

Design & Access Statement
First Floor (Flat C)
N. 35 Randolph Avenue
London, W9 1BQ



Image of N.35 Randolph Avenue

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1. Introduction

Studio Fade has been appointed to submit a Listed Building Consent and Planning application in support of the proposed internal and external alterations to First Floor Flat C N.35 Randolph Avenue.

1.1 Proposal

- a) The application extends to internal alterations to the existing first floor flat, re-instatement of the original openings, and the replacement of a single glazed door with double glazed timber units. It is proposed to replace the existing combi boiler serving the first floor flat with an electric combi system. to improve the sustainability of the flat.
- b) The application proposes to re-route the existing plumbing from second floor level to first floor and then raise the ground floor to minimise and reduce the boxing in, by joining the existing run to reduce the drop ceiling/boxing in.
- c) The Application also propose to add a second door to the lobby and communal entrance at raised ground floor level.

1.2 Site Location



(Aerial View of N.35 Randolph Avenue, W9 1BQ)

1.3 Context

N 35 Randolph Avenue is Listed Grade II as part of a terrace (listed as 29-35 RANDOLPH AVENUE) and lies within the Maida Vale Conservation Area.

Listing Description:

*TQ 2682 SW CITY OF WESTMINSTER RANDOLPH AVENUE
W9 31/8 (south-west side) Nos 29 to 35 (odd) and front garden wall
GV II Terrace and garden wall. Mid C19. Brick, stuccoed with*

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channelled ground floor. 4 storeys and basement. Each house 2 bays. Nos 29 - 33 have projecting Tuscan porches containing double doors, overlight to No 31. No 35 has an Ionic porch abutting No 37 (qv). Tripartite sashes in vermiculated surrounds to Nos 33 and 35. To first floor, casements in eared architraves, segmental dentilled pediments on consoles to Nos 33 and 35. Sashes in eared architraves

First Floor Flat C, 35 Randolph Avenue, is a one bedroom flat located at the first floor of brick stuccoes four story and basement mid terrace house.

The property has been converted into four flats prior to the 1970's.

First Floor Flat C has not being refurbished for more then 30 years. The original large front room has been subdivided (most likely at the time of conversion from a single town house into flats) and currently houses a small galley kitchen, a bathroom and a bedroom, with a small lobby corridor. The rear (larger) room is used as a living room.

The flat does present a dropped ceiling to the front section of the flat. All services to the flat need updating.

The proposed design presented in this application submission has been informed by these precedents.



Figure 1 Street view of N.35 Randolph Avenue



Figure 2 View from the Communal Garden of N.35 Randolph Avenue

2. Planning History

2.1 Relevant Planning History to 35 Randolph Avenue

Property Planning History

Basement & Ground Floor Maisonette
Ref. No: 06/04543/FULL & Ref. No: 06/04544/LBC
Registered: 2006
Status: Application Approved
Refurbishment of existing three bedroom maisonette with minor alterations to exterior rear kitchen window (Maisonette, basement and ground floor).
Conversion of family dwelling into 4 flats
Ref: unknown
Pre-1990's

2.2 Pre planning Advice Obtained for the proposed amalgamation of the basement & ground floor maisonette with First floor flat (REF: Pre Application Response P20/0001):

“Proposal to amalgamate of the lower/raised ground floor maisonette and the first floor flat, relocating the family bathroom and creation of

an opening in the first floor to accommodate a new timber staircase, new timber stud partitions ground and first floor, re-instatement of the original French Window at First Floor level to match existing“

Case Officer: John Wilman, Area Design and Conservation Officer

Received Thursday, 20 February 2020

2.3 **Relevant Recent Planning & Listed Building Consents:**

REF: Ref. No: 23/00909/NMA
Address: 31G Randolph Crescent London W9 1DP
Registered: 2023
Status: Application Approved
Amendments to planning permission dated 16th December 2021 (RN: 21/07622/FULL) for replacement double-glazed windows and doors at raised ground floor level to front and rear elevation. Addition of boiler flue and replacement of existing extractor vent cover to rear elevation namely, retaining the existing vertical spacer design above two double doors to the rear elevation, templating the fanlights to match the existing design with no narrowing of the vertical spacers.

