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INTRODUCTION

This document has been prepared for a Change of Land Use application in relation to an existing building, The Old White Bear public house, Well Road, London, NW3 1LJ. The document comprises of drawings and schedules based upon surveys, photographic and site records.

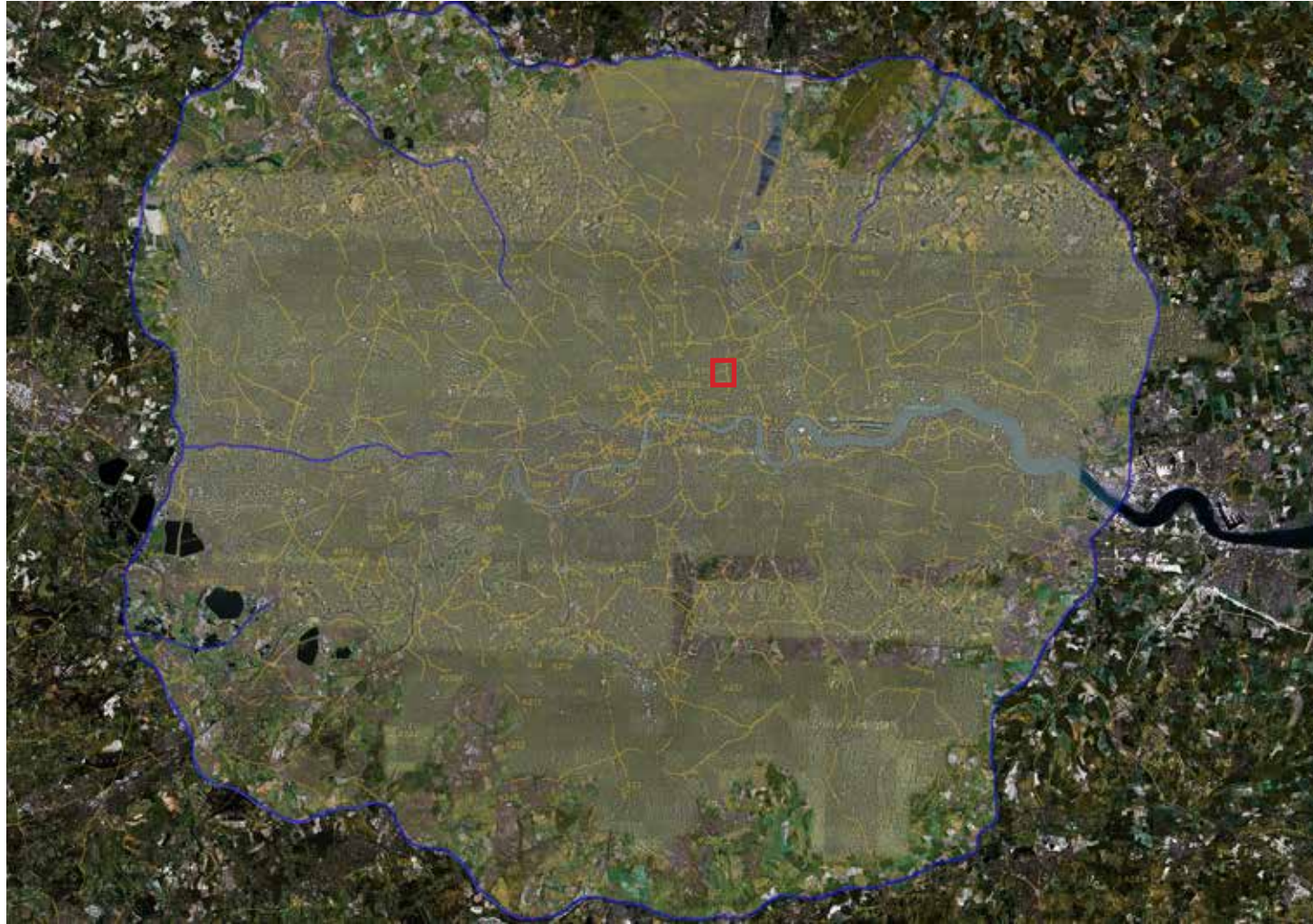
The proposed change of use is regarding the first and second floors, from class F1 to a flexible use Class E/Class C whilst retaining the 'sui generis' use at ground and basement.



