
Planning application

Property addresses: Flats 71 & 72
Baynards House
1 Chepstow Place
London W2 4TE

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Flat 72
Baynards House
1 Chepstow Place
London W2 4TE



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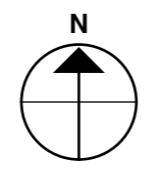
Site location and site plan

Design and access statement including:

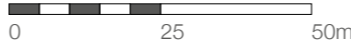
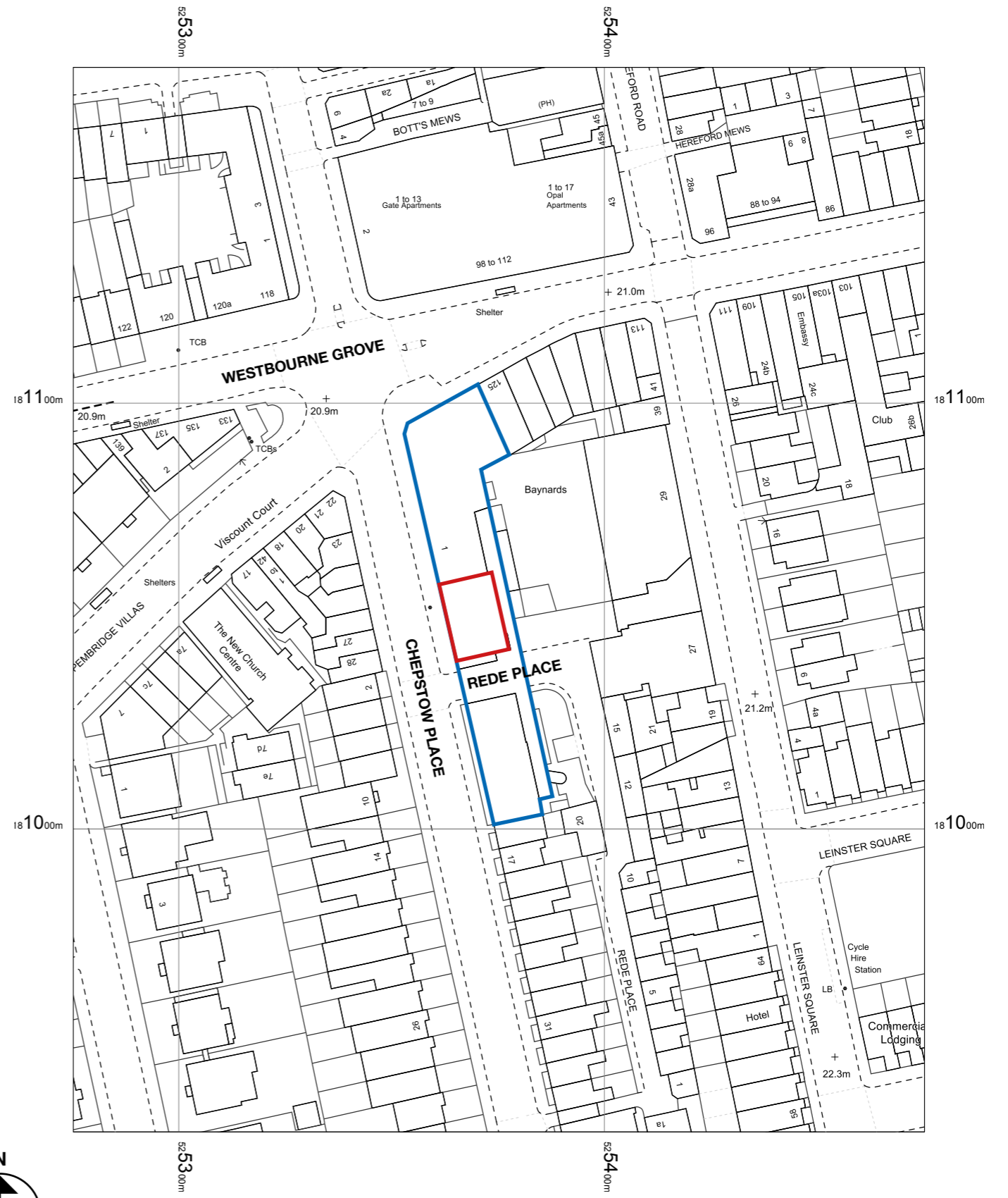
- Introduction
- Heritage
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Site location plan



-  = Foot print of Baynards House
-  = Foot print of flats 71 & 72

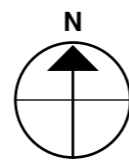


Site location plan
Scale 1:1250 @ A3

Site plan

-  = Foot print of Baynards House
-  = Foot print of flats 71 & 72



Site plan
Scale 1:500 @ A3



Introduction

This planning application seeks permission to amalgamate two adjacent residential dwellings (flats) into one family residence.

The properties, flat 71 and flat 72, Baynards House, 1 Chepstow Place, London are on the 5th (top) floor of this purpose built block.

Flat 71 is a one bedroom property, with one bathroom and an open plan kitchen, dining and living area.

Flat 72 is a two bedroom property, with two bathrooms and an open plan kitchen, dining and living area.

Property title numbers:

- Flat 71. NGL790253
- Flat 72. NGL790743



A view of Baynards House, from Chepstow Place - the street facing, west elevation

Heritage

Baynards House was built c.2000. The block and properties themselves are not listed, although they are situated within the Westbourne conservation area of the London borough of Westminster.

The street facing façades of Baynards House have been designed and built to retain the appearance of the late 19th century façade. In contrast, the rear east facing elevation has a much more contemporary and utilitarian look and feel.

Note: All the proposed alterations are to the interiors of the amalgamated properties only, meaning that there will be no change in appearance to either the front west facing elevation, the rear east facing elevation, or indeed the roof.

Flats 71 & 72

Flats 71 & 72



Above: An overall view of the block from Rede Place



Above: An overall view of the block viewed from the junction of Chepstow Place with Westbourne Grove

Access and parking

The proposed amalgamation of the two properties will have no affect on access into either dwelling.

Pedestrian access into the block is via an entrance lobby on Chepstow Place, which has a 24 hour security porter. In addition to this, there is a delivery / vehicle entrance into the block through Rede Place. Both will remain unaltered.

Parking in and around the block will remain unaltered.



Above: The delivery / vehicle entrance to the block, through Rede Place



Above: The pedestrian entrance into Baynards house on Chepstow Place

Access *(continued)*

Access to the 5th floor level is via lifts or stairs. The stairs, located in close proximity to the flat also provide a good means of escape in an emergency.

