



## Design and Access Statement

*Project:*

### **King William IV Public House**

*Site Address:*

77 Hampstead High Street  
London, NW3 1RE

*Proposed Work:*

Alterations to rear service outbuildings to  
accommodate a fire exit path

September 2015

Francis Hur Architecture

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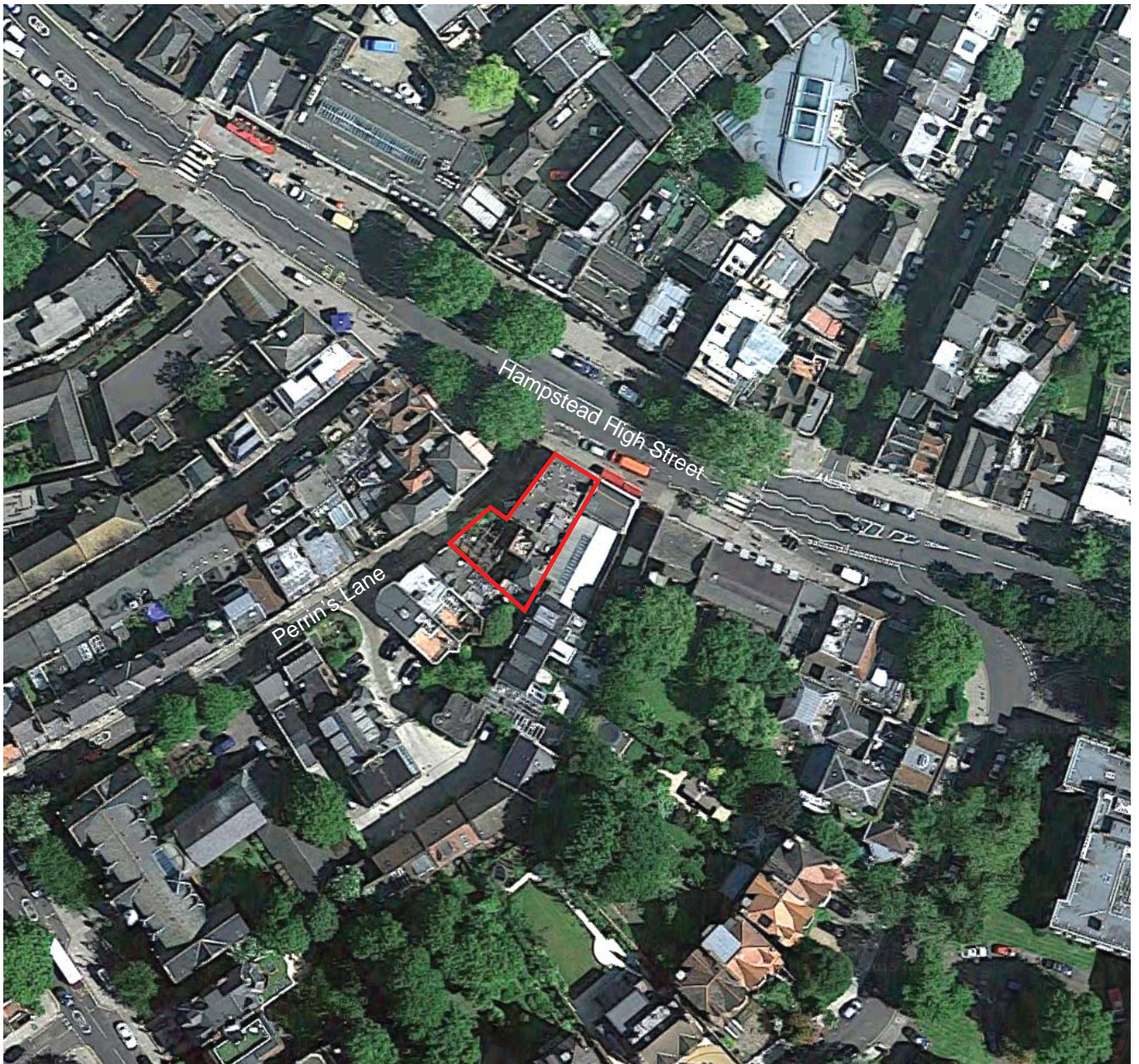
# 1. Introduction

This Design and Access Statement has been prepared for Camden Planning Office in support of proposed works to the King William IV Public House at 77 Hampstead High Street, NW3 1RE.