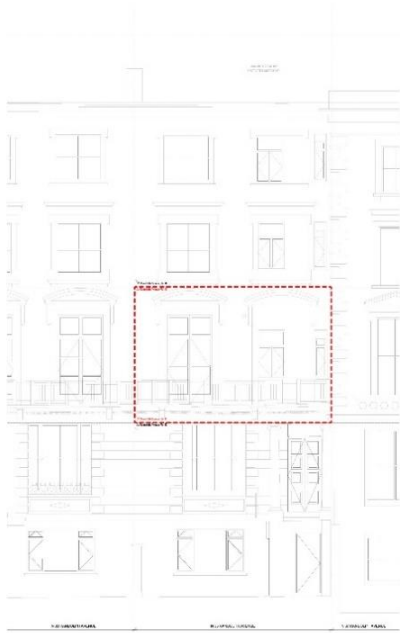
REF: 23/03993/FULL
Address: 38 Randolph Avenue London W9 1BE
Registered 2023
Status: Approved
Replacement of single glazed timber windows with double glazed timber windows to the front and rear-facing elevation of the fourth floor flat. Internal alterations including the removal and addition of partitions (Linked with 23/03973/LBC)
REF: 23/03993/FULL
Address: 62G Randolph Avenue London W9 1BE
Registered 2023
Status: Approved
Internal layout alterations at first floor level (Flat G).
REF: 22/03372/FULL
Address: 80B Randolph Avenue London W9 1BG
Registered: 2022
Replacement of windows to front and rear at fourth floor level and formation of four rooflights.

3. Planning Policy Context *(to be read in conjunction with with the impact assessment complied by Fuller Long and accompanying this application)*

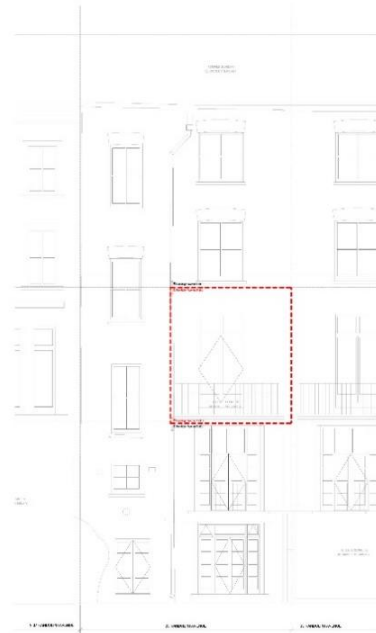
After a careful examination of the local (City of Westminster and regional (Greater London) policies we have identified the policy documents that are likely to be considered when evaluating the proposals presented in this application.

The policy below have been considered:

- National Planning Policy Framework (NPPF, 2018): N.16. Conserving and enhancing the historic environment.
- Westminster’s City Plan 2019-2040 (Adopted in 2021)
 - Policy 39. Westminster’s heritage
 - Policy 38. Design principles
 - Policy 40. Townscape and architecture
- The London Plan 2021
 - Chapter 7 _ Policy HC 1 Heritage & culture
- Supplementary Planning and Guidance repairs and alterations to listed
(The relevant provisions have been addressed in the Impact Assessment complied by Fuller Long and accompanying this application).