Each property has it's own entrance door. Both entrance doors will remain exactly as they are (due to landlord constraints), the upside being that the amalgamated properties will have optional means of egress and ingress.

All new internal doors to the amalgamated properties will have minimum door leaf size of approximately 900mm wide or larger, providing more accessible circulation throughout the reconfigured spaces.



Above and above right: Open walkway from lifts and stairs leading to both properties

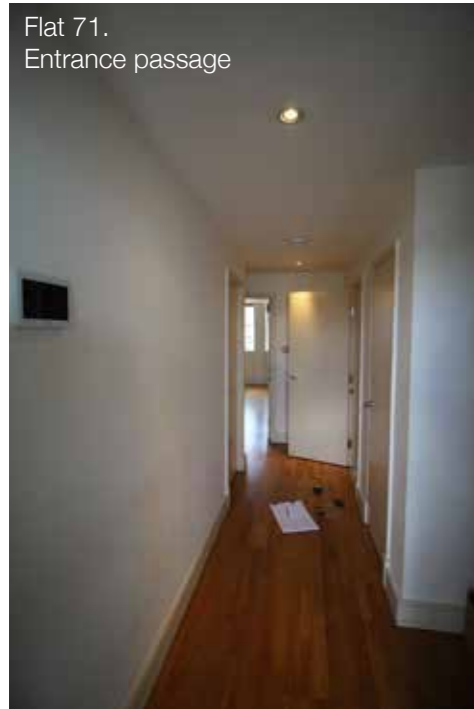
Above: Entrance door into flat 71

Above: Entrance door into flat 72

Use

The properties are currently residential dwellings (C3) and when amalgamated will remain as such, although used as one larger single family dwelling.

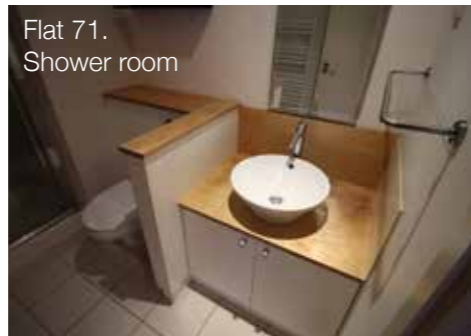
Below are a selection of photographs of each of the flats.



Flat 71.
Entrance passage



Flat 71.
Bedroom



Flat 71.
Shower room



Flat 71.
View into shower room and kitchen / living area



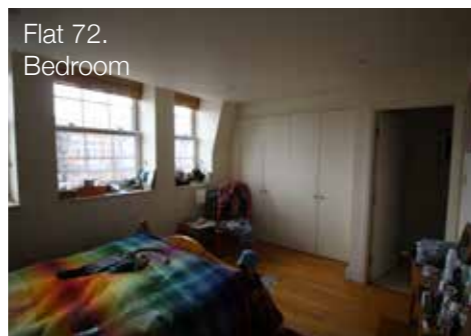
Flat 71.
Kitchen / living area



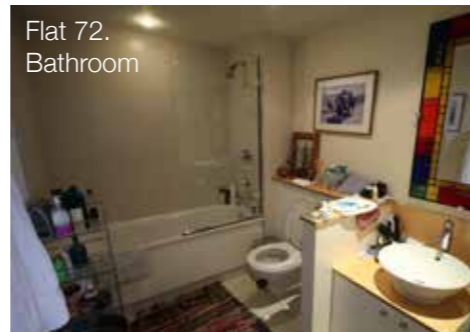
Flat 72.
Entrance passage



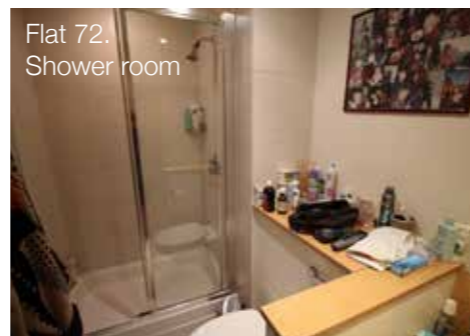
Flat 72.
Bedroom / office



Flat 72.
Bedroom



Flat 72.
Bathroom



Flat 72.
Shower room



Flat 72.
Kitchen / living area

General arrangement plan

Existing (Flat 71 and flat 72)