PART I | SITE LOCATION

SITE LOCATION

HAMPSTEAD, LONDON



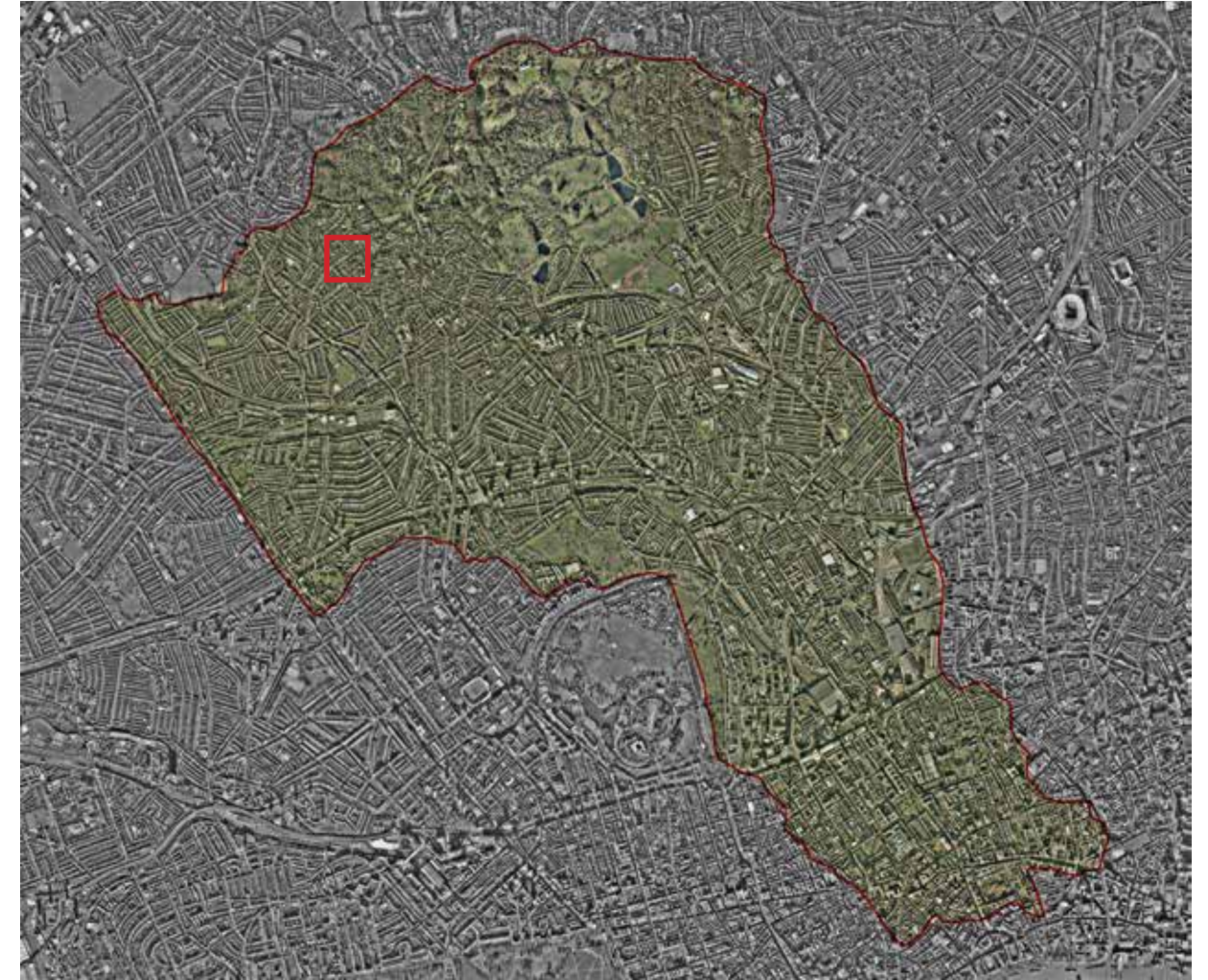
Greater London



The London Borough of Camden is a London Borough in inner London. It borders the boroughs of Brent to the west, Barnet to the north, Haringey to the north-east, Islington to the East, as well as the Borough of Westminster and the City of London to the south.

The local authority is Camden London Borough Council.

The proposal site is located in the area of Hampstead, and is located to the west of Hampstead Heath. Access to the site is just off Well Road, at the junction with New End and New End Square.



London Borough of Camden

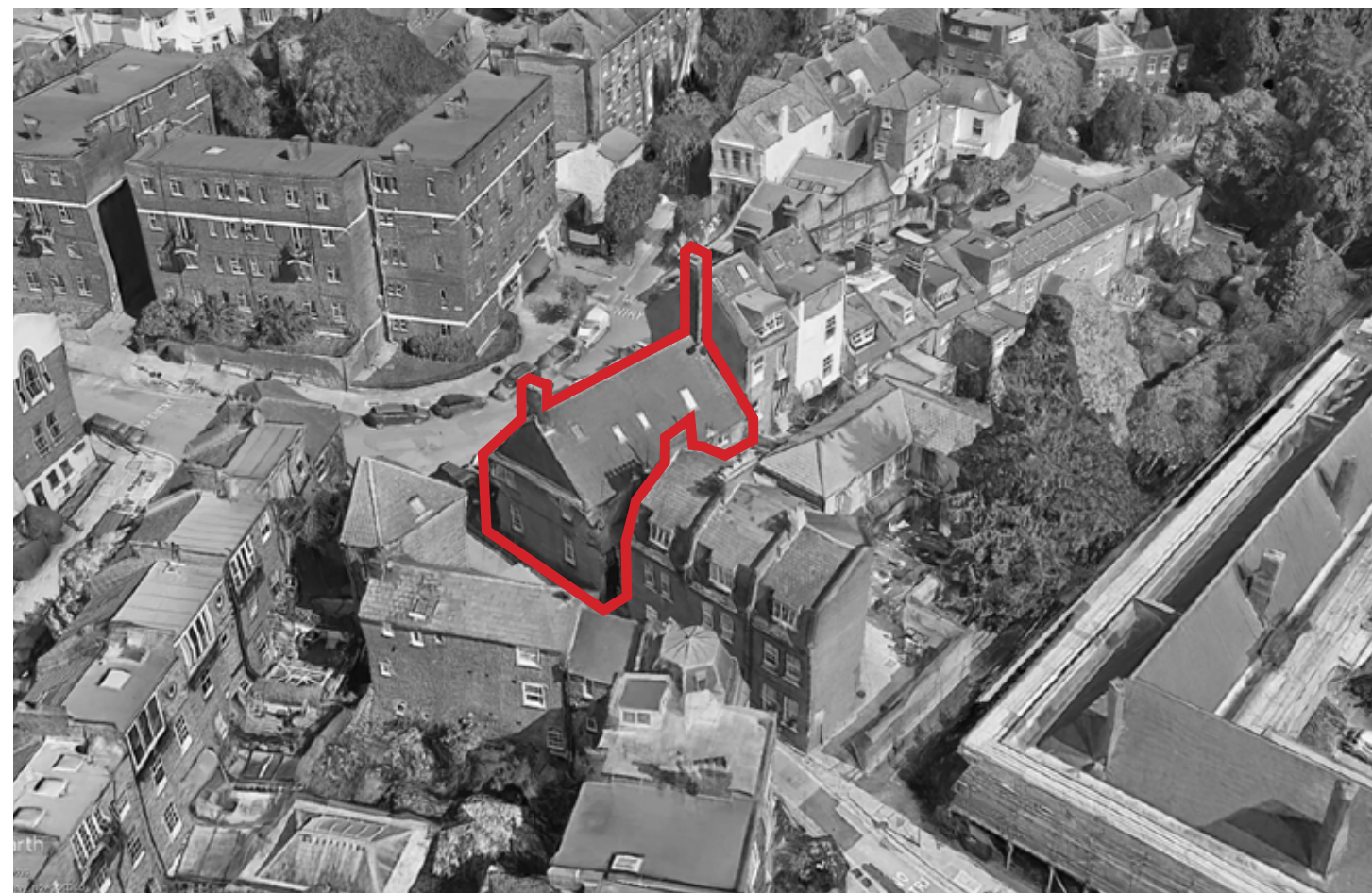


SITE LOCATION

PROPOSAL SITE

The proposal site sits to the south west side of Hampstead Heath, approximately 300 metres away.

