

37b & 39d Randolph Avenue, Little Venice

Design & Access Statement

Thomas Alexander Design

W / www.thomasalexander.com

E / studio@thomasalexander.com

T / 02036 370 508

Unit 4, Crane Mews

32 Gould Road

Twickenham, Greater London

TW2 6RS



SITE ADDRESS

37b & 39d Randolph Avenue, Little Venice, London, W9 1BQ

INTRODUCTION

This document has been prepared to support our planning application for the joining of flats 37b & 39d Randolph Avenue, which seek to enhance the existing Grade II listed building situated within the Maida Vale Conservation Area. By combining the two flats the resulting property becomes a high quality duplex home, split over two levels.

JUSTIFICATIONS - A GREATLY IMPROVED DWELLING

The existing ground floor flat is small in its proportions which is uncharacteristic for the surrounding area. By combining the flats, the property becomes more in keeping with the grandeur of the street.

Whilst the lower ground floor is a better sized unit, the views out to the rear are limited and almost non-existent to the front. Amalgamating the two flats together will result in much improved aspect and outlook to the front and rear of the property.

The proposed works have been designed in a way to have minimal impact on the existing conditions of the building and carefully minimises the amount of existing material that will need to be removed in order to install a new staircase.

The design has been influenced by a precedent approved flat connections along Randolph Avenue and the surround streets. Examples of the precedent planning applications have been listed within this document.

The proposed work will have no impact on any external elements at 37b & 39d Randolph Avenue and all alterations are wholly to the central interior of the properties.

The document will explain our proposal in relation to its context, form, materiality and overall design in the form of a full planning application.



ACCESS

No. 37b Randolph Avenue is situated on the lower ground floor level. Access to the property is via an external lightwell staircase with direct access to the street. This point of access will be retained as the secondary entrance to the property.

Flat 39d is accessed through a communal entrance at street level. This will become the primary entrance for the combined flats, substantially improving the existing condition by providing access at street level via the original entrance.

USE

The existing use is C3 residential, this will be retained.

AMOUNT

The existing footprint will be retained in its entirety.

SCALE

The massing of the existing property will be retained.

DESIGN PROPOSAL

COMBINING FLATS 37b & 39d.

The primary subject of this application is the connecting of flats 37b & 39d. The proposed works include the installation of a staircase between the two properties. The location of the staircase has been carefully chosen as a suitable area to minimise the removal of fabric required to create the connection. Through an efficient design only a small section of floor and wall is removed. It is important to note that the proportions of the existing key spaces at Lower Ground Floor and Ground Floor have not been affected.

Secondly, the staircase will be located within two existing hallways, therefore, retaining the existing circulation space. It will not have any substantial impact on the original key spaces in both properties.

