

2438



Replacement Sash Windows at Flat D 55 Oakley Square
Design & Access Statement
& Heritage Impact Assessment

Prepared for Camden Council

Listed Building Application

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BHA

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Contents

1.0 Introduction

2.0 The Proposals

3.0 Heritage Assessment

Appendix 1 - Burd Haward Architects Drawings - Issue sheet

Appendix 2 – Ventrolla Specification and Schedule of Works

1.0 Introduction

This Design and Access Statement / Heritage Impact Assessment supports an application for listed building consent to replace the 2nd and 3rd floor front and rear windows at Flat D 55 Oakley Square. It has been prepared by Burd Haward Architects on behalf of the applicant and owner of the property.

This application follows a previous submission (2023/2524/L) which was withdrawn following a recommendation for refusal. Burd Haward Architects have been appointed following new guidance published by Historic England titled 'Adapting Historic Buildings for Energy and Carbon Efficiency'. This revised application follows recommendations in this document together with a detailed re-appraisal of the special interest of the property's listing.

This report should be read in conjunction with the following drawings:

2438_E00_Location Plan

2438_E01_Existing Plans and Elevations

2438_E02_Existing Elevational Photograph of Oakley Square

2438_E03_Existing Window Photographs

2438_P01_Existing and Proposed Window Elevations

2438_P02_Existing and Proposed Sash Details

2.0 Description of the Proposals

This application concerns the 2nd and 3rd floor windows of 55 Oakley Square. The proposal is to retain the original box frames and replace the non-original single-glazed sashes with slim-profile double glazed sashes to match. This totals to 4no. windows to the front elevation and 3no. to the rear. These windows do not form part of the special significance of the terrace's listing.

The existing sashes are white painted timber with 2-over-2 panes and 4mm float glass, in keeping with the established historic pattern of the terrace. Previous assessment of the windows by a Camden conservation officer confirmed the existing sashes are non-original and contain no historic glass, but their design is historically accurate.

The existing windows are highly inefficient at heat-retention and air tightness, with a centre pane u-value of approximately 5.6W/m²K and no draught proofing. This proposal offers opportunity to improve the energy and carbon efficiency of our client's home by reducing the centre pane u-value to 1.2W/m²K and carrying out full draught proofing.

The proposed replacement energy efficient sashes are slim-profile double glazed units with white painted timber glazing bars, detailed to match the existing in profile and dimension. **The horn profiles are to be retained or reinstated where necessary to create consistency across the property with a traditional and historically accurate profile.** In elevation they will be dimensionally identical to the existing (see drawing 2328_P01), whilst in section the overall depth of the glazing bars will be identical but the glazing itself will increase in depth from 4mm to **12mm** (see drawing 2438_P02).

The subtle difference in glazing depth of the new windows at 2nd and 3rd floor level will be almost imperceptible from street level. Given this, and our assertion that the windows do not form part of the special significance of the terrace's listing, the proposal poses no harm to the significance of the Grade II Listed building.

3.0 Heritage Assessment

3.1 Historical Overview

55 Oakley Square is a Grade II listed mid-terrace property located in the Camden Town Conservation Area. Its listing is as part of the symmetrical terrace of nos. 53-57. It lies within the setting of the wider terrace which continues to the south-west through nos. 58-70, also Grade II listed. The terrace was constructed in piecemeal between 1845 and 1859, originally with 56 terraced houses arranged in rectangular plots around the central landscaped garden¹ (see below OS map c.1970). The terraces were part of a larger development known as Bedford New Town, a new suburb initiated by the Duke of Bedford.



1870s Ordnance Survey Map of Oakley Square, no.55 outlined in red

In the second half of the 20th century, the north-east portion of Oakley square was subject to major redevelopment following extensive bomb damage. Later, c.1960, the south-east portion was redeveloped into the Amphill Square Estate², leaving the run of terrace to the west of the gardens as the only remaining portion of Oakley Square. The central garden was re-landscaped into its current form in 1953 as part of the coronations of Elizabeth II³.

No.55 was subdivided into four flats in 1991, under application number 9101191. The 2nd and 3rd floors of the property are the upper maisonette, Flat D, to which this application relates.

1 KM Heritage, 2017, p. 4

2 Pevsner and Cherry, 2002, p.388

3 Green Architecture, 2018, p. 2-3

3.2 Historical Significance

Oakley Square, c.1845-1859 is a yellow stock brick terrace, four storeys and basements. The central houses, such as no.55, are 2 windows each, with Prostyle porticos and stepped entrances. Continuous cast-iron balconies at 1st floor extend over the porticos. The elevation is rusticated stucco at ground floor and bounded by stucco quoins, a continuous stucco sill band at 2nd floor and a stucco mutule cornice. First floor windows have console bracketed pediments, 2nd floor have cornices and 3rd floor have lugged sills. Windows generally on central houses are square headed, 4-pane sashes, except at ground floor which is round arched. Cast iron railings line the lightwells at street level.

The special architectural and historic interest of the property is in the form and decorative features of the street elevation as described above. The official listing makes no reference to the property's rear elevation and states the interiors have not been inspected. The main significance in relation to the property's windows is in their stucco surrounds, porticos, and sills. The historically accurate sashes as described in the listing are 2-over-2 panes, although the uniformity of this has been significantly disrupted across the terrace, with a wide variety of pane combinations now found on different houses and different floors (see drawing 2438_E02).

3.3 Impact of Proposals

This application proposes no change to the significant architectural features of the property. The proposed new sashes are to be historically accurate 2-over-2 panes and the new timber glazing bars are dimensioned to exactly match the existing. **The modern rectilinear horn profile visible on 2no. front sashes and 1no. rear will be replaced by a more traditional profile, creating consistency across the property and balancing any perceived harm done by the proposals by enhancing the historical accuracy of the sashes.** The slimline double glazing is designed to a minimum possible depth of 12mm which reduces the impact of double reflections associated with typical depth double glazing. This proposal relates only to the lesser significant 2nd and 3rd floor levels, where the detail of a minimal increase in glazing depth will be almost imperceptible from the street and have no impact on the consistency of the terrace. The existing sashes have been determined to be non-original and contain no historic glass thus there will be no loss of historic fabric.

New guidance 'Adapting Historic Buildings for Energy and Carbon Efficiency' has recently been published by Historic England. This document recognises that our historic buildings must be able to change and evolve to contribute to a greener future and be fit for purpose for their residents. This proposal, if granted, will significantly improve the energy efficiency of no.55D Oakley Square, and allow the property to have a lighter carbon footprint. Historic England's document in Section 4.81/4.82 states that slim-profile double glazing and double glazing of appropriate material and pattern "will generally be acceptable". This is particularly in cases where the existing box frames can be retained and are capable of accommodating new sashes incorporating new seals and double glazing, as is the case in this proposal. Every measure has been taken to ensure that the new sashes will appear identical to the existing when viewed from the street, and also that they can provide maximum benefit in improving energy efficiency.

Appendix 1	Burd Haward Architects Drawing Issue Sheet
Appendix 2	Ventrolla Specification and Schedule of Work