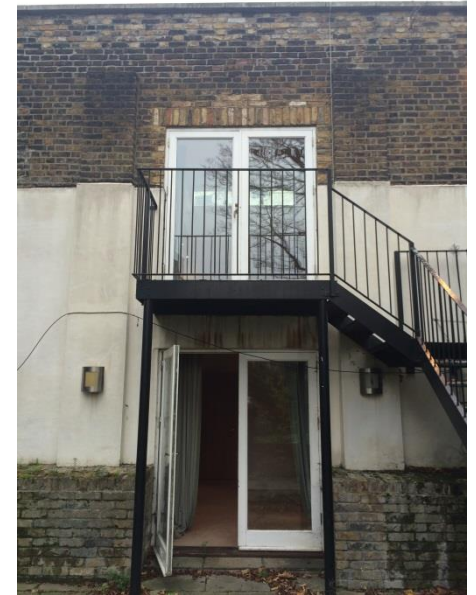


Proposed new windows and doors with new timber garden fence to rear of
3 Hay Mews Rear of 94 Haverstock Hill
London
NW3 2BG



Document Control:

Job Title: 3 Hay Mews, R/O 94 Haverstock Hill,
London, NW3 2BG

Grid Point: (Easting): 527847, (Northing): 184712

Ward: Haverstock

Conservation Area: Parkhill CA

No Article 4

Job Number: Bailey-English Studio 020-16_LBC

Report Number: 020 -16 –H_M_02

Revision: *

Date of Issue: March 2016

Compiled by B.E.S

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1.0 Introduction

This report is to support the Certificate of lawfulness_Proposed application for the replacement of existing white painted timber doors and windows to the rear of the property only. It also outlines the fact that No 3 Hay Mews, whilst adjacent the rear of 94 Haverstock Hill (The Load of Hay Tavern, now The Hill, a Grade II listed building).

It is noted in the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy, Adopted 2011, that the dwelling is part of an enclave of dwellings to Hay Mews that makes a positive contribution to the conservation Area.

Finally the document is to be read in conjunction with the submitted scaled drawings along with photographs to highlight the fact that the proposals have no overbearing impact and would improve the rear elevation through upgrading and providing additional natural light.

2.0 Site: Refer to Site Location and Block Plans below: Drawing: 016-020-001

2.1 Site Location

The site is located in the Parhill Conservation Area within the ward of Haverstock: The property is situated behind the Load of Hay Tavern forming an enclave of cottages including Number 5 a detached cottage. Haverstock Hill is the main highway with a variety of local amenities and transport links including Chalk farm Tube station approximately 0.3 miles away to the south.

2.2 Existing Property

The current property occupies a site area of 122 sq,m, 1300 sq, ft and consists of two floors (Split Level). The fenestration and doors consists of traditional white painted casement. The site is accessed off Haverstock Hill directly into the Mews as shared access with adjacent staircase leading to a small terrace to the rear of the tavern.

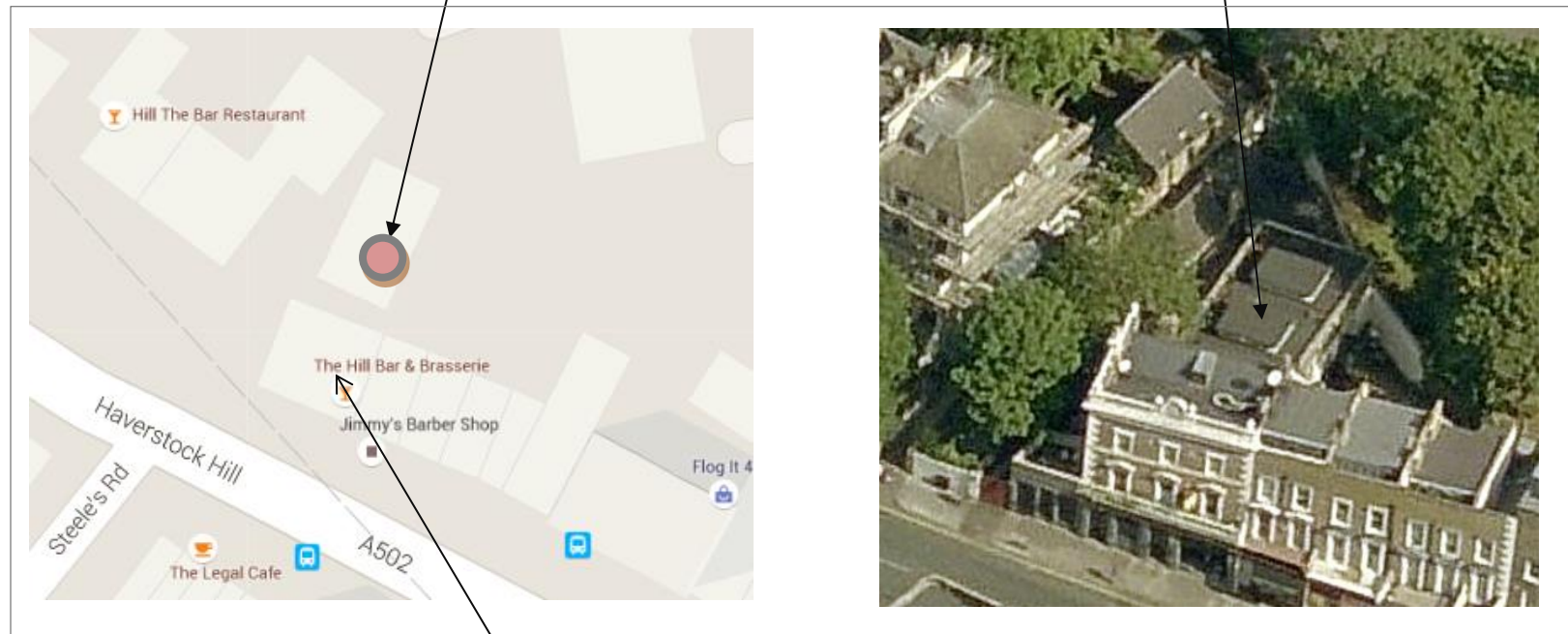
The property is currently unoccupied and in need of refurbishment.



