

37 & 37b Randolph Avenue, Little Venice

HERITAGE STATEMENT

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## SITE ADDRESS

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

## INTRODUCTION

The site is located on the south-west side of Randolph Avenue and forms part of the Grade II statutorily listed terrace '37-43A Randolph Avenue'. It is also located within the Maida Vale Conservation Area

## HISTORIC CONTEXT

The Edgware Road was originally a Roman Road (Watling Street) running north from London. Paddington has existed since the Saxon period, and the land to the north was covered by the Middlesex Forest, which existed as late as the 12th century. During the medieval period land was reclaimed from the forest, and the farmland north of Paddington village was enclosed by hedgerows.

The area of Maida Vale belonged to the Bishop of London in 1647, when it was predominantly rural with some farm buildings. Building was made possible by the Building Act of 1795 and began at the start of the 19th century. Plans for the Paddington Estate north of Regent's Canal were on a grand scale. Long avenues were proposed, including Portsdown Road (from 1939 called Randolph Avenue).

The site of Randolph Avenue is shown on maps as open farmland until the 1830s, when Maida Vale begins to become built up. The site is shown as a 'nursery ground' until an 1860 map shows Portsdown Road, although only with buildings on the eastern side, and its neighbouring streets and crescents. Number 37B Randolph Avenue (on the western side) is first shown on an 1871 OS map. The land to the west remained open farmland until c.1900.

The Bakerloo underground stations at Warwick Avenue and Maida Vale were opened in 1915.

By World War II, many of the late-Georgian houses had become dilapidated, which was exacerbated by people leaving the area during the war. The Paddington Estate was one of the worst districts in London for prostitution, and Portsdown Road had become a notorious red-light district.

As it again became gentrified, the name was changed to Randolph Avenue to distance itself from these associations.

Paddington Churches Housing Association had converted 21 houses in Randolph Avenue into 123 units by 1985.



Figure 1 - Aerial image showing indicative location of the application site. Google Maps, 2020.



Figure 2 - 25-inch OS map, published 1871. Indicative site location circled in red.



## THE SITE

The application site occupies the lower ground (37b) and part ground floor (39d) Randolph Avenue. 37 and 39 form part of a terrace of four storey houses over basements. The buildings within the terrace are of similar scale and have an Italianate style, although the construction appears to have been staggered, with small variations within the terrace.

37-43 (odds) are two matching pairs of houses which project forward of the rest of the terrace. 37 and 39 are four bays wide with the central two bays projecting at lower ground, ground and first floor and projecting Doric porticos. There are stuccoed balustraded balconies above the porticos and projecting first floor. There are shallow bowed bays at lower ground and ground floor flanking the central bays. The first-floor windows above are pedimented. The windows at second and third floor have simple surrounds and cills. There is a projecting cornice above.

To the rear elevation nos. 37-43 (odd) are more easily legible as four separate houses. They are two windows wide. Lower ground, ground and first floors have bowed bays. There are small rear gardens.

37B is accessed via the front basement area steps. The entrance is in the side of the projecting bay beneath the porch.

The spine wall between nos. 37 and 39 is still evident although two openings have been created in this wall and the entire lower ground floor of the two properties is a single dwelling. At the back there are two large rooms overlooking the garden.