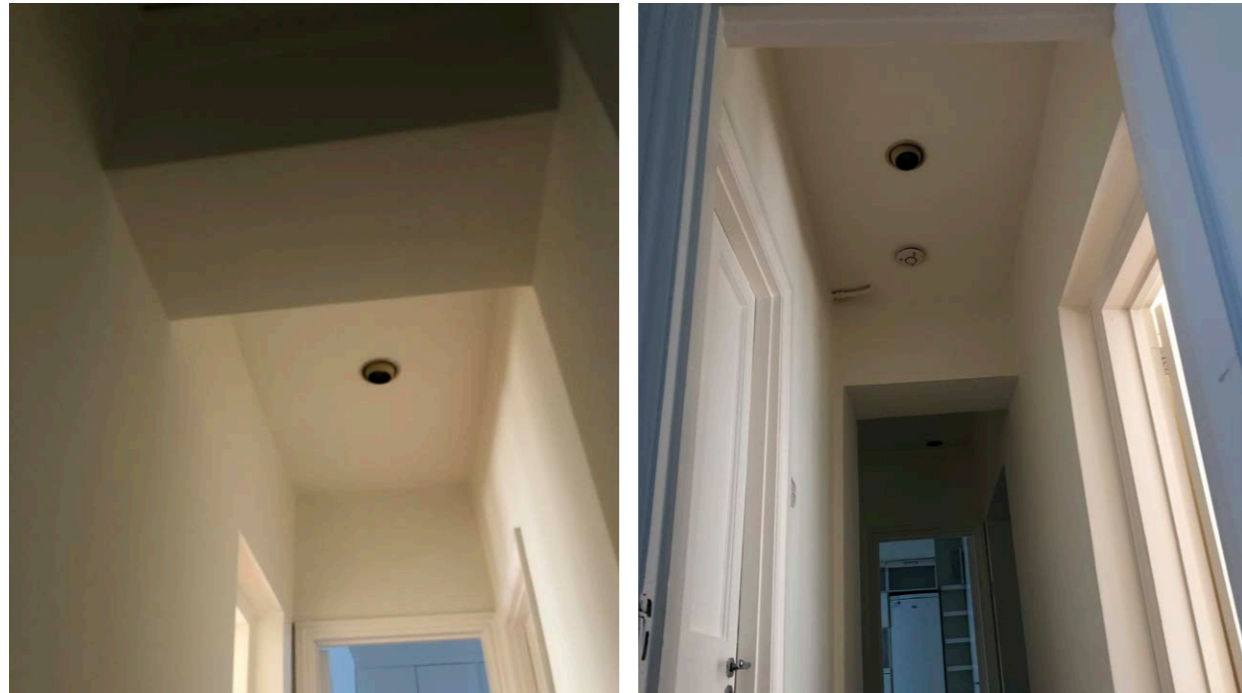
It is proposed that the compact staircase will be detailed in a traditional style in keeping with the character of the existing property and designed as a straight flight to minimise its required footprint to connect both floors.

The staircase will provide an impressive architectural feature at the centre of the dwelling which is visible from the ground floor main entrance at 39d and from the proposed secondary entrance at 37b (currently main entrance).

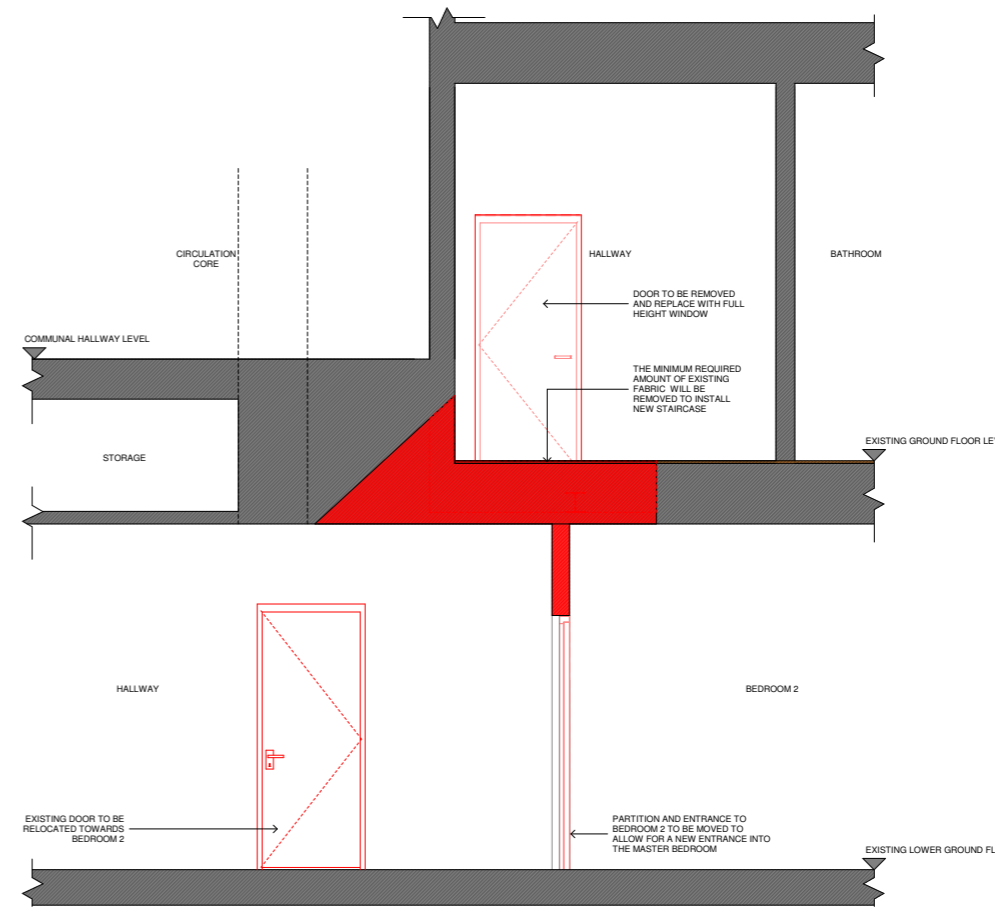
The design includes an expressed bull nose tread on top of a stepped stringer with a shadow gap detail between joinery below. A simple sympathetic balustrade and sweeping handrail complements the heritage of the listed building.