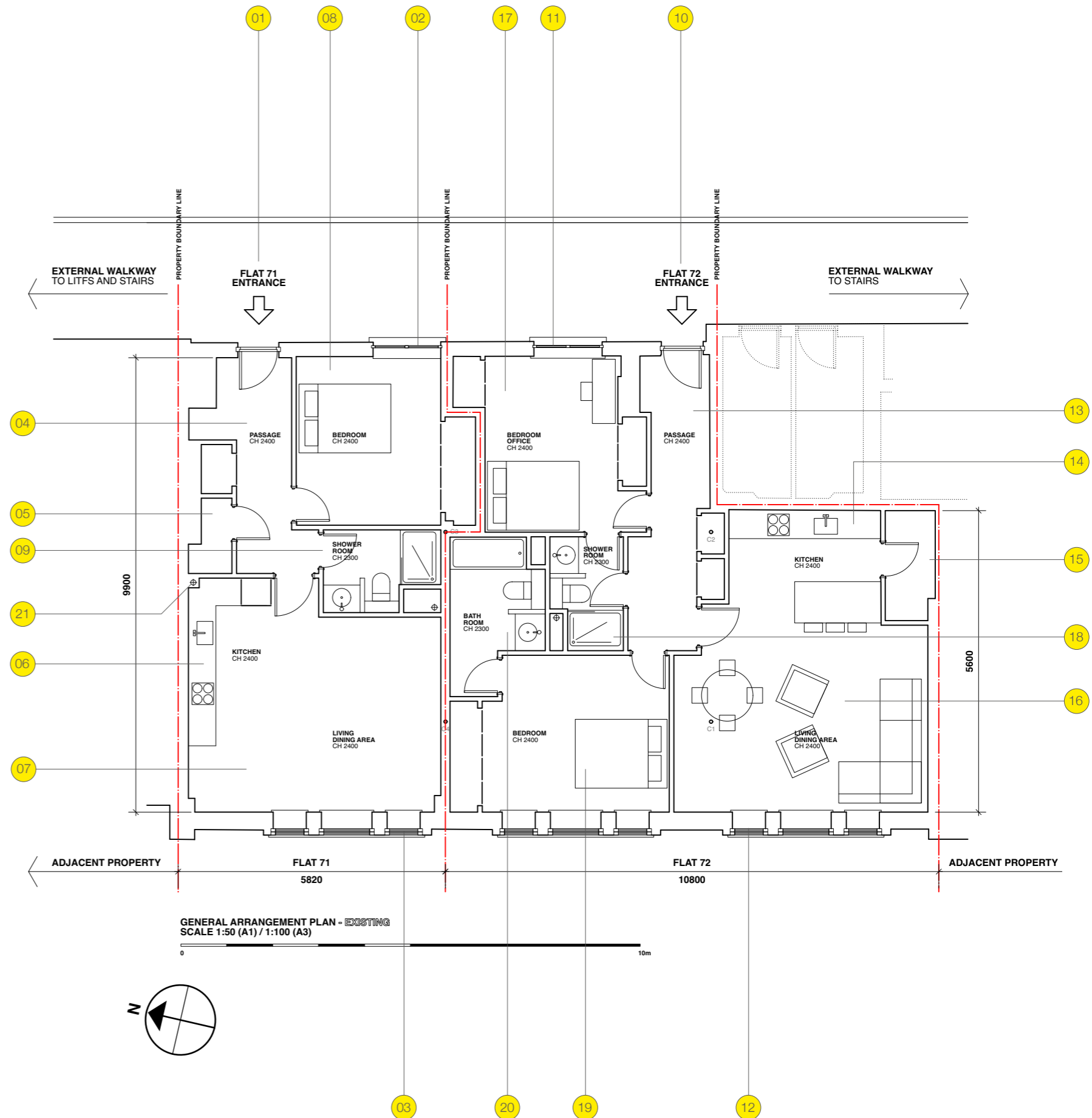
Flat 71

- 01. Entrance door to property to rear east elevation
- Will remain unaltered
- 02. Casement windows to rear east facing elevation
- Will remain unaltered
- 03. Sash windows to street facing west elevation
- Will remain unaltered
- 04. Entrance passage
- 05. Utility room
- 06. Kitchen
- 07. Living & dining area
- 08. Bedroom
- 09. WC / Shower room

Flat 72

- 10. Entrance door to property on east elevation
- Will remain unaltered
- 11. Casement windows to rear east facing elevation
- Will remain unaltered
- 12. Sash windows to street facing west elevation
- Will remain unaltered
- 13. Entrance passage
- 14. Kitchen
- 15. Utility room
- 16. Living & dining area
- 17. Bedroom / office
- 18. En-suite WC / shower room
- 19. Bedroom
- 20. En-suite WC / bathroom

- 21. Existing foul, water and waste pipe locations
- New / modified services will be connected to existing

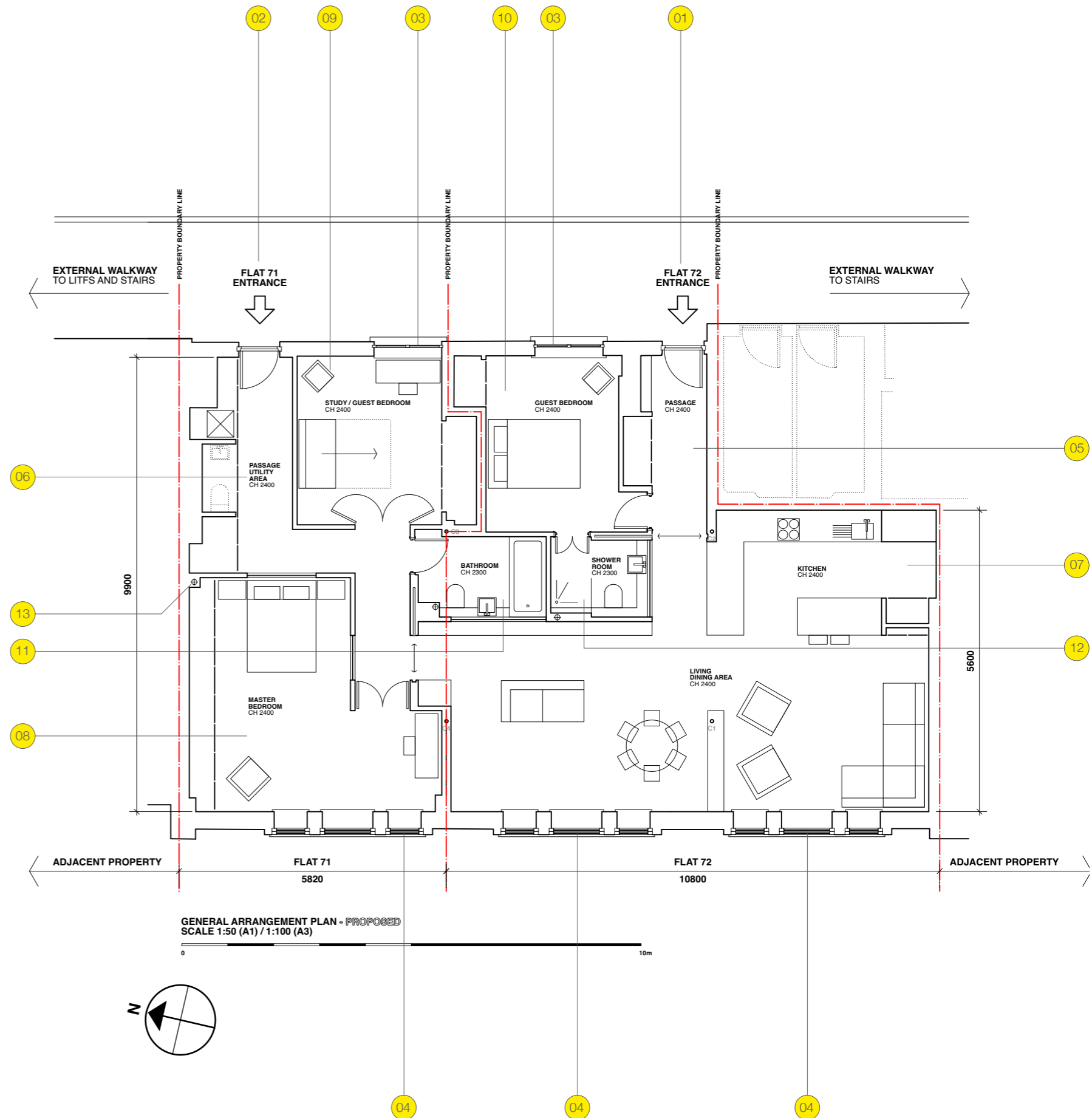


GENERAL ARRANGEMENT PLAN - EXISTING
SCALE 1:50 (A1) / 1:100 (A3)

