

14-062 – The Pryors Design and Access Statement

(*Planning Statement not required)

In relation to works at The Pryors, East Heath Road, London, NW3 1BS

for

The Pryors Limited



Regulated by RICS

Building Surveys, Dilapidations
Party Walls, Licences
Defect Analysis & Repair
Project Management, Expert Witness
Design & Specification
Dispute Resolution



www.northwoodcarter.com
London W1 Tel: 020 7935 3333

Northwood Carter Ltd Registered in Cardiff No 5266743
Registered office: 253 Gray's Inn Road, London, WC1X 8QT
Terry Northwood BSc. (Hons) FRICS
James Carter BSc. (Hons) MRICS

1.0 INTRODUCTION
2.0 BACKGROUND INFORMATION
3.0 PROPOSALS
4.0 DESIGN IMPACT
5.0 ACCESS
6.0 CONCLUSION

1.0 INTRODUCTION

This design and access statement has been produced by Northwood Carter Ltd. on behalf of The Pryors Limited.

The purpose of this is to provide information on the proposed works and the impact of these on the building in context to the surrounding area.

The Pryors is located in the heart of Hampstead, with the site boundary running alongside Hampstead Heath. The site consists of two Edwardian mansion blocks comprising a total of 58 self-contained flats. The two buildings are known as Block A and Block B. This proposal is concerning Block A. There is a gated car park on site between the two blocks and private gardens which border Hampstead Heath.



The Pryors Block A from the East Elevation

2.0 BACKGROUND INFORMATION

2.1 General Description

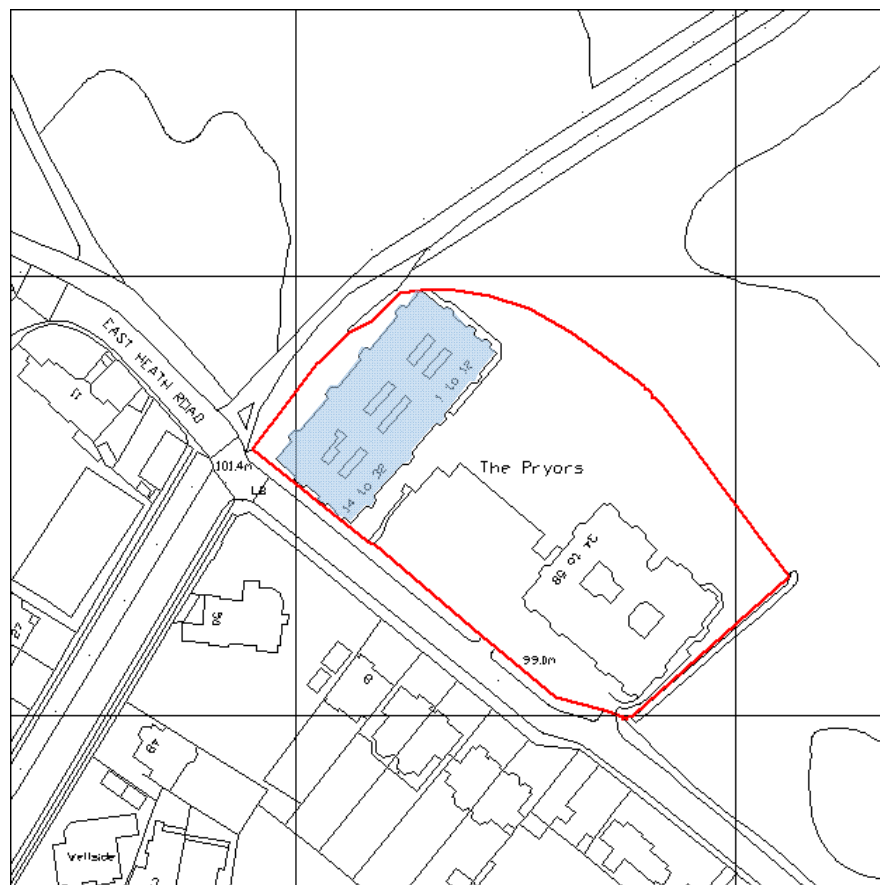
The Pryors was built in two stages and by two separate architects. The construction of Block A commenced on the 30th May 1903 and designed by James F. C. Bell Architects and Surveyors and Block B and was designed by Hart and Waterhouse Architects.

2.2 Ownership Details

The freehold interest of the buildings are owned by The Pryors Ltd. Each of the individual flats have a share of the freehold.

2.3 Location

The site is situated in the London Borough of Camden directly next to Hampstead Heath on East Heath Road. The site is approximately 6630 m².



The Pryors Location Plan – Block A shaded in blue

3.0 PROPOSALS – BLOCK A

3.1 Reduce Ground Level Generally

The existing ground levels to the perimeter of the building will be lowered to 150mm below the damp proof course to reinstate its integrity.

3.2 Install Perimeter Drainage

A perimeter drainage system will be installed adjacent to the built up ground to maintain safe ground level below the damp proof course. The proposals will stop short of the steps leading up to the entrance doors at the south end of the building.

3.3 Materials and proposals to replace existing arrangements

Remove existing flower beds, concrete paths and shingle to excavate new drainage channel. At the base of the channel install a geotextile membrane, followed by bedding material and loose shingle finish. To area adjacent to this install bullnose precast concrete edgings with footings to retain the adjacent land.

4.0 Design Impact

4.1 Visual Impact

The visual impact from street level will be minimal. The proposed works will be immediately adjacent to the walls forming the perimeter of the building, the existing ground level in these areas will be lowered and the trenches will be finished with shingle.

4.2 Scale and Massing

The scale and massing of Block A will not be changed.

4.3 Refuse

The proposed works will have no impact on refuse.

4.4 Landscaping

The works are remote from the existing trees or hedges which will not be affected.

4.5 Outdoor Amenity Space

The proposals will have no effect on the gardens and car park at The Pryors.

4.6 Heritage Assets

The alterations have been proposed in a sympathetic format so as not to detract from the architectural features of the building. The ground levels to the perimeter of the building have been raised over the years and will be reduced to levels that would have been close to the original.

5.0 Access

5.1 Existing

The main entrance to the site is via East Heath Road with vehicular and pedestrian access. There is also pedestrian access around the back leading to Hampstead Heath. Access into Block A is available at the front and rear of the building via large double doors.

5.2 Access Provisions

There is stepped access into the front of the building which is unsuitable for disabled access. The entrance to the rear of the building is level however it enters the basement which requires steps to access any other floor. There is a lift on the ground floor which will allow access to all floors excluding the basement. Due to the age and style of the building it is difficult to comply with the Equality Act 2010.

The proposals will stop short of the steps so they will not impact on existing access arrangements.

5.3 Means of Escape

The proposals do not alter the means of escape. In Block A there are two main staircases, one at the north end of the building and the other roughly in the centre. There are wide corridors and the fire exits are easily

opened. The stairwell and escape routes are free from any obstructions and are easily identified due to adequate signage.

5.4 Parking

The proposals do not alter the parking provisions. Parking is available on site to residents and there are in the order of 60 spaces.

6.0 CONCLUSION

The proposed works are minor in nature and are generally required to reinstate the integrity of the original physical damp proof course to the external walls of the building.

The sympathetic alterations are and at base of walls and will be barely visible and designed not to detract from the architectural features of the building.

All measures have been taken when designing the proposals subject of this application, to ensure that the building is upgraded closer to current standards and regulations whilst retaining its historic and aesthetic features.