

Rooftop Extension
73 Farringdon Road
London EC1M 3JB

Design and Access Statement
In Support of a Detailed
Planning Application

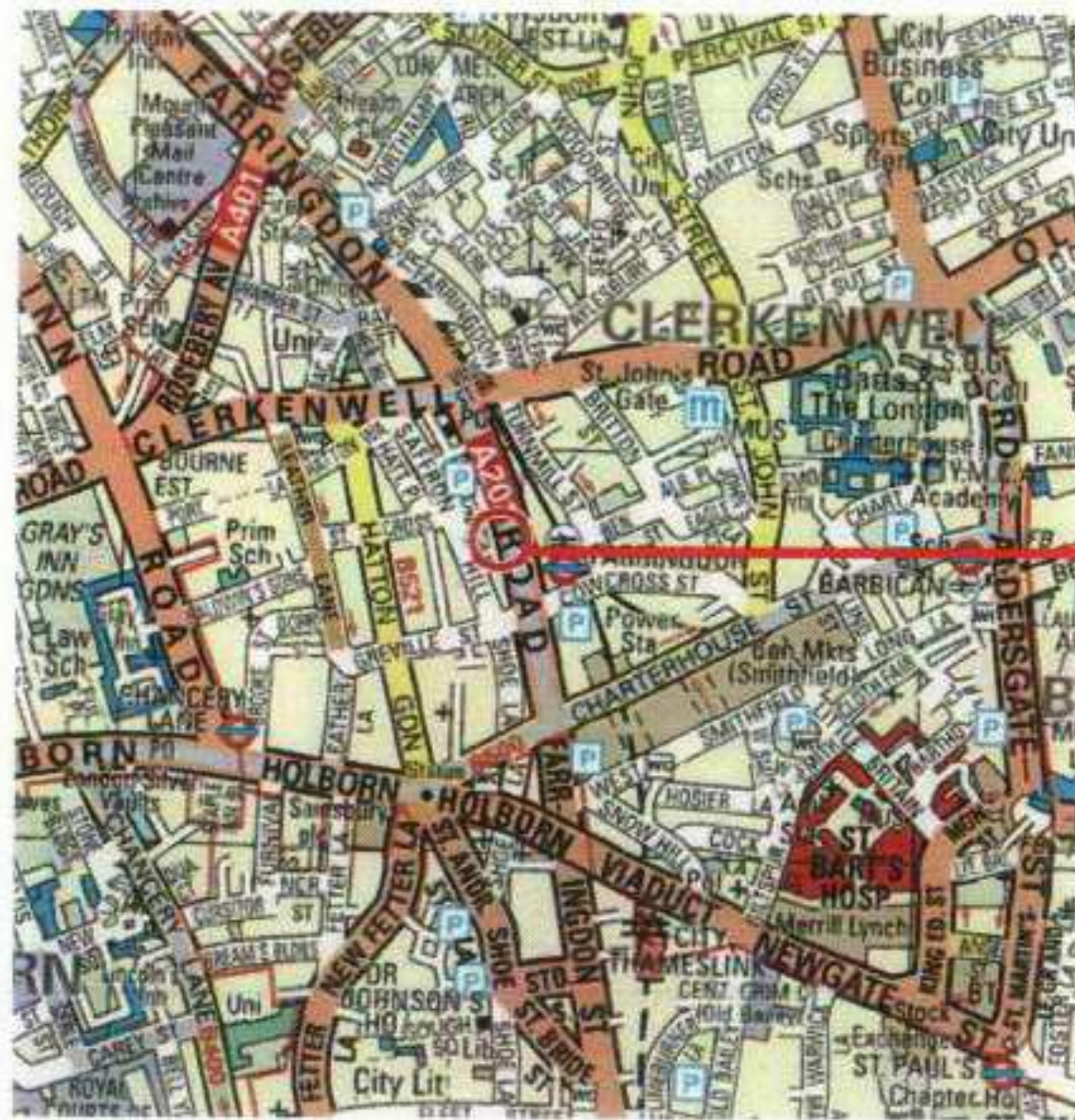
September 2007

Cosmichome Ltd.