Site located within the
Parkhill Conservation Area

No Article 4

3.1



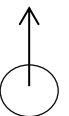
The Hill, Public House

With reference to the Parkhill and Upper park Conservation Area Appraisal and Management Strategy Adopted 11 July 2011 Item 5.9 highlights listed buildings in the conservation area and notes :

'The Load of Hay Tavern: Grade II, Public House, built 1863 (replacing an earlier public house)'

The list entry number is: 1378814: date 1st listed: 14th may 1974

Hay Mews is noted as buildings that make a positive contribution: Please see extract below:



5.9 Audit of heritage assets

Please refer to Townscape audit map

Key for Townscape audit map

Black is a listed building

Grey is positive

Black and white diagonal stripe is neutral

Horizontal black and white stripe is negative

Listed buildings

Listed Buildings are structures or buildings of special architectural or historic interest which are included on the Statutory List of Buildings of Architectural or Historic Interest, maintained by English Heritage.

- Isokon Flats Lawn Road, Listed Grade I. Built 1934, designed by Wells Coates for Jack and Molly Pritchard. Famous as the first Modern Movement flats, and for the 'minimum flat' design.
- Load of Hay Tavern, 94 Haverstock Hill, Listed Grade II. Public house built 1863 (replacing an earlier public house).
- 148 Haverstock Hill, Listed Grade II. House built in the early 19th century, stucco, two storeys and attic.
- 148 Haverstock Hill, Listed Grade II. Garden wall, railings and gate.
- Telephone Kiosk outside the Haverstock Arms Public House (PH not included), Listed Grade II. 1927, designed by Giles Gilbert Scott, K2 domed style.
- St Pancras Almshouses, Southampton Road, Listed Grade II. 13 almshouses and a committee room built 1859-63 by Henry Baker.
- Barnfield housing block, Upper Park Road, Listed Grade II. 46 flats and maisonettes by Donald Hanks McMorran built 1947-9.
- Woodfield housing block, Parkhill Road, Listed Grade II. 46 flats and maisonettes by Donald Hanks McMorran built 1947-9.

Buildings that make a positive contribution

These buildings form the core reason for the significance of the conservation area and justify its designation. This primarily includes

development at the end of nineteenth century, turn of the twentieth century and the 1930s. These buildings could be a single building, group or landmark. The Council will not grant consent for the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area.

The Haverstock Arms, Adventist Church, Deep Shelter and Belsize Park Underground station are unlisted local landmarks.

Haverstock Hill
even numbers

Adventist Church

68-92

Hay Mews

96-110

114-124

128-130

132-140

150, 150a, 152, 154

156-170

172

174 - Deep level shelter

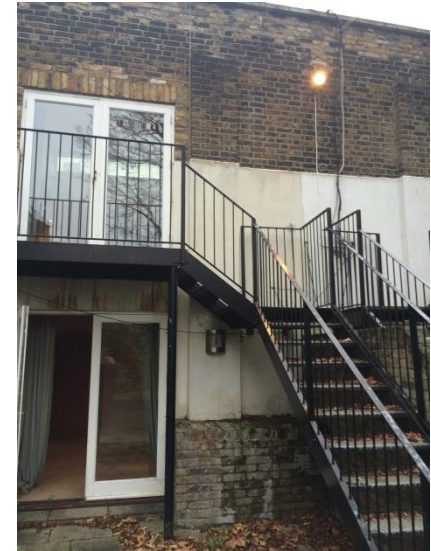
176-186

190 - Belsize Park Underground Station

Extract from:
Parkhill and Upper park Conservation
Area Appraisal and Management
Strategy
Adopted 11 July 2011

4.0

Photographs of existing doors and windows (See below):



4.0

Photographs of Interior walls to be removed_ Upper Ground Floor (See below):
Refere to Dwg: 016_020_006_Proposed Upper ground Floor Plan also



5.0

Summary:

The application is for Listed Building Consent .Works are to the rear of the property and consist of replacing casement doors and windows with new:

Upper ground Floor:

- The inclusion of 1 fixed window on the upper ground floor to the dining area and new sliding timber doors to match style of existing to the living area.

Lower ground floor:

- New timber casement doors to bedroom two, to allow access to the garden terrace and
- New casement doors to bedroom 1
- New horizontal timber fence between garden of 3 Hay mews and 4 Hay Mews_Ht 1.8m
- 1964: Permission granted to turn the hall (now 3 Hay Mews) to rear of No 94 into boxing ring (Not Listed at this point)
- 1974: The load of Hay Tavern: Listed grade II
-
- 2001: Permission granted to convert boxing ring into 2 nos dwellings and demolish rear changing rooms to form gardens, hence no 3 and no 4 Hay Mews constructed.