The proposed works involve the alteration of the existing “service outbuildings” at the rear of the pub in order to accommodate a proper fire exit path. The existing configuration does not meet fire safety standards and an Enforcement Notice has been served by the London Fire Brigade. (See Appendix B: Enforcement Notice.)

Please note the Enforcement Notice requires their steps be followed in a timely manner by 9 September 2015 (or such extension if granted by the Authority).

We respect the King William IV is a grade II listed building and deserves an appropriate level of consideration before any alteration works can be carried out. Although given the circumstances of the Enforcement Notice, we would be very grateful if Camden Council could expedite this matter so we may comply with the steps outlined by the London Fire Brigade.





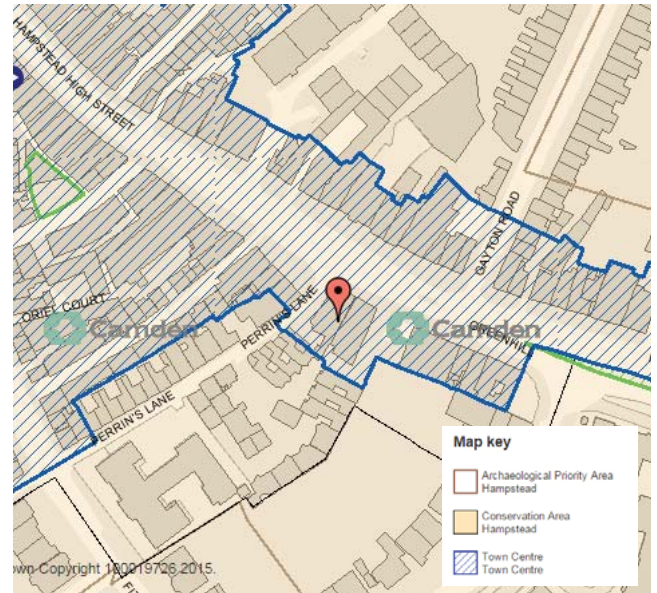
## 2. History and Context

The King William IV Public House is a Grade II listed building. (List Entry Number: 1139055, see Appendix A: Historic England Listing.) It was built circa 1830-37. It was first listed in 1999 and was included “as a good and prominent surviving example of an early C19 public house...”

The property is within Hampstead Conservation Area and is noted in the Hampstead Conservation Area Statement as a building which makes a positive contribution to the special character and appearance of the area.