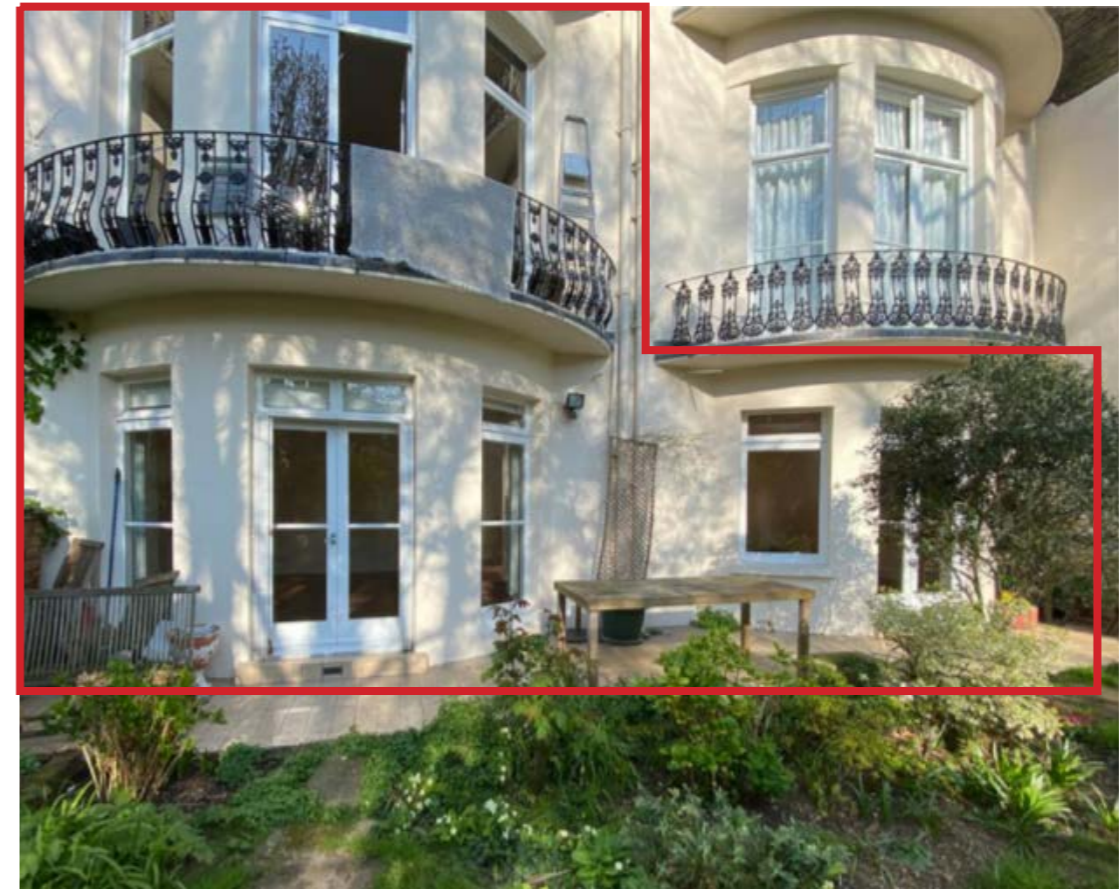


Figure 3 - Rear elevation of the application site. 37b occupies the lower ground floor and 39d is located on the left of the ground floor as indicated above. No works are proposed to the rear elevation.



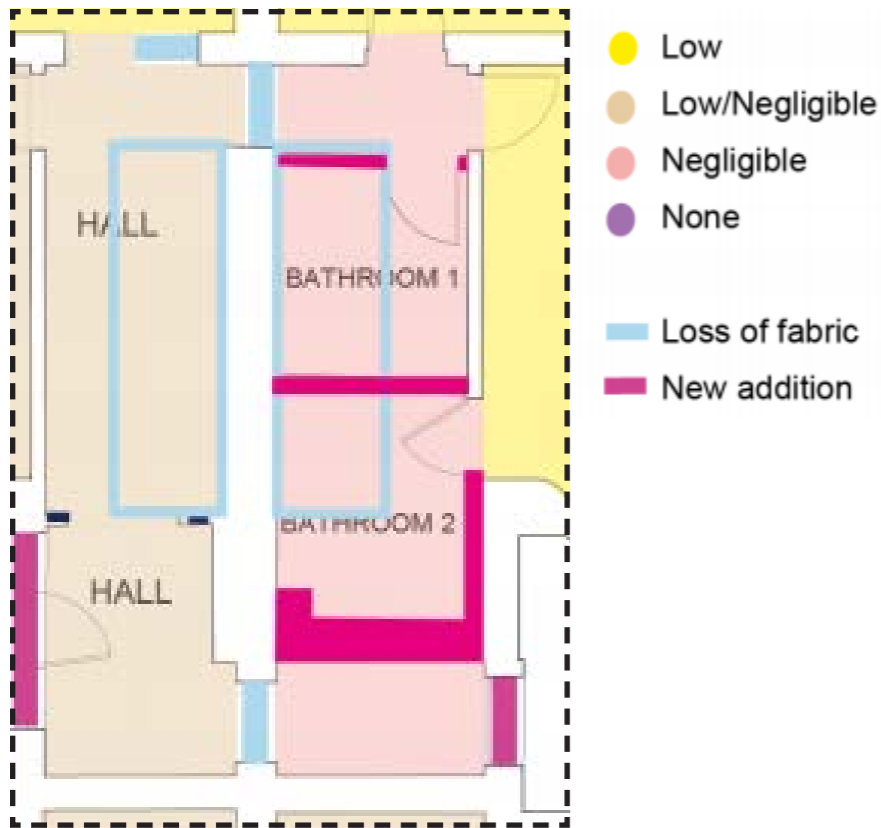
Figure 4 - Entrance and front elevation to the property. No works are proposed to the front elevation.

