

Astrain Scheldt



56 The Pryors

Design + Conservation Statement
(Application for Replacement of Windows & [Proposed] Rooflights)

January 2024

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Proposal Address

56 The Pryors
East Heath Road
London
NW3 1BP

Proposal Details

Council: London Borough of Camden
Client: Fernando Fontes Iunes & Fernanda Aidar Iunes
Agent: Astrain Scheldt Architects Ltd.

Introduction

1.

1.0 Introduction

Astrain Scheldt Architects have been appointed to prepare the planning application information for the replacement of the existing windows and rooflights to 56 The Pryors, East Heath Road, Hampstead. The application also includes information pertaining to the additional rooflights proposed to the 'interior' roof pitches (not visible from surroundings). This Design, Access and Conservation Statement accompanies a full planning application for the property and is to be read in conjunction with all other submission documentation, including drawings and forms.

The proposal is as follows:

"Replacement of existing single glazed windows with double glazed units to match existing. Replacement of single glazed rooflights with double glazed conservation units to match existing with x4 no. additional units to interior roof pitches."

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)



3D Aerial View of The Pryors from Hampstead Heath

Site + Surroundings

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Site + Surroundings

2.1

Overview

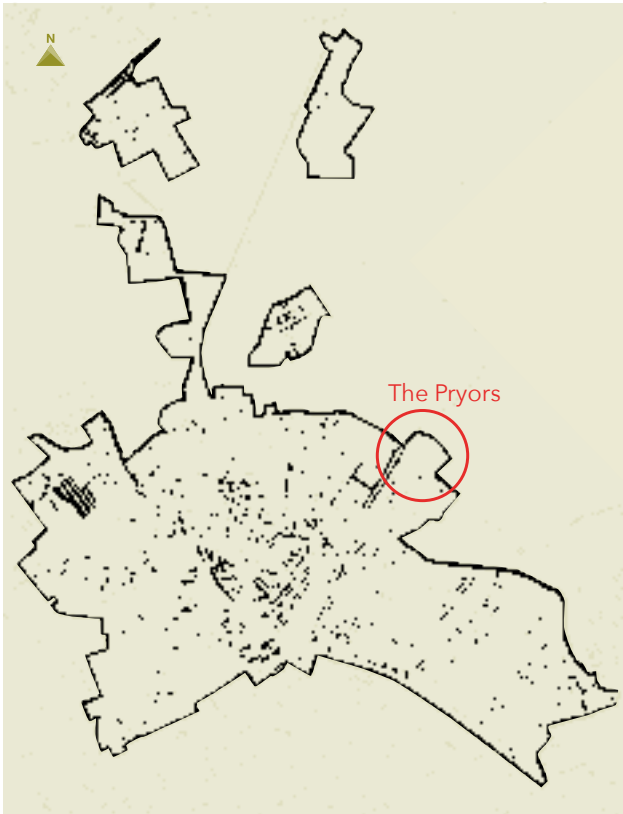
The application site is number 56 The Pryors, Hampstead. The property is an early 20th century mansion block designed by Paul Waterhouse on East Heath Road on the north east corner of the Hampstead Conservation Area (as designated in 1968).

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 56 on the fifth floor of Block B.

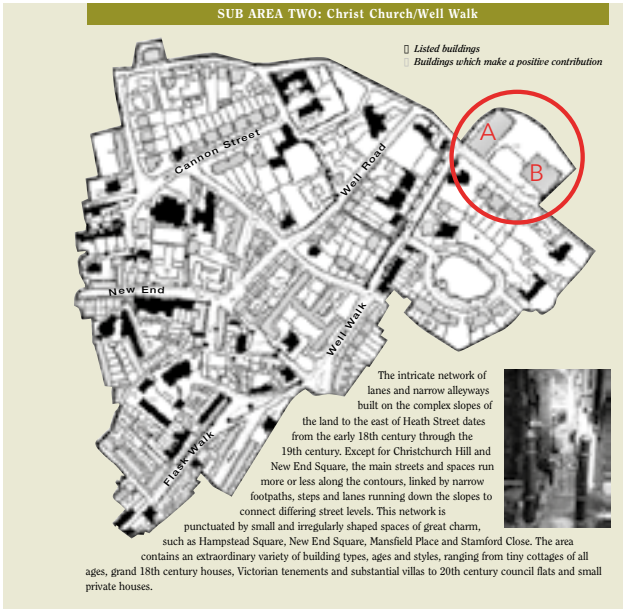
The building’s orientation is roughly on the North West to South East direction and flat 56 has dual aspect, facing both North East across the Heath and North West up towards Golders Green. The Pryors site boundary runs along the East Heath Road. The Pryors has a large communal garden between the two blocks.

The current owner would like to upgrade this property and bring continuity to the glazing throughout the flat. Currently, the existing glazing styles vary throughout the property and, in many instances, would benefit from more appropriate timber glazing units that are more sympathetic to the The Pryors building.

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.



