

# ED 1516 - 67 Farringdon Road

## Design and Access Statement

67 Farringdon Road  
London  
EC1M 3JB  
3 August, 2015



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# 01 Location

Site location

## 67 Farringdon Road

The site is located on the west side of Farringdon Road, approximately 20m south of the junction with St Cross Street, and forms one of a series of 12 Victorian commercial buildings that form part of the eastern edge of the Hatton Garden conservation area.

This terrace of commercial properties dominates a dense urban block along with a range of mostly commercial buildings of diverse periods and styles. This block is defined by Saffron Hill and Farringdon Road to the West and East respectively, and Greville Street and St Cross Street to the South and North.



Aerial photography showing the site (highlighted in red) in context with Rushmore Road to the north.



## 02a Site Context

Site description

67 Farrington Road makes up part of a terrace of 12 near identical commercial properties along the Western side of Farrington Rd, and the frontage to the street forms part of an unbroken, unified edge to a large section of the street.

As such the building is part of a terrace that stands within a diverse and complex context—as such it is important that this terrace retains a degree of unity, so that its presence is not eroded in relation to its surroundings.

Until recently, the roof forms of this terrace has become broken up by a number of differing mansard roof extensions. These extensions are not easily visible from the street, due to the height of the buildings, however the site is visible from afar and from surrounding buildings.

The ground floor is occupied by an estate agents with office units at first, second, third and fourth floor, accessed from a private door – this configuration characterises the rest of the properties along the terrace.

Along the terrace, there are is a consistency of fenestration and details on the façade above ground floor level - traditional timber casement windows and painted stucco surrounds and ornaments. The only variance is in colouring of these elements which varies slightly in places although is mostly the same uniform cream-white. The brickwork across the terrace is composed of various shades of London stock, however there is a variation in the shopfronts at ground floor level.



The street-front of the property



## 03 Proposal & Context Planning Policy

Overview of proposed scheme & Compliance with planning policy

The proposal is for the erection of a fifth-floor mansard roof extension to create a self-contained 1 bed flat.

The proposed additional internal floor area: 39m<sup>2</sup>

### Schedule of accommodation

Basement, up to fourth floor to remain as existing.  
Fifth Floor Mansard Level: Living/Dining/Kitchen Area, Bedroom, Bathroom.

In line with Policy 3.5 of the London Plan, the proposed accommodation has been designed to meet the minimum space standards set out in table 3.3 for a 1-bed, 1-person dwelling.

### Housing Mix

By extending the building upwards to create a small residential unit we are proposing a greater mix in the area, which is predominantly commercial, and responding to demand for additional living area within the locality, and alleviating pressure on genuine local living accommodation, whilst protecting the long standing commercial use of the existing building.

### Core Strategy Policy 1

The policy seeks to ensure that areas of Camden enjoy balanced growth that create communities of a both a rich mix of uses and a good balance:

“The provision of an appropriate mix of uses, both within areas and in individual buildings, can also contribute to successfully managing future growth in Camden and making efficient use of its limited land. A mix of uses can also: • reduce commuting and the need for some other journeys, helping to cut congestion in the borough and improve air quality; • increase the provision of much-needed housing; • promote successful places that have a range of activities and are used throughout the day, increasing safety and security. “