General arrangement plan

Proposed (Properties amalgamated)

- 01. Principal entrance door
- Remains unaltered to existing
 - 02. Secondary entrance door
- Remains unaltered to existing
 - 03. Casement windows to rear east facing elevation
- Remains unaltered to existing
 - 04. Sash windows to street facing west elevation
- Remains unaltered to existing
 - 05. Entrance passage
- Existing modified
 - 06. Entrance passage
- Existing modified to be utility area
 - 07. New open plan kitchen, living and dining area
 - 08. New master bedroom
 - 09. New / remodeled study / guest bedroom
 - 10. New / remodeled guest bedroom
 - 11. New bathroom
 - 12. New shower room
-
- 13. Existing foul, water and waste pipe locations
- New / modified services will be connected to existing

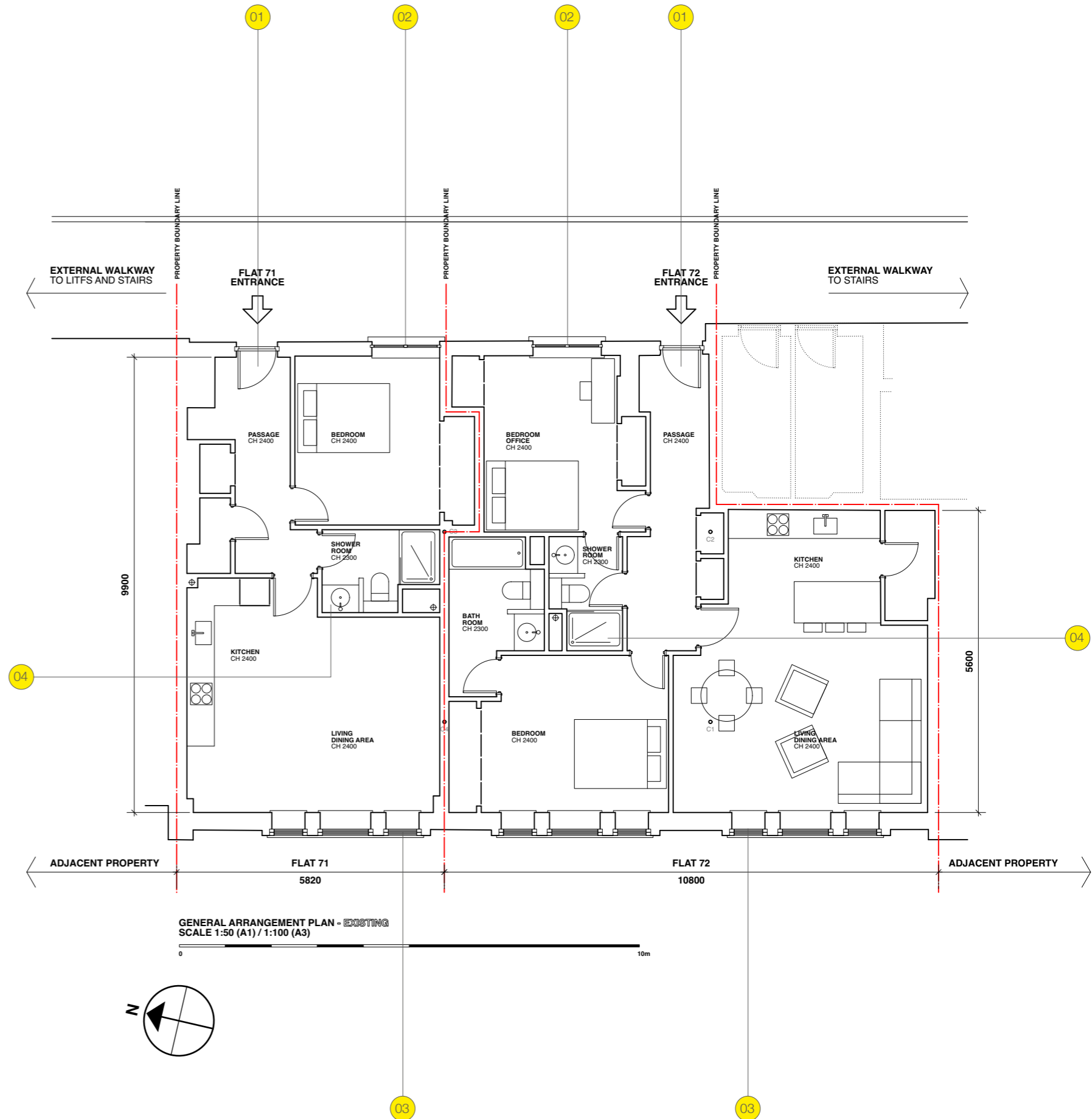


Design components and appearance

Existing

As the photographs above show, the current design and layout of each of the flats makes for a poorly lit (particularly on the east side of the properties) and an awkward series of spaces.

- 01. The entrance passages to each corridor lack natural light and rely on artificial light continuously.
- 02. Windows to the rear east elevation are small and providing the two bedrooms with limited amounts of natural light.
- 03. To the front west elevation the windows are relatively well proportioned, although when seated, views out are limited due to the height of the cills - the same applies to the windows to the rear.
- 04. Currently, all of the bath and shower rooms have no natural light.

