ZAC MONRO ARCHITECTS

Planning Document

**52 Oakley Square, Camden, London, NW1 1NJ**

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# Introduction

Zac Monro Architects (ZMA) have been appointed to consider proposals for a new lightweight addition to the existing Grade II Listed Building at Oakley Square.

The brief was to provide a transparent lightweight extension that would not detract from the existing house and would provide natural light and a better connection to the garden appropriate for a family with young children.

The proposal looks to conserve as much of the existing structure as possible, only adapting areas that significantly improve the experience of the space.

The site has been subject to a granted Listed Building application (2021/3845/L) for the renovations of the old, listed vicarage which have now been completed and a Pre-Application for a two-storey rear extension in December 2022. The standard of the completed works has been documented throughout, with support from the Senior Conservation officer Antonia Powell and Duty Planning officers at Camden Council.

The client throughout the renovation has been understanding and respectful in their approach, conserving and enhancing the existing architecture. The new proposal intends to build on this delicate approach adding a lightweight glass structure that enhances the space and doesn't detract from the existing architecture.

A historic building report has been compiled by Donald Insall Associates to support the previous Listed building application along with a Heritage Appraisal by The Heritage Practice which supports this application.

# Assessment

# Location

**52 Oakley Square, Camden, London, NW1 1NJ**

52 Oakley Square is a Grade II-listed building located in the Camden Town Conservation Area in the London Borough of Camden.

Primarily a residential street in Camden, north west London, it is in the setting of 53-57 & 58-70 Oakley Square, two separately Grade II-listed terraces.

# Location

**52 Oakley Square, Camden, London, NW1 1NJ**

Formerly a vicarage for the adjacent St. Matthews Church (demolished 1977), 52 Oakley square has since been converted into a six bedroom property.

The property is East-West facing, with its front entrance facing east. A public parking lot sits north of the property, creating a visual gap between 51 and 52 Oakley Square.

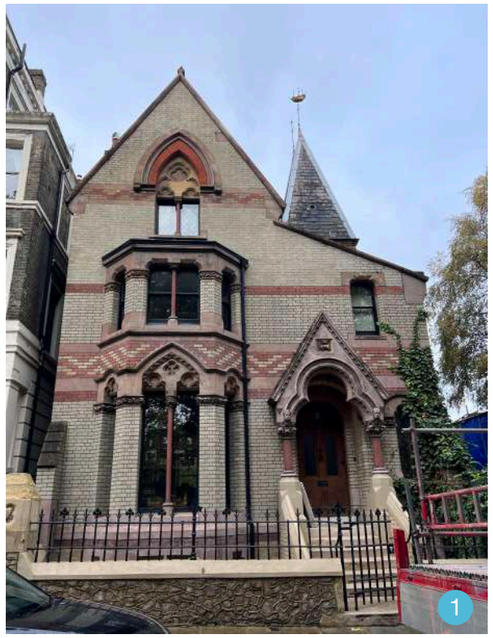
The garden at 52 Oakley Square boasts sun from the South and more importantly the afternoon sun from the South-West in Spring Autumn time.

# Existing Use

1. Front Elevation of 52 Oakley square
2. Rear Elevation and external patio
3. North Elevation overlooking 5 storey new build flats
4. Over grown rear garden
5. Steps into basement level
6. scale of neighbouring terrace

**Photographic Evidence**

The existing dwelling has a gothic exterior, exhibiting the property's former function as a Vicarage.









# Evaluation

# Summary

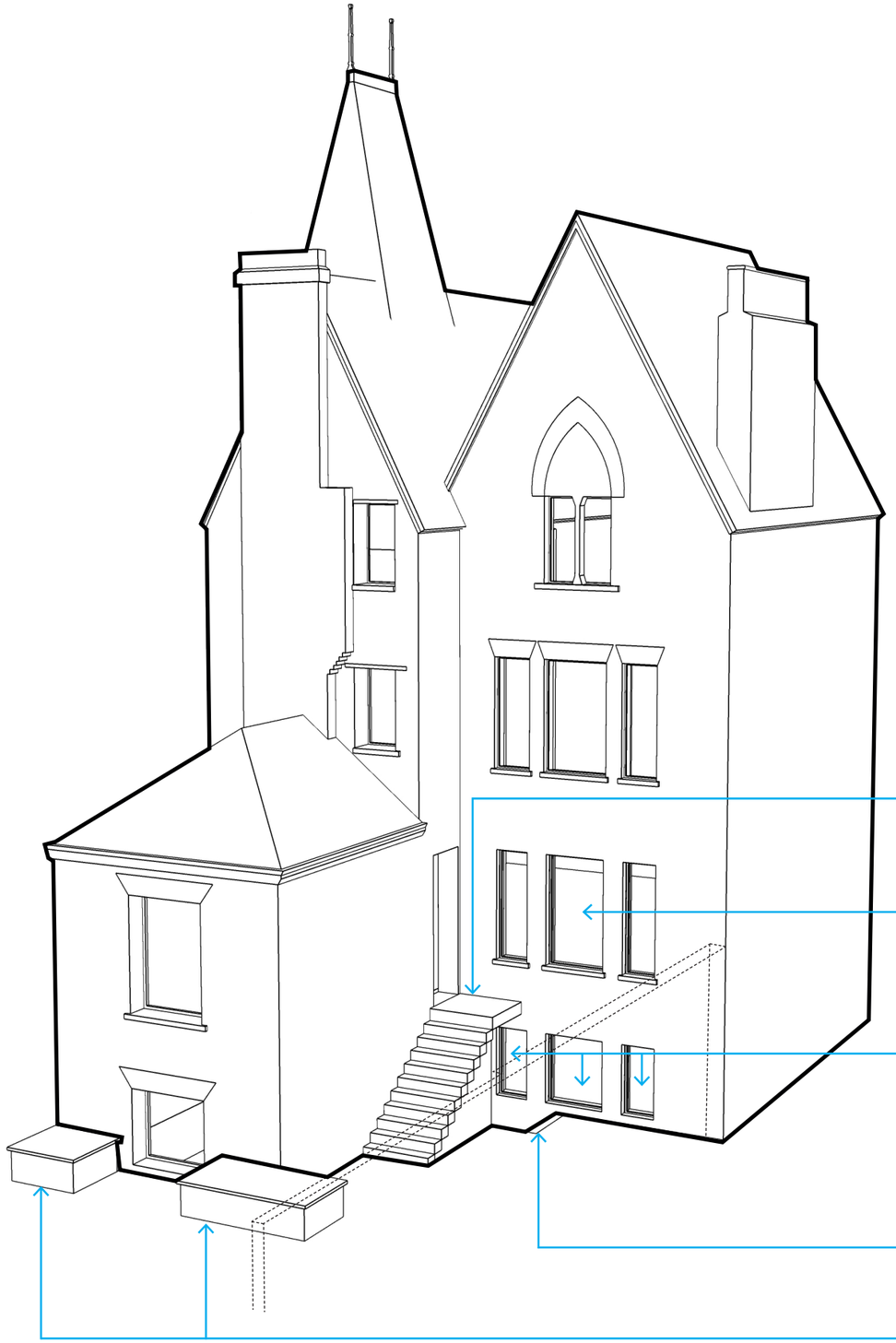
After assessing the brief, there are several key elements the project can address, as well as design features that the existing house lends itself well to.

The existing house is fortunate to have a large existing footprint allowing the majority of internal spaces to function well. However, there is a disconnect between the rear garden and the internal rooms that are adjacent to the external curtilage of the property.

There is also an opportunity to consolidate the connection between the various levels of the house, creating new circulation space that through necessity, creates a human scale, breaking down the substantial mass.

The proposal won't affect the external front (east) and side (north) return elevations as they are deemed to have the most significance, which were both in direct view of the former church and highly decorative.

# Existing Use



**Rear (West) Elevation**

The rear of the property depicts the true height of the building, somewhat removing an understanding of the human scale.

As highlighted in the diagram below certain elements that have been added over time detract from the existing property and will be altered and removed to allow for the proposed.