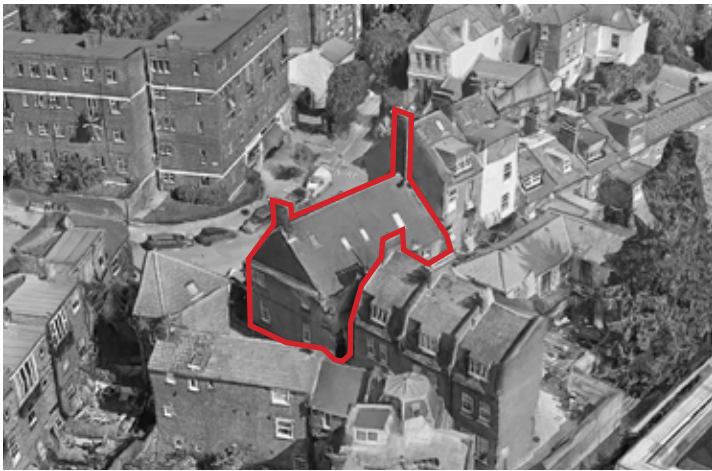
To the south west of the site lies Hampstead train station, just under 300 metres away and approximately half a mile south east of the site lies Hampstead Heath station.



SITE LOCATION
PROPOSAL SITE



Site Boundary



North View



East View



South View



West View

SITE LOCATION
URBAN CONTEXT



Birds Eye View



SITE LOCATION

WELL ROAD



View down New End to the site



View from the site towards New End



View up New End Square towards the site



View from the site down New End Square



View from the site down Well Road

SITE LOCATION
ACCESSIBILITY

RAIL

The site is located just under 300 metres from Hampstead underground station serving routes to Edgware via Bank station, Kennington via CX and Morden via Bank. It is also approximately 0.5 miles away from Hampstead Heath overground station serving routes to Richmond and Clapham Junction via Willesden Junction and Stratford via Highbury & Islington.

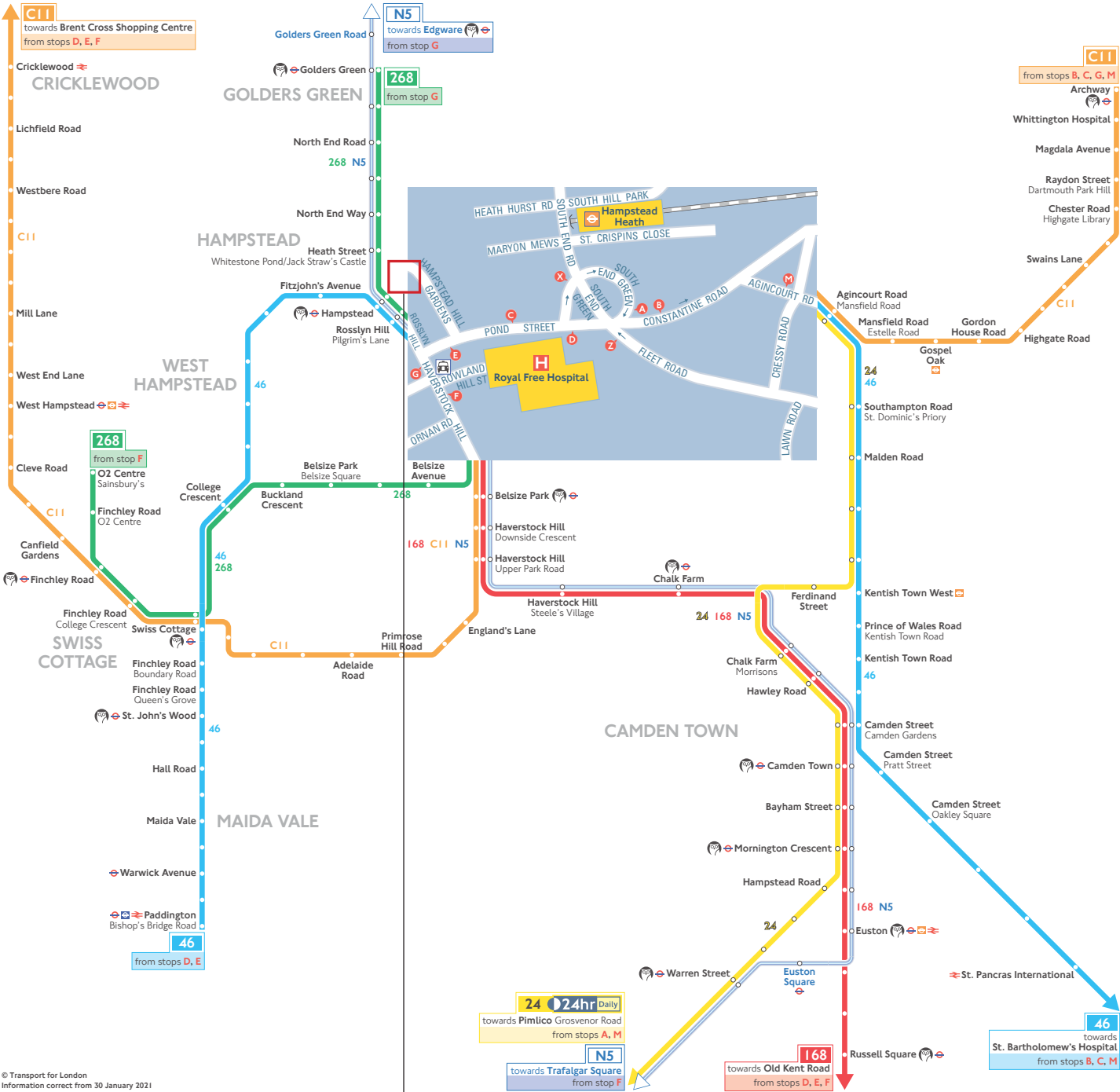
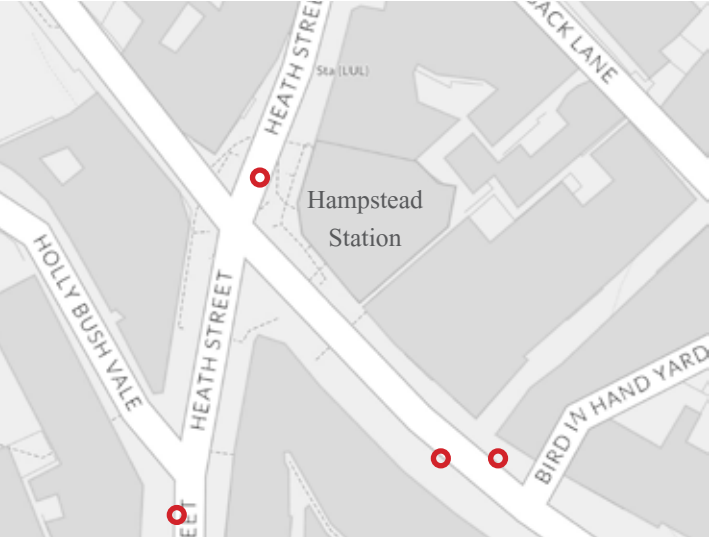
BUS