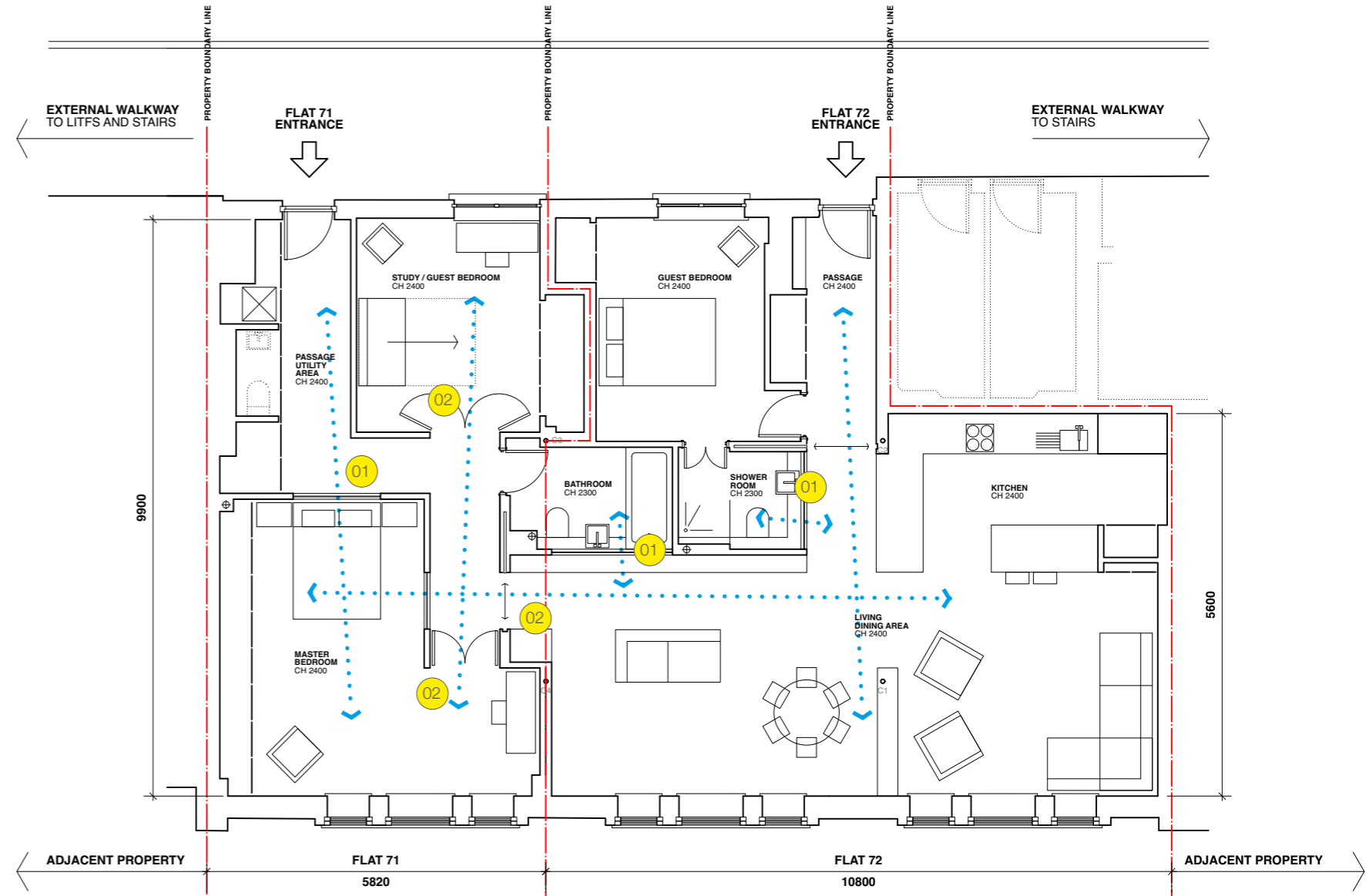


Design components and appearance

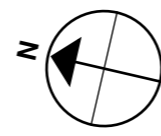
Proposed

The proposed design and layout of the amalgamated properties introduces more natural light throughout the property, as well as simplifying the internal configuration of the adjoining rooms.

- 01. New fixed glass panels, thoughtfully positioned and inserted into new and existing internal walls will help to transfer natural light across the entire property.
- 02. In addition to the fixed glazed panels, thoughtfully considered door locations will help to visually connect all of the individual spaces, increasing the sense of volume, whilst improving the physical circulation throughout.



GENERAL ARRANGEMENT PLAN - PROPOSED
SCALE 1:50 (A1) / 1:100 (A3)

