

Design and Access Statement

**Proposed Roof light for
Flat 20 Hampstead Gates, 38 Ryland Road,
London, NW5 3EH**

April 2018

Modified October 2018

Heritage Statement

The site is located on the corner of Prince of Wales Road, Perren Street and Ryland Road. Originally built as a school in 1849, it was last known as Sir Richard Chichester Catholic School. It was converted to residential use following grant of planning permission and listed, building consents in 2002.



The Site

Ryland Road is a typical, densely built road in Camden combining terraced houses, converted institutional buildings and renovated workshops and small factories. The road branches northward off of Prince of Wales Road which runs East to West connecting Kentish Town to Chalk Farm. It forms part of the Inkerman Road Conservation Area, a relatively intact example of the historical development of Kentish Town through the 19th century as a suburb of London with a typically diverse range of building types and uses. The flat forms part of the conversion of the St Richard of Chichester Catholic Secondary School, a Grade II listed building designed by Thomas Henry Wyatt and David Brandon, built in 1849 and altered and extended in 1877-9 for Camden School for Girls by EC Robins. The converted school occupies the western side of Ryland Road from Prince of Wales Road to Perren Street. It faces a terrace of Victorian 2-3 storey houses on the eastern side of the road to which it is a substantially taller and more dominant neighbour.

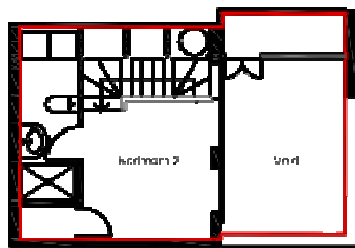
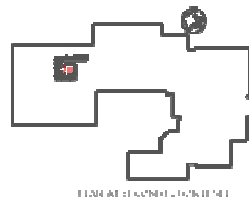
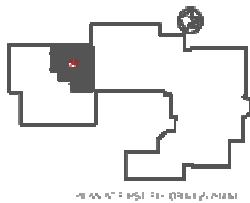
The former school building was listed by English Heritage on 14 May 1974 with the following notes on file:

Ragstone with slate roofs. 2 storeys, 3 gabled bays. 2-storey bay window on central bay, with small gargoyles 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.

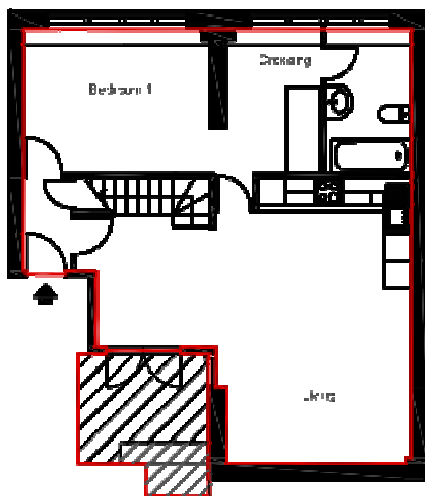
No particular mention is made of any external features apart from those of the main building fronting Prince of Wales Road and the railings forming the boundary of the complex. The statement clearly states that interiors of the complex were not inspected, a somewhat curious omission given that the building was a public school at the time of listing. The Inkerman CA 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".

Proposal

Flat 20, Hampstead Gates is a 2-bed flat situated on the first floor mezzanine and second floors of the building. The flat is comprised of a large bedroom, en-suite bathroom, kitchen, lounge, mezzanine bedroom and separate shower room as shown below