Well Road and the immediate surrounding roads are not directly served by any bus routes, however the nearby Hampstead underground station has a number of bus connections available. The 46 (serving routes through Smithfield/St. Bartholomew’s Hospital to Paddington station) and the 268 (serving routes through Finchley Road/O2 Centre to Golder’s Green). The 603 (serving routes through Swiss Cottage to Muswell Hill) and finally the N5 (serving routes through Edgware to Whitehall/Trafalgar Square).

PTAL

Being approximately 300 metres north east of Hampstead Underground station and approximately half a mile north west of Hampstead Heath station, the site therefore achieves a PTAL 3 rating.

Bus Stops



SITE

Hampstead Heath Bus Route Map



PART II | SITE HISTORY

SITE HISTORY

THE OLD WHITE BEAR IN BYGONE YEARS

The Old White Bear, or ‘The White Bear’ as it was known prior to the 20th Century, stands on a site which has been designated as a public house since 1704. It has remained an asset of community value since then and has subsequently been identified as a positive contributor to the historical character of the area.

The conservation area is characterised principally by its topography, the Heath, the range, excellence and mix of buildings, the street pattern, and its historical association with clean water and fresh air.

The conservation area statement describes the sub area as being punctuated by small and irregularly shaped spaces of great charm and containing an extraordinary variety of building types, ages and styles ranging from tiny cottages of all ages, grand 18th century houses, Victorian tenements and substantial villas to 20th century council flats and small private houses.

Well Road itself comprises of mainly 1880’s red brick houses, and next to the pub is a pair of three storey houses with a terrace of two storey cottages next to them.

Over the pub’s long history it has changed hands many times, being owned by various breweries and chains. In 2014 the was closed by its offshore owners, despite strong objection from the locals. A campaign to ‘Save the Old White Bear’ was launched shortly after, and hundreds signedpetitionstotryandgetthislovedpublichousebackupandrunning.

In September 2021 it was announced that it was under new ownership and was to open again, much to the joy of the community.

Within its 7 year closure the first and second floors have changed uses a number of times, from ancillary pub use, to general community use to its current use of an educational facility.



1. Extract from Hampstead Conservation Area Appraisal, showing the Christchurch/Well Walk area.



2. Photograph of the building from 1954 with its name as it is now know, ‘The Old White Bear’



3. Photograph from 1903 showing the pub as part of the Cannon Brewery chain.



4. Painting from 1868 showing the pub as owned by the Meux & Co Brewery.



5. Early painting, possibly from the early 19th Century, depicting the White Bear public house.

SITE HISTORY

HISTORIC MAPS



Map 1: circa 1746



Map 2: circa 1866



Map 3: circa 1915



Map 4: circa 1953

PART III | PREVIOUS PLANNING HISTORY

PREVIOUS PLANNING HISTORY

RELEVANT PLANNING APPLICATIONS

- Proposal Site
- Relevant Planning Applications



Site Map

2016/6345/P
The Old White Bear, Well Road, NW3 1LJ

Retention of public house (Use Class A4) at ground floor and basement; change of use of first and second floors from ancillary pub accommodation (Class A4) to dual educational use (Daytime - Monday to Friday) and ancillary pub use at all other times (Sui Generis); installation of a replacement side access gate (access from New End Square) to provide a dedicated access for the educational use from the rear of the building.

GRANTED - 10/01/17

2015/3764/P
The Old White Bear, Well Road, NW3 1LJ

Use of the first and second floor for community use ancillary to the existing public house (Class A4).

GRANTED - 03/09/15

2013/7438/P
The Old White Bear, Well Road, NW3 1LJ

Change of use from public house (Class A4) to 6 bedroom dwelling house (Class C3).

REFUSED - 10/02/2014



PART IV | EXISTING BUILDING

EXISTING BUILDING
EXTERIOR SITE PHOTOGRAPHS



Pub frontage



Existing Sui Generis Entrance



Gated entrance to yard off New End Square.



