



---

## **7 The Pryors Hampstead**

Design Access and Conservation Statement  
June 2023

---

**Haverstock**

Studio 10, Cliff Road Studios, Cliff Road, London NW1 9AN, tel+ 44 (0)20 7267 7676, info@haverstock.com, www.haverstock.com

Doc No.	Date	Revision	Amendments	Prepared by	Reviewed by	Approved by
-	280623	-	-	GS	GS	GS

1.0	Introduction
2.0	Site, Context & Surroundings
3.0	Proposals
4.0	Planning context
5.0	Heritage Assessment & Summary

## Introduction

Haverstock Architects have been appointed to prepare the planning application for the replacement of the existing windows to 7 The Pryors, East Heath Road, Hampstead. This Design, Access and Conservation Statement accompanies a full planning application and is to be read with all other submission documentation, including drawings and forms.

The proposal:

“Replacement of existing single glazed windows with double glazed units to match existing.”

The proposals have been developed in consultation with the following documents:

- Hampstead Conservation Area Statement (2001)
- Camden Local Plan (2017)
- The London Plan 2021
- The National Planning Policy Framework (2018)



Aerial location view of The Pryors and adjacent Hampstead Heath



## Site, Context & Surroundings

The application site is number 7 The Pryors, Hampstead. The property is an early 20th century mansion block designed by Paul Waterhouse on East Heath Road on the north east corner of the Hampstead Conservation Area (as designated in 1968).

The site consists of two Edwardian mansion blocks comprising of a total of 58 self-contained flats. The two buildings known as Block A (built in 1904) and Block B (built in 1910) are not listed. This proposal is concerning Flat 7 on the ground floor of Block A, the Northern block.

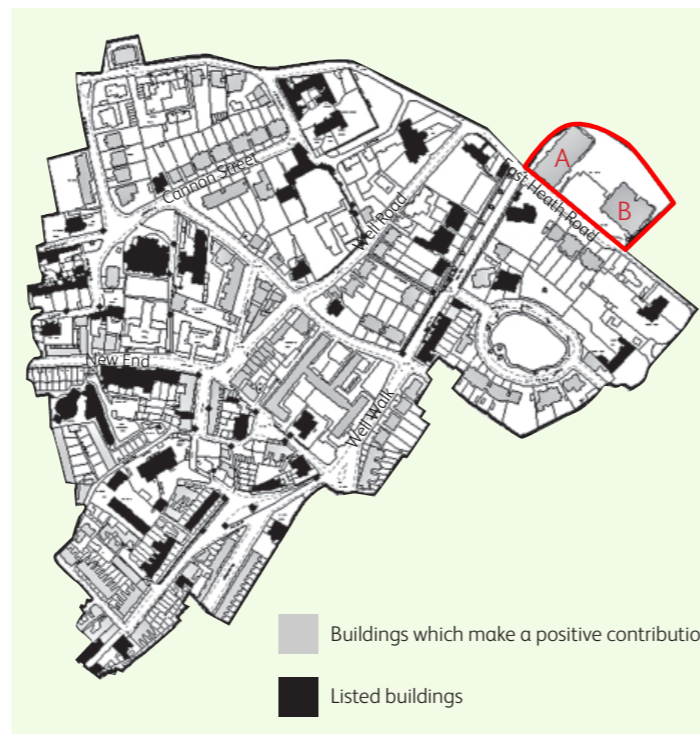
The building's orientation is roughly on the North East to South West axis and flat 7 has dual aspect, facing both North East and West across the Heath. The Pryors site boundary runs along the East Heath Road. The Pryors has a large communal garden between the two blocks.

The current owner would like to restore this property and reside in it once refurbished.