Hampstead Conservation Area



Hampstead Conservation Area Statement (p.17 showing The Pryors)



Painting showing the Pryors house (before The Pryors was built)



Photograph of Hampstead Heath (showing The Pryors in the background)



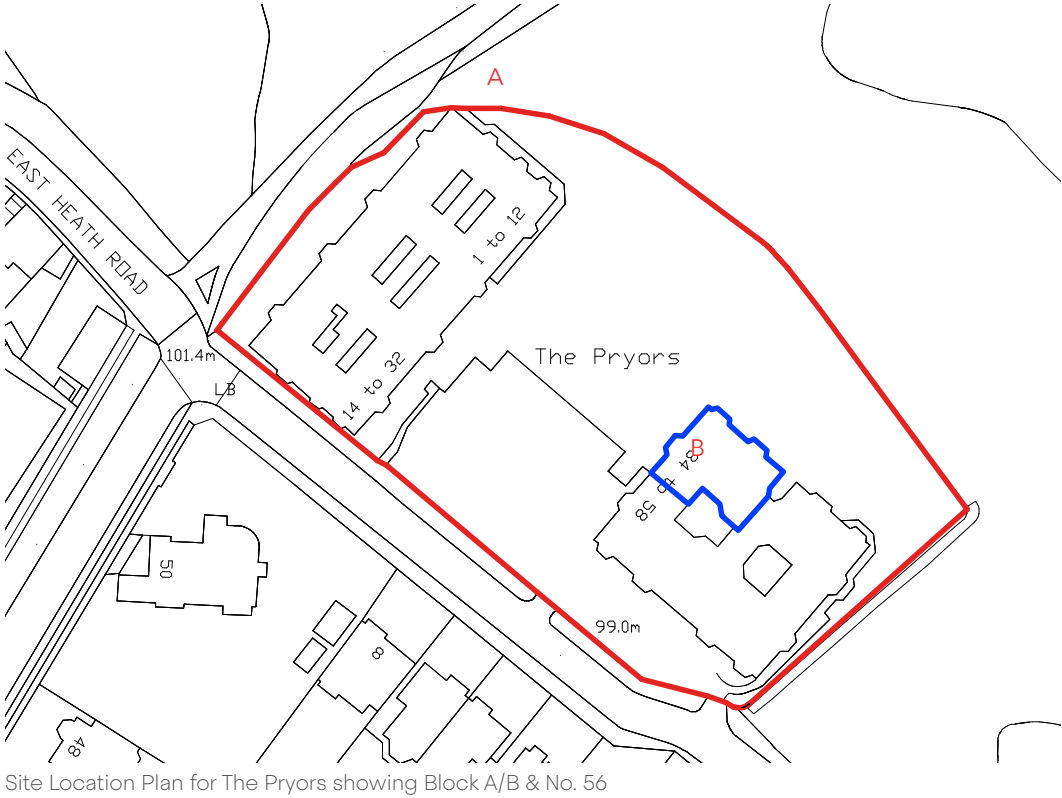
Block B of The Pryors (North-East Elevation)

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Site + Surroundings

Existing Site Photographs





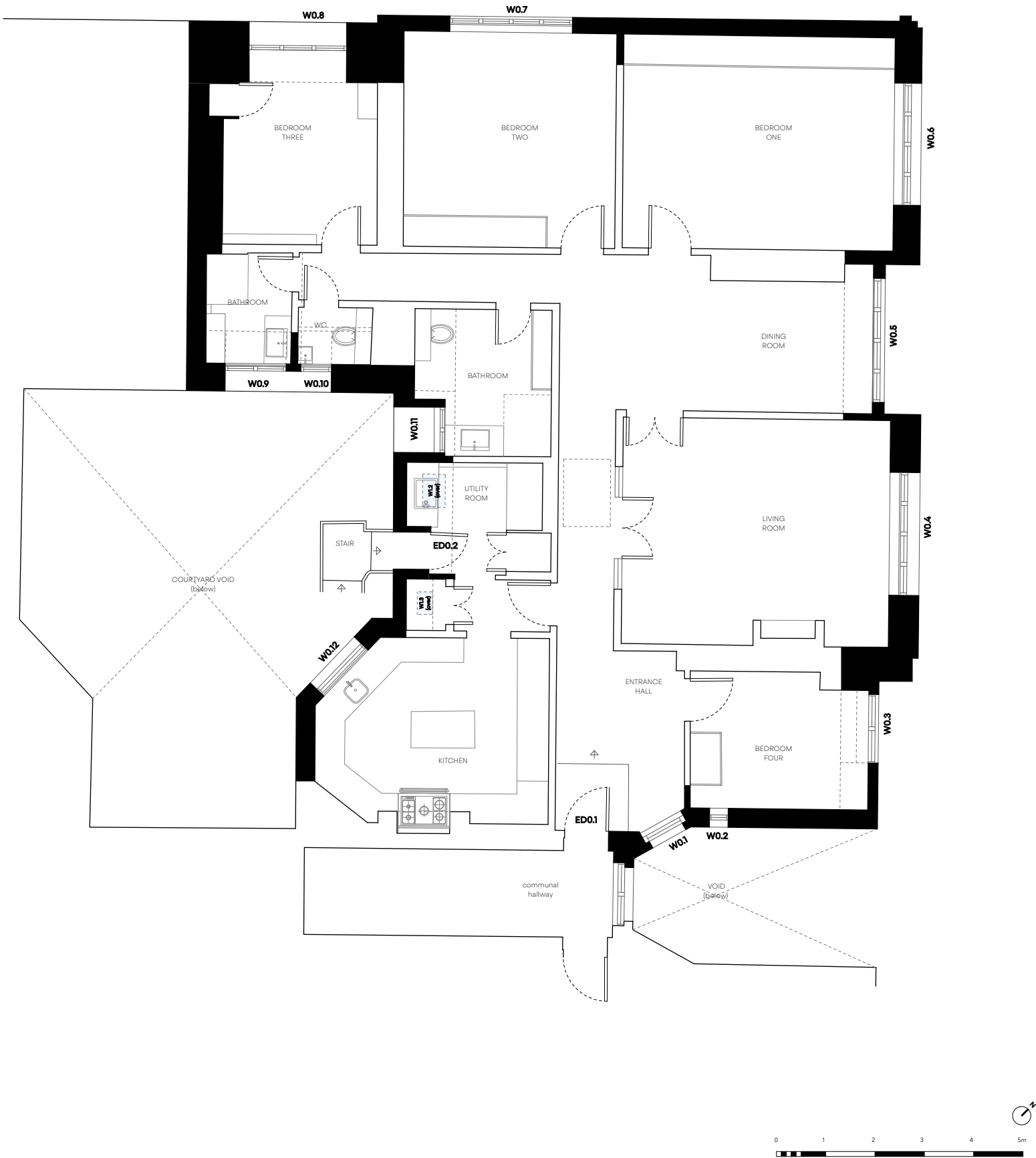
North-East Elevation of Block B showing Flat 56 Windows

