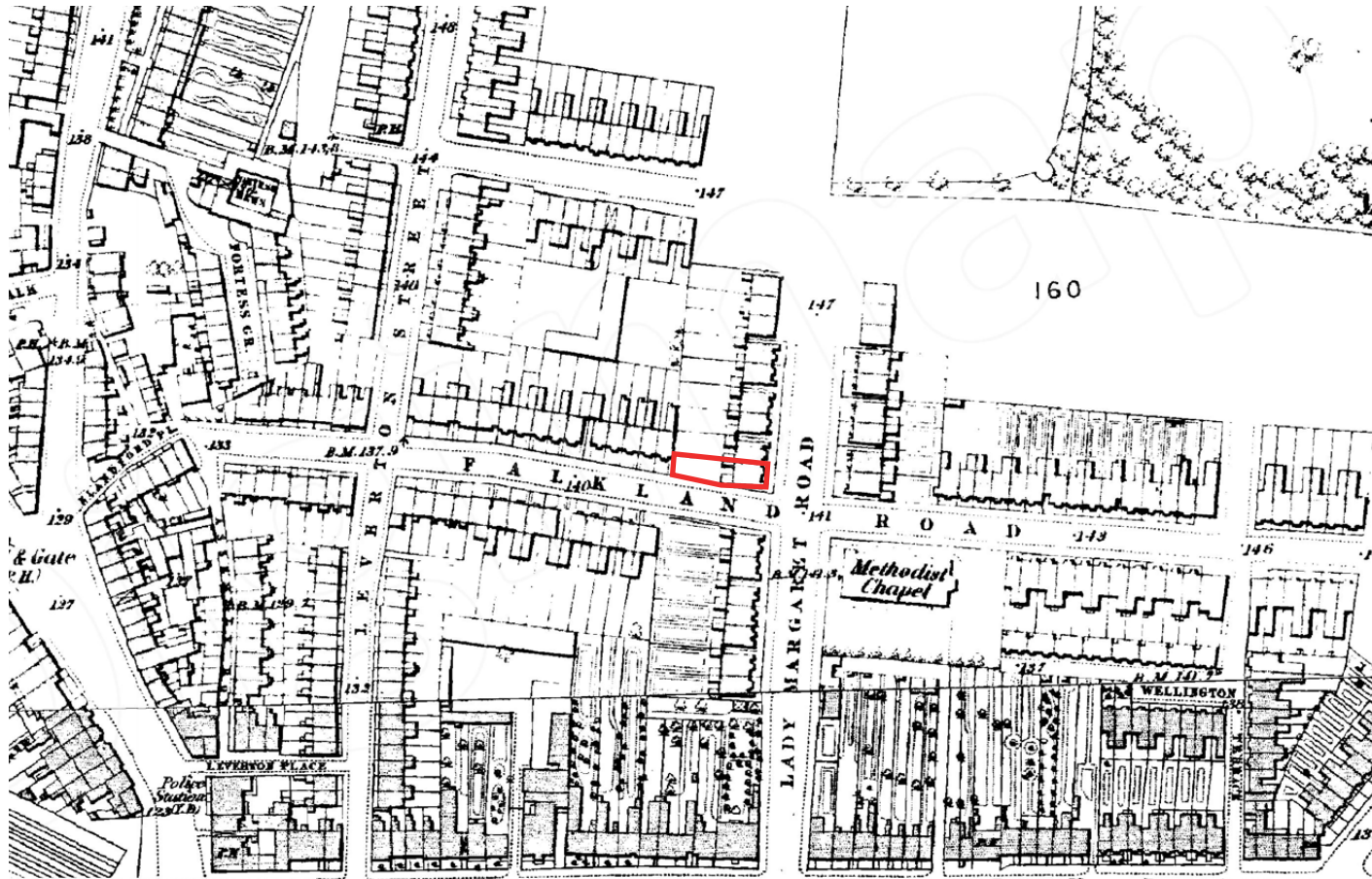
## 2. Background Information

### 2.1 Site location

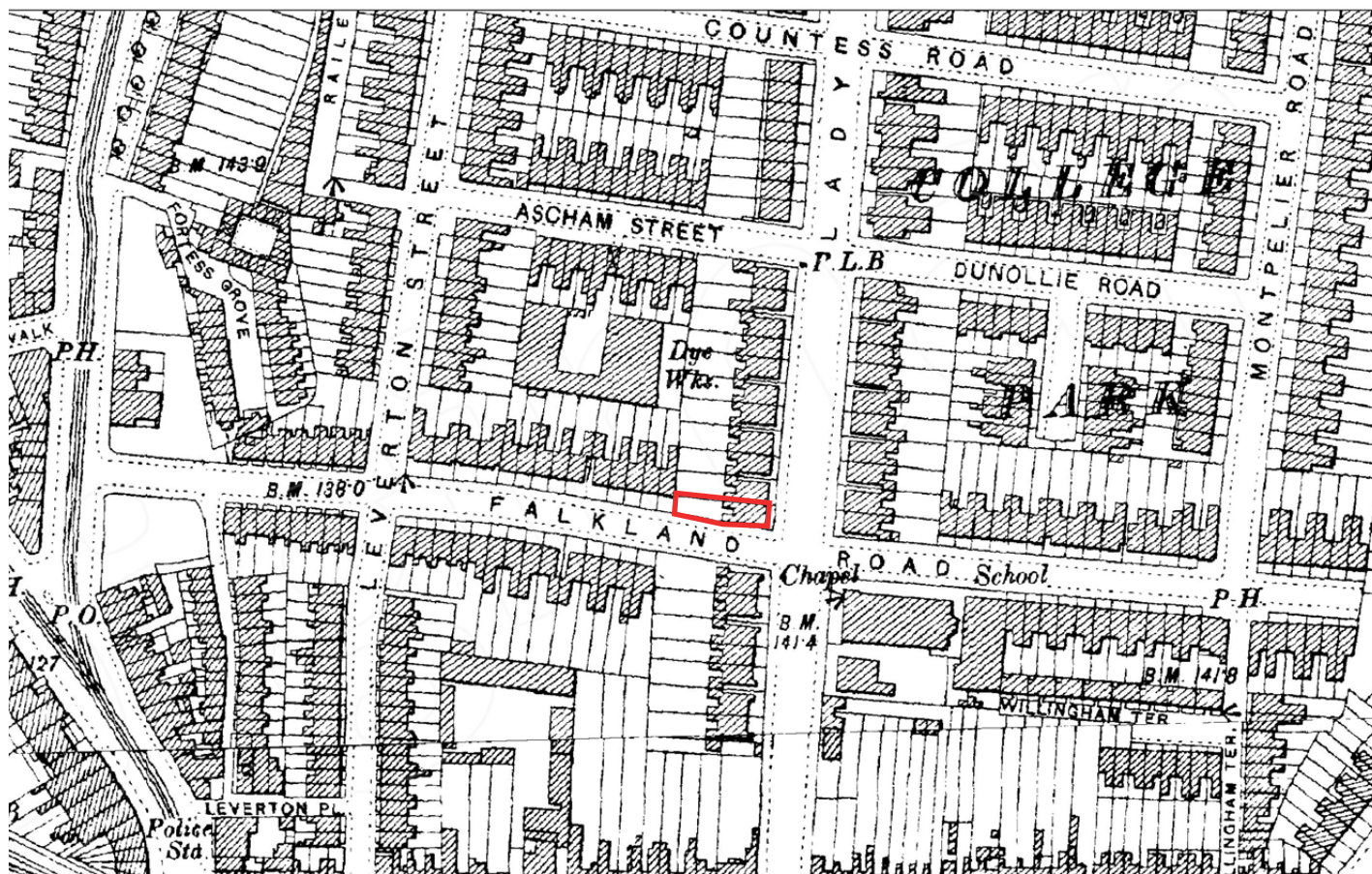
Lady Margaret Road is a residential street located roughly 5 minutes walk from Kentish Town Underground Station. It lies on a north-south orientation and connects Leighton Road (to the south) to Brecknock Road (to the north).

The property at no. 15 is located on a corner plot at the intersection of Lady Margaret Road and Falkland Road, diametrically opposed to the Church of Our Lady, Help of Christians.





1870s map showing 15 Lady Margaret Road (highlight in red) and surrounding area. Source: Digimap



1890s map showing 15 Lady Margaret Road (highlight in red) and further development of Lady Margaret Road. Source: Digimap

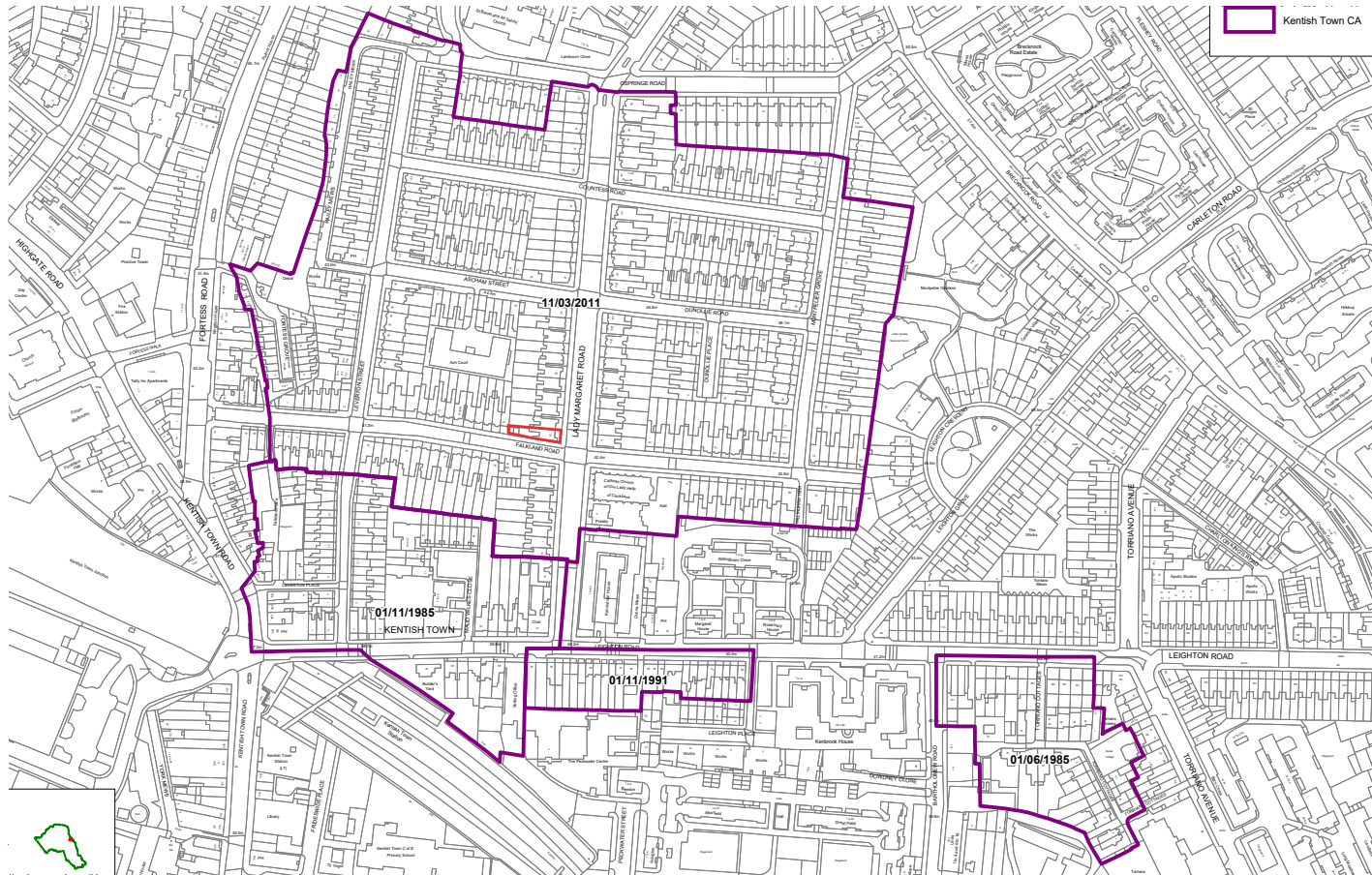
## 2.2 Historic context

The area around Lady Margaret Road is understood to have been developed in phases between 1875 and 1894. OS maps from the 1870s show the southern end of the road were completed first, which explains the transition to an alternate pattern of development towards the north, which took place later, towards the close of the century.

