

Imperial Works, Perren Street, Kentish Town, London NW5 3 ED

Statement to be read in conjunction with application for Planning Approval

New steel-framed windows

The existing, single glazed timber windows suffer from poor detailing and require extensive repair. The proposal is to replace all existing timber windows with new steel-framed windows. The proposed replacement windows are a double-glazed replica version of the industrial heritage Crittal-type windows that are commonly seen on former factory buildings in Kentish Town.

The proposal represents a significant improvement in the quality of the windows of the existing building and should be seen as a major upgrade of the existing external envelope. As opposed to the existing timber windows with infill pieces at the window head, the proposed steel windows will follow the existing curved brick arches where these occur in the building. At first floor level the proposed glazing panels are modified to be on the same module as the surrounding levels – this unifies the window modules and makes for a more harmonious appearance of the entire façade.

Louvered ventilation openings to plant room

The proposed openings are set out in the proportion of traditional window openings in order to reduce their visual impact. The external elevations of the central taller volume of the building are generally obscured by other buildings when viewed from the surrounding street area. In addition, louvered openings should not be regarded as unusual in a former factory building with an industrial appearance.

Removal of existing chimney stack

This element serves no future purpose, cannot be reconfigured and is structurally unsound in areas. Removal of the existing chimney stack has a minimal impact on the visual appearance and massing of the existing building.