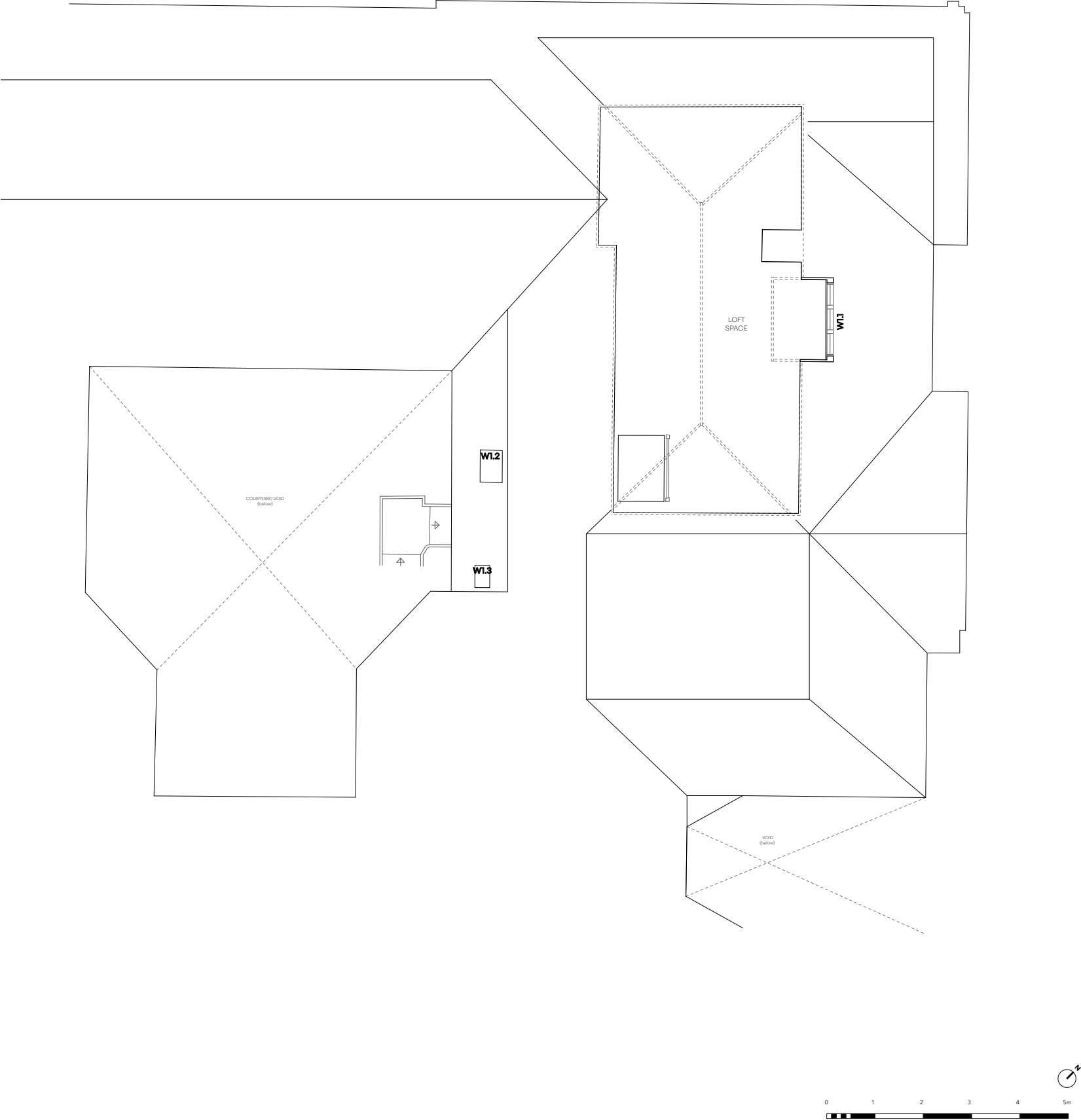


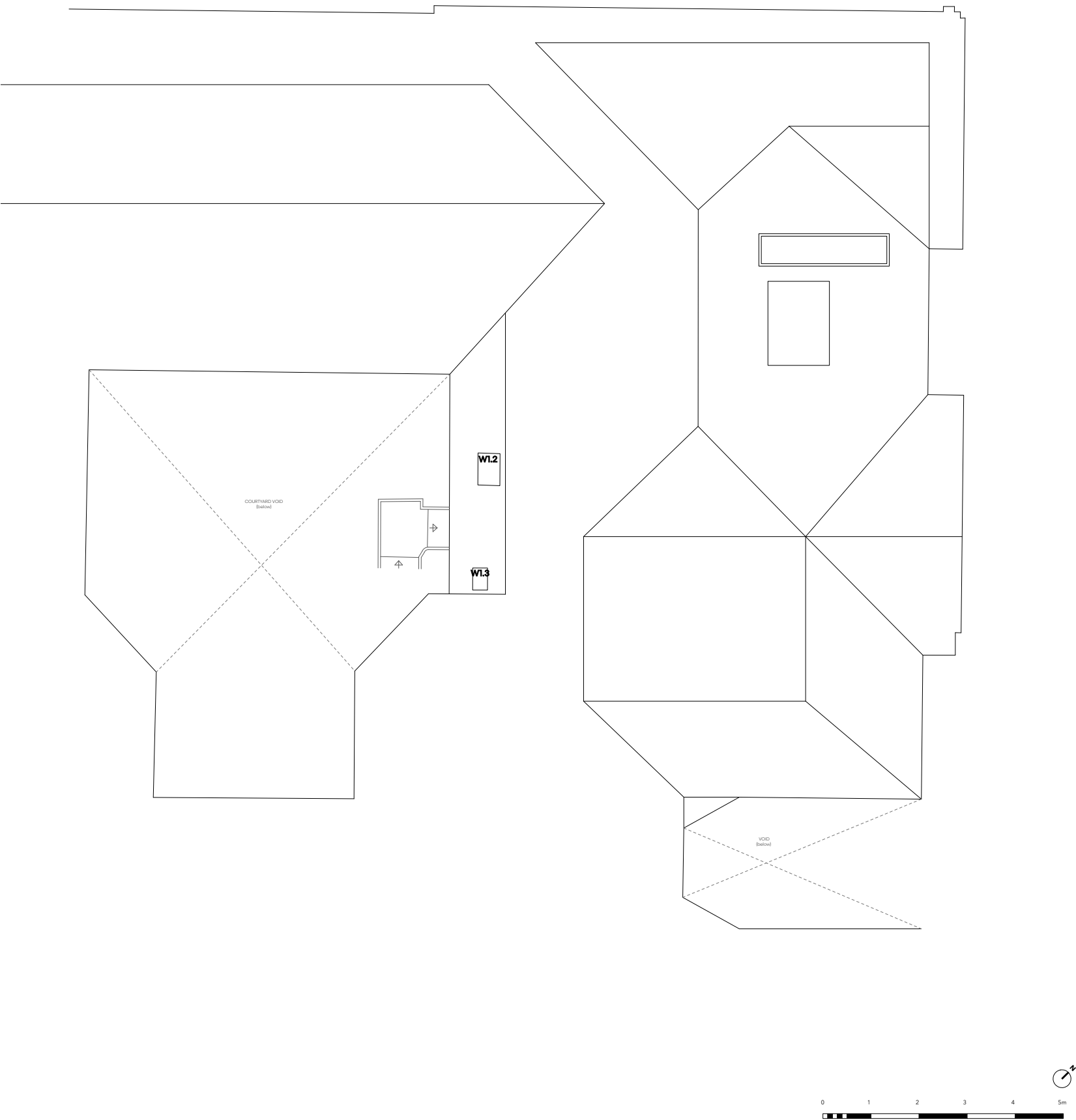
Flat 56 - Internal view of windows W0.4.



Flat 56 - Internal view of windows W0.5.







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2.5

Site + Surroundings

Existing North-East Elevation



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2.6

Site + Surroundings

Existing North-West Elevation



Proposals

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3.1

Proposals

Replacement Windows

It is proposed to replace 10 existing single glazed casement windows, 3 single glazed sash windows and the external door onto the balcony with matching double glazed, timber units - and to remove any non-original secondary glazing.