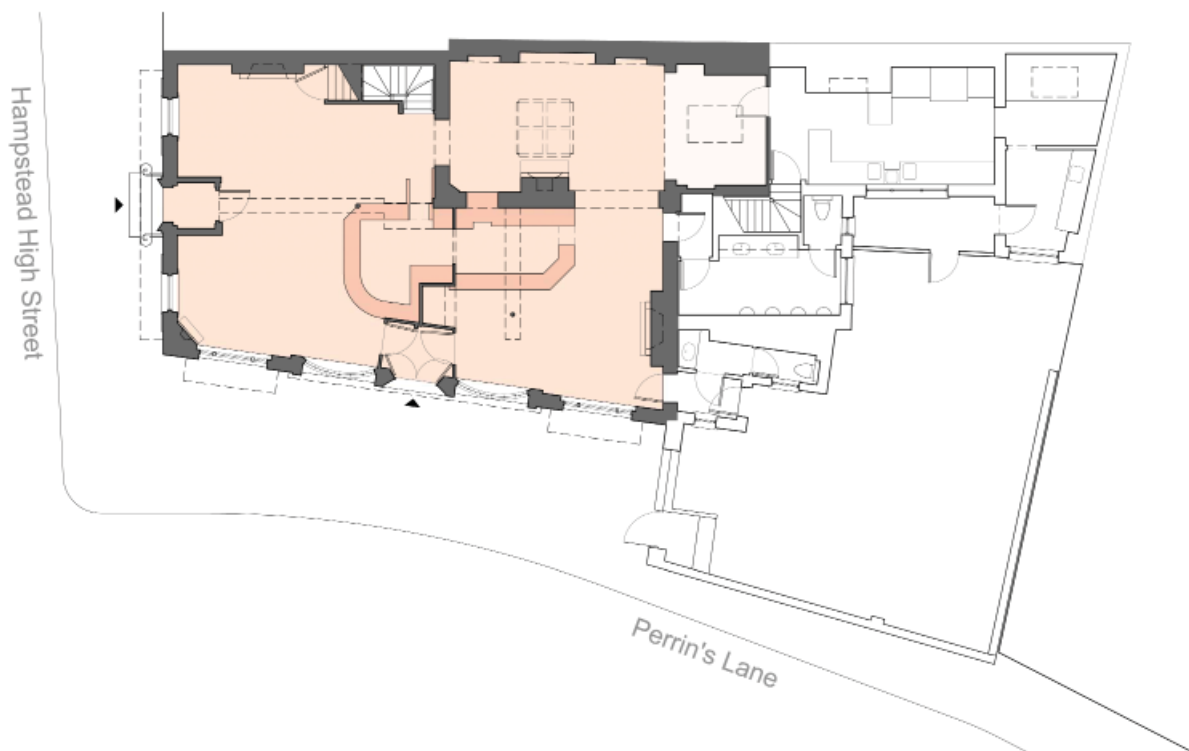
The property is located within Hampstead Town Centre at the corner of Hampstead High Street and Perrin’s Lane. It consists of the three storey pub with basement, a rear garden enclosed by a brick wall along Perrin’s Lane and various “service outbuildings” - which appear to be later ancillary additions to the main body of the three storey pub.

In order to clarify the heritage value of the building, a Historic Structure Drawing was undertaken. (See Historic Structure Drawing H-001 included with this application.) Whilst listed buildings must be considered in their entirety, we believe the Historic Structure Drawing helps to distinguish building elements which are clearly of heritage value from other elements which may be more open to reconsideration.



Camden Planning Map

Historic Structure Drawing - Ground Floor Plan  
Not to Scale (see drawing H-001)



