

The Pryors

Hampstead
London

023

DESIGN & ACCESS STATEMENT

***Design & Access Statement Flat 46 The Pryors, Block B, East Heath Road, NW3 1BP.
Application for Replacement windows like for like.***

13.04.22

LOCATION
Map



SHORT HERITAGE STATEMENT
THE PRYORS

Short heritage Statement

The Pryors was built in two stages block A in 1904 and Block B in 1910. It was commissioned from the Architect Paul Waterhouse the son of Alfred Waterhouse whose practice Paul took over. Paul was also responsible for University College hospital which is in a similar red brick style. His father was a Gothic Revivalist one of whose most well known buildings is the Cromwell Road Natural History Museum. The development was built on the site of an old farm and features in some of the paintings by Constable.

Conservation area

The property is within the Hampstead Conservation area and is considered to make a positive contribution. It is in the East Heath Area and is noted for its twin blocks, lively roof lines, white painted gables and turrets above plain red brick. It is visible from many parts of the Heath. The current owner would like to restore the windows.

Front Elevation (South East)

The South East elevation, Block B with Flat 46, is flat fronted red brick with four bays along its length with stone string courses above brick arches and below window cills at every level. The bays are punctuated by thin vertical stone decoration from mid first floor to parapet level either side of the bays.

Rear Elevation (North East)

The rear elevation is as decorated as the front elevation and mirrors it but with three bays and turrets at the Northern corner.

Roof

The roof is of slate with lead ridges and lead flat roofs over the bays. The roof is also dominated by 16 tall chimneys in red brick.

EXISTING
Location Plan



EXISTING
South Side Elevation



EXISTING
East Side Elevation



NVBL

DESIGN AND ACCESS STATEMENT
46 The Pryors, Block B

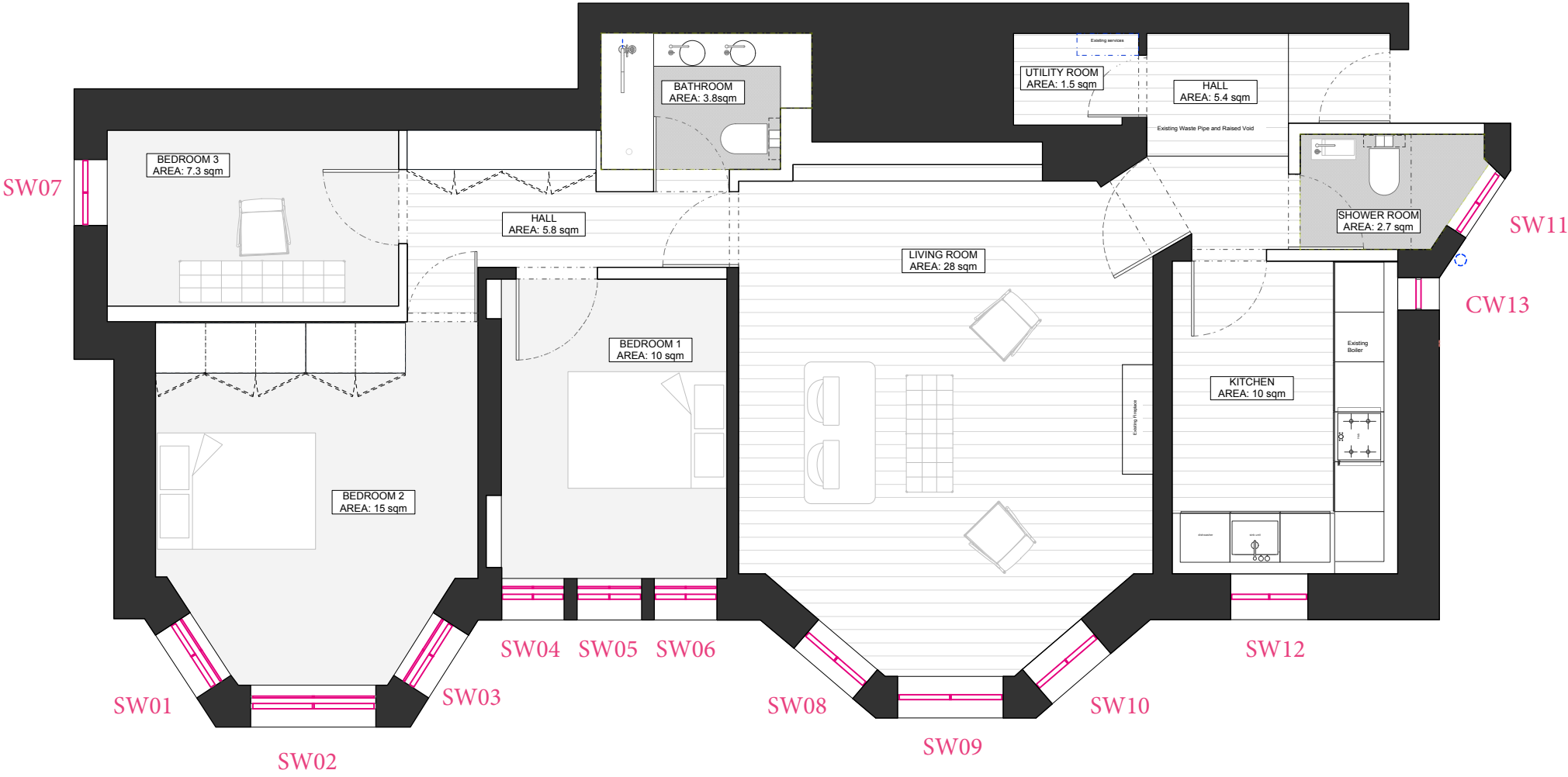
Design & Access Statement Flat 46 The Pryors, Block B, East Heath Road NW3 1BP, Application for Replacement windows like for like.

Use
Flat 46 The Pryors is a Third floor Mansion Flat in the Pryors. The Pryors is made of two blocks: Block A (built in 1904) and Block B(built in 1910) which group 56 Mansion Flats over six floors on the East side of East Heath Road. Flat 46 is on the Third floor at the South east end of Block B. The Main entrance to the block is directly off East Heath Road at ground floor level.