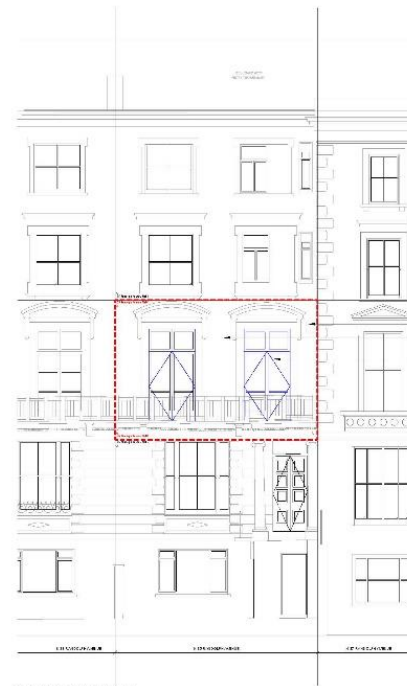


Existing Street Elevation
Scale 1:100 @ A3

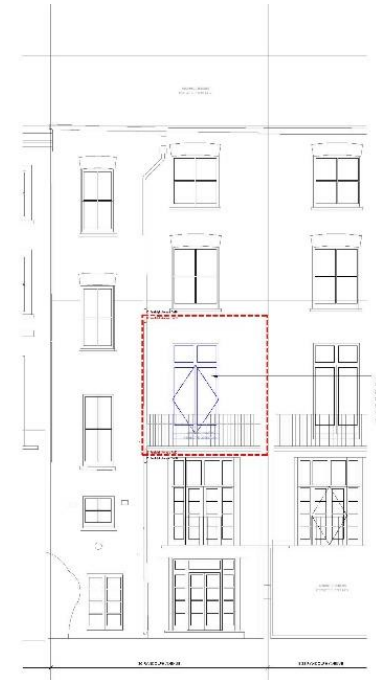


Existing Garden Elevation
Scale 1:100 @ A3

Figure 3 Existing Elevations



Proposed Street Elevation
Scale 1:100 @ A3



Proposed Garden Elevation
Scale 1:100 @ A3

Figure 4 Proposed Elevations

4. Proposal

4.1 Proposed Works (Detailed)

This application seeks the approval of the following works:-

Front Elevation

- I) Reinstatement of the original double French glazed door opening.
- II) In-fill the existing external wall and removal of the existing non original bathroom & kitchen windows
- III) Replacement of existing glazed door and fan light with new double glazed slimline hardwood doors (existing glazed door to the front elevation is not original. A double glazed panel door was installed by the previous owner where the design does not match existing neighbouring properties. All new glazed doors and fan light to be hand painted to match existing neighbouring properties. It is to be noted as per photos that the glazing to the neighbouring properties is very inconsistent we are proposing to replace and replicating the door detailing of the original glazed doors.
- IV) Formation of a new vent to extract penetration to the front façade to allow ventilation for new heating system.
- V) Removal of the existing boiler flu and allow for making good and fill the existing wall in that location.

Rear Elevation

- VI) It is proposed to replace the existing single glazed French timber doors and fanlight with a new double glazed slimline painted white hardwood doors.