As outlined in the Heritage Statements by both Donald Insall Associates and The Heritage Practice, the rear elevation is deemed to be of lower significance than the front and side return elevations

The existing sash windows are currently single glazed with the lower ground floor sashs' sat behind modern security bars (see photo 5 on page 7)

Relocate existing staircase to upper ground floor level.

Existing cill to be dropped to allow for new access. The structural openings to remain.

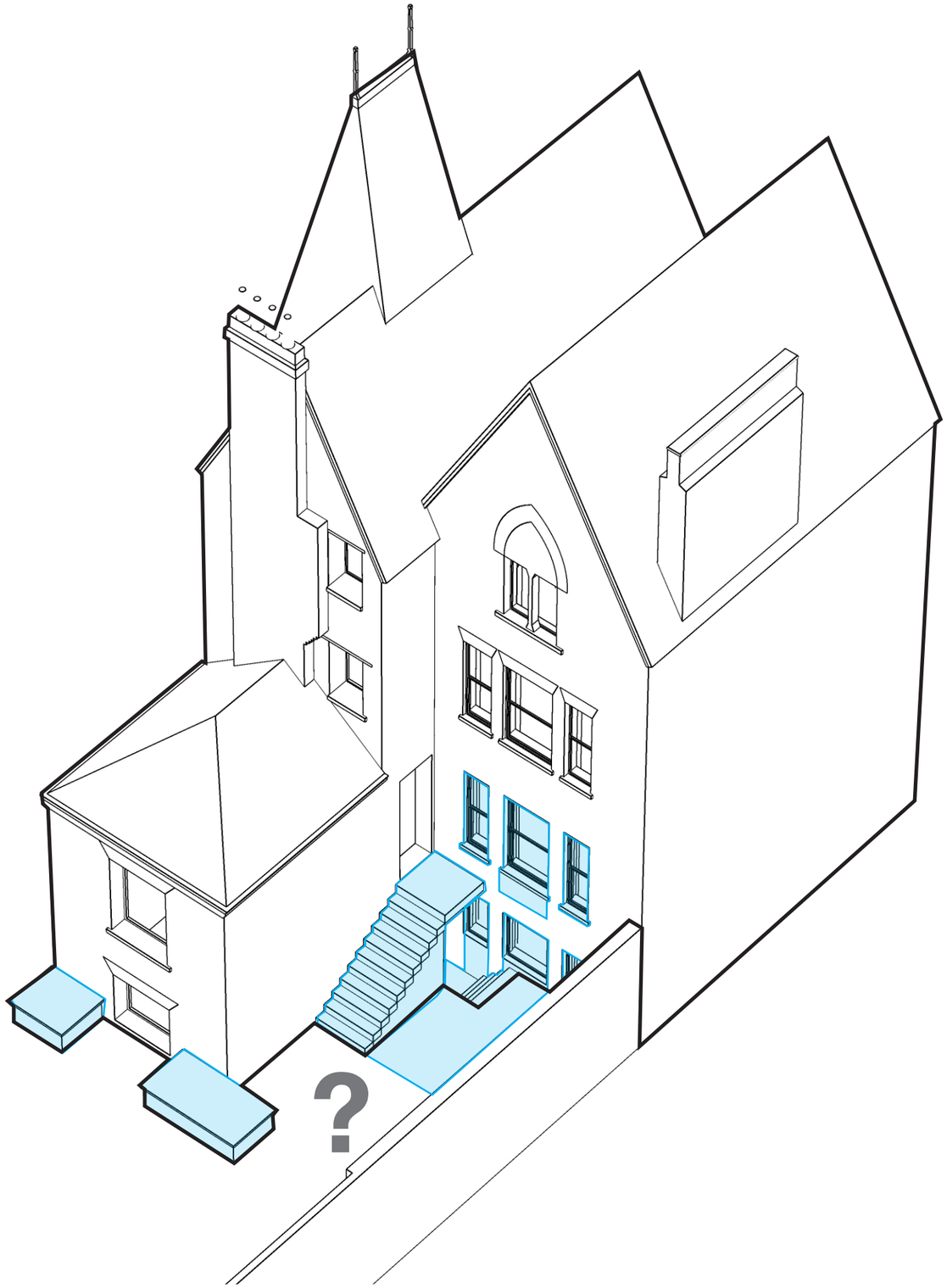
Existing cill to be dropped to allow for new access. The structural openings to remain.

Staircase to lower ground floor cuts across existing windows and provides poor access.

Brick planter /podium placed randomly in the rear garden

# Design

# Scale and Massing

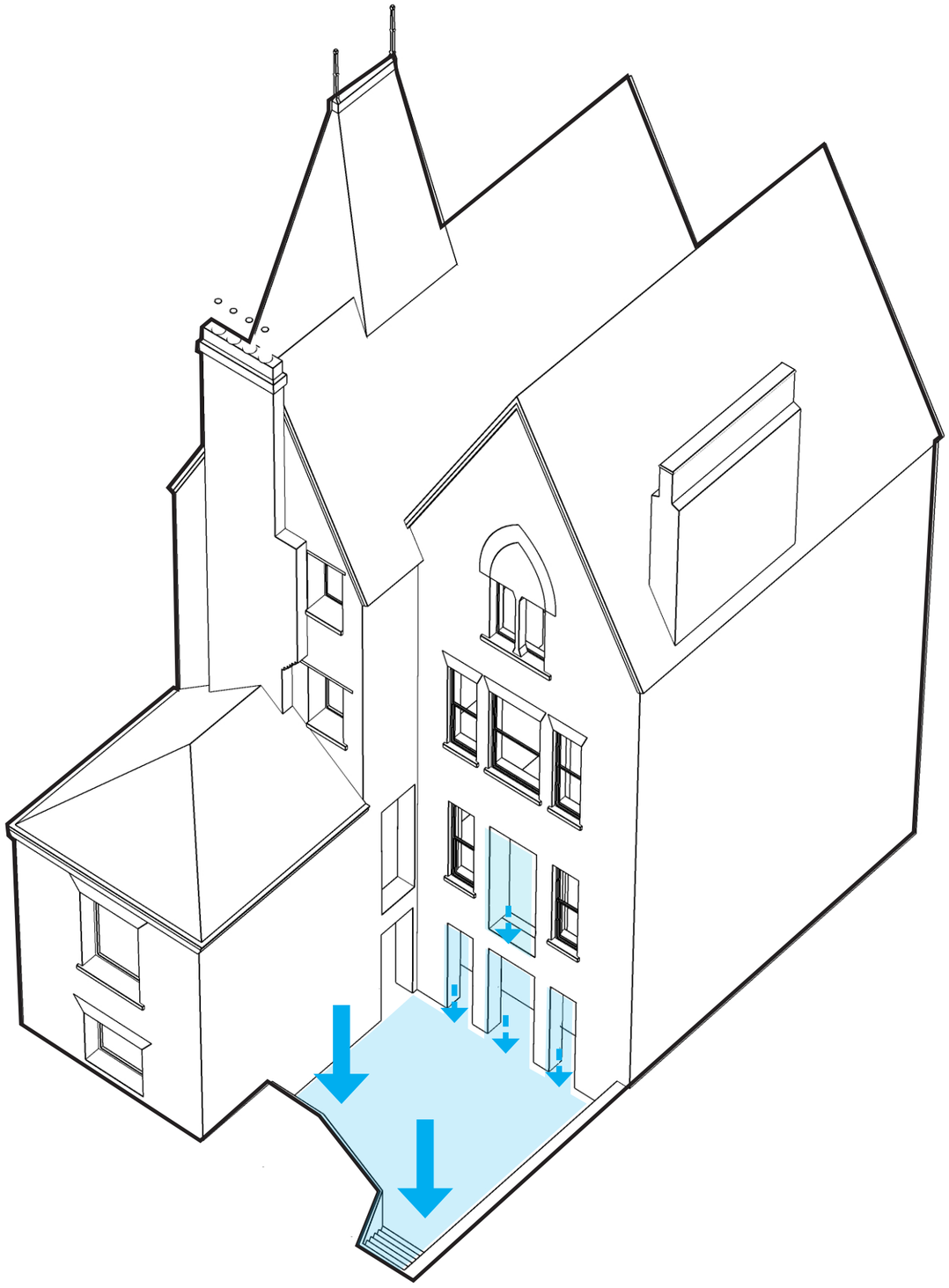



**Design Move 1**

Working from the existing site through to the final proposal, the following pages show the main design moves that have informed the architectural intervention.

