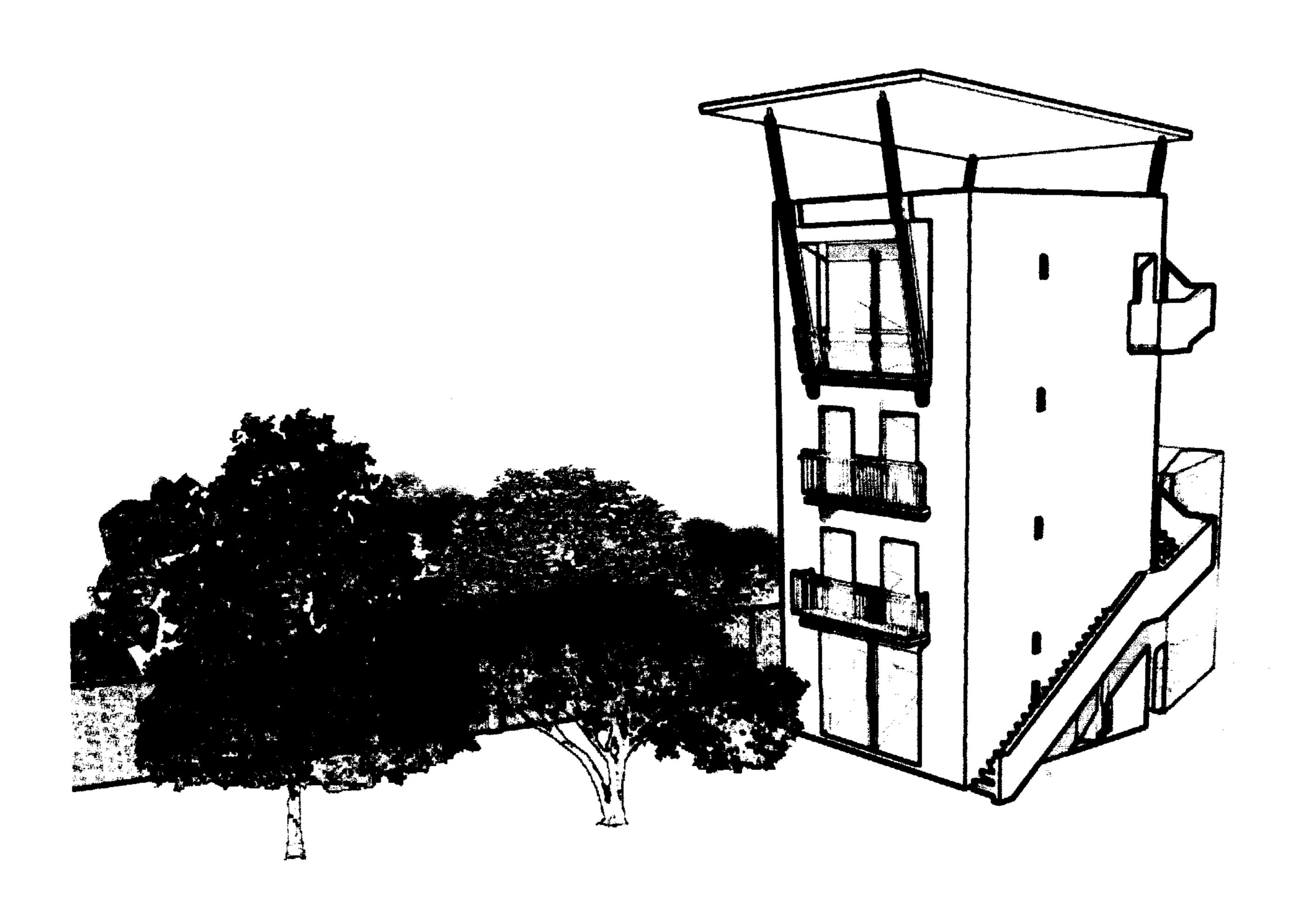
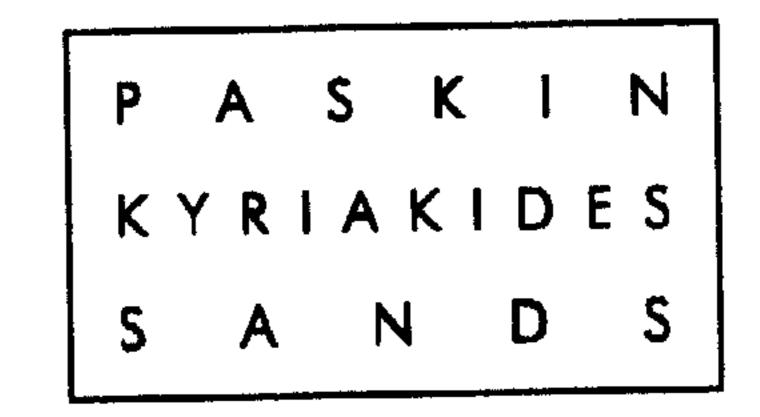
Sir Richard of Chichester Planning Application Drawings

