

HERITAGE AND DESIGN AND ACCESS STATEMENT

INTRODUCTION

This document has been prepared to support an application for listed building consent for 27 Randolph Street. The proposed work will be to replace the existing single glazed timber windows with like for like traditional single-glazed windows and the installation of secondary glazing.

DESCRIPTION

No. 27 Randolph Street is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. It was first listed on 11 Jan 1999.

This building is located within the Camden Broadway Conservation Area. Camden Broadway Conservation Area was designated by the London Borough of Camden on 20 September 2005.

The property is part of a portfolio properties in the conservation area belonging to Circle 33 Housing Association.

The Historic England Listing describes: "4 terraced houses built early C19. Yellow stock brick with channelled stucco ground floors, three storeys and basements, two windows each, a round-arched ground floor opening with keystones. Doorways, approached by steps, with fluted half column jambs, except No.25; panelled doors to Nos 27 & 28, and fanlights, Nos 25 & 26 patterned. Windows, in shallow round-arched recesses, with intersecting glazing and cast-iron guards, 1st floor windows, gauged brick flat arches to recessed sashes set in shallow round-arched recesses with cast-iron balconies, Nos 25 & 26 continuous. 2nd floor, gauged brick flat arches to recessed sashes with stuccoed cornice and blocking course."

HISTORY

According to the London Borough of Camden Appraisal, the Camden Broadway Conservation Area is a small area comprising of a mix of commercial and residential uses. Its character can be divided into two distinct types, and is defined by the busy, main traffic routes through the area (Camden Road, Royal College Street and St Pancras Way) which, on Camden Road and Royal College Street support commercial uses at ground floor level, and by the quieter, residential streets which run between these (Rousden Street and Randolph Street). The height, materials and plot layout broadly respect the C19 development of the area.

The railway line runs east-west through the conservation area and its twin supporting bridges are a major presence in the area.

27 Randolph Street- Front elevation



Randolph Street was named after Rev Thomas Randolph, a 19th century prebendary of Cantelowes. The two railway bridges cut diagonally across Randolph Street, thereby creating two small distinct areas at opposite ends of the street. The southern bridge, painted grey with side railings has less visual impact than the northern bridge which has deeper sides and is painted blue. On the corner with Royal College Street is a tyre-fitting business located in the rear of no. 166 Royal College Street, once an abattoir to which cattle were walked to from Market Road in Islington. Unsympathetic replacement windows, signs and a modern fitting bay detract from the appearance of the building and area. Immediately adjacent, set back from the road behind a low wall, hedge and iron railings is a terrace of four early 19th century houses listed at grade II (nos. 25 to 28 Randolph Street) built in yellow stock brick and channelled stucco ground floors. Each house has three storeys with basements, the front door approached by three steps. First floor windows have gauged brick flat arches to recessed 6 over 6 paned sashes set in shallow round arched recesses with decorative cast-iron balconies, and ground floor windows with intersecting glazing in round arched openings with keystones. Eastern end: a two metre high yellow stock brick wall topped with barbed wire leads under the railway bridges, past an entrance to the rear of Rousden Street and workshops beneath the railway arches, to nos. 38 to 40 Randolph Street. These three terraced houses (no. 40 turning the corner into Rousden Street) are the continuation of the listed terrace just passed, i.e. nos. 25 to 28, with identical building materials and architectural detailing. The rest of the terrace (nos. 29 to 37) was demolished in the late 1840s to make way for the railway. On the south side of the road, no. 3 Randolph Street displays alterations at ground floor level which indicate that it is two former terrace houses which have been converted to one larger house with a central entrance door. It is almost identical in design to the terraced buildings on the opposite side of the street, and is all that remains of the terrace that was demolished to make way for the railway and, later, Bruges Place.

SURROUNDING AREA

The property is between Camden Town and Kentish Town and close to Camden Road Station. St. Pancras Way forms the north-eastern boundary and the area contains a short length of Camden Road, a short length of Royal College Street, the north side of Randolph Street and all of Rousden Street. The area is bisected by the Richmond - Stratford railway line. The Camden Broadway Conservation Area abuts the Jeffrey's Street Conservation Area to the west and the Regent's Canal Conservation Area to the south.

ASSESSMENT OF SIGNIFICANCE

The four terraced houses on Randolph Street are of significance within the historical context of Camden. As with many of the houses in this conservation area, there is uniformity of proportion, scale and style, which this property follows. The properties have undergone general refurbishment to bring them up to current housing standards. However, the existing door and windows are in a poor state.

REASON FOR THE PROPOSED ALTERATIONS

The existing timber windows are in a poor condition. The joinery of these sliding sashes has extensive areas of rot and has loss of joints to the frame members. Heat loss and draughts are a concern to the applicants as is condensation, air tightness and maintenance; hence they wish to replace the sliding sash windows generally.

WINDOW PROPOSALS

We intend to replace the existing single glazed timber sliding sash windows which are in poor condition with new like for like, single glazed painted white/off white traditional timber sliding sash windows with cords and weights with installation of secondary glazing to improve conditions for residents

The design of the new windows will replicate the existing windows with better quality and thermal performance whilst avoiding any impact on the facade of the building. The secondary glazing has been chosen for its subtle appearance and is designed to blend with the appearance of the building. Further details of the proposed windows and glazing have been included in the attached documents.

The character and appearance of the property will be retained and be in keeping with the surrounding area. The proposal seeks mirror the layout of the existing windows

The new windows will incorporate thermally broken single glazing, to Building Regulation Standards. This will improve the living conditions of the residents at the property together with adequate ventilation will improve the development of condensation within individual flats.

Front Windows - Detail



Rear Windows - Detail