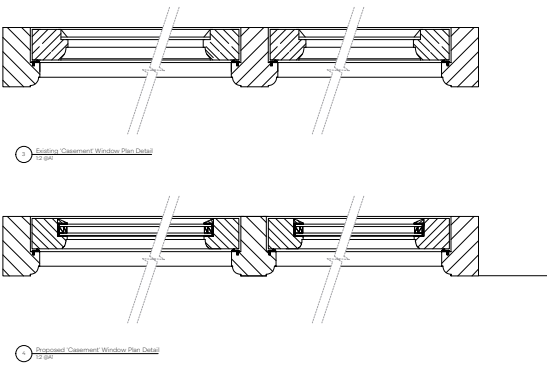
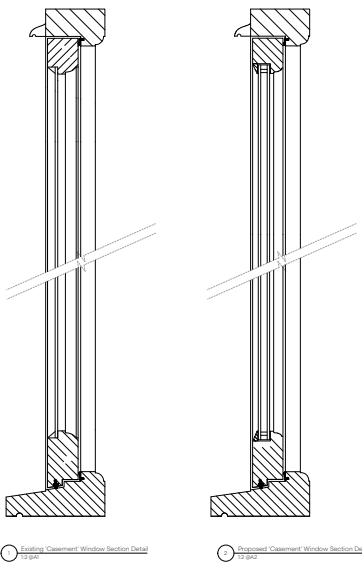
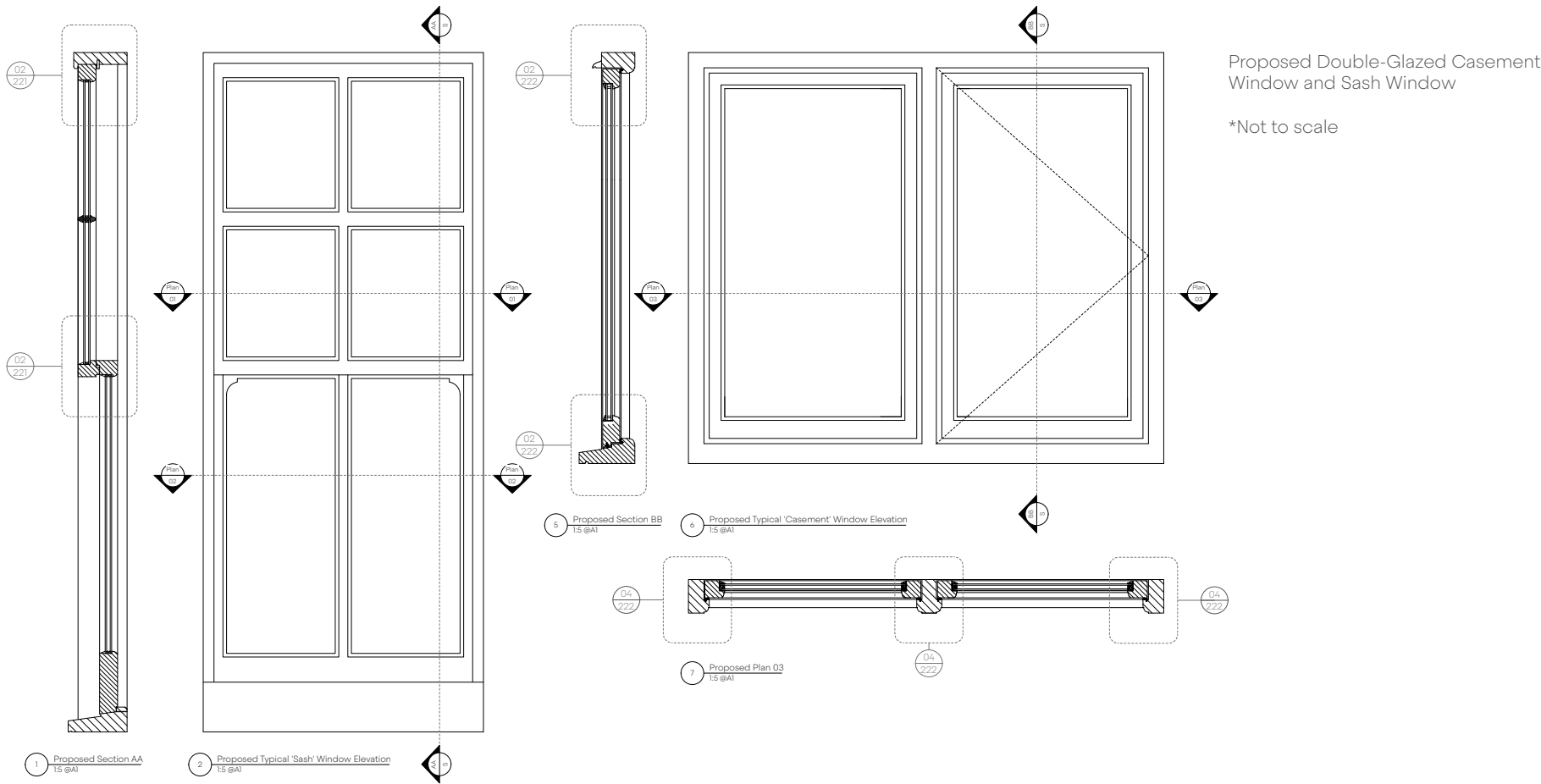
The design of both the new casement and sash windows matches in all details the design of the existing window: same size, same materials, same position, same opening panes, same colour, same partitions, same mouldings.

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

The property is on the fifth floor, and is accessed through the main front door to The Pryors block and via an existing lift and stairs.

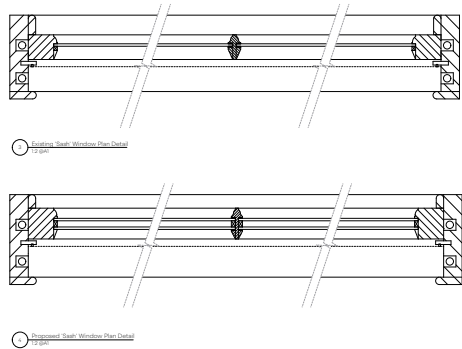
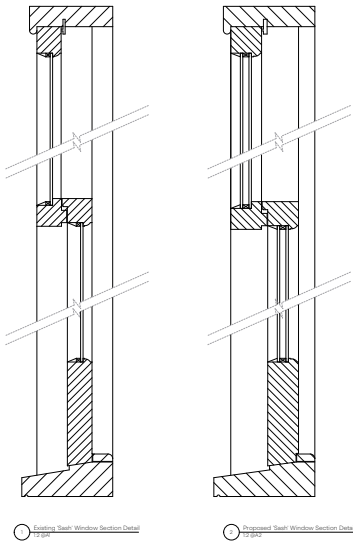
There is no proposal to alter the access to the property.

