

# Planning & Heritage Statement

New external Gate and Side Screen

**94 Haverstock Hill  
London  
NW3 2BD**

October 2017

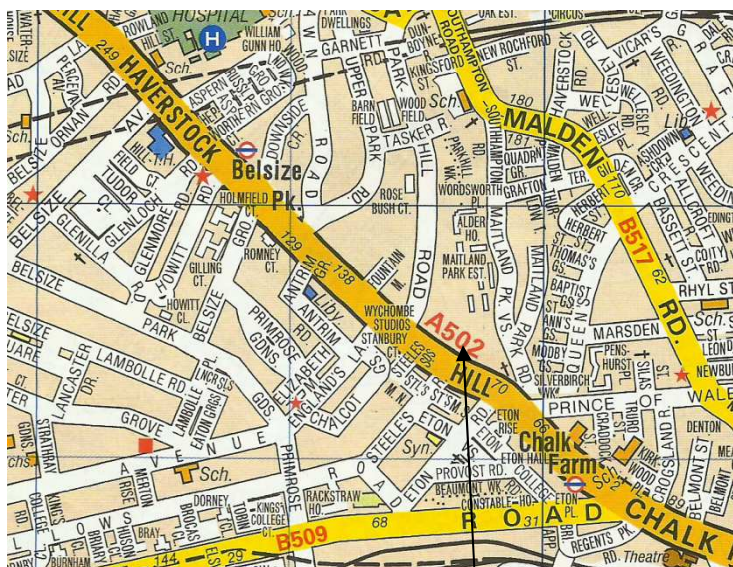
## Introduction

This Planning and Heritage statement has been prepared by McGregor Associates in support of an application for a new external gate and associated Side Screen at 94 Haverstock Hill, London NW3 2BD.

The full description of the proposed development is as follows:

‘New external gate and side screen’

The location of the gate and screen will be across the communal access, called Hays Mews, which serves the entrance to the flats and the ‘cottages’ to the rear on the listed building.



*Above Extract from A to Z Road Map*

Site Location

## The Site and Location Assessment

The Hill Bar and Brasserie occupies the ground floor and basement of the building with three floors of residential accommodation above. The first and second floors form part of the original building, while the top floor mansard style accommodation is a recent addition, approved under planning permission ref:2015/4510/P and Listed Building consent ref: 2015/4739/L.

The building (referenced as The Hill Bar for the purpose of this document) is located on the North East side of Haverstock Hill, London NW3 2BD, and

is a Grade II listed building, positioned immediately adjacent to the junction with Steele's Road, to the South-West and located within the Parkhill Conservation Area.

The site as a whole contains a 3 storey building with mansard roof accommodation and a basement. The ground floor and basement is currently occupied by a bar/restaurant called 'The Hill Bar & Brasserie. The bar is situated at the pavement edge with the upper levels set back on an alignment which increases as the building runs down Haverstock Hill. The setback at first floor level increases from virtually nothing at the North West corner to a maximum distance of 1300mm at the South West corner. The bar also incorporates a side single storey projection to the North West, but this is not reflected in any upper level accommodation.

The ground floor bar leases an adjacent external space which is decked and used as a beer garden. This external space is separated from the main building by an access pathway called Hay Mews, which provides access to residential properties. A right of way exists along this pathway, to the rear of the site, and the external access steps at the rear of the building, up to a rear deck area. A common internal stair leads from this rear deck, serving the upper floors, which contains three residential units. The units occupy a floor each.



*An OS extract showing the proposed site on Haverstock Hill (not to scale)*

The site has an area of 295sq.m, including the external beer garden. The building footprint area is 194sq.m and the beer garden area is 101sq.m

The 3/4-storey listed building is prominent in the street scene and with its added decoration makes a strong visual impact.

This document establishes the background to the site, including its historic context and assesses the planning and heritage considerations related to the proposed development. Its purpose is to assist Officers with regard to determining the proposals for the introduction of a new external gate and associated side screen. Photographs of the existing external space are included in this document.



*Street view of the existing building (prior to mansard extension)*

### **Context**

The Hill bar (No.94 Haverstock Hill) is a Grade II listed building that was constructed in 1863, replacing an earlier public house on the site. It is constructed of yellow stock brick with stucco dressings in a classical style over three storeys, plus cellar and new mansard roof extension, situated behind a high decorative parapet with urns and perforated balustrade, which gives the appearance of being much taller/grander than it actually is. Previously a simple low pitched roof was concealed behind the ornate parapet, but that

has now been replaced with the new mansard extension.

An earlier public house on the site is said to have been called the Cart and horses, it was later renamed the Load of Hay in 1723, and is said to have had a variable reputation. One of its more boisterous landlords was Joe Davis (died 1806) "The host of Haverstock-Hill". He was widely caricatured in prints and his establishment was patronised by the nobility. American author Washington Irving (b 1783 d. 1859) remembered the Load of Hay for its rowdy Irish haymakers.