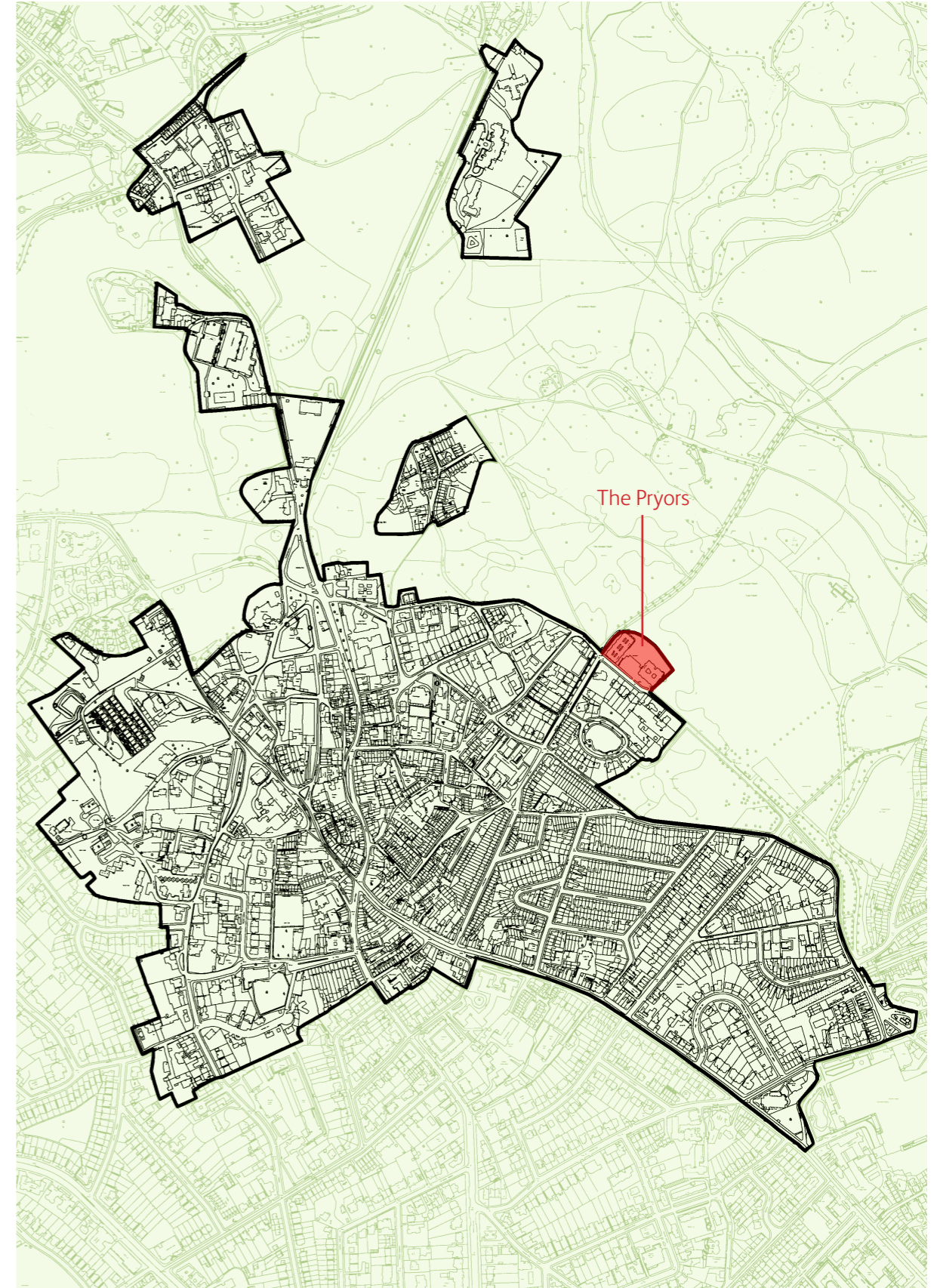
Both pedestrian and vehicular access is obtained from the East Heath Road. The surrounding area of the site has excellent transport links to buses, underground Northern Line and the Overground.



Archive photograph of The Pryors Block A (view from West)