The existing property has disjointed and poor connections to the garden along with poor daylight. The initial design move will be to remove redundant and relocate existing structures, such as the external staircase and raised brick planters to simplify the rear elevation.

# Scale and Massing

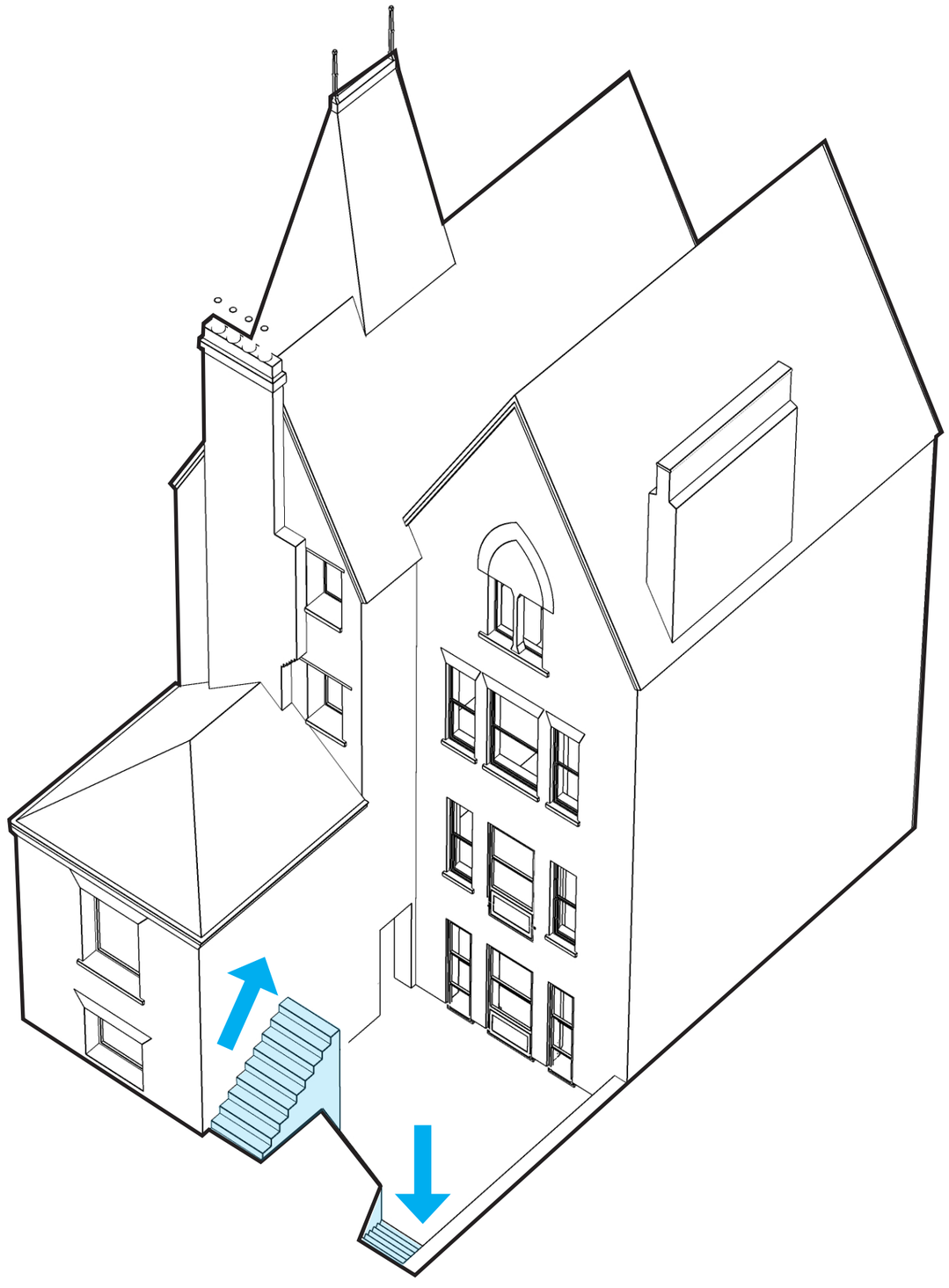


**Design Move 2**

Lowering the area at the rear of the property allows the extension to be set into the ground so the overall massing of the development is less impactful and also creating a more useable internal garden area.

Window openings are preserved but the sills are dropped where necessary to create doorways for access into the garden.

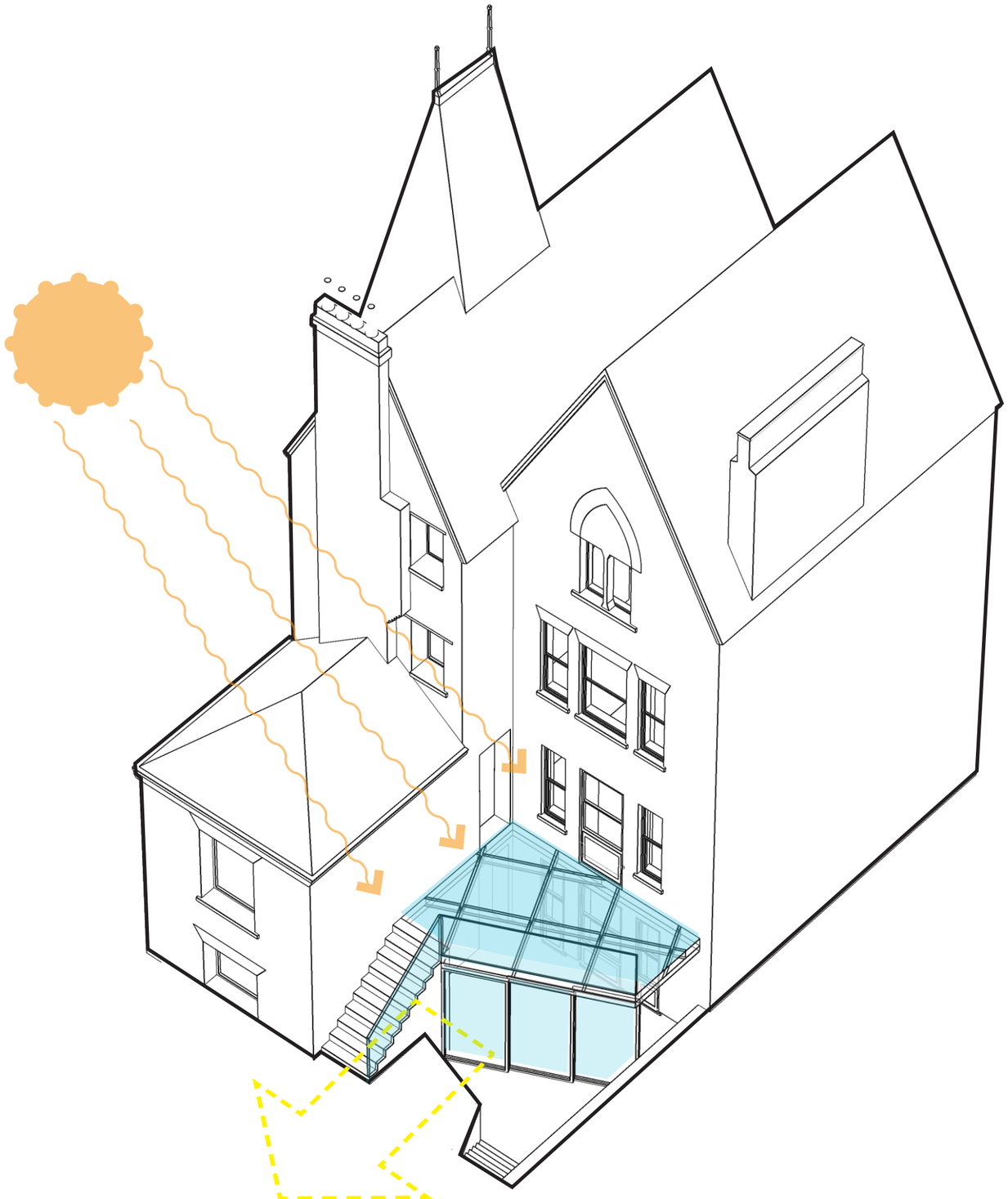
# Scale and Massing



**Design Move 3**

Angular stairs connect the lower and upper ground floors to the garden. The dropped cills of the lower ground floor are filled with glazing, with a door in the centre.

