

3. Site Description

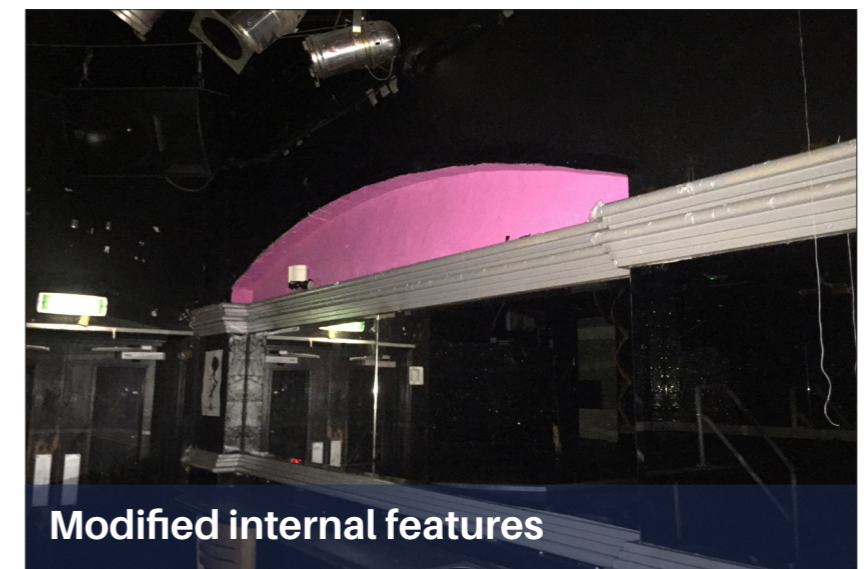
3.1 Site Location and Setting

The Black Cap Public House (henceforth 'the site') is located on the east side of Camden High Street, roughly 100m south of Camden Town underground station and the junction of the High Street with Kentish Town Road.

The site is principally orientated from west to east, fronting onto the busy High Street, a sprawling commercial district within the borough of Camden. To the north of the Site, is an important junction comprising of Camden High Street and Kentish Town Road running roughly north south, as well as Camden Road and Greenland Road which run east to west. The High Street is heavy with both pedestrian and vehicular traffic.

3.2 Site Description

The Site is a ground plus three storey structure that occupies a narrow lot on Camden High Street. Primarily constructed of red brick, the façade is also comprised of decorative stone work and a traditional shopfront. Though there are likely elements within the core of the building that date from its original construction in the late 18th century, the majority of the Site has been heavily altered and extended, and is considered to primarily contain fabric from the late 19th and mid-20th centuries. The façade, including the shopfront, are later additions to an existing structure, likely built in 1889. The shopfront still contains some elements from this period, though photographs suggest it has undergone extensive change, including the insertion of the stall riser. The ground floor, which was originally the same size as the upper storeys, has gradually expanded to extend the length of the entire plot. Internally, there is a likely mid-20th century pub, but extensive alterations and black paint make its age difficult to determine. However, with the rebranding and opening of the 'New' Black Cap in the mid '60s, combined with the expansion of the ground floor a decade earlier, it is plausible that the bar was replaced at some point during this period. The rear half of the ground floor, as mentioned, was extended in the 1950s, and is of no historic interest.