There is no proposed landscaping to the property which borders the communal Garden. No works are proposed to this external area.



Existing & Proposed Casement Window Details

*Not to scale



Existing & Proposed Sash Window Details

*Not to scale

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Proposals

3.2

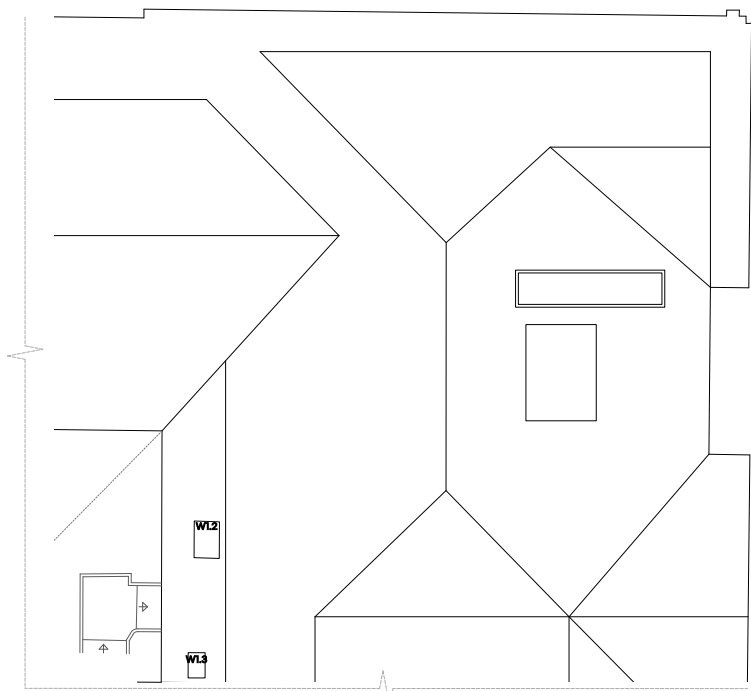
Replacement & Rooflights

It is also proposed to replace the existing single glazed rooflight (W1.2 & W.3) which are in a current state of disrepair and with further benefit the holistic, yet sympathetic, upgrade to the glazing throughout the property. The existing rooflights will be replaced with double-glazed, conservation styles units in keeping with The Pryors building.

The application also includes proposals to include x3 additional rooflights, also within the 'interior' pitches of roof that face the internal service courtyard and x1 in the small portion of hipped roof that faces towards the equivalent portion of roof of No.57 across the void in the North-East elevation.

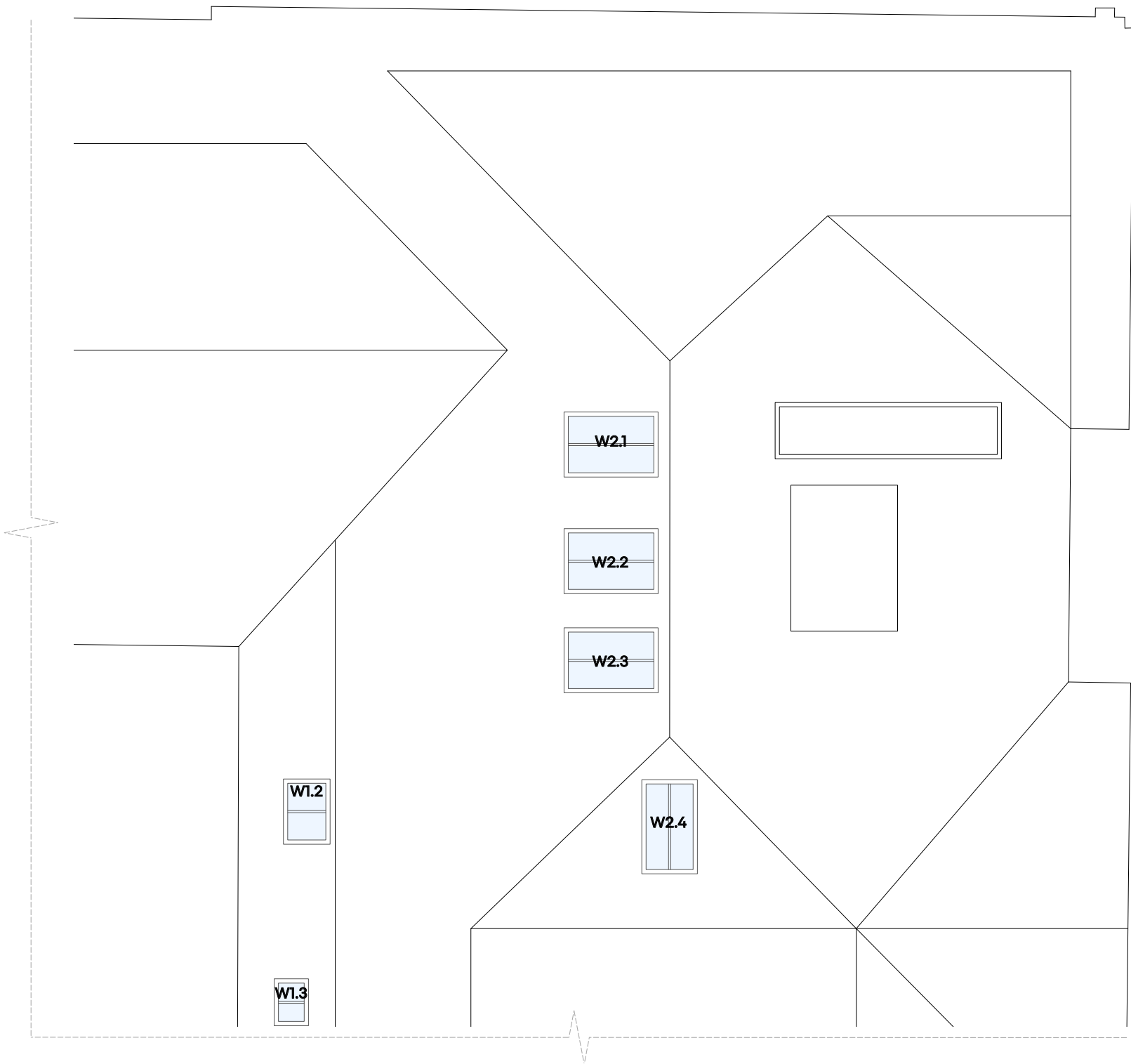
The positioning of these has been carefully considered so they will not be visible as part of the well preserved 'external' faces of elevation that front the site boundaries. As per the glazing and drainage strategies for the The Pryors building, all of these outward facing elevations and roof pitches are kept clear to retain the originally detailing to conserve the character of the property.

