

22 Avenue Road, St. John's Wood, London NW8 6BU  
Heritage Statement  
2022 April 11<sup>th</sup>  
291-452 Revision A

A heritage Statement is to appraise the historic value of a building. This property is located with Elsworthy Conservation Area within Camden.

The existing building was constructed in c. 1980 and is to be retained. The main alteration is to change the existing dilapidated wooden windows, which are in need of repair and to replace with new aluminum windows. The windows are going to be replaced with a similar colour to the existing, with a more simplified window frame, similar to the large format windows of the neighbouring property. The building located next to the property, also in the Conservation Area, has large format windows with one low-level division.

This application is for the window alterations and to make the building more accessible for access and fire egress for disabled users, which there currently isn't provision for. Alterations to the existing main entrance off Avenue Road, will alter the staircase to be appropriate for ambulant-disabled users, with additional handrails and allow wheelchair access from the existing ramp to the front door. The proposed works do not alter the pavement as there is already a ramped access to the basement.

END