Existing Class F1 Entrance

EXISTING BUILDING

INTERIOR SITE PHOTOGRAPHS



1. Ground Floor pub entrance



2. Ground Floor dining area



3. Ground floor bar



4. Ground floor WC/back of house area



5. First floor classroom



6. Second floor classroom



7. First floor classroom



8. First floor classroom kitchenette

EXISTING BUILDING

EXISTING SCHEDULE OF ACCOMMODATION

Existing Floor Area	GIA	334.3 m.sq
	NIA	259.3 m.sq
Sui Generis	GIA	174.6 m.sq
	NIA	140.3 m.sq
Class F1	GIA	159.7 m.sq
	NIA	119.0 m.sq

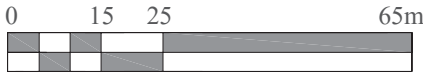
Sui Generis	Basement Floor	(GIA) 67.0 m.sq	Ground Floor	(GIA) 107.6 m.sq
		(NIA)		(NIA)
	Kitchen	21.8 m.sq	Bar/Dining	95.3 m.sq
	Store	23.2 m.sq		
			WC	4.4 m.sq
Class F1				
	First Floor	(GIA) 90.3 m.sq	Second Floor	(GIA) 69.4 m.sq
		(NIA)		(NIA)
	Classrooms	63.2 m.sq	Classroom	54.5 m.sq
			Store	1.3 m.sq
	Circ.	7.4 m.sq	Circ.	7.3 m.sq
	WC	13.4 m.sq		



EXISTING BUILDING
SITE PLAN



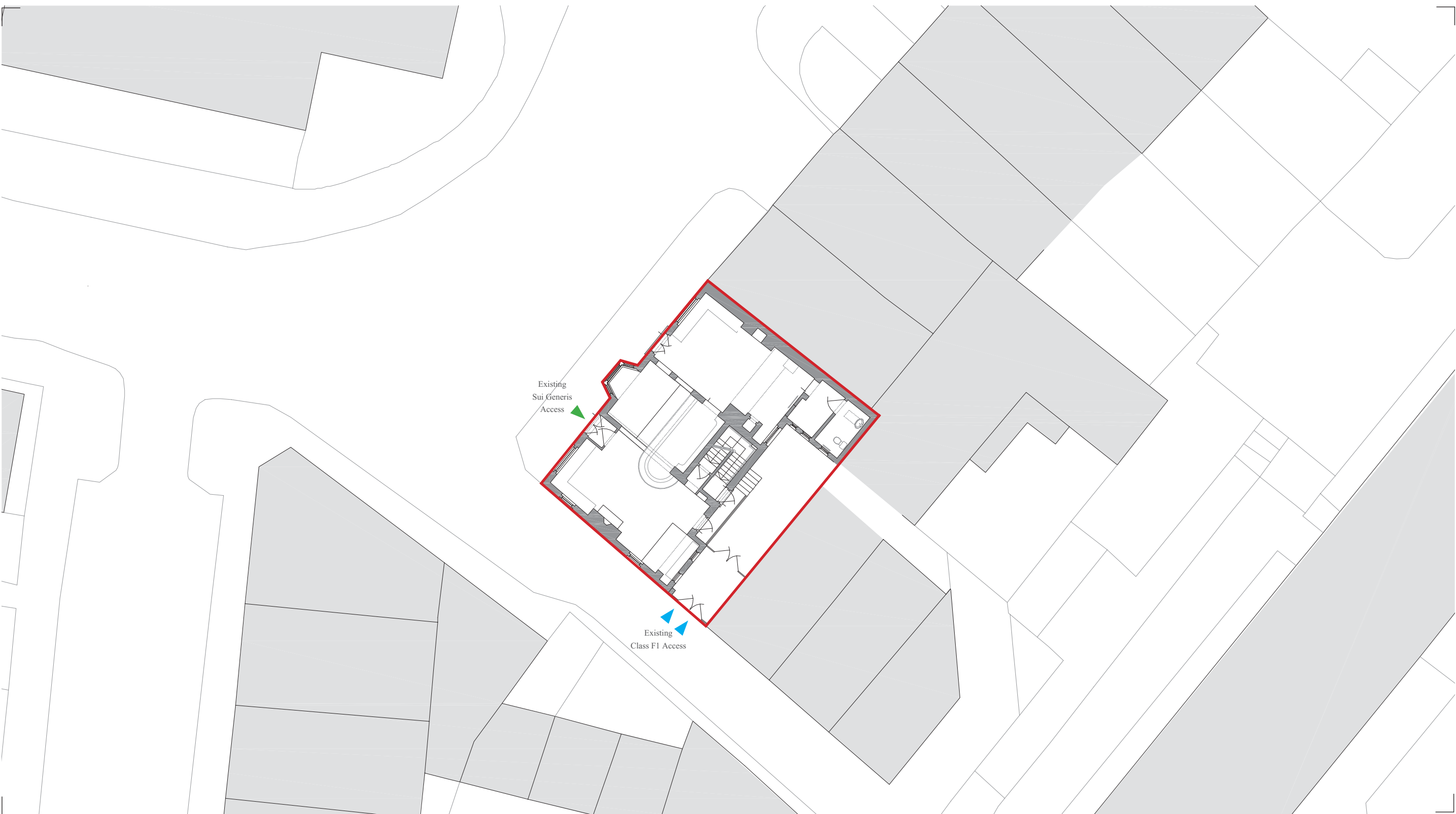
SITE LOCATION PLAN. DRAWING no. 0500. 1:1250@A3



THE OLD WHITE BEAR, WELL ROAD, LONDON, NW3 1LJ



EXISTING BUILDING
BLOCK PLAN



BLOCK PLAN. DRAWING no. 0501. 1:200@A3

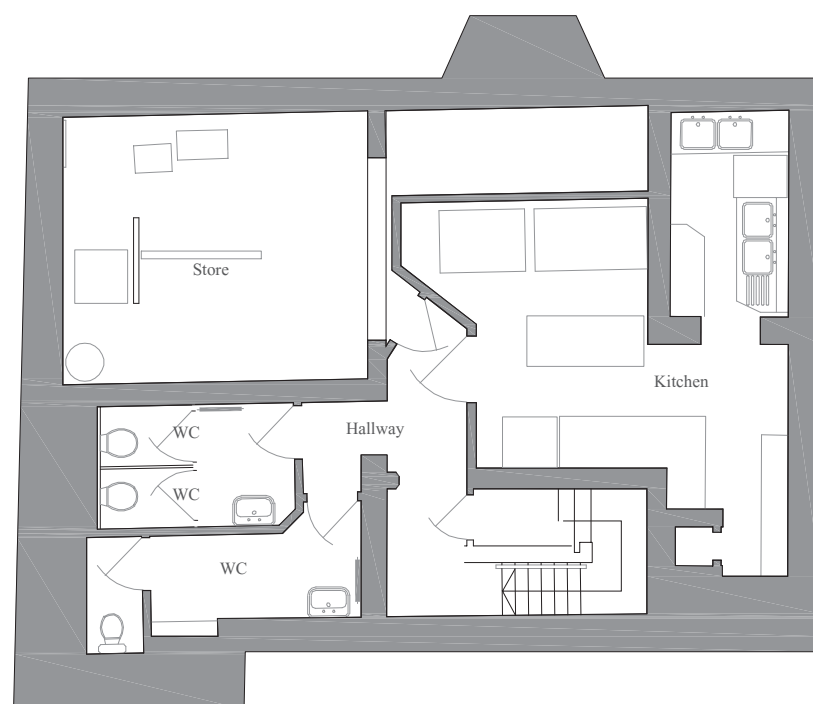
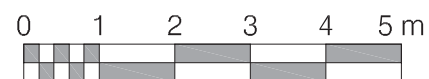