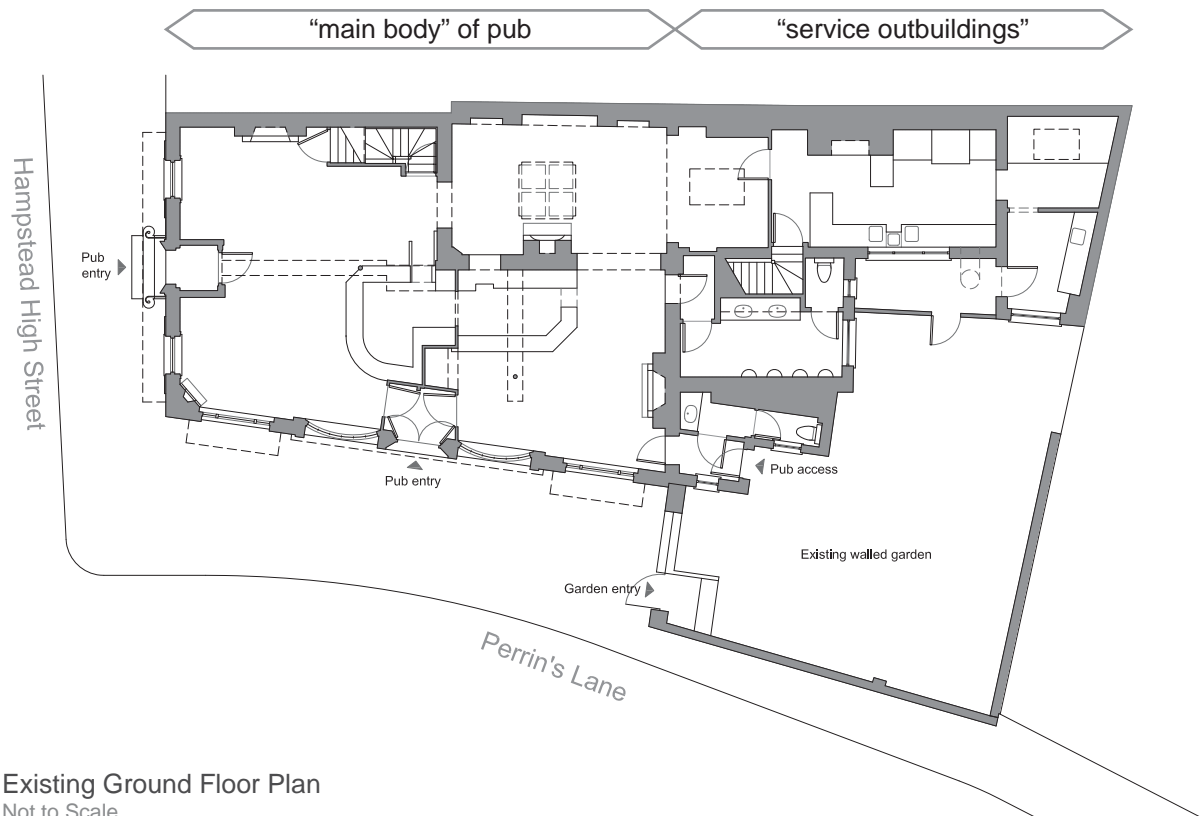
### 3. Existing Condition

The purpose of this planning application is to create a proper fire exit route from the upper floors of the pub which would be considered acceptable by the London Fire Brigade.

The current layout of the first floor has two staircases exiting the building. However, the exit at the rear of the building travels through the kitchen. This is unacceptable as a fire exit option. Whilst this has been a pre-existing condition for some time (as can be seen in the existing drawings of previous planning applications 2005/1245/P dated February 2005, and 8700594 dated July 1987,) it is our intention to properly address and correct this.

The main body of the three storey pub building is an ordered composition of stock brick, sash and casement windows with glazing bars, stone cornices, cast-iron balconies and timber louvered shutters.

Toward the rear of the main body of the pub is a less ordered and loose assortment of “service outbuildings”. We believe this portion of the property to be composed of later ancillary additions which are of less historic value. The materials in this area include black painted timber cladding, red roof tiles, white render, and black painted stock brick.





View of the main body of the pub from the corner of Hampstead High Street and Perrin's Lane



View of exterior of the garden wall from Perrin's Lane



View of the service outbuildings toward the rear of the main pub from inside the walled garden