# Scale and Massing

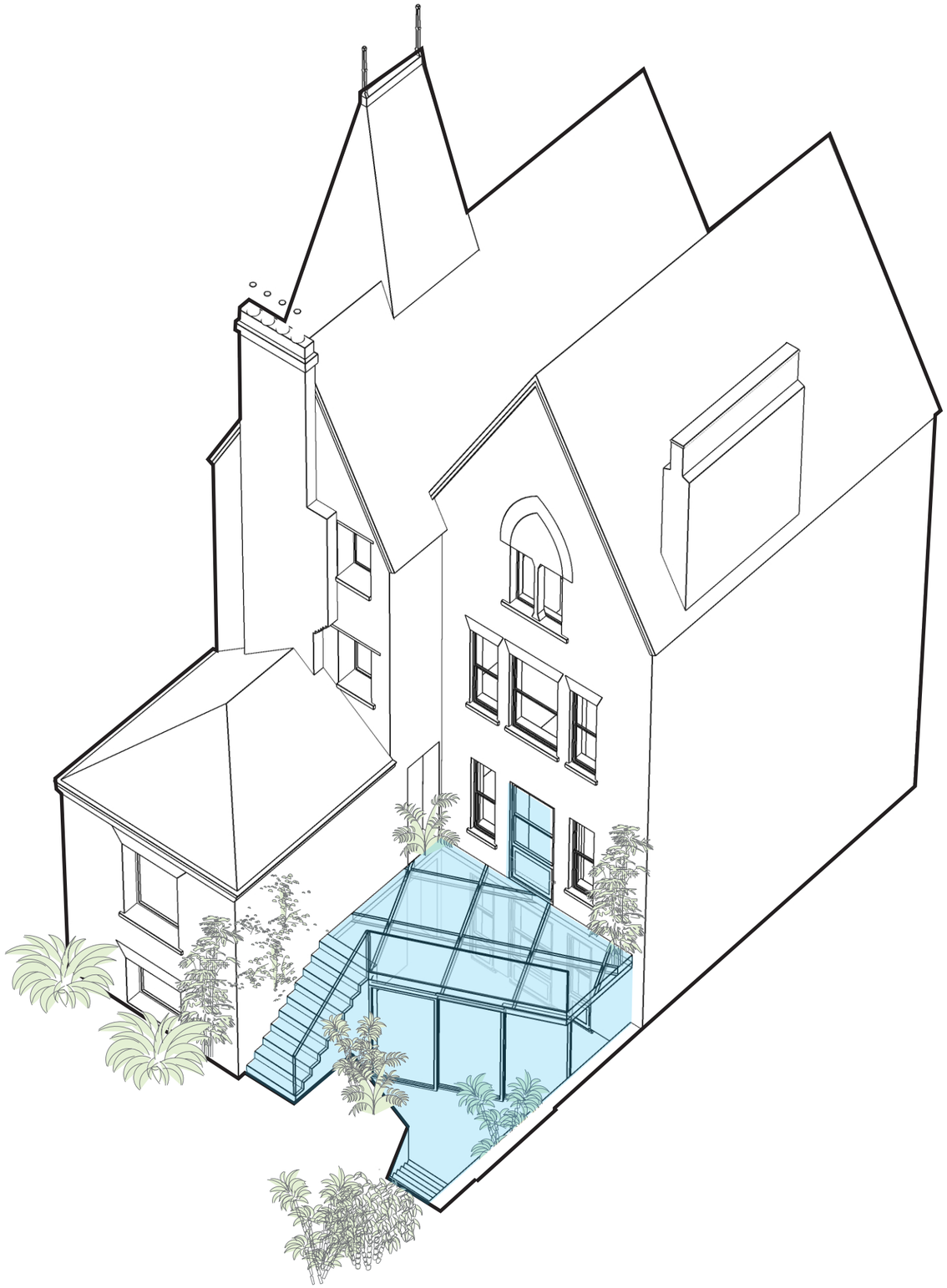


**Design Move 4**

The introduction of minimal glazed sliding doors, a glass floored roof terrace and a glass balustrade provides much needed light, views and connections to the garden.

The glazed roof terrace provides an external space for seating and outdoor dining for a young family.

# Scale and Massing



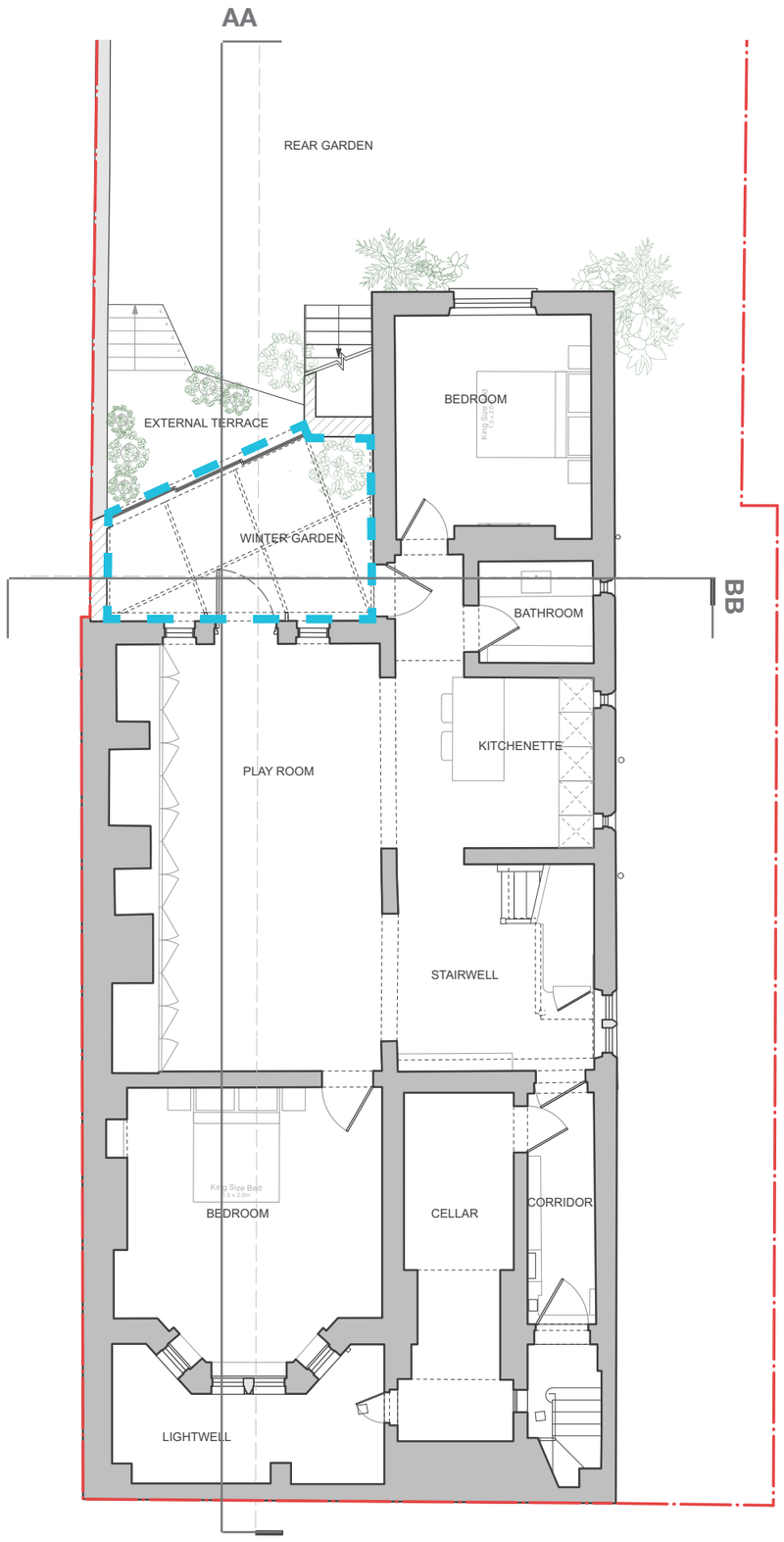
**Design Move 5**

The introduction of new planting and landscaping helps bring the landscape inside, creating a winter garden in the enclosed space.

