



24 The Pryors - Design and Conservation Statement
Application for the Replacement of Windows

16th January 2019

24 THE PRYORS - WINDOW REPLACEMENT DESIGN AND CONSERVATION STATEMENT

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SCHEME PARTICULARS

Proposal Address

24 The Pryors
Hampstead
London, NW3 1BS

Proposal Details

Council: London Borough of Camden
Client: Mr Watkins
Agent: Astrain Studio

0.0 INTRODUCTION

Astrain Studio has been appointed to prepare the planning application information in relation to the replacement of the windows to 24 The Pryors, Hampstead. This Design and Access Statement accompanies a full planning application for this site 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 matching double glazed windows.”

1.0 SITE, HISTORIC CONTEXT AND SURROUNDINGS

The application site is 24 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 24 on the third floor of Block A, the block furthest North.

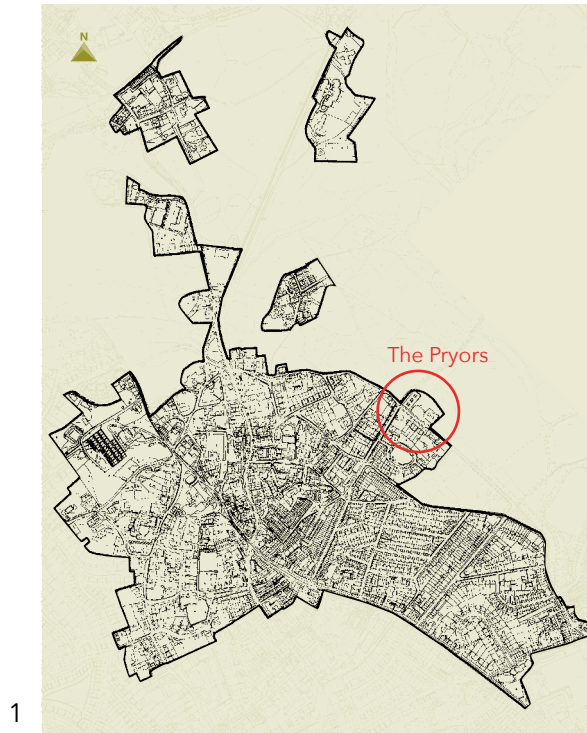
The building's orientation is roughly on the North West to South East direction and flat 24 faces the South East elevation. The Pryors site boundary runs along the East Heath Road. The Pryors has a large communal garden between the two blocks.

The current owner would like to restore this property and reside in it once refurbished. Currently all front elevation windows have secondary glazing.

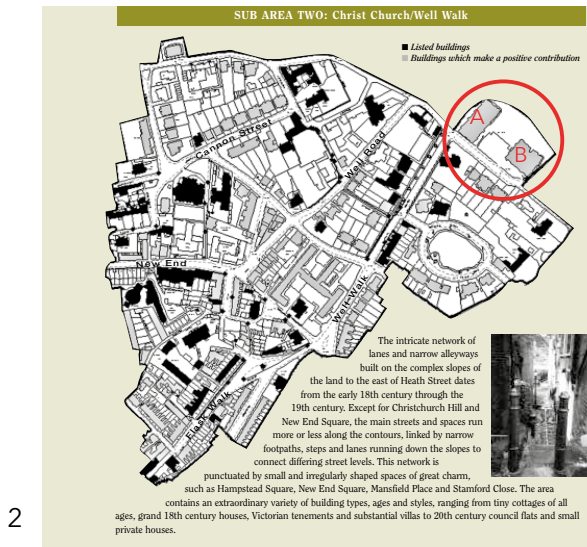
Both pedestrian and vehicular access is obtained from the East Heath Road. The surrounding area of the site has excellent transport links to buses, underground Northern Line and the Overground.

Images:

1. Hampstead Conservation Area
2. Hampstead Conservation Area Statement - p.17 showing The Pryors
3. Painting showing the Pryors house, before The Pryors was built
4. Photograph of Hampstead Heath showing The Pryors in the background
5. Current photograph showing The Pryors Block A front entrance



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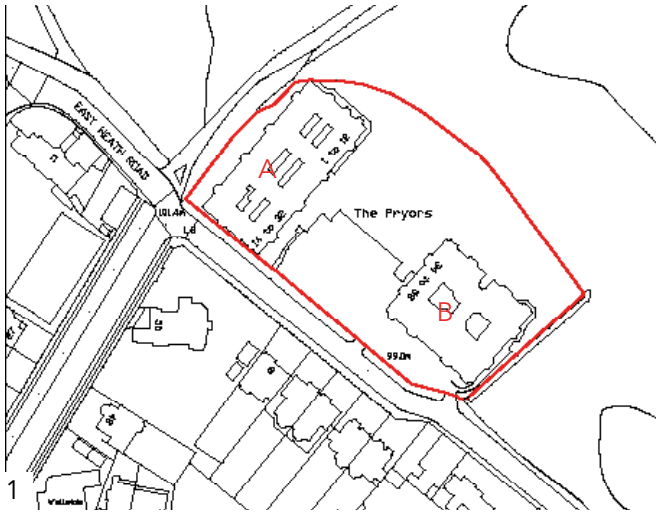
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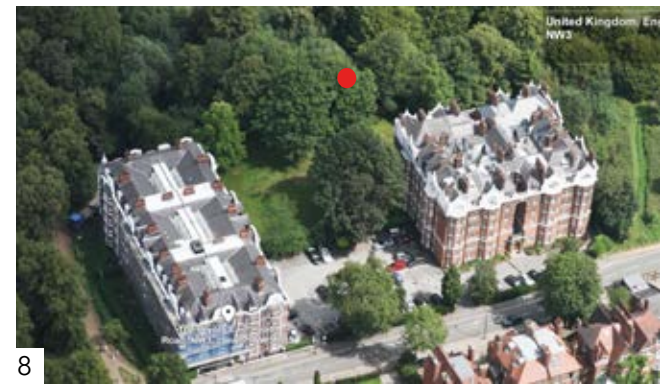


