

DESIGN AND ACCESS STATEMENT

48 & 49 Faraday House
30 Blandford Street
London W1U 4BY

July 2021

CONTENTS

- 1 Introduction
- 2 Planning History
- 3 Existing Photographs: Flat 48
- 4 Existing Photographs: Flat 49
- 5 Design Proposal

1 INTRODUCTION

1.1 INTRODUCTION

This Design and Access Statement accompanies the application for combining two flats into a single residential unit. The existing properties are known as Flat 48 and 49, Faraday House, 30 Blandford Street, London W1U 4BY.

The existing flats are adjacent to each other at one end of Faraday House and comprise of Flat 48, a 59m² one bedroom unit and Flat 49, a 109m² two bedroom unit. The properties are located on the second floor of Faraday House, at the northern end of the site. The application seeks to create a comfortable three-bedroom family unit.

This statement has been written to meet the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010.

The proposal is located within the Portman Estate Conservation Area and therefore should be read by the Conservation Officer as part of the Conservation Area Appraisal.

1.2 USE

The proposal involves interior alterations only and removal of a small section of the dividing wall to amalgamate the two dwellings. The proposed changes will not materially affect the external appearance of the building and cannot be seen by the public or other residents, other than the relocation of the entrance door within the communal corridor.

The proposed combination of the two flats will create a new three-bedroom, six-person unit to meet space standards and the needs of the owner's family. The proposal will provide an additional family-sized unit to the development that already has a deficit in this housing type.

Policy CS15 (Meeting Housing Needs) states that residential developments should provide an appropriate mix of units in terms of size and type. The existing building has a shortage of family-sized accommodation that our proposal will mitigate against, in line with Policy CS15.



Ordnance Survey Plan @ 1:1250

2 PLANNING HISTORY

2.1 FARADAY HOUSE

The existing building of Faraday House as a whole is the result of the implemented scheme (previous application 04/05368/FULL) for the demolition of an existing building and redevelopment of the site to provide 127 residential units and a retail unit.

Out of these residential units, 30% have been designated affordable and are let by a Social Landlord. 24% are family-sized units (three bedrooms or more). This figure fell short of the statutory requirement of the UDP at that time requiring 33% be family sized.

2.2 PRECEDENTS

FLAT 36

Flat 36 is a large 3 bedroom unit is located on the first floor of Faraday House (fig.1). This property is specifically relevant to proposal as it is located immediately beneath the application site. This flat was amalgamated off plan and was hence implemented with the development. Part of the changes entailed the introduction of a wide entrance door that absorbs part of the former hallway.

FLATS 45 & 46

More recently, the proposal for the amalgamation of two flats into a family sized unit was approved for Flats 45-46 (12/10630/FULL) (fig.2). These properties are also locate on the second floor.

With the majority of the flats in Faraday House being rented or used as second homes, the introduction of larger, family sized units will facilitate for more permanent residents in the building.