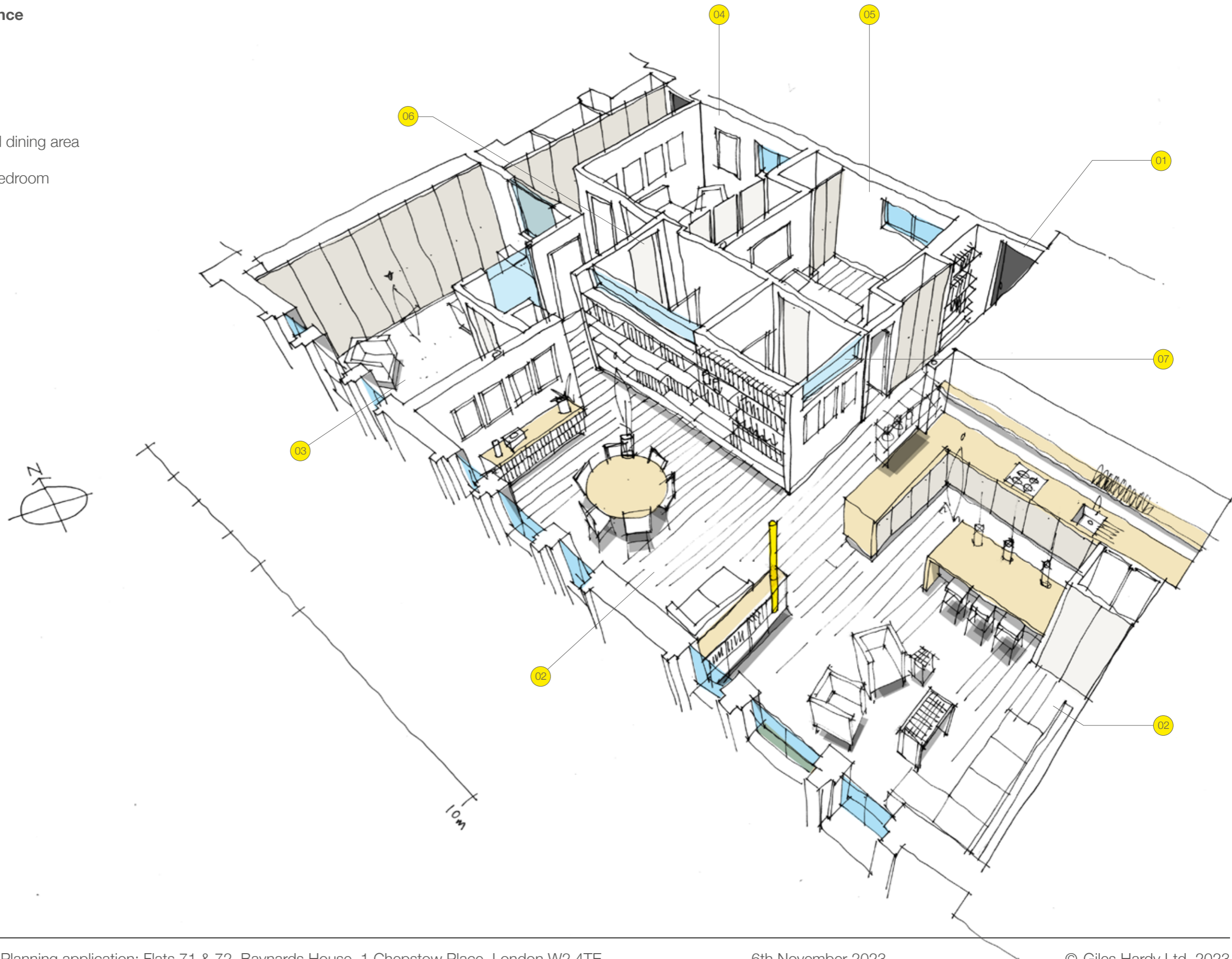


Design components and appearance

Proposed

Birds eye view sketch of the amalgamated properties.

- 01. Principal entrance door
- 02. New open plan kitchen, living and dining area
- 03. New master bedroom
- 04. New / remodeled study / guest bedroom
- 05. New / remodeled guest bedroom
- 06. New bathroom
- 07. New shower room



Scale & volume

Existing overall

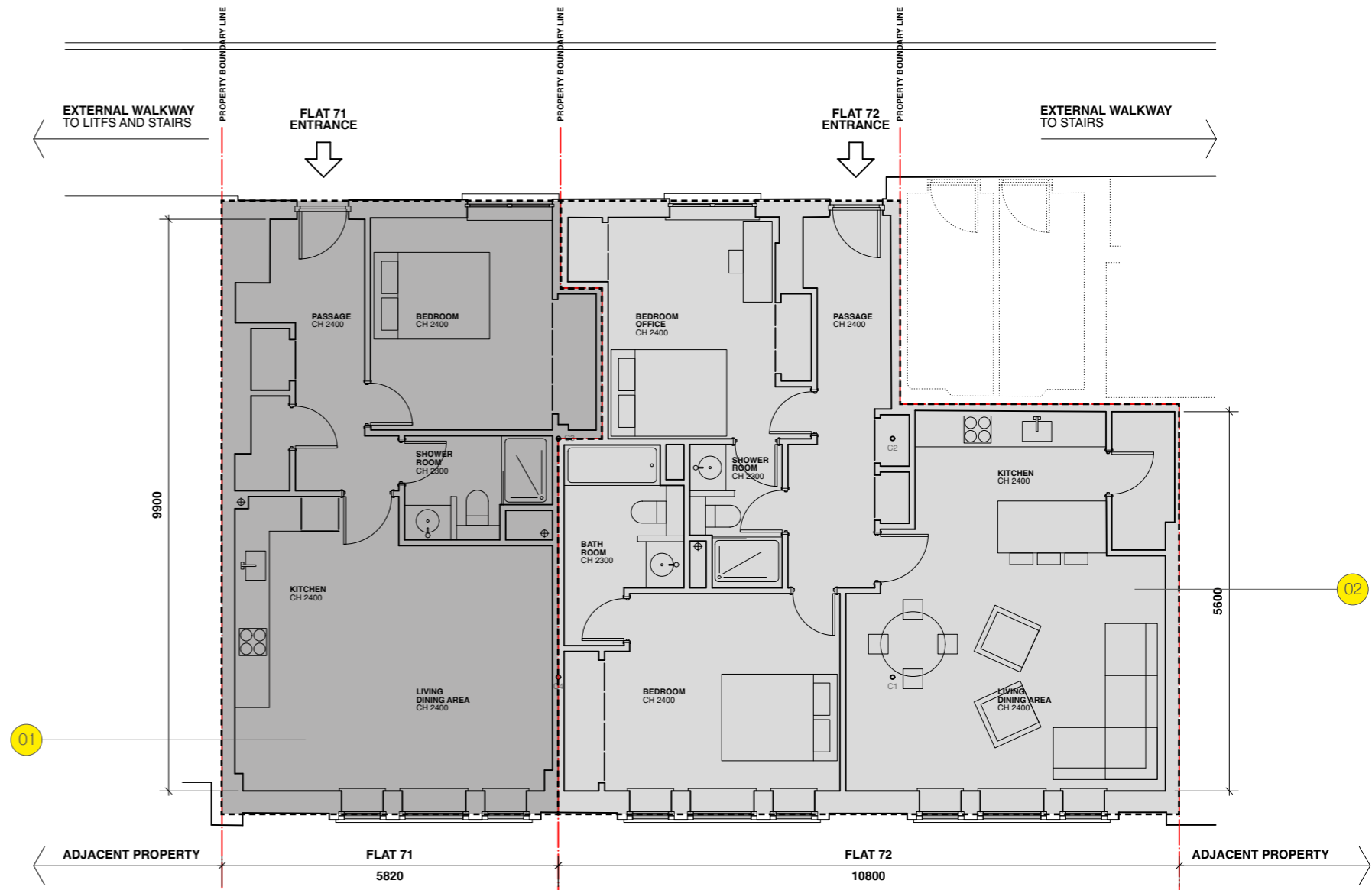
The current overall foot print of the properties is as follows:

- 01. Flat 71
- Overall floor area: 65m² (gross)
- 02. Flat 72
- Overall floor area: 95m² (gross)

The combined gross floor area of both properties is 160m²

Ceiling heights

- Existing ceilings are 2.4m high in all bedrooms, kitchens, living / dining areas and circulation spaces.
- In bath / shower rooms ceiling heights are 2.3m high.
- The same principle will apply to the new / modified spaces.