Hampstead Conservation Area: Building References



Hampstead Conservation Area



## Site, Context & Surroundings



The Pryors Site Location Plan indicating No. 7 in Block A



Front Entrance /Elevation Block A



No. 7 Raised Ground Floor North East Elevation  
Haverstock

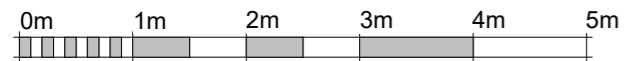
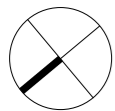
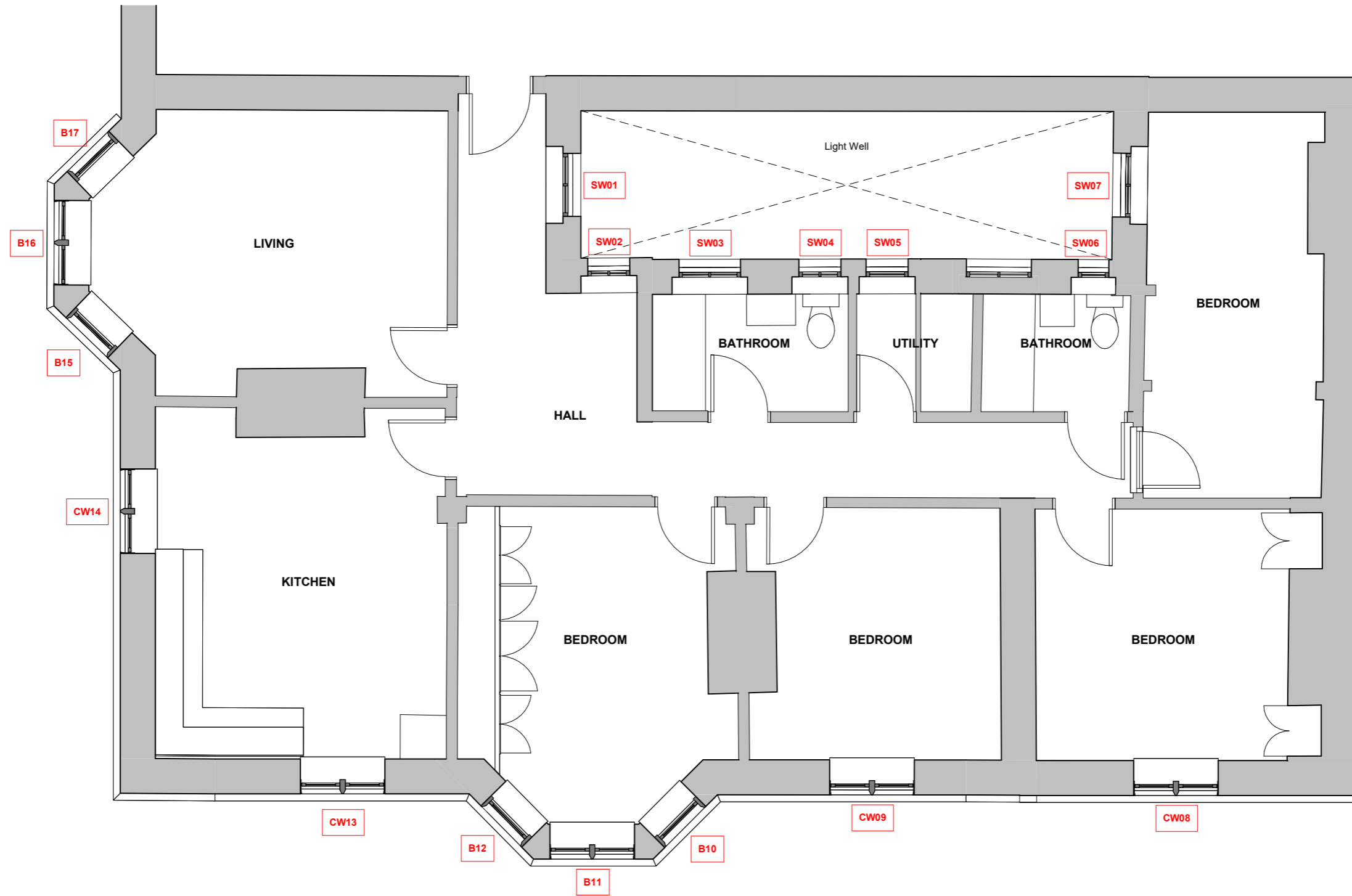


