

DESIGN & ACCESS/HERITAGE STATEMENT

THE ENGINEER

Gloucester Road

Primrose Hill

London

NW1 8JH

Introduction;

This Design & Access Statement seeks to meet the documentary requirements of the current NPPF, for buildings located within a Conservation Area and for buildings having a grade listing. It has been submitted to assess the interest of the application site to justify the proposed works in terms of their impact on the heritage asset/conservation area identified. The statement assesses the nature, extent and importance of the significance of the asset and its setting to allow the impact of the proposed works on that significance and setting to be properly assessed by the local planning authority.

Listing

Details

CAMDEN

Greater London Authority Camden (London Borough) Non Civil Parish

TQ 28339 83966

Listed Building

II

Includes: The Engineer Public House and attached wall PRINCESS ROAD. Public house. c1845-50. Built for Calverts the brewers. Brown stock brick with stucco ground storey and dressings. Slate roof. Italianate style. EXTERIOR: square composition of 3 storeys on all sides, with strong bracketed cornice and parapet and heavy quoins at angles. Fronts towards Gloucester Avenue and Princess Road with stuccoed facade and windows to bar along ground storey, probably later C19 and incorporating projecting iron light fixtures in the form of dragons left and right of entrances; upper portions with 3 windows with stucco surrounds and keystones on each of 2 storeys, the centre windows at first-floor level having swept sides and pediments. The 2 rear facades less symmetrical, with external chimneybreasts protruding and breaking through parapets. INTERIOR: the bar interiors have lost all fittings of special interest save for their cornices, but the exterior makes for a good example of an early Victorian public house. SUBSIDIARY FEATURES: high stuccoed wall continues along Princess Road in front of yard.

CAMDEN

TQ2883NW PRINCESS ROAD 798-1/75/1775 The Engineer Public House and attached wall II

See under: No.65 The Engineer Public House and attached wall GLOUCESTER AVENUE.

Listing NGR: TQ2833983966

A little about the public house

The Engineer pub here was built between 1845 and 1850 for Claverts the Brewers by, it is thought, Isambard Kingdom Brunel, hence the name. It is thought that Brunel had his offices in the building for a while.

This grade two listed building is built of brown stock brick with a stucco ground storey and stucco dressings in the Italianate style. Of particular interest are the projecting iron light fixtures in the form of dragons left and right of the entrances.

There is also thought to have been a secret tunnel leading from the nearby Grand Union Canal directly into the cellars here, but this has long since been blocked off.

Apparently there was a slot at the end of the tunnel for checking coins, (presumably if they were counterfeit they would bend).

The Engineer's grounds originally ran all the way down to the canal, and situated in them was a brewery run at first by a woman.

In 1995 the tenancy was taken over by Tamsin Olivier an actress and Abigail Osborne an artist and The Engineer as we know it now was born.

The Design Concept

The design has taken into consideration the history and have kept the proposed signage to a mainly like for like upgrade. The existing pictorial projecting sign would be cleaned and remain in the same location. The existing sign written house name would be repainted and remain in the same locations. The proposal also include the introduction of a traditional lantern on bow bracket to the main entrance which would have a low level of illumination to denote the primary entrance to the building

Public Safety

Before the commencements of works a Health and Safety assessment will be carried out by the main contractor. Scaffolding will be erected and all safety measures applied. Ashleigh signs will supply a method statement to the main contractor for the installation of the signage. Barriers will be installed for the safety of pedestrians and workers on site

Impact

The proposed signage proposal has taken into consideration the history of the building and impact on the surrounding street scene