

## Heritage Statement & Impact Assessment

Flat D  
55 Oakley Square  
London  
NW1 1NJ

## **1.00 Summary**

55 Oakley Square is a Grade II-listed building located in the Camden Town Conservation Area in the London Borough of Camden. It is in the setting of 53-57 and 58-70 Oakley Square, two separately Grade II-listed terraces, situated to the south-west. Alterations to a listed building generally require listed building consent. Oakley Square was developed around 1856 as part of Bedford New Town, an initiative by the Duke of Bedford to create a new suburb on his lands to the north of Euston Road. 53-57 are in a yellow brick with a rusticated render lower ground and ground floor, with stucco architraves and pediments to the windows.

The statutory list description of the listed building is included in Appendix I and a summary of guidance for the Camden Town Conservation Area provided by the local planning authority is in Appendix II along with extracts from the relevant legislation and planning policy documents.

55 Oakley Square sits within the terrace from 53-70, it comprises three flats, a lower ground floor flat, a ground floor flat and a maisonette flat comprising the first, second and third floors of the property. The building has been altered throughout over the years and little of the original plan layout survives although some principal rooms retain decoration and detail.

## **2.0 The building**

Oakley Square was developed around 1856 as part of Bedford New Town, an initiative by the Duke of Bedford to create a new suburb on his lands to the north of the Euston Road. It was named after Oakley House near Dedford, one of the Duke's seats. At the northern end of the square was St Matthew's Church, built to the Gothic designs of John Johnson in 1852-56. Originally a space enclosed by terraces similar that which survives on the northern side, the southern side of the square was replaced by the Ampthill Square Estate by Eric Lyons & Partners in about 1960, a development described as 'indifferent' by Pevsner.

### **53-70 Oakley Square**

The terrace that extends along the northern side of the square is typical of many early-mid-Victorian developments in architectural terms. The houses are in a yellow brick with a rusticated render lower ground and ground floor, and with stucco architraves and pediments to the windows. A balcony with a metal balustrade extends across first floor and around the roof of the porch covering the entrances to the houses, reached by steps from the street. The portico is a simple Doric affair, with two columns supporting a plain entablature. Above, brackets support either round headed or conventional pediments to the first floor windows. At second and third floor, above a continuous string course, the architraves are simpler. There is a strong parapet cornice to the terrace. Nos 53-57 Oakley Square are slightly different, though using essentially the same architectural language. The Gothic-style vicarage of the former St Matthew's Church sits beyond, next to St Matthew's Lodge — an apartment building that replaced the church at some point in the early 1980s.

## **Appendix 1: List description**

Statutory Address: 55 Oakley Square

NUMBERS 53-57 AND ATTACHED RAILINGS, 53-57, OAKLEY SQUARE CAMDEN

TQ2983SW OAKLEY SQUARE 798-1/83/1241 (West side) Nos.53-57 (Consecutive) and attached railings

GV II

Symmetrical terrace of 5 houses. c1845-1859. Yellow stock brick with stucco mutule cornice, quoins, 2nd floor continuous sill band and dressings; channelled stucco ground floors. 4 storeys and basements. 2 windows each apart from the end houses which have additional recessed entrance bays of 1 window each. Nos 53 and 57 slightly projecting. Central houses have prostyle porticos with square-headed entrances having overlights and panelled doors approached by steps; recessed entrances have arched porches with pilasters and stucco balustrades. 4-pane sashes; ground floor central houses round arched, Nos 53 and 57 square-headed. Upper floors architraved; 1st floor with console-bracketed pediments, segmental to central houses, and continuous cast-iron balconies extending over the porticos. 2nd floor with cornices, 3rd floor lugged sills. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.

### **3.0 Heritage Impact Assessment**

The replacement sashes will be virtually exact replicas of the existing, and there will be no changes to the external appearance of the building.