The opening between the floors provides additional light to the circulation space through the introduction of a glazed opening in the position of the previous doorway through to the kitchen at 39d.

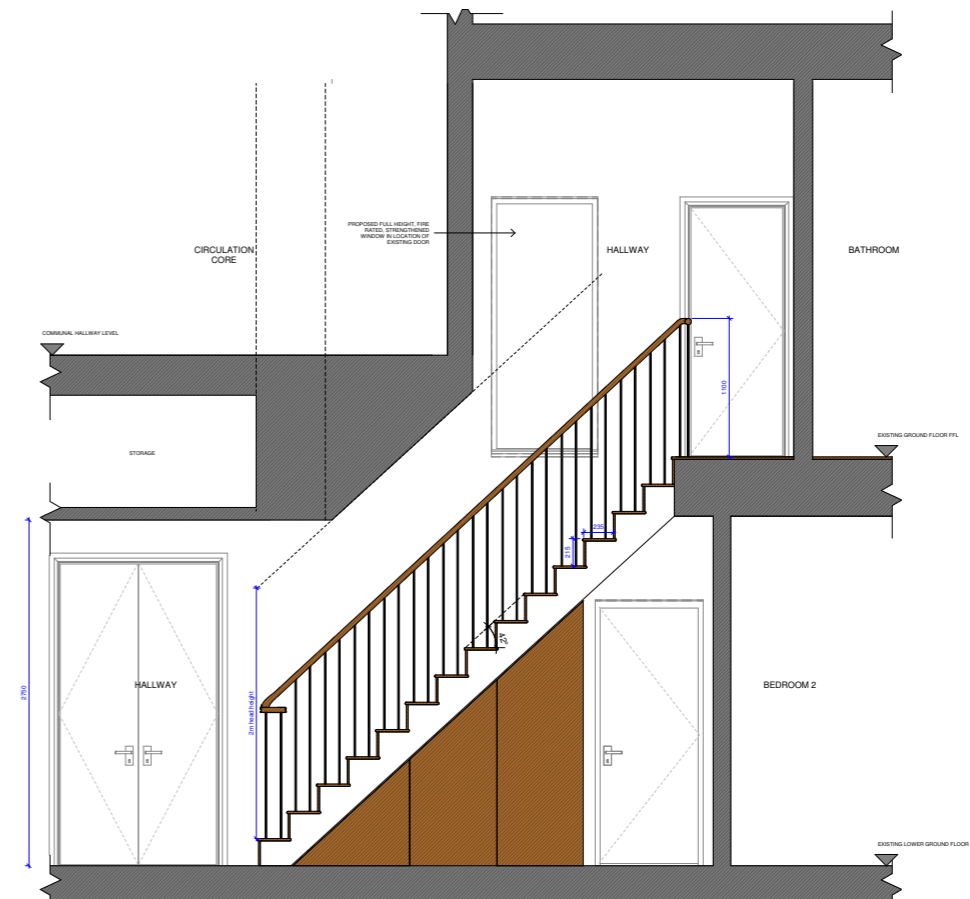
The detail of the staircase can be referenced on drawings no.400 & no.600.



SITE PHOTOS - EXISTING HALLWAY



EXISTING HALLWAY SECTION (NOT TO SCALE)
REFER TO DRAWING NO. 040



PROPOSED STAIR ELEVATION (NOT TO SCALE)
REFER TO DRAWING NO. 400

DESIGN PROPOSAL

MINOR INTERNAL ALTERATIONS

In order to create a new area of circulation around the proposed staircase, it is proposed that the partition walls to the bathroom will be moved towards the office.

