

Design and Access Statement

for

Pembroke Castle, 150 Gloucester Avenue, Camden NW1 8JA

(Revision A)



By

R. Beattie

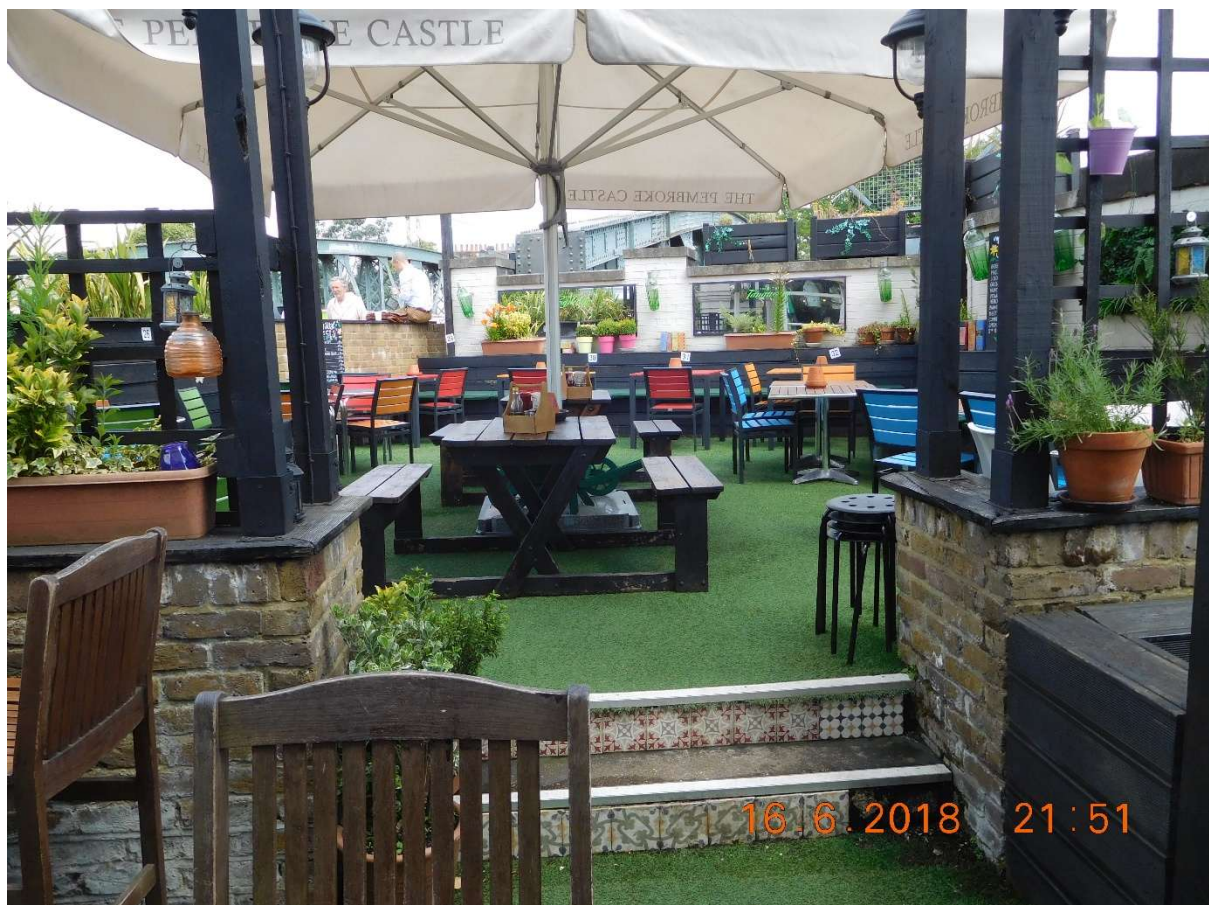


General Introduction

This access statement is submitted on behalf of our client Stonegate Pub Co.

This statement is to highlight the retrospective application for external hard landscaping including Pergola, being already provided at ground floor level as outdoor trading area.

All of which has been introduced very recently in early 2025.



Above: Historic photo from 2018

Location



This property is located on the corner of Gloucester Avenue and the bridge... which is a continuation of Regents Park Road, NW1.

The adjacent park of Primrose Hill is isolated from Regent's Park via the Regents canal and Prince Albert Road, as well as the Outer Cir.

The nearest listed buildings according to Historic England are in Chalcot Square Gardens.

The premises have been trading for many years as a bar/restaurant. The premises are of modest proportions but accommodate a **reasonable total of 90 indoor and 66 outdoor covers (outdoor dining).**

The current restaurant facilities would find it very difficult to remain sustainable without the garden and its valued covered seating.

Regents Park listing

Heritage Category: **Park and Garden**

Grade: **I**

List Entry Number: **1000246**

Date first listed: **01-Oct-1987**

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden (London Borough)

Parish: Non-Civil Parish

County: Greater London Authority

District: City of Westminster (London Borough)

Parish: Non-Civil Parish

National Grid Reference:

TQ 27987 82893, TQ2868582116

This list entry was subject to a Minor Amendment on 03/08/2020

Regent's Park (officially known as The Regent's Park), an early C19 landscape park designed by John Nash as a setting for villa residences and subsequently, from 1835 onwards, opened as a public park. The grounds have seen continuous development into the late C20.