## THE PROPOSED WORKS

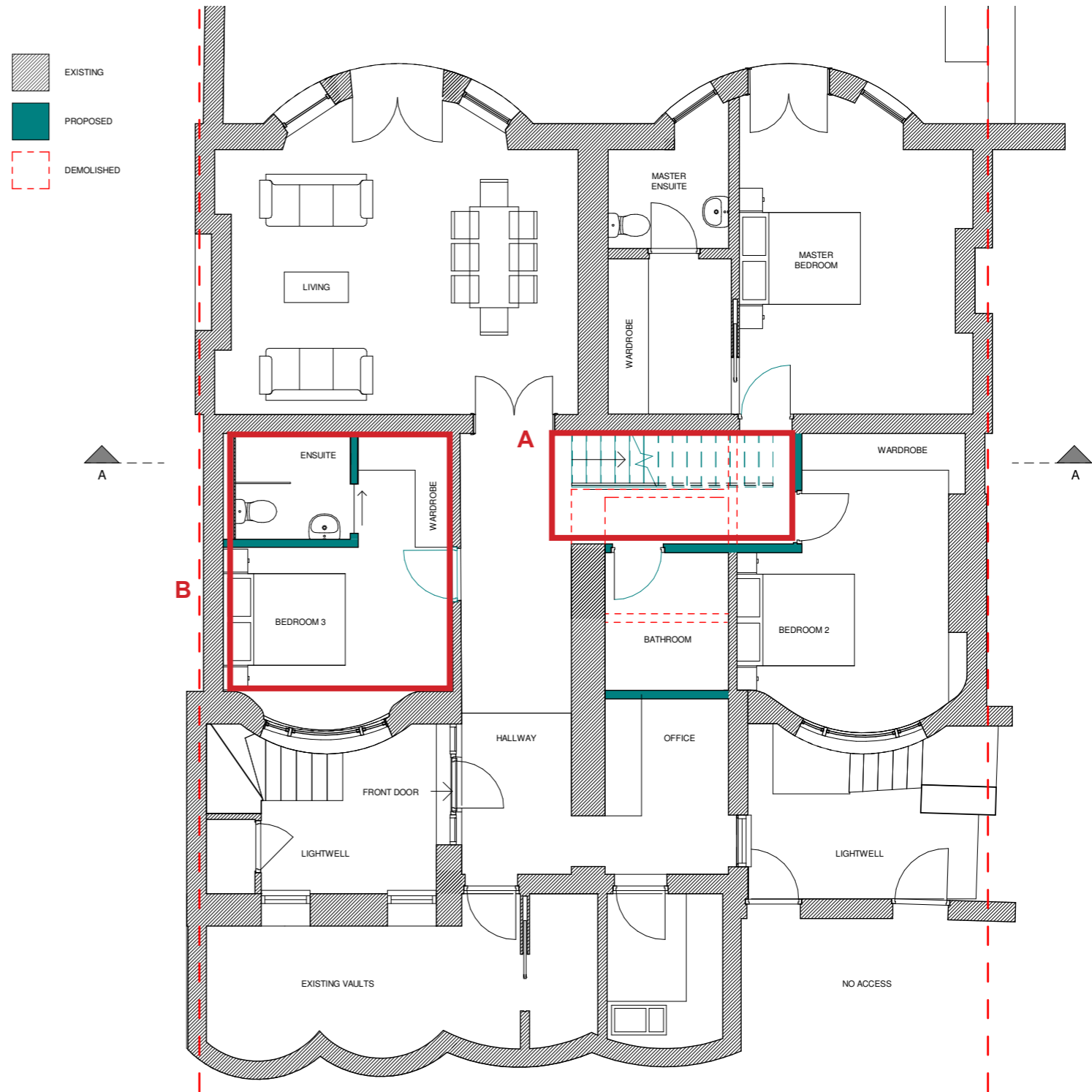
The proposed works have been zoned and illustrated on the supporting plan using a red square.

A - The primary proposal is the introduction of a new staircase to connect flats 37b at lower ground floor to 37d at ground floor to form one family dwelling with improved aspect and access. The staircase has been carefully designed to ensure the minimum amount of existing material is removed to create the opening for the staircase. The staircase will connect two existing hallways which can be assessed as areas of negligible historical value within this building as seen in the snippet of a significance plan below produced by Bidwells Heritage consultants in previous application Ref: 20/06968/FULL

B - It is proposed that the existing kitchen will be converted into a third bedroom, as once the flats are connected the primary kitchen will be located at ground floor level. Partition walls to form an ensuite bathroom will be constructed using light materials. The entrance to the room will be returned to its original position.