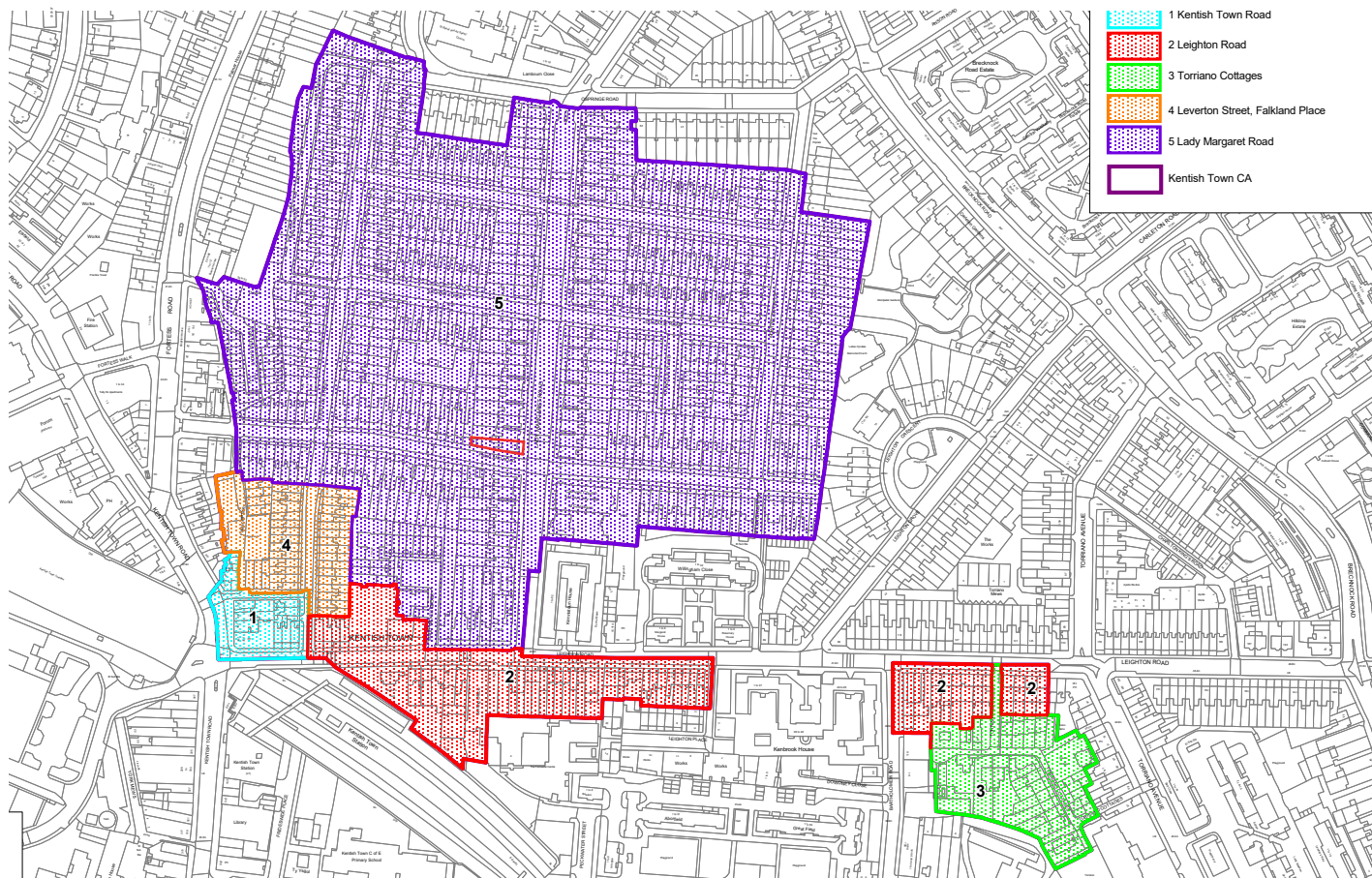
## 2.3 Building context - typology and format

- The street pattern is laid out on a cardinal grid of rectangular urban blocks of terraced or semi-detached houses. Lady Margaret Road runs north-south.
- At the southern end of Lady Margaret Road houses are broadly semi-detached over three storeys. Gaps between each pair of houses provide views through to the long, narrow gardens beyond and serve to enhance the generous proportions of the streetscape.
- Stuccoed and canted bays at ground floor, porched entrances and buff brickwork and parapets above establish visual consistency. Detailing to the first and second floor windows introduces variation within each pair of adjoined houses.





Map 2 showing the Kentish Town Conservation Area designation dates and site (outlined in red). Source: Camden.gov.uk



Map 9: showing the character Areas of the Kentish Town Conservation Area and site (outlined in red) Source: Camden.gov.uk

## 2.4 Planning status

- The property is located within the Northern sub-area of the Kentish Town Conservation Area (Camden Conservation Area Number 19), and within the Lady Margaret Road Character Area (see Map 9)
- The building is not listed
- The building is not locally-listed

## 2.5 Building planning history

The original house was built in c. 1875

It was divided into two flats and the rear outrigger extended in 1982

## 2.6 Relevant planning policies

Particular consideration has been given to the following policy documents, with key relevant policies noted below. A more detailed study of local planning precedent and the local context can be found in Section 5.

### 2.61 Kentish Town Conservation Area Appraisal and Management Strategy (March 2011)

- The Kentish Town Conservation Area was majorly extended in March 2011 to include the six urban blocks including 15 Lady Margaret Road. This is relatively recent - a lot of Camden's Conservation Areas were established in the 1980s. By 2011 the area had already been extensively altered at roof level (see Section 5 of this report)
- Policy 3 (Maintaining Character): "Applications for development will be determined having regard to the special interest of the Conservation Area."
- Per the Kentish Town Conservation Area Appraisal (2011):
  - 5.3 (5): Lady Margaret Road is considered similar in terms of its pattern of development and style of houses as Falkland Road, Ascham Road, Dunolie Road, Dunolie Place, Countess Road and Montpelier Grove.
  - The special interest of Lady Margaret Road is defined by:
    - 5.1 (Spatial Analysis):
      - Generous proportions
      - Uniform development
      - Consistent material treatment (brick and stucco)
    - 5.2 (Key views):
      - A street scene punctuated by the spire of the Church of Our Lady, Help of Christians
      - The road's mature street trees
    - 5.3 (Character zones):
      - 3 storeys
      - Narrow plots
      - Small front gardens
      - Longer rear gardens
      - Detailing and decoration varying from terrace to terrace
      - Rusticated stucco and canted bays on ground floor
- The houses on Lady Margaret Road are not identified as significant due to unbroken rooflines.



### 2.62 Kentish Town Neighbourhood Plan (September 2016)

- Policy D3 (Design Principles): “Applications for the development of new and the redevelopment of existing buildings [...] will be supported where they meet the following criteria:
  - b.: Proposals must be well integrated into their surroundings and reinforce and enhance local character, in line with paragraph 64 of the NPPF
  - e.: Design proposals must be of the highest quality and sustainable, using materials that complement the existing palette of materials in the surrounding buildings.”

### 2.63 Camden Planning Guidance: DESIGN (CPG-D, January 2021)

- Policy 2 (2.9): “In order to achieve high quality design in the borough we require applicants to consider buildings in terms of context; height; accessibility; orientation; scale and massing; siting; functionality; detailing; materials.”
- Policy 2 (2.11): “Good design should respond appropriately to the existing context by positively integrating with and enhancing the character, history, archaeology and nature of existing building on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks. This is particularly important in conservation areas.”
- Policy 2 (2.13): “In addition to considering context, the design of a building... should seek to provide visual interest for onlookers from all aspects and distances. This will involve attention given to both form and detail.”
- Policy 2 (2.14) “Materials should form an integral part of the design process and should respond to existing heritage assets and features by relating to the character and appearance of the area, particularly in conservation areas.”

### 2.64 Camden Planning Guidance: HOME IMPROVEMENTS (CPG-HI, January 2021)

- Policy 2.2 (Roof Extensions):
  - “Not every unbroken roofline is of heritage value and therefore it is not worthy of preservation. For buildings in Conservation Areas, the Conservation Area Appraisals identify certain terraces or groups of buildings are significant due to their unbroken roofline, which means they hold heritage value.”
- Policy 2.21 (Dormers):
  - a.: “Roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst the existing roof form is maintained.”
  - b.: “The internal height of the existing loft space is sufficient to allow adequate habitable space more than 2m-headroom from staircase”
  - c.: “Dormers should be subordinate in size to the roof slope being extended
  - d.: The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls.”
  - e.: “Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels.”
  - f.: “The type, design and alignment of windows would relate to the ones below.”
  - g.: “The proportion of glazing should be greater than the solid areas and

dormer cheeks should be of a high quality design and materials.”

- h.: “Innovative approaches are encouraged.”
- j.: “Dormer materials should complement the main building and wider townscape. Given the existing building stock, the use of traditional materials (timber, lead, hanging tiles) is encourage; innovative approaches are encourage and supported.”
- Policy 3.5 (Rooflights)
  - a.: “Should not protrude more than 0.15m beyond the plane of the roof slope or be flush with the roof slope for properties in Conservation Area.”
  - b.: “Are significantly subordinate both in size and number to the roof slope being altered and roof form overall.”
  - c.: “Their position should take into account other roof elements, e.g. gables, chimneys, turrets.”





Children's bedroom (currently shared), second floor

### 3. Existing Building

#### 3.1 Current accommodation and layout

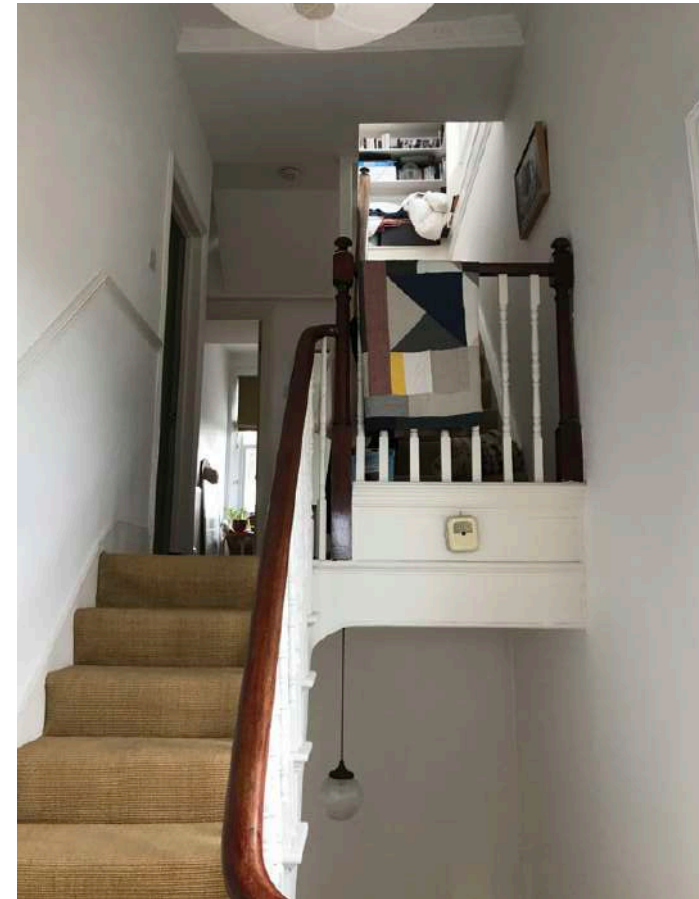
- The entrance to the property is via the main porched entrance from Lady Margaret Road.
- Principle living spaces are at first floor with access to a rear-facing terrace.
- The rear outrigger of the original house has been extended by the addition of two storeys (consented in 1982). The kitchen and bathroom are arranged on half landings in the outrigger,
- Bedroom accommodation and a study is organised at the second floor.
- Storage, utilities, a guest bedroom and small bathroom are located on the top (third) floor.

#### 3.2 Existing failings - assessment of need

- Third floor rooms have low, sloped ceilings and limited access to light (each room served by one small rooflight), making them suitable only for utility / occasional use. 50% of ceiling height is below 2m, so this accommodation does not meet London Design Guide standards.
- The applicant works from home and so the house needs to retain and support dedicated study space, however the family has two young children who currently share a bedroom; this is inadequate for their needs.
- A smaller, seemingly non-original stair to access the third floor currently forms a large bulkhead in the study, restricting head height and disrupting the legibility of the original spaces.



View from kitchen up to first floor, showing original stair



View from original stair to second floor and non-original stair to attic

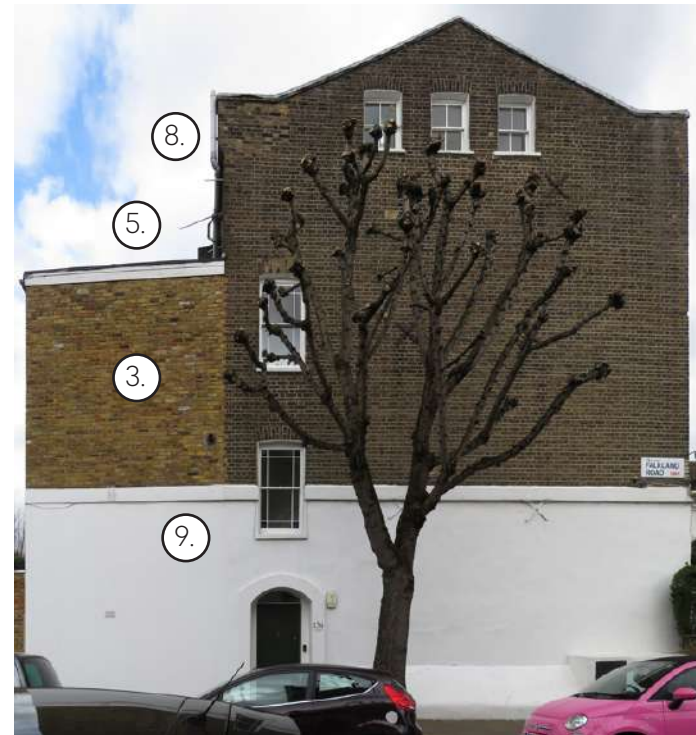


Guest bedroom at third floor / attic





View of house and outrigger from Lady Margaret Road



View of south / side elevation from Falkland Road



View of rear & side elevation from Falkland Road



View of rear of property from Falkland Road

### 3.3 Exterior

- The contemporary outrigger extension (permitted 1982) is poor quality in comparison to the original brickwork.
- The shape of the site establishes a noticeable angle between the main house and outrigger
- The rear elevation is messy and unattractive, particularly in the area around the outrigger. The existing outrigger roof is a poor quality flat asphalt roof, with PVC fascia barge boards and too little distance from the top of the window to the roof edge.
- Boxed-in and diagonal external SVP pipes have resulted in visual clutter on the rear elevation, visible from Falkland Road, which includes a rooftop utilities enclosure.
- Exposed cabling and poor quality external plasterwork on the south (Falkland Road) elevation is unsympathetic to the quality and detail of that on Lady Margaret Road.

