

PLANNING STATEMENT

INTRODUCTION

An application is being made for planning & listed building consent to carry out minor internal alterations to an existing private dwelling, at Hampstead Gates on Ryland Road in Kentish Town in the London Borough of Camden. The site is part of an existing flat formed from the 2003 conversion of a Victorian school building into residential accommodation. The basement located flat would be refurbished through reorganisation of the partition walls of internal bathrooms and provided with new kitchen fittings, internal floor and redecorating the walls. This Planning Statement is appended to the application to explain the relevant design and planning considerations in its support.

THE SITE

St Richard of Chichester Catholic Secondary School, gates & railings, by Thomas Henry Wyatt and David Brandon: The site is located on the corner of Prince of Wales Road, Perren Street and Ryland Road. The school was built in 1849 as an 'Aged Governesses' Asylum' and was altered and enlarged in 1877-9 for Camden School for Girls, by EC Robins. It then became the St Richard of Chichester Secondary School (now closed). The principal elevation of the gabled, stone-built Tudor style building faces Prince of Wales Road.

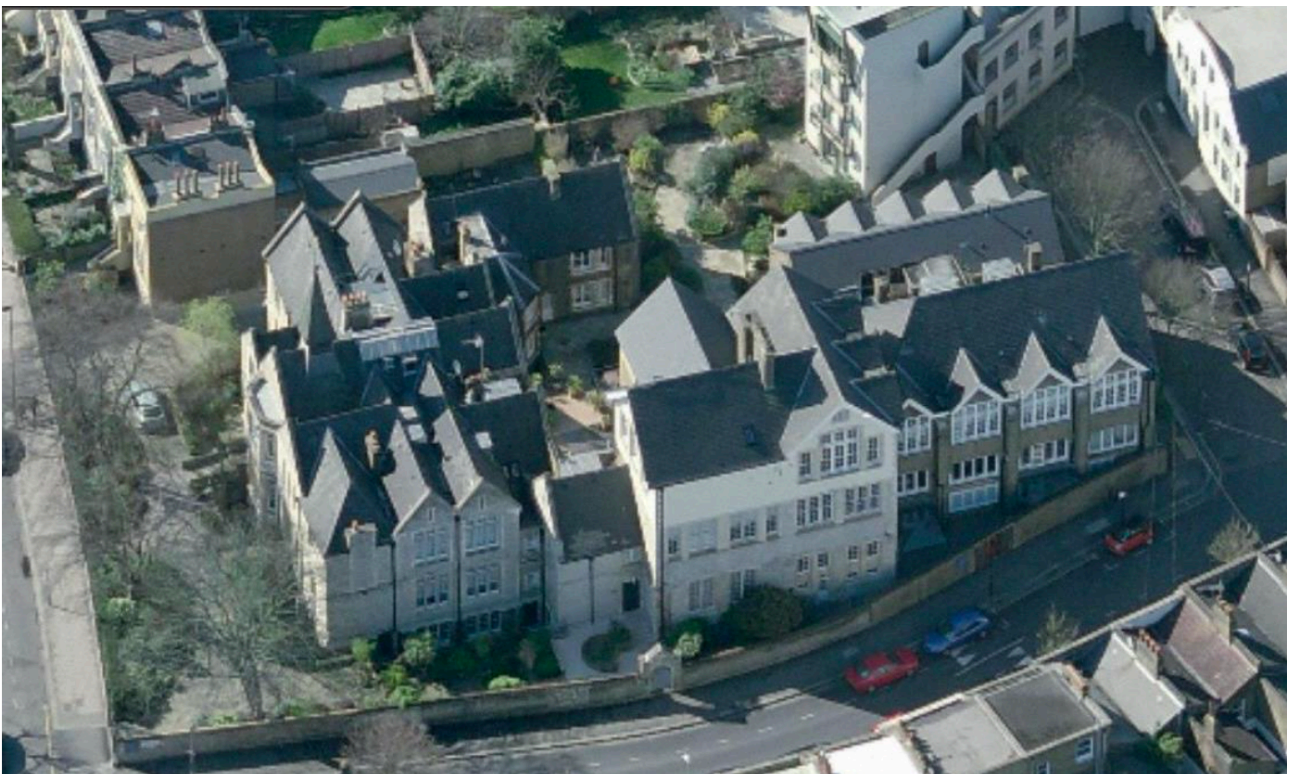


The building is constructed in Ragstone with slate roofs and has two storeys and three gabled bays, with small gargoyles at the angles at cornice level. The later extensions along Ryland Road were carried out in similar materials and in a similar style, with a certain amount of render introduced for economy. Subsidiary features include wrought iron gates and railings in 1700-25 style (Grade II List Historic England Entry Number: 1139079) containing delicate scrollwork overthrow. The building is being converted to residential use (2003).

The former school building was listed by English Heritage on 14 May 1974 with the following notes on file:

Ragstone with slate roofs. 2 storeys, 3 gabled bays. 2-storey bay window on central bay, with small gargoles at the angles, at cornice level. INTERIORS not inspected. SUBSIDIARY FEATURES: gates and railings: both pairs of double gates have come from elsewhere. Gates in 1700-25 style and influenced style of railings. Wrought-iron. Right hand gate segmental-arched with scrolled overthrow including initials "GI"; openwork box piers surmounted by scrollwork and finials. Double gates to left with delicate scrollwork overthrow and openwork box piers surmounted by complex scrollwork and finials. Railings with urn finials and alternate rails with double curved motif taken from the gates.

The statement clearly states that interiors of the complex were not inspected, a somewhat curious omission given that the building was a public school at the time of listing. The Inkerman Conservation Area Statement elaborates a bit more stating simply that "the later extensions along Ryland Road were carried out in similar materials and in a similar style, with a certain amount of render introduced for economy." In fact, the Conservation Area plan



included in the Statement clearly indicates that only the main Prince of Wales building is listed, the rest of the complex afforded only ordinary protection as “buildings which make a positive contribution”.

Since granting planning and listed building consent for the conversion of the school into the residential development now called Hampstead Gates, LB Camden have granted a number of consents for alterations to the complex.

POLICY

Camden's Development Policy relating to conservation areas and listed buildings is DP25 Conserving Camden's Heritage. Proposed is for internal alterations therefore there is no consideration for external alterations to preserve and enhance the character and appearance of a conservation area. Alterations to listed buildings will only be allowed where this would not cause harm to the special interest of the building nor cause harm to its setting. They are no internal features to preserve character and appearance.

PROPOSAL

They are no alterations to the external envelope of the Listed building.

The internal proposals are listed below;

- Alterations restricted to removing parts of structural and non structural walls within the bathrooms and kitchen.
- Removal of existing floor and replacing with new floor finishes to all areas. This will including the skirtings.
- Removal of all existing radiators to all areas.
- Installation of electrical underfloor system to all floor areas
- Removal of existing wall and replacing with new wall finishes to both bathrooms
- Installation of new lighting within ceilings in both bathroom areas
- Removal of existing fire place as well as heath and replacing with new fire place.
- Removal of curved arch opening from living leading to bedroom area and replacing with a squared off arch opening.
- General decorating to wall and ceiling areas.