GENERAL ARRANGEMENT PLAN - EXISTING
SCALE 1:50 (A1) / 1:100 (A3)

0 10m

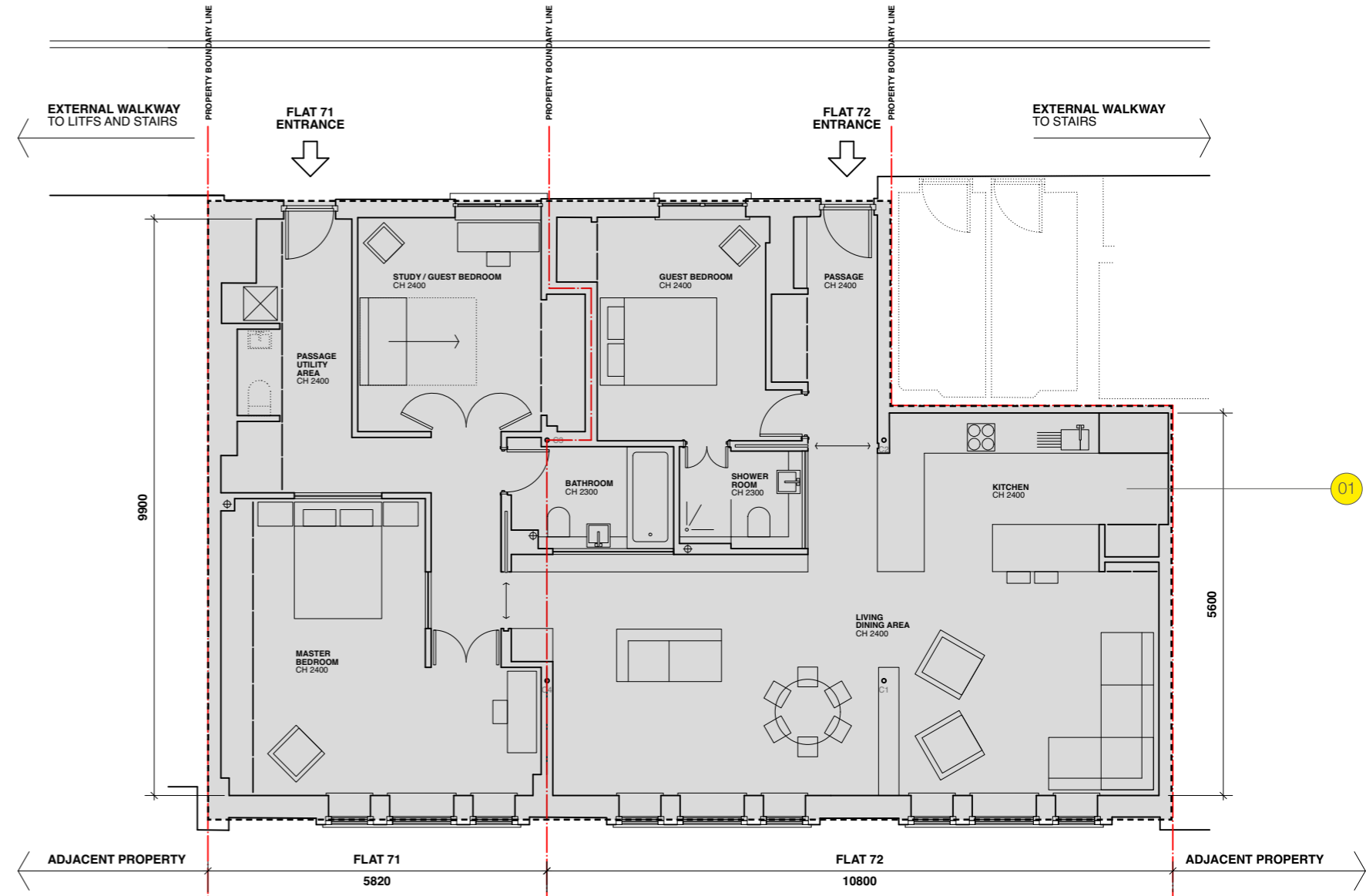
-  = Foot print of flat 71
-  = Foot print of flat 72

Scale & volume

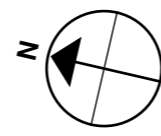
Proposed overall


There will be no increase in overall scale or volume to either of the two properties. The amalgamation of flat 71 and flat 72 simply make for one larger self contained dwelling.

01. The gross floor area of the amalgamated properties will be 160m²



GENERAL ARRANGEMENT PLAN - PROPOSED
SCALE 1:50 (A1) / 1:100 (A3)



