

Architecture
For London
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Cover:
Front elevation

Above:
Aerial view with 55 Farrer Road identified

Introduction

This Design & Access Statement accompanies a planning application for the alteration and extension to 55a Farrer Road.

The proposal is for the erection of a single storey rear extension.

The design seeks to improve the property by increasing the habitable space to provide additional bedrooms for a growing family by way of a new single storey rear extension.

Existing Site Context & Surroundings

The existing building is a three-storey semi detached house located on the southern side of Farrer Road.

The building is split into 3 properties, comprising three flats. The flats are accessed from the main front entrance and share a communal hallway. The first flat, to which this application relates, occupies the ground floor. The other flats occupy the first and second floors respectively.

Internally the applicant flat would benefit from an internal refitting and refurbishment.

Externally the front of the building is part red brick and part rendered, with the second floor roofing elements clad in timber; there is a decorative brick corbelling detail that separates the brickwork and render. The rear facade is more plain in detail without any render. Decorative flashes of red brick around the

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Clockwise from above:
55a Farrer Road
Front elevation, Communal entrance

55a Farrer Road
Front elevation, Materials

55a Farrer Road
Front elevation, Corbel brick detail

55a Farrer Road
Red brick detailing

55a Farrer Road
Rear elevation

windows provide relief. The second floor continues in the use of timber cladding to the projecting dormers. The roof is covered in modern interlocking clay tiles with lead flashings.

The building is located towards the western end of Farrer road. The neighbouring properties are not similar in style; different facade treatments can be seen from property to property along the street scene of Farrer road.
Conversely the rear facades of 55 and 53 are similar in treatment however 57 does not follow suit stylistically.

Aesthetically the street scene of Farrer road is one of individual houses rather than a sweeping uniformity as can be found on many London streets.
The aesthetic differences are not limited to complete semi detached blocks being formed of one architectural style. Each individual dwelling appears to express its own character throughout the street.

The uniformity of the street can be found in the semi detached massing of the road which is total.

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Clockwise from above:
Boundary to 53 Farrer Road

Boundary to 53 Farrer Road

Materiality, Black brick

Glass corner rooflight

Design Principles

Architectural Design
The work proposed is informed by two important aims; firstly, to achieve a high quality of design and construction; and secondly to use a language that largely respects but also takes appropriate opportunities to differentiate from, and complement the existing building.

Access
Access to the property will remain unchanged.

Layout
The existing layout will be partially retained, with the existing children's room and reception room staying relatively untouched. The proposed new extension to the rear will allow for a master suite to be formed to the west of the plan. A larger bathroom is intended to be formed in place of the existing bath and ensuite with the remainder of the extension being utilised as an open plan kitchen, living and dining area. The proposed master suite will have direct access to the garden via a small private courtyard space. Large sliding doors to the kitchen, living and dining area will allow for direct access to the garden.

Scale & Appearance
The proposed works have been designed to minimise impact to neighbouring properties. The boundary wall to the east of 55a that neighbours number 53 features a glass corner piece. This allows light to filter through the proposed extension directly into number 53. The solid boundary wall is limited to 2 metres in height above which the glazed corner piece creates a minimal impact enclosure to the space.

The extension is to be formed from black brick, similar in material to the existing condition however with the final finish of black brick it is purposefully intended to bring about a clear definition between the new addition and the original house.

In terms of scale, the proposed extension is similar, with regards to depth, to that of the existing extensions found up and down Farrer road.

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Above left:
Southern side of Farrer Road

Above right:
Northern side of Farrer Road

Heritage

The property is situated just outside a Conservation Area. The local area is predominantly residential and contains numerous examples of differing residential aesthetics. Properties are laid out in traditional streets with rear gardens that back on to those of adjacent parallel properties.

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Architecture for London

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