No. 7 Raised Ground Floor North West Elevation



# Site and Surroundings

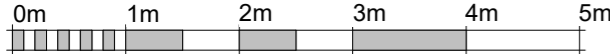
Existing Floor Plan



VISUAL SCALE 1:50

# Site and Surroundings

ExistingElevation - North East

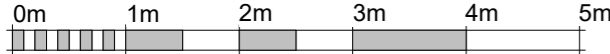


VISUAL SCALE 1:50



# Site and Surroundings

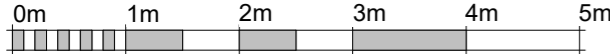
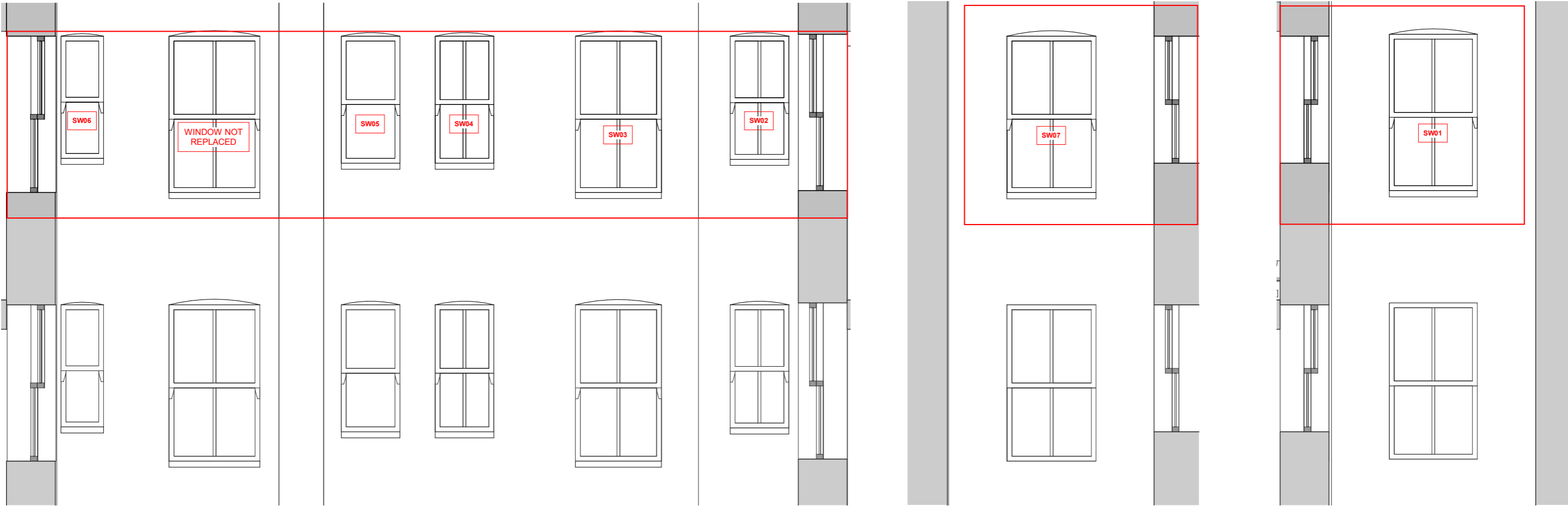
Existing Elevations - North West



VISUAL SCALE 1:50

# Site and Surroundings

Existing Elevations - Internal lightwell



VISUAL SCALE 1:50



# Proposal

It is proposed to replace 17 existing single glazed, timber sash windows with matching double glazed, timber sash windows.

