



THEOBALD'S
ROAD

20-22 Theobald's Road
AOV Design Approach - July 2019



THIRDWAYARCHITECTURE

Automatic Opening Vents (AOV) - Front Elevation

Following the site visit at 20-22 Theobalds Rd and as discussed, an AOV is required at the top of the stair, on the second floor, to No. 20 and No.22 to for smoke extraction to meet current fire and building regulations. We have explored the option to upgrade the existing sash windows to AOV, however the opening sash area doesn't meet the required 1sm area to comply with regulations. Given the listed nature of the buildings, we propose to sympathetically replace the existing windows with new timber windows to match the existing to maintain the existing visual appearance externally. Internally, a mechanical system will be installed to sit discreetly behind the window frame, and would therefore not be visible when viewed externally at street level. Refer to the following pages for further details.



Photo of front elevation as existing



No. 24

No. 22

No. 20

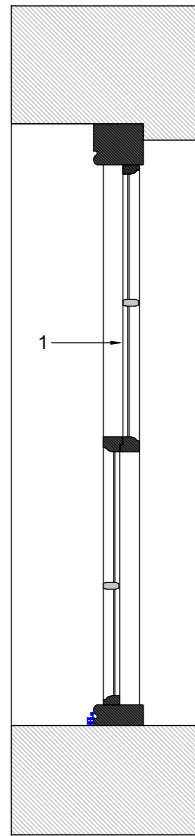
No. 18

No. 16

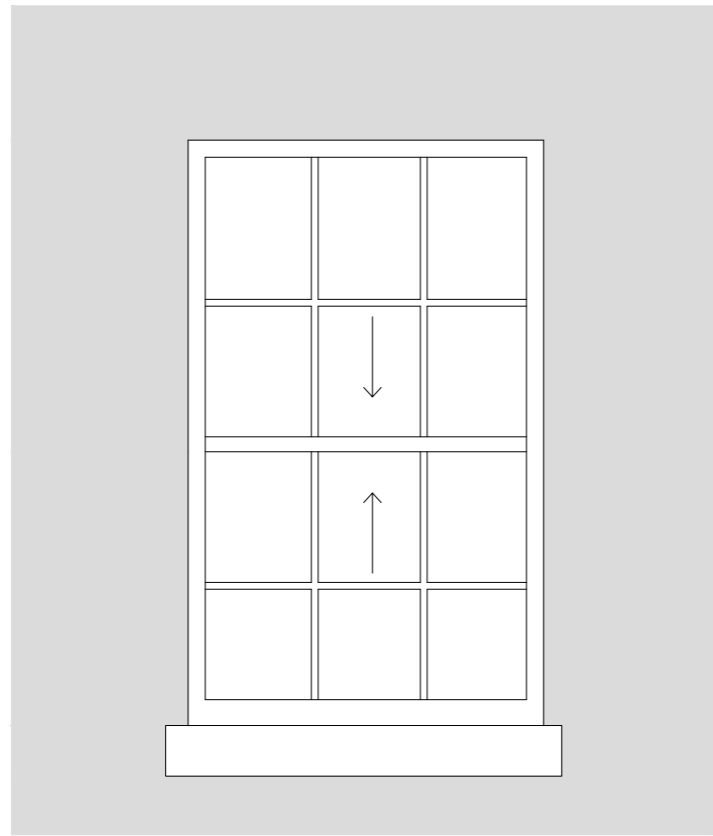
No. 14

No. 12

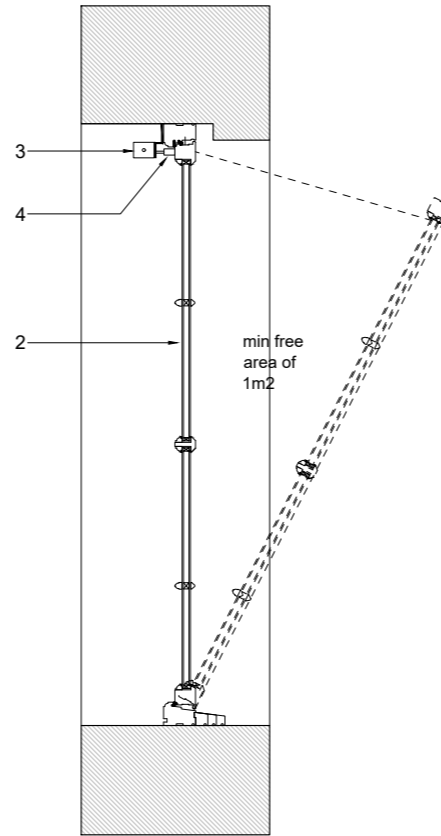
Automatic Opening Vents (AOV) - Design Approach