### 3.4 Identification of special features

Alongside the qualities of the conservation area identified in the Kentish Town Conservation Area Appraisal, the proposed works have been designed to respect, preserve, and enhance the following features of the existing building which make a positive contribution to its appearance on Lady Margaret Road:

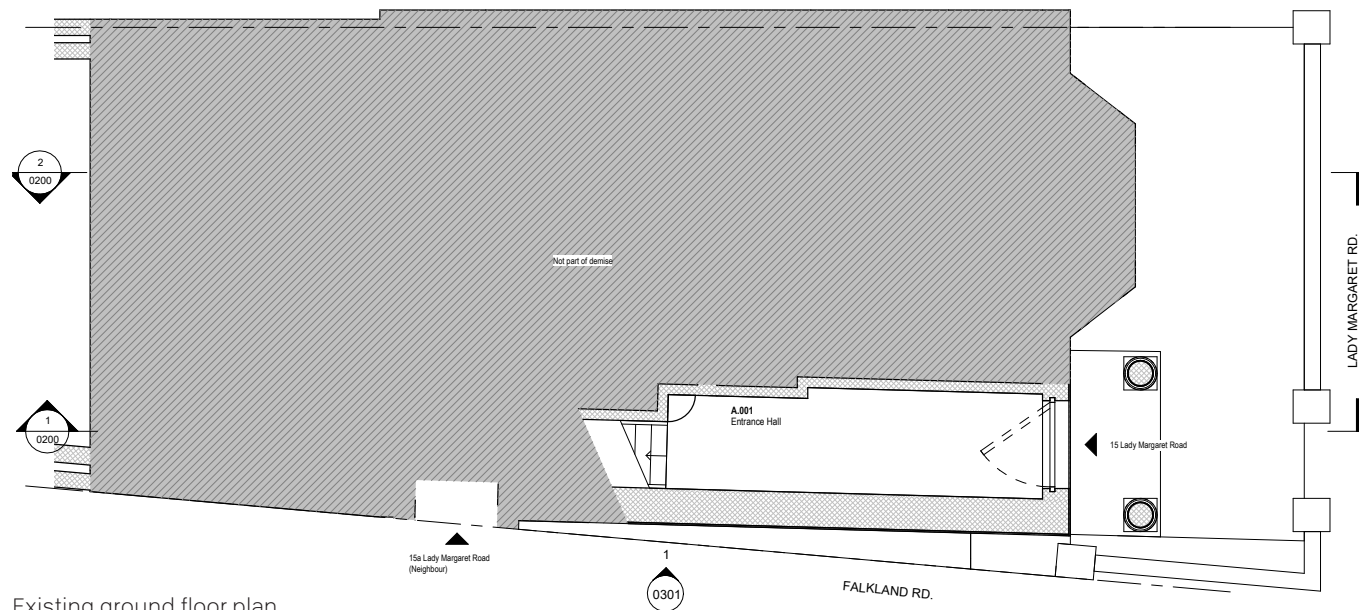
- Attractive street-facing facade
- Front and side parapet lines and detailing
- Large sash windows at first and second floor, with plaster detailing
- Original iron balustrade

The works have also been designed to improve the appearance of the rear and side of the building as seen from Falkland Road by addressing problems of non-matching brickwork, strange proportions, poor roof detailing and a clutter of external service pipework and boxing out.

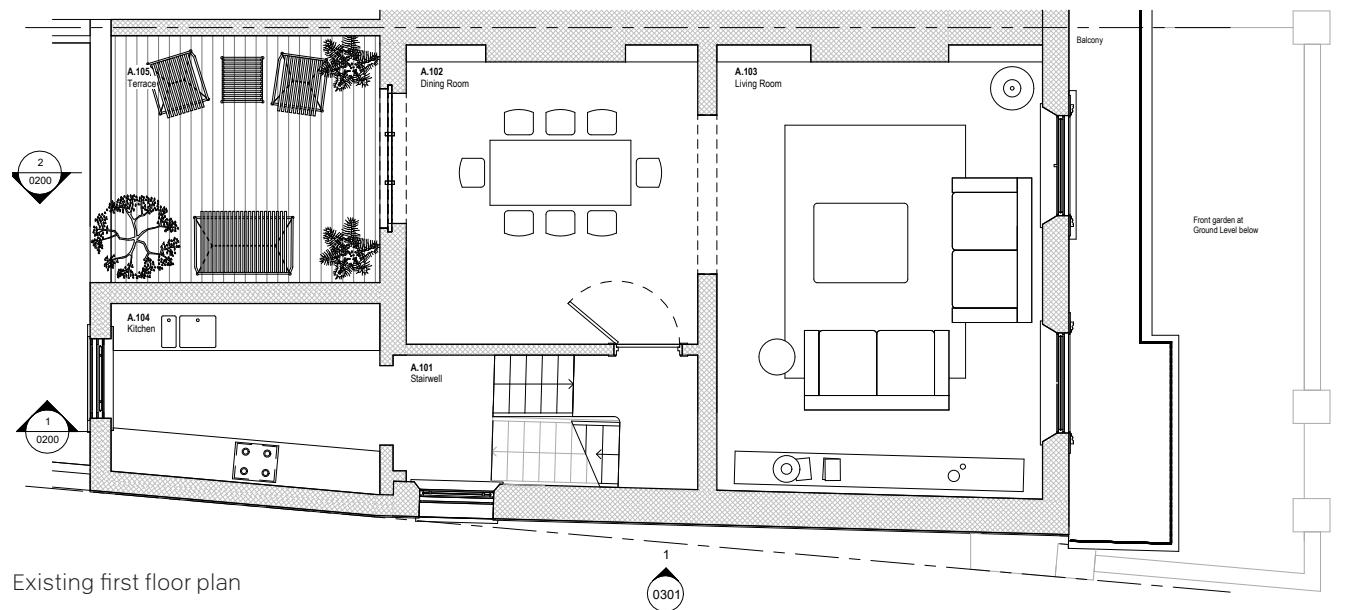
### Key - Existing Exterior

1. 1982 outrigger extension at first and second floors, with mismatched brickwork
2. 'Cranked' plan-form - creates a crease in the south elevation
3. Mismatched brickwork
4. Unattractive proportions as a result of narrow brick zone between window and roof
5. Poor quality asphalt roof
6. Existing rooflights - limited light to third floor rooms
7. External services enclosure
8. Trailing services / visual clutter
9. Unattractive plaster detailing

