

Heritage Impact Statement

for

internal fit-out works

at

Jack Straw's Castle NW3

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01 Introduction

- a) This document is an assessment of the Jack Straw's Castle building, and in particular the ground floor and basement, in terms of it's listed status and heritage asset;
- b) The heritage impact assessment is to support a listed building consent application for internal fit-out works to the ground floor and basement;
- c) The entire building is listed and there are neighbouring buildings that are also listed, however as the works involve only fit-out works to the two floors the buildings outside of this are not assessed in this document.

02 The Building

- a) Jack Straw's Castle (NHLE ref: 1113189) is a Grade II listed building located on the west side of North End Way in Hampstead.
- b) 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.
- c) It is a three storey plus lower ground floor, weather-boarded building with crenelated parapet partly concealing a hipped roof covered in plain clay tiles.
- d) The upper ground floor and lower ground floors are the subject of this project.
- e) The first floor and second floor have been converted to residential accommodation.
- f) 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.
- g) 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.
- h) 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.
- i) 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.
- j) 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 car park.
- k) 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.

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- l) 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.
- m) Gross Internal Areas:-
 - i) Lower ground floor = 205 sqm
 - ii) Upper Ground floor = 269 sqm
- n) Planning permission (ref 2017/6640/P) was granted (30.01.18) for 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).

03 Planning History

- a) 2019/0730/P 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)
 - i) status : WITHDRAWN
 - ii) date : 10.03.20
- b) 2019/0974/L Internal alterations associated with 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)
 - i) status : WITHDRAWN
 - ii) date : 10.03.20
- c) 2018/5808/P Change of use of the ground floor from gym (Class D2) to 3 new residential flats (Class C3), and creation of new door into rear courtyard; change of use of lower ground floor from Class D2 to flexible Class D2/B1 use; associated internal alterations and creation of new door into rear courtyard.
 - i) status : ???
 - ii) date : 22.01.19
- d) 2018/6064/L Change of use of the ground floor from gym (Class D2) to 3 new residential flats (Class C3), and creation of new door into rear courtyard; change of use of lower ground floor from Class D2 to flexible Class D2/B1 use; associated internal alterations and creation of new door into rear courtyard.
 - i) status : ???
 - ii) date : 22.01.19
- e) 2018/4457/P Replacement of single lower ground floor doorway to a double doorway on the north elevation facing the carpark.
 - i) status : GRANTED
 - ii) date : 16.12.18
- f) 2018/4689/L Replacement of single lower ground floor doorway to a double doorway on the north elevation facing the carpark.
 - i) status : GRANTED
 - ii) date : 16.12.18
- g) 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).
 - i) status : GRANTED
 - ii) date : 30.01.18
- h) 2017/4095/P Change of use of basement and ground floor levels from Class D2 (health club/personal training centre) to Class B1 (office).
 - i) status : WITHDRAWN
 - ii) date : 31.10.17
 - iii) 2017/2171/P Variation to condition 4 (construction in accordance with approved plans) of planning permission ref PWX0102190
 - iv) status : ???
 - v) date : 28.04.18
- i) 2013/4714/P addition of copper sheet capping to cornice around roof terrace, and installation of guard rail at roof level between tower and chimney stack to residential units (Class 3).
 - i) status : GRANTED

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- ii) date : 23.09.13
- j) 2013/4758/L addition of copper sheet capping to cornice around roof terrace, and installation of guard rail at roof level between tower and chimney stack to residential units (Class 3).
 - i) status : GRANTED
 - ii) date : 23.09.13
- k) 2008/0422/L Internal alterations to ground floor and basement floor in connection with health club/personal training centre (D2 use class)
- l) 2007/2616/P Change of use of the lower ground and ground floor levels from Class A3 restaurant to Class B1 office
- m) 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).
- n) 2004/2042/P Change of use of ground and basement floors from Class A3 (Food and Drink) to a Class D2 Health Club.
- o) 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.
- p) 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
- q) 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.
- r) 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.
- s) 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;

04 Proposed Works

- a) Internal works associated with implementation of planning approval reference 2017/6640/P.
- b) Summary of internal works as follows:-
 - i) Removal of non-original linings and partitions;
 - ii) Removal of non-original mechanical and electrical services;
 - iii) Removal of non-original stair;
 - iv) Removal of non-original finishes;
 - v) Alteration of void of stair;
 - vi) Form door opening in existing wall;
 - vii) Removal and storage of 4no screens for future re-installation;
 - viii) Removal and storage of part of serving bar for future re-installation;
 - ix) Removal of wall linings to re-establish original windows in two locations;
 - x) Installation of linings and partitions;
 - xi) Installation of mechanical and electrical services;
 - xii) Installation of stair and balustrades;
 - xiii) Installation of new floor and wall finishes;
 - xiv) Decorations
 - xv) Signage
- c) Implementation of proposed external works (replacement of single doorway with double doorway) granted in planning application 2018/4457/P
- d) Please refer to the following attached documents;
 - i) detailed schedule of strip out works
 - ii) detailed schedule of installation works
 - iii) floor plans indicating strip out works
 - iv) floor plans indicating installation works

