



BUILT HERITAGE STATEMENT

Site Address

**Jack Straw's Castle,
Hampstead**

On behalf of

Heathside Enterprises Ltd

Date

January 2019

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CONTENTS	PAGE(S)
1.0 INTRODUCTION	2
2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK	3
3.0 HISTORIC BUILT ENVIRONMENT APPRAISAL	8
4.0 PROPOSALS AND ASSESSMENT OF IMPACT	11
5.0 CONCLUSION	13
SOURCES	
FIGURES	
NATIONAL HERITAGE LIST FOR ENGLAND DESCRIPTION	
EXISTING AND PROPOSED DRAWINGS	

1.0 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by CgMS Heritage, part of the RPS Group, on behalf of Heathside Enterprises Ltd to assess the potential impact of development proposals at ground and basement levels of Jack Straw's Castle, Hampstead ('the Site') upon the surrounding historic built environment. Jack Straw's Castle is a Grade II listed building (NHLE ref: 1113189). Proposals include the change of use to school classrooms and associated minor internal alterations.
- 1.2 This report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of historic research, including viewing the original plans of the listed building, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.3 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon '*heritage assets*'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.3 The relevant legislation in this case extends from section 16 of the 1990 Act which states that special regard must be given by the decision maker, in determining applications, to the desirability of preserving a listed building and its setting.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2018)

2.4 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

2.5 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.

2.6 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.

- 2.7 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.
- 2.8 Under '*Considering potential impacts*' the NPPF emphasises that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

National Guidance

Planning Practice Guidance (DCLG)

- 2.9 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.10 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.11 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and*

Management (February 2016) and *HEA2: Making Changes to Heritage Assets* (February 2016).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.12 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Local Planning Policy

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

The London Plan: The Spatial Development Strategy for London Consolidated with Alterations since 2011 (Greater London Authority (GLA), March 2016)

- 2.14 Adopted in March 2016, policies set out in this document are operative as formal alterations to the London Plan, the Mayor of London's spatial development strategy, and form part of the development plan for Greater London. In particular, this document encourages the enhancement of the historic environment and looks favourably upon development proposals that seek to maintain heritage assets and their setting.
- 2.15 Policy 7.8 Heritage Assets and Archaeology provides the relevant policy with regards to development in historic environments and seeks to record, maintain and protect the city's heritage assets in order to utilise their potential within the community. It states that '*Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*'
- 2.16 Policy 7.8 also further supports requires LPAs to formulate policies that seek to maintain and enhance the contribution of built, landscaped and buried heritage assets to the environmental quality, cultural identity and economy, as part of managing London's ability to accommodate change and regeneration.

Camden Local Plan (adopted 2017)

- 2.17 The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010).
- 2.18 Policy D1 Design The Council will seek to secure high quality design in development.
- 2.19 Policy D2 Heritage The Council will preserve and, where appropriate, enhance 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.
- 2.20 *Designated heritage assets* Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or in certain circumstances.
- 2.21 The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

2.22 *Conservation areas* Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

2.23 *Listed Buildings* Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- a. resist the total or substantial demolition of a listed building;
- b. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- c. resist development that would cause harm to significance of a listed building through an effect on its setting.

Hampstead Conservation Area

2.24 The Site lies in Hampstead Conservation Area. The Conservation Area was designated in 1968. The Conservation Area Appraisal notes the reasoning as:

- *the large number of listed buildings of architectural interest, the historical association of these buildings in terms of former residents and of the village in the context of the history of London as a whole;*
- *the street pattern of the original village which is retained and is reflected in the fragmentation of the street blocks and close and irregular grouping of the old buildings;*
- *the striking topography which gives rise to the complex of narrow streets and steps characteristic of the village and provides an important skyline when viewed from other parts of London;*
- *the proximity of the unique open space of Hampstead Heath and its integration with the village on the northern side.*

2.25 The Site is located in Sub Area Seven: Whitestone Pond. The open summit of the Heath at Whitestone Pond is today dominated by traffic but several landmarks nearby record the history of the area.