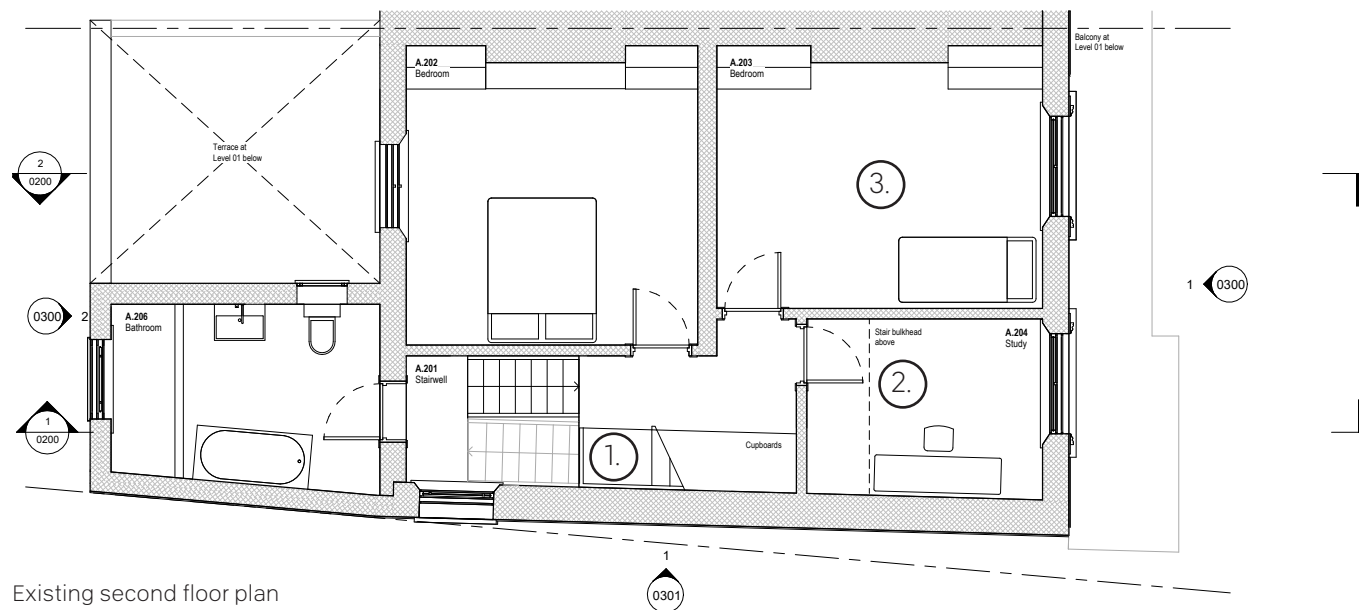




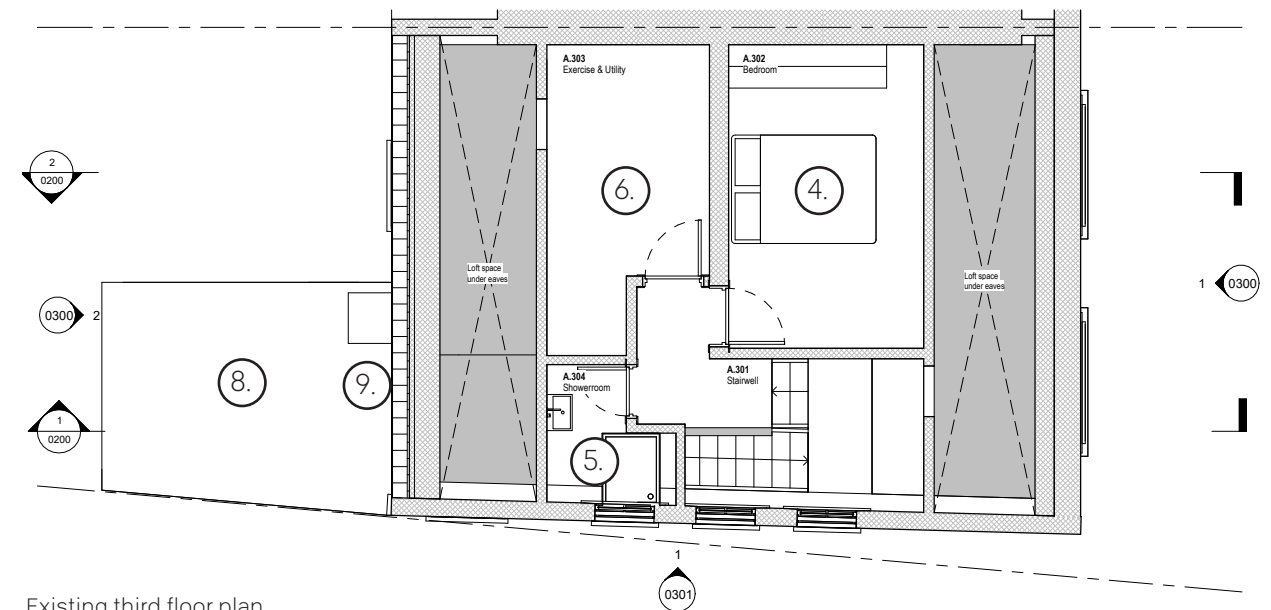
Existing ground floor plan



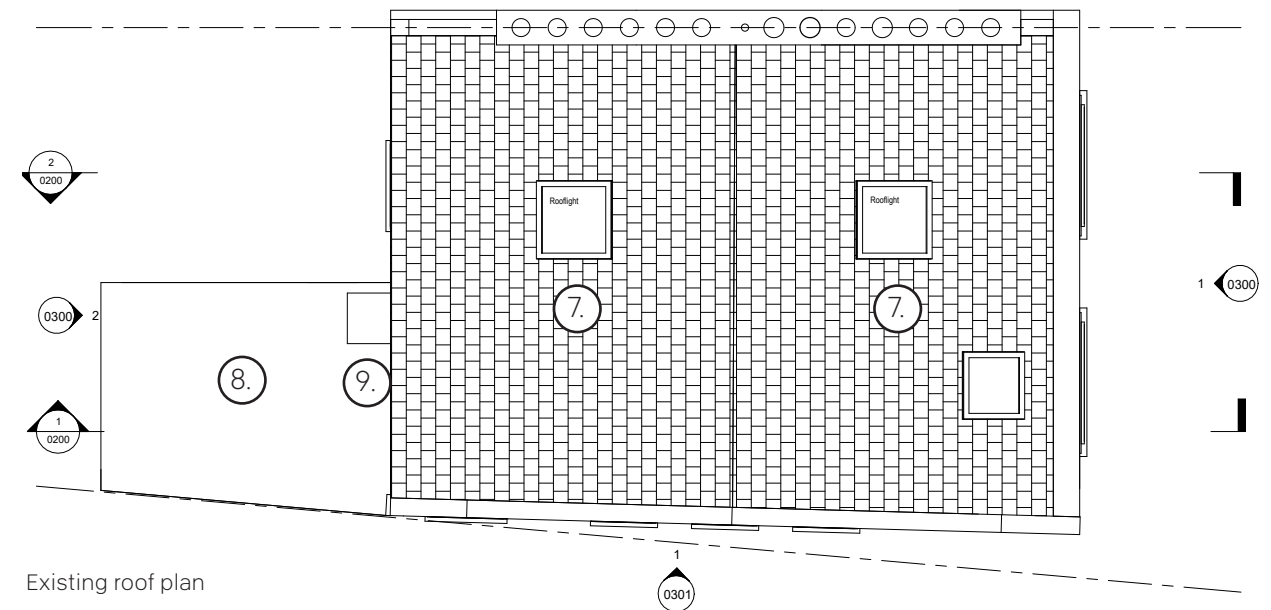
Existing first floor plan



Existing second floor plan



Existing third floor plan

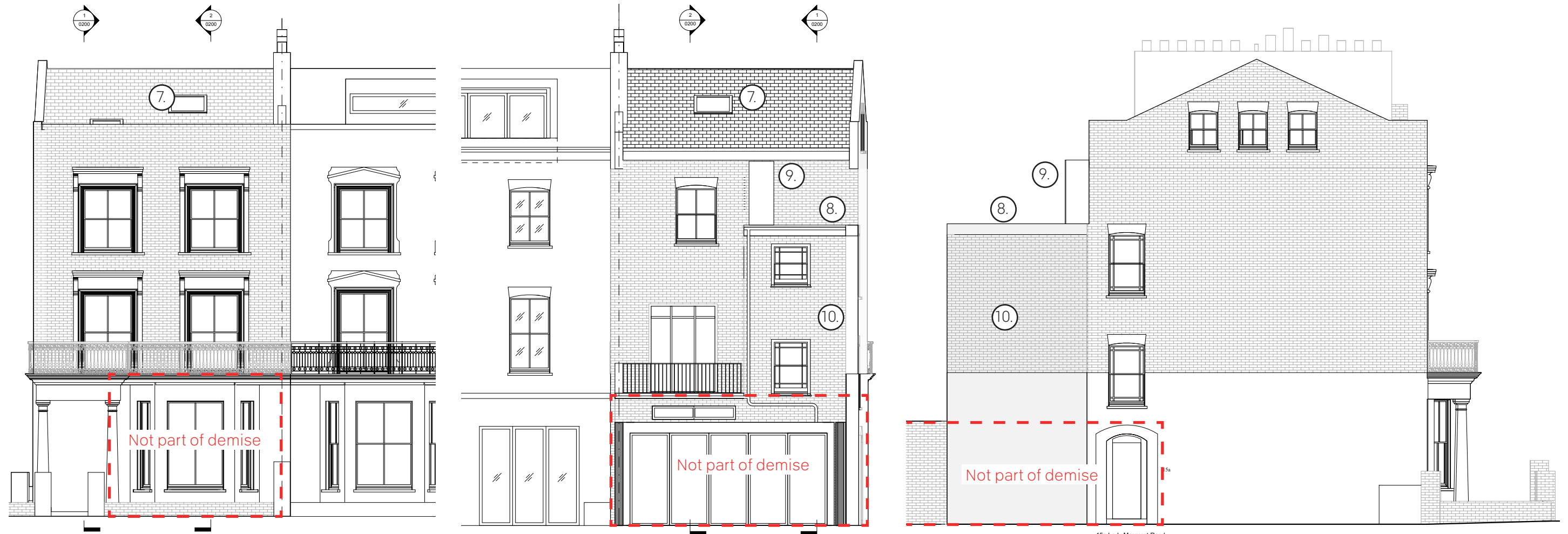


Existing roof plan

### Key - Existing

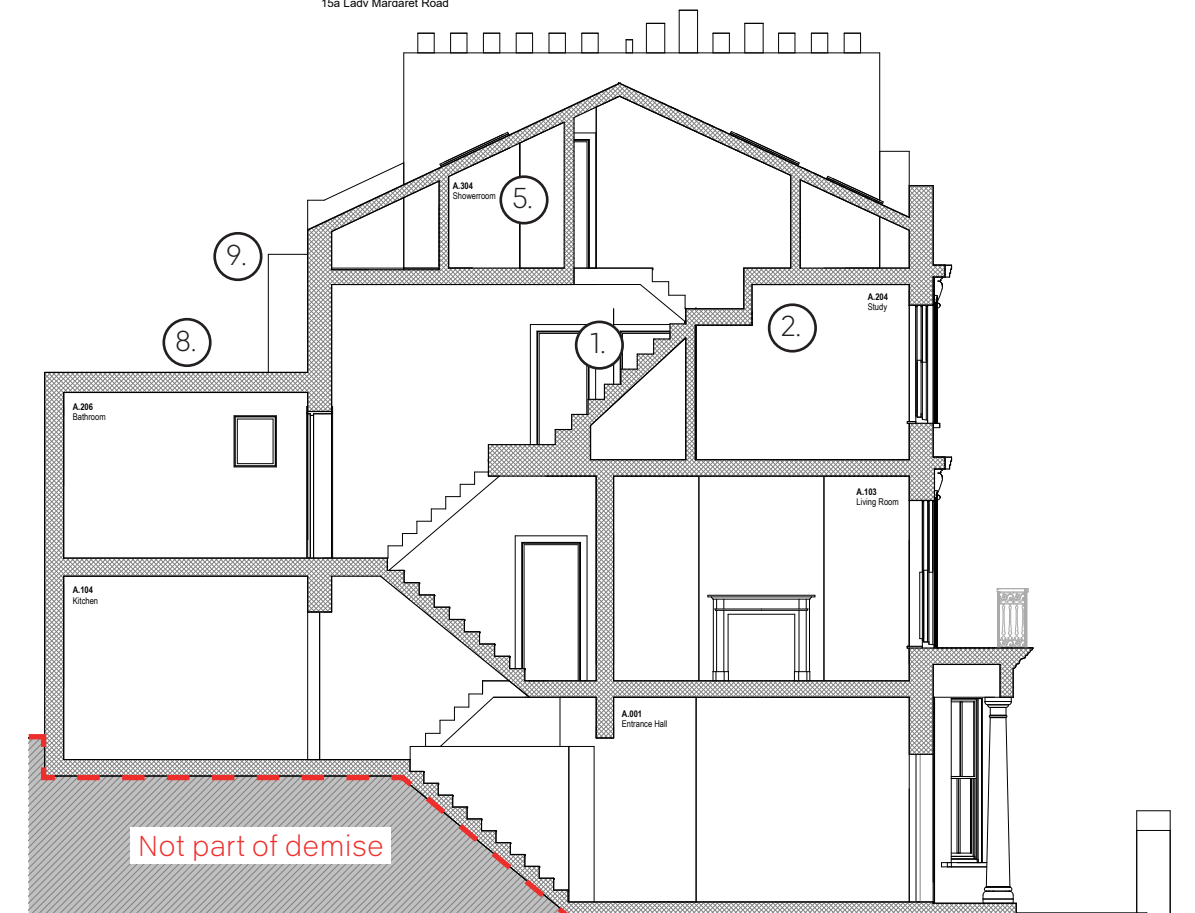
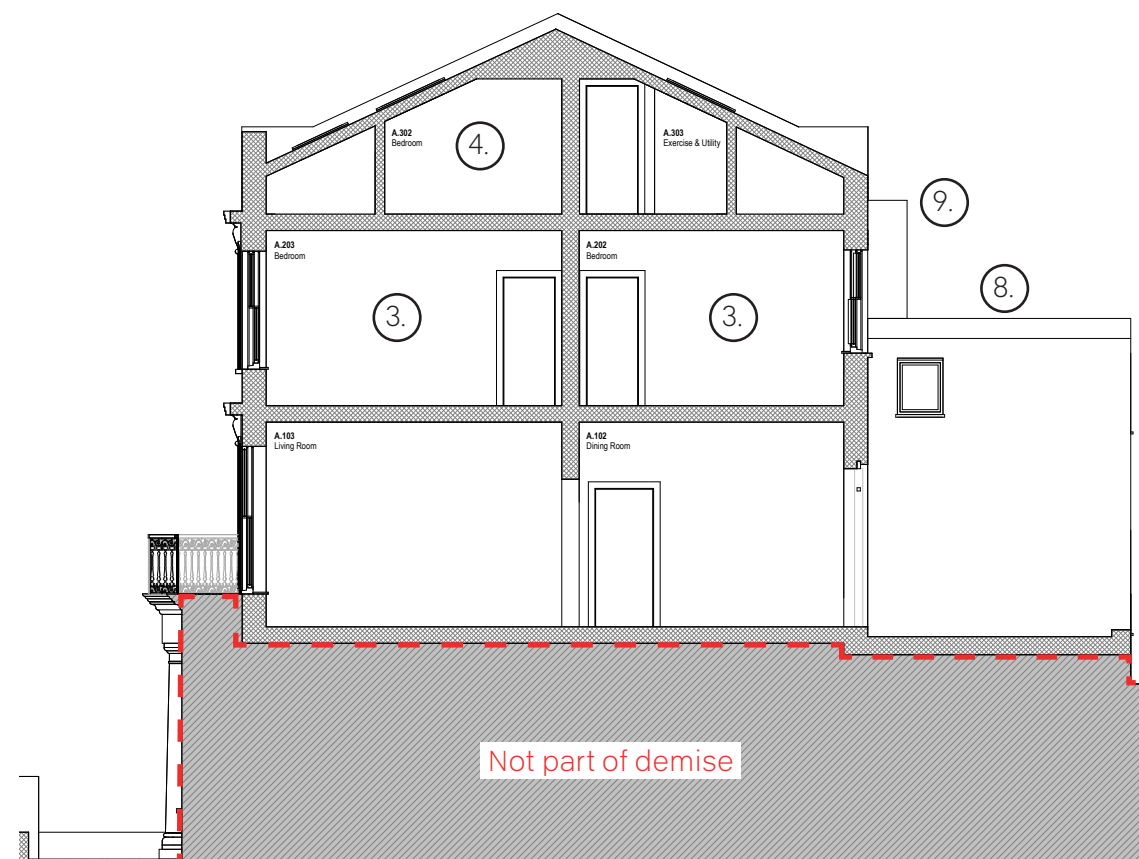
1. Non-original stair to access loft level (third floor)
2. Bulkhead compromises head height in study
3. Shared children's bedroom
4. Guest bedroom - cramped with low ceilings. 50% under 2m
5. Shower-room - cramped
6. Utility room - inefficient use of space, low ceilings. 50% under 2m.
7. Existing rooflights - limited light to third floor rooms
8. Poor quality asphalt roof
9. External services enclosure
10. Mismatched brickwork





#### Key - Existing

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### Key - Proposal

1. Reorganised level 2-3 stair
2. Front rooms combined into master bedroom
3. Study / guest bedroom
4. New sloped tiled roof to outrigger, integrated with main roof slope
5. New shower room at half-landing
6. New obscured glass window
7. New rooflight
8. Front dormer, zinc-clad
9. Front aligns to chimney stack, and is set back from parapet with deep gutter
10. Stepped at end to maintain equal visible margins
11. New utility room
12. Rear dormer, zinc clad
13. Set back to maintain deep margin to eaves
14. Outrigger brickwork recoloured to be less bright yellow than existing, to better compliment the main house
15. Improved plasterwork and trailing cables removed

## 4. Proposal

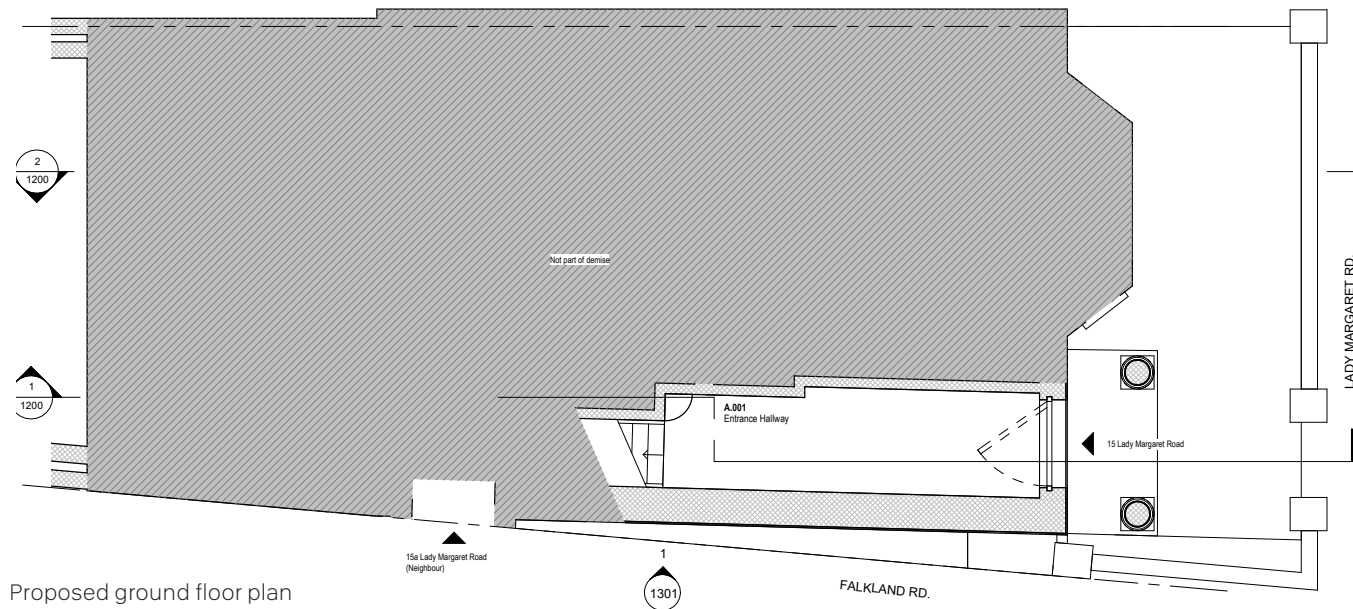
### 4.1 Proposed changes

- Front and rear dormers will bring the third floor into viable use. This level will be organised as two bedrooms and a utility room.
- The outrigger roof will be inclined to match the main roofline to integrate with the massing of the main house. The additional space produced enables a shower-room to be located over the existing bathroom.
- The stair from second to third floor will be reorganised over the lower flights, as might be more typically expected in a house of this nature, providing access to the new shower-room.
- At second floor, the smaller bedroom and study will be combined into a new master bedroom, as per the original planform of the house.
- The rear bedroom will be used as a study and guest room with views to the garden.
- No changes are proposed to the first floor (living) layout.

