
HERITAGE / DESIGN & ACCESS STATEMENT

THE BULL & GATE

389 Kentish Town Rd, London NW5 2TJ

INTERNAL REFURBISHMENT OF TRADE AREAS AND CUSTOMER WC'S



Prepared for: Young & Co's Brewery PLC
Copper House, 5 Garratt Lane, Wandsworth
London. SW18 4AQ

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1. INTRODUCTION

1.1. The Bull & Gate public house is situated on Kentish Town Road, within the London Borough of Camden. It is not in a conservation area.

1.2. The Bull and Gate is a Grade II listed building.

1.3. There has been a public house on the site since at least 1715 when it was first recorded. The current building was built in 1871 on the site of the original C18 pub, when it was apparently known as the 'Boulogne Gate'. It was added to the statutory list in 2005.

1.4. The existing building consists of three storeys and a basement level. Customer areas occupy most of the ground floor & first floor, with staff accommodation to the second floor and cellar/storage in the basement.



Fig 1 - OS Map showing the application site outlined in red

1.5. The Listing entry for the 'Interiors' of the Bull & Gate reads as follows: "Much of the original pub interior survives, such as the bar counter with pilasters and cornelled brackets, and the back bar with decorative glass, and cast-iron fluted columns with ornate composite capitals. The original plan form is also mainly readable, with the front public rooms divided by partition with Neo-Classical dressed arch, and a former billiard room to the rear. Also of interest is a strapwork embossed paper ceiling, wide arches with fluted pilasters, and Neo-Classical detailing around the arch (that to the rear alternating small medallions of bulls' heads with the vases), pedimented doorcases and hardwood vestibule, fruity grape detailing throughout, large skylight to rear and fireplace in front bar. To rear wall of main bar, a pair of wide arches, that to north with later bar extension now projecting from it, that to south with further pedimented double door into rear now used as a music venue, which has fewer features of interest."

1.6. This Heritage, Design & Access statement has been written to support a Listed Building Application for refurbishment works to the interiors of the customer areas within this Listed Building. These include a complete internal redecoration, new joinery works, removal of two non load bearing decorative structures within the rear ground floor trade space, works to customer WC's, minor works to ground floor and first floor bars, works to waitress stations/coffee station & kitchen pass and new lighting.

1.7. The aim of the proposed works is to maintain and enhance the appearance of the public house and help the business operate successfully.

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1.8. This statement should be read in conjunction with the submitted details and drawings.

2. CURRENT USE

2.1. The Bull & Gate is a public house, owned and operated by Young & Co's Brewery PLC - there is no proposed change to this use.

3. AMOUNT

3.1. The proposed works do not alter the footprint of the site and there is no increase or decrease in areas.

4. LAYOUT

4.1. The general layout will remain as existing, with the only slight change being to remove the 2No. decorative, non load bearing structures that are modern additions in the rear trade space (Trade Area 4 on the plans). This rear trade area was once a billiard room off the main pub and then more recently used as a music venue. It was then converted into pub/dining space when Young's took it over in 2013.



Fig 2 - Decorative metal structure with sliding glass screens to be removed



Fig 3 - Decorative timber structure with metal columns to be removed

4.2. There are no other proposed alterations to the layout.

5. SCALE

- 5.1. There are no alterations to the scale of the building

6. LANDSCAPING

- 6.1. There are no landscaping works

7. APPEARANCE

- 7.1. The exterior of the building will remain as existing
- 7.2. Internally there will be a complete redecoration, with a new colour scheme
- 7.3. There will be new light fittings to replace existing. The light fittings will mostly remain in existing positions, with some minor alterations and a handful of new points
- 7.4. New stained timber wall panelling to dado height and to 1650mm height is proposed for the rear trade area (Trade Area 4). This is to bring this area more in keeping with the aesthetic and quality of finish in the main pub
- 7.5. The existing bars to ground and first floors will be retained as existing, with enhancement works and repairs, inclusive of but not limited to, stripping and re-staining counter tops, cleaning and re-waxing the ground floor bar front, stripping the first floor bar front back to timber and staining and adding leather panels, replacing an original cracked mirror in the GF backfitting with new to match exactly, new brass brackets to shelves of GF backfitting to replace existing stainless steel ones. New back panels to upper backfitting of FF bar. New illuminated bottle steps
- 7.6. Strip painted screens either side of the entrance door in Trade Area 2, staining and sealing them to a walnut finish with clear matt lacquer. The rear of the entrance door is also painted, this will also be stripped and stained to match the outer face. Note that the painted surround and cornice to the over door will be striped back to timber and stained but there will be no works to the fruity detailing above the door, these will remain exactly as existing.

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Fig 4 - Current painted screens



Fig 5 - Historic photo of stained screens

- 7.7. Strip painted lobby and inner lobby door in Trade Area 1, staining and sealing to a walnut finish with clear matt lacquer. The rear of the entrance door is also painted, this will also be stripped and stained to match the outer face. Note that the painted surround and cornice to the over door will be striped back to timber and stained but there will be no works to the fruity detailing above the door, these will remain exactly as existing.



Fig 6 - Current painted glazed lobby



Fig 7 - Historic photo of stained lobby

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Fig 8 - Raised area at head of stairs

- 7.9. The refurbishment of the existing kitchen pass and waitress station (fig.9), which were added to the site in 2013 when it was converted from a music venue into a pub/dining space. The door and surround to be stripped back to timber and stained.



Fig 9 - Waitress Station & Kitchen Pass



Fig 10 - Coffee Station

- 7.10. The existing coffee station to be removed and new built in same location. Tiles to be retained and cleaned

8. ACCESS

- 8.1. There are no proposed changes to pedestrian access into the building.

9. FLOOD RISK

- 9.1. According to the Government's Flood Risk Map the site sits within a Flood Zone 1, which means it has a low probability of flooding. None of the works affect the current footprint of the building, or the water management so will have no adverse affect.

10. CONCLUSION

- 10.1. The works intended at this site are largely a redecoration of the existing internal trade spaces with the addition of some new joinery works and minor works to the bars and backfittings. These works are important to maintain the building in a good condition for future use. The removal of the decorative structures and the addition of timber panelling in the trade area to the rear are to enhance the aesthetic of that room to bring it in line with the quality of the main pub building. The striping of some of the features which have been painted back to their original timber stained finish will help maintain a strong identity for the heritage of this pub.
- 10.2. In conclusion we believe that the above alterations will have a positive impact on the site and help maintain this building in it's long history as a public house serving the community.

Prepared on behalf of Client
by
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