



DESIGN & ACCESS AND HERITAGE STATEMENT

February 2022 // The Engineer, 65 Gloucester Avenue, Chalk Farm, London, NW1
8JH




The Engineer, 65 Gloucester Avenue, Chalk Farm, London, NW1 8JH



Client: Mitchells & Butlers Retail Ltd

Our Ref: 9470

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INTRODUCTION

This Statement has been prepared on behalf of Mitchells & Butlers Retail Ltd, to support an application that seeks planning permission to refurbish the customer garden and erect a pergola with retractable roof and glass sliding panels at The Engineer Public House (Figure 1). The application submission is accompanied by the following documents:

- This Design & Access and Heritage Statement.
- Completed Application Form & Certificate.
- Completed CIL Form 1 Additional Information.
- Covering Letter, dated 7th February 2022.
- Drawing No. DT168-08A Site Location Plan.
- Drawing No. DT168-01A Existing Ground Floor Plan.
- Drawing No. DT168-02A Existing Roof Plan.
- Drawing No. DT168-03A Existing Elevations.
- Drawing No. DT168-08A Proposed Block Plan.
- Drawing No. DT168-05A Proposed Ground Floor Plan.
- Drawing No. DT168-06A Proposed Roof Plan.
- Drawing No. DT168-07A Proposed Elevations.
- Drawing No. DT168-09A Proposed External Structures.
- Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan.



Figure 1: Gloucester Avenue Elevation



Figure 2: Princess Road Elevation



Figure 3: Rear Boundary to Waterside Place

THE SITE AND SURROUNDING AREA

The Engineer Public House is a Grade II listed building of C18 origins, located within the 'Primrose Hill' Conservation Area.

It is situated on a corner plot, fronting Gloucester Avenue (Figure 1). The side elevation faces Princess Road (Figure 2) and the rear of the plot backs onto Waterside Place (Figure

3), which is a small private residential estate. It is generally surrounded by housing/flats, with a small parade of shops opposite.

The site is situated in a highly sustainable location, being in close proximity to a range of shops, services, bus stops and a train station. It falls within Flood Zone 1.

Planning History

The site's planning history, as it is available on the Council's website, is set out below;

Application ref.	Proposal	Decision	Decision Date
2018/2869/T	REAR GARDEN: 1 x Bay (T1) – reduce height by 2-2.5m, reduce laterals to shape approx. 1.5m, crown lift to a height of 2.5-3m from ground level.	No objection to Works to Tree(s) in CA	31/07/2018
2016/1161/L	The extension of the garden canopy and new trellis, repainting of sign	Granted	27/04/2016
2016/0270/T	REAR GARDEN: 1 x Bay (T1) – reduce height by 2.5m, crown lift to 2.5m and reduce laterals to reshape.	No objection to Works to Tree(s) in CA	24/02/2016
2015/6985/P	The extension of the garden canopy and new trellis, repainting of signage and replacement of lanterns and garden gate to public house (Class A4).	Granted	27/04/2016
2013/2816/TC	5 Tables and 15 Chairs Monday to Sunday: 09:00 to 23:00 New Application.	Refused	24/07/2013
2010/2852/T	REAR GARDEN: 1 x Bay – Reduce by 30% and remove strongest bough over the patio.	No Objection	13/07/2010
2003/0437/L	Retention of security spikes on top of the boundary wall fronting onto Princess Road.	Granted	05/08/2003
PEX0300246/P	Retention of security spikes a top boundary wall fronting onto Princess Road.	Granted	05/08/2003
9501585R1	Erection of a single storey conservatory at rear ground floor level, erection of single storey extension, the removal of the metal railings on the side boundary wall and increase the height of the wall, and installation of two entrance gates; as shown on drawing numbers: 1157A/L05A, L06/07/08A, L06/07/08A, L02, L03 and L04.	Granted	10/05/1996

9501585	Erection of a ground floor disabled W.C. kitchen extension and conservatory in garden. (Plans submitted).	Withdrawn Application - revision received	04/03/1996
8601423	Retention of external alterations including the rendering of the existing brick wall to the beer garden and the replacement of part of the brick wall with iron railings.	Grant Full or Outline Planning Permission	08/10/1986

THE PROPOSAL

The Engineer is owned and operated by Mitchells & Butlers Retail Limited, which, in response to the Covid pandemic and the desire of many customers for external seating, is proposing to make a significant investment in the property to upgrade and enhance the walled rear garden (see Figures 4 & 5). Taking into account the Covid-19 pandemic, and customers' needs, it proposes to erect a pergola with retractable canvas roof and glass sliding panels in the walled rear garden.