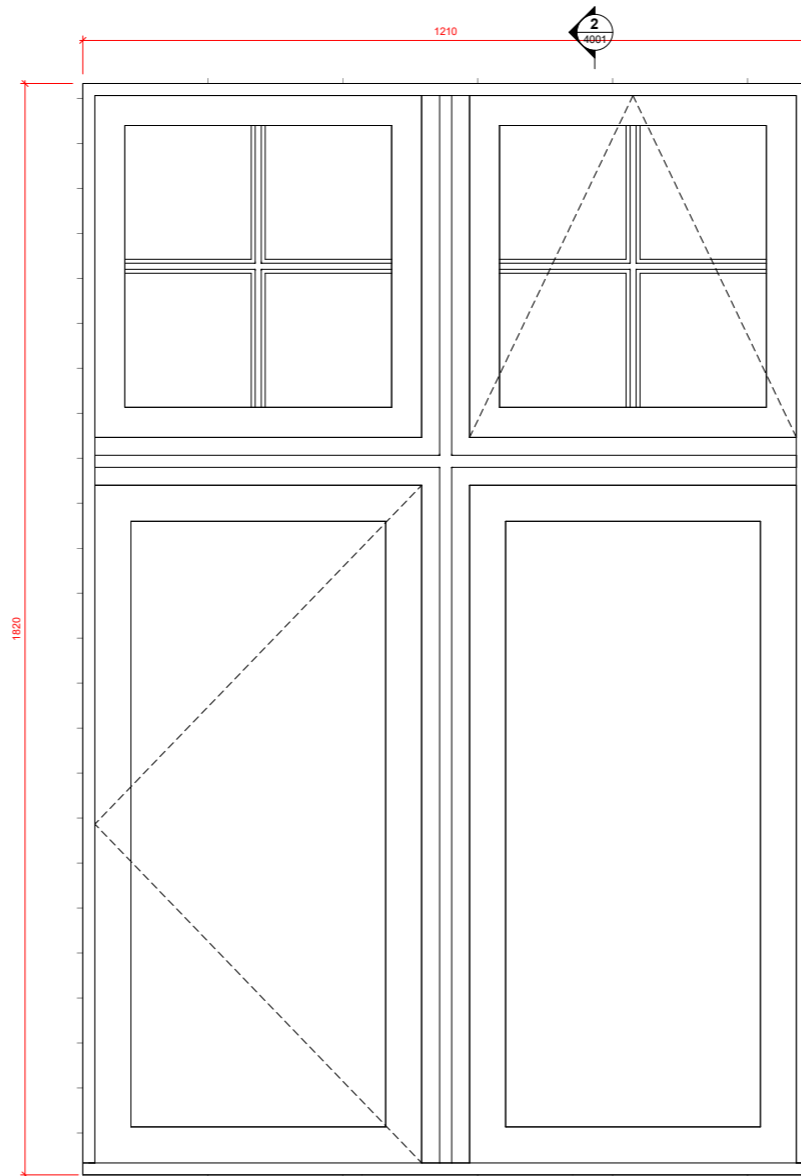
The design of the new sash windows matches in all details the design of the existing window: same size, same materials, same position, same opening panes, same colour, same partitions, same mouldings.

The windows will be supplied and installed by The Original Sash company. Original sash have carried out many projects at The Pryors and are considered to be the preferred installer by the Pryors management committee

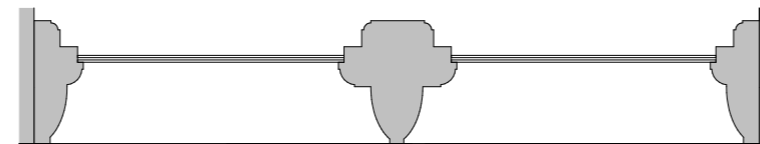
The windows will be an exact replica externally so there will be no difference to the external elevation of the property.

The property is on the raised ground floor, and is accessed through the main front door to The Pryors block A via East Heath Road . There is no proposal to alter the access to the property.

