

Flat 32 The Pryors- Design and Conservation Statement Application for the Replacement of Windows.

W Griffiths have been appointed to prepare a planning application in relation to the replacement of windows at Flat 32 The Pryors.
This statement accompanies a full planning application and should be read in conjunction with all other submitted information.

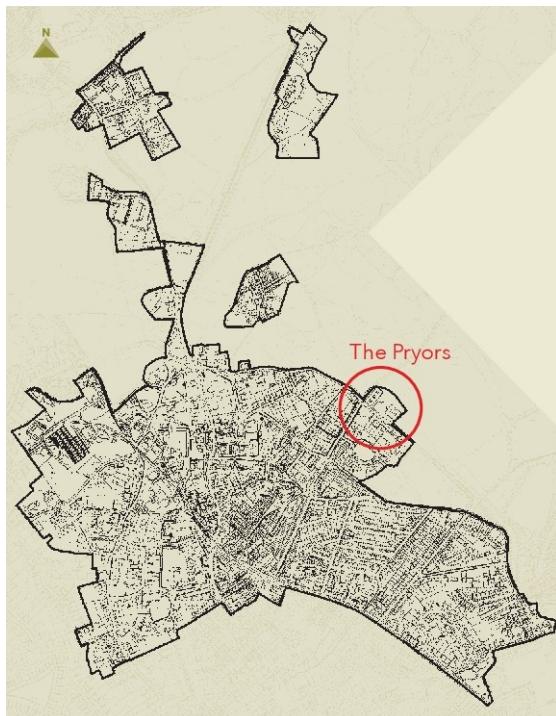
1.0 Site, Historic Context and Surroundings

The application site is 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.

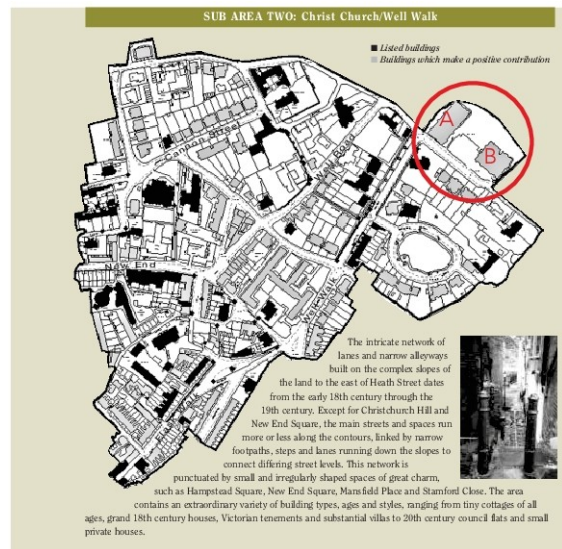
The site consists of two Edwardian mansion blocks with a total of 58 self contained flats. The two buildings, Block A and Block B are not listed. The proposal is for Flat 32 on the fifth floor Block A.

The Pryors site Boundary runs along the East Heath Road. And has a large communal garden between the two blocks.

Pedestrian and vehicular access is via East Heath Road. The surrounding area has excellent transport links to buses, underground northern line and the overground.



Hampstead Conservation Area



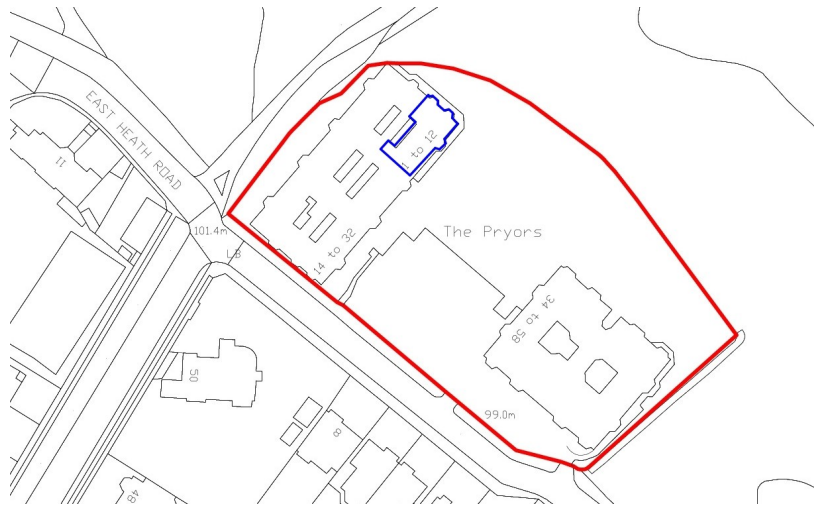
Hampstead Conservation Area showing the Pryors



Aerial View

Flat 32





OS Plan showing flat location

The proposed window suppliers 'Original Sash' have provided the windows for two recent planning approvals, so have extensive experience working on the property. Below are the Planning References :

Flat 24 ; 2019/0419/P
Replacement of 8 single glazed timber windows.

