

# GRESHAM · COLLECTIVE

## Design, Access and Heritage Statement

Property details: 94 Haverstock Hill, London, NW3 2BD

### Brief History:



The history of the pub and its various guises is sketchy and local historians all tell different stories about when it was built, when it was rebuilt and the changes made throughout the years.

Situated on Haverstock Hill the Load of Hay was established by 1721. There are no actual records or licensing documents that we can find until 1826 although, local historians also say it was once called the Cart and Horses (unconfirmed). There is historical mention of a boisterous landlord Joe Davis (d. 1806) who was widely caricatured in prints and patronised by the nobility.

The building has always been a public house and is to date. We bought the premises as a going concern in September 2015.

In 1863 the Load of Hay was rebuilt replacing an earlier public house on the site.



The exterior is of yellow stock brick with stucco dressings and ground floor; vermiculated stucco quoins.

**EXTERIOR: 3 storeys and cellars (We only lease ground floor and basement).**

Ground floor and basement is a public house frontage with Corinthian pilasters carrying entablature with modillion cornice and fascia.

A single storey, 3-window extension at north end forms part of the ground floor (it is unknown when this was added).

Recessed main entrance to right with engraved glass to doors and screens (some of this has been replaced over the years and is clear and not etch engraved); with elaborate wrought-iron grille of foliate and scroll design forming arch over main entrance.

Segmental-arched openings to ground floor, windows and half glazed double doors with small panes. Top of building round-arched centre piece inscribed "Load of Hay Tavern rebuilt 1863"; urns on dies flanking centre piece and at angles. Left hand return with panel in balustrade inscribed "The Load of Hay Tavern".

We can find no records of what the interior originally looked like or what changes have been made over the years, although we do know that the current toilet block was added as recently as the 1980's and all listed building records, we can find, state that the Interior has not been inspected.

We are not proposing to change anything in respect of the ground floor exterior except for repair of any damaged brick or plasterwork and decorate.

**History Cont'd**

From 1965 until 1974 it was named the Noble Art in honour of the Belsize boxing club and of a gymnasium behind used by the British Boxing Board of Control. The area formerly the gym is now private dwelling and does not form any part of the pub demise.

In 1975 it reverted to the Load of Hay until 2002 when it was renamed The Hill, and later in 2010 it was renamed The Hill Bar and Brasserie by a Canadian national who had visions of it being a fine dining restaurant.

The pub is currently trading as a food and beverage venue and has been owned by us since September 2015.