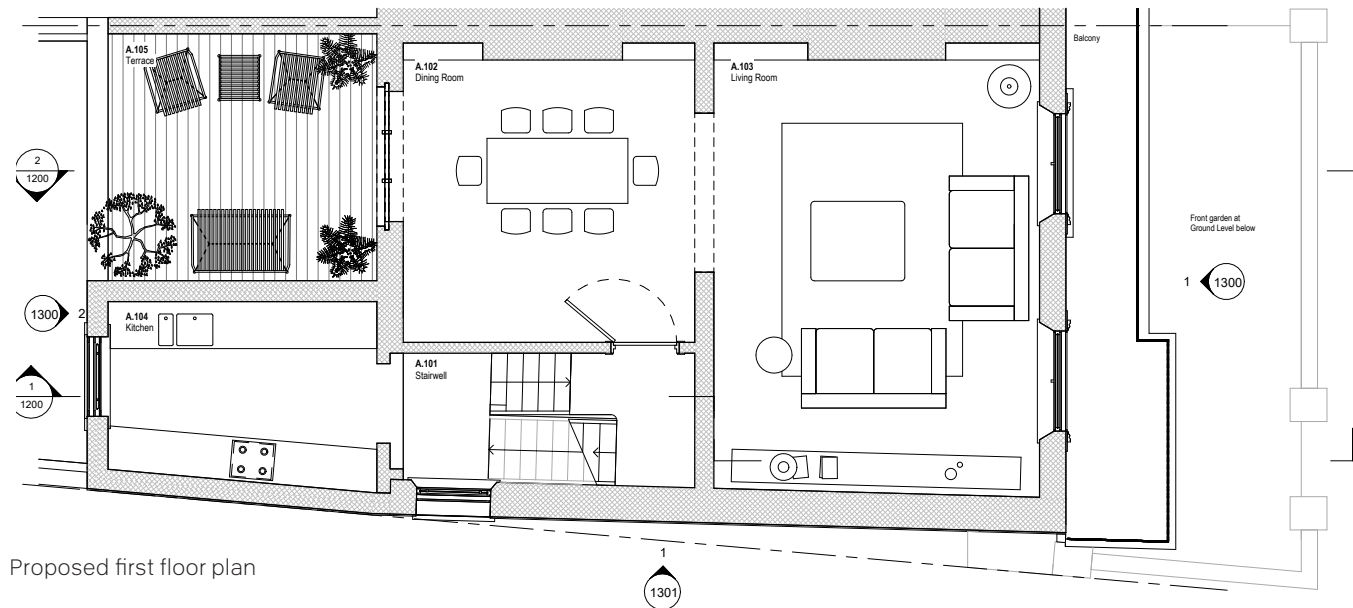


Side elevation from Falkland Road

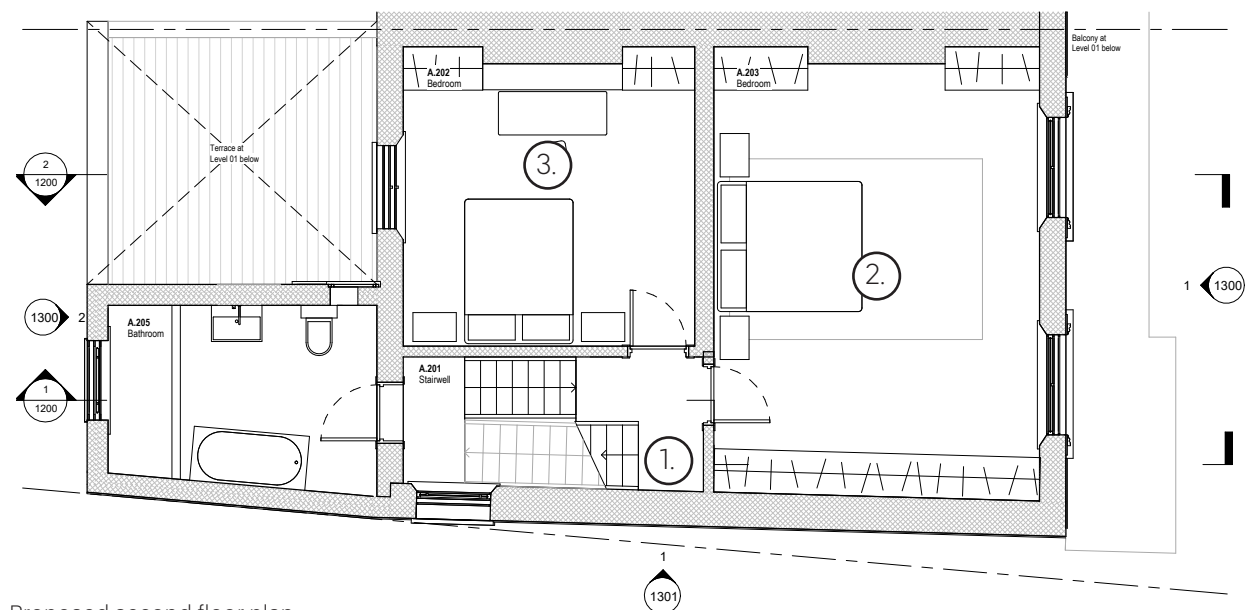




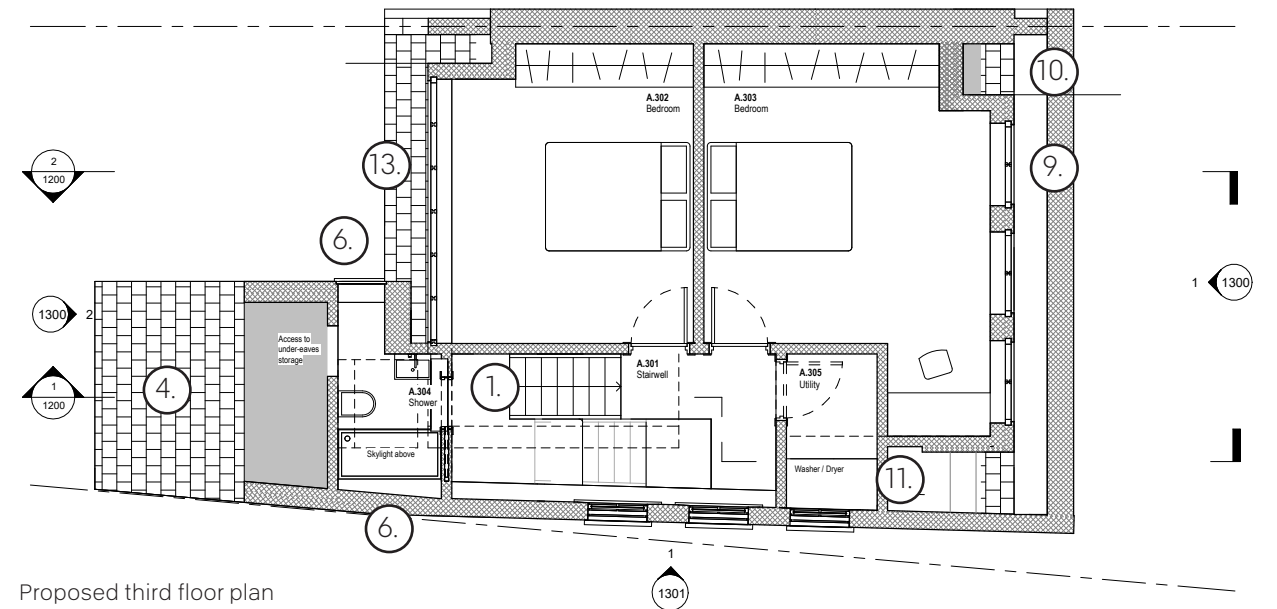
Proposed ground floor plan



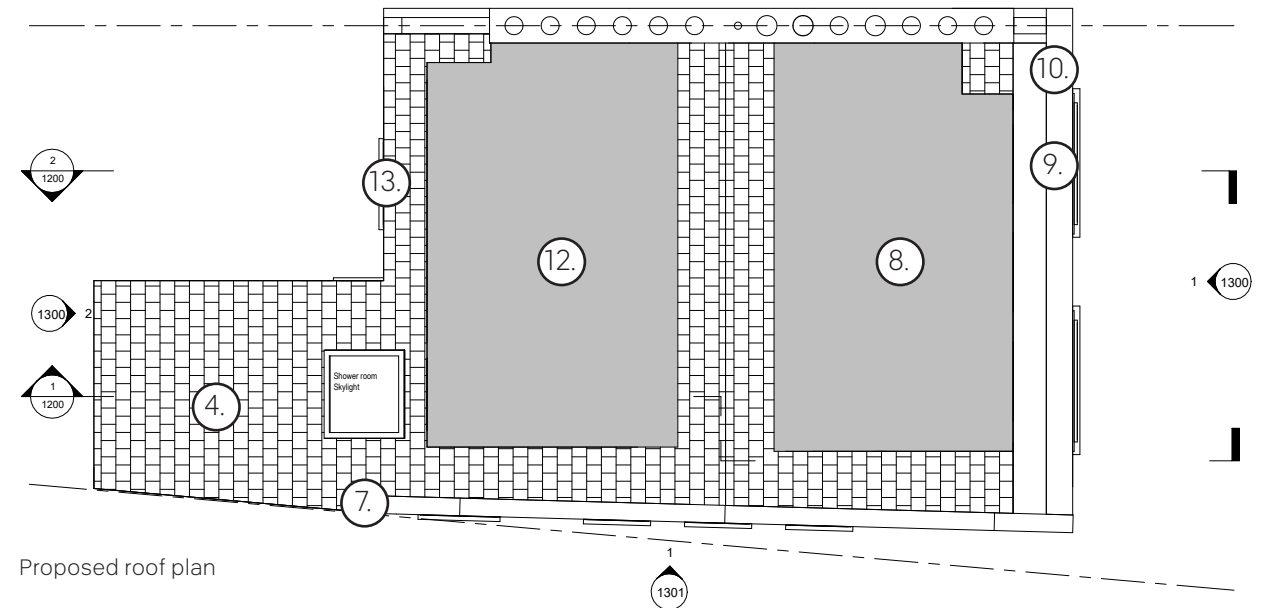
Proposed first floor plan



Proposed second floor plan



Proposed third floor plan



Proposed roof plan

#### Key - Proposal

1. Reorganised level 2-3 stair
2. Front rooms combined into master bedroom
3. Study / guest bedroom
4. New sloped tiled roof to outrigger, integrated with main roof slope
5. New shower room at half-landing
6. New obscured glass window
7. New rooflight
8. Front dormer, zinc-clad
9. Front aligns to chimney stack, and is set back from parapet with deep gutter
10. Stepped at end to maintain equal visible margins
11. New utility room
12. Rear dormer, zinc clad
13. Set back to maintain deep margin to eaves
14. Outrigger brickwork recoloured to be less bright yellow than existing, to better compliment the main house
15. Improved plasterwork and trailing cables removed





Front elevation (from Lady Margaret Road) showing proposed dormer and alignments with windows on lower floors



Rear elevation showing proposed dormer and outrigger roof works

#### **4.2 Scale and massing - in general**

Below is set out how the proposals address Camden design guidance (CPG-HI 2.2). The proposals maintain the pattern of development established by neighbouring properties and in the surrounding area. Works are proposed that will sit as subservient additions and seek to integrate contemporary aspects of the existing building with the original house, where these are currently incongruous. Please refer to section 5 for reference to this precedent.

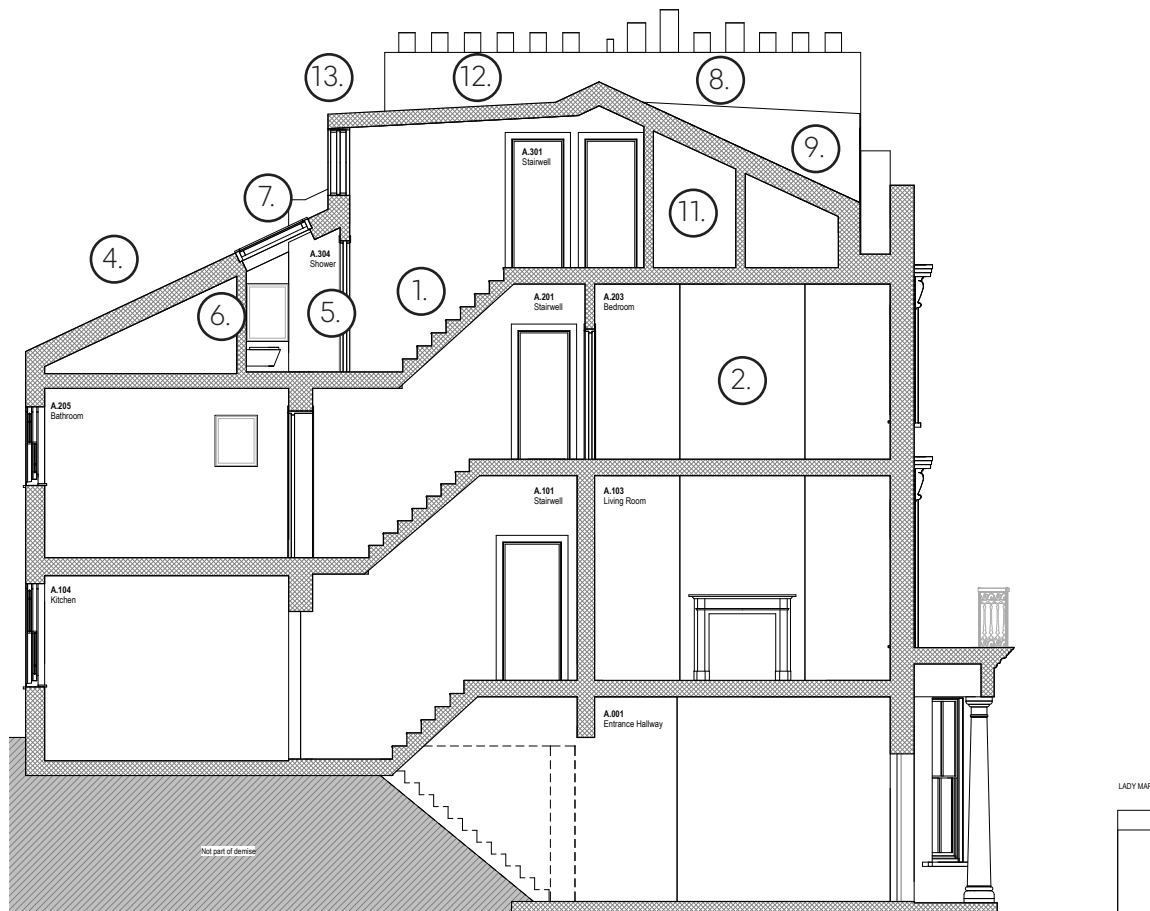
#### **4.3 Appearance and materials - in general**

All materials and construction will be high quality and will seek to enhance the existing building and setting of the conservation area. The client is committed to making improvements to the fabric and appearance of the property in accordance with heritage values.

