

## Design & Access Statement Flat 8 The Pryors East Heath Road NW3 1BS

### Use

Flat 8 The Pryors is a Ground floor Mansion Flat in the Pryors .The Pryors is a two block Block A (built in 1904) and Block B( built in 1910) group of 56 Mansion Flats over six floors on the East side of East Heath Road.

Flat 8 is on the Ground floor at the South east end of Block A in the group of flats numbered 1 to 12. The Main entrance to the block is Directly off East Heath Road at ground floor level. There is another entrance from the East End of Block A at Lower Ground floor level.



Main Entrance Block A

The flat consists of 3 or 4 Bedrooms a double living room a cloakroom two bathrooms and a kitchen off a central corridor. The bathrooms, cloakroom and kitchen have internal windows onto an inner lightwell as does the internal entrance hall to the flat.

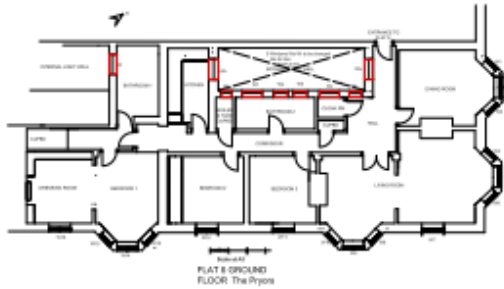
The original windows dating from 1904 are on the South East and North East elevations with bay windows on the North East elevation and alternate bay windows and double casements to the middle bedrooms on the South East Elevation for the principle rooms.

All the internal windows to the inner enclosed light wells are traditional double hung sash windows the larger ones being 2 over 2 with a central vertical glazing bars.

There are communal landscaped gardens adjacent to the Heath . The flat can be used as a family flat.

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Application for Replacement internal light well windows like for like.

### Plan of Flat



### Amount

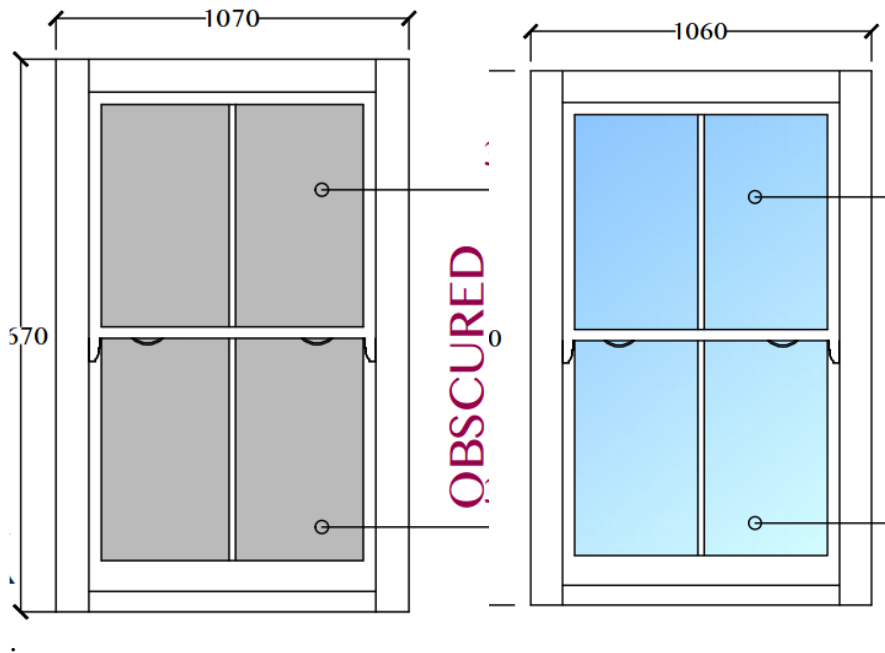
The proposal is to simply replace all the existing timber light well windows which are 117 years old and are now ill fitting draughty and are only single glazed with windows of identical section new timber windows but draft proofed and slim line double glazed.



### Layout

The flat consists of a kitchen, two bathrooms cloakroom boiler room and storage cupboard to the North side of a central corridor with internal windows on to a light well. To the South side of the central corridor are the main bedrooms and formal living room. Central By window pattern Side windows to bays. Light well windows are obscured glass to the bathrooms and WC the rest are clear.

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### Scale

The intention of the proposal is to replicate the existing windows except for the external glazing rebates and internal frame seals and hinges. This will maintain the exact scale of the existing windows as the replacement sections will be of the same dimensions and have the same mouldings as the existing.

### Landscaping

The proposals would not require landscaping as this is undertaken by the Management Company for both of the blocks.

### Appearance

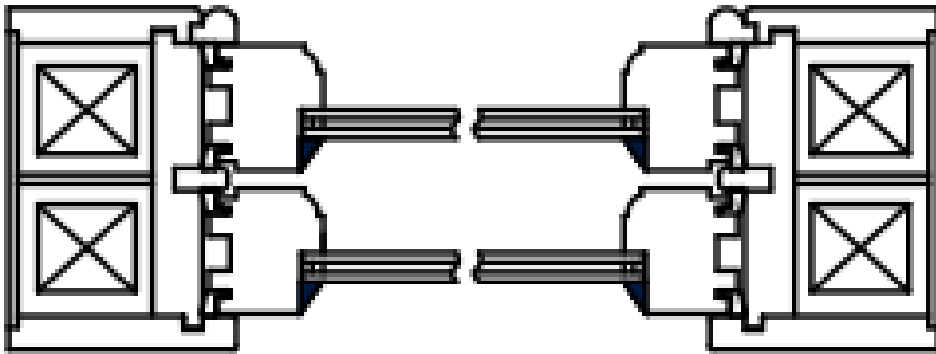
The existing light well Elevations are of Edwardian design with timber white painted windows with ovolo mouldings internally and standard double hung sash timber sections of the period set in white painted brickwork behind single brick skin reveals. The proposed replacement windows will be the identical proportions and sections but with slim line double glazing and external glazing beads on glazing tape in lieu of putties and brush draft proof seals.

### Access

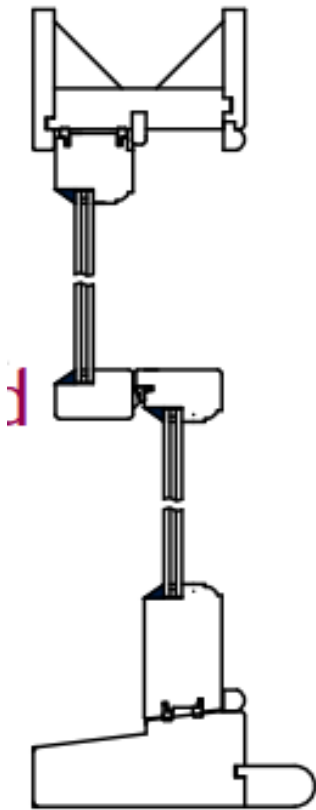
Access is via the front door of the flat only off the block's central corridor. There are steps at the main entrance of the property at ground floor level onto East Heath Road. Disabled access is possible by use of a ramp. The flat is level access all on one level. There is a lift from Lower Ground to the Ground floor if the Garden level access is to be used.

Neale+Norden Consultants  
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Horizontal Section



Vertical Section