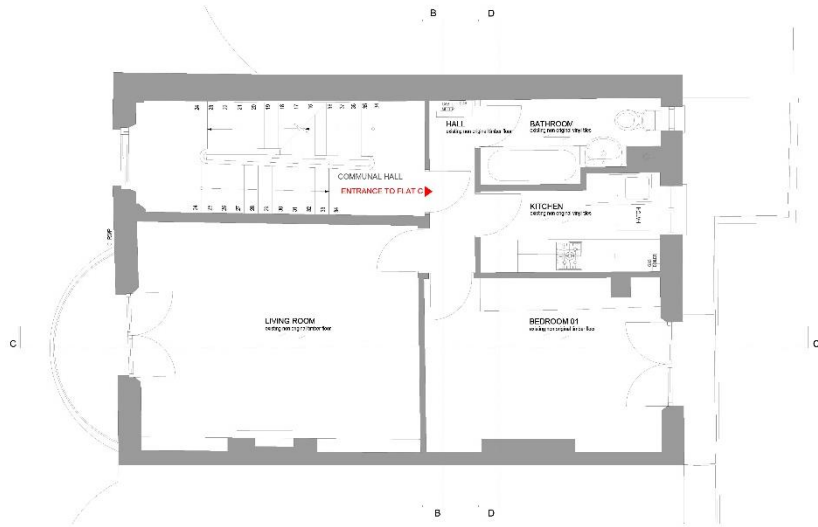


Figure 5 Existing First Floor flat Plan

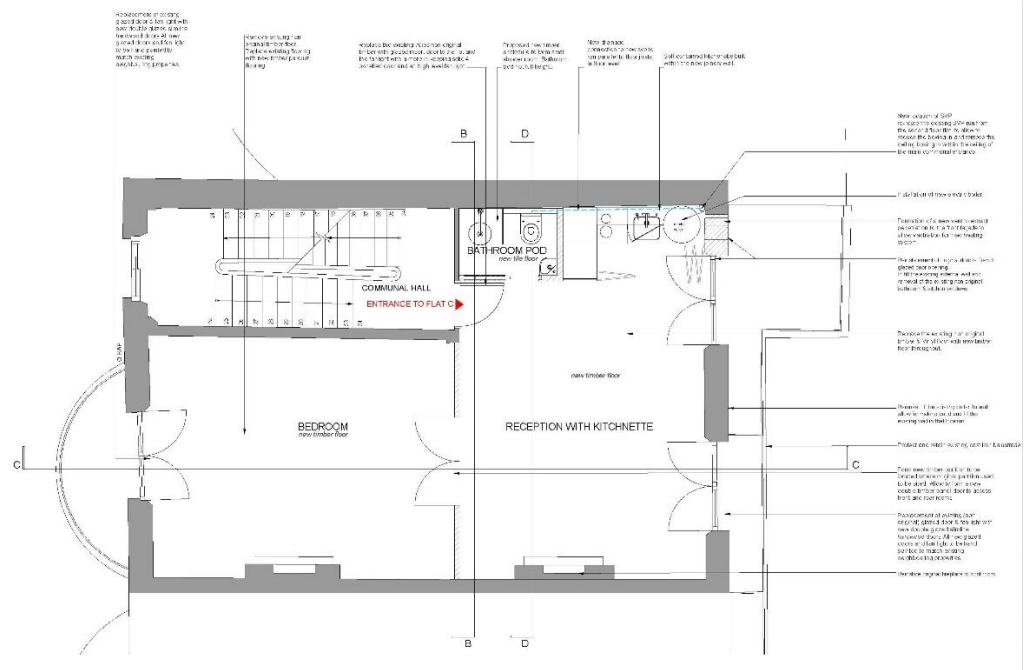


Figure 6 Proposed First floor flat Plan

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Internal Layout

- VII) Replace the existing 1970's non original timber with glazed insert door to the flat and the fanlight with a more in keeping solid 4 panelled door and an high level fanlight.
- VIII) Removal of the existing non original timber stud (non-structural) and spine wall between front room and rear bedroom. This is to allow to re-form the partition where it originally would have been located.
- IX) Form a double timber door to access the front room and the rear room.
- X) Remove the non-structural timber partitions to existing bathroom and existing kitchen this is to allow the formation of a more traditional large front room to a "Piano Nobile"
- XI) Removal of a non original timber loft and ladder to the existing front bedroom.
- XII) Formation of a small shower room pod, to serve the flat. Bathroom pod not full height.
- XIII) Self-contained kitchenette built within the new joinery wall not full height.
- XIV) Removal of dropped ceiling to the front section of the flat to allow to reform a dropped plasterboard ceiling at as high as possible with new cornice and ceiling rose.
- XV) Existing cornice and lath and plaster ceiling based on partial visual survey carried out by Lockery and Riley Plasterers. This survey has concluded that the original features are in a poor state and they fear that it will not be possible to make good and restore existing. It is proposed to secure and protect existing cornice and ceiling.
- XVI) Removal of the existing gas meter and combi boiler.
- XVII) Replace the existing non original timber & vinyl floor with new timber floor throughout.



Figure 7 Image of existing French door not original

Services

- XVIII) It is proposed to re-route the existing SVP run from the second floor flat to allow to reduce the boxing in and remove the ceiling boxing in within the ceiling of the main communal entrance.
- XIX) It is proposed to install a new electric boiler which would be fitted within the new kitchen joinery. The installation of the new heating system combined with the double glazed doors will materially improve the energy efficiency of the flat.



Figure 8 Existing hall showing dropped ceiling



Figure 9 Existing hall showing dropped ceiling



Figure 10 Existing Kitchen showing partitions



Figure 11 Existing Bathroom showing dropped ceiling and partitions

N.35 Randolph Avenue, Communal Entrance

- XX) It is proposed to add a secondary door (hardwood timber with two glazed panels) to lobby the entrance. This would allow to reduce the heat loss to the communal stairs and it would add a level of safety and security to all the flats.
- XXI) It is proposed to remove the high level boxing in that houses the SVP pipes from first floor flat and allowing to in-case it within the existing corner boxing in.

5. Access Statement:

The front (and primary building entrance) to Flat C will remain unchanged.

It is proposed to add a secondary double door to the existing main entrance door to allow to form a lobby to the communal entrance of the building.

6. SUSTAINABLE DESIGN STATEMENT

6.1 Double Glazed Doors

The current flat has a high heat dispersion throughout the the flat caused by the existing single glazed windows and the lack of insulation to the flat.

The proposed double glazed windows would improve the heat retention of the flat and reduce the heath dispersion.

Electric Boiler It is proposed to allow for a new heating system which will remove the redundant combi boiler and replace it with a new combination electric boiler system

The new Combi Electric Boiler is more efficient that the now dated combi boiler.

6.3 White Goods

All white goods will be replaced with new, more energy efficient products.

7. CONCLUSION

The proposed design will enhance the heritage value of the flat by re-instating the original proportion with two large rooms one to the front and one to the rear, “Piano Nobile” first floor. The reinstatement of the original opening to the front façade will have an overall positive impact on the exterior of the property and it was positively commented on the Pre Planning advised report of 2020.

To respect the listing and the conservation area we believe that our proposal would improve the overall elevation and the internal layout will be significantly improved.

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The proposal is considered to be a high quality design suitable solution – consistent with the established built form along Randolph Avenue, and will result in a more cohesive front elevation to the property.

Internally, the alterations will increase the energy performance of the flat.

Overall we consider the proposals upgrade the public realm and should be supported by Council.