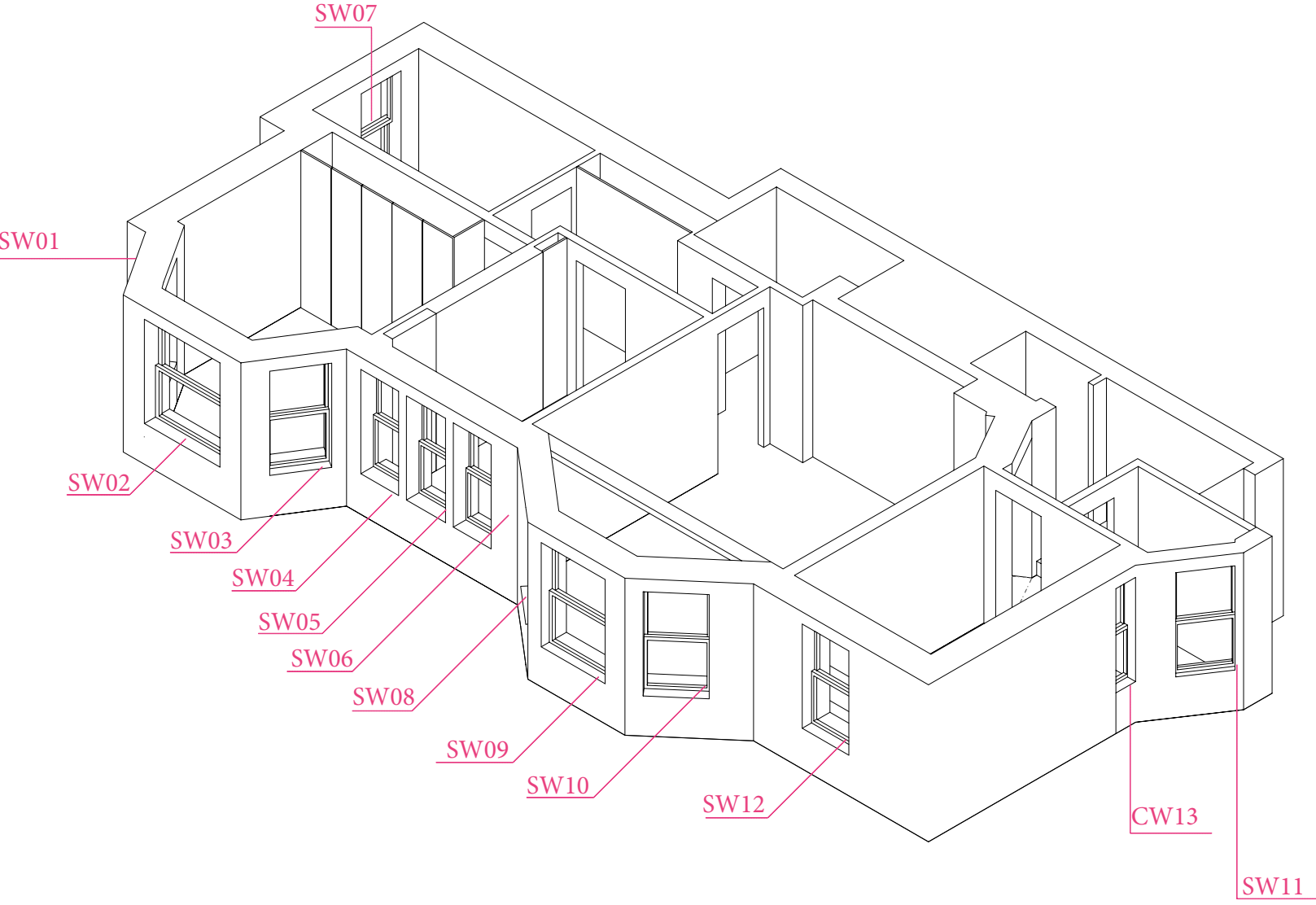
The flat consists of 3 Bedrooms and a living room, and two bathrooms with a kitchen off the main entrance. One bathroom and the kitchen have internal windows onto an inner lightwell of the front elevation, one bedroom has a small window on the east elevation and the main kitchen window, the living room, and both main bedroom windows are facing the front east elevation. The original windows dating from 1910 are on the South East and East elevations. With alternate bay windows and double casements sash windows. All windows are visible from the East Heath Road and the flat is used as a family residential flat.

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EXISTING
Plan of 46 The Pryors, Block B



EXISTING
Axonometric of 46 The Pryors, Block B



Amount

The proposal is to simply replace all the existing timber windows which are 112 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 double glazed. Some of the windows to the bedrooms are rotting and previous owners have integrated secondary glazing because of noise and heat loss in all bedrooms.

Layout

The flat consists of a kitchen, two bathrooms, two main bedrooms, a small bedroom (on the east elevation) and a formal living room.

All of rooms have windows made up from double casements with opening toplights with the exception of the side windows to the bays which are single windows with top lights. The top lights are two over two on all the windows with ovolo moulded glazing bars. The side windows to the bays have 3 over two panes to the toplights. The kitchen small window, overlooking the front elevation entrance lightwell, is not a sash but a timber casement side hinged window.

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. Flats 24, 27, 8 and 3, in Block A, have been granted approval for similar window replacement.

Landscaping

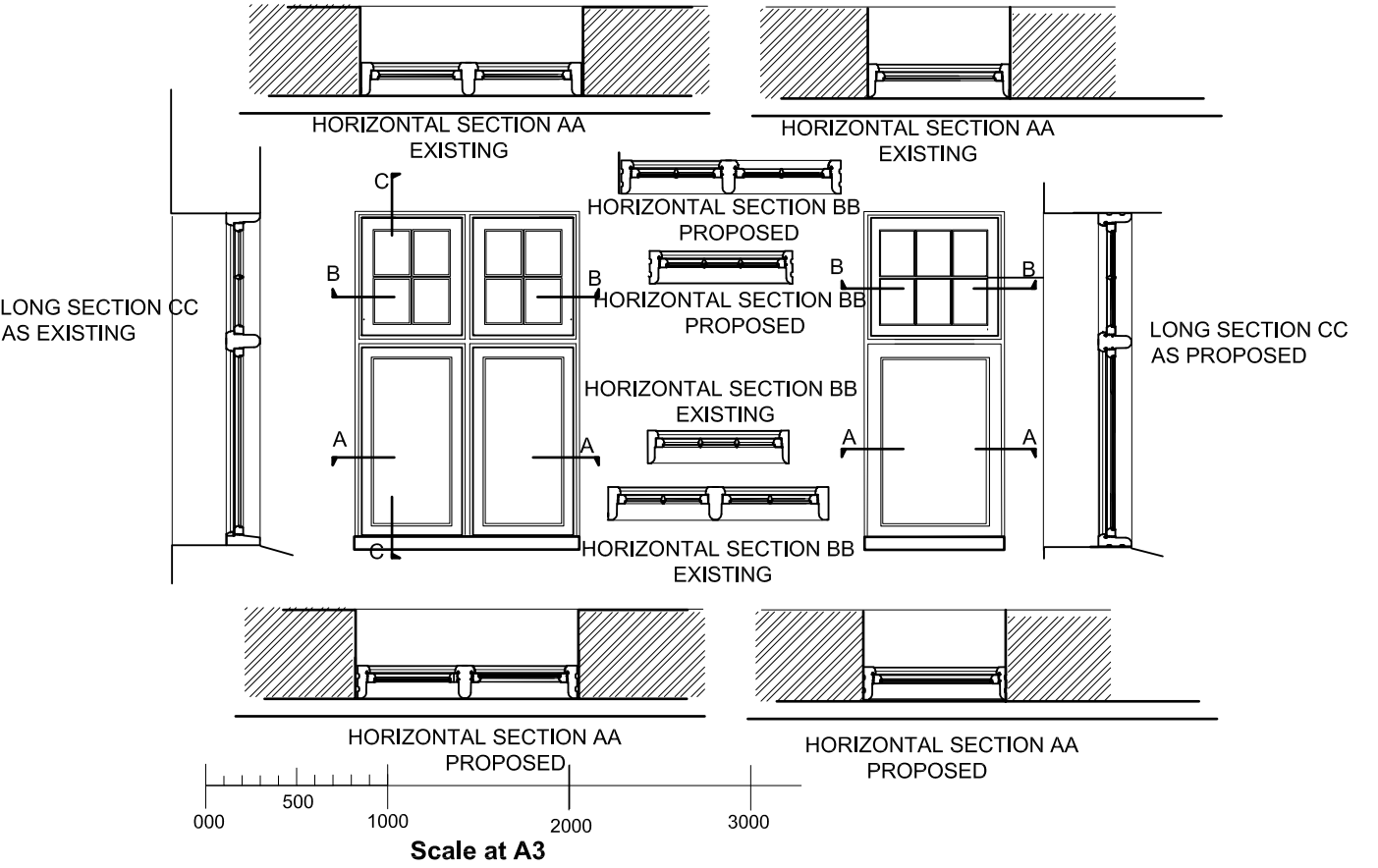
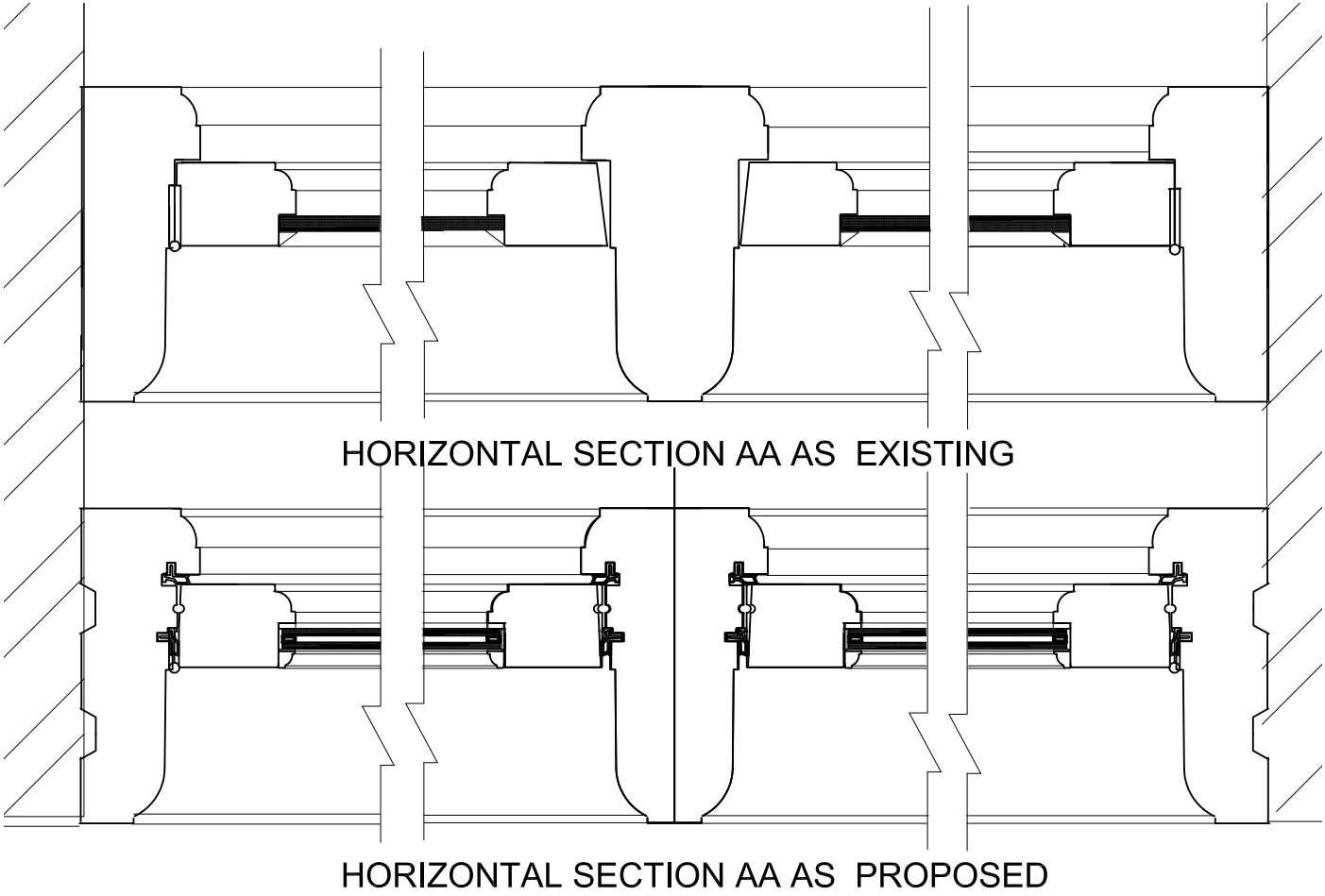
The proposals would not require landscaping as this is undertaken by the Management Company for both of the blocks.