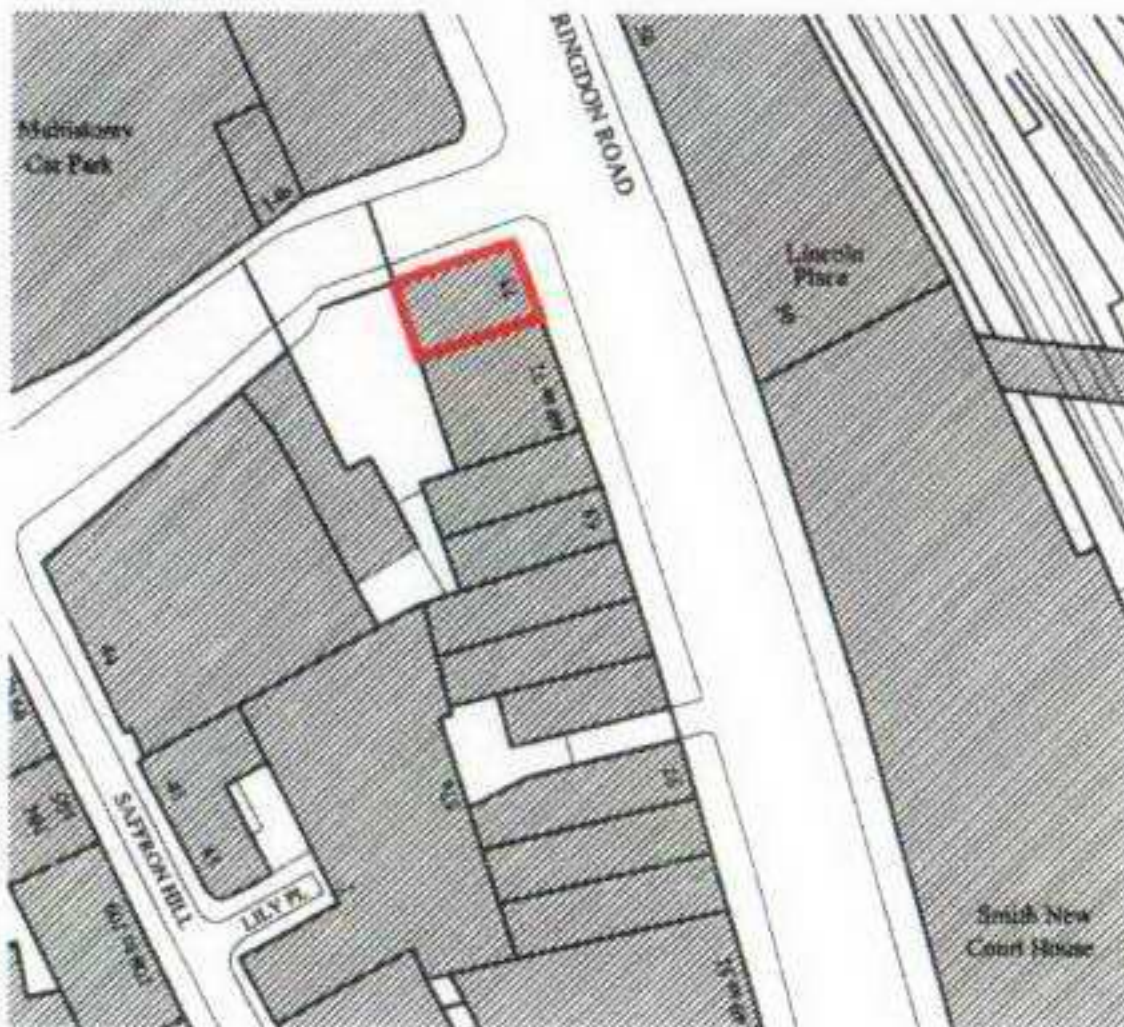


This document is submitted as a Design Access Statement in support of a detailed Planning Application to illustrate the principles and rationale that dictate the scheme.

Ramsden Barrett Architects have been commissioned to prepare and submit a full Planning Application on behalf of Cosmichome Ltd. for the extension of 73 Farringdon Road, London to provide a Three-Bedroom-Apartment on the 5th and 6th floor.



Site



73 Farringdon Road is part of the Hatton Garden Conservation Area and the last building in a line of identical 5-storey developments dating from the turn of the last century.

Its position at the end of the row as the corner building to St. Cross Street gives it a certain significance as it occupies a slightly wider plot and is easily visible from all directions.

Like most buildings on the West side of Farringdon Road the predominant use of the upper floors is a mix between offices and residential flats.