THE OLD WHITE BEAR, WELL ROAD, LONDON, NW3 1LJ



EXISTING BUILDING

FLOOR PLANS SHOWING CURRENT SUI GENERIS USE

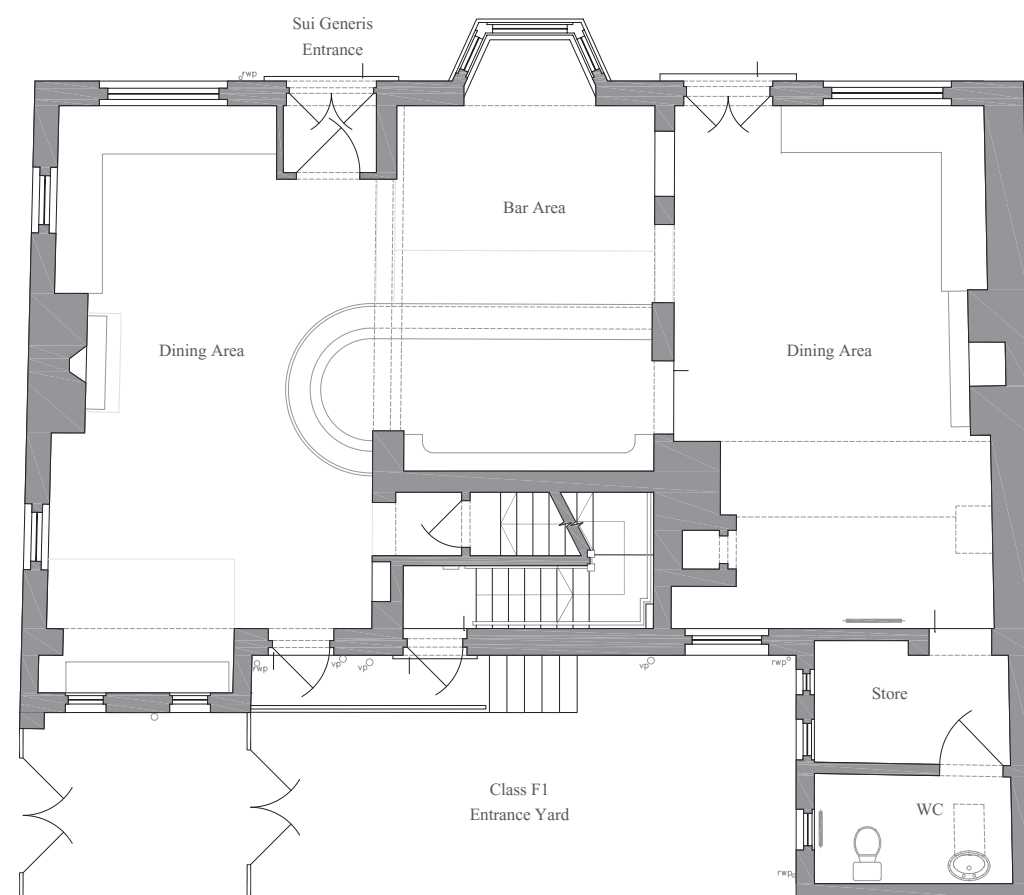
**BASEMENT FLOOR PLAN.** DRAWING no. 0999. 1:100@A3

THE OLD WHITE BEAR, WELL ROAD, LONDON, NW3 1LJ



EXISTING BUILDING

FLOOR PLANS SHOWING CURRENT SUI GENERIS USE



GROUND FLOOR PLAN. DRAWING no. 1000. 1:100@A3

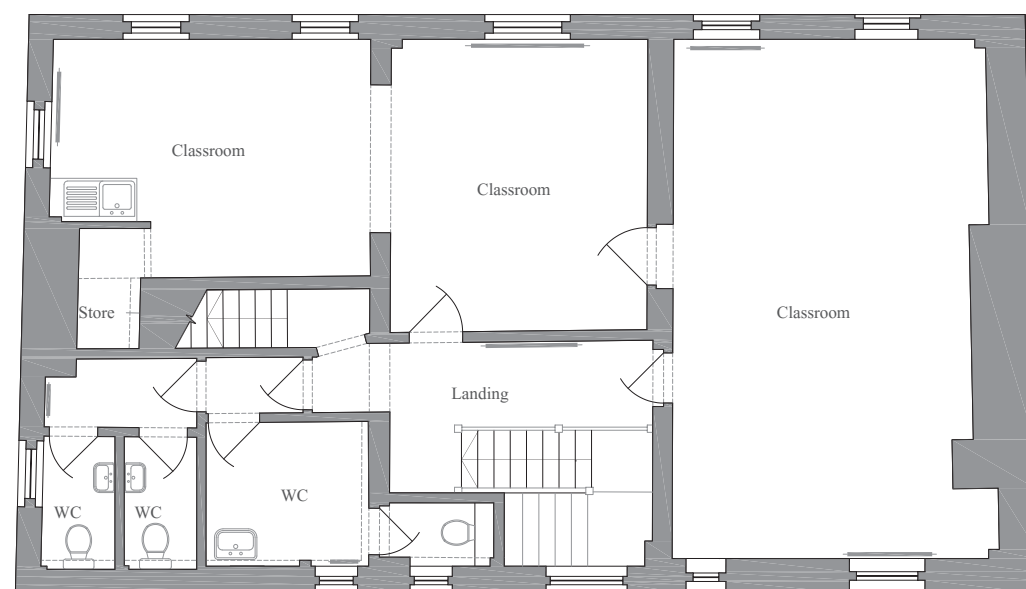
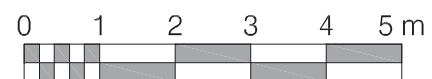