Flat 25 : 2021/0322/P
Replacement of 13 single glazed timber windows (13 casement and 5 sash)

Flat 32



2.0 Proposal

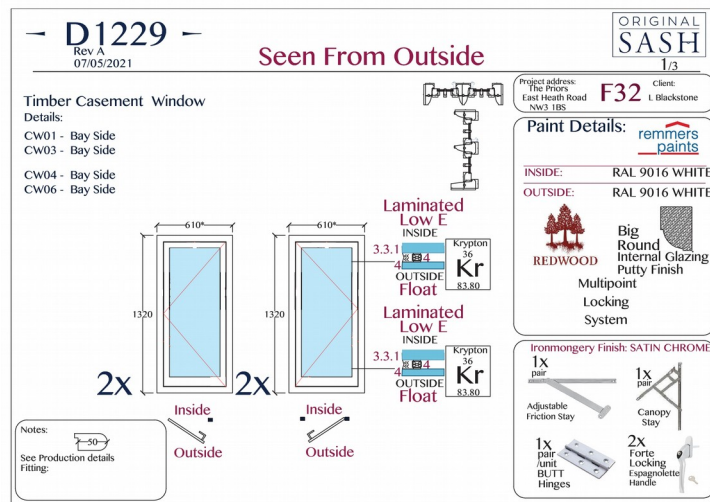
It is proposed to replace 7 number windows (2 sets of 3 number windows set in a bay and 1 stand alone window) single glazed timber windows with double glazed timber windows.

The design of the new windows matches in all details the existing top floor windows. Same size, material, position, colour, opening panes, mouldings etc.

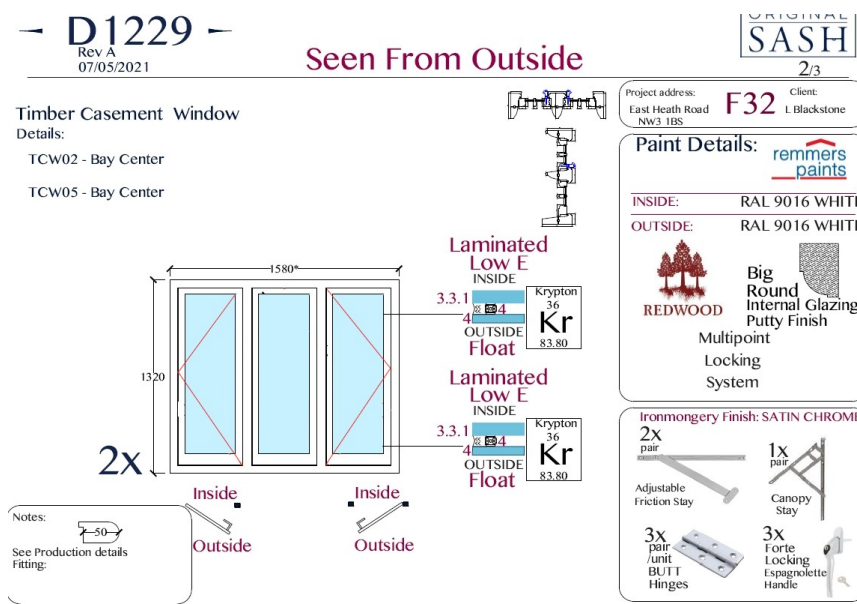
Windows will be an exact replica of the existing windows externally so there will be no difference to the external elevation of the property. The windows are currently slightly different to the rest of the flats on the fifth floor so this would improve the elevation as they will now match with the bay windows replicated as per existing.

The proposal will also help the energy efficiency of the property which currently is in Band E. The proposal will push it into band C.

The property is on the top floor facing north, and is accessed through the main doors, via an existing lift and staircase. There is no proposal to alter any access to the property. No External Works are proposed.



Bay Window – Side Panels – Proposed Window



Bay Window – Front Panels – Proposed Window



Proposed North Elevation



Proposed East Elevation

3.00 Summary

The proposed replacement of window would bring flat 32 into harmony with the rest of the building and will be an exact double glazed match. The proposal would not change the external appearance of the building with windows matching the existing. The proposed works would also improve the thermal performance of the flat without compromising the character of the Conservation Area.

The window suppliers have excellent knowledge of the building, having provided windows for two recent successful applications.