### Planning Context

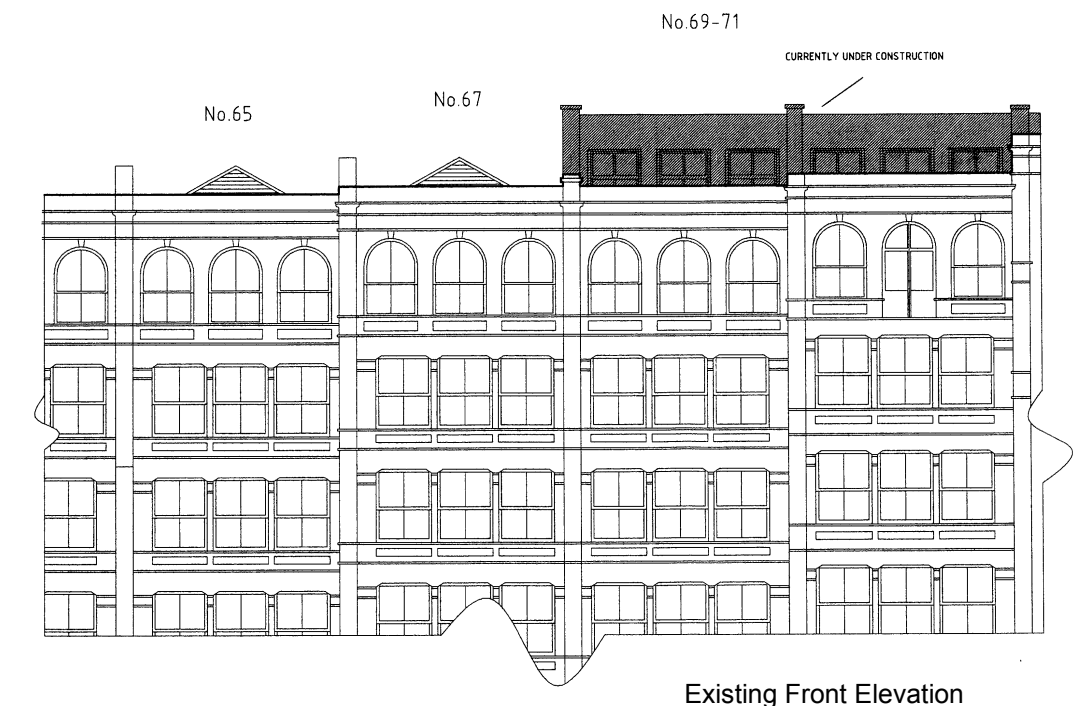
No. 67 Farringdon Rd was granted permission for a mansard roof extension in 2002 (ref PSX0204975), for a live-work unit over the 4th and 5th floor. This was not built and therefore the permission has expired, and therefore this application seeks to reinstate the previous permission, but update to a self contained 1—bedroom flat rather than a live work unit, to reflect the change of policy for live-work units.

Mansard roof extensions were also granted permission for 69 and 71 Farringdon Road in 1997 (PS9704986R1). It may be that this permission would be at odds with current policy, which would seek to protect the use class of the building as commercial and also to prevent the breaking up of the roofline of the series of 12 terraced commercial buildings at 49-71 Farringdon Rd.

However, with this as the existing condition, installing a very similar mansard at no. 67 would actually consolidate the pattern of development by continuing this series and strengthen the overall roof form of the terrace. It will not appear out of place because it will add to the adjacent mansards creating a more unified and consistent pattern.

Furthermore the use class of the building will continue to be protected because the addition of residential space will not affect the existing use of the building as commercial space from ground to 4th floor.

Finally, several applications have been made and refused for mansard extensions along this row of buildings: at no. 55 (2013/3801/P) and no. 63 (2008/3532/P, 2007/4739/P). This proposal differs from these because in both instances those were proposals for mansard roofs that would stand mid terrace, and not adjacent to any existing mansard roofs - as such they would appear disjointed and detract from the unbroken roofline. As above, this scheme is adjacent to and would complement the existing mansards and therefore would not detract from the roofline in the same way.



Existing Front Elevation



Proposed Front Elevation

## 05a Design and Planning Considerations

Concept and layout

### Concept

The ambition is to create high-quality level accommodation within a sensitively designed mansard extension which is subservient to its context.

To this end, the mansard extension has been designed in accordance with the Camden CPG1 'Camden Planning Guidance 1—Design' with particular attention to section 2—Design Excellence, Section 4 Extensions Alterations and conservatories and Section 5 Roofs, terraces and balconies. The mansard is proposed as 'flat topped' and includes three dormer windows to the front elevation and two to the rear, designed to match the layout of the windows on the main elevations.