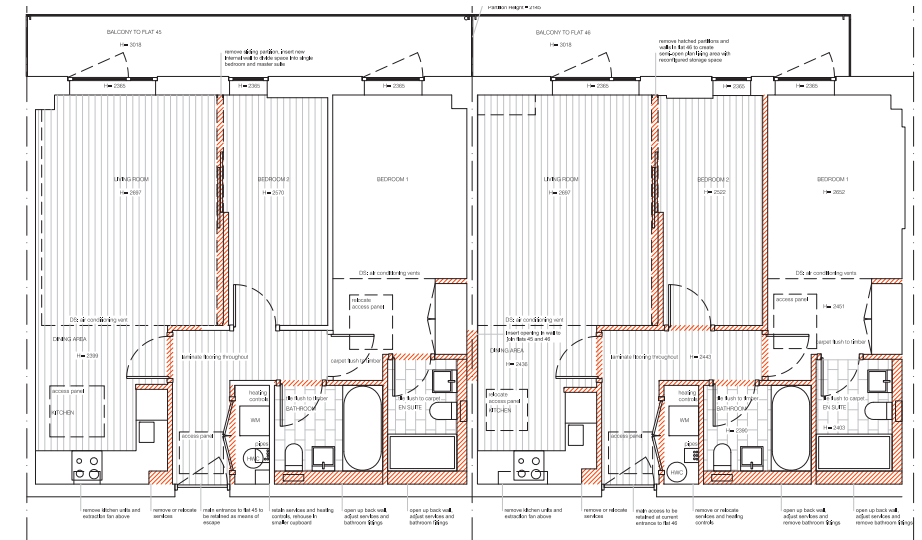
Fig.1



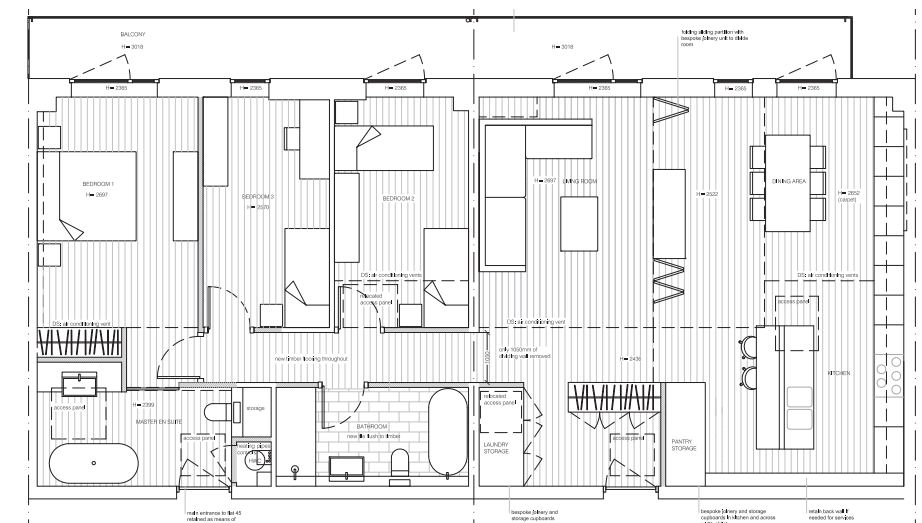
Flat 36 amalgamation of 2 flats at Faraday House. Area = 240 sq m