3.0 HISTORIC BUILT ENVIRONMENT APPRAISAL

Site Description

- 3.1 Jack Straw's Castle (NHLE ref: 1113189) is a Grade II listed building located on the west side of North End Way in Hampstead.
- 3.2 It is a three storey, weatherboarded building with crenelated parapet partly concealing a hipped roof covered in plain clay tiles.
- 3.3 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

- 3.4 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.
- 3.5 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.
- 3.6 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 became a restaurant called Jack and Lulu's from March to October 2007, and then was converted to a personal training lifestyle centre in 2008.
- 3.7 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 screens being rearranged. Full planning permission was granted to change the use of the basement and ground floor levels from Class D2 (health club/ personal training centre) to flexible use of Class B1 (office) or Class B1 (office) or Class D2 (leisure) (2017/6640/P). And most recently (16th of December 2018) the full planning permission and listed building consent were granted to replace a single basement level doorway with a double doorway on the north elevation facing the carpark.

3.8 The existing basement layout has changed significantly from its original design. The Cooled Cellar has been partitioned to become the Men's Lavatory and Therapy Rooms, with the area to the rear and Tank room reconfigured into a Ladies Locker room and Lavatory and Therapy Rooms. The Main Cellar has been split into offices and a Creche. The original Landlords' Area has been partitioned and reconfigured from the original Wine and Spirit Store, Boiler House and subsequent stores.

3.9 The existing Ground Floor layout has changed substantially from its original use as a public house. The areas that were originally the Public Bar, Saloon Bar, and Courtyard Bar, have become open plan, although the Public Bar has had a superficial partition added. There are a number of fireplaces which appear to be original, although somewhat altered. The services have been removed and the display counter has been partially removed. The original Men's Lavatories, Women's Lavatory, and Managers Office have been removed and the area opened. A set of stairways have been added to the west. The original seats have been removed, but the frames remain. The current Residential Lobby at the north end of the building (excluding from the application site) contains the same footprint as the previous foyer. The structural posts in what used to be the Public Bar and Saloon Bar remain. The timber and glazed screens which originally flanked the entrances have been moved to apparently random locations within the ground floor.

Assessment of Heritage Assets

3.10 Jack Straw's Castle is located in the Hampstead Conservation Area and adjacent to two listed buildings. As the proposals are minor in nature and restricted to the interior of the building they will have no impact upon the significance of these heritage assets and so will not be considered in this assessment.

- 3.11 Jack Straw's Castle is a Grade II listed building. It is listed for its special architectural and historic interest as a building designed by Raymond Erith, a well-known English traditionalist architect, in the style of an eighteenth century coaching inn. Jack Straw's Castle combines traditional materials and construction methods with twentieth century building technology.
- 3.12 The external appearance of the building remains largely as originally designed and built, and contributes considerably to the significance and special interest of the listed building.
- 3.13 Internally, there have been several alterations, particularly at basement level. The basement retains no original features and its interior layout, fixtures and fittings make no contribution to the significance and special interest of the listed building.
- 3.14 Some original features survive at ground floor, including fire places, timber posts and timber and glazed screens. There have been considerable alterations to the layout of the ground floor through the creation of an almost entirely open space and the removal of the screens from their original positions. A small number of windows have also been boarded over internally. The surviving original features contribute to the significance and special interest of the listed building, although due to alterations the original intended pub use is no longer legible and some of these features, particularly the screens, appear devoid of purpose.

4.0 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 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 Preparatory School.
- 4.2 The proposals include minimum internal alterations to divide the open plan ground floor and create five classrooms, an office, storage and disabled W.C.. This would involve the insertion of light-weight walls which would be removable. It would also involve moving of some of the original timber and glazed screens to help sub-divide the ground floor. A number of the screens would be used to create Classroom 1 (at the south of the ground floor) with the others re-used to help create the proposed hallways at ground floor. The screens are not currently in their original positions and the proposals would give them purpose which they currently lack.
- 4.3 It is also proposed to remove internal boarding which currently blocks three windows in the north elevation of the ground floor. This would reinstate the original windows and sense of light in the rear part of the ground floor.
- 4.4 Minor internal alterations are also proposed to the basement level to create three tutorial rooms. Further storage space would also be created at basement level, along with W.C.s and cycle storage with direct access to the carpark to the north of the building.