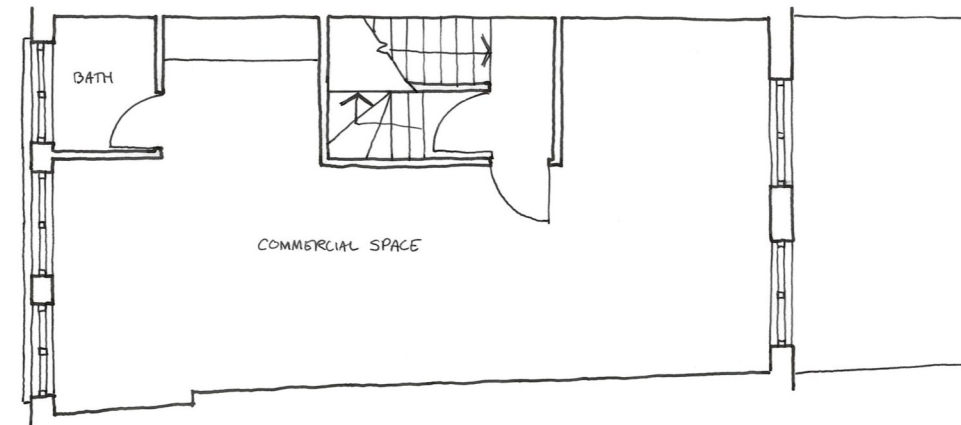
### Layout

The entrance to the 1 bed, 1 person flat is from a private door accessed from the fourth floor.

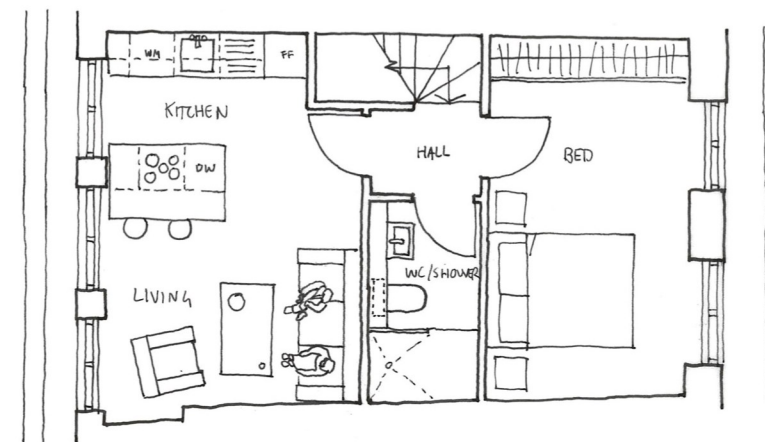
The kitchen and bathroom are located in the centre of the plan with full height storage to accommodate waste and recycling along with larder units and fridge freezers.

To the front of the building is the living space and dining room, taking advantage of the large windows for views and ventilation.

A single double bedrooms, along with a combined bathroom/W.C are located in the rear of the plan.



Proposed Fourth Floor Plan



Proposed Fifth Floor Plan

## 05b Design and Planning Considerations

Appearance, materiality and sustainability

### Appearance

The proposal is designed to have a minimal impact on the street scene with the front face of the extension set back from the parapet and pitching back away from the street at an angle of 70 degrees, as per the SPD guidance. The internal floor to ceiling height has been limited in accordance with design guidance to reduce the mass of the extension and further minimise its impact on the street.

Dormer windows are proposed to the front and rear elevation. These have been designed to line through with the existing windows to create a balanced composition.

The party walls on each side of the property and chimney stack are to be raised to accommodate the mansard.

### Materials

To the mansard roof extension we propose to use high quality roof tiles to match the existing roof.

The raised party walls are to be constructed of London stock brick to match existing.

### Sustainability

We believe that sustainable buildings are best achieved by a low technology approach, with good choices of materials and high levels of insulation (to save energy), rather than high technology for instance in energy production (to create energy). This approach is well described in Howard Liddell's 'Ecominimalism'. The following summary describes some of the key measures proposed:

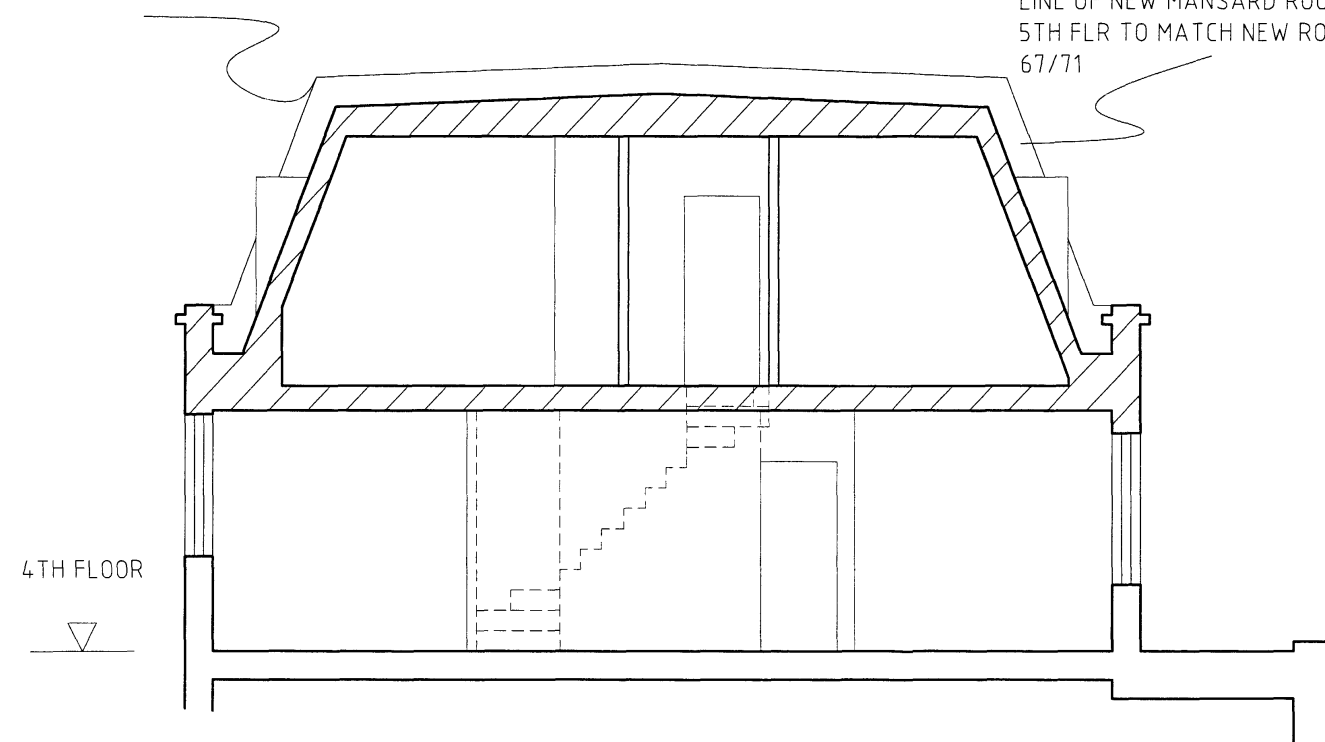
- High levels of insulation to reduce heat loss and the demand on energy intensive heating.
- High-tech double-glazed windows to be used, with very high thermal performance, to achieve low U values and exceeding current Building regulation requirements where possible.
- Opening windows to provide natural ventilation to main spaces

- Boiler will be highly efficient A – rated condensing type.
- Aerated water-saving sanitaryware to be used
- Low energy lighting throughout.
- To use local building materials suppliers and local builders
- All timber used to be sustainable and locally sourced

As a practice, we have been exploring the use of 'healthy' materials such as organic paints free from solvents, VOCs etc and zero-formaldehyde building materials to create a healthy internal environment and reduce occupants' exposure to allergens.

LINE OF NEW PARTY WALL TO MATCH  
NEW PARTY WALL BETWEEN  
NO.S 67/69

LINE OF NEW MANSARD ROOF TO  
5TH FLR TO MATCH NEW ROOF AT NO.S  
67/71



Proposed section, showing setback from the street frontage



## 06 Practice Portfolio

Edgley Design

Edgley Design is an award-winning RIBA Chartered architectural practice based in Clerkenwell, London, established by Jake Edgley in 2004.

Our wide range of experience includes residential new build and refurbishment, property development and urban master planning.

Jake has previously worked for practices including Foster & Partners and Squires on master planning, mixed use and commercial office projects, and residential schemes. He also has a wide range of experience in property development.

Edgley Design were included in the Wallpaper\* Magazine's 'Architect's Directory' of 2010, as well as being longlisted for the Young Architect of the Year Awards in 2010, 2011 and 2012.

Edgley Design's Wrap House won the 2014 AJ Retrofit Award for 'House over 300k'.



Above: Photos of a new build family home in Islington Below: Underground annex

Above: Wrap House in Surrey Below: New build family home in East Dulwich

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