THE OLD WHITE BEAR, WELL ROAD, LONDON, NW3 1LJ



EXISTING BUILDING

FLOOR PLANS SHOWING CURRENT F1 USE

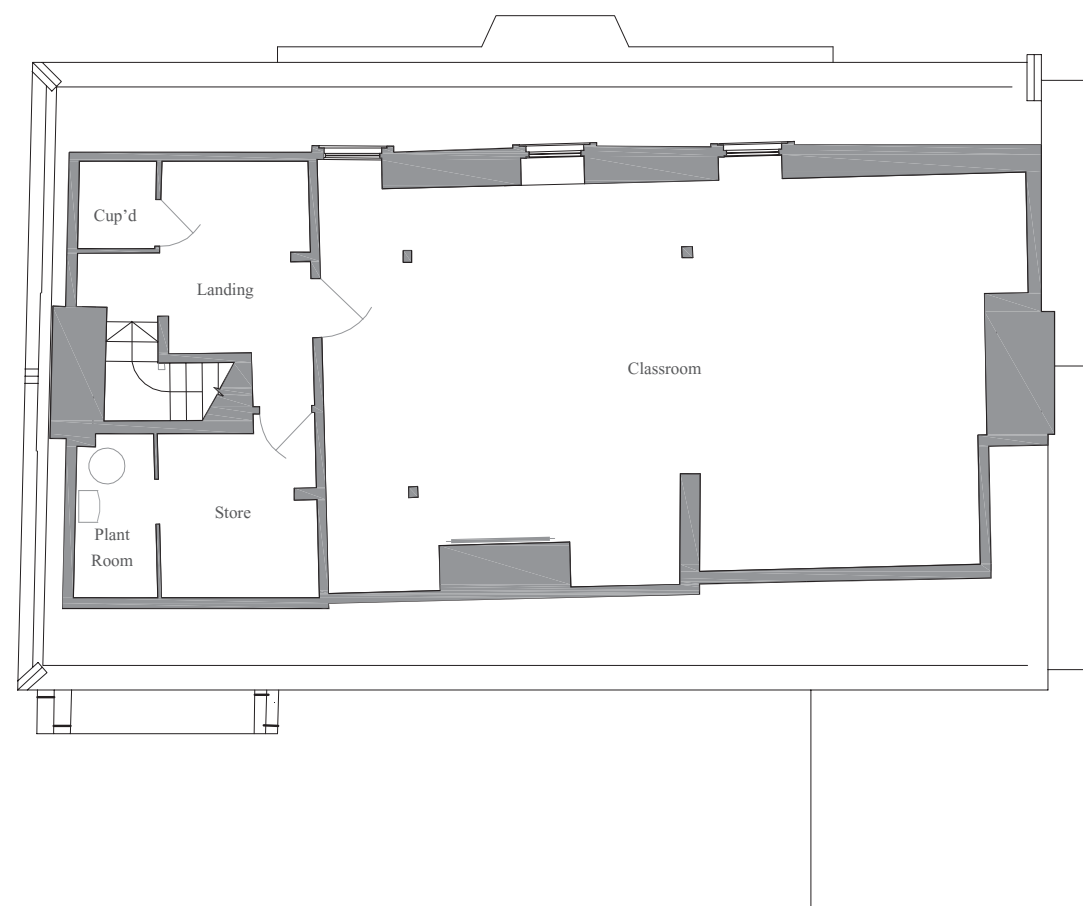
**FIRST FLOOR PLAN.** DRAWING no. 1001. 1:100@A3