Assessment of Impact

- 4.5 The ground and basement levels of Jack Straw's Castle are currently empty and without use. It is considered that the proposed development would provide an enhancement to the significance and special interest of the listed building through providing an active and appropriate use at ground floor.
- 4.6 Furthermore, it is considered that the proposal to insert light-weight and removable partitions within the ground floor space would result in a minor enhancement to the significance of the listed building by reintroducing sub-division of the ground floor and utilising the currently redundant original timber and glazed screens.

- 4.7 The proposed opening up of blocked windows in the north elevation of the ground floor would provide a further enhancement of the listed building.
- 4.8 There are no original features surviving in the basement, nor does the original plan remain legible. The proposed alterations would therefore have no impact upon the significance of the listed building.

5.0 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared in order to assess the potential impact on the historic built environment arising from the proposed development of ground and basement levels of Jack Straw's Castle.
- 5.2 This Built Heritage Statement meets the requirements of the NPPF and local planning policy.
- 5.3 It is considered that the proposed change of use to educational use and associated minor internal alterations would result in a minor enhancement of the significance and special interest of the listed building.

SOURCES

Archer L: Raymond Erith, Architect: Burford, Oxon: -1985: 88, 167; The Builder: 29 May 1964: London: 1119-23

Stevens Curl J, Oxford dictionary of architecture and landscape architecture, 2006

FIGURES



Figure 1: Front (east) elevation of Jack Straw's Castle.



Figure 2: Ground floor with original timber posts and timber and glazed screens in non-original position.



Figure 3: A fireplace at ground floor.

National Heritage List for England Statutory List Description

JACK STRAWS CASTLE PUBLIC HOUSE

Grade: II

List Entry Number: 1113189

Date first listed: 14-May-1974

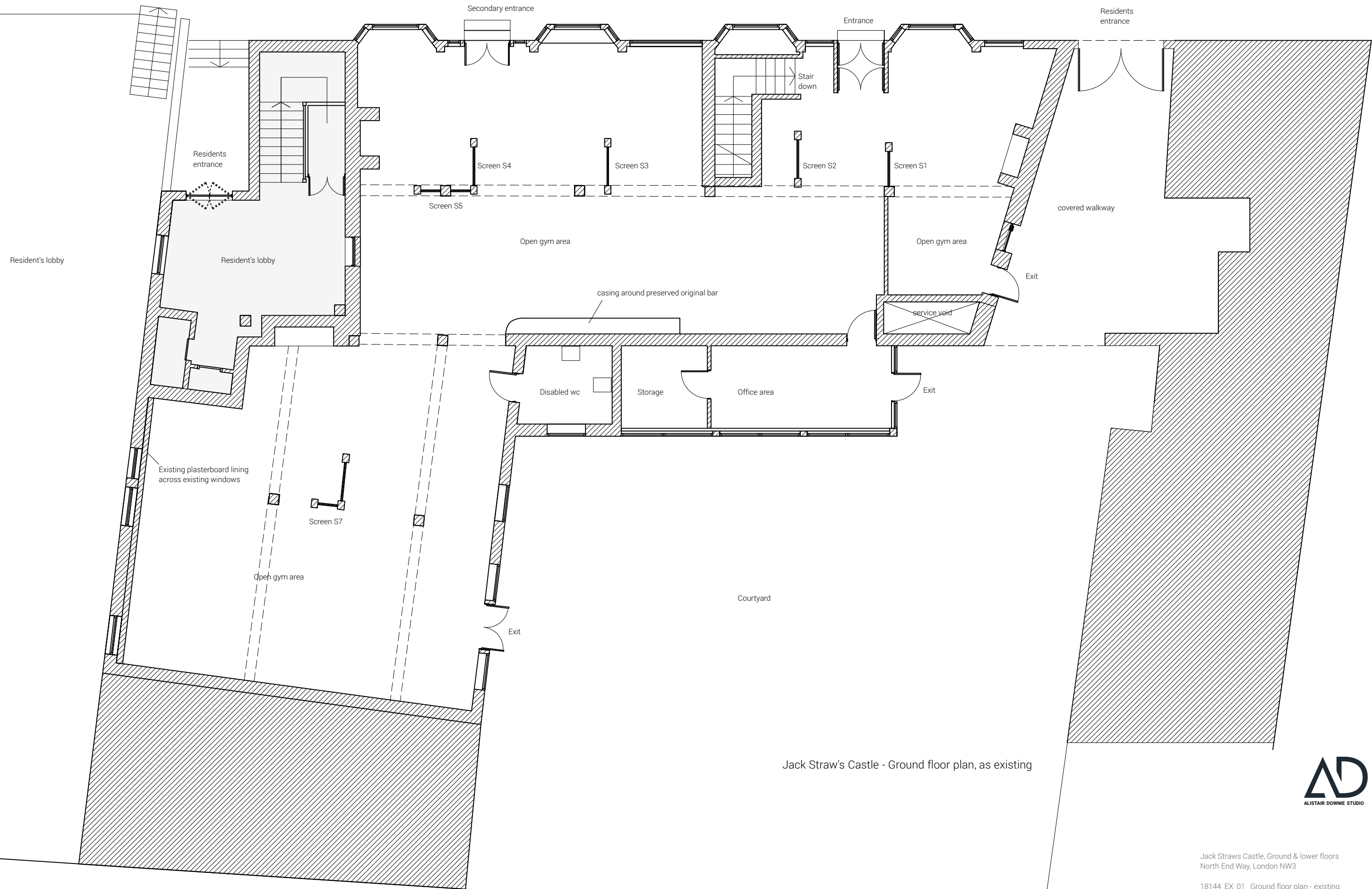
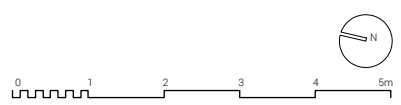
Statutory Address: JACK STRAWS CASTLE PUBLIC HOUSE, NORTH END WAY