Appearance

The existing Elevations are of Edwardian design with timber white painted windows with ovolo mouldings internally and chunky frames and mullions. The proposed replacement windows will be the identical proportions and sections but with double glazing and external glazing beads on glazing tape in lieu of putties.

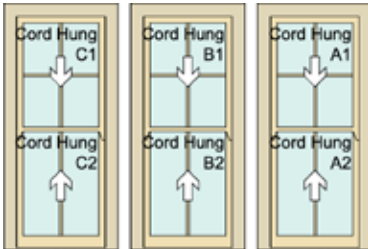
Access

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 Ground floor to the third floor if access is required. The windows removal and installation will not disrupt the elevation or access and will be delivered and installed internally.

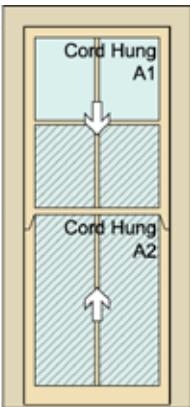


EXISTING WINDOWS
46 The Pryors, Block B
Overview

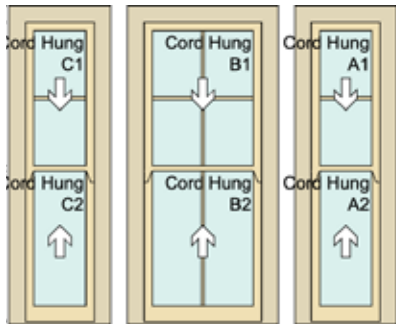
ITEM SW01 02 03 - Third Floor Front Elevation Bedroom 1



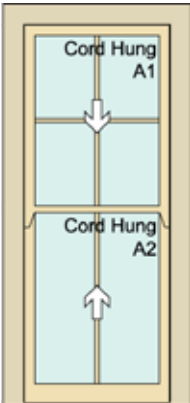
ITEM SW11 - Third Floor LHS Elevation Bathroom



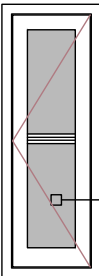
ITEM SW04 05 06 - Third Floor Front Elevation Bedroom 2



ITEM SW12 - Third Floor LHS Elevation Kitchen



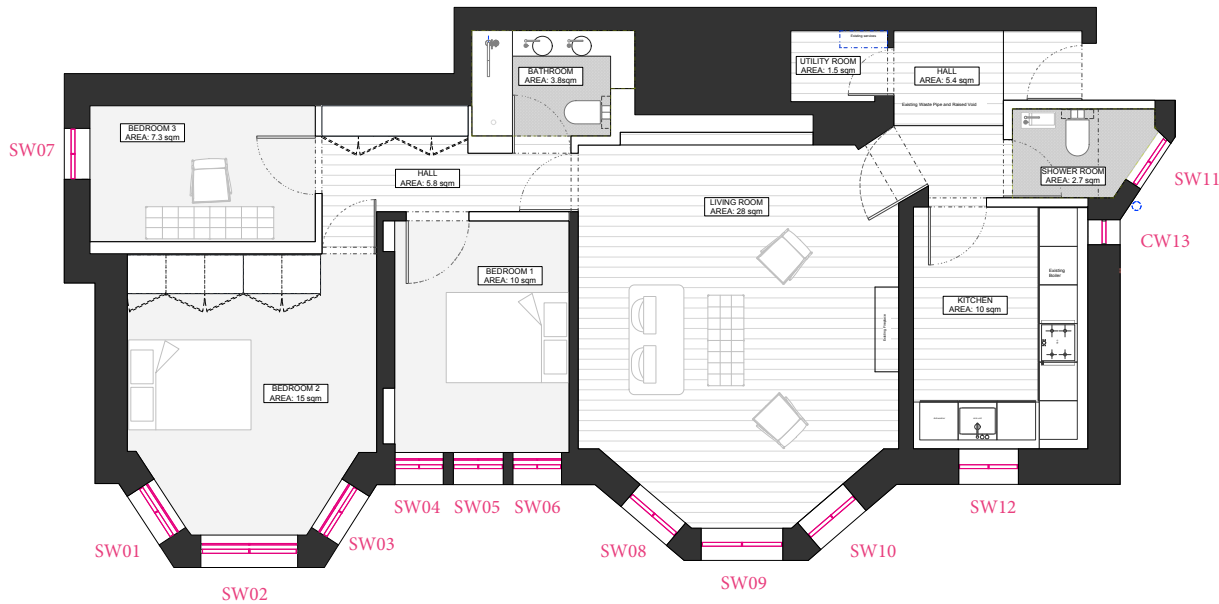
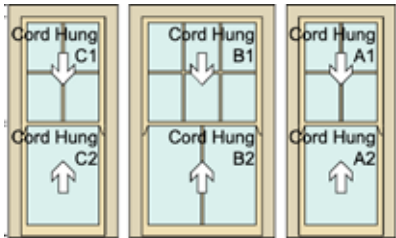
CW13 - Kitchen