Mezzanine Floor Level



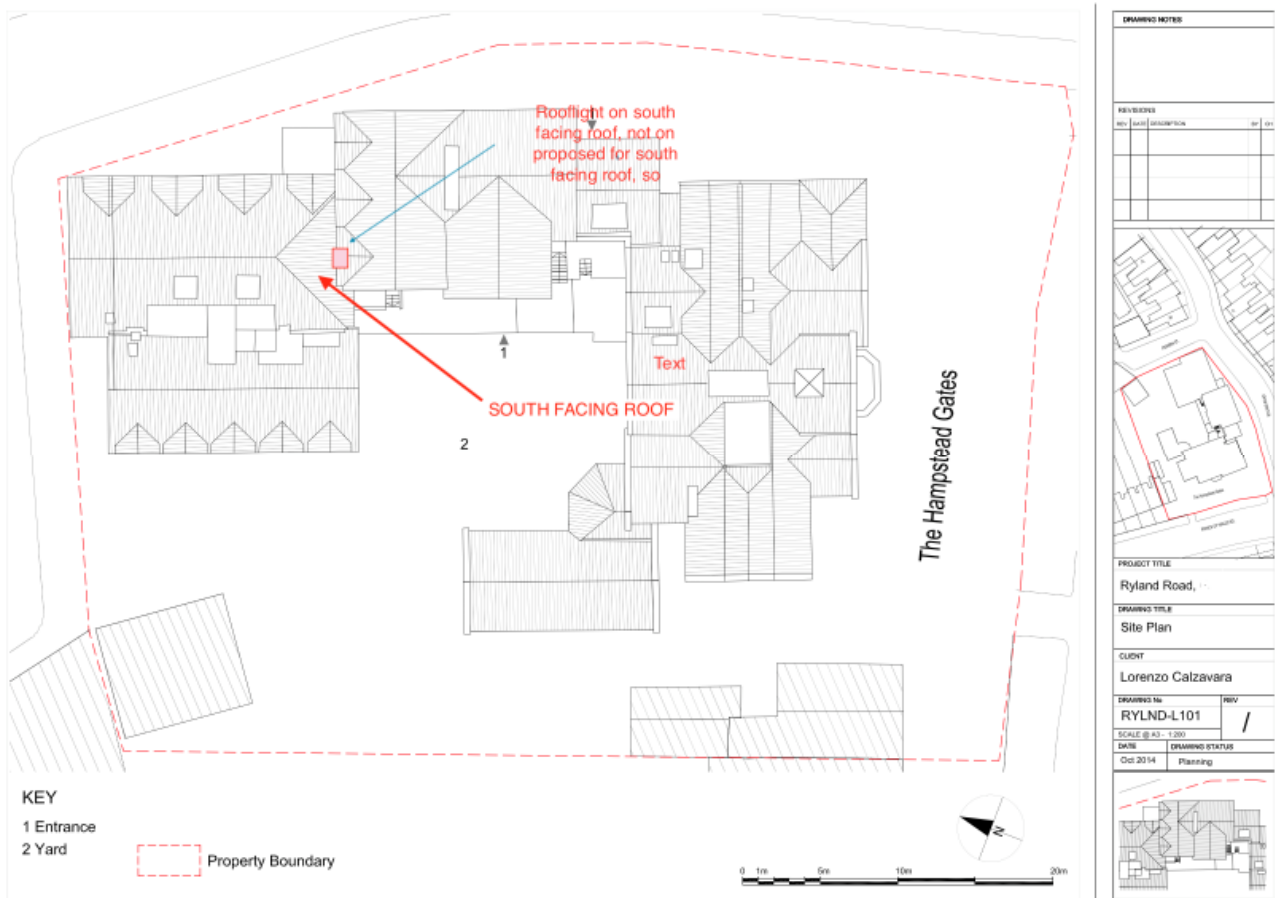
Second Floor Level

NO.	REV.	DATE	BY	APP.
1	1	10/10/2023	JCH	
PROJECT INFORMATION				
The Gates, 40 Prince of Wales Road NWE 3JH				
PROJECT				
J11: 20 Lease Plan				
NO.	DATE	BY	APP.	
1	10/10/2023	JCH		
DRAWN BY: JCH				
CHECKED BY: JCH				
DATE: 10/10/2023				
SCALE: 1:100				
PROJECT NO: J11: 20 Lease Plan				
REV				
JCH				

