



Design and Access Statement

**Jack Straws Castle,
North End Way, Hampstead, London NW3 7ES**

Change of use of basement and ground floor levels from Class D2 (health club) to flexible use of D1 (education), Class D2 (leisure) or Class B1 (office) under permitted development Class V of Part 3 of Schedule 2 of the General Permitted Development (England) Order (2015) with minor associated internal alterations

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Introduction

This Design and Access statement has been prepared in support of the proposal for change of use of Jack Straw's Castle at Ground floor level. The design proposals are internal and do not effect any of the external features. This statement is to be read in conjunction with the accompanying Built Heritage Statement.

Site Description

Jack Straw's Castle (NHLE ref: 1113189) is a Grade II listed building located on the west side of North End Way in Hampstead. It is a three storey, weatherboarded building with crenelated parapet partly concealing a hipped roof covered in plain clay tiles. Internally, the ground and basement floors have most recently been used as a gym. The ground floor is largely open plan. The basement houses showers, W.C.s and locker facilities.

Historic Development

Jack Straw's Castle commemorates Jack Straw, Wat Tyler's second-in-command during the Peasants' revolt of 1381, who is said to have had a camp here. On the site of a previous coaching inn built in 1721 of the same name, Jack Straw's Castle replaced an earlier eighteenth century public house that was seriously damaged during the Second World War.

Designed by the well-known England traditionalist architect Raymond Erith and built by GE Wallis, Jack Straw's Castle is a Grade II listed building which dates from 1964. The design intentionally mimics the style of an eighteenth century coaching inn and is one of Erith's major projects. Jack Straw's Castle demonstrated Erith's mastery of English historical styles, and remains his only building built from scratch, exemplifying traditional styles with the ingenuity of modern techniques. The pre-fabricated design of the timber-framed construction on brick plinth was assembled on site in three months. It is clad with painted weatherboarding, and tiled double hipped roofs.

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The pub closed permanently in 2002, and the upper storeys of the building were converted to residential use, although the ground and basement levels of the building have had a number of uses since then. It was converted to a personal training lifestyle centre in 2008.

The most recent renovations have retained the original exterior pub appearance, although the interior has been altered slightly with the insertion of suspended ceilings, stud walls and original timber and glazed partitions being rearranged.

The existing lower ground floor layout has changed significantly from its original design, and the existing Ground Floor layout has changed substantially from its original use as a public house. The partitions which originally flanked the entrances have been moved to apparently random locations within the ground floor, and the retention and relocation of these to more conducive positions is proposed.

Planning History

2018/4457/P

Replacement of single lower ground floor doorway to a double doorway on the north elevation facing the carpark.

2017/6640/P

Change of use of basement and ground floor levels from Class D2 (health club/personal training centre) to flexible use of Class B1 (office) or Class D2 (leisure).

2017/4095/P

Change of use of basement and ground floor levels from Class D2 (health club/personal training centre) to Class B1 (office).

2008/0422/L

Internal alterations to ground floor and basement floor in connection with health club/personal training centre (D2 use class)

2007/2616/P Change of use of the lower ground and ground floor levels from Class A3 restaurant to Class B1 office

2006/1839/L

Internal works to ground floor and basement in connection with the fit out to provide a family restaurant and children's' play area to existing pub (Class A4).

2004/2042/P

Change of use of ground and basement floors from Class A3 (Food and Drink) to a Class D2 Health Club.

2004/1639/P

Conversion of rear part of basement from communal gymnasium into additional habitable space for 2 storey house above, plus erection of entrance porch enclosure to courtyard elevation and internal alterations.

2003/3711/P

Conversion of existing vacant restaurant/bar and cellar on ground and basement floors into 3 new self contained flats and communal storage for residents, plus associated internal and external alterations

PWX0302151

Erection of roofed enclosure over existing car park, and erection of 2 two storey houses with rooftop conservatories and paved roof terrace above this enclosure, as shown on drawing numbers: 2504/P01,2,3 and site plan.

PWX0202917

The enlargement and lowering of the basement floor to provide a kitchen for the Class A3 use and a gymnasium for the residential flats, including provision of windows in the rear elevation, as a variation to the planning permission dated 25/07/2002 (Ref:PWX0102190/R2) for conversion and extension to provide Class A3 use and 10 dwelling units.

PWX0102190

Conversion of main building to provide Class A3 (food and drink) use on basement and ground floors and 6 self- contained flats on 1st and 2nd floors, together with associated external and internal alterations; extension, alteration and conversion of stable wing to provide 3 dwelling-houses; erection of a 2 storey rear extension to the main building to provide 1 dwelling-house with roof terrace above; relocation of alcove feature within courtyard; continued use of courtyard for Class A3 purposes; provision of 11 residential car spaces and servicing access in car park;

Pre application advice

No pre application advice had been sought for this application, as we propose a sympathetic use and no external changes.

