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Supporting Communities
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Sent by email: john.diver@camden.gov.uk

14 November 2016

Our ref: 99 09 13

Dear John Diver,

2016/1174/P Various alterations to Grade II listed housing estate including the replacement of existing windows and door; re-roofing; render repairs; pre-decoration repairs and redecoration; concrete repairs; and access balcony surface recoating at Levita House, Ossulston Estate, Chalton Street, London NW1 1HN

Thank you for consulting the Twentieth Century Society on the amendments to the above application at Levita House. This is a Grade II listed building that is part of the Ossulston Estate, and is described in the list description as 'one of the most important inner-city estates of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates.'

The application proposes a number of works. We have no objection to many of the proposed alterations, including the re-tiling of the roof, the render repairs, the balcony surface re-coating or the replacement of zinc dormer cladding and flashings with lead.

However, the Society does object to the proposed windows, of which there are a number of types throughout the estate. Although most of the current windows do not appear to be original, it is our opinion that they are in many cases more appropriate than what is proposed to replace them.

We consider that it is very likely the photographs taken of similar archetype blocks as shown in the 'Conservation Plan' p. 12 are original, given the particular opening hinge mechanism. Although the photographs are small, it is possible to gain a good sense of the original intent; of the simple and clean lines of the design.

The current proposals are for thin and ornamental A-profiled glazing bars throughout, and it appears that a number of the window types will be set in moulded architraves. Some windows will have detailing such as small window handles and others will have the ledge dropped and extended, which in our view are inappropriate and unnecessary alterations. We are also concerned that the trickle-head vents to be inserted in the window heads will be visible to an extent. Best practice advice

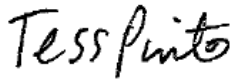
recommends against the insertion of these in listed buildings, and we strongly suggest that alternative solutions are sought to enable compliance with Building Regulations.

Although the Ossulston Estate is not overtly 'modernist' in style, drawing from both Viennese housing models and the arts and crafts tradition, the Society considers that the proposed windows are unsuitable for a listed 1930s housing estate, and that simple window design is necessary to balance the more 'vernacular' elements of the architecture elsewhere. The current proposals may be appropriate for a Neo-Georgian building, but we do not consider that they are suitable here.

Flat-profiled bars and simple flush frames without moulded casings would be the most suitable design given the context, and we strongly consider that alternative designs which replicate the simplicity of the current windows and the archival photographs are explored.

I trust that these comments are of use to you. Please do not hesitate to contact me at this address should you have any further queries.

Yours sincerely,



Tess Pinto
Conservation Adviser
Twentieth Century Society

Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.