Figure 4: Walled Garden Looking From The Rear Elevation Of The Public House

The proposed pergola will be lower in height than the existing boundary walls and so it will not be seen from external viewpoints.



Figure 5: Walled Rear Garden Looking Towards The Rear Of The Building.

PLANNING POLICY CONTEXT

As is set out in the National Planning Policy Framework (NPPF) 2021, the proposal should be considered in accordance with the terms of the development plan, unless material considerations indicate otherwise. This development plan includes the following documents:

- Camden Local Plan (2017).

The Borough Council aims to preserve or enhance the character or appearance of all new development affecting sites, buildings, townscapes and landscapes of special architectural, historical or archaeological importance.

Policy D1 Design requires the Council to secure high quality design in development, such as:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. comprises details and materials that are of high quality and complement the local character;*
- d. integrates well with the surrounding streets and open spaces and contributes positively to the street frontage; and*
- e. preserves strategic and local views.*

Policy D2 Heritage requires the Council to 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.

DESIGN & ACCESS

Use: No change of use is proposed.

Amount: The walled customer garden will be refurbished, to include a new pergola with retractable roof and glazed sliding panels.

Layout: No changes are proposed to the layout of the building or the site.

Scale & Appearance: The appearance of the proposed pergola is discussed in the Heritage section of this Statement.

Landscaping: A tree that has impaired structural integrity will be removed as part of the proposal.

Access: No changes are proposed to the existing access arrangements.

HERITAGE STATEMENT

Where a development may affect designated, or undesignated, heritage assets, due regard must be had for potential impacts on the historic environment.

Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990 provides that when considering applications for planning permission:

“... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

Paragraph 194 of the National Planning Policy Framework (NPPF) 2021 confirms that, *“... when determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

Paragraph 201 provides that, *“where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss*”.

Paragraph 202 states that, *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.*

The steps that have been taken as part of this assessment are:

1. A review of the site’s planning history, as it is available on the Council’s website.
2. A review of the online Historic England Listed Buildings Record.
3. The online Greater London Historic Environment Record.
4. A site visit.

This Statement, and the assessment set out herein, is proportionate to the importance of the assets and the potential impacts.

IDENTIFICATION OF HERITAGE ASSETS

The Engineer Public House

The Engineer list description reads:

TQ2883NW GLOUCESTER AVENUE 798-1/75/1775 (South West side) No. 65 The Engineer Public House and attached wall

The Engineer Public House and attached wall PRINCESS ROAD. Public house. C1845-50. Built for Calverts the brewers. Brown stock brick with stucco ground storey and dressings. Slate roof. Italianate style. EXTERIOR: square composition of 3 storeys on all sides, with strong bracketed cornice and parapet and heavy quoins at angles. Fronts towards Gloucester Avenue and Princess Road with stuccoed façade and windows to bar along ground storey, probably later C19 and incorporating projecting iron light fixtures in the form of dragons left and right of entrances; upper portions with 3 windows with stucco surrounds and keystones on each of 2 storeys, the centre windows at first-floor level having swept and pediments. The 2 rear facades less symmetrical, with external chimneybreasts protruding and breaking through parapets. INTERIOR: the bar interiors have lost all fittings of special interest save for their cornices, but the exterior makes for a good example of an early Victorian public house. SUBSIDIARY FEATURES: high stuccoed wall continues along Princess Road in front of yard.

TQ2883NW PRINCESS ROAD 798-1/75/1775 The Engineer Public House and attached wall.

See under: No. 65 The Engineer Public House and attached wall GLOUCESTER AVENUE.

Listing NGR: TQ2833983996.

Figure 6 identifies the 18th century core of the building. The ground floor facades were remodelled in the late 19th century, when the side passage was also infilled with a flat roof addition. Modern additions extend into the walled garden, which is much altered.