TQ2686SW NORTH END WAY 798-1/16/1220 (West side) 14/05/74 Jack Straw's Castle Public House

Public house. 1962-64. By Raymond Erith, built by GE Wallis and Sons; on the site of a previous public house of the same name. Timber-framed construction on brick plinth, clad with painted weatherboarding. Tiled double hipped roofs. STYLE: in the style of an C18 coaching inn. PLAN: open sided courtyard plan with single storey staff accommodation block and garages forming south wing. EXTERIOR: long principal elevation of 3 storeys and cellars. Upper floors with continuous ranges of 20 sashes each, 2nd floor having pointed Gothick lights. Ground floor has vehicle entrance to courtyard to left, sashes and 4 canted bay windows; left hand pair flanks entrance with overlight and sash to right, right hand pair flanks entrance with overlight and sidelights. Single windows to right hand bay indicate interior stair. Projecting bracketed cornice and wooden crenellated parapet. North return with single storey entrance projection and 4 storey tower (contains lift); similar tower at south-west corner of courtyard containing water tanks. Attached to west facade of north wing and facing into courtyard, a single storey projection having an ogee arch with finials to panelled niche with fitted bench seat. Rear with similar fenestration to principal elevation on upper floors but ground floor having pantiled gallery and 2nd floor with continuous cast-iron balcony with tented hood. INTERIOR: with exposed Douglas fir stanchions and beams bolted at angles with iron plates. Ground floor with continuous tongue and groove pine-panelled bar having fireplaces at either end and to the side bar, these with Erith's initials in the grate. Dog-leg stair with panelled dado, square newels, closed string and fretwork balusters leads to function room, restaurant, and tower bar, all with panelling, the second-floor restaurant with high fixed leather-upholstered benches and tables, the adjoining tower bar with bar counter and fixed pine seating - all part of Erith's concept. HISTORICAL NOTE: the present building replaced an early C18 public house (not in the same style) altered in the early C19 and bombed in the Second World War; the name commemorates Jack Straw, Wat Tyler's second-in-command during the Peasants' Revolt of 1381, who is said to have had a camp here.

(Archer L: Raymond Erith, Architect: Burford, Oxon: -1985: 88, 167; The Builder: 29 May 1964: London: 1119-23).

