

Design and Access Statement

Existing property

25 Randolph Street, Camden, NW1 0SR

Grade II listed building. Information available on historic England: 4 terraced houses. Early C19. Yellow stock brick with channelled stucco ground floors. 3 storeys and basements. 2 windows each. Round-arched ground floor openings 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. Stuccoed cornice and blocking course.

Converted in late C20 to two self contained 2 storey flats, the basement/ground and first/second floor.

The only other alteration I can easily observe to the exterior of the building is at some stage the upper frame of the bathroom window has been replaced with a brown wood, not painted (photo).

Proposed development

I propose to refurbish all existing timber sash window frames to a high standard. This is necessary work to return the sash windows to a state of good repair, as the wood has become rotten and/or disintegrating in various sections. This is particularly severe at the front of the property where it is most exposed to the elements. This work will ensure that these original features are maintained. Any replaced timber and the old timber frames will be re-painted white, as per the original features of the property.

I propose to install slim line double glazed units into the original sash window frames. This development should not affect the overall appearance of the property as they will be installed within the current framework. However they will provide the added benefits of thermal and acoustic insulation. I feel strongly that we have an obligation to increase energy efficiency wherever possible, and the large windows in this property allow significant heat loss. I have also considered secondary glazing as an alternative for these windows however this changes the aesthetic of the windows from the interior and some of the windows are very large. In order to retain the original character of the windows from both interior and exterior I feel double glazing is the best option.

The property is also adjacent to both main roads (at the front) and a railway line (at the rear). The railway is used for both the TfL overground services (regular, up to 6 times an hour) and for freight (both day and night), which both produce significant noise. Adding double glazing would provide some acoustic insulation from these.

The textured glass in the bathroom window has become cracked and needs replacing. This does not appear to be consistent with other windows in the row of listed properties so I do not know if this is an original feature. Having consulted with local tradesmen it is not certain whether it would be possible to replace this like for like anyway as a single glazed unit. Therefore I propose to install a double glazed unit into the existing sash frame which would have an alternative textured or privacy glass.

Consideration of importance of listed building

There are already differences and inconsistencies between the properties on this row of listed buildings as you will see from the photographs. The current state of disrepair of the windows in my property is at a critical level and needs to be addressed. My proposal takes into consideration the original features of the property and how to maintain them to the best standard possible. It also proposes taking advantage of modern materials and technologies to bring the property into line with the current need for energy efficiency and reduction of carbon emissions. In this way the history and architecture of the property and area can be appreciated and prolonged. At the same time ensuring the needs of the residents and the national commitments to reducing carbon emissions are met.