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



Proposed Lower Ground Floor  
Not to scale

## THE PROPOSED WORKS

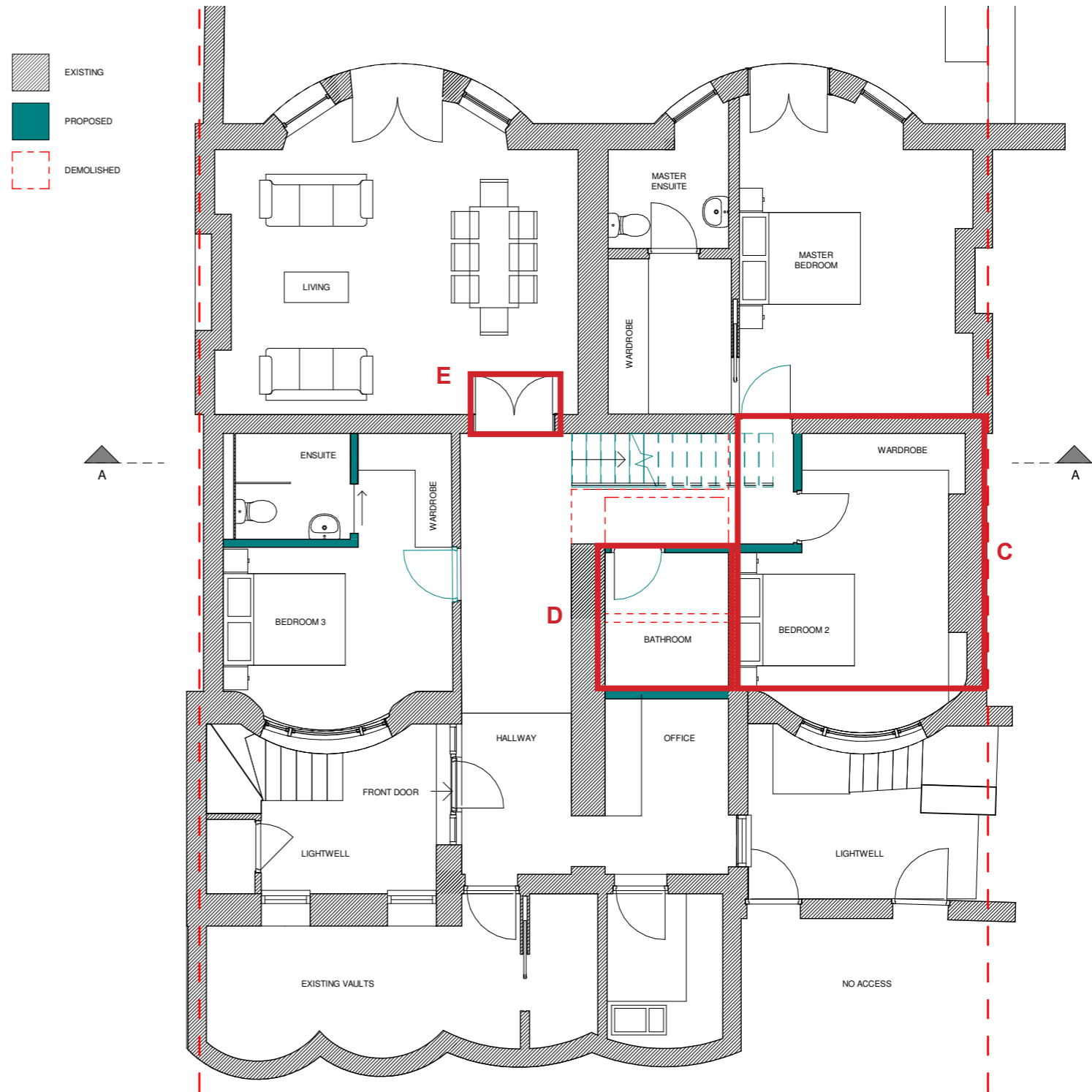
The proposed works have been zoned and illustrated on the supporting plan using a red square.

C - New lightweight partition walls will be installed to create new entrances to the master bedroom and bedroom 2.

As bedroom 2 is located on the lower ground floor it can be assessed as an area of lower significant value as per the significance plan above.

D - The proposed relocation of the bathroom partitions are considered to have very little impact on the character of the building. The existing bathroom is non-original and therefore, its relocation has no impact on the existing material.

E - It is proposed that double doors will be designed to fit within the existing opening through to the living area. The introduction of these double doors will have minimal impact on the existing building. The doors are essential for compliance with Part B of the Building Regulations.



Proposed Lower Ground Floor  
Not to scale



## THE PROPOSED WORKS

The proposed works have been zoned and illustrated on the supporting plan using a red square.