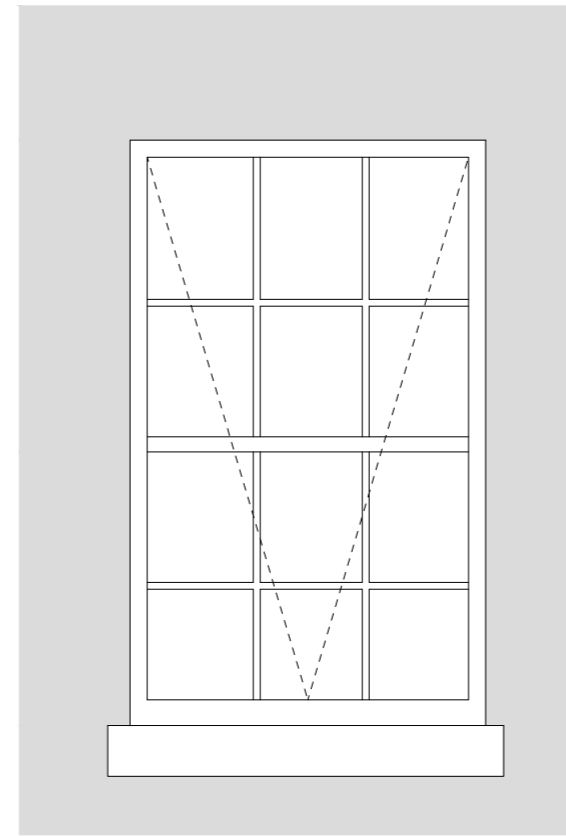
01 Window Section-Existing
Scale 1:10@A1 1:20@A3



02 External Window Elevation-Existing
Scale 1:10@A1 1:20@A3



01 Window Section-Proposed
Scale 1:10@A1 1:20@A3



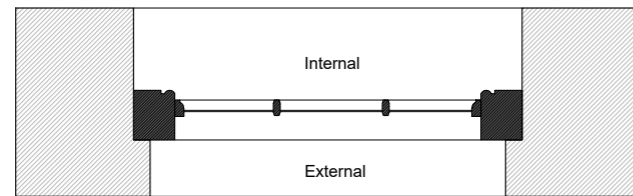
02 External Window Elevation-Proposed
Scale 1:10@A1 1:20@A3

Key

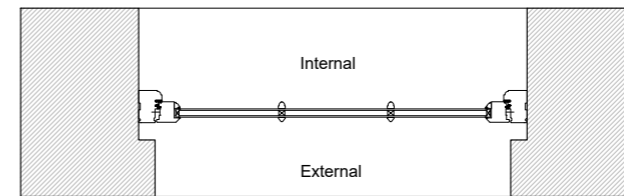
- 1. Existing timber sash window
- 2. New bespoke timber 'dummy sash window' to match existing window style and paint colour
- 3. Actuator, to sit discreetly behind window frame
- 4. Vent bracket

Note:
Existing window profile and opening size to be surveyed by window specialist prior to detail design and fabrication

Drawing Not to Scale



03 Window Plan -Existing
Scale 1:10@A1 1:20@A3



03 Window Plan - Proposed
Scale 1:10@A1 1:20@A3



Key Elevation
Scale 1:200@A1 1:400@A3

Automatic Opening Vents (AOV) - Example Images



'Dummy timber sash window' with internal actuator



Bespoke Aluminium 'Crittall' AOV matching adjacent operable windows



Internal view of aluminium AOV with concealed actuator within window frame