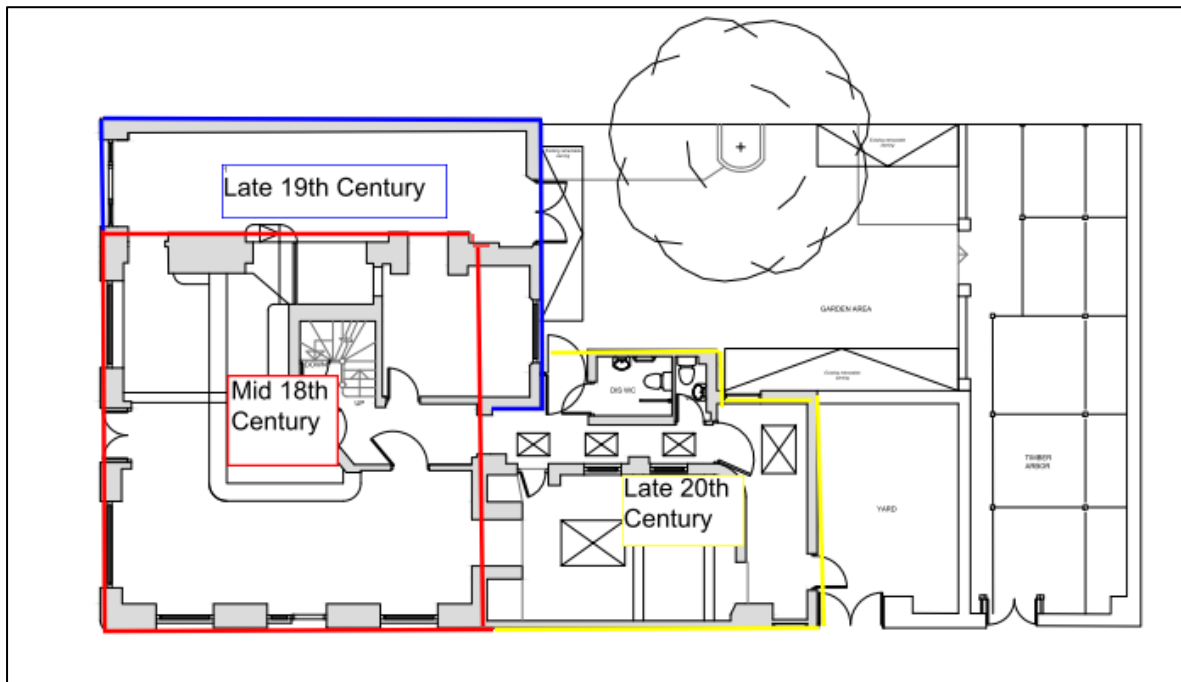


Figure 6: Age of Building Elements

Primrose Hill Conservation Area

The Engineer is located within 'Sub Area Two: Central Area' as defined in The Primrose Hill Conservation Area Appraisal.

This sub-area is located to the centre of the Conservation Area and is largely flat with a small incline from the southeast to northwest. It is boarded to the north by the railway line and to the southeast by Regent's Canal.

The area is urban in character with a high density of development and sporadic of greenery. It is dominated by long terraces of mid-19th century houses that are set back from the pavement, with small lightwells and railings to basement.

The Appraisal adds that the main building types within sub-area two, are:

- Mid-Victorian Residential Terraces.
- Late Victorian Terraces.
- Shops, Small Businesses and Public Houses.
- Late 19th Century Multicoloured Brick Buildings.

There are five public houses within this part of the Conservation Area. They are located on prominent corner sites and are generally larger in width and height than the neighbouring terrace properties, with strong parapet lines to all elevations. The ground floor frontages are highly decorative with ornate columns, detailed joinery, timber panelling and high stallrisers. The upper floors are adorned with decorative stucco, and at first floor level there are large windows to function rooms and painted timber signs hanging from ornate iron brackets.

The principal roads include Chalcot Road, Gloucester Avenue, Fitzroy Road and Princess Road. They intersect to form a grid pattern and are largely straight. Princess Road, however, curves to form a small crescent at its southern end and Gloucester Avenue curves sharply and rises at its north end. The roads are of a consistently generous width, with wide pavements and street parking. Narrower secondary roads penetrate the blocks.

IMPACT ON HERITAGE SIGNIFICANCE

The proposed refurbishment of the walled rear garden/customer terrace includes the erection of a pergola with retractable canvas roof and glass sliding panels, along the left side boundary wall (see Figures 7 & 8).