Fig.2

12/10630/FULL existing plan



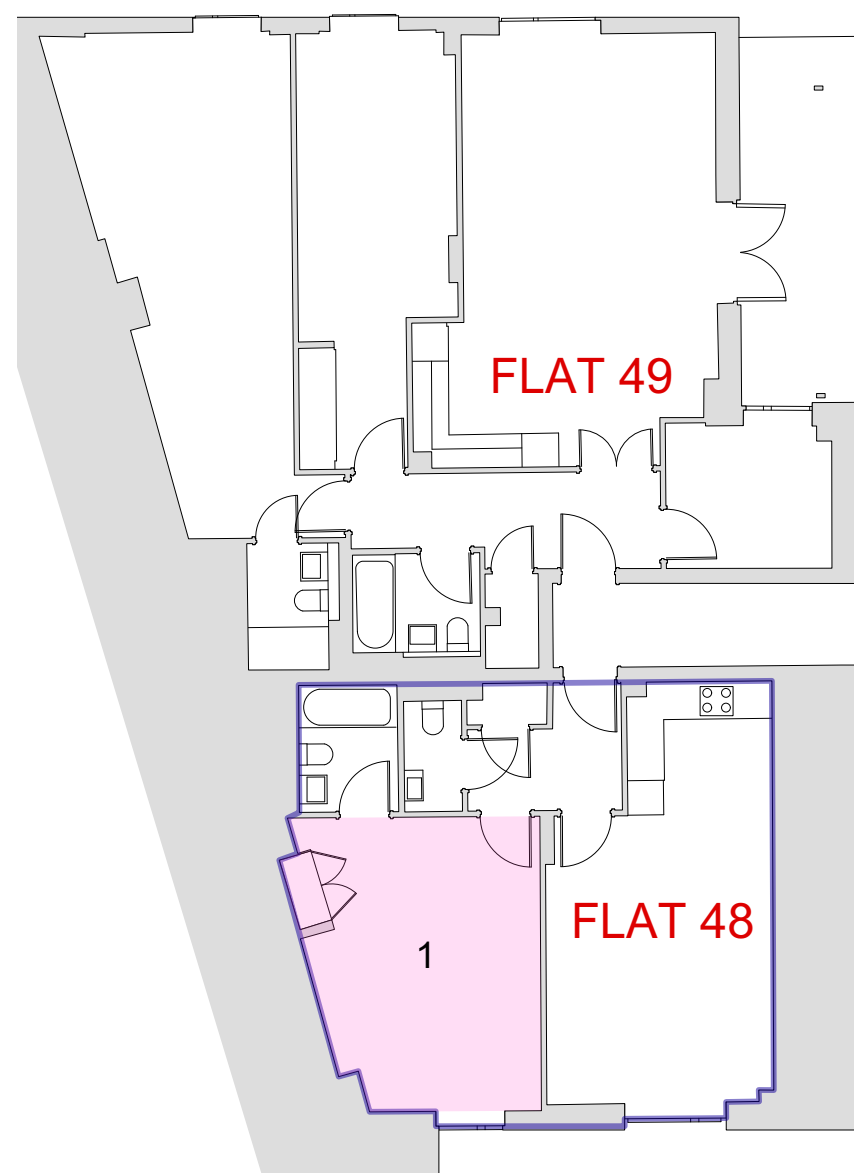
12/10630/FULL approved plan



(12/10630/FULL) Flat 45-46 approval for amalgamation of 2 flats in Faraday House

3 EXISTING PHOTOGRAPHS: FLAT 48

Flat 48. 59m² one bedroom unit



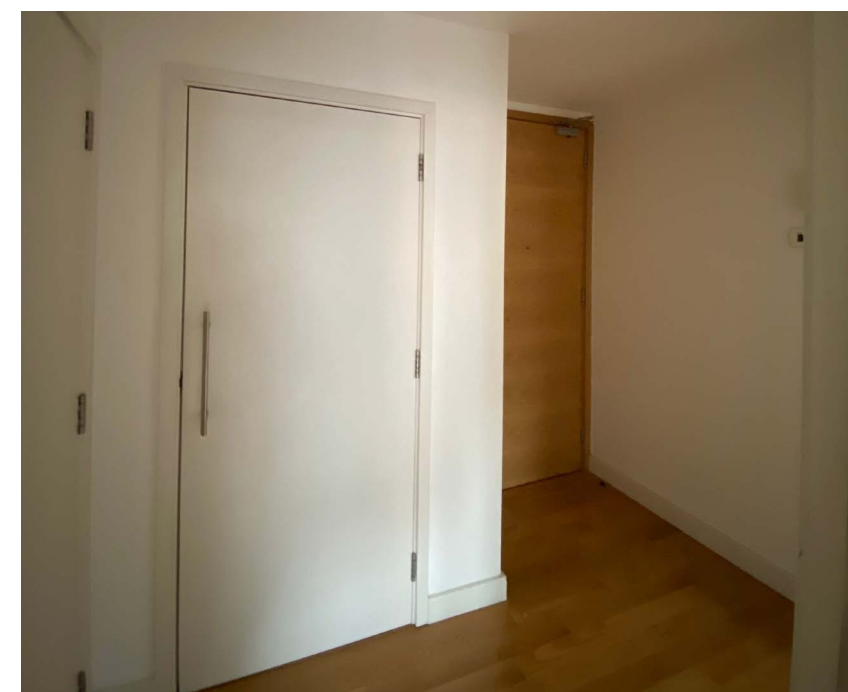
Flat 48. Bedroom window facing shared courtyard