ITEM SW07 - Third Floor LHS Elevation Bedroom 3

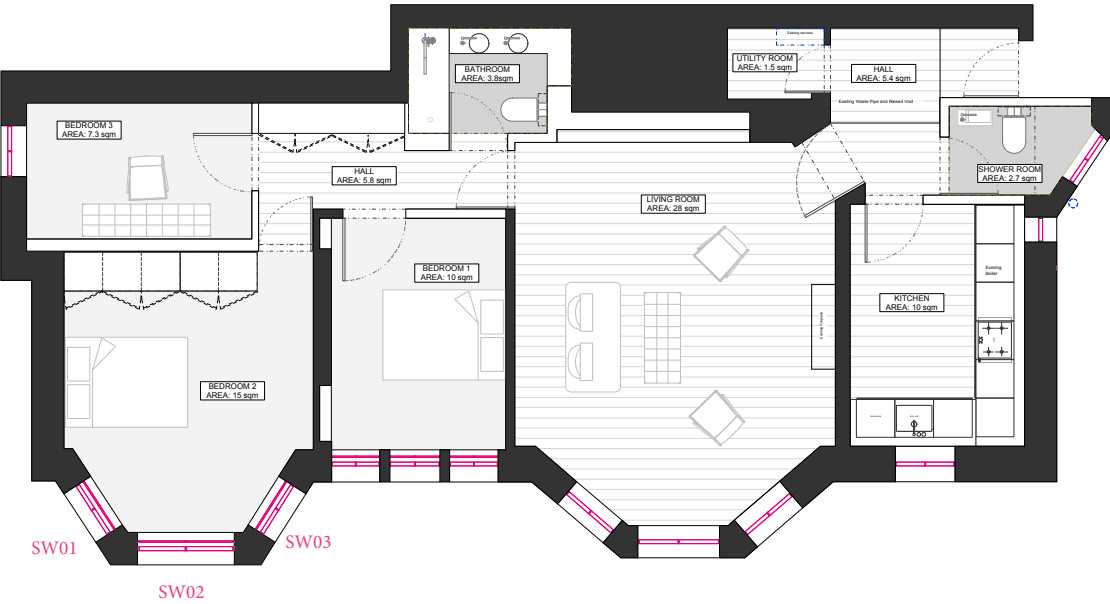
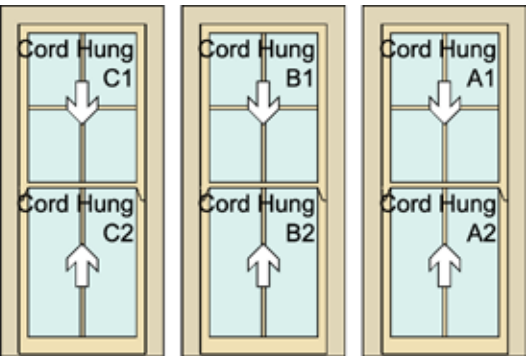


ITEM SW08 09 10 - Third Floor Front Elevation Living Room



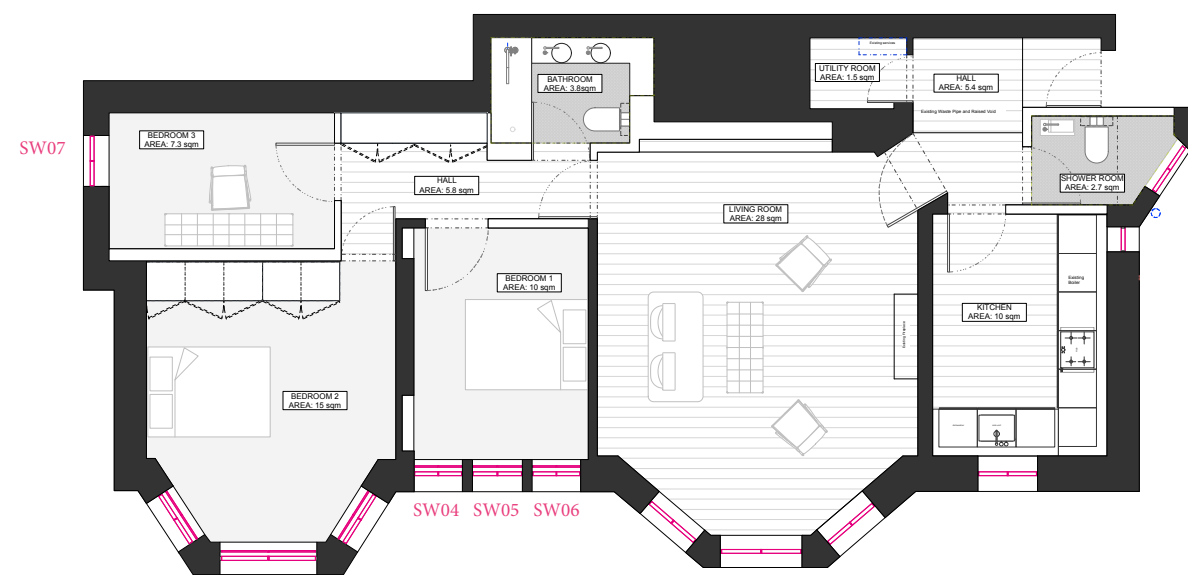
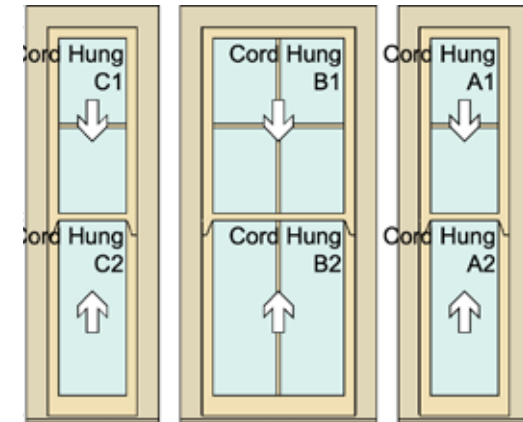
EXISTING WINDOWS
46 The Pryors, Block B
SW01-02-03
Bedroom 1

ITEM SW01 02 03 - Third Floor Front Elevation Bedroom 1



EXISTING WINDOWS
46 The Pryors, Block B
SW04 - 05 - 06
Bedroom 2

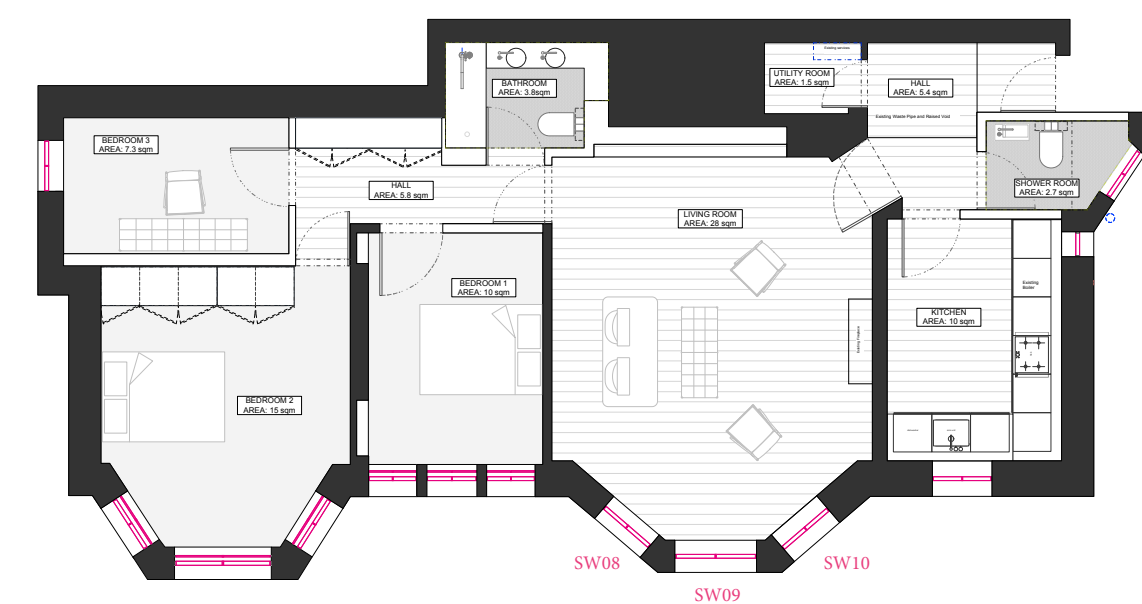
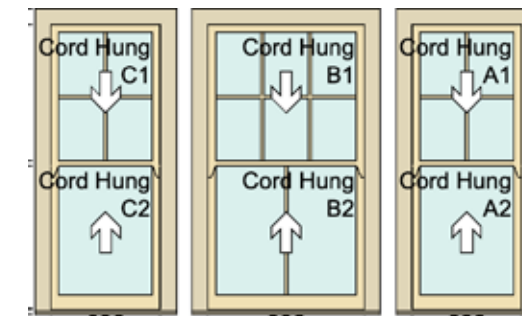
ITEM SW04 05 06 - Third Floor Front Elevation Bedroom 2