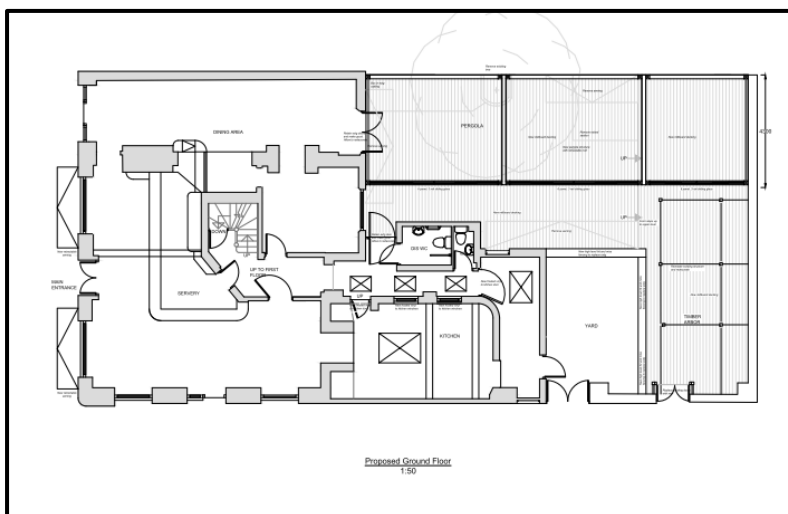


Figure 7: Proposed Floor Plan

The pergola will extend the length of the walled garden and replaces three canvas awnings (see Figure 4 & 5).

It is a free standing structure that will abut the modern rear exit doors from the public house. The doors are situated at the back of the 19th century addition that infilled the original side passageway. This part of the rear elevation is much altered (Figure 9).

The pergola does not cover the rear window in the only part of the rear elevation of the 18th century building.

With fully glazed panels, views, from within the garden to the rear of the building will be retained.

The pergola is lower than the walls that surround the garden and it will, therefore, not be visible to any external views.

The works are reversible and will cause no harm to the setting of the listed building or the character and appearance of the conservation area.

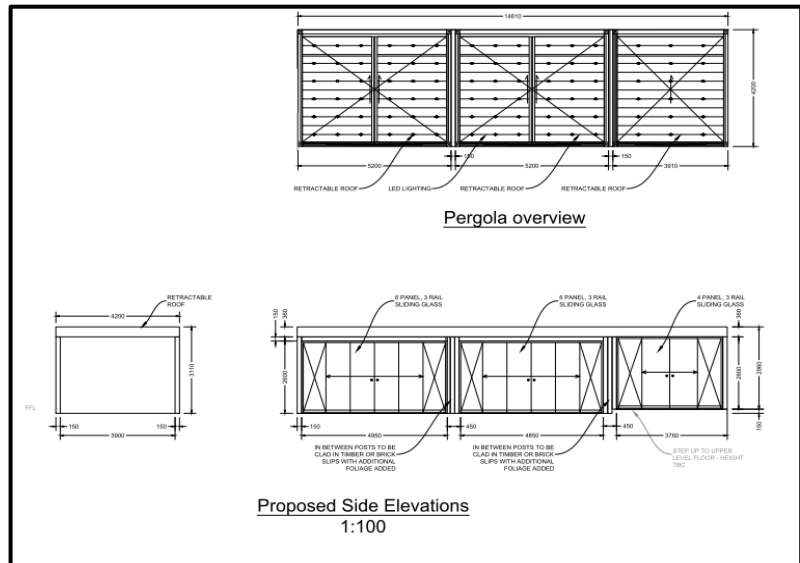


Figure 8: Proposed Pergola



Figure 9: Modern Rear Entrance Door In Late 19th Century Altered Elevation With Window In Mid-18th Century Building Adjacent.

OTHER MATTERS

As outlined within the submitted Arboricultural Impact Assessment (AIA), it is proposed to remove the tree growing in a small bed adjacent to the southeast boundary garden wall

Whilst the tree's removal is required to facilitate the proposed scheme, its removal is recommended irrespective of whether the renovation proceeds, as the tree is decaying and lacks structural integrity. The AIA, therefore, states that its future retention is no longer considered advisable.

SUMMARY

The Engineer Public House is an important community facility, located in a highly sustainable location with excellent access by public transport.

The emergency Covid-19 legislation introduced temporary requirements and provisions which have permanently altered customer preferences in favour of external seating areas. Since the beginning of the pandemic, customer requirements have moved on to expect the provision of good quality all-weather areas to accommodate external drinking and dining.

The Company proposes to replace three existing awnings with a new pergola with retractable canvas roof and glass sliding panels in the walled rear garden of The Engineer Public House. The structure, which is of a simple, yet elegant, construction is free-standing.

It will cause no harm to the setting of the listed building. It will be screened from external view by the walls that surround the garden and it will not impact the character or appearance of the Primrose Hill Conservation Area.

The proposals are fully compliant with national and local policy (as identified above) and, accordingly, the application should be granted planning permission.