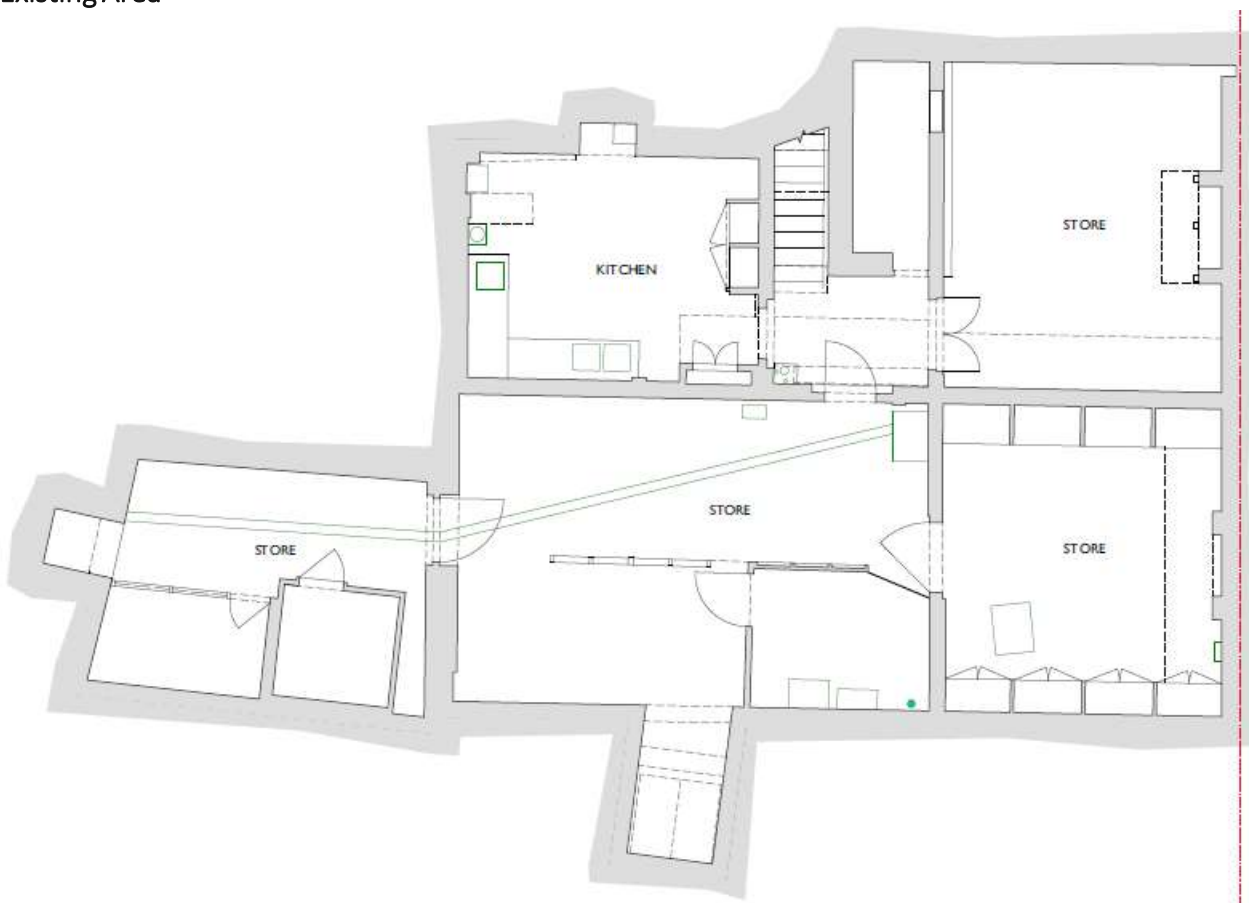
## Proposals

Gresham Collective Ltd proposes to make some significant improvements to the interior of the ground floor with new layouts and furnishings to make the pub the focus of local community and to restore it to its former name (Load of Hay Tavern) and to open up parts of the ground floor not used for some