Flat 48. Ensuite and dropped ceiling



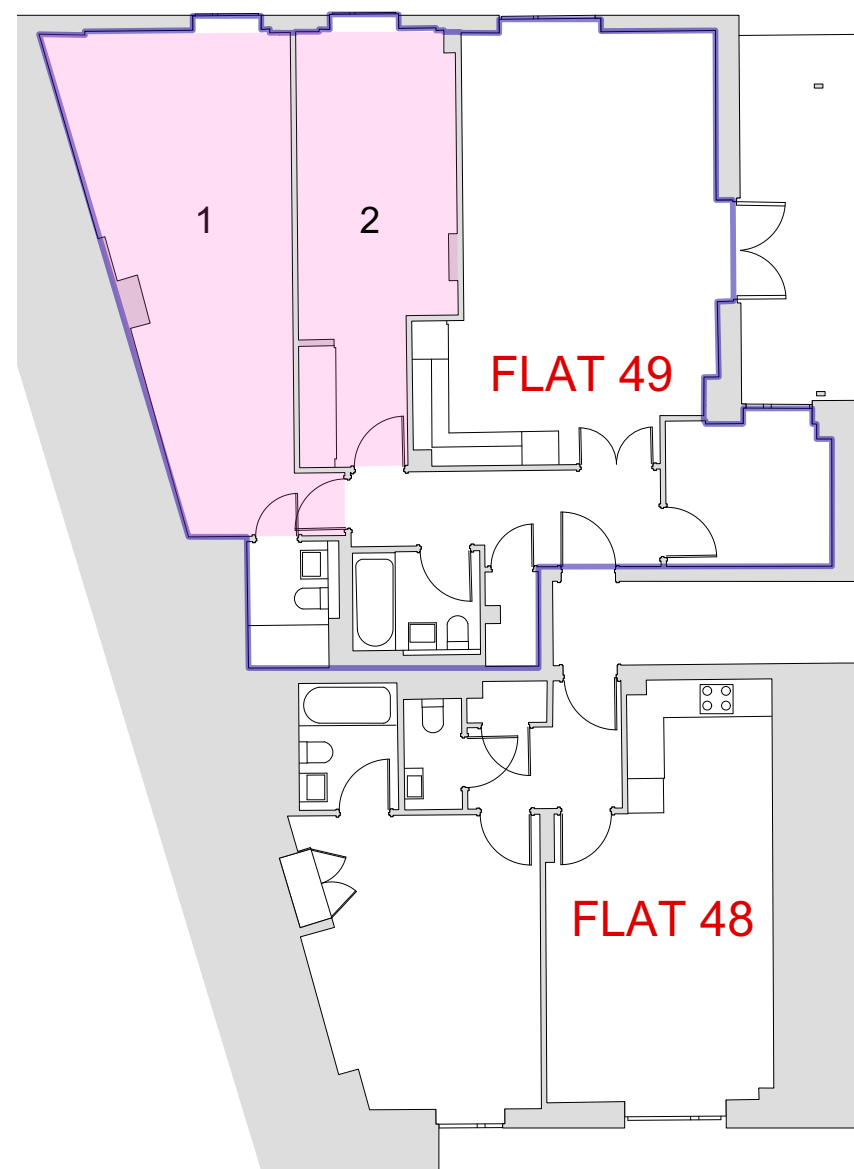
Flat 48. Kitchen



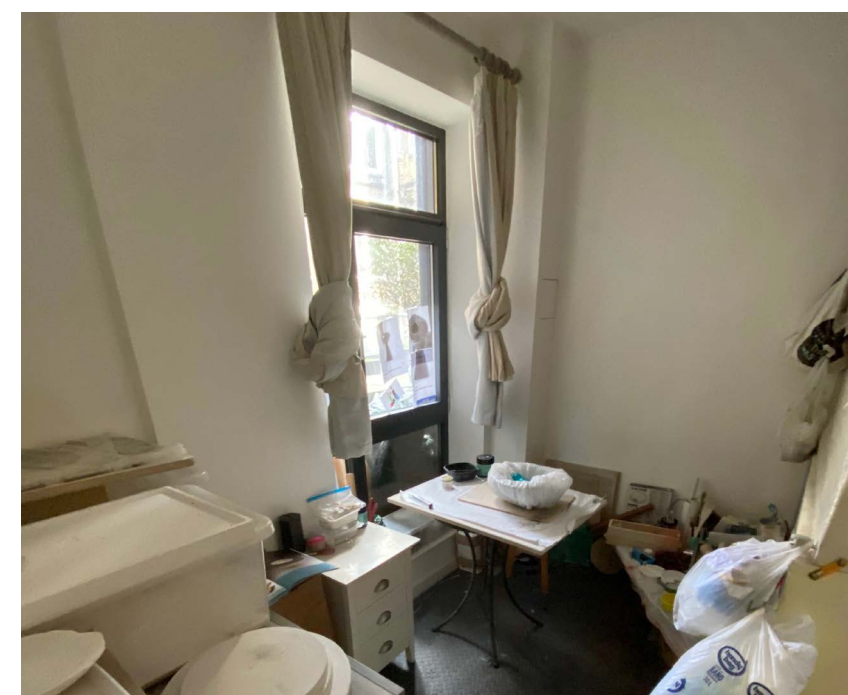
Flat 48. Entrance

4 EXISTING PHOTOGRAPHS: FLAT 49

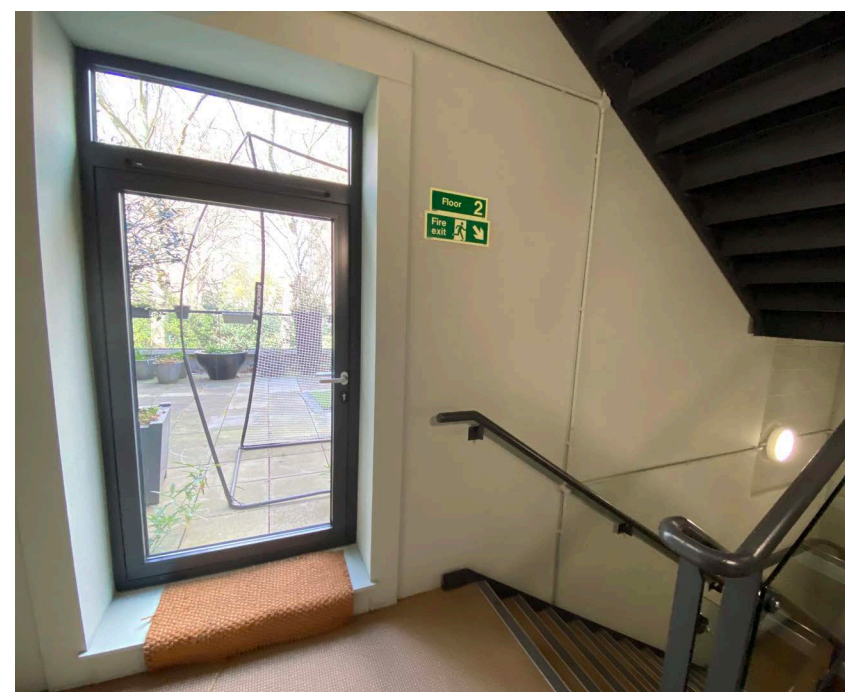
Flat 49. 109m² two bedroom unit



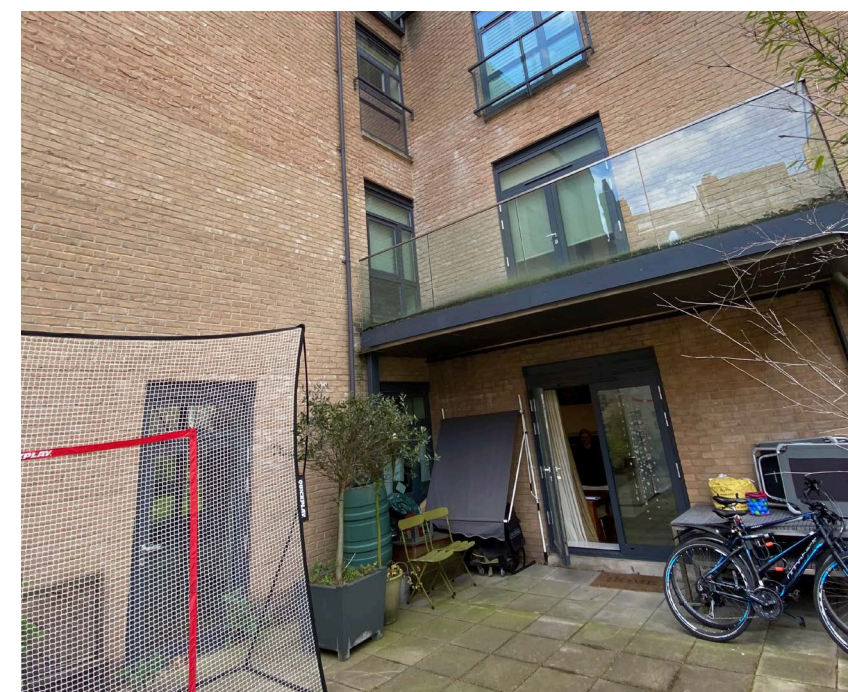
Flat 49. Bedroom 1



Flat 49. Small studio by the entrance door