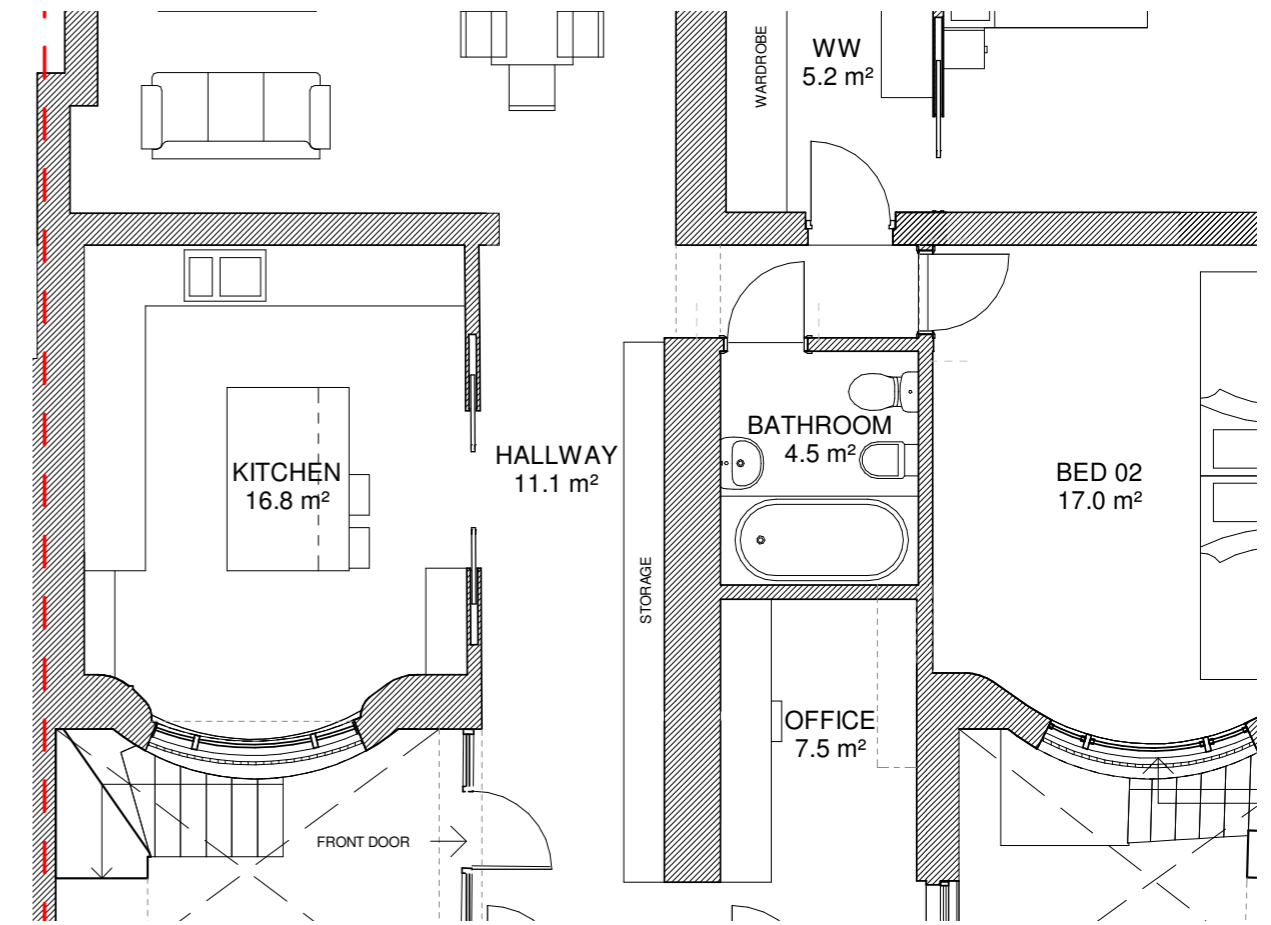
The existing hallway opening will be enlarged to allow space for both the hallway and staircase.

The second internal alteration will see the existing kitchen being replaced by a third bedroom and en-suite. The proposed partitions for the en-suite will be of lightweight construction to protect the volume of the existing space.