time (mainly the grand entrance). It is our intentions to continue use as a pub that sells food.

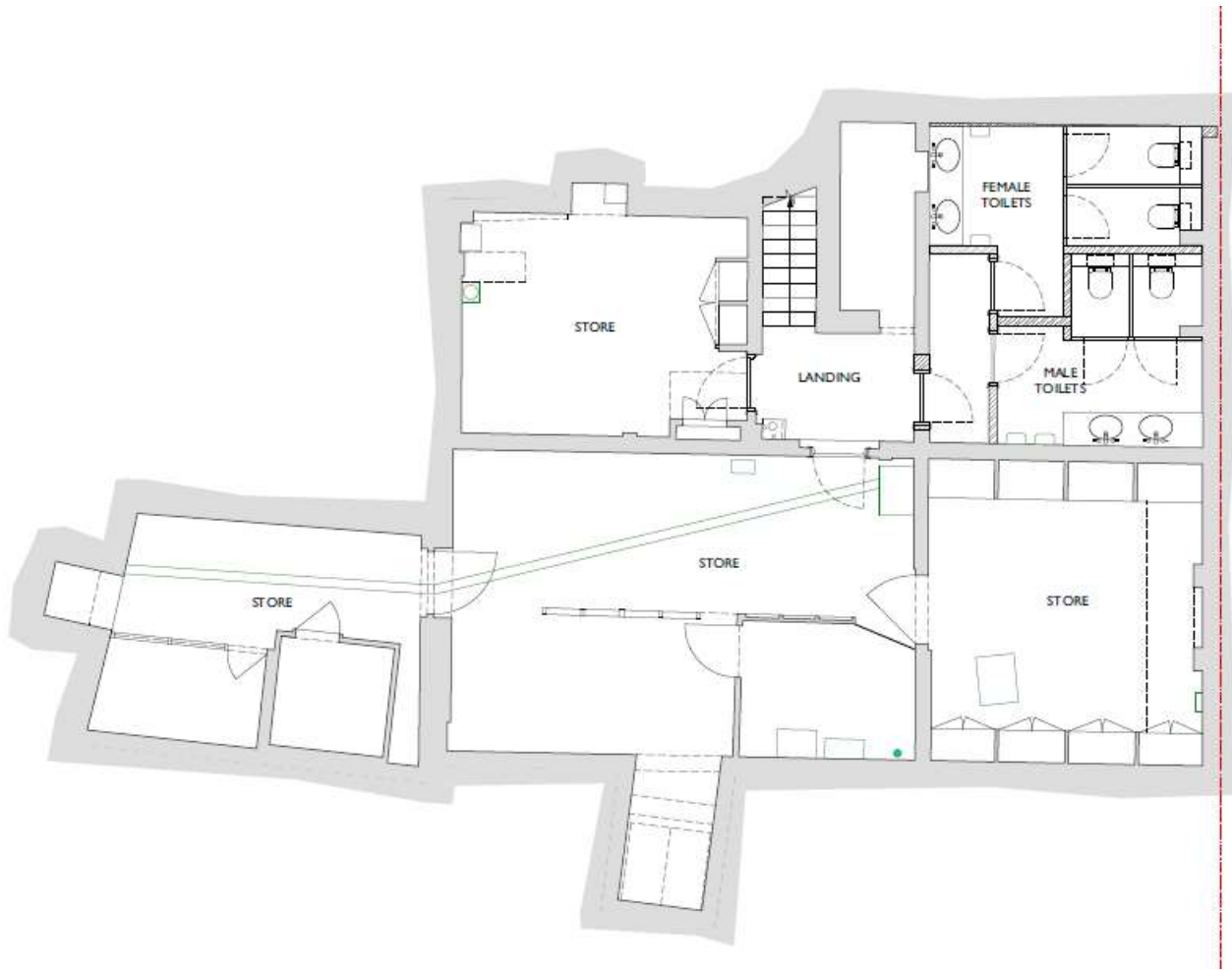
In order to do this there has to be some adaptation of current areas and we propose to change the use of a couple of areas namely; the current toilet areas, a basement storeroom (former wet cellar) and rear of bar area.