Door to Flat 49 terrace will be unaffected by the proposal



Flat 49. Terrace

5 DESIGN PROPOSAL

5.1 OVERVIEW

The principal change to the existing layout involves the removal of the separating wall that divides the two flats as well as minor alterations to internal partitions. The existing building is of concrete frame construction and there are no structural alterations associated with removing the section of dividing wall between the flats.

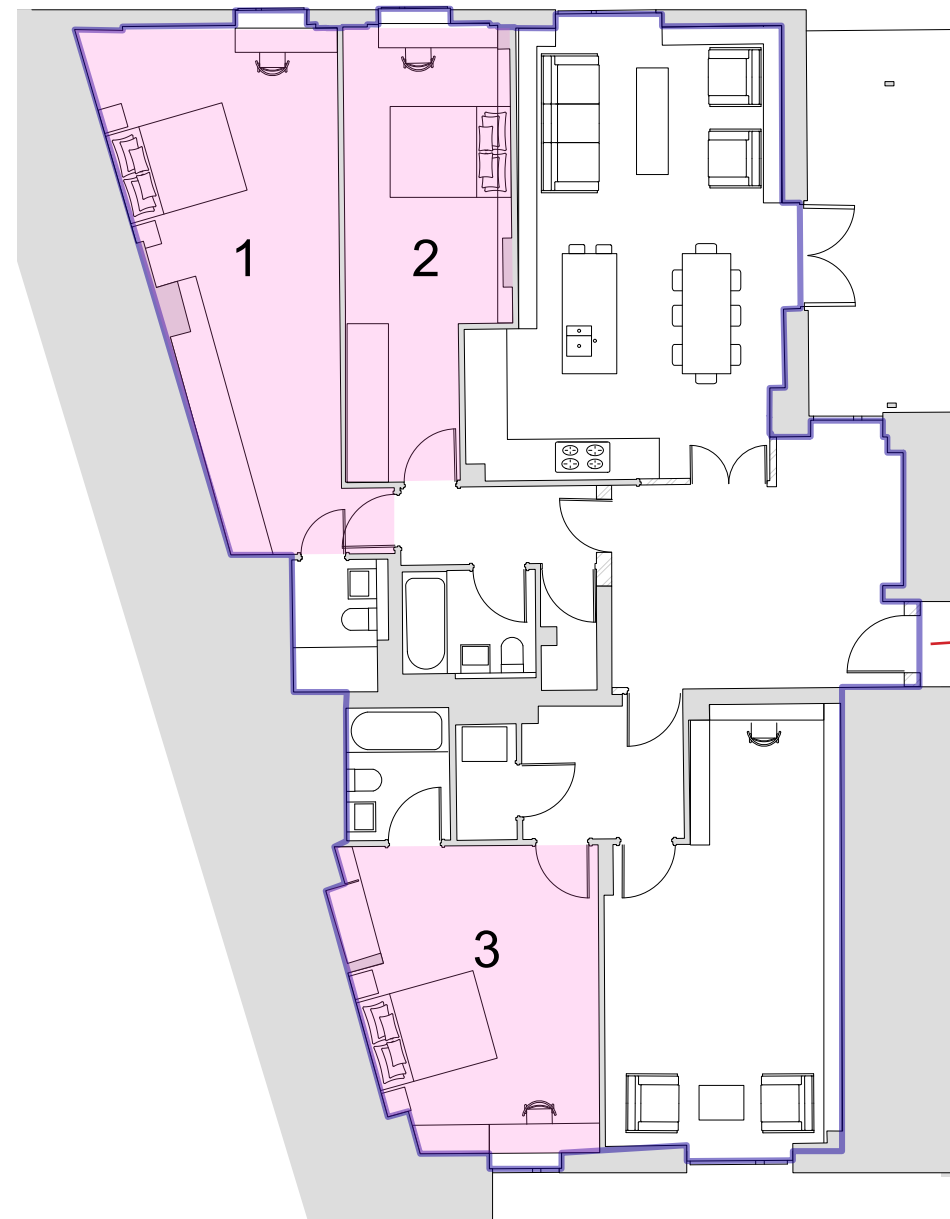
The total area of the combined flats will exceed the London Plan's minimum standards. Table 3.3 of Policy 3.5 of the London Plan 2016 (MALP) sets out the minimum space standards for new dwellings. A single storey dwelling with three-bedrooms for six persons requires a minimum floorspace of 95m².