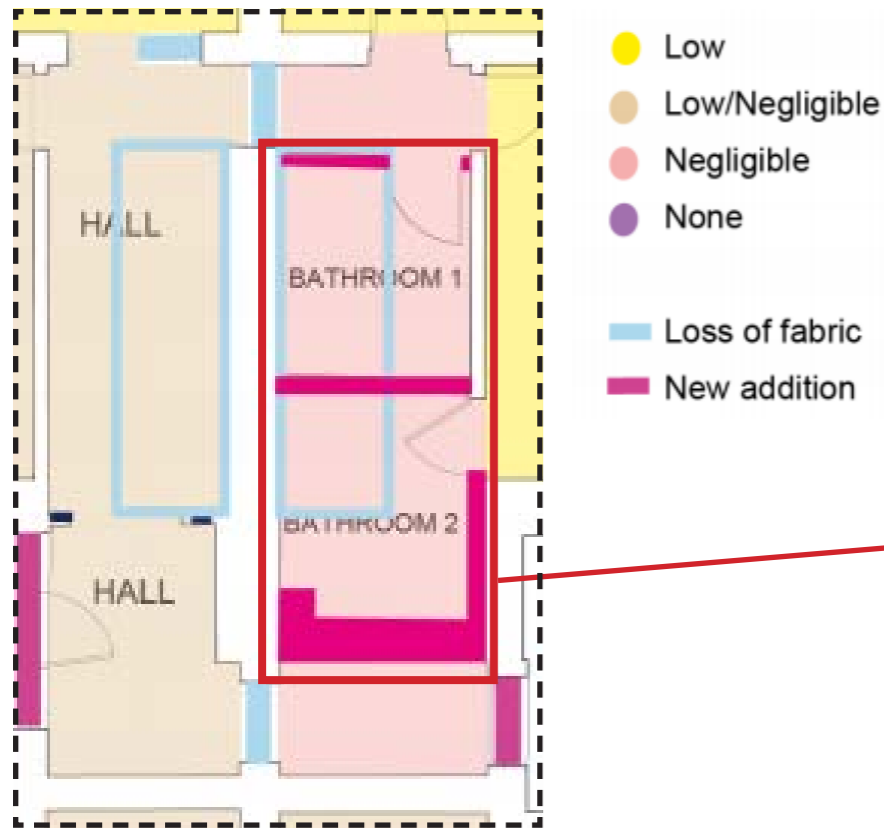
As seen in the snippet below of the lower ground floor hallway significance plan summary, produced by Bidwell's Heritage Consultants in previous application z, the partitions proposed to be moved are later additions and non-original.

The significance plan also demonstrates that the hallway areas are of negligible importance, therefore, the small amount of loss of fabric to allow for the new stair will not result in any harm to the building or have any detrimental affect on it's heritage.