In 1863 the Load of Hay was rebuilt, this evidenced by the inscription to the round arched centre piece of the parapet, which reads "*Load of Hay tavern rebuilt 1863*", see following photograph. The publican at the time of the rebuild was Henry Gilbert Haward, Licensed Victular, having been the incoming licensee in May 1862. Haward was licensee until approximately June 1872 when his wife Susanna Haward is listed as his executor and as ongoing licensee. The 1863 date of the rebuilt public house is confirmed by the First Edition O S map (1871-1873) which shows a public house with garden to the side and rear built on the site at this time.

It is unclear specifically when the buildings and cottages to the rear of the public house were erected, but from historic OS mapping it appears that they are likely constructed after 1896, but before 1915-1916 as they first appear on the corresponding OS Map for 1915-1916. However, despite not appearing on the 1896 OS Map, there is some suggestion that the construction of the buildings to the rear may have begun from 1870. An extract from 'Hampstead: Rosslyn Hill', in Old and New London: Volume 5, by Edward Walford includes the following description:

*"Lower down the road, on the opposite side of the way, and just by the top of the somewhat sharp descent of Haverstock Hill, is the well-known tavern bearing the sign of the "Load of Hay," which occupies the place of a much older inn, bearing witness to the once rural character of the*

*place. Its tea-garden used to be a favourite resort of visitors on their way to Hampstead Heath, who wished to break the long and tedious walk. The entrance to the gardens is guarded by two painted grenadiers-flat boards cut into shape and painted-the customary custodians of the suburban tea-gardens of former times. The house itself was a picturesque wooden structure until about the year 1870, when, shorn of most of its garden, and built closely round with villas, it degenerated into a mere suburban gin-palace."*

In 1965 until 1974, the Load of Hay was renamed as The Noble Art due to its association with the Belsize boxing club and due to a boxing gym located immediately behind, which was used by the British Boxing Board of Control.

*"Belsize boxing club was also formed in 1880, to help protect local ladies, and trained foe nearly 50 years across the Marylebone boundary at the Eyre Arms. As perhaps the oldest amateur boxing club in the country, it was revived in 1965 on being allowed to use the British Boxing Board of Control's new gymnasium behind the Load of Hay."*

In 1974, Mike Rudkin, the landlord at the time, changed the name of the public house from 'The Noble Art', and reinstated the name 'Load of Hay', apparently, according to local news cuttings, because he disliked boxing. The public house is now known as The Hill Bar & Brasserie.

An old historic photograph exists from when the public house was run by the brewery 'Courage'. This photograph shows the console brackets and cornice details as being painted in a colour/gold, albeit an entirely white scheme is present today.

The building is currently occupied as a public house at ground floor level with self-contained residential units at first, second and third floor levels.

There are no other listed buildings in the immediate vicinity of The Hill Bar, with the nearest

listed buildings being set to the south-west mid-way along Steele's Road.

The full listed description for the building is included on page 12.

### **Surrounding Area**

On the south east side the site is attached to a similarly proportioned terrace of what were originally 3 and 4 storey buildings, again with commercial ground floors and residential above. These buildings are narrower than the site itself, but the closest three buildings display similar external decoration to the front elevation window openings, but do not reflect the ornate features at parapet level, displayed by the application building. In these buildings a simple brick parapet caps the front external wall.

These three nearest buildings, together with other terrace properties, further down the hill from the site, have been extended in the past with mansard roof style accommodation.

The buildings on the North West side of the site are of completely different character to the site and the lower terrace to the south. The buildings to the North are set well back from the pavement edge, and are large four/five storey (raised ground floor) semi-detached houses of a different architectural style to the application site. The large street frontage setback means that the site building is very prominent on the street scene, especially viewed from the North.

To the rear of the site there are three single storey residential mews properties, accessed from Hays Mews.

### Photographs around the site



*Front view of site showing Hays Mews access on left of single storey element prior to mansard extension*



*The building with adjacent terrace to the South, down Haverstock Hill*





*Adjacent properties to North, up Haverstock Hill.*



*Rear residential units along Hays Mews*



*View of rear access steps to flats where gate will be positioned between side wall of steps and adjacent brick wall.*



*Hays Mews single storey residential unit and access*



*Hays Mews front parapet decorative detailing*



*Rear elevation with service riser enclosure (white/grey colour)*

**Listing Description****List Entry Number:** 1378814**Location:** Load of Hay Tavern, 94, Haverstock Hill**County:** Greater London authority**District:** Camden**Grade:** II**Date First Listed:** 14-May-1974**List Description:**

“Formerly known as: The Noble Art HAVERSTOCK HILL. Public House. 1863, replacing an earlier public house on the site. Yellow stock brick with stucco dressings and ground floor; vermiculated stucco quoins. Exterior: 3 Storeys and cellars. Double fronted with 3 windows and single storey, 3-windowed C20 extension at north end. Ground floor public house frontage with Corinthian pilasters carrying entablature with modillion cornice and C20 fascia. Recessed main entrance to right with engraved glass to doors and screens; 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. Enriched architrave sashes to upper floors; 1<sup>st</sup> floor with console bracketed pediments (centre segmental) and continuous balustrade balcony. 2<sup>nd</sup> floor with bracketed cornices and enriched sill band. Console bracketed cornice with rosettes in the frieze, surrounded by a parapet pierced with a design of linked circles. 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 “Load of Hay Tavern”. INTERIOR not inspected.”