05 The applicant

- a) The fit-out works have been designed specifically for the relocation of a local company (GrouNexus) from their current offices (Flask Walk Hampstead) and Barnet;
- b) GroupNexus offers an end-to-end service, from technology that allows you to track, monitor and gather data on car park usage, to setting the standard for the provision of management services. GroupNexus handles installation of ANPR linked car park management systems, barriers, parking permit applications, paid for parking services including machine, cashless and online, concessions and loyalty rewards, vehicle alerting, user intelligence and on the ground facilities management, wardens, enforcement, security and maintenance. They believe that the car park is an integral part of a customers' journey and are committed to helping their Clients understand behaviour in order to build technology that better responds to their customers' needs.
- c) GroupNexus office staff are currently located across two sites. The proposal is to bring all office staff together at the Jack Straw's Castle building.
- d) Website : <https://groupnexus.co.uk/>

06 Heritage Asset : Assessment and impact of proposal

- a) **The assessment of the heritage assets aims to include the following:**
- i) Understand the significance of the affected assets;
 - ii) Understand the impact of the proposal;
 - iii) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - iv) Look for opportunities to better reveal or enhance significance;
 - v) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
 - vi) 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.
- b) **Understanding the significance of the affected assets**
- i) 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.
 - ii) 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).
 - iii) 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.
 - iv) 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.
 - v) The Main Cellar has been split into offices and a Creche.
 - vi) The original Landlords' Area has been partitioned and reconfigured from the original Wine and Spirit Store, Boiler House and subsequent stores.
 - vii) The existing Ground Floor layout has changed substantially from its original use as a public house.
 - viii) 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.
 - ix) There are a number of fireplaces which appear to be original, although somewhat altered.
 - x) The services have been removed and the display counter has been partially removed.
 - xi) The original Men's Lavatories, Women's Lavatory, and Managers Office have been removed and the area opened.
 - xii) A staircase has been added to the west.
 - xiii) The original seats have been removed, but the frames remain.
 - xiv) The current Residential Lobby at the north end of the building (excluding from the application site) contains the same footprint as the previous foyer.
 - xv) The structural posts in what used to be the Public Bar and Saloon Bar remain.
 - xvi) The timber and glazed screens which originally flanked the entrances have been moved to apparently random locations within the ground floor.

c) Impact of the proposal on the heritage asset

- i) Internally, there have been several alterations, particularly at basement level.
- ii) 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.
- iii) Some original features survive at ground floor, including fire places, timber posts and timber and glazed screens.
- iv) 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.
- v) A small number of windows have also been boarded over internally.
- vi) 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.
- vii) 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.
- viii) The proposed opening up of blocked windows in the north elevation of the ground floor would provide a further enhancement of the listed building.
- ix) 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.

d) Minimizing impact of the proposal on the heritage asset

- i) The majority of proposals are as follows:-
 - (1) removal of non-original fabric;
 - (2) replacement of non-original fabric with new;
 - (3) installation of elements that can be easily removed in the future without damage to original fabric;
 - (4) careful removal and storage of specific original elements for future re-installation;
 - (5) the installation of new partitions is quite minimal and is considerably less obtrusive than the current subdivision of the basement floor;
 - (6) except for the previously approved widening of a door opening none of the proposal will affect the external fabric of the listed building.

e) Opportunity to enhance heritage asset

- i) Currently boarded up windows in two locations will be opened up to restore the building closer to its original form – when viewed from outside as well as inside;
- ii) The proposed fit-out is to enable immediate end user occupation. Taking the building from vacant, as it has been for many months, to occupied will ensure that maintenance of the building will continue which ensures on-going preservation of the listed heritage asset;

f) Justification of any harmful impacts

- i) We believe here is only one proposed action that will cause a change to original fabric – the formation of a doorway opening in the rear wall of the ground floor.

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Although the outer linings of the wall (through which this opening is proposed) are not original it will be the case that the inner construction is part of the original building. Making this small change (i.e. forming this doorway) will make a big difference for the usage of the building and can be reversed in the future with very little irreversible impact.

g) Offset negative impacts by enhancing others through recording

- i) There are no impacts that are of any significance and that would merit recording.

h) Documents. Please refer to the following:-

- i) detailed schedule of strip out works
- ii) detailed schedule of installation works
- iii) floor plans indicating strip out works
- iv) floor plans indicating installation works

i) Summary

- i) 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.
- ii) This Built Heritage Statement meets the requirements of the NPPF and local planning policy.
- iii) It is considered that the proposed change of use to B1 (office) use previously granted under planning application 2017/6640/P would result in a minor enhancement of the significance and special interest of the listed building.
- iv) The associated minor internal alterations required to realise the approved change of use would equally result in a minor enhancement of the significance and special interest of the listed building.