These proposed units will also be double glazed conservation style rooflights as per the replacements.



Existing Roof Plan

*Not to scale



Proposed Roof Plan

*Not to scale

Planning Context

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Planning Context

4.1

No. 38 The Pryors

The approval of application 2015/0583/P for No. 38 The Pryors (see proposals sourced from planning portal opposite) sets precedent for the acceptance of the proposals in this application to replace the single-glazed timber windows of No. 56 with double-glazed timber windows.

The proposals for No.38 are ‘like-for-like’ in terms of those included in this application for No. 53. 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.

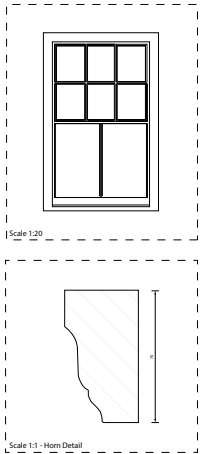


‘Unchanged’ Existing & Proposed Front Elevation
(from application 2015/0583/P)

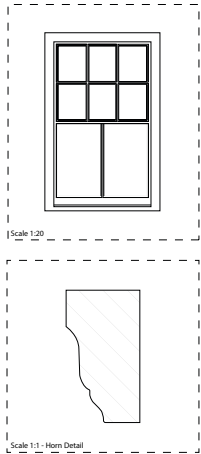
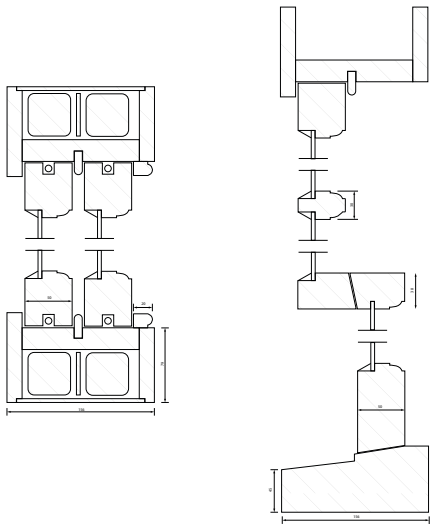
There will be no discernible
difference with the new double
glazed box sashes



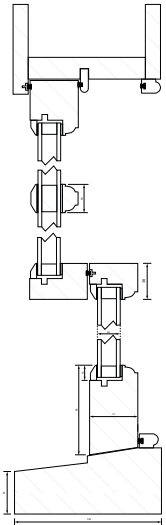
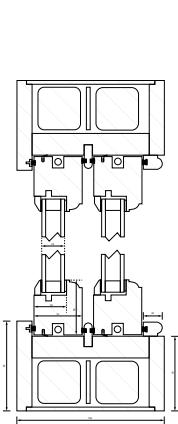
No. 38



Existing Window Details
(from application 2015/0583/P)



Proposed Window Details
(from application 2015/0583/P)



