

Monmouth Planning Ltd

Heritage, Design & Access Statement

94 Haverstock Hill London NW3 2BD

DZ/THE.33.1
April 2018

1. INTRODUCTION

1.1 This statement has been prepared on behalf of The Collective MJMK LLP in support of the listed building consent application relating to the property at 94 Haverstock Hill. This application relates to the internal refurbishment of the ground and lower ground floor level;

1.2 The full description of the proposed development is as follows:

Repainting of the shopfront using heritage colours, extension of the existing non-original bar, removal of non-original tiles to the bar, refurbishment and blocking up of the non-original opening to the back of house at ground floor level and the reconfiguration of the lower ground floor toilets

1.3 94 Haverstock Hill a public house comprises basement and ground floor in Class A4 use with residential on the three upper floors. The property has been refurbished and extended in the past as displayed in the planning history associated with the site. The property is located on the north east side of Haverstock Hill adjacent to the junction with Steele's Road to the south-west. The building dates back to 1863 and is listed Grade II.

1.4 The site is located within the Parkhill Conservation Area.

1.5 This statement provides background on the site, including its historic context and assesses the planning and heritage considerations associated with the proposed internal and external refurbishment of the basement and ground floor. The statement provides an analysis of the building at present and an assessment of the proposals in line with the Councils planning policies.

2.1.1 This statement should be read in conjunction with the drawings, photographs and scope of work submitted as part of the application package.

2. THE APPLICATION SITE AND BUILDING HERITAGE DESCRIPTION.

Site Description & Location

2.1 The existing building at the site of 94 Haverstock Hill is listed Grade II and was constructed in 1863, replacing an earlier public house on the site. The existing building is constructed of yellow stock brick with stucco dressings in a classical style over three storeys (plus cellars) to the principal part of the building, with a later one storey 20th century extension erected to the north-west end of the building. The main building has a high decorative parapet with urns and perforated balustrade, which gives the building a rather grand appearance.

2.2 The building occupies a 295sqm plot with the principle elevation facing Haverstock Hill. The building comprises a public house at basement, lower ground floor level and ground floor level with residential use on the upper three floors.

2.3 The building lies within the Parkhill Conservation Area.

2.4 The surrounding area is predominantly residential villas and later 20th century flats with a mix of commercial uses at ground floor level along isolated sections of the nearby streets.

Building Heritage Description

- 2.5 The building is Grade II listed.
- 2.6 The Historic England Designation describes the building as follows;

Listed entry No	1378814
Location	Load of Hay Tavern, 94 Haverstock Hill
District	Camden
Grade	II
Date Listed	14 May 1974

3.2.3 **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-window 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; 1st floor with console bracketed pediments (centre segmental) and continuous balustraded balcony. 2nd floor with bracketed cornices and enriched sill band. Console bracketed cornice with rosettes in the frieze, surmounted 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 "The Load of Hay Tavern". INTERIOR not inspected

3. RELEVANT PLANNING HISTORY

- 3.1 Planning permission granted on 14 March 2016 for internal works to the public house including relocation of WCs from ground floor to basement, relocation of kitchen from basement to ground floor; and general refurbishment.

4. PROPOSALS

- 4.1 The proposals include the external and internal refurbishment of the building as set out below:

4.2 **Lower ground floor level**

- Reconfiguration of WC’s and replacement of non-original doors;

4.3 **Ground floor**

- Repainting of ground floor frontage in heritage colours;
- Blocking up of non-original opening to the rear at ground floor level and reinstated cornices, skirting and panelling to match adjacent;
- Extension of the bar;
- Sand and polish the wood flooring.

- 4.4 No physical works of alterations are proposed to any of the windows, panelling, walls, cornices or skirting boards.

5. RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF)

- 5.1 The NPPF sets out the core planning principles associated with consideration of future development proposals including that planning should ‘always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings’. Furthermore, development should take account of the support local strategies to improve health social and cultural wellbeing for all.
- 5.2 The NPPF encourages high quality design and emphasises that decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. In addition, whilst the design of individual buildings is considered very important, it is stated that securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, proposals are encouraged to address the connections between people and places and the integration of new development into the natural, built and historic environment. In this respect, ‘in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area’ (Paragraph 61).
- 5.3 Furthermore, the guidance requires that appropriate weight be given to development proposal’s economic, social and environmental benefits, with the delivery of social, recreational, cultural facilities and services meeting the community needs being encouraged.