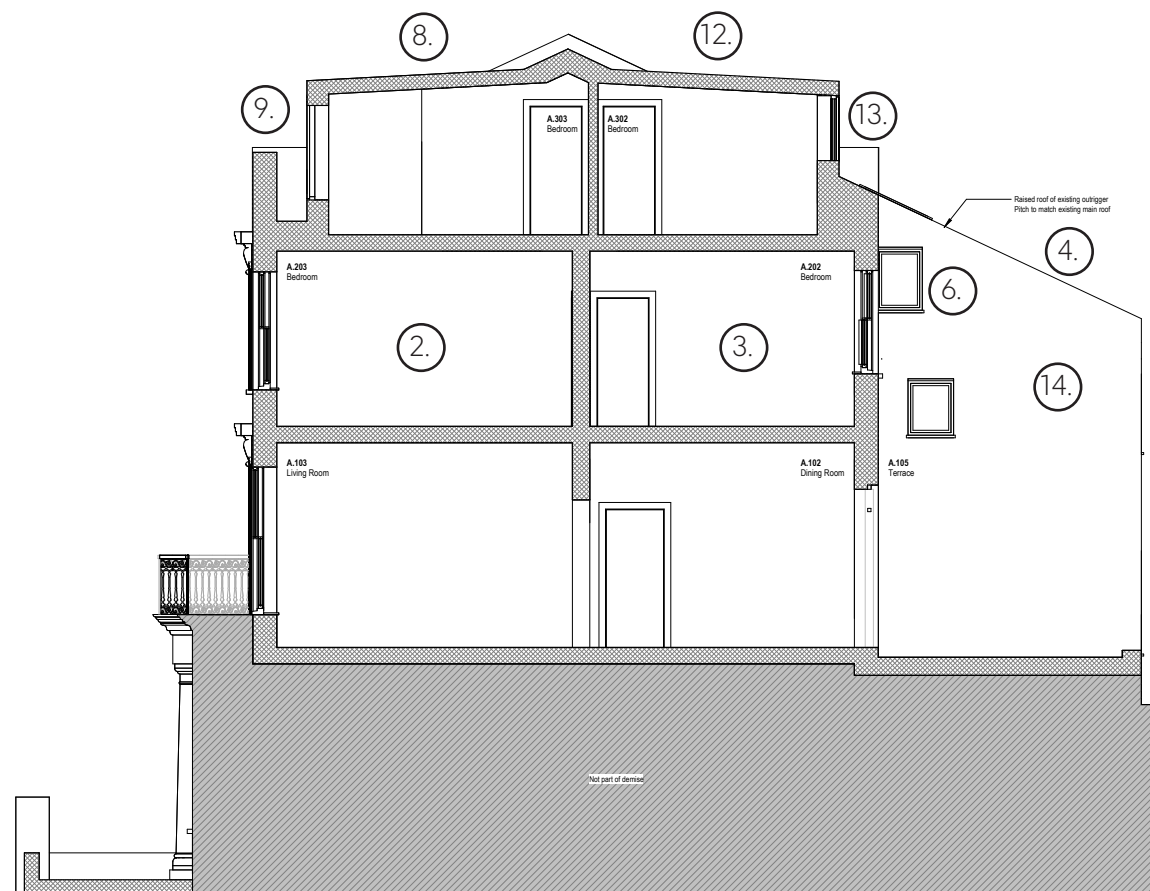
#### **4.4 Dormers design**

- Scale and massing
  - The existing roof form is maintained, with the dormers set below the ridge and set back significantly from the parapet (to the front) and eaves (to the rear) so as to be subordinate in size to the roof geometry.
  - The front dormer seeks to establish a harmonious relationship to the existing building by aligning to the front windows below, creating a balanced and symmetrical layout. The two outer windows are centred on the windows below; the central window is centred on the space between the existing windows below. This follows a typical hierarchy of windows becoming smaller towards the top of a building.
  - When viewed from ground level at Lady Margaret Road, the front dormer will read as subsidiary to the parapet and gable end of the existing house.
  - The dormers step back as they meet the chimney stack, giving the appearance of dormers set into the roof, and maintaining even distances to the roof margins.
  - The scale of the rear dormer relates to the needs of the rear-facing bedroom and to enable adequate head-height on the stair to the third floor.
- Appearance and materials
  - Zinc cladding will complement the existing main building and wider townscape, integrating with the appearance of dormers on neighbouring lead (older) and zinc (more recently) properties.
  - Windows to the dormers will be operable slimline contemporary frames to provide natural ventilation.
  - On the rear dormer, the circular window to the stair is an attractive, innovative feature that helps give character to the rear elevation – particularly compared to just continuing the band of windows.
  - The proportion of glazing is greater than the solid areas (as CGP-HI 2.21)





Section showing outrigger roof profile and reorganised L2-3 stair



Section showing new dormers

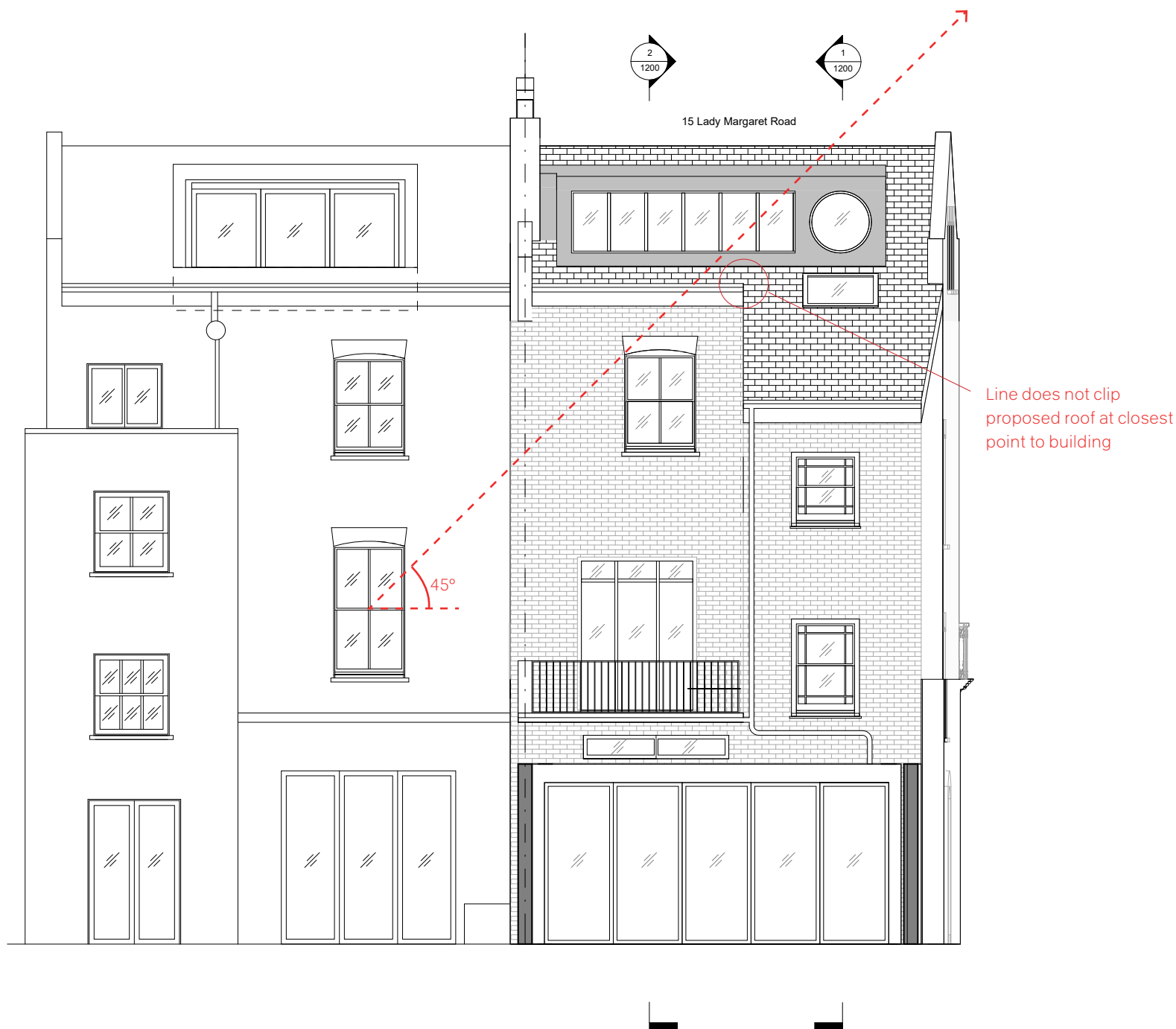
#### 4.5 Inclined outrigger roof design

- Scale and massing
  - Aligning the rear roof slopes and continuing the slate finish will improve the appearance of the outrigger when viewed from the public realm. This accentuates the character of the main house rear roof.
  - Raising of the outrigger by 300mm at the eaves improves the composition of the outrigger's rear elevation, with more space above the window to the eaves. It replaces the mess of service pipes and boxing out.
  - The proposal achieves a transformative benefit to the interior use and layout whilst improving the external character of the building, addressing existing problems.
  - Proposals for the outrigger roof are conservative in relation to some local precedents.
- Appearance and materials
  - The poor quality asphalt roof of the outrigger will be replaced with slate tiles to match the main roof.
  - The raised outrigger facade will be in brick to match the existing, and the whole of the outrigger facade will be treated to achieve a more harmonious tonality with the surrounding buildings.
  - A conservation-style rooflight, aligned to the circular window, will provide light to the small shower room.
  - The existing utility enclosure on the roof of the outrigger will be removed and services relocated internally.
  - External cables and services at first floor level will be consolidated

#### 4.6 Rooflights

- One new roof light will be installed on the rear slope to provide daylight to the new shower-room.
- This will be flush with the roof plane in accordance with conservation area guidance, and positioned so as to align with the geometry of the rear dormer.





45 Degree Rule applied to the neighbour's nearest habitable room at first floor. Note the proposal does not compromise amenity

#### **4.7 Neighbour amenity**

The proposals will not impact the amenity of neighbouring properties in terms of increased overlooking, loss of daylight to habitable rooms or loss of outlook.

- The pitching of the outrigger roof is conceived to offer internal benefits without raising the full footprint of the outrigger and creating an under sense of enclosure for the neighbour at No. 17 Lady Margaret Road.
- The small window introduced into the north-facing facade of the outrigger to light the new shower-room will be obscured or obscured glass so as not to compromise the privacy of the neighbouring property.
- The adjacent elevation demonstrates that the proposals do not have an adverse impact on amenity of neighbouring residents in line with the BRE planning tests referenced in Camden's Planning Guidance.

#### **4.8 Sustainability**

- The proposal will meet statutory requirements to aid the reduction of pollution, energy use and carbon emissions.
- Works to the roof will offer an opportunity to upgrade the building's thermal performance by the addition of insulation and high-performance glazing.
- Timber used will be ethically sourced and meet FSC standards.

#### **4.9 Access**

No changes are proposed to the existing conditions of access or approach to the property.

#### **4.10 Waste and recycling storage**

There is no planned change to the principle of waste storage in the property



Corner property;  
2-storey side extension



Falkland Road / Leverton Street

Corner property;  
3-storey outrigger extension



Corner property;  
Rear dormer



Montpelier Grove / Countess Road

Dormers to front,  
principal elevations



Montpelier Grove

## 5. Planning Precedent

### 5.1 Overview

This area has undergone decades of loft conversions, most since the 1970's it seems, and the majority of both pitched and butterfly roofs have habitable lofts with significant dormers or mansard extensions. Likewise, rear outrigger extensions have been added to in many cases, with extra floors typically for kitchens and bathrooms.

As it was only made a conservation area in 2011 (extension of Kentish Town CA), this pattern of development has continued during the 2000's and also into the 2010's, after the CA was extended. It is worth noting that the reasons for extending the CA were the character of wide tree-lined streets, generously-proportioned buildings and the brick and stucco character.

This section presents previously consented schemes from both before and after the CA extension in 2011. It is understood that the CA status does not prevent loft level changes, and that in fact such changes are in keeping with the established character of the area.









Aerial views of 41 Montpelier Grove (highlight in red) showing prominent front and rear dormers. Source: Google Maps

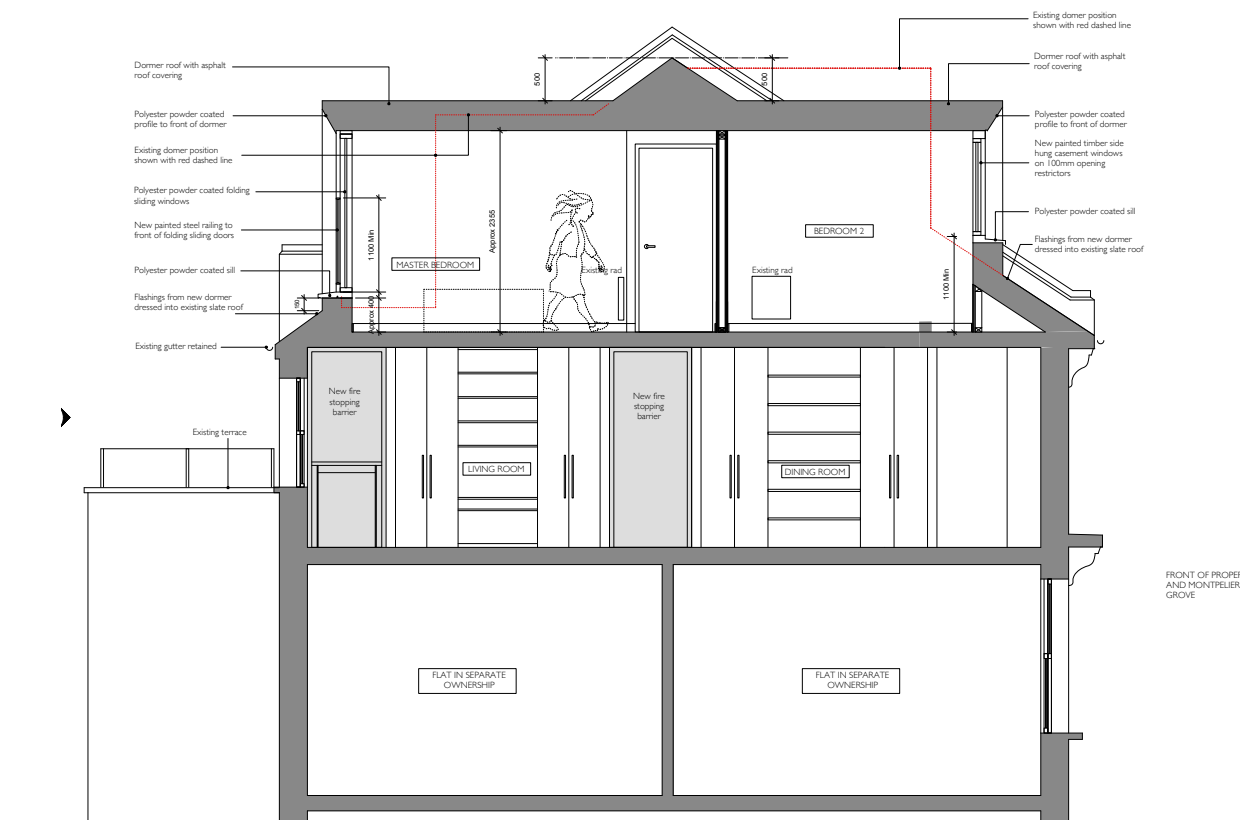


View of front of property from Montpelier Grove



Front elevation

Rear Elevation



Section





Aerial views of 9 Montpelier Grove (highlight in red) showing prominent front and rear dormers. Source: Google Maps