 = Foot print of flat 71 and flat 72 combined

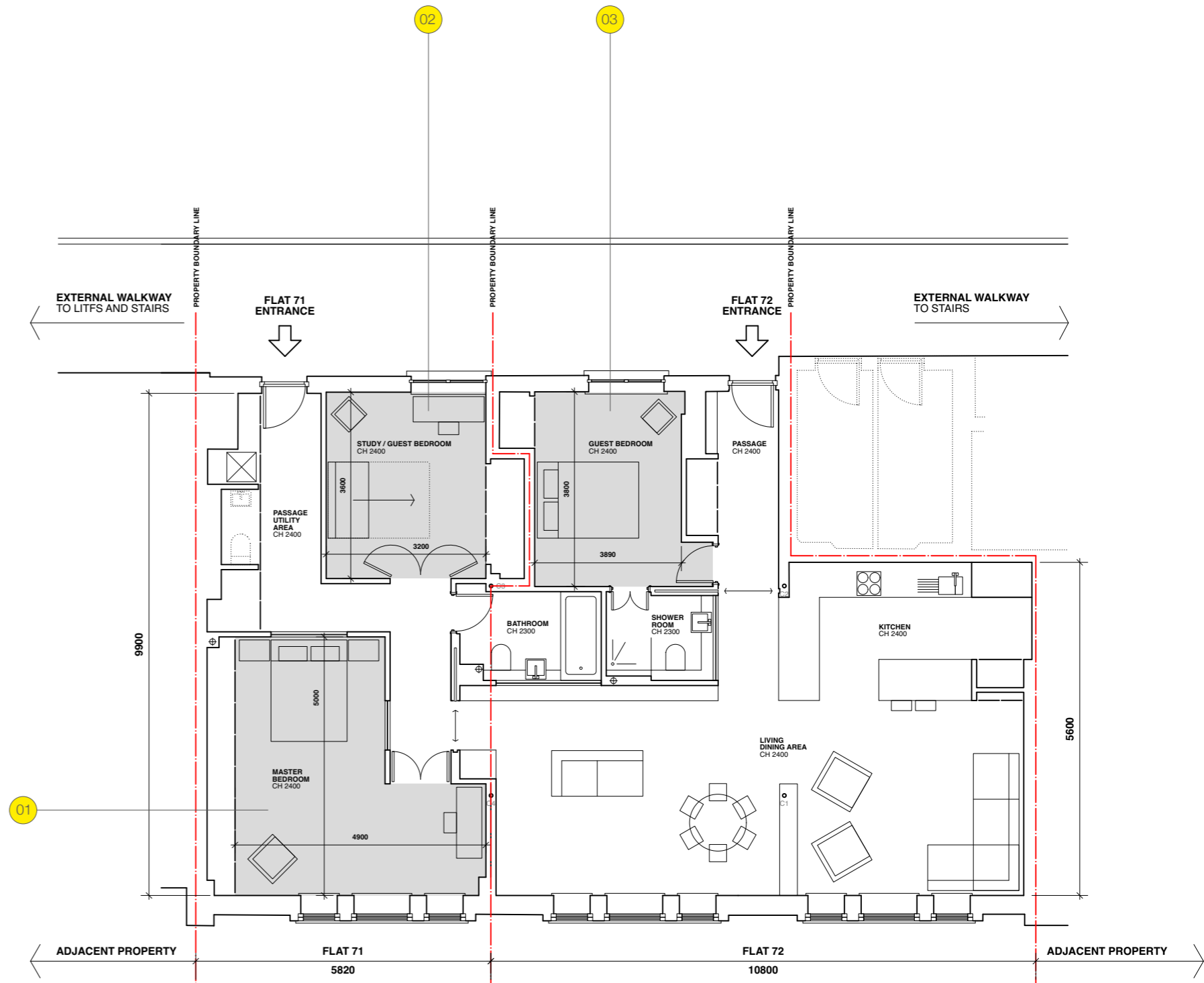
Scale & volume

Proposed bedrooms


The amalgamated properties will have three bedrooms, which is the same as there is currently across the two properties. A new master bedroom will be located on the west side of the space, with a study / guest bedroom and guest bedroom on the east side of the property.

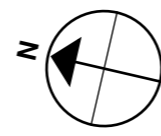
Sizes are as follows:

- 01. Master bedroom
 - 19.5m² (net / excluding storage)
 - Overall dimensions 5000 x 4900mm
- 02. Study / guest bedroom
 - 11.5m² (net / excluding storage)
 - Same size as existing bedroom
 - Overall dimensions 3200 x 3600mm
- 03. Guest bedroom
 - 11.5m² (net / excluding storage)
 - Same size as existing bedroom
 - Overall dimensions 3890 x 3800mm



GENERAL ARRANGEMENT PLAN - PROPOSED
SCALE 1:50 (A1) / 1:100 (A3)

 = Foot print of bedrooms



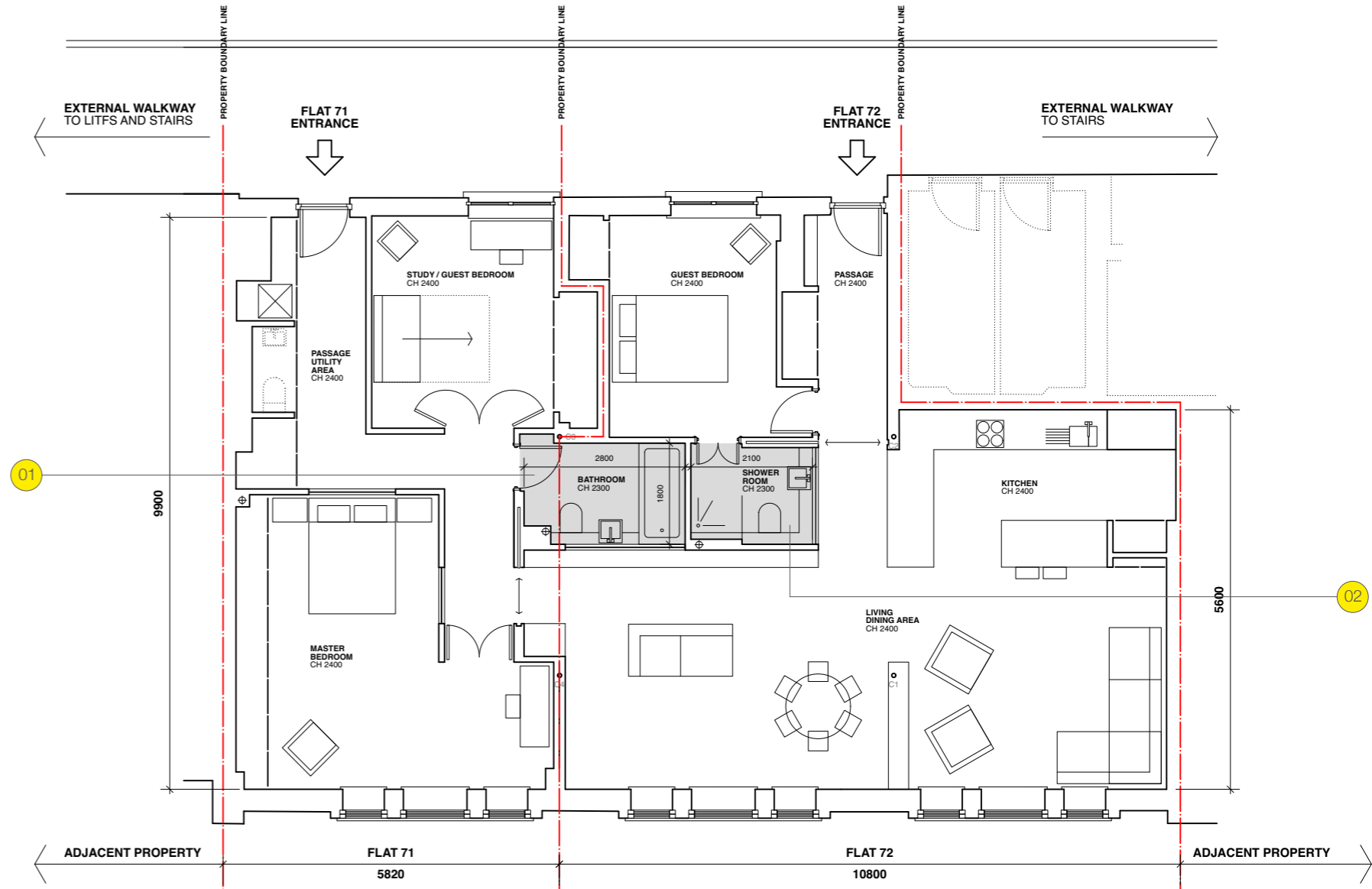
Scale & volume


Proposed bath and shower rooms

The newly configured bathroom and shower room have been proportioned to allow for modification in the future if required to make for more accessible spaces.

Sizes are as follows:

- 01. Bathroom
- Overall dimensions 2800 x 1800mm
- 02. Shower room
- Overall dimensions 2100 x 1800mm



 = Foot print of bath and shower rooms

Please contact Giles with any questions.

Thank you

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