NOTE This entry is a summary. Because of the complexity of this site, the standard Register entry format would convey neither an adequate description nor a satisfactory account of the development of the landscape. The user is advised to consult the references given below for more detailed accounts. Many Listed Buildings exist within the site, not all of which have been here referred to. Descriptions of these are to be found in the List of Buildings of Special Architectural or Historic Interest produced by the Department of Culture, Media and Sport.

Previous garden hard landscaping

The premises previously had installed some fencing outside the restaurant.

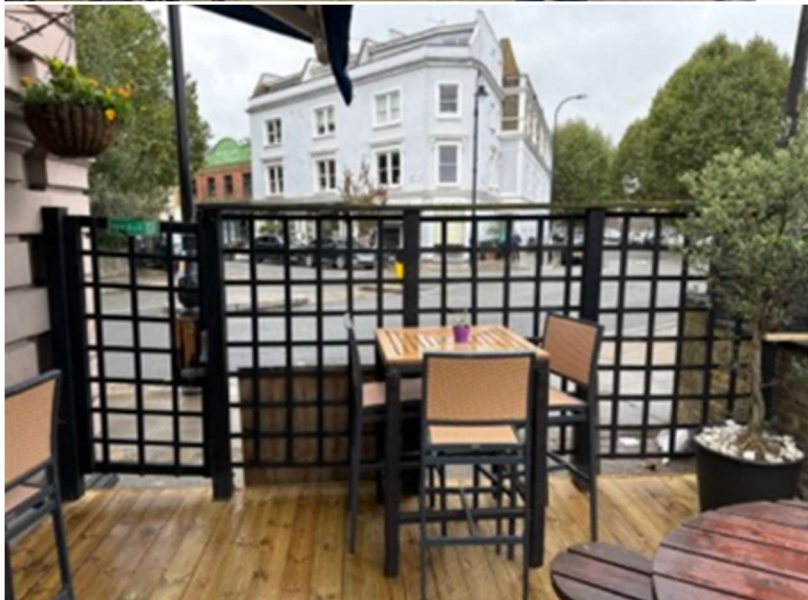
The previous fence was quite understated and did not afford clients of the pub garden any privacy, whilst consuming food.



Above: Extract of google street-view photo

The lack of privacy to the garden was felt to be socially unacceptable in the year 2025, in terms of privacy and acceptability.

Historic photos x 6





Front Entrance, Seating and number of covers

To any restaurant business, seating space is key to generating enough revenue to remain operational.

Currently the front entrance into the premises offers difficulty for wheelchair users accessing the venue, due to a stepped threshold to outward opening doors.

The operation of the food service and open kitchen is to have the cooking visible to customers as part of the experience of dining within the premises, this is the main feature of the current operation. The alterations to the premises are outdoor only and very minor as we are retaining as much of the existing layout as possible.

This is a modest footprint for a restaurant, so we are working within the restraints of the existing site as best we can for our client. The basement area already has an area for food prep, walk-in chiller, beer cellar, toilets, staff changing facilities and storage. Note: there is a first floor kitchen.

As you will see from the building plans, there is limited space for what is needed to run the operation.

A bar counter and limited space for customer seating, approx. 90 covers indoors and 66 outdoor covers.

Once again due to the limited space, as a result of the constraints of the building layout.

Hard Landscaping

With improved outdoor covered seating, it's felt that we are improving the longevity of the building and flexibility of outdoor dining.

Security

Further to the previous, historic photos, the low-level planter has been replaced with a slightly taller fence to stop people easily climbing into the garden, for security reasons. Furthermore, this stops previously ejected punters regaining entry. Also, the trellis style fence has been replaced with a close boarded fence to stop items (drugs, weapons etc) being passed through.

Present hard landscaping photos x 6





Building Regulations

It should be note that each storey is less than 120m², there are 3 floors to the premises and includes basement and ground floor and first floor only.

The floor areas are the Basement = 102m², Ground = 108m², First = 94m².
Garden = 103m².

Fire Safety

The maximum 45metres distance is not exceeded as egress / fire rescue hose length. Please refer to the drawings.

Means of Escape

Again, this is an existing building in which we are retaining the escapes as existing. We have also maintained the fire protection and detection to sustain the current situation as existing.

Toilets

The ladies' toilets are located on the ground floor. The remainder of the toilets (gents) are currently located in the basement.

Future Proofing

While having accessible facilities is crucial for inclusivity, it's also important to understand that not every place can immediately accommodate all needs.

In some cases, due to space constraints or building restrictions, buildings may not be able to have a disabled toilet.

Our client is aware that it is important to make every effort to include and assist individuals with disabilities in any way possible, but we have limited space within these existing premises and are trying to improve where we can.

We are proposing to improve this building and maintain it for the local community, as well as provide job opportunities for local people within the area. Whilst working within the restraints of this existing building, we are certainly not making the situation any worse than it currently is, instead we are improving the longevity of the building and flexibility of outdoor dining.