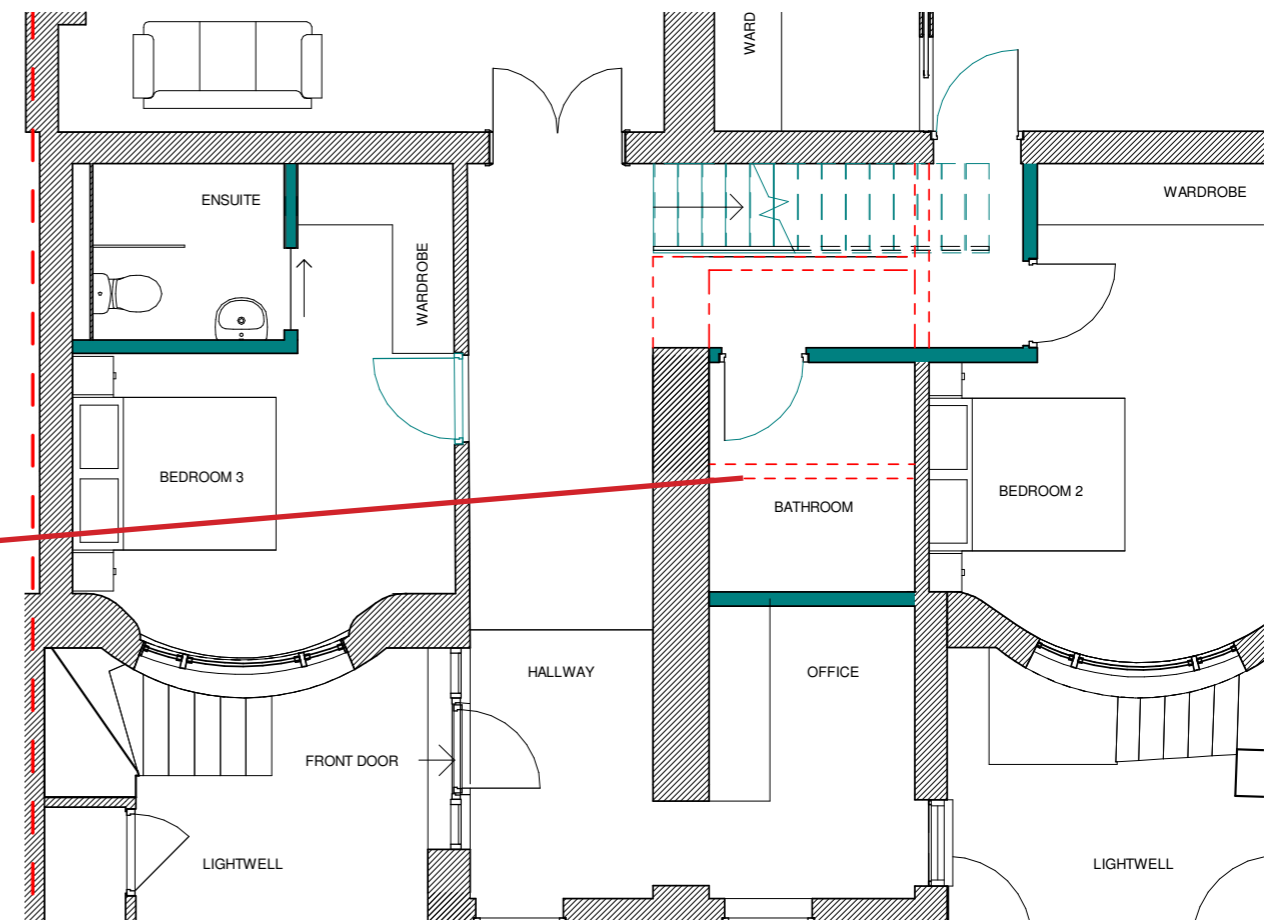
The proposed works to the ground floor are minor, with the existing openings to the kitchen, wc and living room relocated.



EXISTING APPROVED LOWER GROUND FLOOR PLAN (NOT TO SCALE)
REFER TO DRAWING NO. 020



LOWER GROUND FLOOR - SIGNIFICANCE PLAN SUMMARY AS PER APPLICATION 20/06968



PROPOSED LOWER GROUND FLOOR PLAN (NOT TO SCALE)
REFER TO DRAWING NO. 200

PRECEDENT APPROVALS

84 RANDOLPH AVENUE

99/05766/LBC

Date: 28/07/1999

Internal alterations including construction of staircase to link flats H & J.

No detailed plans available on the planning portal.

43 RANDOLPH AVENUE

09/02241/LBC

Date: 20/03/2009

Construction of new timber staircase to link lower ground/ground floor unit to first floor unit to make a family unit with associated stripping out. Redecoration, new services installation and remedial acoustic separation.

57E RANDOLPH AVENUE

90/02421/LBC

Date: 21/05/1991

Conversion of 2 flats into 1 with a new internal staircase.

No detailed plans available on the planning portal.

