

Design and access, Planning and heritage statement

New double glazed timber windows, painted white
No changes to structural opening

84E Randolph Avenue, London, W9 1BG

PHYSICAL SAMPLE OF PROPOSED GLAZING CAN BE PROVIDED

Location: 84 Randolph Avenue is a grade II listed building located within the Maida Vale conservation area.



Listing:

Historic England Listing Status Historic England's Statement treats the terrace as a row and states the following:

List Entry Number 1265308

Location 32-92 RANDOLPH AVENUE W9 County Greater London Authority District City of Westminster District Type London Borough National Park: Not applicable to this List entry.

Grade: II Date first listed: 05-Feb-1970 Date of most recent amendment: Not applicable to this List entry. Terrace. c.1860. Brick, stuccoed, with channelled ground floor. Welsh slate roof. 3 storeys, attic and basement, except Nos 32 and 34 of 4 storeys with no attic. Each house 2 bays, except No 34 of 3 bays. 8-bay breakforward to end left with quoins to No 90, 24-bay central breakforward with quoins to No 52. No 36 breaks forward to end right and Nos 32 and 34 which breakforward again form a separate build. Quoins to No 34. Projecting Ionic porches, some mutilated, containing panelled doors with overlights. Doric porches to Nos 32 and 34. Tripartite sashes in vermiculated quoined surrounds to ground floor. Sash windows to No 34. 1st floor: casements in pedimented surrounds with attached fluted Corinthian columns. Balustraded balcony. Nos 32 and 34 have casements in architraves with hoods on consoles and an iron balcony. Sashes in architraves above. Dentilled cornice, modillioned to No 32. Attic has further cornice. Mansard roof. Iron railing to basement. Nos 92 and 96 undergoing renovation at time of resurvey. No 94 too radically altered for inclusion.



Proposal:

No changes to structural opening.

W1, W2,W3- Replace existing windows Slimline double glazing unit 4 mm glazing, 6 mm spacer and 4 mm glazing . Windows will be timber windows, painted white.

Sightline double glazed units have much narrower spaces between front and back panes (4/8/4 mm) designed to avoid a double reflection effect and appear as a single glazing situation.

The proposal is to replace the old and tired sashes with new better fitted sashes using matching profiles for glazing bars and edge framing but fitted with superior seals and specialist slim double glazed units designed for use in conservation areas and listed buildings. They are designed to appear the same as the existing sashes using the same profiles and vision margins and painted white as before.

Current Situation:

The windows are single glazed timber windows.

The sashes have worn and have ill-fitting seals and the glazing has poor acoustic resistance to the traffic noise and poor thermal resistance.

Design:

The intention is for a reputable joinery firm, (Wandsworth Sash Windows) to produce new sashes windows. The replacement sashes will closely replicate the design of the existing sashes.

A careful survey of the existing area has been undertaken and a detailed drawing from that is submitted with this application.

Consistency with surroundings:

As mentioned above the proposal is only to replace existing sashes with higher performance sashes that have the same appearance.

The elements of uniformity in the surrounding houses design are therefore not affected by the proposals and the character of the property and terrace and that of the conservation area is maintained.

Safeguard the living conditions of neighbouring properties:

It is important that development proposals would not create any additional enclosure, loss of light or privacy for neighbours.

The proposed new sash frames would be within the existing openings and there would be no resulting increase in overlooking or loss of privacy.



Access: There is no change to access to the entire house. Vehicular and transport links are generally not affected by this scheme. There are very good Public transport links available locally.

Landscaping: No trees or hedges will be removed, and existing parking arrangements will be unaffected.

Policy, Guidance and Considerations:

We have reviewed the relevant local (London Borough of Westminster) and regional (Greater London Authority) planning policies.

We understand that the following policies are likely to be referenced, with regards to assessing the proposals contained within this application:

City of Westminster Unitary Development Plan
Westminster Inclusive Design and Access Supplementary Planning Guidance
City of Westminster Conservation Design Guide (2007)
City of Westminster Maida Vale Conservation Area 3 (2004)
City of Westminster Online Planning Register
Westminster Council [Retrofitting historic buildings]
Consultation A Guide to Alterations and Extensions on Domestic Buildings

Conclusion:

The proposals are carefully considered and will not impact the heritage character of the terrace.