North End Way



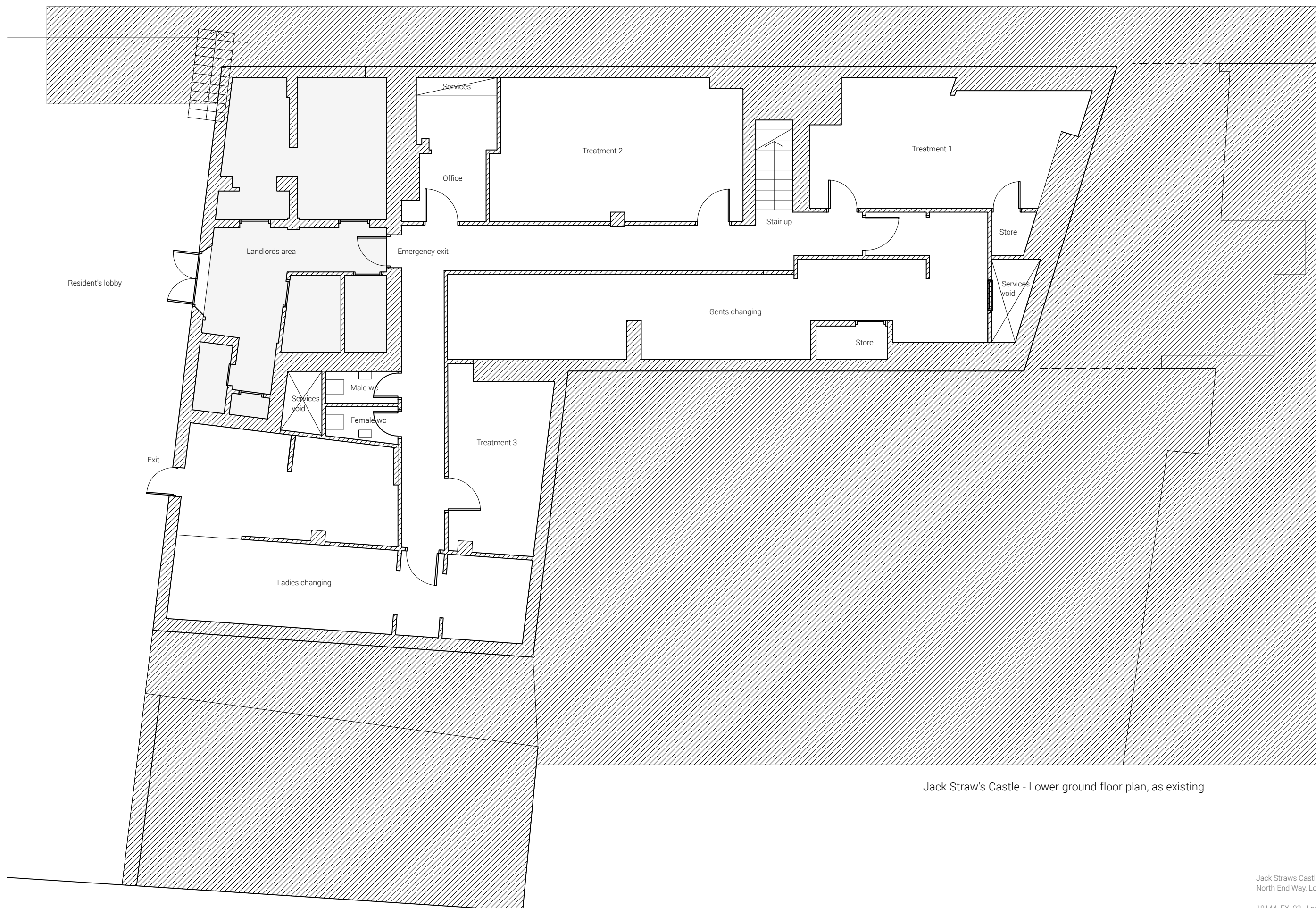
Jack Straw's Castle - Ground floor plan, as existing



Jack Straw's Castle, Ground & lower floors
North End Way, London NW3

18144_EX_01 Ground floor plan - existing
A3 - 1:100, A1 - 1:50, December 2018

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Jack Straw's Castle - Lower ground floor plan, as existing





