



**B O U R N E** ARCHITECTS

# HERITAGE STATEMENT

44 Craven Road, London W2 3QA

Replacement of the Existing uPVC Window with a Two-over-Two Timber Single Glaze Sash Window and Installation of an Air Vent Grill at the Rear of The Property

**Applicant:** D Simion **Date:** 12/10/2023 **Our Ref:** 23-15

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## 1. Introduction

This Heritage Statement has been prepared to supplement the application for listed building consent at 44 Craven Road W2 3QA. This report aims to analyse the significance and special character of the Grade II listed building, in accordance with the National Planning Policy Framework 2021 (NPPF). It incorporates evidence of the building's historical development, as well as a description of its current character and significance and then assesses the likely impact of the proposed alteration relating to the historic built environment.

## 2. Site Context and Assessment of Significance of the Heritage Asset

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### Listing Description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1066961

Date first listed: 10-Apr-1975

List Entry Name: 36-46, CRAVEN ROAD W2

Statutory Address: 36-46, CRAVEN ROAD W2

### Statutory Details:

TQ 2680 NW CITY OF WESTMINSTER CRAVEN ROAD , W2 (north side) 64/51 10.4.75 Nos 36 to 46 (even). II GV

Row of houses. Mid C19. Brick, stucco dressings. Roof not visible. 4 storeys, 2 bays each. C19 and C20. Shop fronts to ground floor, that to No 46 probably original of 3 bays, with fluted Corinthian half columns returning to left and matching that of No 45 opposite (qv). First floor continuous bombé balcony. Square-headed architraved windows, corniced to first and second floors; sashes, glazing bars. Main cornice above third floor.

Listing NGR: TQ2642980986

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44 Craven Road, located within the Bayswater Conservation Area, stands as a Grade II Listed mid-19th-century terraced building, exhibiting notable Georgian and Italianate architectural influences. Part of a cohesive terrace of 10 units, its classical style, featuring a continuous first-floor bombé balcony, square-headed architraved windows, and a prominent main cornice, contributes to the

unified aesthetic of Craven Road and the broader conservation area. Offering a commercial space on the ground floor and residential accommodation on the upper floors, the building presents a classical style reminiscent of many brick-built buildings in the area.



Junction of Craven Road and Devonshire Terrace

Craven Road falls within the Bayswater Conservation area. The Conservation Area was designated in 1967 and was extended on 23 October 1978, 20 November 1990 and 1 May 2002

The main front elevation addresses Craven Road and forms part of an unbroken frontage. There are limited glimpses of the rear of some of the properties on the terrace, through a gap between the buildings on Devonshire Terrace and from Upbrook Mews. However as a result of the density and largely unbroken frontages of the surrounding terraces, the rear of Number 44 Craven Road is not visible from the public realm.

The building, while subject to alterations at the rear, has maintained the integrity of its original architectural detailing and elevational composition in the front, which particularly underscores its historical and architectural significance. Although its rear elevation is shielded from public view, the distinctive and elaborate architectural detailing of its main frontage provides essential context

to the streetscape and forms a vital component of the overall historical and architectural value of the terrace and conservation area.

In essence, 44 Craven Road, despite modifications, continues to represent a valuable architectural and historical asset, pivotal in maintaining the aesthetic and historical continuity of the conservation area, .

### **3. Proposal and Assessment of Impact on the Heritage Asset**

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The Westminster's City Plan 2019-2040 requires development to ensure:

*'heritage assets and their settings are conserved and enhanced, in a manner appropriate to their significance; secure the conservation and continued beneficial use of heritage assets through their retention and sensitive adaptation which will avoid harm to their significance, while allowing them to meet changing needs and mitigate and adapt to climate change.'*

*'Works to listed buildings will preserve their special interest, relating sensitively to the period and architectural detail of the building and protecting or, where appropriate, restoring original or significant detail and historic fabric.'*

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Historical context reveals that the rear elevation of 44 Craven Road has experienced various alterations, notably the insertion of a modern casement window, as illustrated in accompanying images.



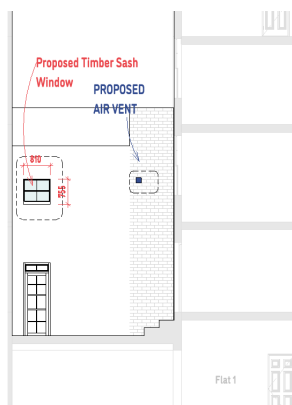
Interior View of the Existing uPVC Window



External View of the Existing uPVC Window

The current uPVC window contrasts the building's historical fabric, thus prompting the proposal to replace it with a timber sash window to rekindle harmony with its original aesthetic and structural proportions. Although changes will not be perceptible from the public realm, they will revitalize the building's aesthetic and structural harmony, particularly for the residents and immediate neighbours.

The addition of an air vent grill, strategically chosen to be unobtrusive and in harmony with the building's aesthetic, aims to enhance the natural ventilation of the existing bathroom on the second floor, without compromising the visual and historical integrity of the building. Even though it will be imperceptible from the street level, the air vent grill, subtle and dark-coloured with dimensions of 150x150mm, ensures extremely minimal alteration to the rear facade.



Air Vent Grill



#### **4. Mitigation and Conclusion**

The mid-19th Century grade II Listed Building, 44 Craven Road, derives its significance principally from its architectural detailing and elevational composition. While not impacting the elements that confer the Grade II listing upon the building, the proposal, which includes the replacement of the uPVC window with a timber sash window, is considered to have a positive impact on the aesthetic appearance of 44 Craven Road, reinvigorating its historic aesthetic and is perceived as an enhancement of the building's heritage. Though the alterations will remain inconspicuous from the public realm, the window replacement not only aligns with recommended aesthetics but also restores a visual harmony with the building's original and surrounding fabric.

Moreover, the proposal to install an air vent grill on the rear facade, while remaining invisible from street level due to the property's nature, prioritizes minimal visual impact and the enhancement of living conditions within the property ensuring a healthy and comfortable indoor environment.