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EXISTING WINDOWS
46 The Pryors, Block B
SW08 - 09 - 10
Living Room

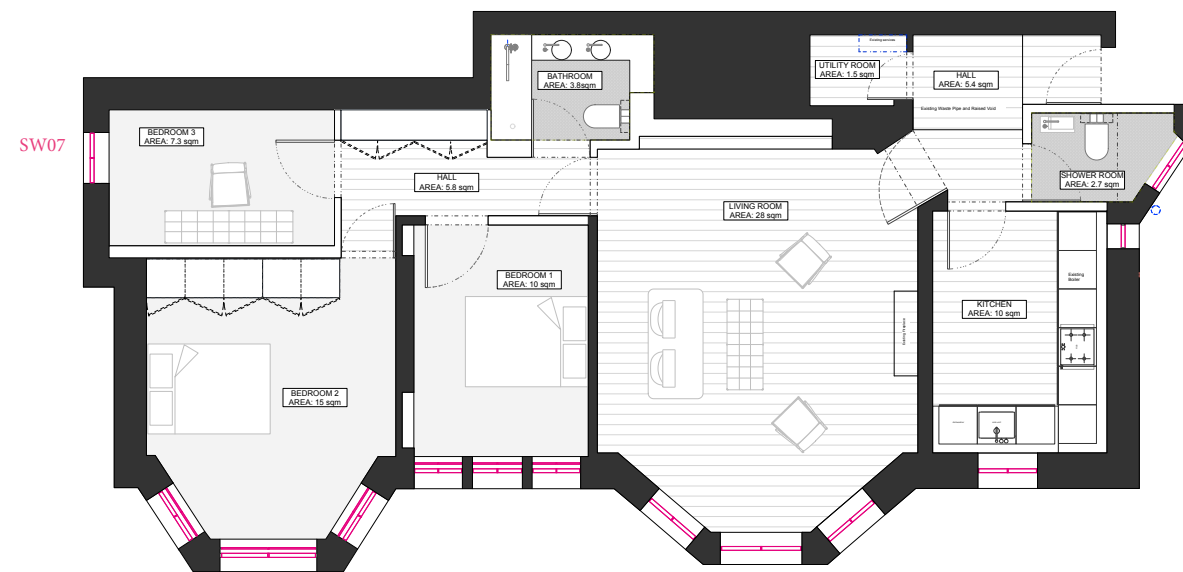
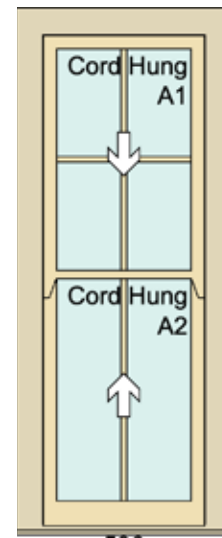
ITEM SW08 09 10 - Third Floor Front Elevation Living Room



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EXISTING WINDOWS
46 The Pryors, Block B
SW07
Bedroom 3

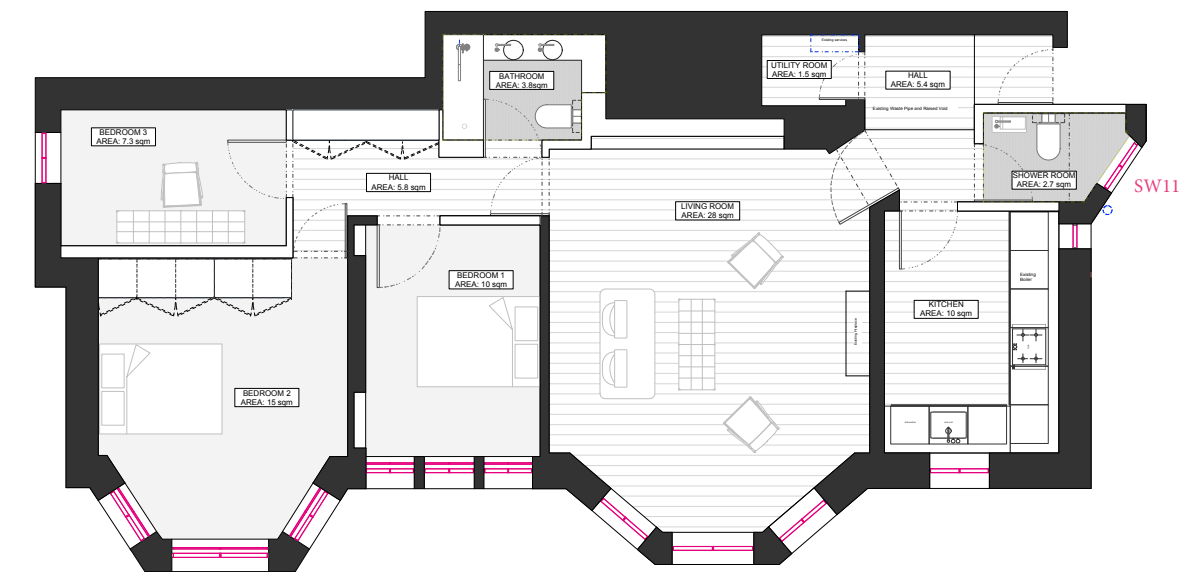
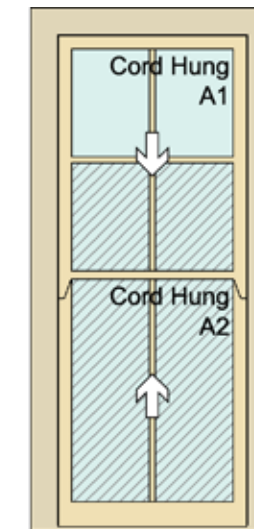
ITEM SW07 - Third Floor LHS Elevation Bedroom 3



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EXISTING WINDOWS
46 The Pryors, Block B
SW11
Bathroom

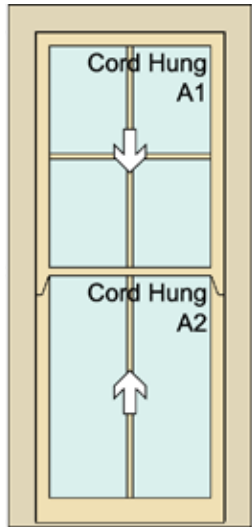
ITEM SW11 - Third Floor LHS Elevation Bathroom