In later years a number of neighbouring units have been fitted out with pitched roofs and dormer windows to provide more residential accommodation. Currently only the fourth floor of No. 73 is used as an apartment with an additional bedroom in the attic.

On the east side of Farringdon Road the building is faced by a long-stretched development from the 1990s. To the North on the opposite side of St. Cross street are a 6-storey office block and a multi storey car park. The site to the back of 73 Farringdon Road is currently unoccupied.

Site Analysis

Pictures of the building in context

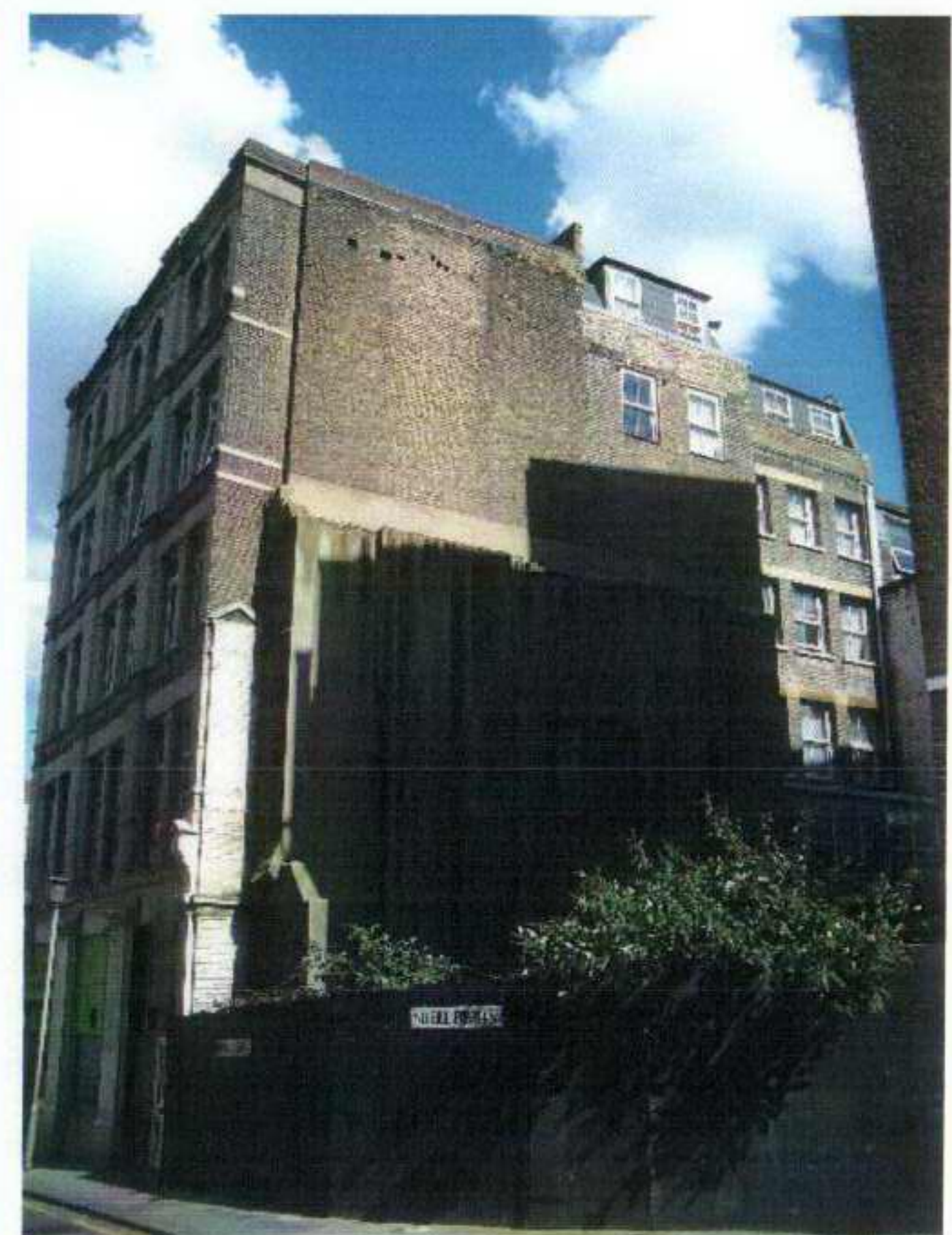
Ramsden Barrett Architects



View from the North along Farringdon Road



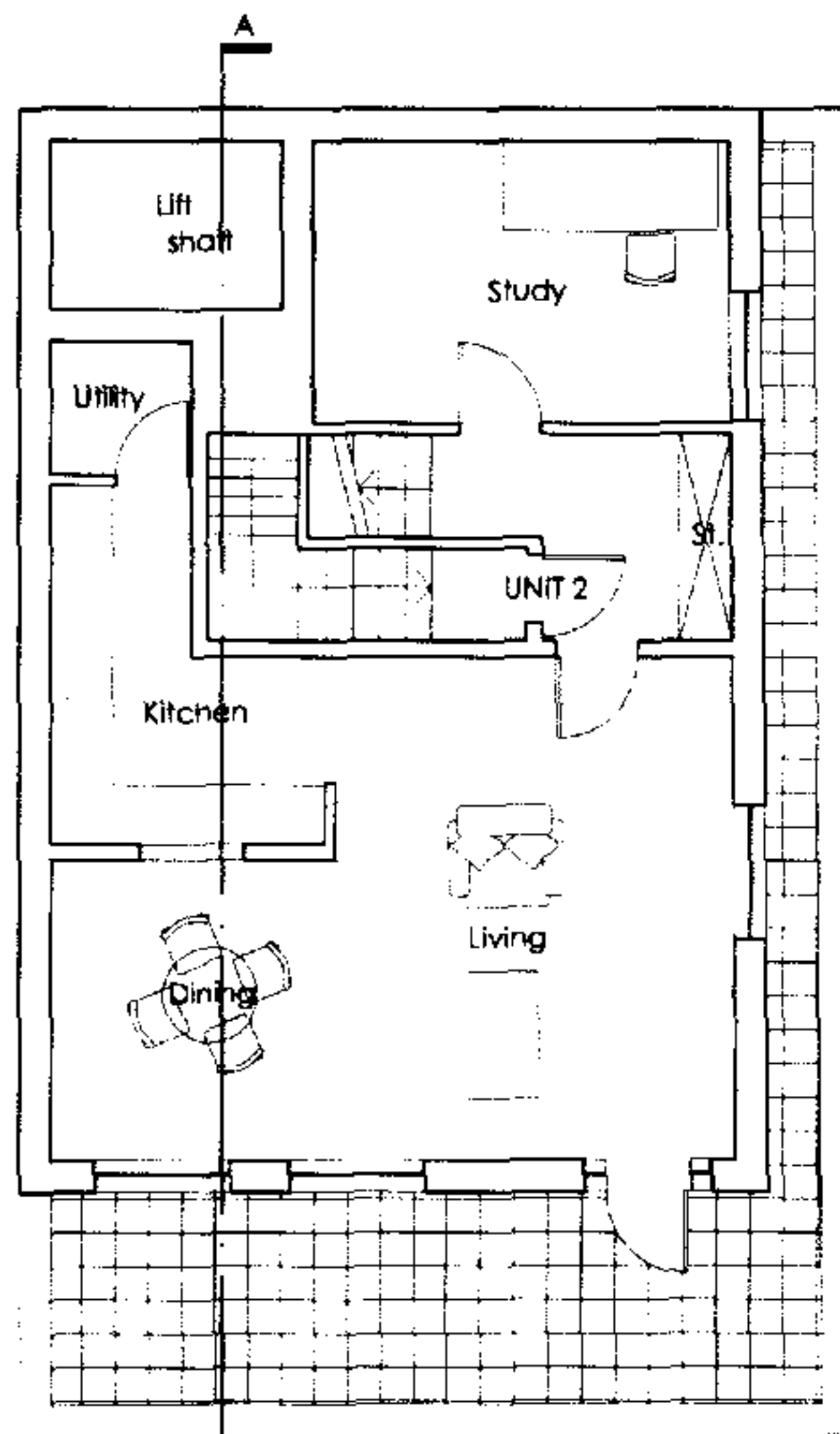
View from the South along Farringdon Road