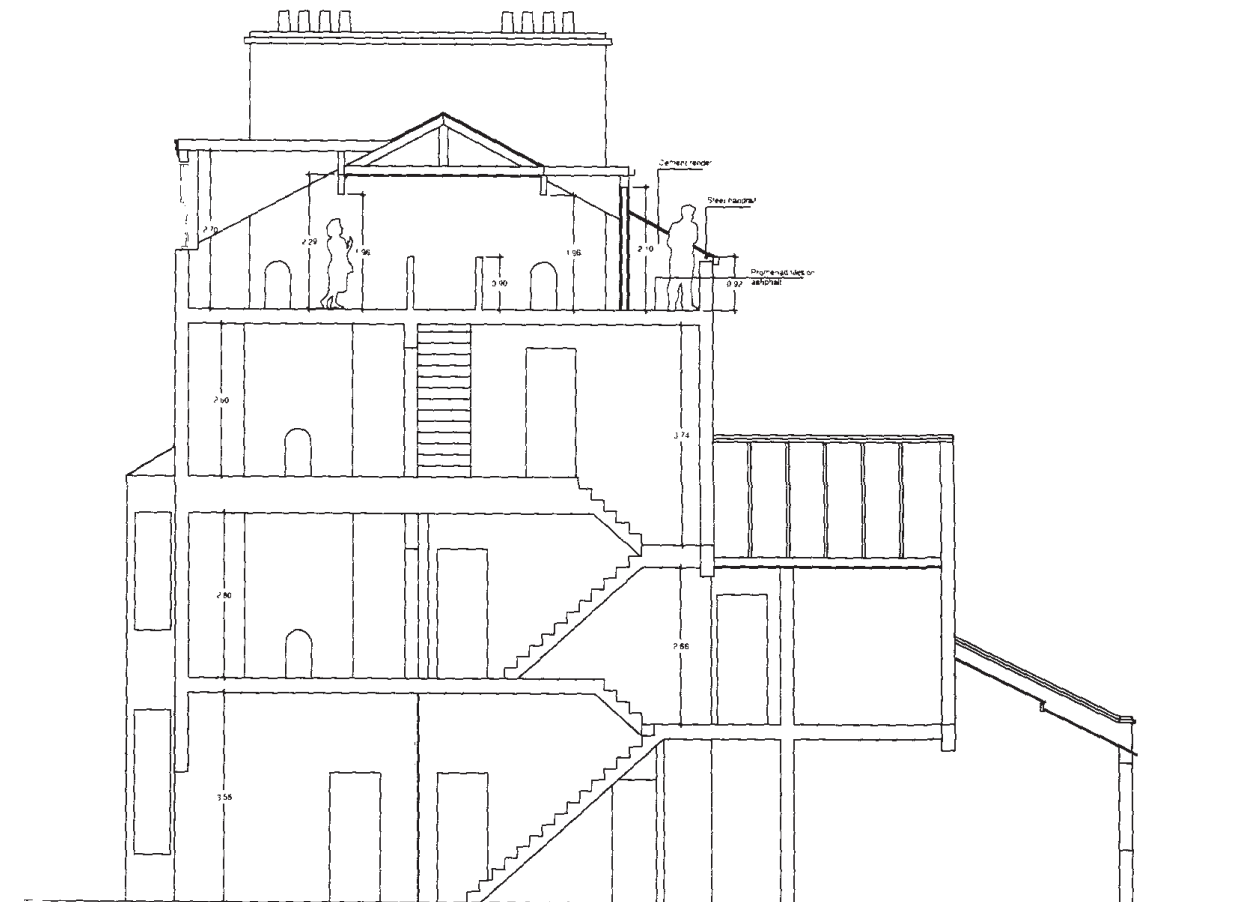


View of front of property from Montpelier Grove



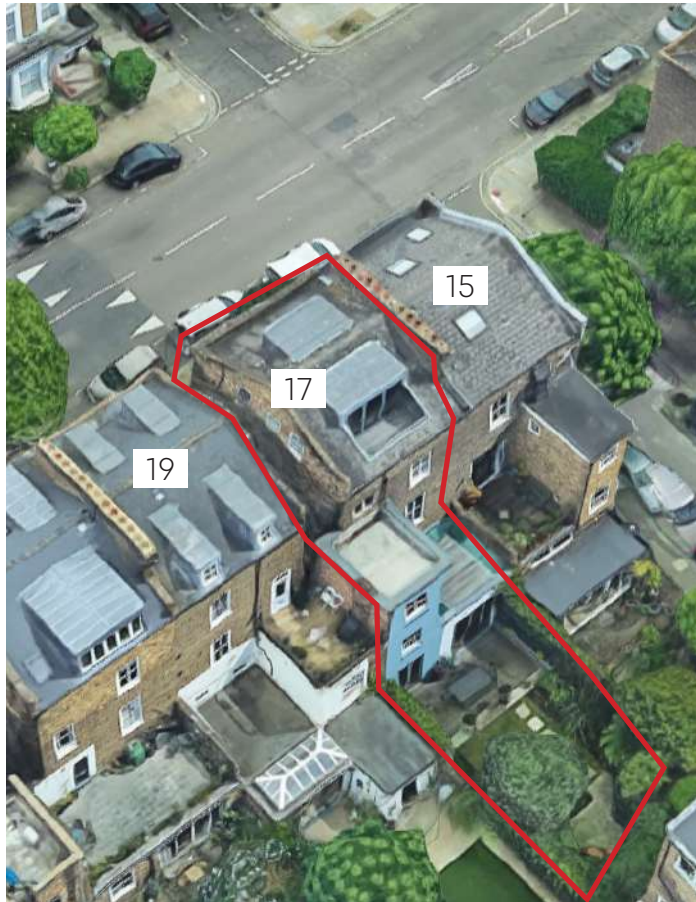
Front elevation

Rear Elevation



Section





Aerial views of 17 Lady Margaret Road (highlight in red) showing front and rear dormers, and roof terrace. Source: Google Maps

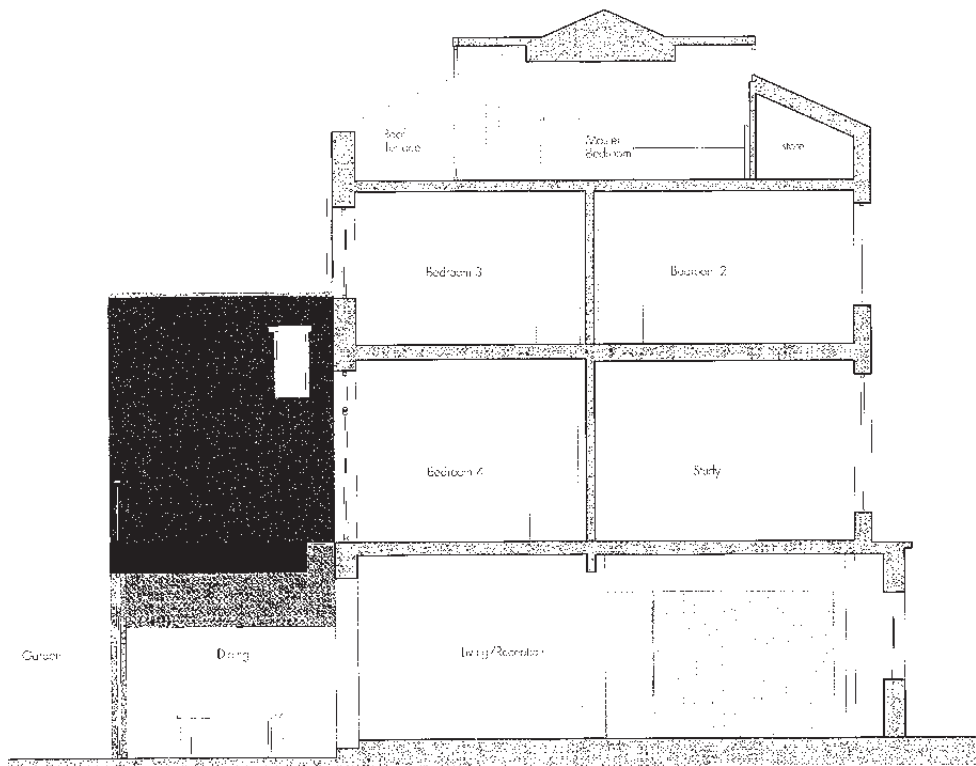


View of front of property from Lady Margaret Road



Front elevation

Rear Elevation



Section





Aerial views of 51 Lady Margaret Road (highlight in red) showing front and rear dormers, and roof terrace. Source: Google Maps



View of front of property from Lady Margaret Road



View of rear of property from Countess Road

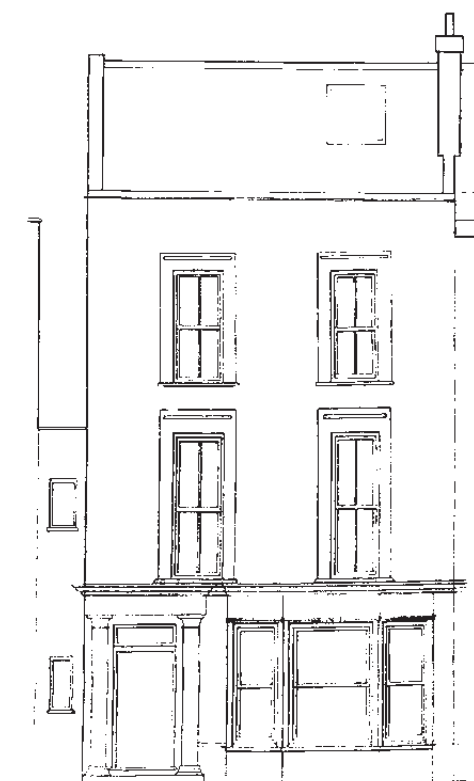




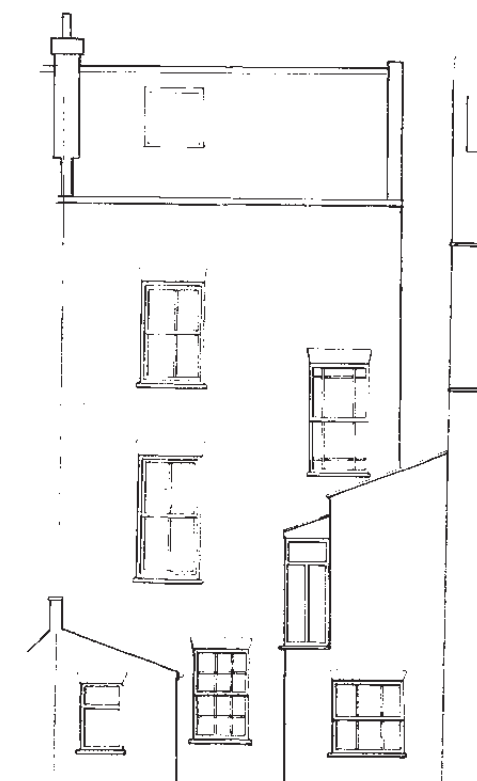
Aerial view of 8 Lady Margaret Road showing full-width front & rear roof extension (highlight in red). Source: Google Maps



View of front of property from Lady Margaret Road; view of rear of property from Falkland Road showing large outrigger extensions



Original front elevation



Original rear elevation



Front elevation



Rear elevation





Aerial views of 35 Montpelier Grove (highlight in red) showing prominent front and rear dormers, and corner site. Source: Google Maps