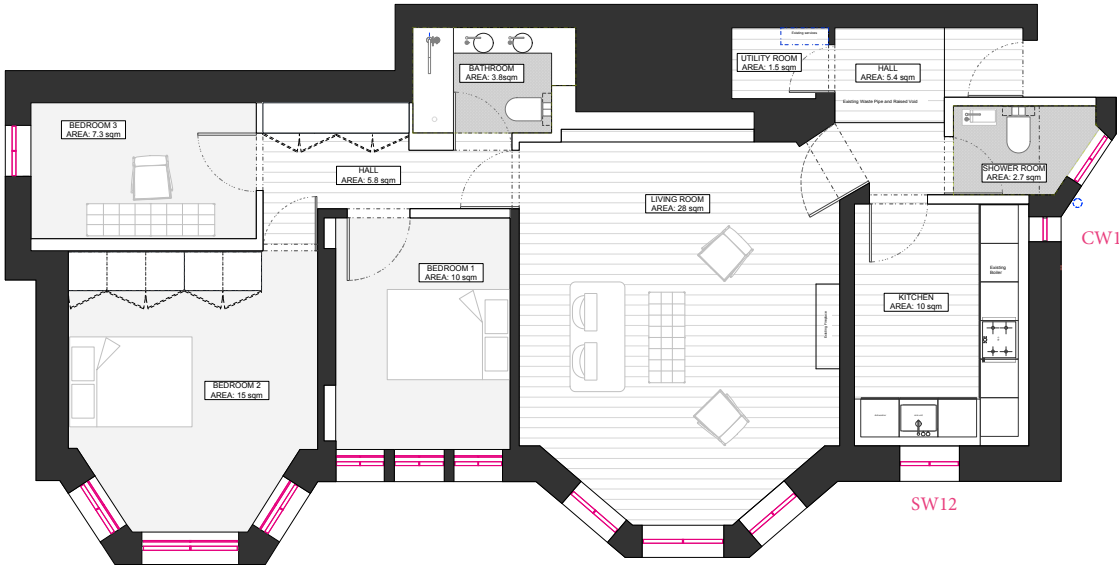
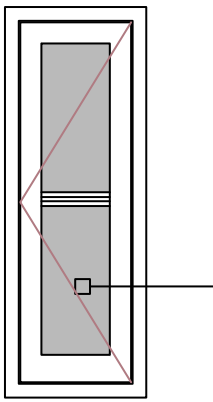
NVBL

EXISTING WINDOWS
46 The Pryors, Block B
SW12- CW13
Kitchen

ITEM SW12 - Third Floor LHS Elevation Kitchen



CW13 - Kitchen



PROPOSED WINDOWS
46 The Pryors, Block B
Drawings

PROPOSED WINDOWS
Side Bay Windows In Master Bedroom 1 and Living Room
SW01, SW03, SW08 and SW10

D1422
REV B
22/03/2022

3rd Floor - Front Elevation - Bedroom1
Weight Loaded Timber Sash Window
SW01
SW03
SW08
SW10

Seen From Outside

Project address: B/46 East Heath Road NW3 1BP

Client: Shallome

Paint Details:

INSIDE: RAL 9016 WHITE
OUTSIDE: RAL 9016 WHITE

REDWOOD

Horns:

Weights

Queen Anne Profile External Glazing Putty Finish

Ironmongery Finish: SATIN CHROME 1X

Heritage Lock

Outside D Handles

Pulleys

Sash Lifts

4x

900

1890

90

90

Low E INSIDE 4x4 Kr Krypton 83.80

TOUGHENED Low E INSIDE 4x4 Kr Krypton 83.80

Notes: 90mm Box Not bullnose Fitting: keep the bullnose

PROPOSED WINDOWS
Central Bay Windows In Master Bedroom 1 and Living Room
SW02 and SW09

D1422
REV B
22/03/2022

3rd Floor - Front Elevation - Bedroom1
Weight Loaded Timber Sash Window
SW02
SW09

Seen From Outside

Project address: B/46 East Heath Road NW3 1BP

Client: Shallome

Paint Details:

INSIDE: RAL 9016 WHITE
OUTSIDE: RAL 9016 WHITE

REDWOOD

Horns:

Weights

Queen Anne Profile External Glazing Putty Finish

Ironmongery Finish: SATIN CHROME 1X

Heritage Lock

Outside D Handles

Pulleys

Sash Lifts

2x

1200

1890

90

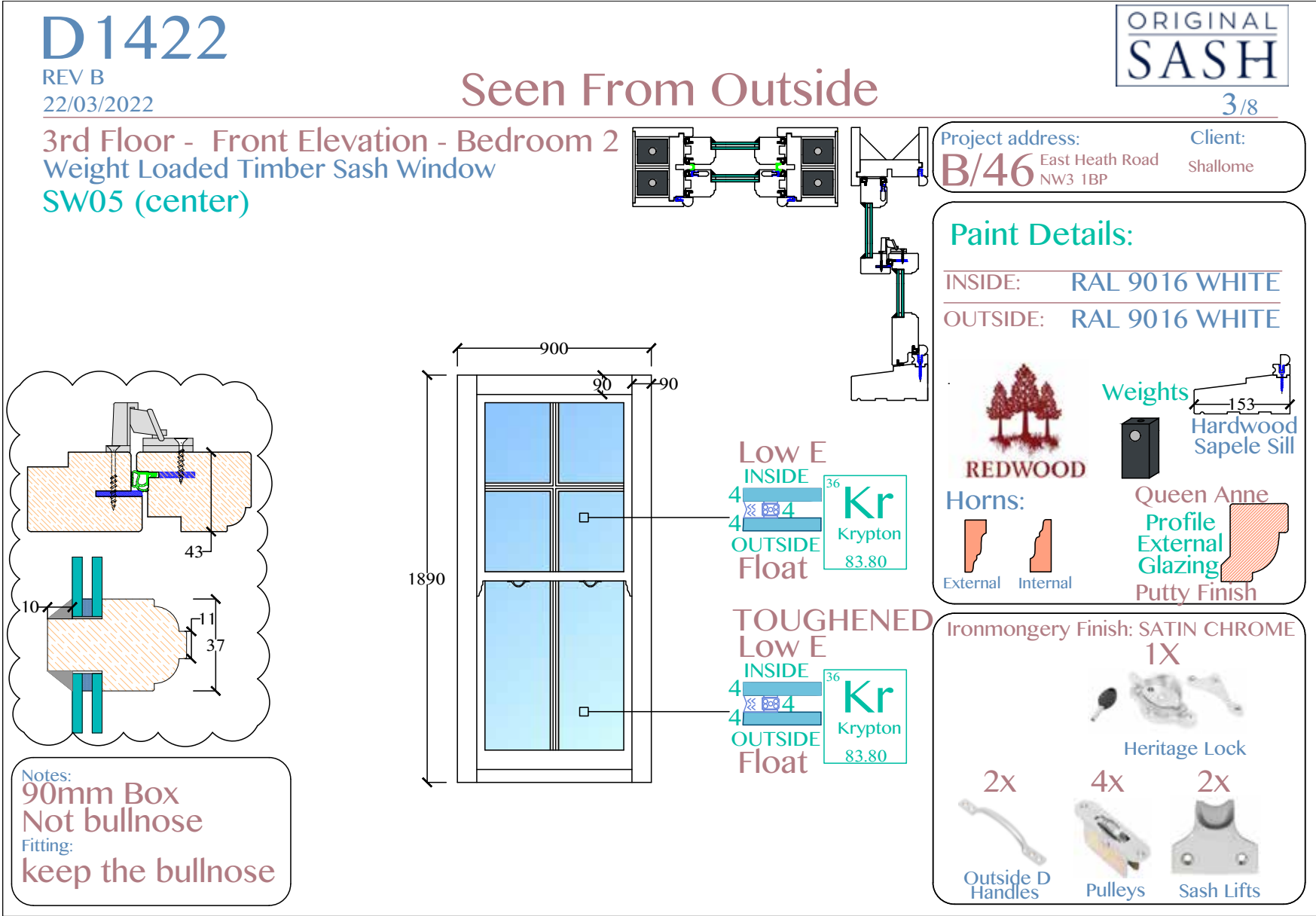
90

Low E INSIDE 4x4 Kr Krypton 83.80

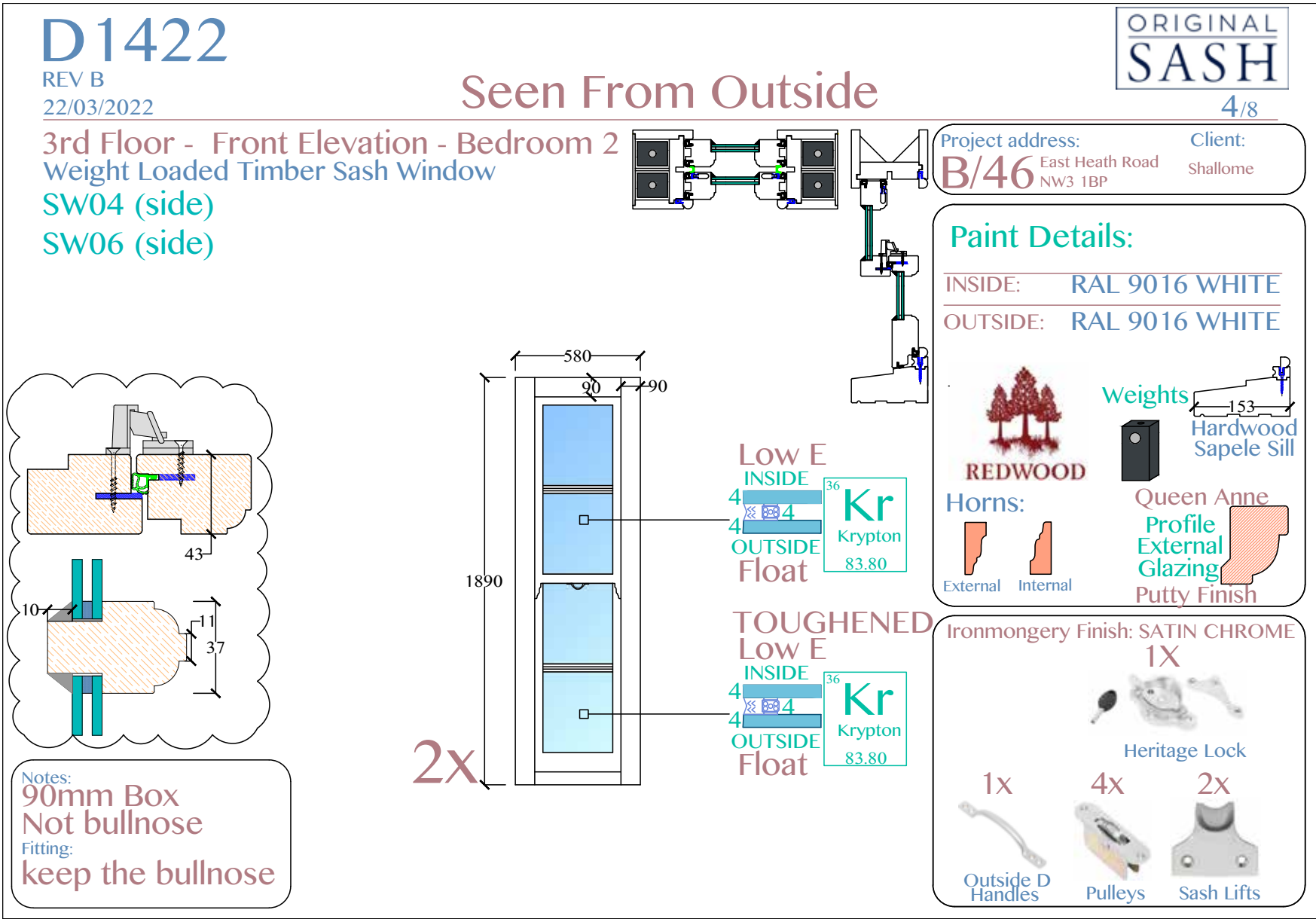
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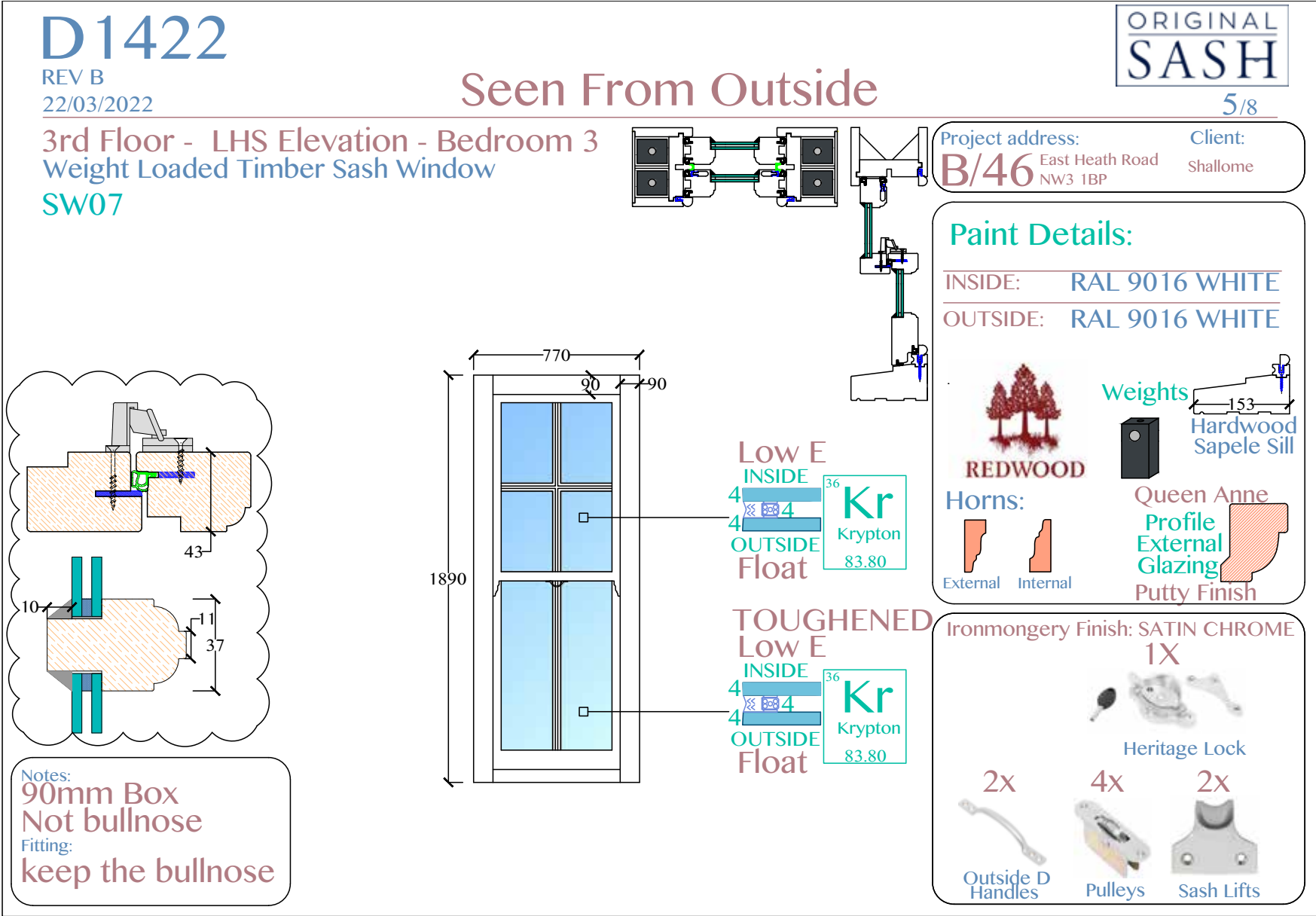
PROPOSED WINDOWS
Central Window In Bedroom 2
SW05