30th November 2001





Sir Richard of Chichester

Perren Street Housing Kentish Town, London NW5

Planning Application Documents / Drawings

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SIR RICHARD OF CHICHESTER, PRINCE OF WALES ROAD LONDON NW1

The former school is to be refurbished and converted to residential accommodation following a recent planning consent. The building is Listed Grade II and is quite different to the other architecture in this Conservation Area and stands alone on its own site distinct from the surrounding residential terraces that characterise the area.

The building is set back from the busy thoroughfare that it fronts and screened by mature Beech trees forming a picturesque setting. Its stone mullion windows, prominent ascending gable ends, which are crowned at their transept by a fine steep, pitched slate lantern or fleche, which supports a galleon weathervane. The principal facades are faced with random limestone with dressed stone quoins, window reveals and mullions. The building to the rear is constructed in stock brickwork whilst the dressed stone window details retain the design detail from the principal elevations. As its listing suggests, it is a building of quality and of its time.

Part of the site has been cleared of smaller outbuildings that were probably not of the original architecture. This section of the site, which affords the principal amenity area, is surrounded by garden walls, a converted small factory with light industrial buildings beyond and in the distance a profile of the landscape as it raises towards Hampstead can be seen from the upper storeys. It has been recognised that an opportunity exists for some form of small development to mask the raw fletton brick facade of the former light industrial building, whilst not intruding significantly into the amenity area of that part of the site.

This setting forms a backdrop for a building of architectural interest, a foil to its setting and an architecture that will encompass the sensitive conversion of the existing building and also be of 'its time'. The adjacent gardens are richly planted and can be clearly seen as a "green" profile against the brick boundary wall, whilst the light industrial building boundary wall has a sunny southerly aspect, which emphasises the terracotta component in the fletton brickwork.

The architectural proposition is conceived as an independent tower set against the described boundaries of the site with a modest footprint of only 40 m2, four storeys in height with a fifth level partially covered roof terrace. The tower would comprise two duplex residential units and would be a distinct and modern design but draw upon some of the detailing and romantic appeal of the original school architecture. The tower will rise approximately one and a half storeys above its immediate neighbour on Perren Street but be no higher than the light industrial buildings that front Perren Street on the north side and relates to the vertical emphasis which characterises the former school building. It can be seen as a silhouette against an open backdrop beyond the immediate locality across the open landscape of the railway toward Hampstead where a number of taller buildings rise out against the horizon. Similarly the tower will form a feature as seen from Prince of Wales Road looking into the site.

A small area will be dedicated around the tower as the only private amenity whilst the remaining area will be left open in hard and soft landscape design. It is proposed to plant two semi mature trees between the tower and the end of the garden from No 40 Prince of Wales Road which will link directly across to the long adjacent gardens providing generally wide visual aspect from the converted school building. The boundary walls simply forming the delineation of ownerships.

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