Jack Straw's Castle - North elevation, as existing



Jack Straw's Castle - South elevation, as existing





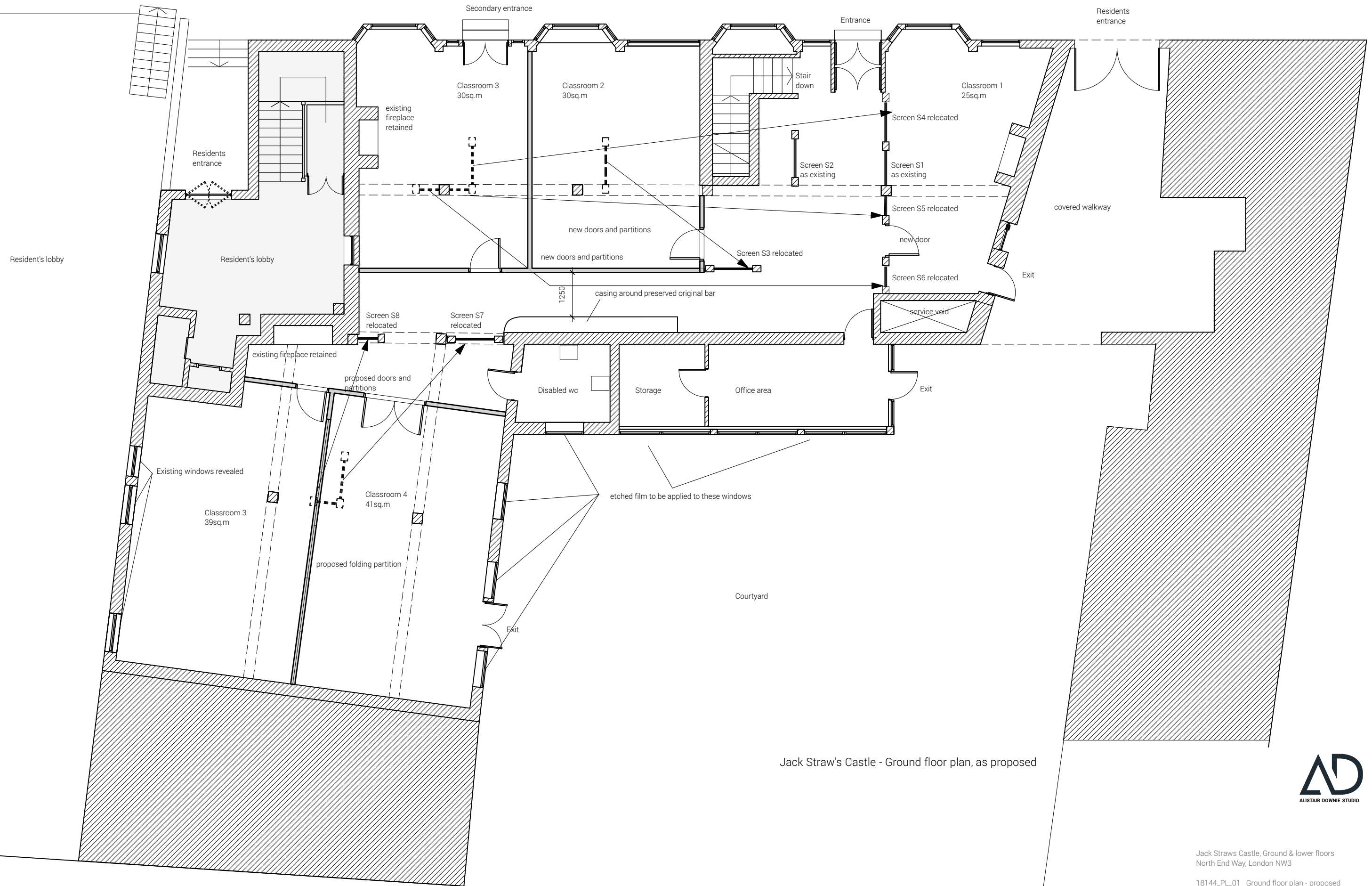
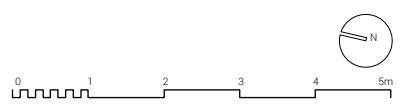
Jack Straw's Castle - East elevation, as existing