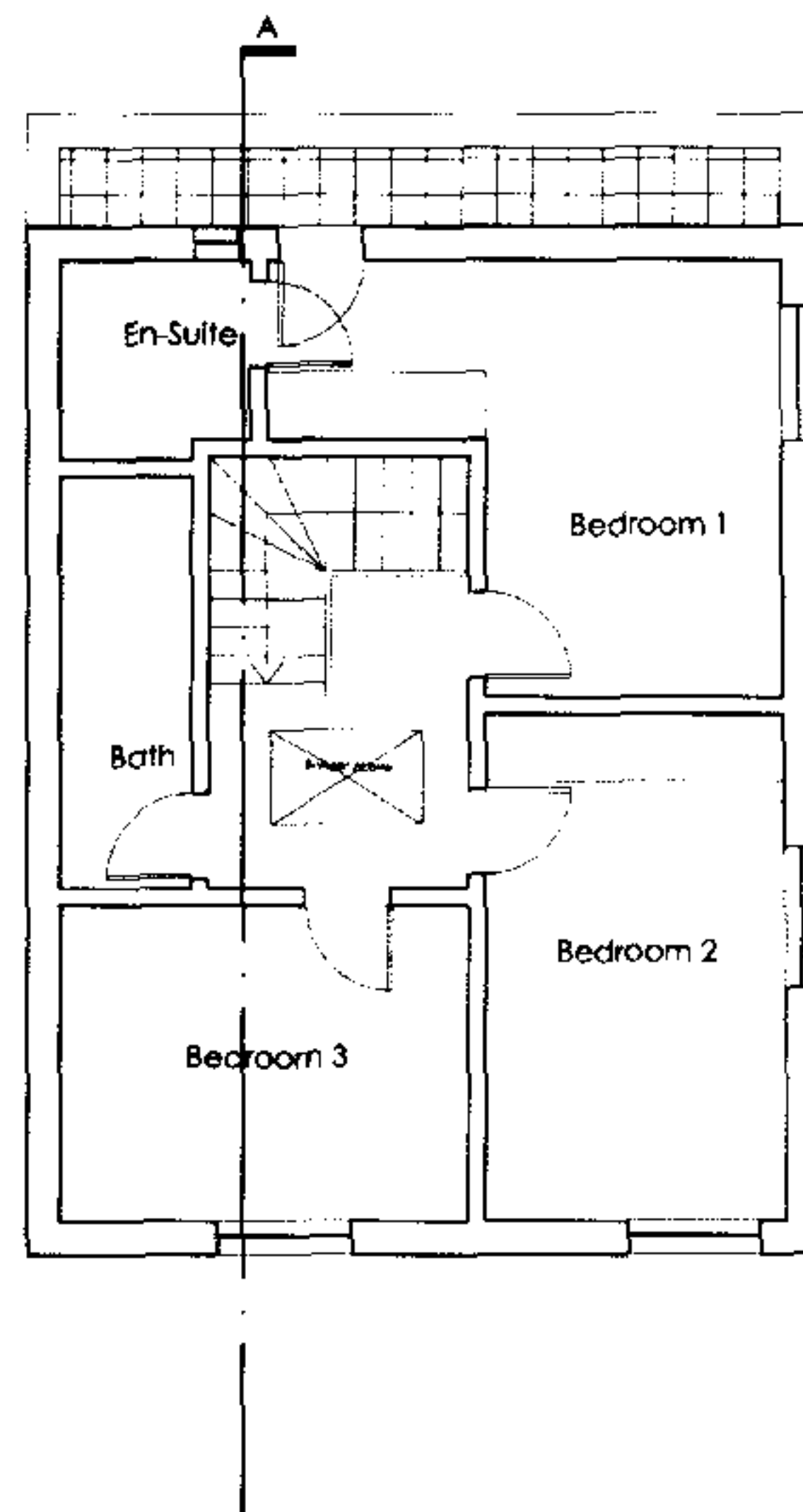
The back of the building

Points to note:

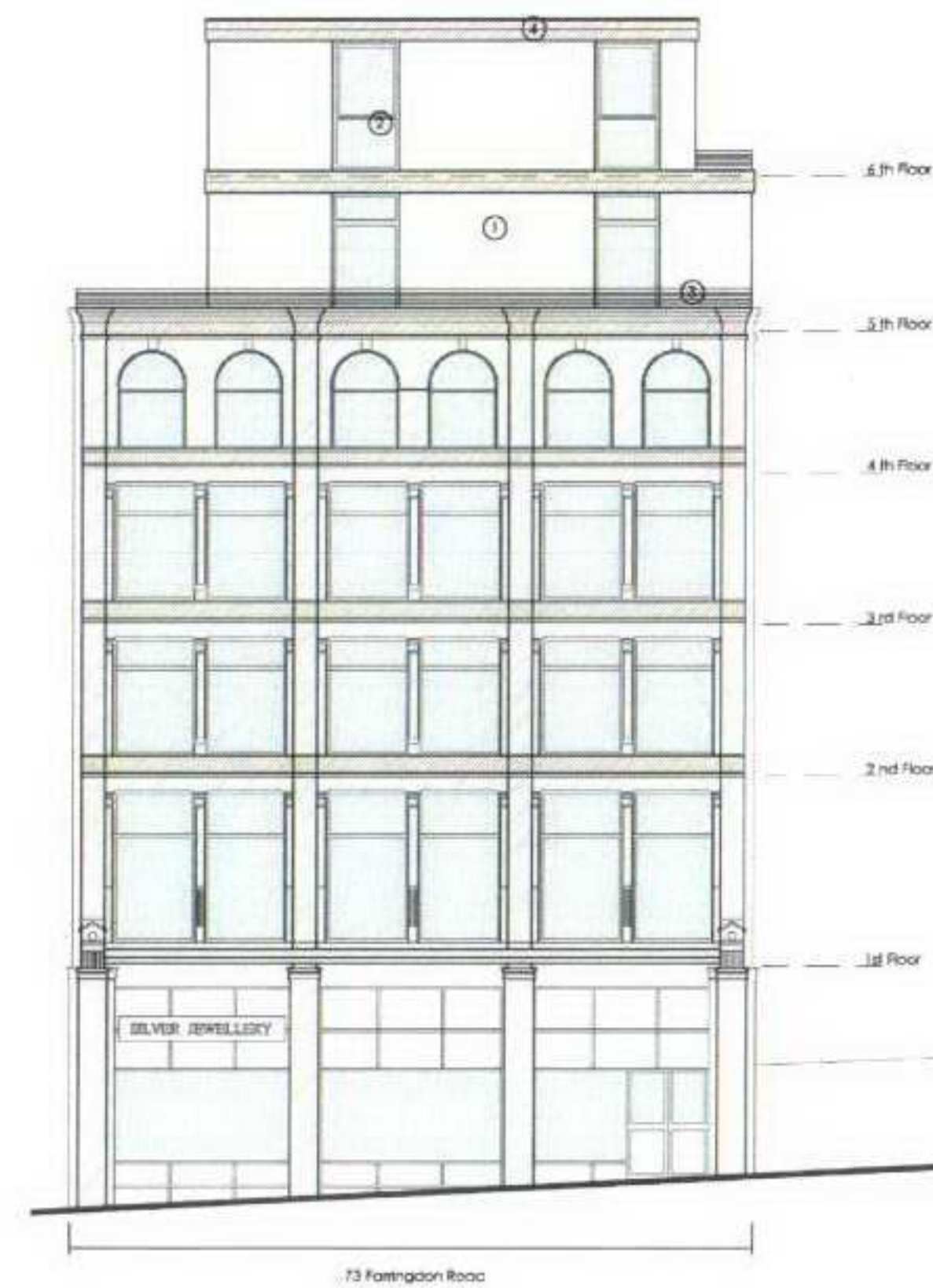
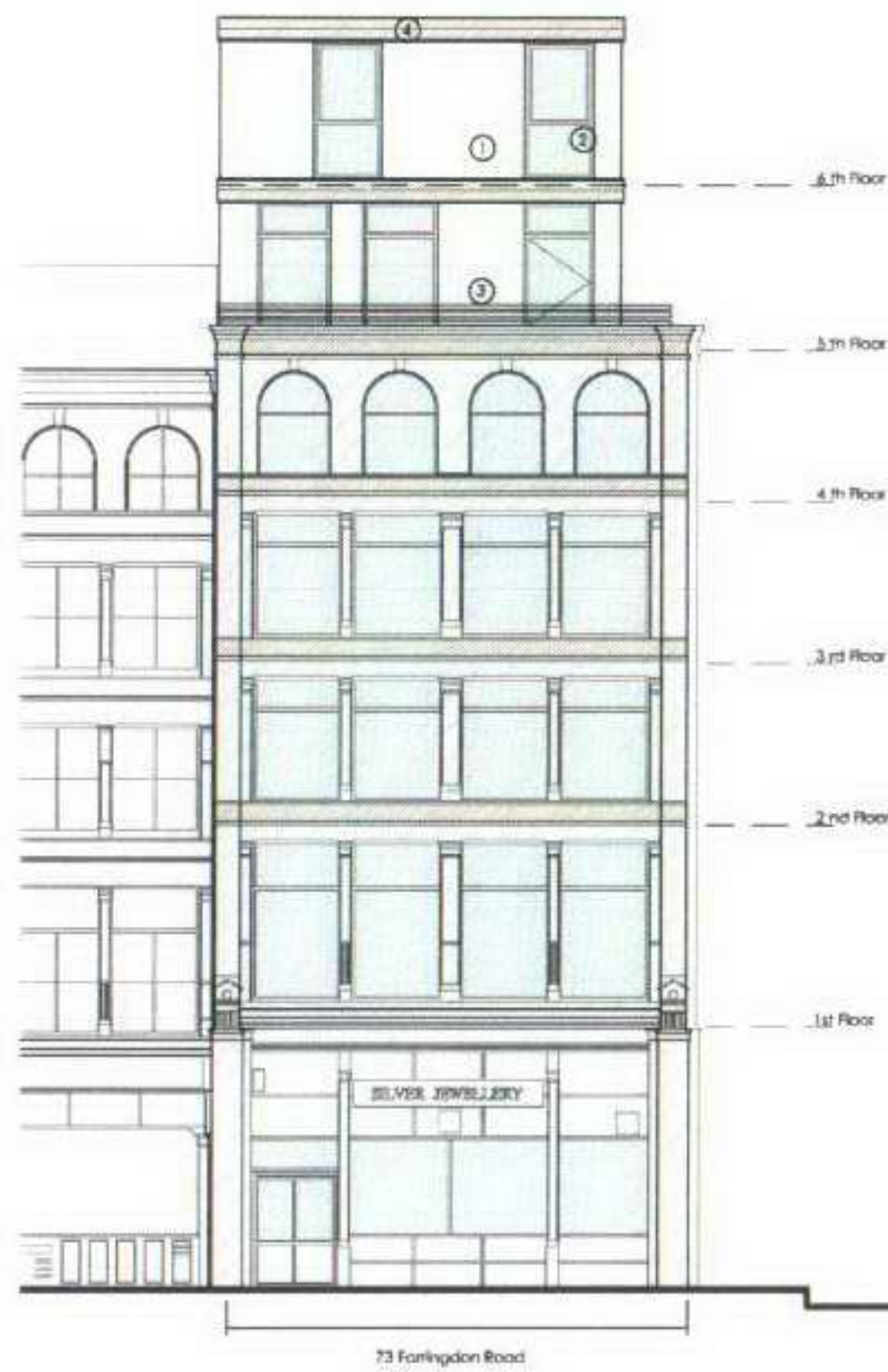
- The proposal provides a Three-Bedroom-Apartment with excellent transport links in Central London.
- The layout of the proposed unit has been carefully considered to relate to the existing building. As the building is very prominent on the corner to St. Cross Street much attention has been paid to the elevations. The new construction is light and picks up on the characteristic horizontal layering of the existing building. Position and width of windows match the existing openings. High quality metal and timber cladding gives the new development a contemporary look.
- The East elevation of the new structure is well set back from the edge of the building to create a generous amenity space and reduce noise impact resulting from the busy road.
- The new apartment is accessible by the existing stair. The existing elevator extends to the floor below.
- The proposal comprises the demolition of the existing roof structure which includes an additional bedroom for the fourth floor flat. As part of the development the entrance situation of the fourth floor flat is to change slightly.
- Clearly the proposal complies with current PPG/UDP guidance. We believe the completed development will make a positive contribution to the area.



Proposed Fifth Floor Plan
Scale 1:100



Proposed Sixth Floor Plan
Scale 1:100



Access to the upper floors of the building will remain on St. Cross Street.

Public transport links are excellent with bus, underground and national rail services all within a few minutes of the development.

The proposal does not include any provisions for on site parking, although given its highly sustainable location it is not considered that this is necessary.

There is no room in the existing building for cycle storage, although occupants could take their cycles in the lift to within one floor of the flat entrance.

The internal layout of the residential unit has been designed to ensure that it complies both with the Disability Discrimination Act (DDA) and also Lifetime Homes standards.

The design will be developed in accordance with the Building Regulations. Detailed design elements such as changes in colour to identify level changes and door openings will be included to aid the partially sighted. Glazed areas will include substantial framing or manifestations in the glass in order that the glass surface is readily identifiable.

We have used as our main source of reference the Approved Document M of the building regulations.

Contacts

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