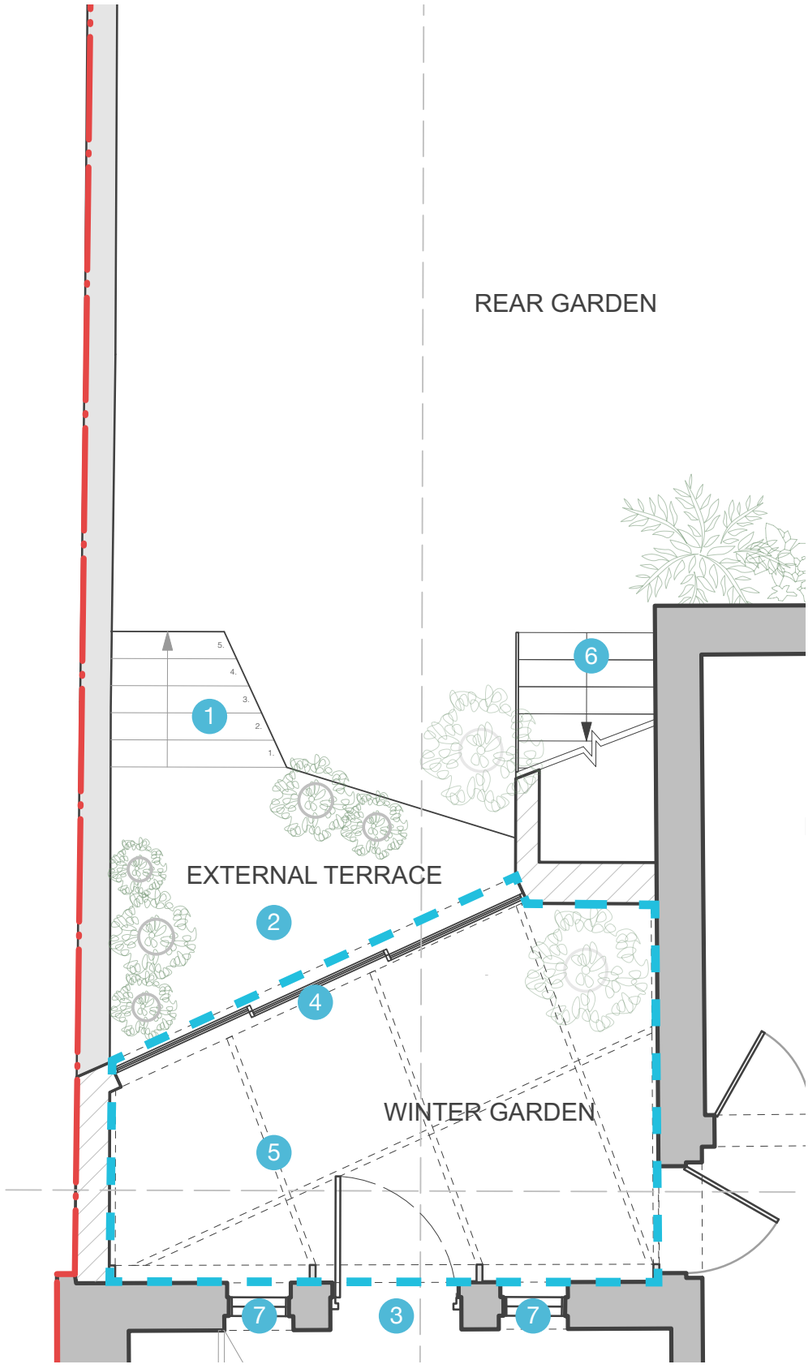
# Proposed Layout

## Proposed Lower Ground Plan

The lower ground floor explores a more dynamic staircase, creating areas for reflection and planting. Creating a sunken area to the lower ground floor that becomes more about landscaping and the connection with the outside.