31 RANDOLPH AVENUE

90/05621/LBC

Date: 07/12/1990

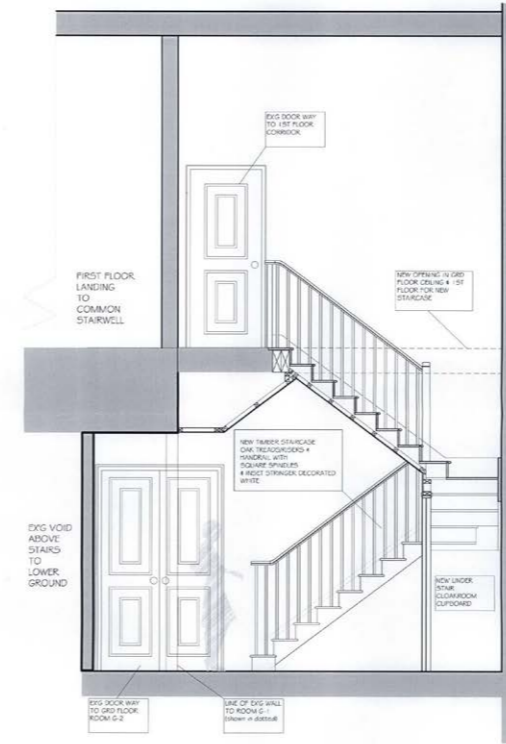
Uniting of 31j & 32g randolph avenue with a staircase, internal alterations & reopening of sealed ground floor front door

204 RANDOLPH AVENUE

04/09830/FULL

Date: 09/01/2005

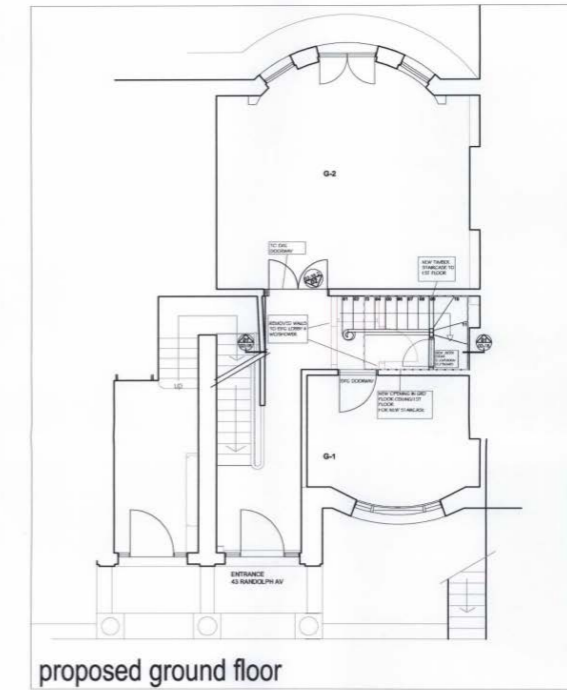
Conversion of lower ground floor maisonette and upper ground floor flat into a single self-contained maisonette with associated rear extension and conservatory at upper ground floor level.



PROPOSED TITLE:
Proposed Staircase
Section 01
1000 0000001 43 Randolph Avenue London W16
1.20243 21/03/09
11352/GA/02-18
The Studio, 4, Ashington Square,
London W1G 7JZ
Tel: 020 7702 9177
Fax: 020 7702 9177

09/02241/LBC

Not to scale



PROPOSED TITLE:
Proposed Ground floor plan
1000 0000001 43 Randolph Avenue London W16
1.20243 21/03/09
11352/GA/02-18
The Studio, 4, Ashington Square,
London W1G 7JZ
Tel: 020 7702 9177
Fax: 020 7702 9177

MATERIALITY

As a Grade II listed building, the choice of materials is dictated by the provenance of the property.

The proposed staircase will be designed in a traditional style to match the character of the existing property.

As staircases are often classed as key historical features within listed buildings, the detailing of the new stair will be carefully considered and designed with a high quality finish to ensure the new staircase is inserted into the property not only as a means of circulation, but also as a key property feature.

A traditional high quality timber tread is proposed with a bull nose overhang. Black metal balustrading will connect to a timber hand rail which will be detailed in a traditional style and finished with a volute detail at the bottom of the staircase.

SUMMARY

The proposed works look to provide a high quality architectural feature to connect the two existing dwellings, that greatly improves each dwelling by creating a property that has dual aspect to the front and rear at ground floor and better access from the street and to the rear garden. It is our assessment that the impact to the existing fabric is very minor and the above far outweighs the any detriment caused by the works.

To conclude, we believe that the proposed works to 37b & 39d Randolph Avenue offer a carefully considered and sensitive design solution that will add value and character to the heritage of the existing building.