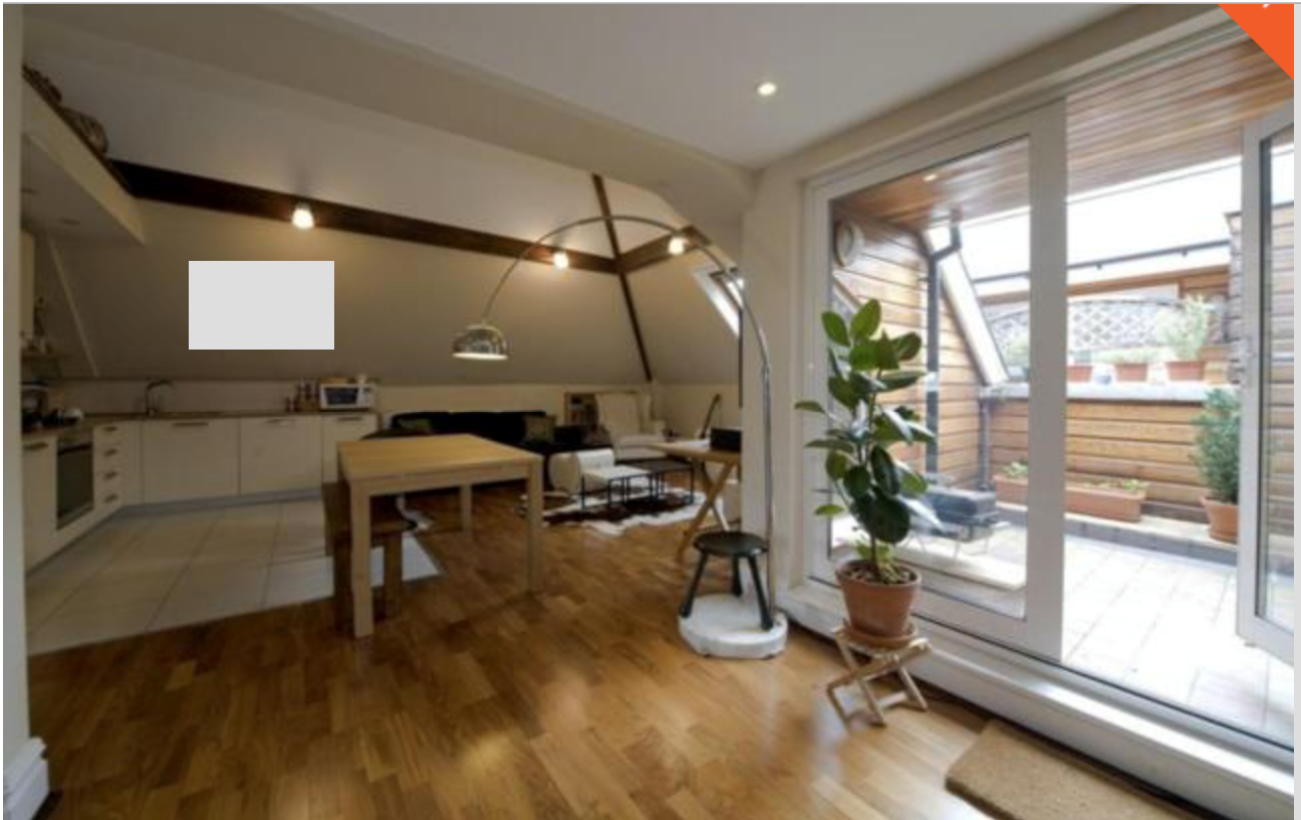
The current owner wishes to install **1 roof light** in the living room ceiling in order to enable more light into the area that currently receives little natural light. **The roof light is proposed for the south facing roof and is to be 780mm x 1180mm** . The proposal is for **this** to be conservation style roof lights. The size and exact position of each window would be determined by building regulations.

The proposed **location of this roof light** is shown below.

The freeholder has consented to these minor works in principle, subject to planning permission.



ROOFLIGHT - SOUTH FACING. The following shows the approximate internal



Planning precedence

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. These include Ref LEX/0201061/R1 & PEX/0201060/R2 which allowed the insertion of mezzanines to flat 21 and its adjoining neighbour as well as the insertion of conservation roof lights to front and rear roof slopes of that adjoining flat. Listed building consent was granted for internal alterations to Flat 9 (2014/6204/L) and to Flat 15 (2013/2602/L) which allowed creation of a new mezzanine floor level behind the existing tall windows. Consent was granted in 2011 allowing creation of 3 new dormer windows to Flat 10 (2011/5848/L). Listed building consent was granted for internal alterations to Flat 21 to move an internal partition, to extend the mezzanine level and to remove the existing lowered ceiling to open up the main vaulted roof of the flat.

In the context of these applications, it is felt that the internal changes proposed in this application are relatively minor and would have no impact at all on the character of the listed building or the other residents of the building.

Policy

Camden's Development Policy relating to conservation areas and listed buildings is DP25 Conserving Camden's Heritage. Proposed external alterations must be judged 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. The Inkerman CA Statement contributes the following statement with respect to alterations to roofs: "further dormers or 'velux' type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs." (INK26)

Other

No changes are proposed to any other aspects of the flat. Access will remain the same.