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Planning Context

4.2

No. 57 The Pryors

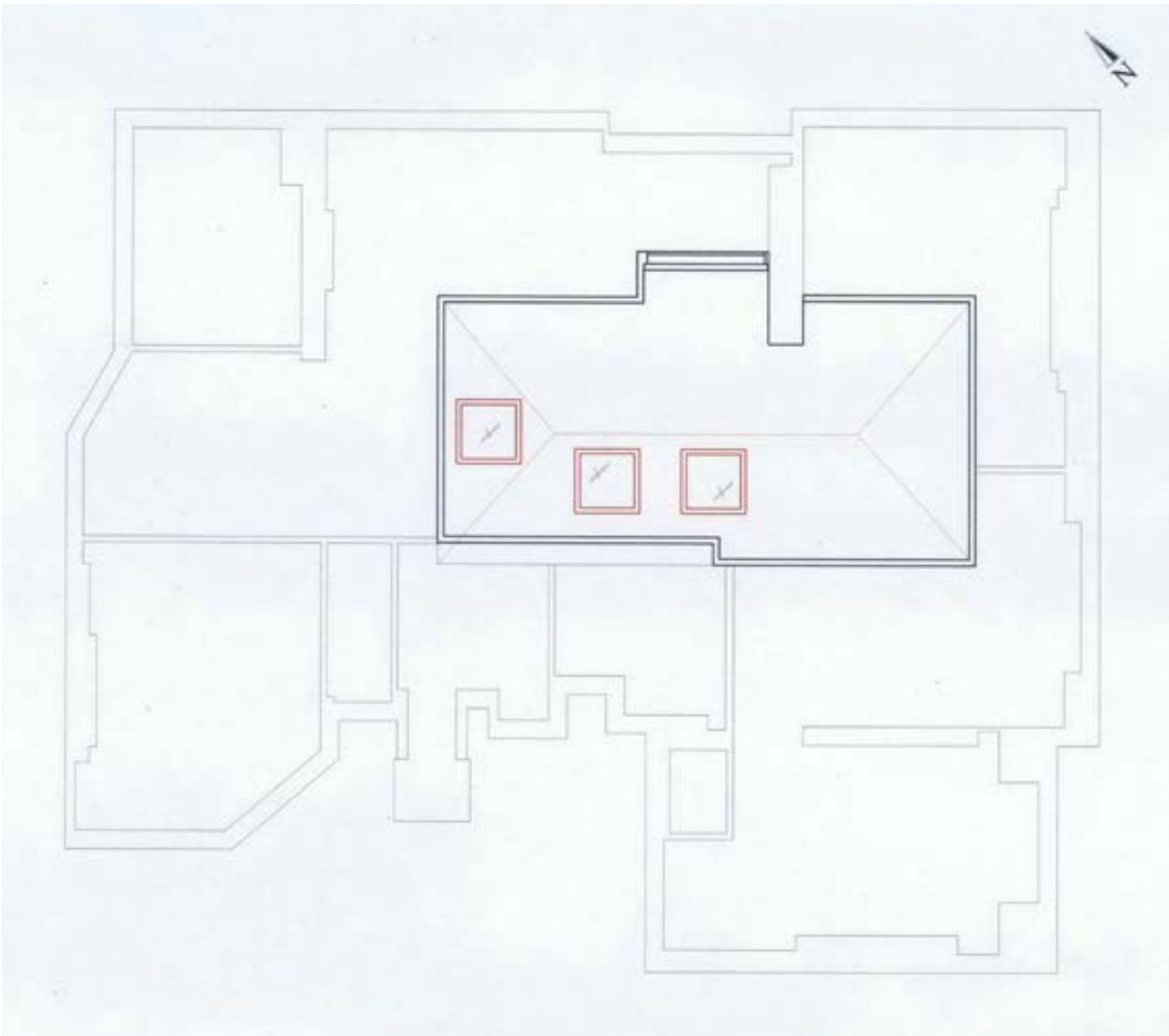
The approval of application 2008/3352/P for No. 57 The Pryors (see proposals sourced from planning portal opposite) also sets precedent for the acceptance of the proposals in this application to replace and include additional rooflights in the ‘inward’ facing roof pitches of No. 56 The Pryors.

The proposals for No.57 include x2 rooflights to the ‘inward’ facing South roof pitch and x1 rooflights to the equivalent, West facing hipped end. Whilst this application for No.56 The Pryors proposed an additional rooflight in the South facing portion of roof to better suit the internal layout, the dimensions of the proposed rooflights are smaller in their width at 660mm. The approved and installed rooflights to No. 57 are by contrast 1140mm wide and the same height as the proposed for this application at 1180mm.

Similarly, the unit in the hipped end is also smaller still at 550mm wide. This results in a proposed area of glazed rooflights that is circa 1m2 less than the approved in the application for No.57. Where this application was supported for approval referring to the “substantial height of the building” and “location of the proposed windows” contributing to them “not being visible from the street or from Hampstead Heath”, we would expect the rooflights in this application would also “improve the internal amenity of the flat” and, as such, also be recommended for approval.



Ariel View showing The Pryors & No. 57 Windows.



No.57 The Pryors Roof Plan
(from application 2008/3352/P)

Heritage Assessment & Summary

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Heritage Assessment & Summary

5.1

Heritage Assessment

The proposed replacement of the windows is for an exact, double glazed, replica. These proposals would not change the external appearance of the building and therefore we can see no impact on the Heritage Asset. Also it is considered that a fully double glazed unit would be more favourable than secondary glazing behind an existing retained window.

Similarly, the proposed rooflights would be conservation style and fitted flush to the roof to have minimal impact on the host property. The rooflights would not be at all visible from the street or the heath due to the building’s significant height and the careful consideration given to the placement of the rooflights in the ‘inward facing’ roof sloped towards the external service courtyards at the centre of the buildings footprint.

5.2

Conclusion

In conclusion, the proposed works will improve the thermal performance of the flat and allow the removal of unsightly internal secondary glazing without compromising the character of the Conservation Area.

The proposed rooflights to the upper level will also improve the internal amenity of the flat by increasing the access to natural light, whilst being respectful of the character and appearance of the building, unobtrusive to the street scene, and, in no way detrimental to the amenity of the Conservation Area or the surrounding properties.



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