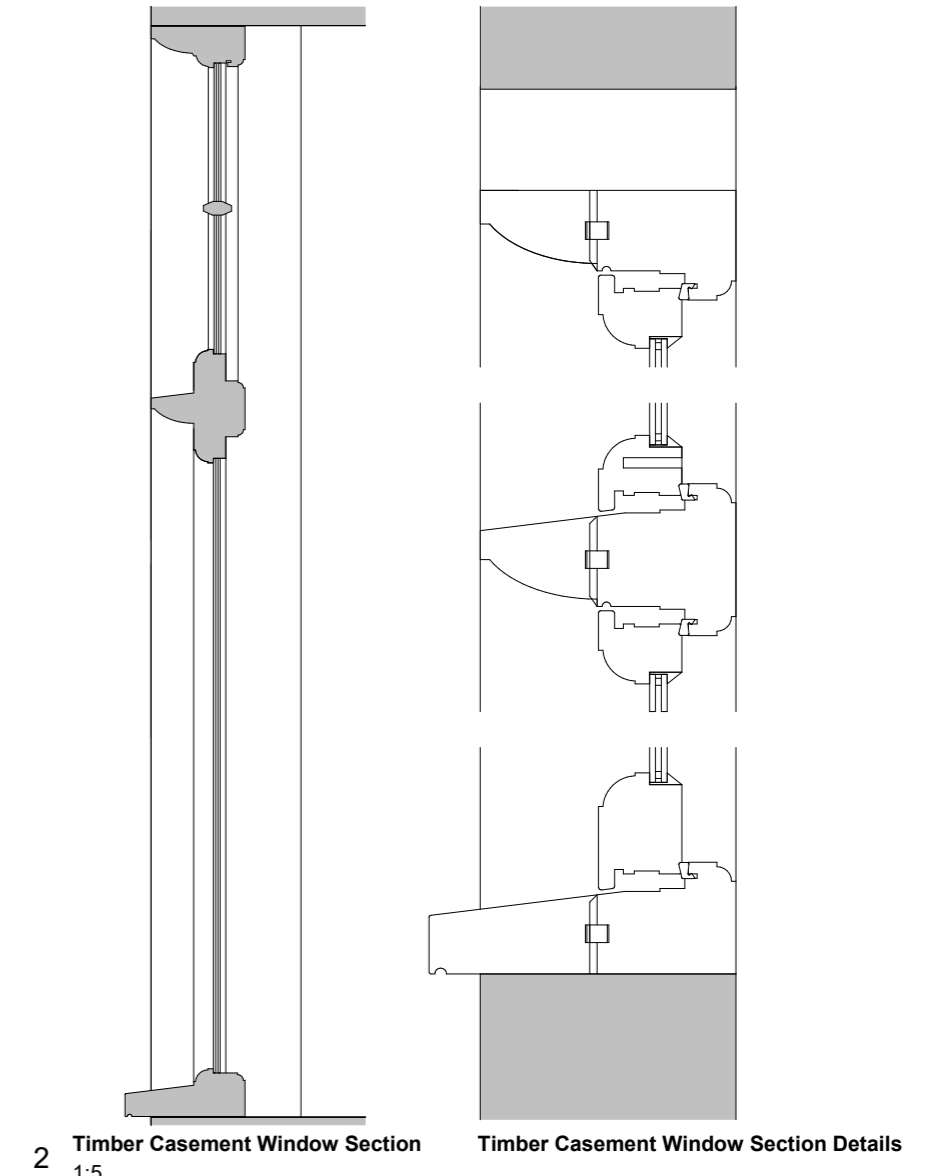
There is no proposed landscaping to the property. No works are proposed to the external area.



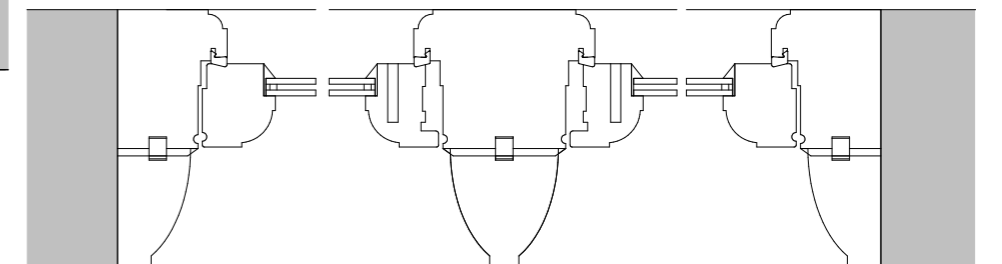
Timber Casement Window  
1:5



Timber Casement Window Plan  
1:5



2 Timber Casement Window Section  
1:5 Timber Casement Window Section Details  
1:5



Timber Casement Window Plan Details

Typical Proposed window detail (not to scale)

---

## Planning context

The approval of application 2015/0583/P for No. 38 The Pryors sets precedent for the acceptance of the proposals in this application to replace the single-glazed timber sash windows of No. 7 with double-glazed timber sash windows.

The proposals for No.38 are 'like-for-like' in terms of those included in this application for No. 7. On the basis that the local authority previously approved these proposals, stating "the proposed windows would not materially change the appearance of the building", we would welcome the approval of this application for our client.

There have been numerous consented planning applications at the Pryors for similar works including:

No. 29

- Application Number: 2021/2740/P

No. 32

- Application Number: 2021/2574/P

No. 8

- Application Number: 2019/0419/P



---

## Heritage Assessment & Summary

The proposed replacement of the windows is for an exact, double glazed, replica. As can be seen from previous successful projects, these proposals would not change the external appearance of the building and therefore have no impact on the Heritage Asset. It is widely considered that a fully double glazed unit would be more favourable than secondary glazing behind an existing retained window.

### Conclusion

In conclusion, the proposed works will improve the thermal performance of the flat, providing upgraded fabric for many more years without compromising the character of the building and wider Conservation Area.