The proposed flat has an internal floorspace of approximately 170m², therefore exceeding the requirement. The open kitchen, living and dining room will create a sense of spaciousness and increase functionality for a family with growing and changing needs. With children and grandchildren, the owner's desire is to remain in residence within this property whilst making it more suitable for an changing family requirements. The flat also benefits from a large terrace (measuring 56m²) which makes it especially suitable as a family unit.

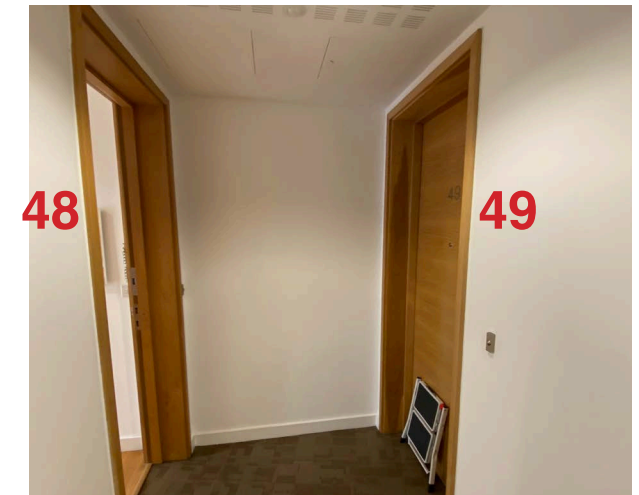
City of Westminster's UDP seeks a range of sizes in housing developments to protect family units. This is evident in the Unitary Development Plan 2007 section 3.74 where the council supports family sized units, three or more bedrooms. There presently exists a shortage of family homes within the central part of the borough which this proposal will help counter. Policy S14 of the City Plan (November 2016) does permit loss of residential units where, two flats are being joined to create a family sized dwelling (i.e. a residential unit with three or more bedrooms).

6.6 ACCESS

Access to the combined flats is presently achieved through the main lobby on the ground floor from which the flats are reached by both a lift and main staircase. There are no changes proposed to the access.



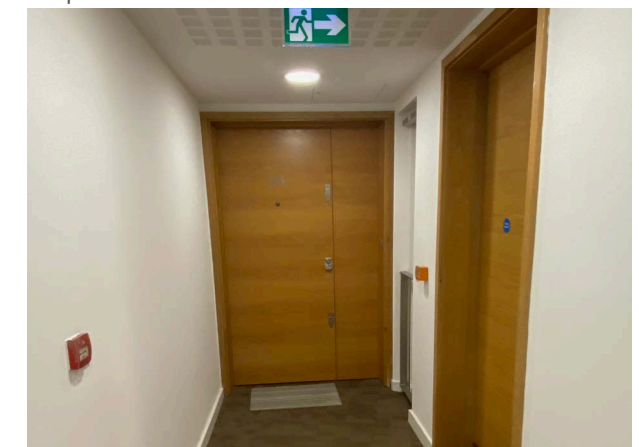
Proposed 3 bedroom, family sized unit



Existing doors to Flats 48 & 49



Proposed location of new door to combined flats



Existing door to combined Flat 36, Faraday House

6 DRAWINGS

321.100	1:50 FLOOR PLAN AS EXISTING
321.120	1:50 SECTION A-A AS EXISTING
321.130	1:50 FLOOR PLAN AS DEMOLITION
321.140	1:50 SECTION A-A AS DEMOLITION
321.200	1:50 FLOOR PLAN AS PROPOSED
321.210	1:50 SECTION A-A AS PROPOSED