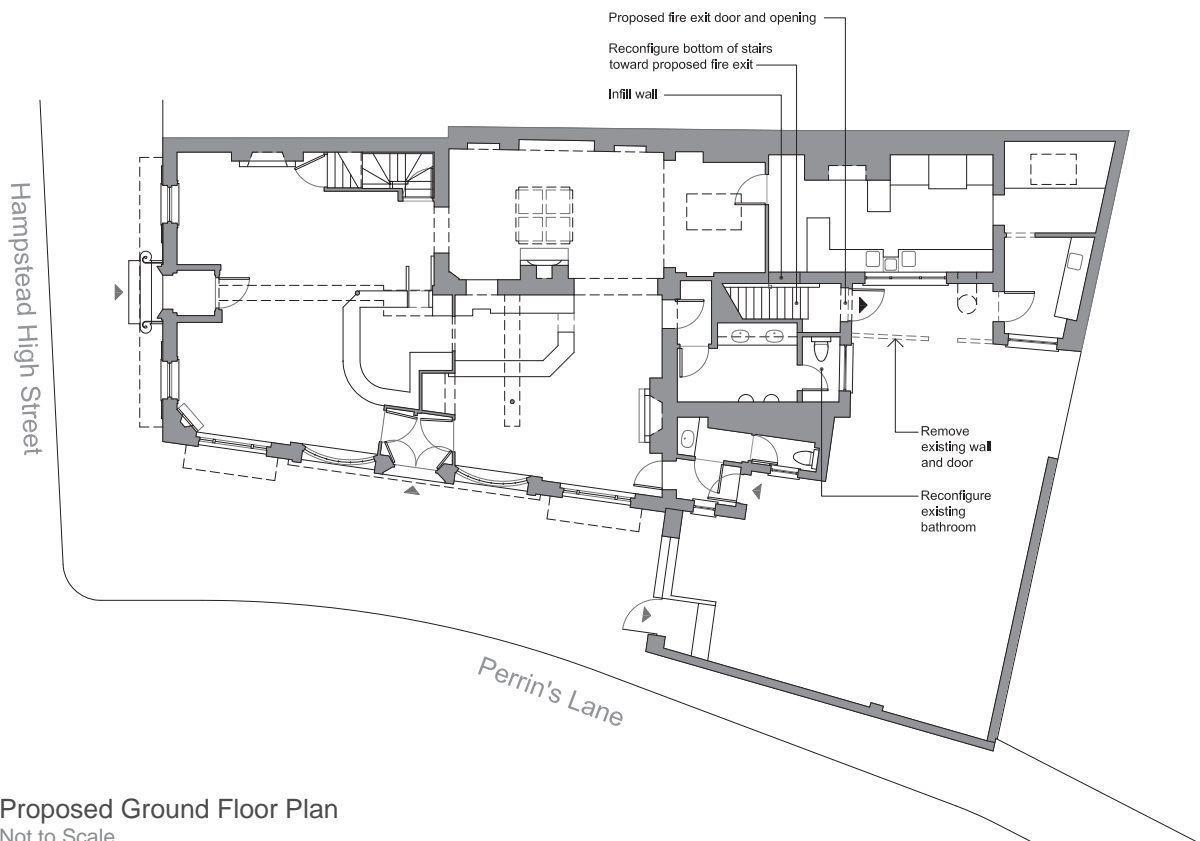
## 4. Design Proposal

The area of the proposed work is located amongst what we consider to be the “service outbuildings” at the rear of the pub. We believe this would create a proper fire exit without adversely impacting the historic value of the main body of the pub.

An existing timber clad wall and roof which currently cover over the kitchen window is to be removed to clear the exterior passage.

The existing stair at the rear is to be reconfigured at the bottom steps to pass through the current bathroom to exit through a new door opening directly and safely to the outside. The former opening passage to the kitchen is blocked off.

The existing bathroom is reconfigured with the toilet position shifted over. Although this would result in a nett loss of two urinals, we believe addressing the fire safety of the building is a much greater priority.



## 5. Access

The proposed design will create a dedicated fire escape path at the rear of the building which exits directly to the outside. This represents an improvement upon the existing condition of having to pass through the kitchen. The proposed design will effectively make the first floor corridor a fire protected passage with two reasonable exit points at opposite ends.

The garden is to be maintained to ensure adequate clear passage from the fire exit door to the entry gate to the garden.

The other fire escape path at the front of the building is unchanged and will be no worse than currently exists.