**Listing NGR:** TQ2784784712

## **Assessment of Planning and Heritage Matters**

The key planning and heritage issues to be considered in assessing the acceptability of the proposed development are considered to be:

1. The impact of the proposals on the Hill Bar & Brasserie (Grade II Listed building).
2. The impact of the proposals on the Parkhill Conservation Area
3. The impact of the proposals in relation to residential amenity of the neighbouring occupiers (privacy and access)

### **1. The impact of the proposals on the Hill Bar & brasserie (Grade II listed building)**

The existing public house building is statutorily listed at Grade II and the proposed addition of an external metal gate and side screen is therefore considered in terms of its impact on the special architectural and historic interest of the listed building.

The Hill Bar is architecturally sympathetic to the character and appearance of the area, and is similar in design and style to that of the adjacent buildings to the east at first and second floor levels, notably No's 88-92 Haverstock Hill, albeit with more elaborate detailing.

The principal interest of the existing building is in its seemingly unaltered 19<sup>th</sup> Century façade and a number of modest internal architectural features of interest which remain to the upper levels (e.g. fireplaces and partial cornices).

The proposal would not impact on any of these features of interest. The new gate and side screen is located across the external side access, called Hays Mews and is of a design to match the previously approved handrail and balustrade to the proposed replacement external steps.

The gate would have no visual impact on the street scene and would not impact on the two principal decorative facades of the listed building,

or of any of the internal features. The proposed gate and screen are attached to a garden wall on one side and previously approved replacement steps on the other. The location of the new element, external, to the rear, is in an area with the lowest significance within the hierarchy of the building and consequently its impact on the Listed Building classified as The Hill Bar & Brasserie, is extremely limited if not negligible.

We understand from local residents that a gate previously provided security and privacy in this location, but was removed some years ago, and there is no present information on its design or character.

This proposal would therefore appear to replace a previous element which formed part of the listed buildings curtilage.

## **2. The impact of the proposals on the Parkhill Conservation Area.**

The application site is located within the Parkhill Conservation Area, a designated heritage asset. The proposals for The Hill bar have therefore been designed to respect the character and appearance of the Conservation Area and have been carefully considered to ensure that they preserve the integrity of the area through the discrete traditional design and a high quality finish to the proposed gate and side screen.

The design delivers a sensitive upgrade to provide security and privacy both to the new residents of the flats at 94 Haverstock Hill, but also to the other three residential units located in the 'cottage' area to the rear of the site.

The effect of the proposals will be imperceptible in terms of character and appearance, and its location to the rear of the site minimises any impact in the Conservation Area.

As such the proposals will not have an adverse effect on the Conservation area's recognised special character or appearance and the effect of the proposals on this designated heritage asset is

considered to be neutral and virtually imperceptible.

### **3. The impact of the proposals in relation to the residential amenity to neighbouring occupiers**

The proposed addition (or replacement if details of a previous gate in this location are correct), provides only modest change in terms of the overall building infrastructure, and is concealed from the road frontage, and most adjoining owners.

It would however impact on the residents occupying the rear 'cottage' style accommodation, by adding a barrier to their passage. The residents have however pointed out that a gate previously existed, and expressed a desire for a replacement.

The gate will provide security and privacy, both to the new and existing residents, with lockable post boxes and voice entry security system for the gate. The location of the public house external beer garden immediately adjacent to the rear access means that this gate will prevent patrons using the rear access area as an extension of the garden space, as sometimes presently occurs. It will provide a clear delineation between the public and private resident's space, producing privacy and security.

The proposal is sensitively designed to follow the character and style of both the listed building, but also the rear 'cottage' accommodation, and is sensitively integrated. In building character terms the proposal will have no impact on the residential amenity, and from a social perspective will significantly improve the privacy and security of the immediate neighbours.

## **Conclusion**

The proposals intend to provide a high quality addition to the communal access space. The existing building fabric is virtually untouched, it is located in an area of low sensitivity to the core historic parts of the listed building, it actually creates one small change affecting only one part of the building, and this part has limited interest.

We contend that the proposal improves the use of the building, through improved privacy and security with no impact on the existing building fabric and accordingly is an acceptable addition.