Conservation area

The building is located within the Hampstead Conservation Area. The Hampstead Conservation Area Statement was published in 2002 and identifies the Site to fall within sub-area 7: Whitestone Pond. The sub- area was one of the first parts of the Conservation Area to be designated on 1 February 1968, having later undergone further extensions.

Our proposals

It is proposed to change the use of the ground and basement levels of Jack Straw's Castle to provide classroom and ancillary facilities for Heathside School.

Whilst the primary basis of the planning application is intended to provide alternative D1 classroom accommodation for the existing Year 6 pupils at Heathside Preparatory School, the leasehold owner/freehold owner are keen to retain the commercial flexibility to revert or change between the alternative proposed D1 and lawful D2/B1 uses over a 10 year period.

The proposals include minimum internal alterations to divide the open plan ground floor and create classrooms. This would involve the insertion of light-weight walls which would be removable. It would also involve the original timber and glazed partitions to help sub-divide the ground floor. The partitions are not in their original positions and the proposals would give them purpose which they currently lack.

The proposed changes to the ground floor are as follows:

- relocation of existing timber and glass partitions - note these had been relocated from original locations during the gym conversion
- these screens to be carefully demounted and reinstalled to form rooms and enclosures on the ground floor and to remain highly visible by users of the building
- new lightweight partitioning to be erected from floor to ceiling to create five new classroom spaces, with doors and surface fixed lighting as required
- retention of all fireplaces and features, including boxed in original bar section
- retention of existing disabled wc and office area
- removal of recent plasterboard stud wall where they close off existing windows to north and south
- addition of etched film to windows for privacy to residents using the inner courtyard

Minor internal alterations are also proposed to the lower ground floor. Presently comprising changing rooms and artificially lit store rooms and gym spaces at present, these will be retained save for the use of a section of changing rooms for bike storage.

The internal floor area (GIA) for the Ground Floor is 310m², for the Lower Ground Floor is 247m², and there is no proposed increase to the GIA on either floor.

Exterior works

There are no proposed changes to the exterior of the building.

Materials

The materials of internal partitioning will be plain white, in keeping with the current finish of secondary, recent walls installed.

Access

Access will continue to be from Hampstead Way entrance to ground floor, and given that there is no lift present to travel between ground and lower floor, disabled access and bike store access would be through the previously consented doors at lower level to the north, from the car park.

Sustainability

Given the minor nature of the changes and the proposed use as classrooms, there are no proposals to amend the current fabric or heating and cooling systems. There is no roof present within the immediate demise to harvest rainwater, nor to provide photovoltaics. The provision of external storage for mixed (co-mingled) recyclables, organic waste and non- recyclable waste will be provided.

Amenity

Policy A1 demonstrates The Council will seek to protect the quality of life of occupiers and neighbours. The proposal will take appropriate measures to minimise potential negative impacts.

The change of use and minor internal alterations to facilitate classroom use will not have access to shared amenity with the residential. However, immediate proximity to the Heath is deemed to be most appropriate in this context. The proposal will not cause any adverse impacts on the amenity of adjoining residential occupiers or on local transport conditions.

Design & heritage

Policy D1 Design & D2 Heritage relate to heritage and design. The Council will seek to secure high quality design in development and will preserve Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

The proposed design respects the existing listed architecture and features whilst providing classrooms of optimum size and good light for study.

Transport & parking

The proposal provides a designated area with standard racks for cycle storage for staff and visitors. On the basis of standard and size of site over 500sqm, we provide 6no, cycle spaces as follows:

- Staff - from threshold of 500 sqm, 1 space per 250 sqm or part thereof - 3no.

- Visitor - from threshold of 500 sqm, 1 space per 250 sqm or part thereof - 3no.

Hampstead Underground Station is with ten minutes walking distance, and the availability of the underground as well as local bus services means that accessibility to Jack Straws Castle by public transport is realistic and would be used by pupils and teachers working there.

The site is also accessible by cycle and walking from the surrounding residential areas. There are public parking facilities close by and the area immediately outside the entrance is both double yellow, pedestrian crossing and roundabout.

Use

The Lower Ground and Ground floors were previously occupied by a gym but was vacated in 2017 for financial reasons. Whilst the proposals are submitted on the basis of allowing continued flexible dual use for the existing B1 or D2 uses, the primary basis of the application is for alternative D1 education use, as classrooms for the Year 6 group from the Heathside Primary School. As such the proposals seeks to retain its status as an accessible institutional use with active frontage and as a much loved community asset.

Conclusion

Jack Straw's Castle is an exceptional building of the early 1960s by the well known classicising architect Raymond Erith. The proposal keeps the ground and lower floor levels to the street frontage in the public domain, with minimal and positive enhancements to the interior and no changes to the exterior.