

Heritage Statement

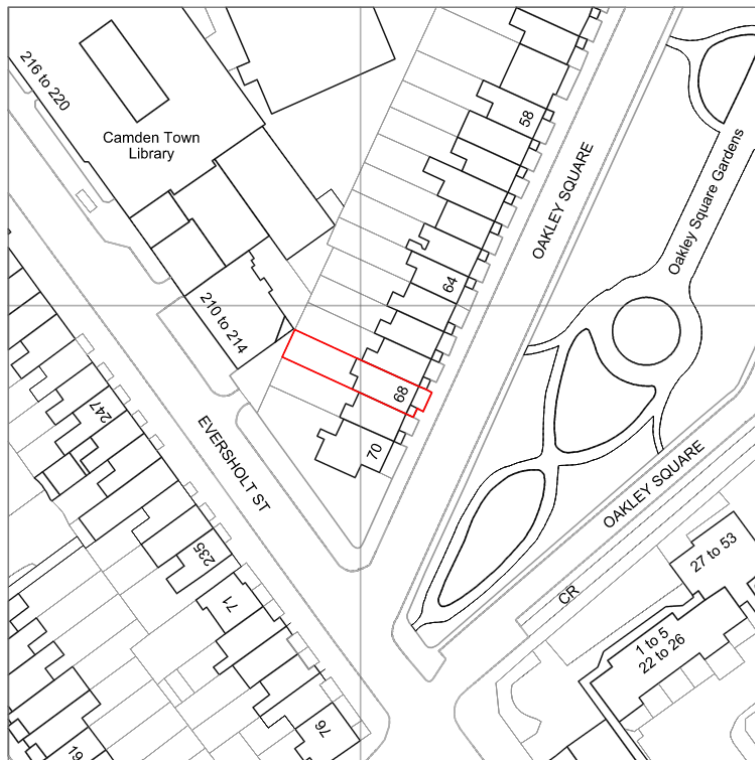
Replacement of single-glazed windows at first floor with double glazed units

At

Flat 3 68 Oakley Square

London

NW1 1NJ



Location Plan

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Note: all maps are oriented north unless stated otherwise.

1. Drawing and Planning

- 1.1. Drawing and Planning Ltd has significant experience preparing applications involving designated and non-designated heritage assets.

2. Introduction

- 2.1. Drawing and Planning Ltd has prepared this Heritage Statement on behalf of the owners of 68 Oakley Square to accompany a retrospective Listed Building Consent application to the London Borough of Camden to support the replacement of the single glazed windows with double glazed units at first floor. This Heritage Statement describes and analyses the significance of the Grade II Listed 68 Oakley Square. This Statement then assesses the impact of the proposals on the significance of the Camden Town Conservation Area to aid the Local Planning Authority in its decision-making process. The Statement has been prepared regarding paragraph 207 of the National Planning Policy Framework (2024).
- 2.2. This analysis concludes that the development should be supported and thereby subject to a grant of Listed Building Consent.

3. Site & significance of heritage assets

- 3.1. 68 Oakley Square. London NW1 1NJ is a listed Grade II five storey residential building subdivided into five self-contained flats. It is part of a listed terrace of similar brick built five storey houses on the north side of Oakley Square in the London Borough of Camden.
- 3.2. Numbers 58-70 and attached railings 58-70, Oakley Square was made Graded II Listed on the 14-Jan-1999. The Official List Entry (Listing NGR: TQ2931883316) states as follows:

Terrace of 13 houses. c1845-59. Yellow stock brick with stucco dressings, 2nd floor continuous sill band and mutule cornice; channelled stucco ground floors. 4 storeys and basements. 2 windows each. Prostyle porticos and mostly panelled doors with overlights; approached by steps. Ground floor sashes round-arched with keystones and some with cast-iron window guards. Upper floors have architraved sashes; 1st floor with console-bracketed pediments, Nos 60-62 and 66-68 segmental, and mostly with bowed

cast-iron balconies which continue over the portico. 2nd floor sashes have cornices, 3rd floor lugged sills. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas.