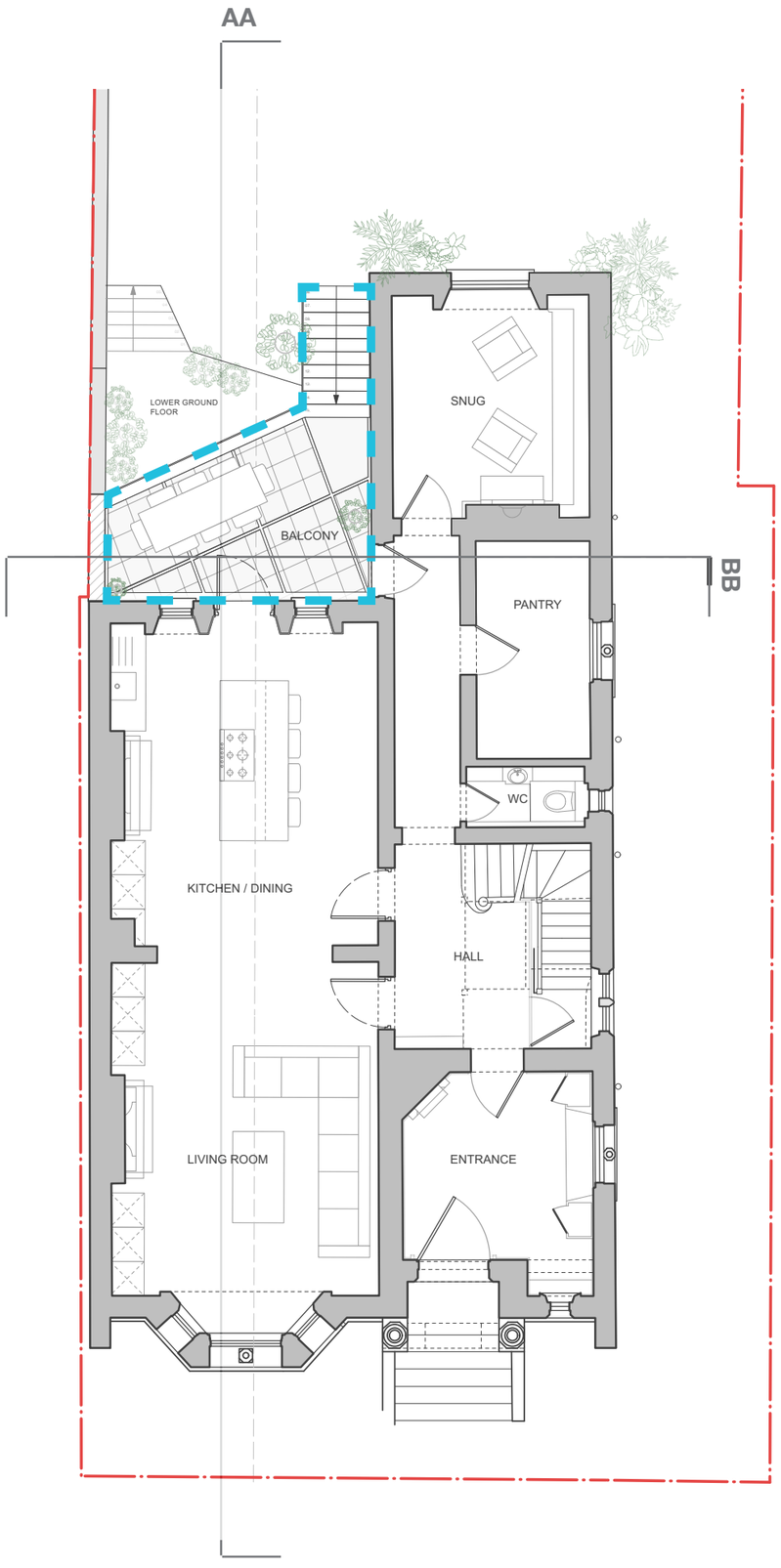

Lower Ground Floor Plan



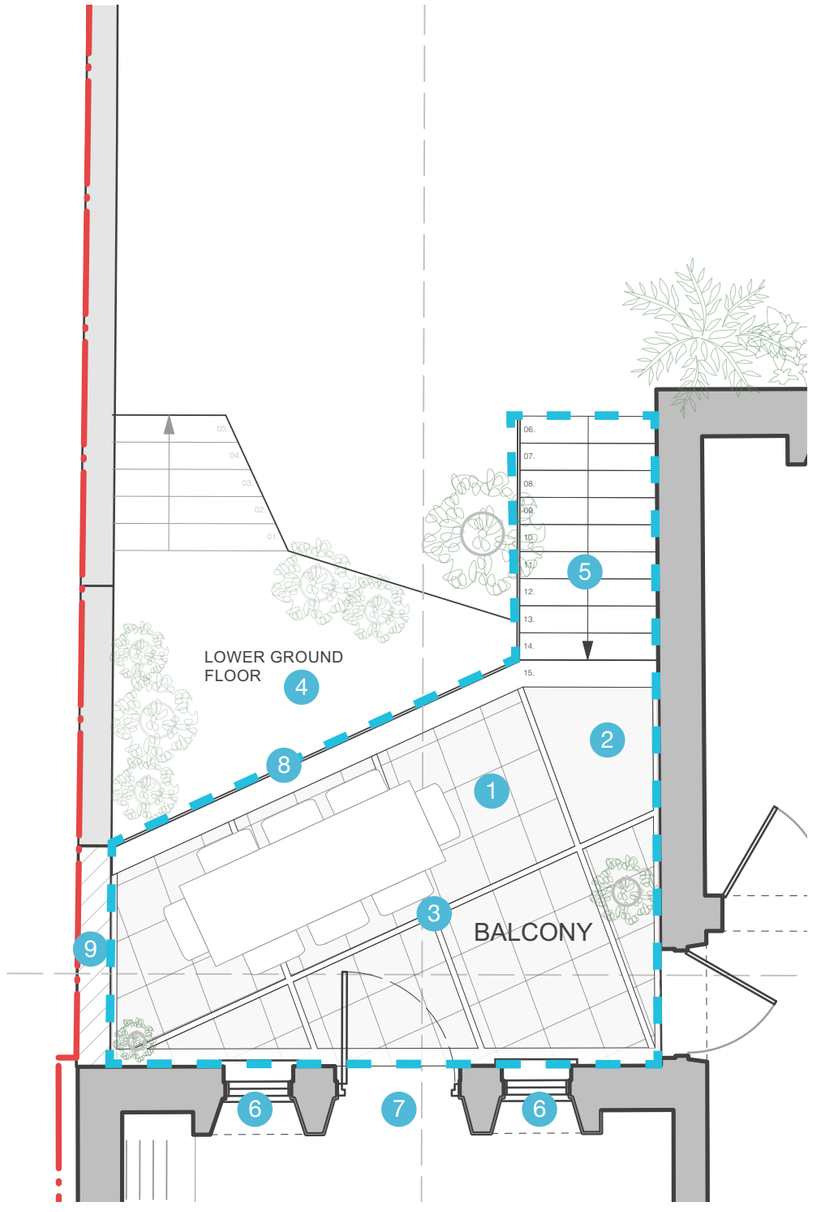

Lower Ground Floor Plan

1. Angled steps into garden
2. Sunken external terrace that creates a seamless threshold internally and externally
3. Dropped cill with new traditional timber door to match style and proportions of sash windows
4. Minimal glass sliding door system
5. Independent stainless steel/glazed support beams above for glazed balcony
6. Relocated staircase for balcony access
7. Dropped cill with new traditional windows to match style and proportions of existing sash windows

# Proposed Layout




Upper Ground Floor Plan




Upper Ground Floor Plan

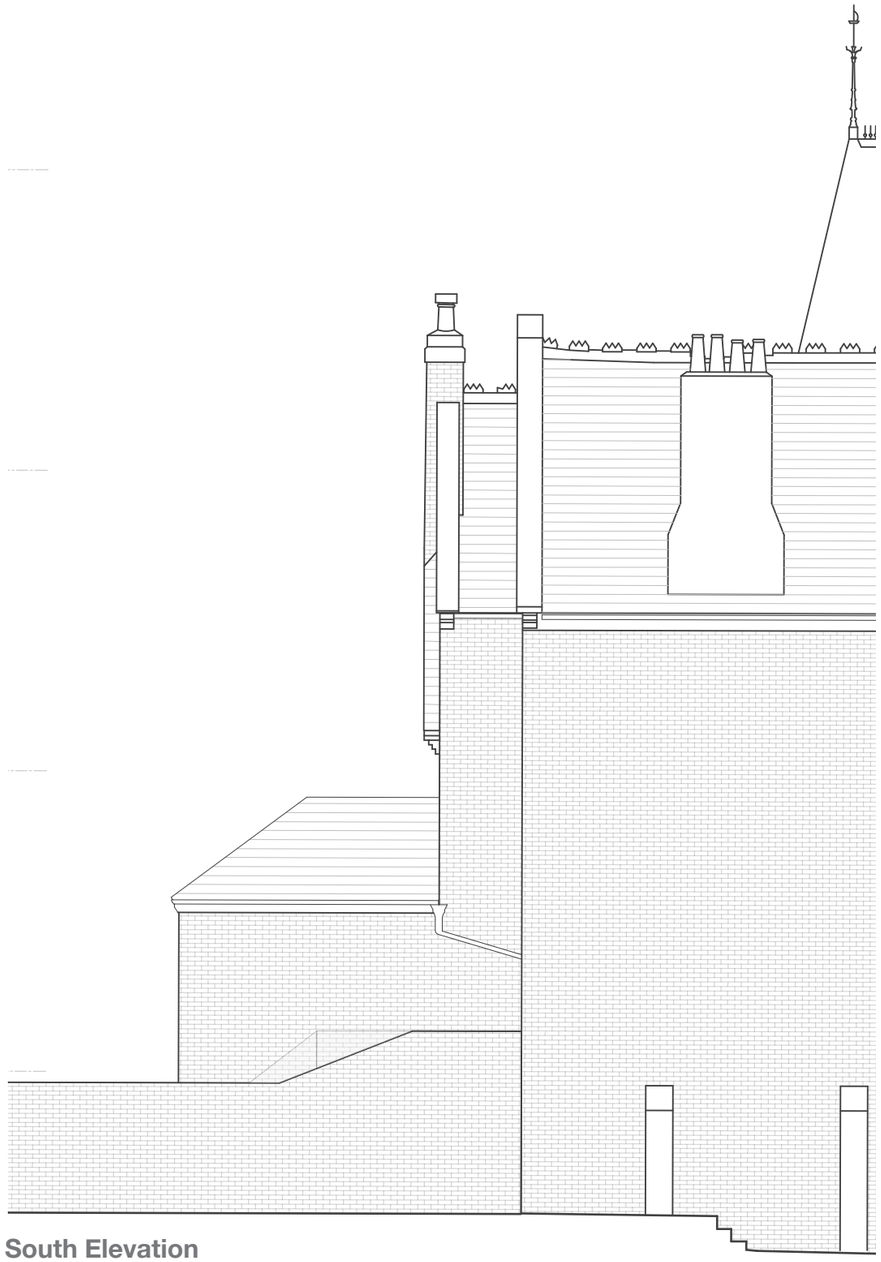
## Proposed Upper Ground Plan

The upper ground floor provides a balcony with external seating. The balcony will be lightweight and transparent to allow for as much natural daylight into the lower ground floor below. A lightweight structure will sit independently of the exisitng building fabric and allow for a walkable double glazed units to the balcony area.

1. Transparent walkable double glazed chequered floor unit to balcony
2. Opaque walkable double glazed unit to balcony landing area
3. Independent stainless steel/glazed support beams underneath glazed balcony
4. Lower terrace area
5. Relocated staircase for balcony access
6. Retained sash windows and openings
7. Dropped cill with new traditional timber door to match style and proportions of sash windows
8. Toughened glass balustrade bolted to steel
9. Raised boundary wall to match existing

# Proposed Design

West Elevation



South Elevation

**Proposed Elevations**

The proposal sits subordinate to the existing property with a raised section of brick wall allowing privacy from the neighbours. The wall has been angled to allow for additional light into the lower ground floor plan.

