

**Design and Access Statement**

Our reference: 914-PD1-CM180118

**Site Address:**

73 Farringdon Road  
London  
EC1M 3JQ

**Date:**

January 2018

**Applicant:**

Pearl & Coutts

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To be read in conjunction with submitted drawings and reports.

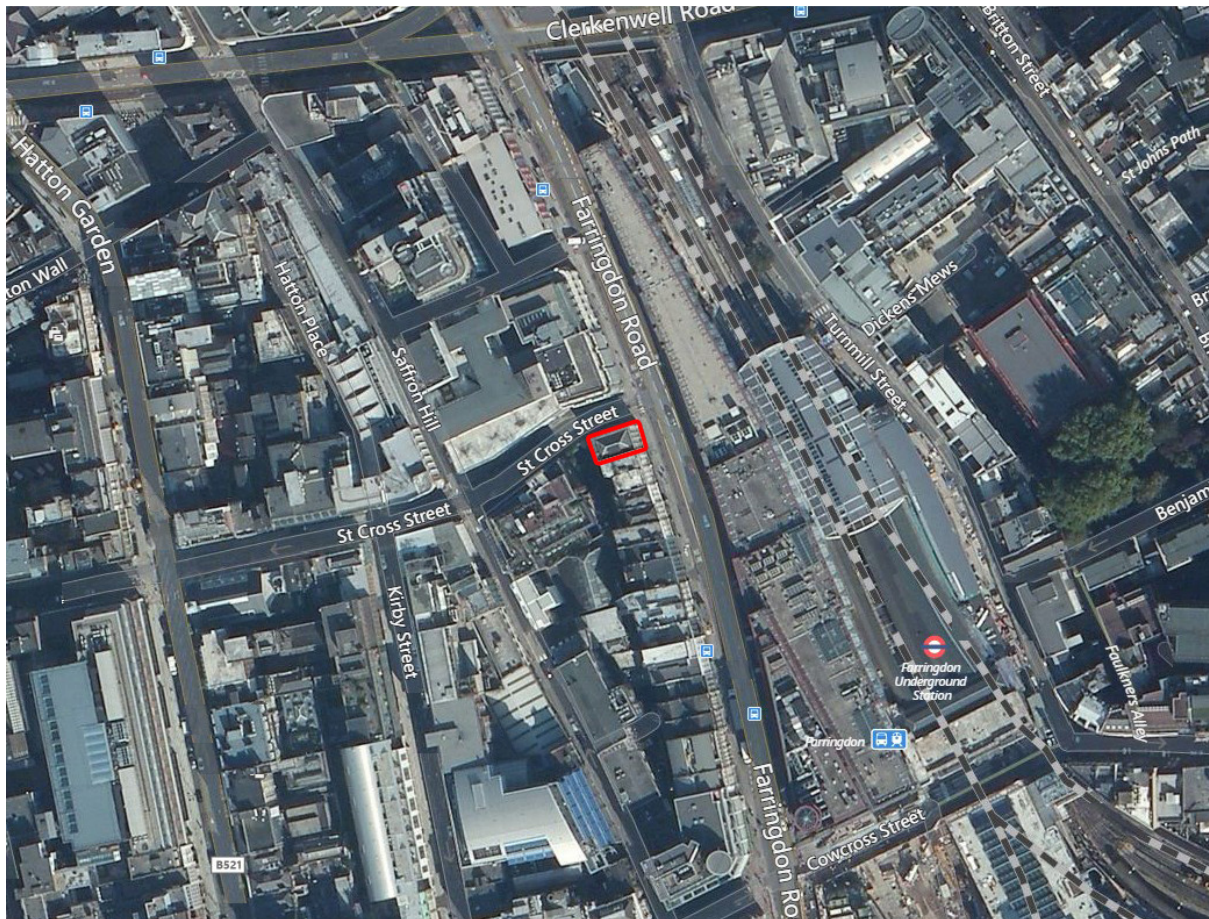
## Introduction

This Design and Access Statement accompanies the planning application for a single storey roof extension at 73 Farringdon Road.