Planning Practice Guidance - Enhancing and conserving the historic environment

- 5.4 Planning Policy Guidance - Enhancing and Conserving the Historic Environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development. The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles that underpin the planning system.

Camden Local Plan

- 5.5 The Camden Local Plan sets out the Council’s planning policies and replaces the Core Strategy and Development Policies planning documents (Adopted in 2010). It ensures that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough’s unique characteristics and contribute to delivering the Camden Plan and other local priorities. The Local Plan covers the period from 2016-2031.
- 5.6 The Local Plan is a key document in Camden’s development plan, which is the name given to the group of documents that set out the Council’s planning policies. The Council’s decisions on planning applications should be taken in line with its development plan unless there are significant matters (material considerations) that indicate otherwise.
- 5.7 The local planning policies relevant to this scheme include the following:

- Policy D1 – Design;
- Policy D2 – Heritage.

5.8 The scheme has been designed and developed to ensure that they are entirely consistent and supportive of the policies as set out in the NPPF and Camden’s Local Plan (2017). These are discussed in detail in the following sections of this statement.

6. HERITAGE, DESIGN AND ACCESS ASSESSMENT

6.1 The existing public house is grade II listed and the proposed refurbishment of the property at lower ground and ground floor levels is therefore considered in terms of its impact on the special architectural and historical interest of the listed building.

6.2 The principal interest of the existing building is in its seemingly unaltered 19th century façade. The lower ground and ground floors have been altered in the past as shown in the photos enclosed at Appendix 1. The front façade will be repainted in a uniform heritage colour in keeping with the character and appearance of the building.



6.3 The interior of the building at ground floor level retains much of its original joinery including panelling, and flooring. There is no original panelling or architectural details at lower ground floor level. The internal quality and interest of the upper floors has not been considered as it is not relevant to the proposals for the public house at lower ground and ground floor level.

6.4 The proposal includes alterations to the configuration of the WC’s at lower ground floor level. The WC’s were relocated from ground floor level to lower ground floor level in 2016 and are modern in terms of their design and do not include any historical features of interest. It is therefore considered that the works proposed will not have any impact upon the original layout or historic fabric of the building at this level and will provide for an improved layout for the public house.



Photograph 1 - exposed brick work to be retained

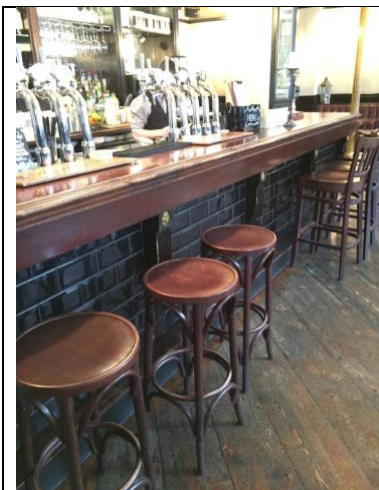


Photograph 2 – brick arch to be retained



Photograph 3 – Sinks within toilets

6.5 At ground floor level the proposals include the extension of the bar to include a rounded end and removal of the tiles to the bar to reveal the original timber bar. The bar was relocated in 2002 following the installation of a kitchen behind the bar area. The front tiles were replaced in 2010 and again in 2016 as such the existing tiles are not original. The existing timber bar will be retained and extended. The photographs below show the previous bar and the existing bar.



Photograph 3 – Bar in 2015



Photograph 4 – Existing Bar

6.6 To the rear of the bar it is proposed to block up the opening between the kitchen and main bar area. This opening was completed in 2016 to provide the new kitchen area following the relocation the WC's. The existing mirrored doors will be removed and stored, and the opening will be retained and covered over, and the adjacent joinery will be carried around the new panel.



Photograph 5 – showing the opening to be blocked up between the existing kitchen and bar area.

- 6.7 No works of alteration are proposed to the cornicing or skirting's. The existing flooring will be retained, sanded and coated in a clear varnish.
- 6.8 The existing front entrance will be retained and used for access into the public House.
- 6.9 Overall it is considered that the proposals are consistent with the Design and Heritage Policies set out in Camden's Local Plan. In particular policy D2 Heritage- Listed Buildings, in that the proposals will seek to preserve and enhance this listed building and will:
- Not result in the total or substantial demolition of a listed building;
 - Not Result in the alterations causing harm to the special architectural and historic interest of the building;
 - Not harm the significance of the listed building and its setting.