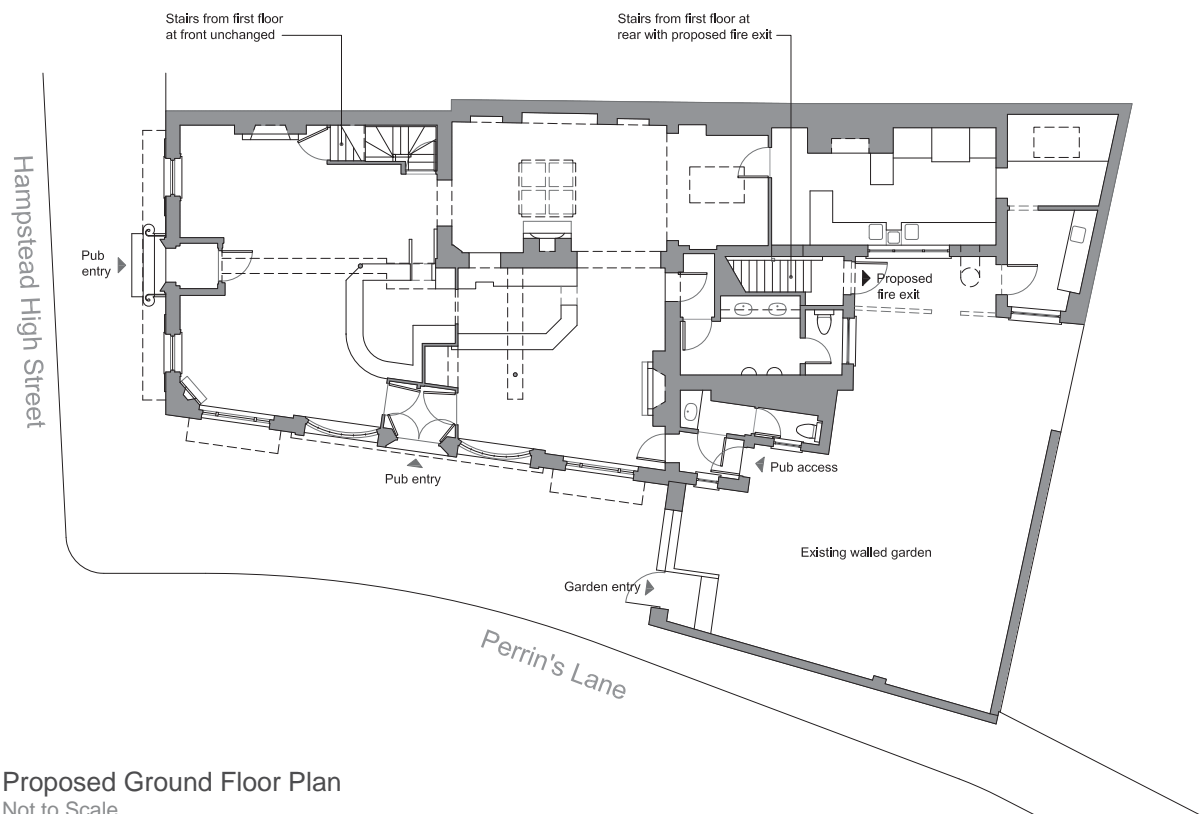
Disabled access will be no worse than currently exists.

## 6. Heritage Consultation

Relevant heritage bodies have been consulted prior to this application.

**Historic England** – we have notified them of our intention to submit a planning application for the proposed works. Historic England advised that the scope of our proposed works on a Grade II listed building would be unlikely to require their consultation and would rest with Camden Council.


**The Heath & Hampstead Society** – we have notified them of our intention to submit a planning application for the proposed works. We intend to work closely with them to obtain a positive outcome.





# Appendix A: Historic England Listing

31/05/2015 1139055 - The National Heritage List for England | Historic England


Historic England

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## List entry

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### List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** KING WILLIAM IV PUBLIC HOUSE

**List entry Number:** 1139055

### Location

KING WILLIAM IV PUBLIC HOUSE, PERRINS LANE

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

County	District	District Type	Parish
Greater London Authority	Camden	London Borough	

National Park: Not applicable to this List entry.