The rear extension elevation is sunken down into the lower ground floor to reduce the impact of the development.

The design preserves the existing rear facade by retaining window openings on the ground floor and dropping the central sill to create a new doorway.

# Proposed Design

## Proposed Elevations

Along with the front (east) elevation, the North side return elevation is considered to have significant importance due to its decorative nature and relationship with the former demolished St Matthews Church.

However, the proposed won't be seen from the street scene and sits subordinate in scale and massing to the host building.


North Elevation

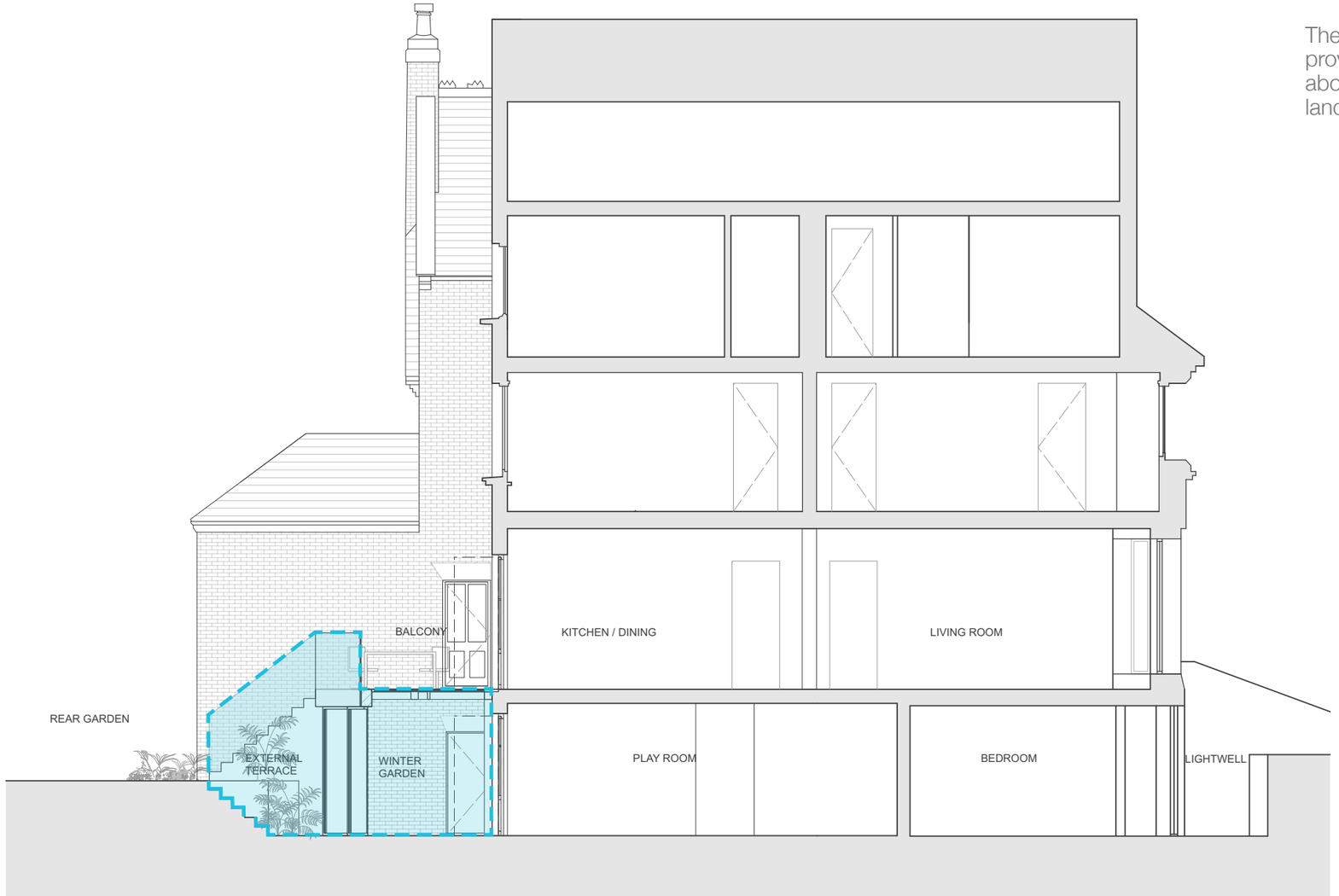
# Proposed Design

**Proposed Section AA**

A section through the terraced platform shows how the levels for the lower and upper ground floor are linked and the relationship with the garden.

Setting the extension into the ground reduces the overall impact of the development. The change in levels is navigated with angled stairs with landscaping and planting.

The proposal sits subordinate in scale and mass to the existing, providing a delicate architectural intervention that is more about creating an inside / outside space that allows light and landscaping into the existing property.




3. Upper Ground Floor

2. Upper Ground Floor

1. Upper Ground Floor

0. Lower Ground Floor

**Section AA**

# Proposed Design

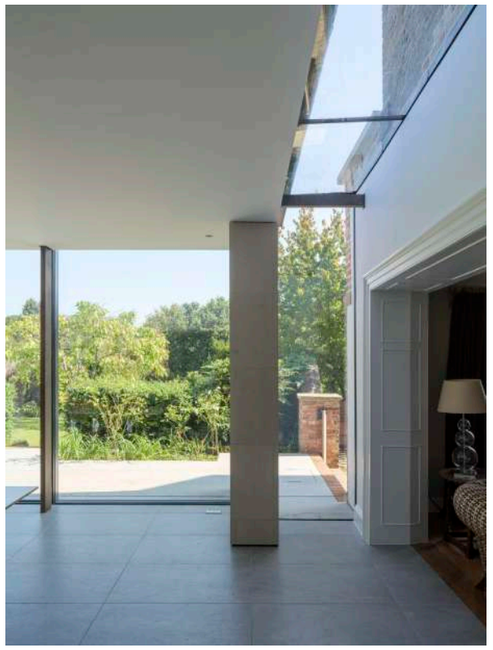
**Proposed Section BB**

A cross section through the terraced platform shows how the structural openings at lower ground floor level have been retained with dropped cills and new doorways to match the style and proportions of the existing sash windows

Sections through the structure show how it sit's independently from the existing fabric.