3.3. 68 Oakley Square is within Camden Town Conservation Area. The 'Camden Town Conservation Area Appraisal and Management Strategy' adopted in 2007 provides the following description of Oakley Square:

Oakley Square lies to the east, beyond Eversholt Street, and like its contemporary neighbour is a planned composition of townhouses overlooking communal gardens with mature trees. The west side is all that remains after war damage, with houses of a similar scale to elsewhere on the Duke of Bedford's land, but noted for their ground floor entrance porticoes. Of contrasting design is the Old Vicarage, a grade II listed detached dwelling in a Gothic Revival style with polychromatic brickwork, situated at the northern end of the terrace. Dating from c 1861 it was designed by John Johnson, as the vicarage for the demolished St Matthew's Church, which stood next door.



North side Oakley Square NW1

4. Planning History

4.1. Several Listed Building consent applications are on the council's planning register.

Flat 4 68 Oakley Square

2018/5852/P Replacement of three existing UPVC top hung sash windows with new single glazed, painted hardwood, traditional double hung vertical sliding sash windows in new box frames. **Granted 12/02/2019**

2019/0010/L Replacement of three existing UPVC top hung sash windows with new single glazed, painted hardwood, traditional double hung vertical sliding sash windows in new box frames. **Granted 12/02/2019**

Lower Ground Floor Flat 54A Oakley Square

2006/1236/L Alterations to the residential flat (Class C3) involving replacement of doors and windows with timber double-glazed units, and internal alterations. **Granted 11/08/2006**

Flat D, 55 Oakley Square

2024/3133/L Replacement of non-original single-glazed window sashes with slimline double-glazed sashes within existing sash boxes to front and rear elevations at second and third floor level. **Granted 03/10/2024**

2006/1236/L Alterations to the residential flat (Class C3) involving replacement of doors and windows with timber double-glazed units, and internal alterations. **Granted 11/08/2006**

5. Proposals

5.1. Retrospective Listed Building consent is sought to replace single-glazed windows on the first floor of Flat 3 with double-glazed units. The two front bedroom windows face Oakley Square. The proposal is to restore the appropriate timber box frame double-hung vertical sliding sash windows to closely match the existing second-floor timber windows on the terrace.

5.2. Photographs of the slimline double-glazed windows:







6. Impact of Proposed Development on Heritage Assets

- 6.1. The traditional fenestration pattern consists of 2-over-2 timber sashes in a hierarchical arrangement of arched and square head units with moulded architraves and console-bracketed pediments. The subject building at No.68 is mid-terrace and has been subdivided into flats with the application works relating specifically to the first floor Flat 3.
- 6.2. The proposed application relates to replacing Flat C's single-glazed sashes within x7 windows with new 12mm slimline double-glazed sashes. The pre-existing sash joinery is not original historic fabric, and two windows have modern rectilinear horn profiles.
- 6.3. It is noted that the windows at the second-floor level serving Flat 4 68 Oakley Square already have slimline double glazing. Therefore, the introduction of slimline double-glazing presents a minor visual variation with the host townhouse and the neighbouring single-glazed joinery along the rest of the terrace. The windows will be fitted into the retained box frames, matching painted timber frames with structural 2-over-2 glazing bar divisions. A historically accurate horn detail will be used. The traditional horn profiles ensure consistency in detail across the terrace's primary elevation.
- 6.4. The proposal would, therefore, not harm the listed building's special architectural and historic interest or the character and appearance of the Camden Town Conservation Area.

7. Conclusion

- 7.1. The subject building at 68 Oakley Square is one in a terrace of 5 Grade II townhouses Listed on the National Heritage List for England (No. 1322080) and located in the Camden Town Conservation Area. The symmetrical three-storey terrace was constructed c.1845-1859 in yellow stock brick with raised channeled stucco ground floors with entrance porticos over basements.

- 7.2. The windows at the second-floor level serving Flat 4 68 Oakley Square have slimline double glazing. Therefore, introducing slimline double-glazing would improve the visual homogeneity of the host townhouse and would not lead to a harmful variation with the single-glazed joinery along the rest of the terrace. The windows will be fitted into the retained box frames, matching painted timber frames with structural 2-over-2 glazing bar divisions and a horn detail. The applicant believes the works preserve the special historic and architectural of the listed terrace and Camden Town Conservation Area