## Basement Toilets

## Existing Area



## Proposed Layout

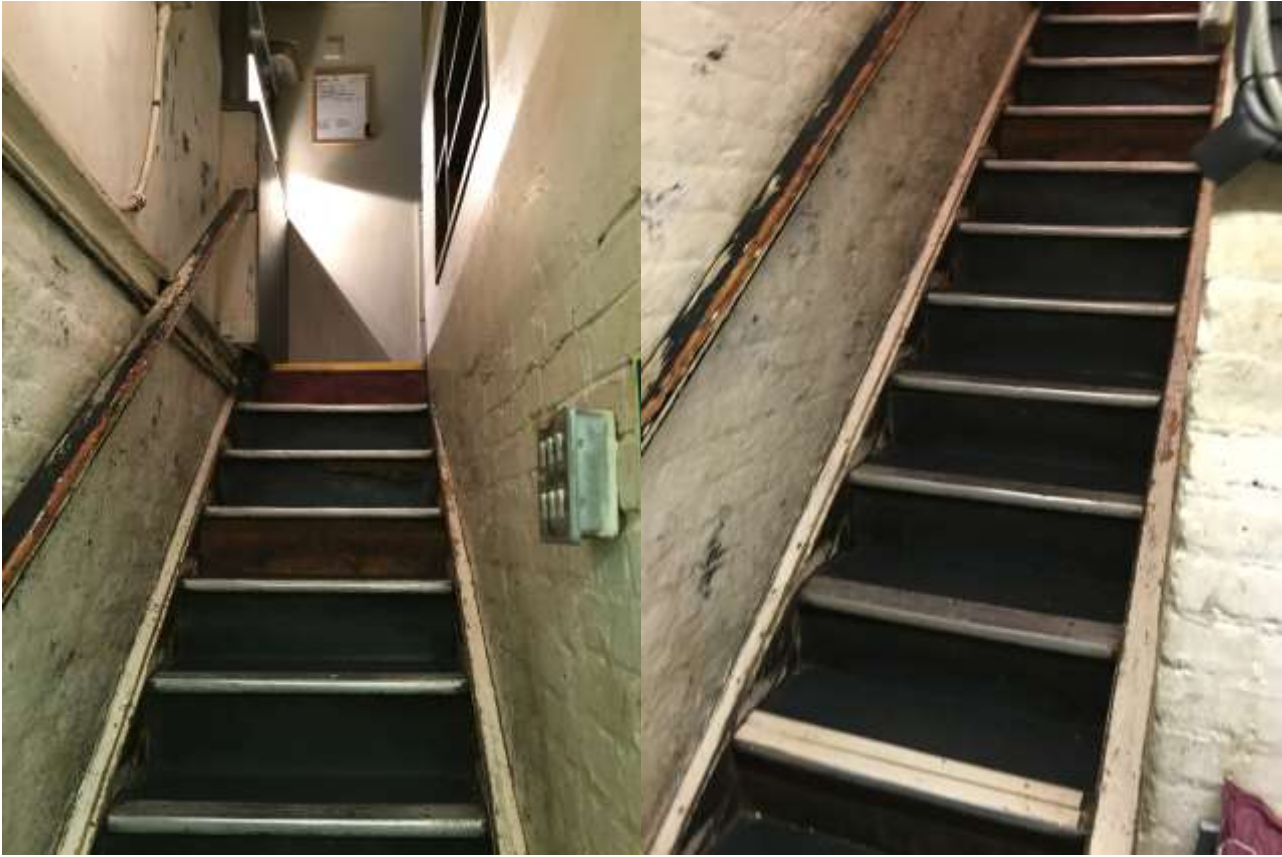


It is proposed that the toilets will move into the basement area into which is currently a storeroom. There is nothing we can see as of historical significance. There is what could have been a former fireplace although this isn't connected to the existing, nor any, chimney and adaptation would be difficult. Our builders believe that this arch is just support for the hearth above on the ground floor. Dry lined walls will be installed throughout.



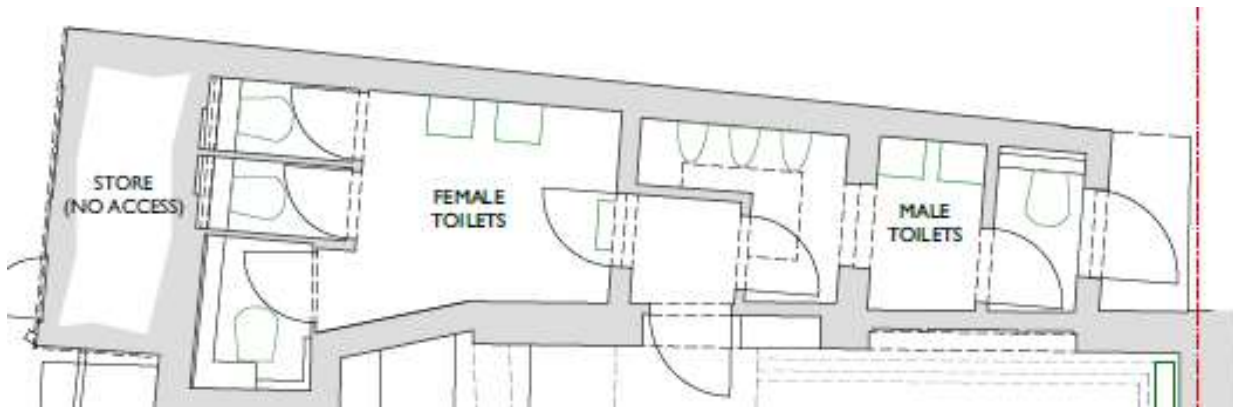


Access will be via a staircase from ground floor which will be replaced for new.