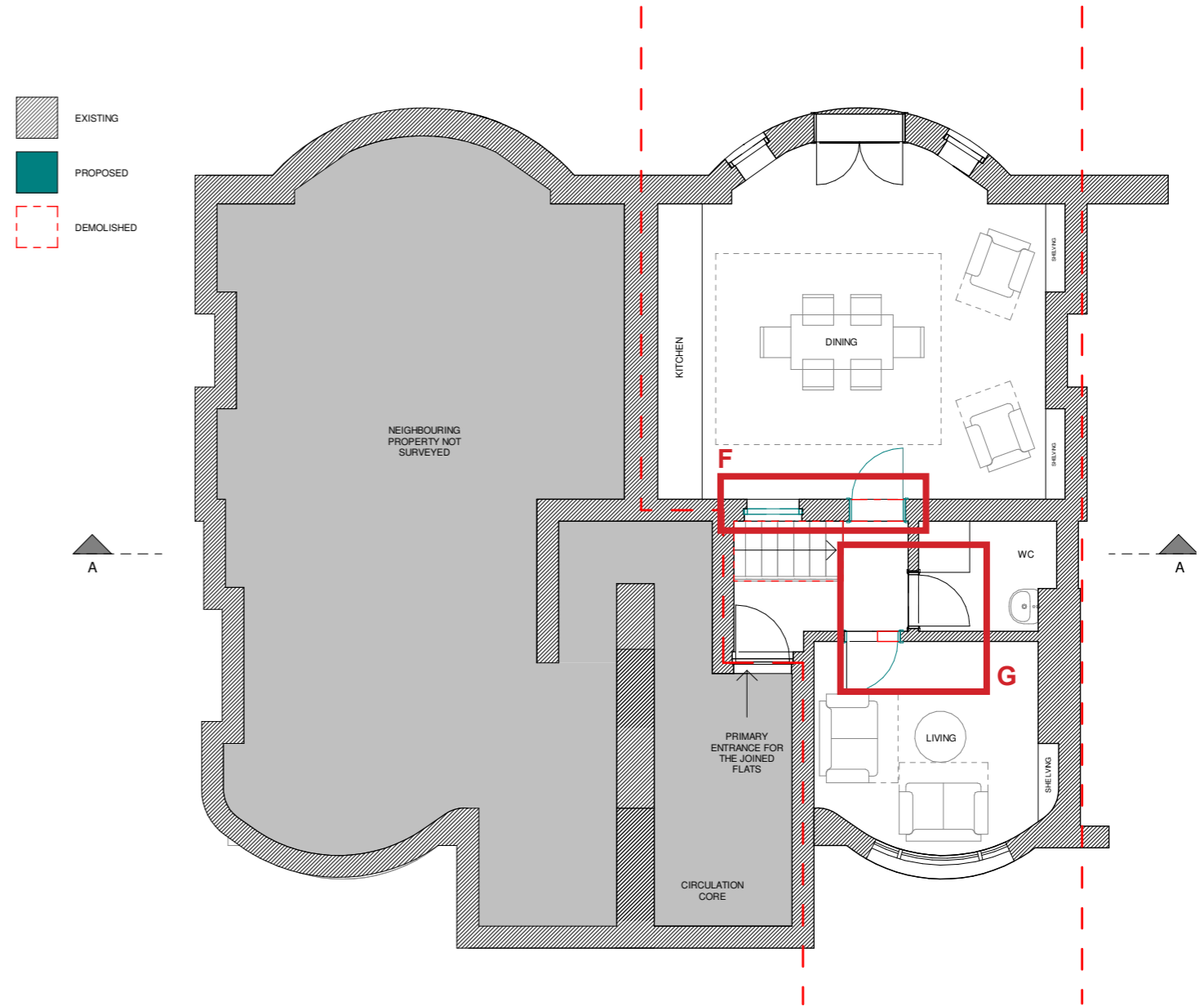
F - The existing entrance to the kitchen is to be relocated with the existing opening retained to create an internal window which will increase light levels within the stairwell.

G - The entrance to the living room is to be adjusted slightly to reflect the proposed entrance to the kitchen. The adjustment of the of the door position has a negligible affect on the existing spaces and retains all existing volumes & proportions to the rear and front rooms.

## SUMMARY

Overall, it is our assessment that the proposed works provide a discrete and carefully considered connection between the two flats with minimal impact on the original spaces within the listed building. The connection 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 our assessment that the impact to the existing fabric is very minor and the above far outweighs the any detriment caused by the works.

The proposed works will be of high architectural quality with detailing chosen to fit in with the character of the property.



Proposed Ground Floor  
Not to scale