Front elevation



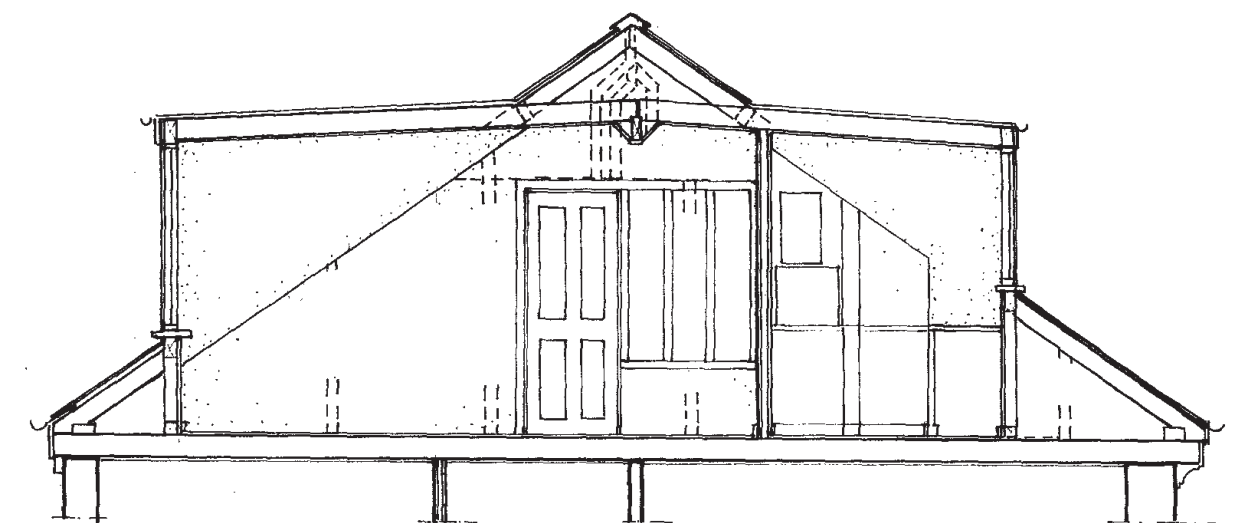
Rear Elevation



View of front of property from Montpelier Grove



View of rear of property from Dunollie Road

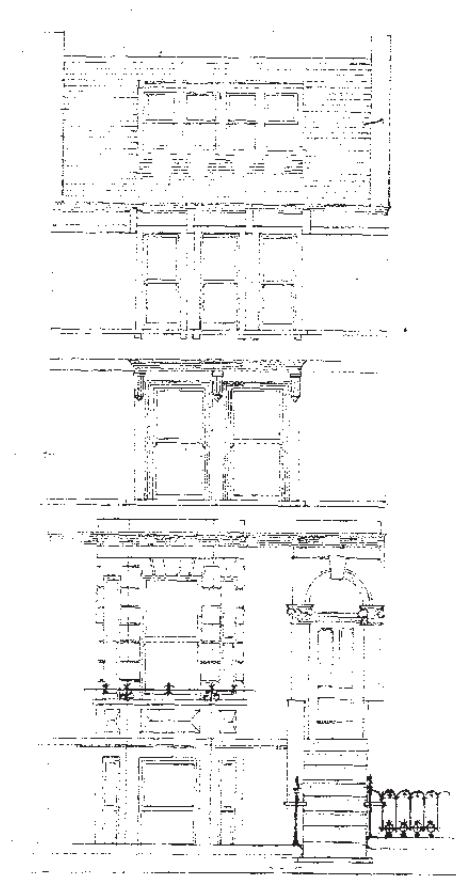


Section

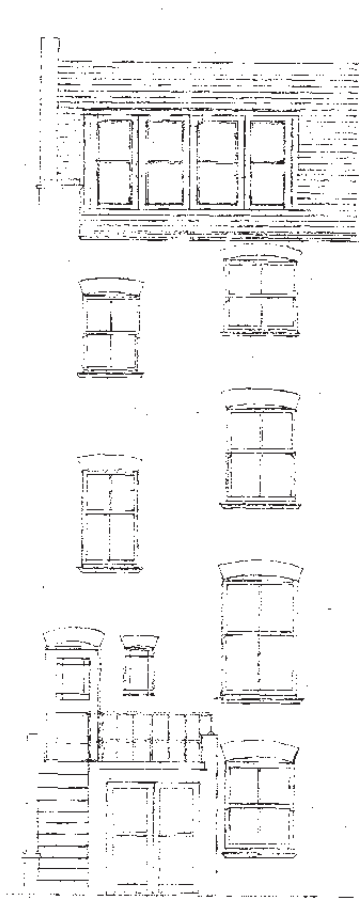




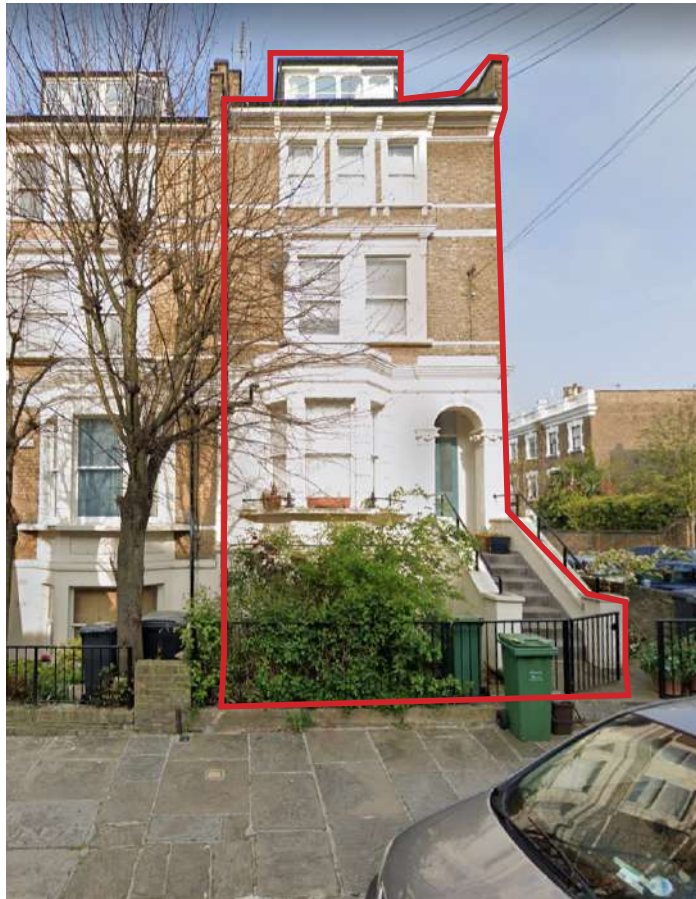
Aerial views of 42 Montpelier Grove (highlight in red) showing prominent front and rear dormers, and corner site. Source: Google Maps



Front elevation



Rear Elevation



View of front of property from Montpelier Grove

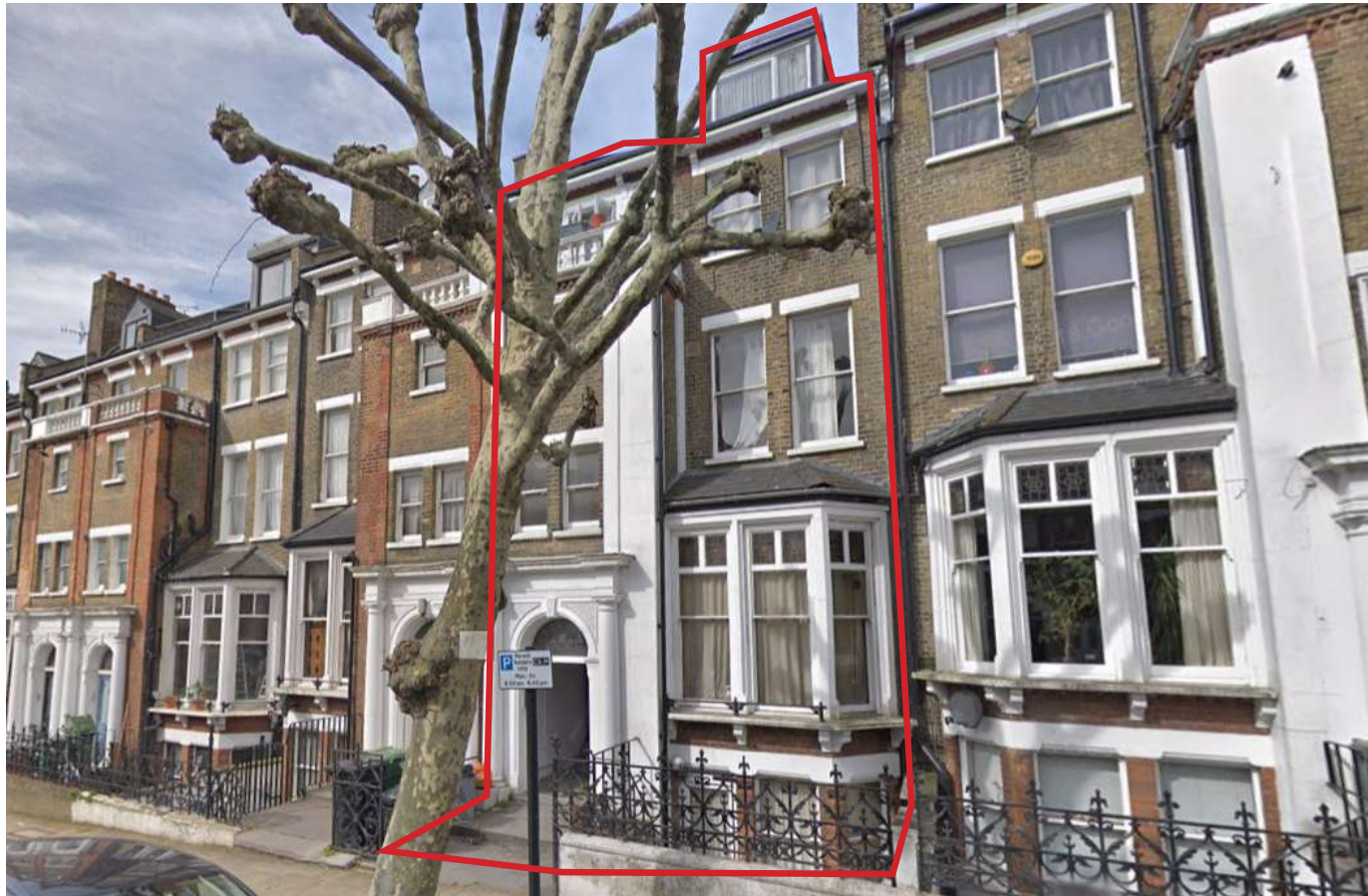


View of front of property from Countess Road





Aerial views of 63 Lady Margaret Road (highlight in red) showing full-width rear dormer. Source: Google Maps

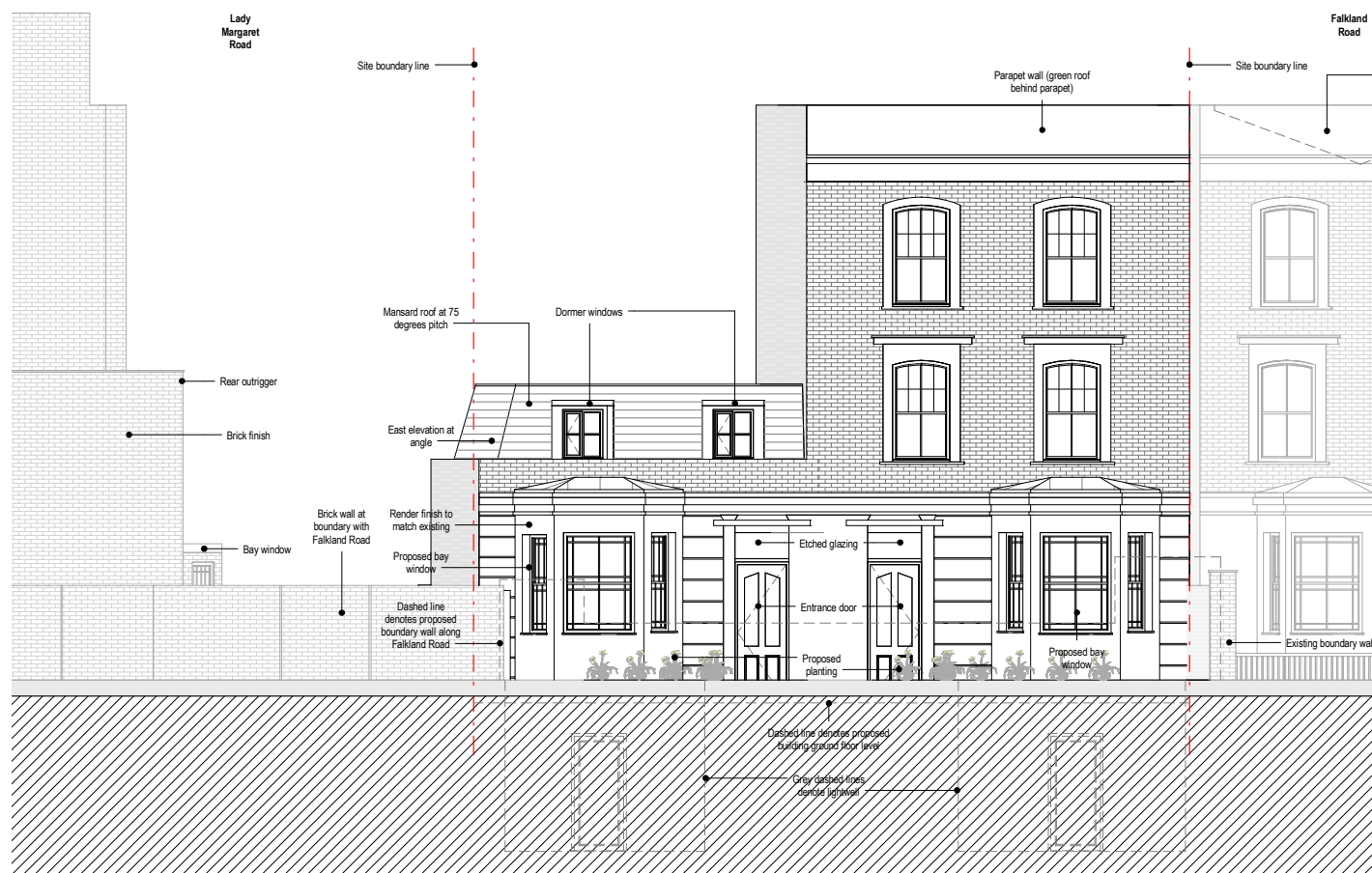


View of front of property from Lady Margaret Road showing prominent dormer





Falkland Road (Adjacent to No.42), under construction



Front elevation of new property on Falkland Road, under construction



## 6. Conclusion

### **6.1 Overall Assessment of Proposals**

In the context of the above assessment, it is considered that the proposal is in accordance with local planning policy and conservation area guidance. The proposal sits within the context of numerous similar projects in the Kentish Town Conservation Area.

In accordance with the Kentish Town Neighbourhood Plan, policy D3:

- The proposals are well-integrated into their surroundings and reinforce and enhance local character
- The proposals draw upon key aspects of character and design cues from the surrounding area in terms of scale, height and massing, alignment, modulation, architectural detailing and materials.
- The proposals are innovative
- The design is of the highest quality, using materials that compliment the existing palette of materials in surrounding buildings

The intention of the proposed works is to extend the existing property in a manner subservient to the original volume. In both scale and materiality the proposals are sensitive to the neighbours' amenity and the original qualities of the existing main house and would serve to enhance the existing building and the character of the conservation area.

### **6.2 Site Visit**

If it is of interest or use to visit the property this can easily be arranged — please contact the applicant to make any necessary arrangements.



## Appendix 1 - 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, commercial office and research buildings.

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.

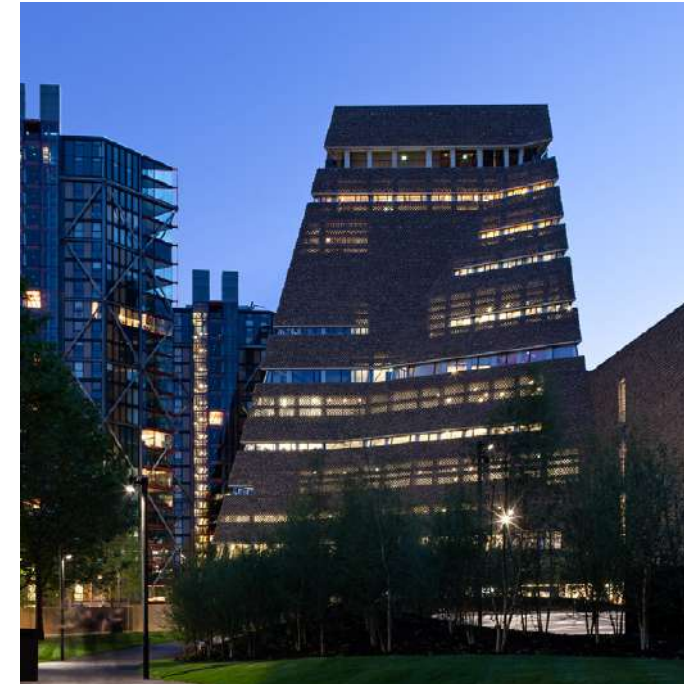
From 2007 until 2015 Oliver and Francis worked for Pritzker Prize winners Herzog & de Meuron Architects in both their Basel and London offices. Notable projects from this period include the Tate Modern Extension in London, the Wood Wharf development at Canary Wharf and the Blavatnik School of Government 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 a range of 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.

Notable current and recently completed projects involving conservation areas and heritage assets include a private house in a conservation area in Islington, the refurbishment of a grade II listed Victorian villa in Highgate, the refurbishment and extension of grade II listed apartments in Camden and Westminster, the conversion of a grade II listed commercial property in Pimlico, the refurbishment and extension of a grade II listed building in Kensington, the replanning as artists studios of a converted school in a conservation area in Cornwall, and the conversion and extension of a grade II listed commercial Georgian building in Farringdon, central London.

Based in Farringdon, the practice has developed a significant body of residential extension and refurbishment work within Islington. Recent examples include completed projects in N1, N4, N5 and N7.

Alongside ongoing design projects both Oliver and Francis continue to pursue academic and research interests. As a Winston Churchill Fellow, Oliver is currently completing a research project aimed at learning from successful housing design in Europe and the United States, Francis and Oliver both teach architectural design studios at the University of Cambridge. Both directors have been guest lecturers and critics at several major universities.





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