**Section BB**

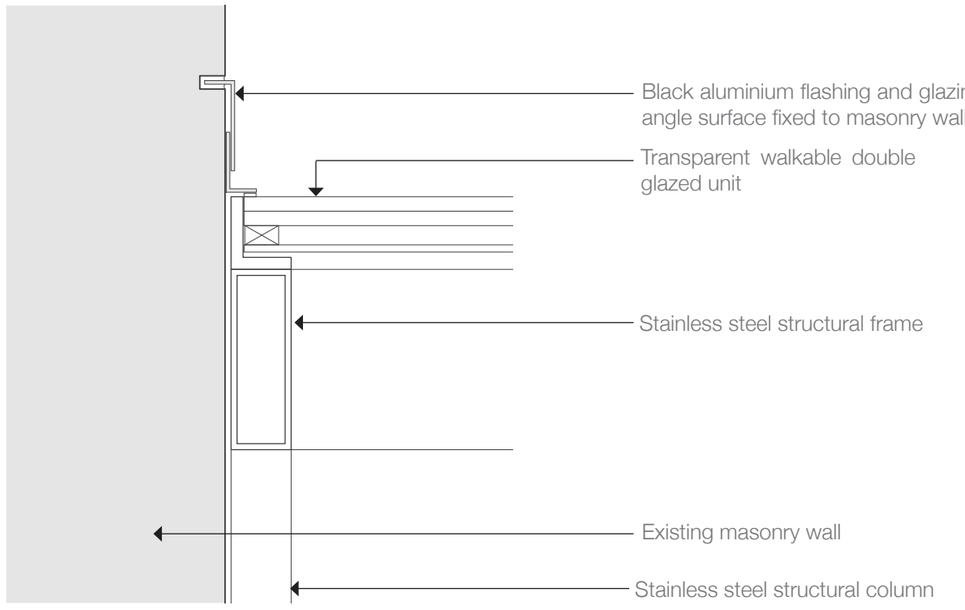
# Proposed Design



**Precedent Images of lightweight structural intervention**

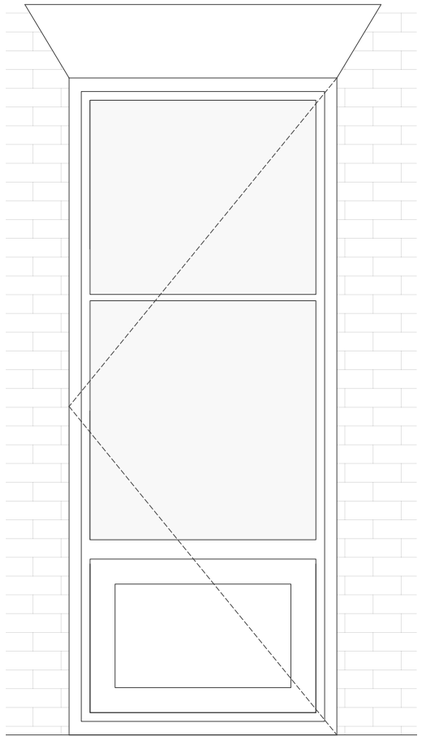
**Sketch Details - Glazed Balcony Junction**

A cross section through the walkable glazed balcony, highlights the lightweight structural frame which sits independently from the existing fabric.

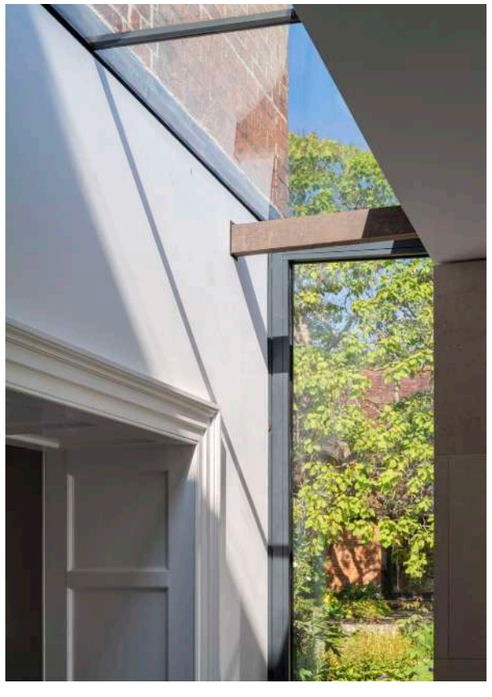



**Glazed balcony junction**

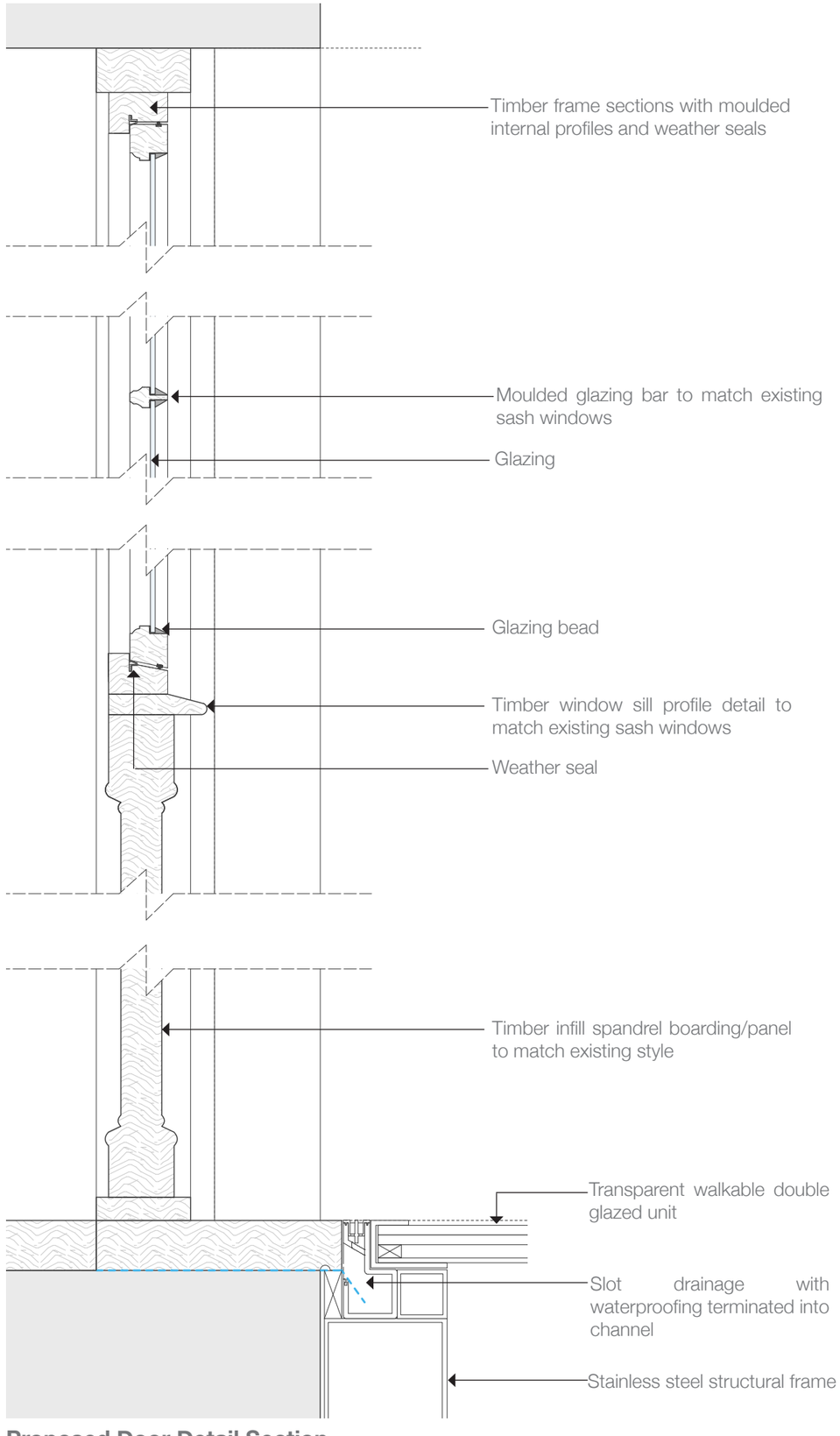
# Proposed Design



**Proposed External Door Elevation**



**Precedent Images of lightweight structural intervention**

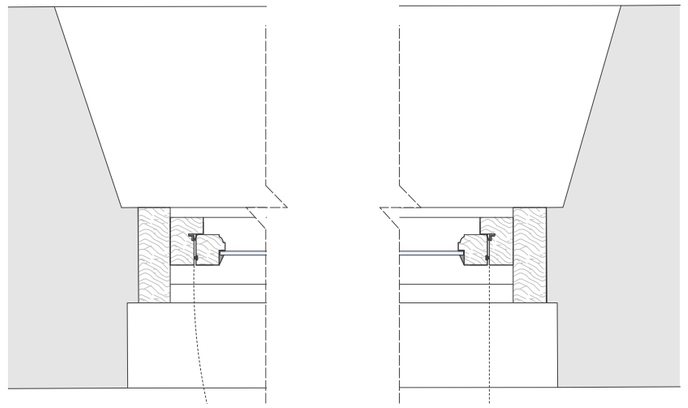



**Proposed Door Detail Section Head and Cill**

**Sketch Details - Traditional Timber Casement Door and Glazed Balcony Junction**

A cross section through the proposed upper ground floor external door and walkable double glazed unit. The existing structural opening will remain with a dropped cill to allow for a level threshold access externally.

The traditional timber door will match the style and proportions of the existing sash windows.



**Proposed Door Jamb Detail**

# Architectural References

**Lightweight Glazed Balcony**

A selection of architectural references help depict the detail and sympathetic approach taken towards the existing architecture.







Architect: Zac Monro Architects
49 Effra Road
London SW2 1BZ

ZMA are an award winning practice working for private clients, local residents and developers for the last 20 years, with a proven track record in excellent design.