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DESIGN & ACCESS / PLANNING / HERITAGE STATEMENT

Replacement railings to external terrace area of listed building.

Property Address: 28, Randolph Crescent, Maida Vale, W9
1DR.

March 2021

1.1 This Design & Access / Planning Heritage Statement is submitted on behalf of the applicant in respect of a planning application and listed building consent application for replacement railings to an external terrace of the property in question. The terrace is at first floor level to the side/rear of the property.

1.2 The existing painted white railings are nearing the end of their fit for purpose lifespan, and have become loose and dangerous. There are also considered untypical railings of Westminster. The reasons for this application are two-fold: (a) to achieve a sturdy and safe boundary railing to the external terrace area (this is particularly important as the applicant has children); and (b) to put in place railings which are considered more aesthetically in keeping with the area. There are railings similar to that proposed at No. 1 Randolph Crescent (refer to Figure 2 below).

1.3 Two railing design options are included in the application: a preferred option (see plans submitted), and an additional option (see Appendix A to this Statement). They are both of the same iron cast construction, black colour, and height. The applicant is happy to be guided by the Planning Authority if there is a particular design option preference and if necessary for conditions in any grant of planning permission / listed building consent to specify a certain option.

1.4 This Statement comprises:

- A description of the site in the context of heritage assets;
- An analysis of any heritage asset guidance of specific relevance to the property;
- A summary of relevant planning policy and,
- An assessment of the proposed works in light of relevant heritage matters.



Figure 1 - Existing railings.



Figure 1 – Railings at No. 1 Randolph Crescent.

The Site in Context of Heritage Assets

1.5 The application property is Grade II listed. It is also located within the Maida Vale Conservation Area. Figure 3 below shows the location of the site relative to the conservation area.



Figure 3 – Extract from Millbank Conservation Area Map. Approx. site location is denoted by blue star.

1.6 The listing for the property notes:

“Mid C19. Brick, stuccoed. 3 storeys, attic and basement, 3 irregular bays including full height 3 window bow to left. Projecting dentilled Ionic porch containing part-glazed double doors under fanlight. Sashes to bow in vermiculated surround. 1st floor stucco balustrade. Sashes in architraves. Tripartite casements to bow divided by attached fluted Corinthian columns supporting dentilled cornice. 2nd floor sashes in architraves. Decorative pierced balconies and windows. Scrollwork frieze and dentil cornice. Attic sashes in architraves. Stucco balustraded wall to basement and iron railings flank steps to entrance. Randolph Avenue return front of 3 bays with similar details.”

The listing description makes no reference to the railings on the terrace in question, nor indeed the external terrace area itself.

Maida Vale Conservation Area

1.7 According to the Maida Vale Conservation Area Directory, the special interest of the conservation area is multi-faceted and includes its historical origins, street layouts and fine architecture. We are not aware of any specific design guidance in respect of terrace railings from either the Conservation Directory or Conservation Information Leaflet, although the development is cognisant of Westminster guidance on railings generally – see para. 1.9 below.

Westminster City Plan (2016)

1.8 Policy S25 of the City Plan (Heritage) is of relevance. It states:

Recognising Westminster’s wider historic environment, its extensive heritage assets will be conserved, including its listed buildings, conservation areas, Westminster’s World Heritage Site, its historic parks including five Royal Parks, squares, gardens and other open spaces, their settings, and its archaeological heritage. Historic and other important buildings should be upgraded sensitively, to improve their environmental performance and make them easily accessible.

Railings In Westminster. A Guide to their Design, Repair and Maintenance

1.9 This Westminster publication has informed the proposed replacement railings particularly in terms of material, colour and decorative design.

Impact of Proposal on Designated Heritage Assets

1.10 The proposed works are confined to a small side / rear external terrace only. The existing railings are beginning to fail. The proposed works are essential and desirable to facilitate safe use of the terrace and to improve its visual appearance. In so far as is known the existing railings are not original, and all other original structural and decorative features would not be affected by the proposed works. It is considered that any potential harm to the listed building has been designed-out as much as possible, and there would be public benefit in the preservation and continued use of the building. The replacement railings would be as unintrusive as possible to the property and in keeping with its historic character, whilst at the same time seeking to update the external terrace area to meet safety and applicant needs.

Having regard to the afore mentioned guidance and policy, it is not considered that the proposed development would have any adverse impact on the heritage asset or its setting. The proposed

replacement railings would be of the same positioning and height as the existing railings and would not materially impact the front / main elevation of the building. Thus there would be negligible impact on the special interest of the conservation area which derives in a large part from the historical and public/front elevations of buildings. The fundamental intrinsic character of the property would remain unaltered.

1.11 A review of planning permission grants in the area indicates that there is precedence for works of the nature proposed – a variety of applications involving replacement railings works have been approved on Randolph Crescent and Randolph Avenue.

1.12 *It is the conclusion of this Statement that there would be no adverse impacts to the relevant heritage assets arising from the proposed works.*

Additional Railing Design Option

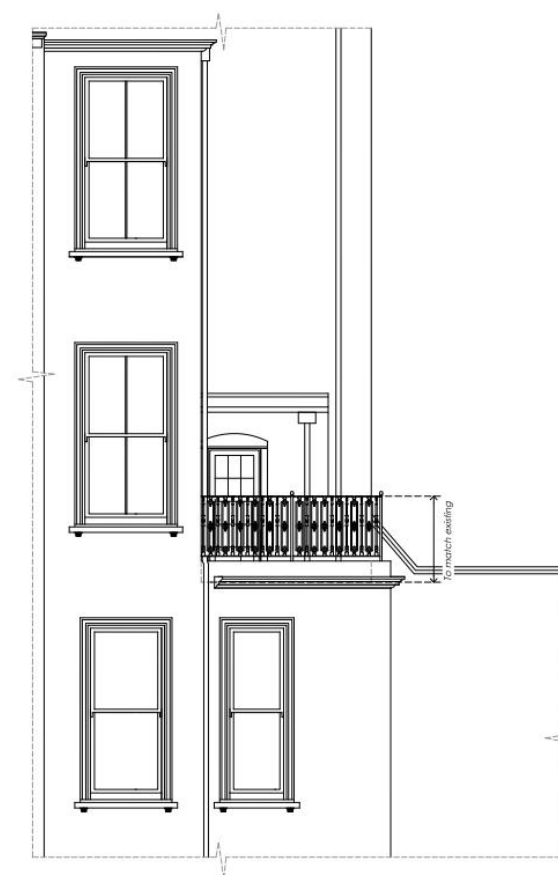
PROPOSED ELEVATIONS - OPTION 1
SCALE 1:100



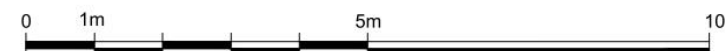
PROPOSED BALUSTRADE



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Any discrepancies to be brought to the attention of 4D Planning Consultants immediately.

Rev	Date	Description	by	chk

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Client	Gordon Day		
Project	28 Randolph Crescen, London, W9 1DR		
Title	Proposed Elevations 01		
Date:	February 2021	Rev:	/
Scale:	1:50 @ A1, 1:100 @ A3		
Drawing No.	PL-PE-01		