The development will bring back in to use the existing apartment at fourth floor as well as providing an additional 2-bedroom apartment in this highly sought after location. The proposal also includes improvements to the existing building facade.

## Site Location

The site is situated within the Hatton Garden conservation area at the junction of Farringdon Road and St. Cross Street. The Hatton Garden area is mixed in character with many high quality historic buildings as well as significant modern development. Farringdon Road forms the border of the conservation area, with predominantly 19<sup>th</sup> and 20<sup>th</sup> century buildings with active shopping frontages to the western side and 1980's offices to the east. Farringdon train station is a few minutes' walk to the south, providing excellent transport links around the city and beyond.



Site Location

## Site Description

The existing building at 73 Farringdon Road is 5 storeys plus basement and roof space. The building is of mixed use with the lower floors in use as offices and the fourth floor and roof space forming a 3 bedroom apartment, currently vacant due to non-compliance with building regulations.

The property forms the end of a uniform terrace stretching from number 39-73 Farringdon Road, originally used as warehouses dating from the 19<sup>th</sup> century. The terrace features highly detailed brick facades with horizontal mouldings and a strong vertical hierarchy, progressing from panelled shop frontages at ground floor, rectangular windows to the middle storeys and arched windows with decorative key stones to the upper storey. The rhythm of the elevation is punctuated with pilasters between properties, which are further adorned by cornicing at parapet level. Number 73 is taller than the remainder of the terrace and has modern windows and painted brickwork.

Although the main frontage of the building is to Farringdon Road, a similar facade pattern returns along the side elevation facing St.Cross Street and a second entrance to the upper floor offices and apartment is located here towards the rear of the building. The site to the rear of the building along St.Cross Street is currently vacant and overlooked by neighbouring windows at 44 Saffron Hill.

A shallow pitched roof sits behind the parapet and features a large dormer to the south side, providing space for a single bedroom, although the existing access stair is not suitable for everyday use. The neighbouring properties at 69 and 71 Farringdon Road both have modern metal mansard roof extensions with dormer windows to both the east and west elevations.



The building as existing viewed from Farringdon Road, looking north

## Planning History

2 planning applications for roof extensions at 73 Farringdon Road have previously been made: application 2007/4473/P proposed a 2-storey extension and was withdrawn on advice from the council, subsequently, a second application 2007/6029/P proposed a more modest single storey mansard extension, however this application was refused and dismissed at appeal.

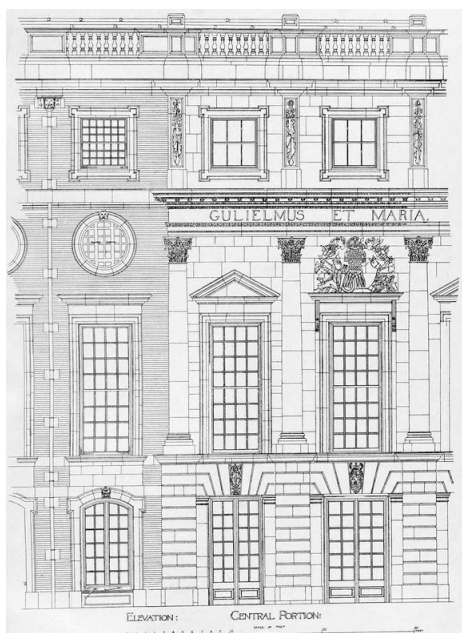
The appeal inspector saw merit in the view that the “corner location justifies a taller building... particularly as there are taller buildings on other corners along Farringdon Road, including on the opposite side of St Cross Street”, indicating that an extension to the height of the building was not unacceptable in principle. Comments from the previous refusal report and the appeal decision report (APP/X5210/A/08/2080749) have been taken into account whilst developing the new design proposal. The appeal report highlighted the need of any extension to respect the hierarchical arrangement of the existing façade, which it was felt the previous proposal was poorly related to. Careful consideration has been given to the new proposal in its reaction to the existing building’s classical elevational hierarchy.