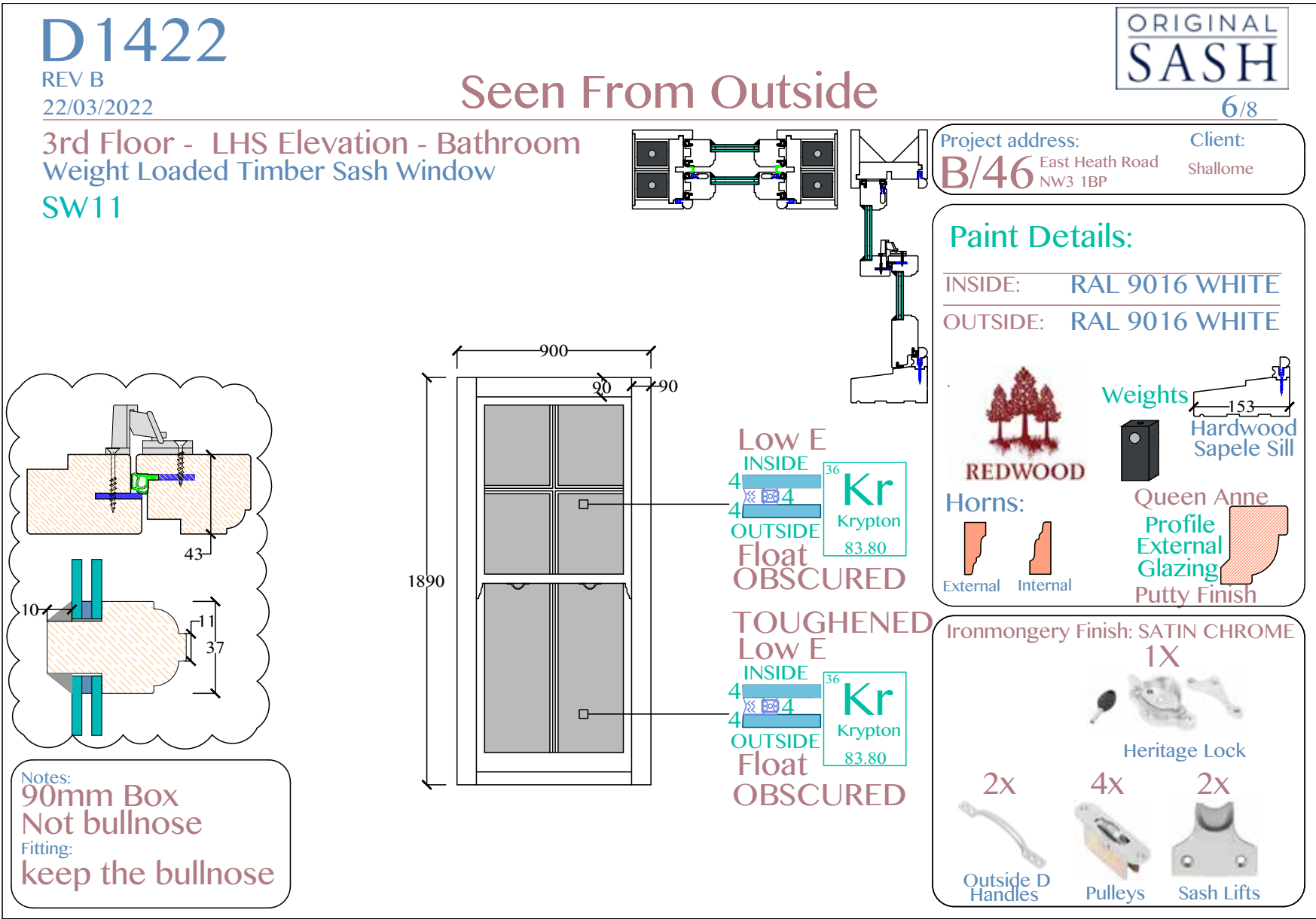
PROPOSED WINDOWS
Side Windows In Bedroom 2
SW04 and SW06



PROPOSED WINDOWS
Window In Bedroom 3
SW07

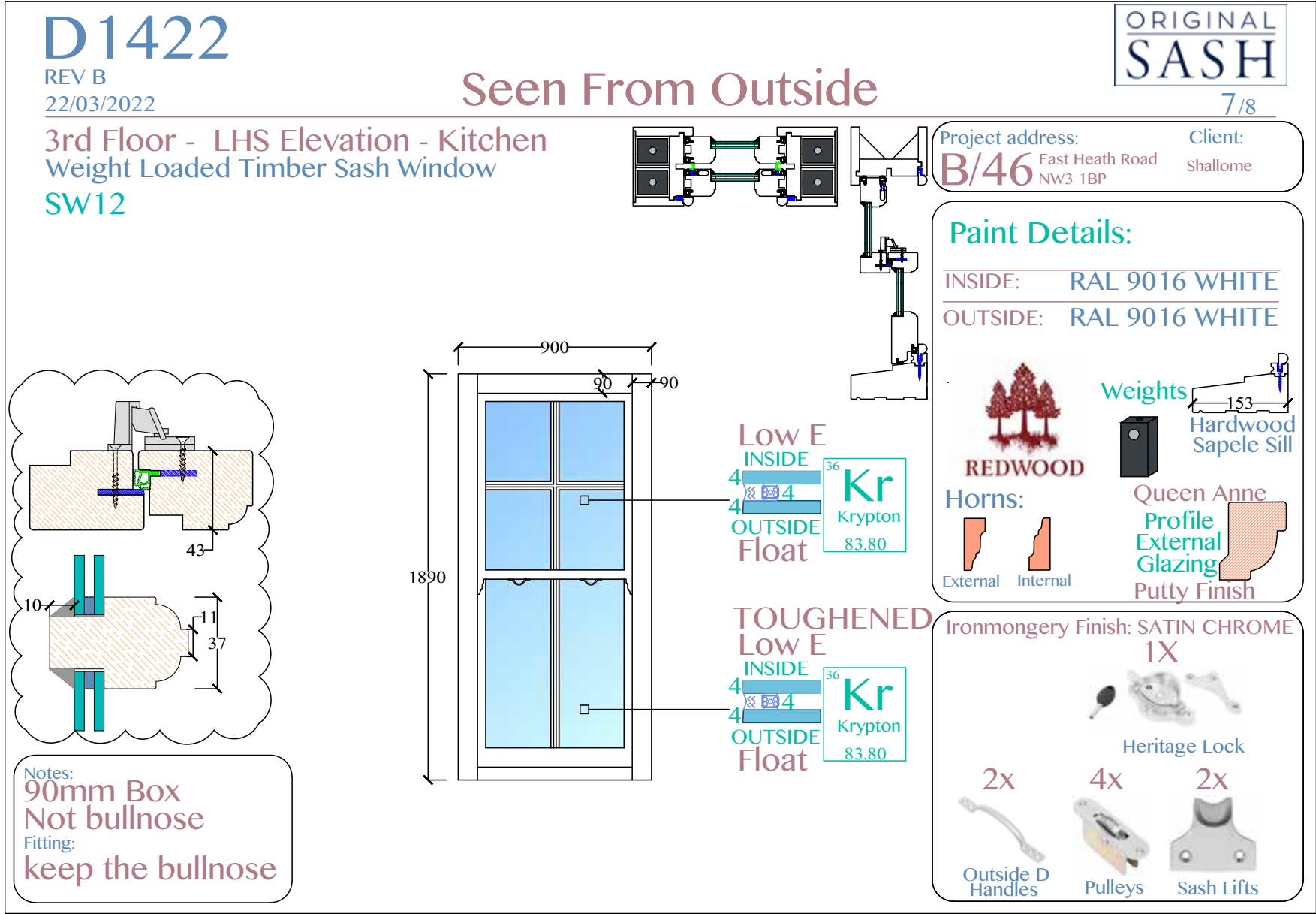


PROPOSED WINDOWS
Windows In Bathroom
SW11



PROPOSED WINDOWS
46 The Pryors, Block B
Drawings

PROPOSED WINDOWS
Front Elevation Window In Kitchen
SW12



PROPOSED WINDOWS
Samll Side window in Kitchen
CW13