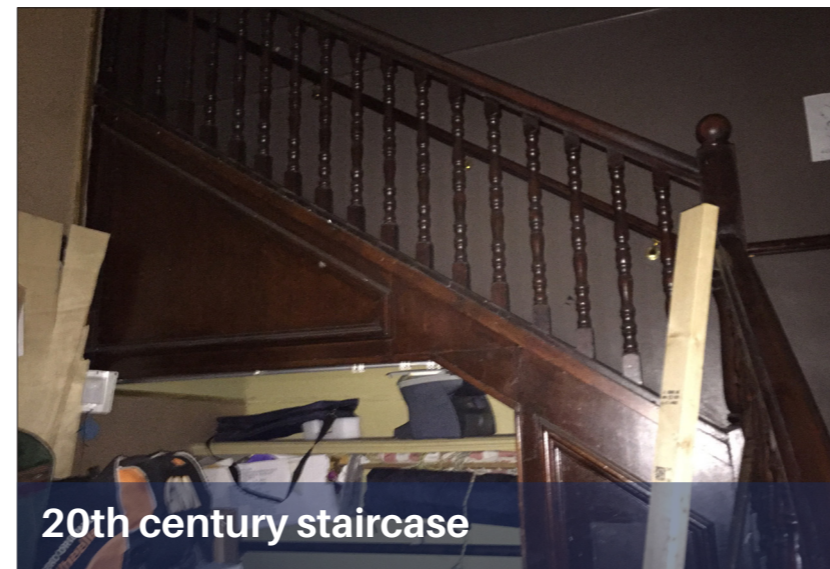




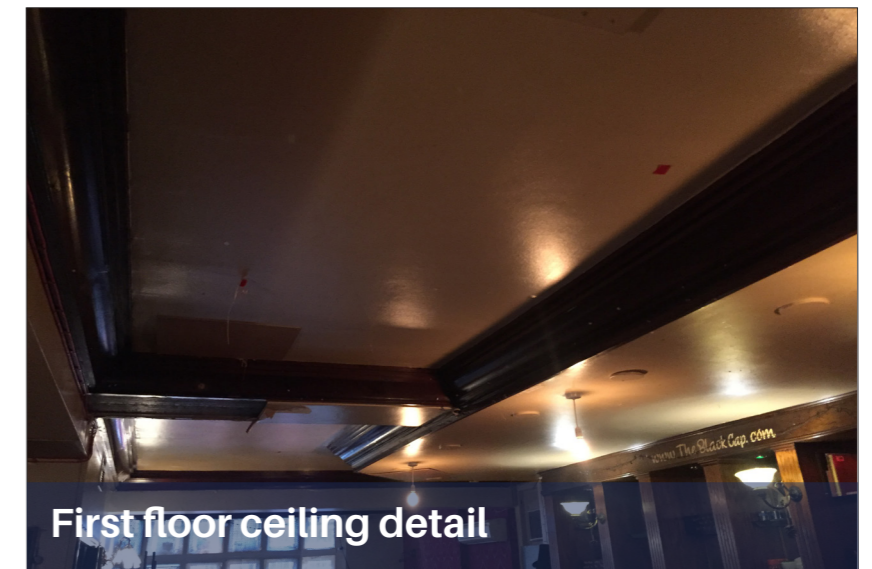
The first floor also contains a bar, accessed via a mid-20th century staircase, and this bar is possibly earlier than ground floor, though alterations make it too difficult to determine. In any case, it is a standard bar with no distinguishing features. The décor is entirely modern, and it is likely that a fireplace is concealed at the front of the first storey. There is some decorative woodwork/beams to the ceiling, which could date from the late 19th century as well. The third floor is almost entirely refit with a modern kitchen and washroom, and there are no features to note. The remaining space has been partitioned into small living spaces/bedrooms with no defining features. The walls, particularly external facing, are in very poor condition, with extensive water damage.

The attic storey is of some interest as it contains a mix of potentially original and late 19th century features. These include a small number of historic timbers that may date from an earlier structure, as well as later skirting board and a cast-iron fire place. Despite the presence of historic fabric, it is clear that this story, too, has been heavily altered. A window to the rear of the attic storey is flush with the exterior wall, which also indicates an earlier date for construction, as is the fact that the attic has a pitched roof that is higher than the rest of the building. Externally, the window is framed in a tile hung wall, and the pitched roof is tiled as well with dormer windows. The roof to the second floor is flat and covered in modern materials.

The façade, as mentioned, was constructed to face an existing building, likely in 1889. The façade is brick and stone, with regular square fenestration, though the glass within them has been replaced. The façade is a Dutch inspired gable in the Queen Anne style, with short, stepped sides flanking a higher pediment centre. The gable is decorated in stone detailing, and at the centre is a bust of a capped figure, possibly the 'Mother Black Cap' after which the original pub was named. There is a chimney stack at the southern edge, which would align with the suspected internal fireplace.



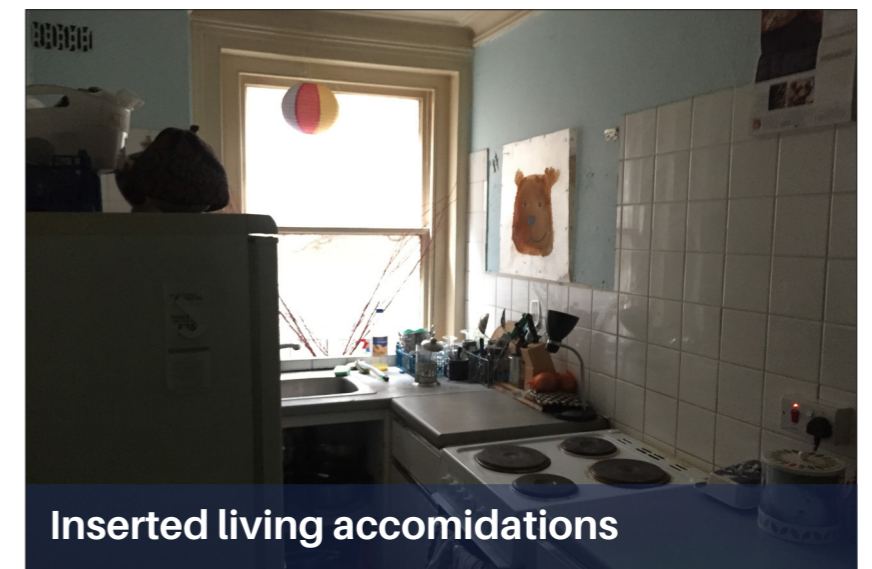
20th century staircase



First floor ceiling detail



Modern fenestration and finishings



Inserted living accommodations