
DESIGN & ACCESS/HERITAGE STATEMENT

THE ROEBUCK

15 Pond St, London NW3 2PN

EXTERNAL REFURBISHMENT OF REAR GARDEN TO PUBLIC HOUSE



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

Prepared by: Catherine Banfield
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1. INTRODUCTION

1.1. The Roebuck public house is owned and operated by Young & Co's Brewery plc.

1.2. The building occupies a site on Pond Street, near to the Royal Free Hospital and Hampstead Hill School. It is situated within the London Borough of Camden.

1.3. The Roebuck is a Grade II listed building and sits within the Hampstead conservation area.

1.4. The building consists of three main storeys, plus a basement level. The basement is a mixture of trade space/bar, customer WC's and storage rooms/cellar spaces. The ground floor is occupied with trade areas/bar and customer WC's. The first floor is a mix of catering kitchen, and staff accommodation.

The second floor is occupied with staff accommodation. The first and second floors also include the building above the coaching arch to the left of the site.

1.5. This Heritage statement has been written to support a Full Planning & Listed Building Application to assess and justify the impact of the internal and external refurbishment on the character of this Grade II Listed Building.

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

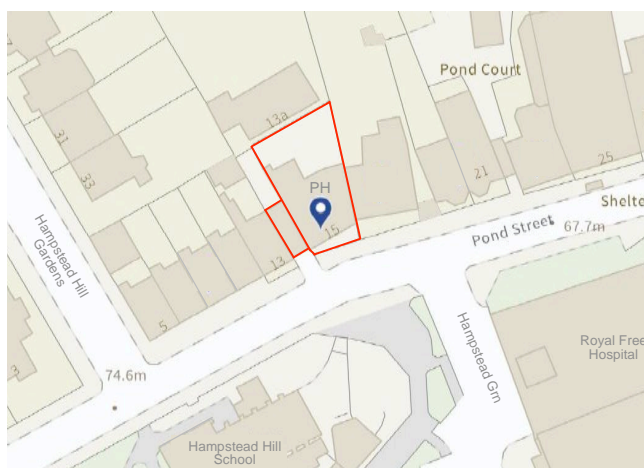


Fig 1 - Map showing the application site outlined in red

2. LISTING INFORMATION

2.1. The site falls within the Hampstead Conservation Area and is Grade II Listed.

2.2. The Listing entry for the Mitre reads as follows: *Public house & hotel. Late 1860s. Stucco with channelled stucco ground floor. 3 storeys and cellars. Symmetrical facade of 5 windows plus 1-window extension over left hand carriage entrance. Public house openings round-arched with keystones and linked by impost bands; doorways, in outer bays, with fanlights and panelled doors. Upper floor sashes*

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in round-arched openings with architraved heads, 1st floor with keystones, linked by impost bands; pilasters articulate bays, 1st floor with rusticated bands supporting an entablature with projecting modillion cornice, 2nd floor plain pilasters with enriched heads supporting entablature (inscribed Roebuck Hotel) and dentil and modillion pediment having a painted sculpture roebuck in the tympanum. Extension has architraved tripartite sashes; 1st floor with console bracketed cornice, 2nd floor with mask keystone. Entablature with dentil and modillion cornice. INTERIOR: now converted to a single bar, retains massively overscaled cornices with modillion decoration.

2.3. The site was added to the statutory list on 14th May 1974.

2.4. The Official List Entry largely covers the impressive front elevation of the public house, including the coaching arch to the left of the property.



Fig 2 - Front Elevation

3. CURRENT & PROPOSED USE

3.1. The Roebuck is a public house, owned and operated by Young & Co's Brewery PLC.

3.2. There is no proposed change to this use.

4. SCHEDULE OF ALTERATIONS:

4.1. Full planning & Listed Building Consent is being sought for the following elements: New open sided structure with retractable roof, lighting and heating in rear garden. New black iron railings to low walls & new millboard decking to rear garden. Larger exit gate from garden to rear yard and adjustment to bin store. The proposed black iron railings are to the tops of the existing low wall to the stairs up from basement in the rear garden and these will be required to raise the balustrade to 1100mm above the

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new decking. The style of the railings will tie in with the style of the building. New millboard decking to the rear garden will be laid over the existing stepped patio, to give a level finish, which will give better access to all the clientele.

- 4.2. The new open sided structure will consist of a power coated metal frame with retractable awnings, lighting and heating. Small cantilevered wedge shaped roof to one end. Glass infill panels to apex of roof either end. In addition to providing better coverage for the patrons in the garden, the manufacturer has also advised that when the roof is closed it can aid in the reduction of noise emissions, thus being a potential benefit to the neighbouring properties. This structure is free standing and is not attached to any buildings. I has built in guttering and downpipes, these will expel any water directly onto the existing patio below the new millboard decking and will run into gullies, as it does currently from those patios.



Fig 2 - Example of structure with retractable awnings



Fig 3 - Example of cantilevered roof and glass infill

- 4.3. New millboard decking to be laid straight onto the existing stepped patio to give a level floor finish to all patrons using the garden



Fig 8 & 9 - Existing rear garden

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- 4.4. Enlargement of the exit gate from the garden to the rear yard, which includes adjustments to bin store.



Fig 10 - Fire exit door/gate from garden



Fig 11 & 12 - Bin Store in Yard



5. SCALE

- 5.1. There are no changes to the scale of the existing buildings or the layout of the garden. With regards to the proposed free standing open sided structure with retractable roof, the ring beam of this sits in line with the existing timber pergolas and the apex of it's roof sits just below the roof line of the single story extension (Trade Area 4). So overall the scale of the free standing structure is in line with the existing structures and this structure will be subservient to the scale of the existing building as a whole.

6. LANDSCAPING

- 6.1. The decking to the rear terrace would be overlaid onto the existing patios. The freestanding structure in the rear garden requires small localised footings under the posts.

7. ACCESS

- 7.1. There are no proposed changes to pedestrian access into the building. The decking to the rear will enhance access to all areas of the garden for all clientele . The widening of the escape gate to the rear garden will enhance the exit route.

8. FLOOD RISK

- 8.1. 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.

9. JUSTIFICATION & SUMMARY

- 9.1. We believe the proposed free standing open sided garden structure with retractable roof will provide much needed coverage for the garden during overtly sunny or rainy days. It will sometimes also provide some reduction in noise and visual disturbance for neighbours. Visually it will enhance the garden for both my client and the neighbours.
- 9.2. The introduction of a single level millboard decking laid over the existing stepped patio to the rear garden will mean access to the whole garden for all patrons, including those with mobility challenges.
- 9.3. The proposals have been carefully designed to respect the sites historic features and Grade II listing and and the Hampstead Conservation Area.
- 9.4. It is our belief that the proposed works are in keeping with the nature of the listing and offer no detriment to the site, surrounding area or the historical features of the existing building.

Prepared on behalf of Young's by Catherine Banfield