**Grade:** II

**Date first listed:** 11-Jan-1999

**Date of most recent amendment:** Not applicable to this List entry.

### Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 477764

### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

### List entry Description

#### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

#### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

<http://list.historicengland.org.uk/resultsingle.aspx?uid=1139055>
1/3

31/05/2015

1139055 - The National Heritage List for England | Historic England

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

CAMDEN

TQ2685NW PERRIN'S LANE 798-1/26/1849 (South East side) King William IV Public House

GV II

Public house. c1830-37. Stock brick with stone cornice and band, roof not seen behind parapet. 5-bay elevation to Perrin's Lane with 3-bay return to Hampstead High Street. EXTERIOR: 3 storeys and cellars. Moulded stone cornice and flat first floor band. 5-bay elevation to Perrin's Lane with projecting ends, intermediate bays blind on upper storeys, with recesses treated like the surrounding windows with gauged brick heads and stone sills. Second floor windows and that in centre of first floor have sashes with glazing bars, first floor windows to either side with long casements opening on to cast-iron balconies; all first floor windows with external louvred shutters. Ground floor with tripartite sash windows to projecting ends; centrepiece treated as symmetrical shopfront with pair of bowed windows with small panes having pointed tops over heavily moulded panels either side of double entrance doors set under broad rectangular top light with tracery formed of intersecting circles. Elevation to Hampstead High Street similar, with sashes to ground and second floors (centrepiece of latter blind) and first floor casements with shutters giving on to balconies. Central door in moulded architrave surround. INTERIOR comprises four main bars linked by archways and C20 screens, served by central C20 bar counter. Walls with some tongue and groove panelling, most of which is late C20 replication in bar areas but which survives better on stairs to first floor. Early C20 fireplaces. Included as a good and prominent surviving example of an early C19 public house, little altered externally.

Listing NGR: TQ2649585652

## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 26489 85659

## Map




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<http://list.historicengland.org.uk/resultsingle.aspx?uid=1139055>

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## Appendix B: Enforcement Notice from London Fire Brigade

 <b>LONDON FIRE AND EMERGENCY PLANNING AUTHORITY</b>	Fire Safety Regulation 169 Union Street London SE1 0LL T 020 8555 1200 x89171  Minicom 020 7960 3629 london-fire.gov.uk
The Company Secretary Eat Pubs Limited Davis Bonley North House Mount Pleasant Barnet Hertfordshire EN4 9EE	London Fire and Emergency Planning Authority runs the London Fire Brigade  Date 17 <sup>th</sup> June 2015 Our Ref 02/018821/ere

**ENFORCEMENT NOTICE**

Notice requiring steps to be taken under Article 30 of the  
Regulatory Reform (Fire Safety) Order 2005

TO :

Name: **Eat Pubs Limited**

Address: **Davis Bonley North House, Mount Pleasant, Barnet, Hertfordshire  
EN4 9EE**

Concerning Premises at: **King William IV, 77 Hampstead High Street, Hampstead, London  
NW3 1RE**

I Neil Orbell, Assistant Commissioner (Fire Safety Regulation) on behalf of the London Fire & Emergency Planning Authority (the Authority) hereby give you notice that the Authority is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (the Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Authority, constitute the failure(s) to comply with the Order are specified in the schedule attached to this notice.

The relevant extracts of the legislation are attached.

The Authority is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) to comply with the Order.

Unless the steps identified in the schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Authority, you will be deemed not to have complied with this notice.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of the order. If you wish to propose or discuss any alternative measures you should

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contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Authority.

The steps must be taken by **9<sup>th</sup> September 2015** (or such extension if granted by the Authority).

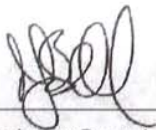
If you fail to comply with the requirements of this notice, you may have committed an offence. The Authority may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, may be brought on any grounds. These may include that you are aggrieved:

- a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by the Order, being a step which must be taken in order to comply with the Order; or
- b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Steven Boulton**.

Signed:



Assistant Commissioner  
(The Officer appointed for the purpose)

Dated: 17<sup>th</sup> June 2015

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Authority under the Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Reply to Inspecting Officer Steven Boulton  
Direct T 020 8555 1200 Ext. 34326

Encl: FS03\_01a  
FS03\_01b  
FS03\_06

cc.: Elaine Loughlan, King William IV, 77 Hampstead High Street, Hampstead, London NW3 1RE

## Francis Hur Architecture

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