

14-062-E REV.A – The Pryors Design and Access Statement

22 January 2019

(*Planning Statement not required)

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

for

The Pryors Limited



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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.

2.0 BACKGROUND INFORMATION

2.1 General Description

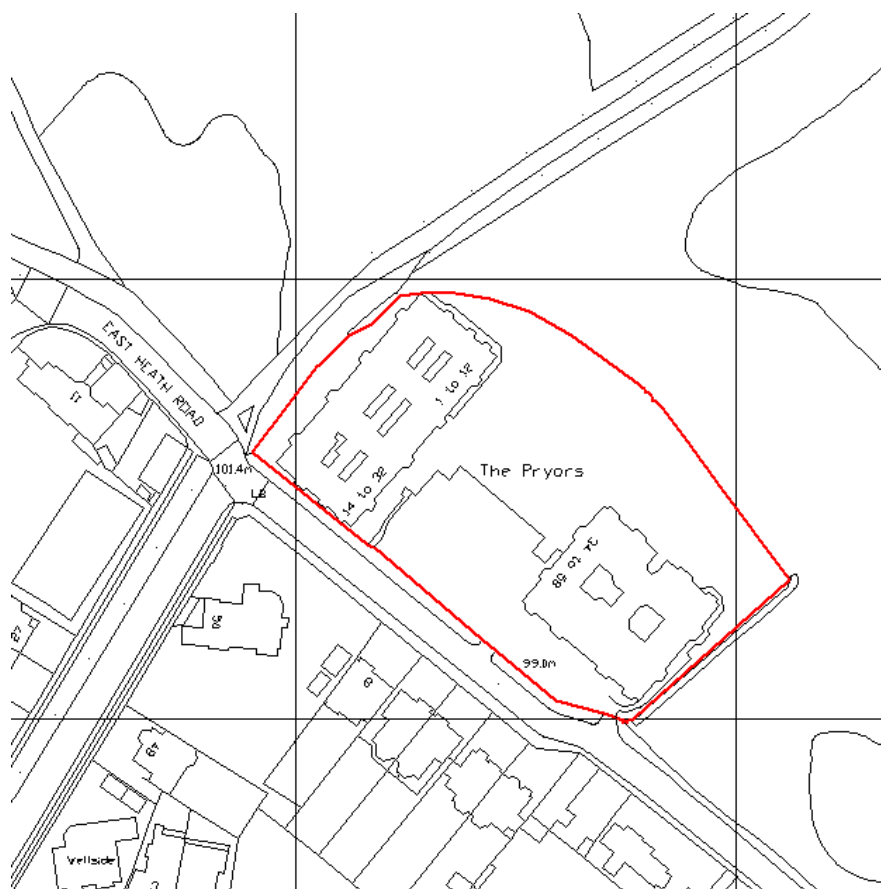
The Pryors was built in two stages and by two separate architects. The construction of Block A commenced on the 30th May 1903 and designed by James F. C. Bell Architects and Surveyors and Block B and was designed by Hart and Waterhouse Architects.

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.



3.0 PROPOSALS

3.1 To Upgrade Existing Security Systems

Install 14 external cameras, these are more discreet than the existing with a greater picture quality for clarity (bullet cameras). Two of the external cameras will be PTZ cameras which have a greater angle of coverage than the traditional fixed point bullet cameras. 3 existing external camera locations will be reused, 1 existing camera location will be removed and the other 11 camera locations will be in new positions. 4 PIR sensors are to be installed in discreet locations, near the cameras to track movement and provide an alert to the monitors of the CCTV system.

Install 2 wireless bridging points to connect Block A camera feeds to Block B and to the porters lodge where screens will be installed for viewing with the necessary hardware to back up the footage for 30 days

4.0 Design Impact

4.1 Visual Impact

The proposed works will be positioned around the perimeter of each block providing enough of a visual impact to act as a deterrent. Each block has the cameras positioned in a way that there is maximum coverage without compromising the aesthetics of the buildings.

External wiring run in discrete vertical runs up to projecting ledges and string courses where it will be clipped atop out of view from ground level

4.2 Scale and Massing

The scale and massing of Blocks A & B 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 external elements have been designed to be discrete so as not to detract from the architectural features of the building. The 3 existing large cameras to be replaced with the more discreet alterations.

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 Blocks A & B are 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 not impact on existing access arrangements.

5.3 Means of Escape

The proposals do not alter the means of escape. In Blocks A&B 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. 60 parking spaces are available on site to residents.

6.0 CONCLUSION

The proposed works are minor in nature and are generally required to enhance the current security systems in place and provide better coverage of the site.

The alterations will be fixed at a height of 3-4m from ground level and will have minimal visual impact to the building itself. The newer cameras are smaller than the existing that are currently there and will be just visible enough for deterrent purposes.

All measures have been taken when designing the proposals subject of this application, to ensure that the building's historic and architectural integrity will remain whilst also providing the residents with a safe and secure area to live in.