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Images:

1. Site Location The Pryors showing Blocks A and B
2. Aerial view showing The Pryors
3. Aerial view showing The Pryors
4. Street view of The Pryors from East Heat Road (from South) showing Block B in the foreground
5. Street view of The Pryors from East Heat Road (from North) showing Block A in the foreground
6. Bird's eye view showing Block A south elevation with Flat 24 The Pryors on the Third Floor
7. Bird's eye view from East showing The Pryors Blocks A and B
8. Bird's eye view showing from West showing Blocks A and B





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Images:

1. Block A South East Elevation showing Flat 24 front elevation and windows
2. Flat 24 Internal view of existing bay window (W01 + W02 + W03) showing current internal secondary glazing
3. Flat 24 Internal view of existing window (W04) showing current internal secondary glazing

2.0 THE PROPOSALS

It is proposed to replace 8 existing single glazed timber windows with matching double glazed timber windows and to remove the non-original secondary glazing.

The design of the new 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.

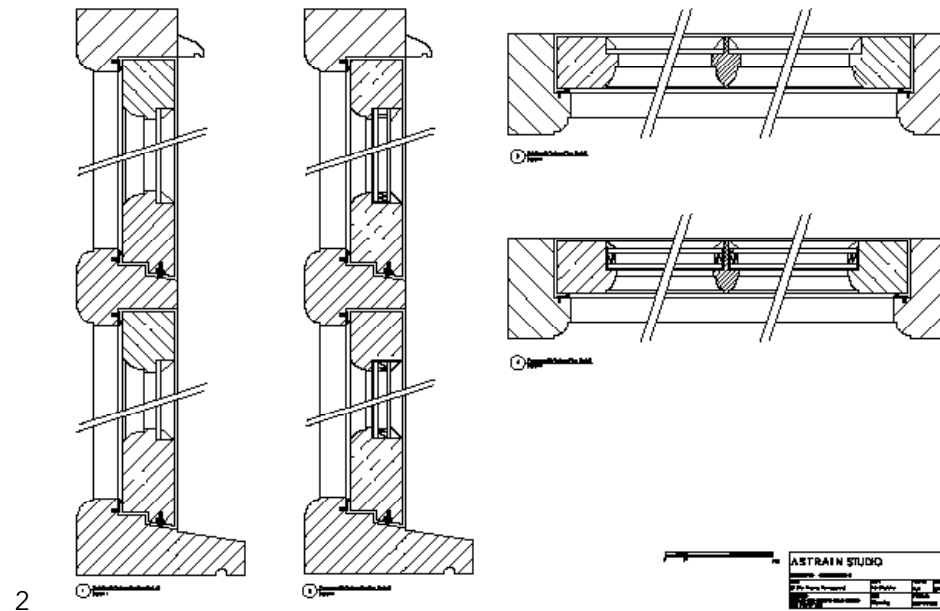
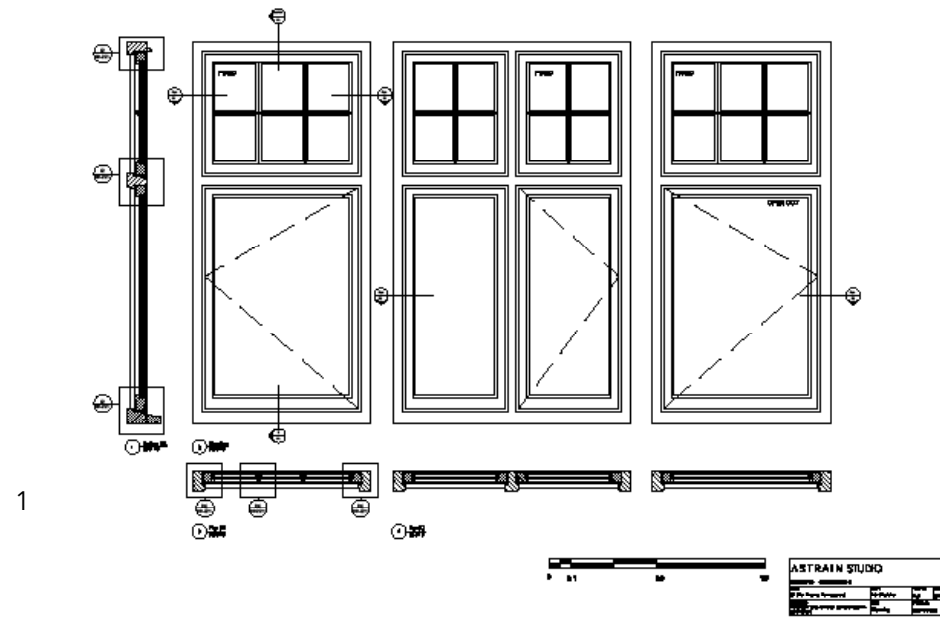
The property is on the third floor, and is accessed through the main front door to The Pryors block and via an existing lift and stairs. There is no proposal to alter the access to the property.

There is no proposed landscaping to the property does border to the communal Rose Garden. No works are proposed to this external area.

Images:

1. Planning application drawings (NOT TO SCALE) showing proposed elevation, plan and section of typical windows (here showing W01+W02+W03)

2. Planning application drawings showing existing and proposed typical window details



3.0 HERITAGE ASSESMENT AND SUMMARY

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.

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.



Images:
Planning application drawings (NOT TO SCALE) showing proposed elevation for Flat 24 The Pryors windows