



STEPHEN LEVRANT
HERITAGE ARCHITECTURE LTD
Architects & Historic Building Consultants

20-22 Theobalds Road, London WC1X 8PF

Heritage Statement

In support of Application for Listed Building Consent and Planning Permission for the AOV installation at 2 front windows

July 2019

Following a grant of applications for *“Reconfiguration of layout to create 3no 1-bedroom self-contained flats at lower, ground and 1st floor levels and a 3-bedroom self-contained maisonette at 2nd and 3rd floor level and associated internal and external repairs/refurbishments.”* (Ref: 2018/5565/L), *“Conversion of a HMO (Class C4) property to create 3no 1-bedroom self-contained flats at lower, ground and 1st floor levels and a 3-bedroom self-contained maisonette (Class C3) at 2nd and 3rd floor level and associated repairs/refurbishment to the building’s façade”* (Ref: 2018/5286/P) and *“Internal alterations to GII property to facilitate its subdivision into 2x one bed and 1x three bedroom flats between ground and third floor levels (variation to scheme approved under 2016/3278/L)”* (Ref: 2018/5245/L) at No’s 20 and 22 Theobalds Road a Listed Building Consent and Planning Permission are now sought by way of this current application for an AOV (Automatic Opening Vents) that is required at the top of the stair, on the second floor to No’s 20 and 22 for smoke extraction to meet current fire and building regulations.

The proposal is to sympathetically replace the existing windows with new timber windows to match the existing in order 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 from street level. Refer to the *“AOV Design Approach”* by Thirdway Architecture for further details.

Alternative solutions to the AOV have been explored by the team but deemed to be inadequate and subsequently it has been concluded that the AOV on top of the stairwell is the only acceptable solution for both the occupants of the buildings as well as the Fire Services, taking also in consideration the heritage sensibilities of the listed building.

As stated in the Heritage Statement for the original applications the original windows to the front elevation have been replaced most likely mid C20 as a result of the war damage, which means that removal of those (2x) windows will not have a detrimental physical impact on the heritage asset, as the fabric to be removed is not original. There will be some visual impact of the new replacement windows. This is, however, mitigated firstly, by the fact that the replacement windows will be bespoke timber ‘dummy sash’ windows to match the existing in detail and secondly, by their position on the second floor which limits their visibility from street level.

The proposals have been designed to cause **no harm** to the significance of the statutorily listed building but also to allow their continued use, as without satisfying the current fire safety policies the use of these buildings will be compromised.

It is considered that this proposal will not affect the special interest of the Grade II Listed Building and provides sustainable and viable residential use for the future.

The proposals will affect largely modern fabric, having minimal impact on the significance of the listed building. Whilst there will be some visual impact from the new AOV windows, the overall character and appearance of the individual buildings and the whole terrace will be retained, as well as the character and appearance of the conservation area as a whole.

Therefore, the proposal is considered to sustain the special historic and architectural interest of the statutorily listed building. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local, regional and national policies and conservation principles.

**Stephen Levrant: Heritage Architecture
Architects and Heritage Asset Consultants**