

Heritage Statement

Heritage Asset:

Listing Status: None

Conservation Area: Bloomsbury

Age: 1900s

Characteristics:

- Brick-faced on all elevations.
- Timber sliding sash windows.

Surrounding Development:

- No surrounding development.
- Property is not part of any current development.

Street Scene:

- Commercial and residential
- Variety in surrounding building forms
- Suburban

Assessment of Significance:

Impact on area's Historic Character:

The building is part of a number of buildings of a similar age. Changes to the property would not be significant as it would not affect the architectural pattern of the street.

Building context:

- Part of a street of 18th and 19th century buildings

Distinctive Architectural Features:

- Brick-faced elevations.
- Timber sliding sash windows.

Contribution of the Setting:

The building is the same architectural style as others in the street as it is 19th century with brick-faced elevations. Changes to the property would be not significant as it would not affect the street's pattern and match the existing style.

Impact of Proposed Development:

Proposed Development Visibility:

The development would be visible from public view. Minimal difference would occur visually to the building design with windows matching the designs stated on the Design and Access. Replacement to the rear and right-hand side elevations would not be visible from the street.

Proposed Development Impact:

The current timber sliding sash windows will be replaced with aluminium casement windows matching the designs stated on the Design and Access, with the double glazing. All doors will be replaced with aluminium doors to match the existing designs.

Feature	Description	Significance to building	Conservation Area	Proposed Works	Possible Impact	Justification
50 windows	Timber sliding sash windows on the front elevation.	Medium	Bloomsbury	Styles and design to match stated on Design and Access	Positive environmental impact.	Increase energy efficiency of the property. Minimal design change. Requires updating.
30 windows	Timber sliding sash windows on the courtyard elevations.	Low	Bloomsbury	Styles and design to match stated on Design and Access	Positive environmental impact.	Increase energy efficiency of the property. Minimal design change. Requires updating.
44 windows	Timber sliding sash windows on the right-hand on this elevation	Medium	Bloomsbury	Styles and design to match stated on Design and Access	Positive environmental impact.	Increase energy efficiency of the property. Minimal design change. Requires updating.