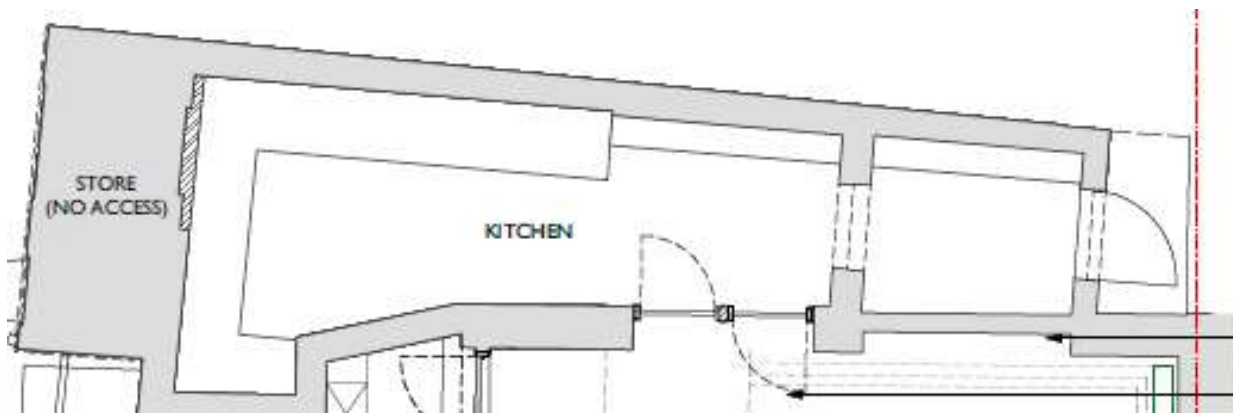


## New Kitchen Ground Floor

The current toilets will have partition walls removed and will be tiled floor to ceiling and non-slip floor installed. A number of appliances including gas range, electric fryers, griddle and turbo oven will be fitted in what is the female toilets and potwash/prep area will be in what is the male toilets area. A new overhead extraction canopy will be manufactured and installed and will be coupled to the existing extraction ducting. A new doorway will be manufactured to incorporate an in/out door to adhere to H&S regulations. We can see no historic significance of keeping this area in its current form.



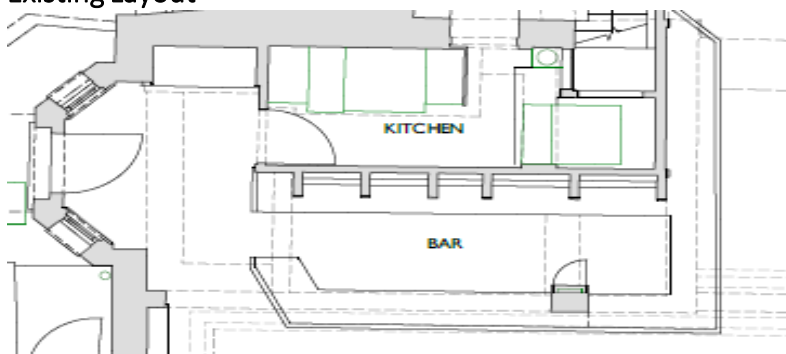
## Proposed Layout



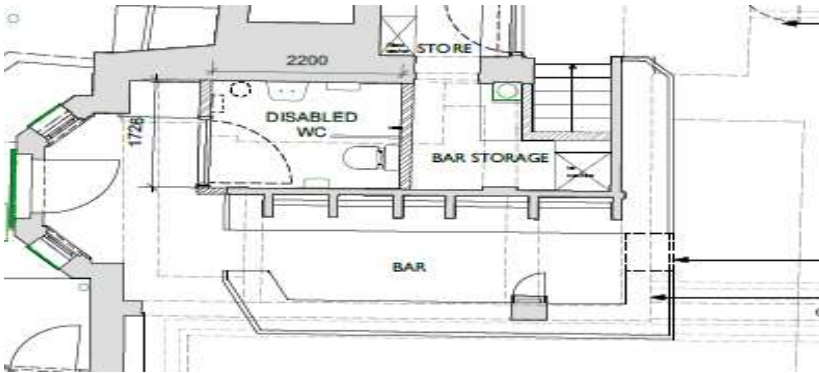
## Disabled Toilet

In order to comply with building regulations we have to supply sufficient disabled toilet facilities on the ground floor. We propose to change use of the area currently a small kitchen and split the area into toilet and storeroom.

## Existing Layout



## Proposed layout



## Interior ceilings, wood paneling, cornice and wood floors

The interior bar area has wood paneling throughout to dado level. The paneling is different in various areas and suggests that this is not original and/or has been added, repaired or replaced. It is our intention to remove all wood paneling, re-plaster walls and decorate.







## Wood Flooring

The flooring is mixed in styles and finishes. We have no intention of removing any of the flooring, but we will be sanding and restoring finish with clear lacquer.



## Cornice

The cornice is different in various parts of the bar area and it is difficult to put an age to any of it. Big cornice was very popular in pubs in the 1960's and 1970's and it is possible that some of the cornice was installed then. In addition some of the cornice has been cut to make way for boxing and some has fallen down and has never been replaced. This was like this when we bought the premises and according to locals it has been like it for years after water damage and was seen as a something quirky. In the picture below you can also see the slightly lowered false ceiling feature as well which our builders think is a recent addition. It is our proposal not to remove any of the cornice but to install a drop ceiling to come level with the bottom of the middle beam, throughout the entire ground floor.





## Bar Front

We have been led to believe that the bar was moved forward in early 2002 when a small kitchen was installed behind the bar area. The front tiles of the bar were replaced in 2010 by the previous landlord. We will be re-polishing the bar woodwork and replacing the tiling to fit with our soft furnishings.