## Proposal

The proposed roof extension is a bold and contemporary addition to the existing property, drawing influence from the historical fabric of its host building whilst adding to the wide variety of modern architecture in this eclectic area. The proposed extension will replace the existing pitched roof with a single storey flat roofed structure, building up from the parapet wall to span the full extent of the building footprint.

As the corner building and end of the terrace, number 73 was designed to be more prominent than its neighbours with an additional window bay and a higher parapet line, which is emphasized by the stepping of horizontal detailing. This effect has been somewhat diminished due to the roof extensions at number 71 and 69, meaning that parapet of number 73 sits lower than the neighbouring rooves. The proposal seeks to re-establish the corner building as a book-end to the terrace, building up the existing parapet line so that it once more sits proud of its neighbours. Rather than setting in the extension from the parapet, the proposal seeks to boldly emphasise the strong verticality of the terrace and the existing form and building line, creating a prominent feature at this key street corner.

The extension features an outer skin of metal louvers, spaced to align with the windows below and with full height glazing behind. The internal layout has been configured so that partitions and window mullions align with the external louvers and will not be visible from the exterior. As the façade will have no distinguishable openings, it will read as a continuous abstract detail rather than as an additional storey with typical architectural features. This is intended as a modern interpretation of the classical façade progression: openings become smaller or are subdivided at the upper storeys and often feature a deep plinth or balustrading at the parapet.



Examples of classical façade progression: Hampton Court Palace (left) and 77 Farringdon Road (right)



The site lies on the edge of the Hatton Garden conservation area, where the historical buildings to the west meet the starkly modern architecture to the east side of Farringdon Road. As a gateway to the area, it is apt that the proposal combines the traditional with the contemporary in terms of its appearance. The extension will form a key view along Farringdon Road as well as looking out from the conservation area along St Cross Street. On St Cross Street, the extension will create a focal point to what is currently an incoherent and relatively unattractive street scene, owing in part to the poor appearance of the car park opposite and the vacant plot adjacent to the site.

The brickwork and mouldings of the existing building are currently painted and are out of keeping with the majority of the terrace and detrimental to the appearance of the conservation area overall. It is proposed to strip or repaint the façade as necessary to return it to its original colours. The brassy gold metal of the new louvers has been chosen to marry with the golden stock brick of the existing building, tying the extension to its host.

The 2 apartments proposed both comply with London Plan space standards and will have excellent daylighting and outlook. The existing accommodation at fourth floor will be reconfigured to become a 2-bed/3-person apartment, with a new hallway to give access to the bedrooms along the north side of the building and a generous open plan living, kitchen and dining room facing east to take advantage of the view of the city. The new fifth floor 2-bed/4-person apartment follows a similar arrangement with the addition of a generous roof terrace towards the south-western corner.



## **Access**

A new lobby will be formed to give access to the 2 apartments from the existing stairwell and lift and a new private stair will be constructed to the fifth floor.

## **Transport**

The site is highly accessible via public transport and has a PTAL rating of 6b. The area is served by a wide range of bus routes as well as being close to Farringdon Station for under-ground and over ground services. Chancery Lane station is also within walking distance. Given the highly accessible location, it is proposed that development will be car-free.

## **Sources of Guidance**

For planning and design, we have referred to the Hatton Garden Conservation Area Appraisal and Management Strategy, Camden's current and emerging policies as well as National Planning Policy.

## **Summary**

The proposed works will provide much needed housing for the area, bringing back into use the existing vacant apartment at 73 Farringdon Road as well as providing an additional new 2-bedroom apartment.

The extension will re-establish the corner site as a building of prominence, providing a focal point to long views along Farringdon Road and St Cross Street. In addition, the proposed improvements to the existing façade will restore the building to its former appearance and quality, in keeping with the neighbouring historic terrace.