Jack Straws Castle, Ground & lower floors
North End Way, London NW3

18144_EX_13 East elevation - existing
A3 - 1:100, A1 - 1:50, December 2018

North End Way



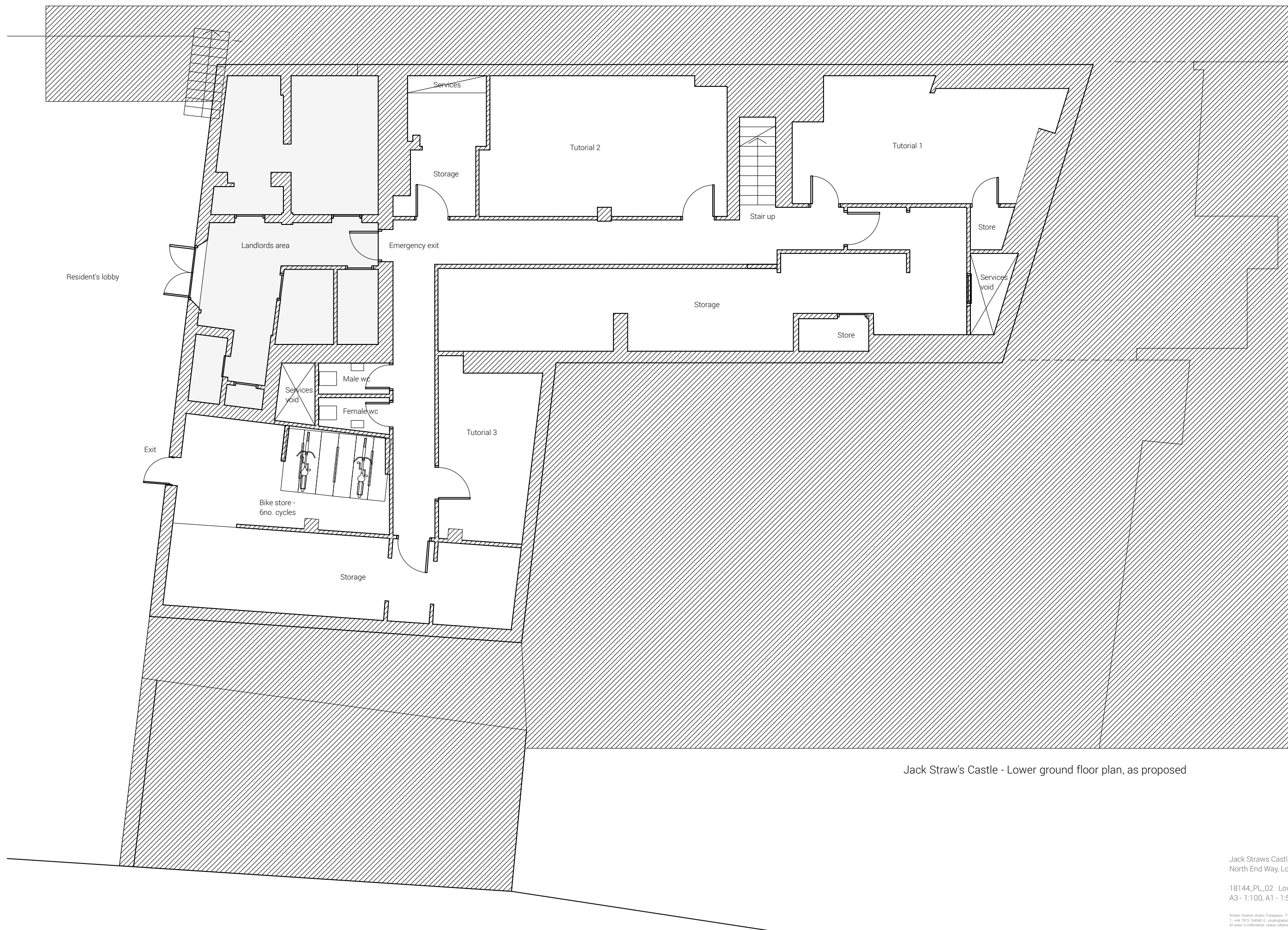
Jack Straw's Castle - Ground floor plan, as proposed



Jack Straws Castle, Ground & lower floors
North End Way, London NW3

18144_PL_01 Ground floor plan - proposed
A3 - 1:100, A1 - 1:50, December 2018

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Jack Straw's Castle - Lower ground floor plan, as proposed





Jack Straw's Castle - North elevation, as proposed



etched film to be applied to these windows

Residential

Residential

Existing gymnasium use

Existing gymnasium use

Jack Straw's Castle - South elevation, as proposed





Jack Straw's Castle - East elevation, as proposed - no change



Jack Straws Castle, Ground & lower floors
North End Way, London NW3

18144_PL_13 East elevation - proposed
A3 - 1:100, A1 - 1:50, December 2018

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