THE OLD WHITE BEAR, WELL ROAD, LONDON, NW3 1LJ

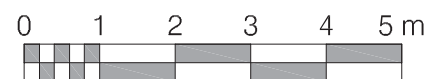


EXISTING BUILDING

FLOOR PLANS SHOWING CURRENT F1 USE

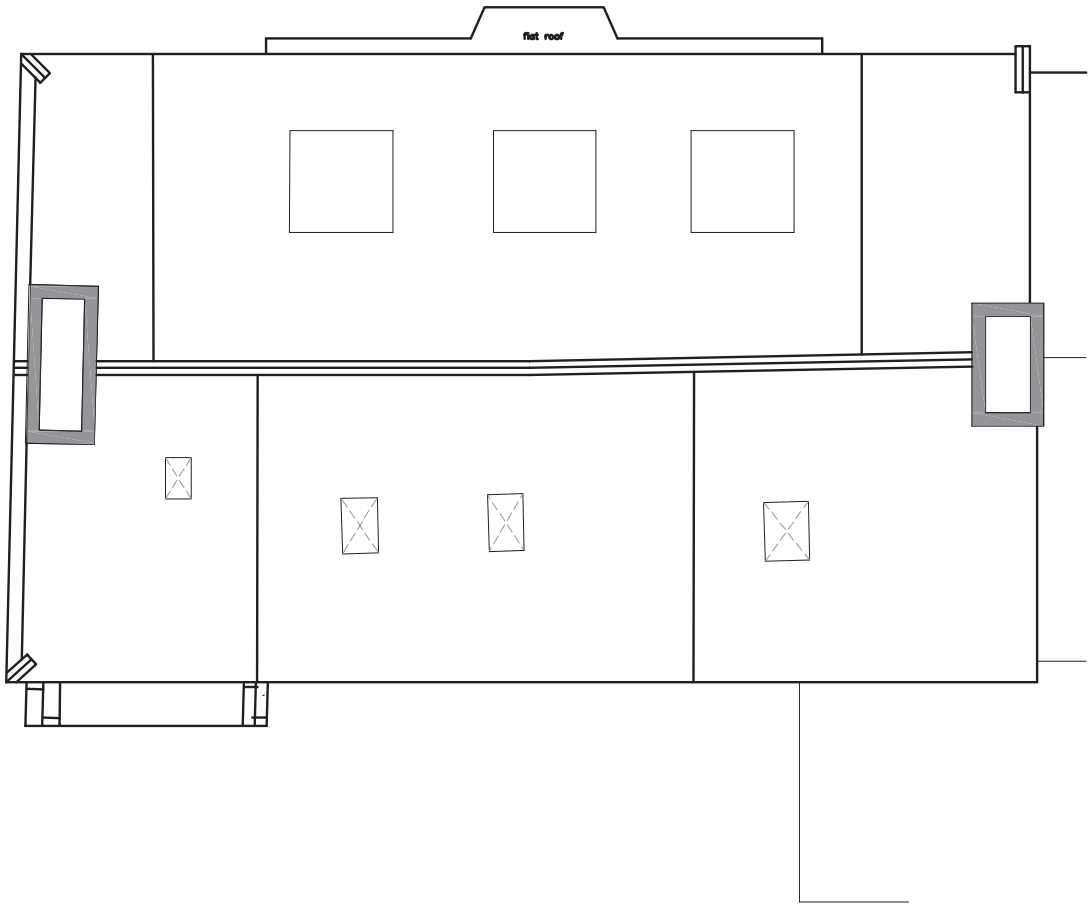


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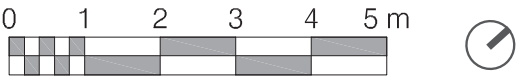


THE OLD WHITE BEAR, WELL ROAD, LONDON, NW3 1LJ





ROOF PLAN. DRAWING no. 1003. 1:100@A3



PART V | PROPOSED DRAWINGS

PROPOSED DRAWINGS

PROPOSED SCHEDULE OF ACCOMMODATION

Class E Option

Proposed Floor Area	GIA	334.3 m.sq
	NIA	259.0 m.sq
Sui Generis	GIA	174.6 m.sq
	NIA	140.3 m.sq
Class E Option	GIA	159.7 m.sq
	NIA	118.7 m.sq

Sui Generis	Basement Floor	(GIA) 67.0 m.sq	Ground Floor	(GIA) 107.6 m.sq
		(NIA)		(NIA)
	Kitchen	21.8 m.sq	Bar/Dining	95.3 m.sq
	Store	23.2 m.sq	WC	4.4 m.sq
	Circulation	5.1 m.sq		
	WC	10.6 m.sq		
Class E Option	First Floor	(GIA) 90.3 m.sq	Second Floor	(GIA) 69.4 m.sq
		(NIA)		(NIA)
	Unit 1	31.2 m.sq	Unit 3	4.6 m.sq
	Unit 2	31.7 m.sq	Unit 4	49.9 m.sq
	Circulation	7.4 m.sq	Store	1.3 m.sq
	WC	13.4 m.sq	Circulation	7.3 m.sq

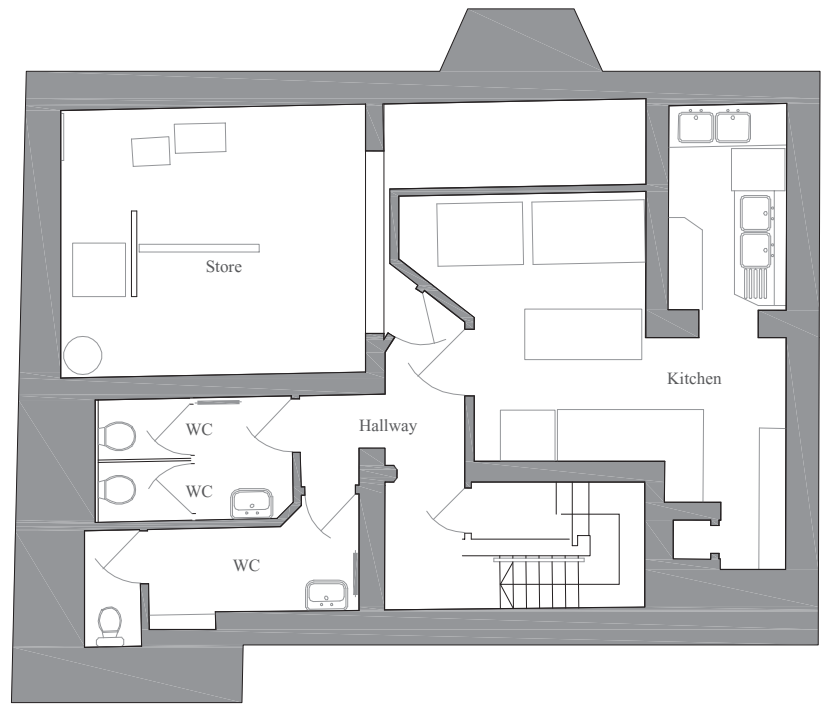
Class C3 Option

Proposed Floor Area	GIA	340.8 m.sq
	NIA	268.5 m.sq
Sui Generis	GIA	174.6 m.sq
	NIA	140.3 m.sq
Class C3 Option	GIA	166.2 m.sq
	NIA	128.2 m.sq

Sui Generis	Basement Floor	(GIA) 67.0 m.sq	Ground Floor	(GIA) 107.6 m.sq
		(NIA)		(NIA)
	Kitchen	21.8 m.sq	Bar/Dining	95.3 m.sq
	Store	23.2 m.sq	WC	4.4 m.sq
	Circulation	5.1 m.sq		
	WC	10.6 m.sq		
Class C3 Option	First Floor	(GIA) 93.3 m.sq	Second Floor	(GIA) 72.9 m.sq
		(NIA)		(NIA)
	Kitchen/Living	31.7 m.sq	Kitchen/Living	23.5 m.sq
	Bedroom 1	12.4 m.sq	Bedroom	24.3 m.sq
	Bedroom 2	12.3 m.sq	Hallway	5.6 m.sq
	Bedroom 3	9.2 m.sq	Store	1 m.sq
	Hallway	7.2 m.sq		
	Store	1.0 m.sq	Bathroom	7.8 m.sq
	Bathroom/Ensuite	8.1 m.sq		



PROPOSED DRAWINGS
FLOOR PLAN RETAINING ‘SUI GENERIS’ USE



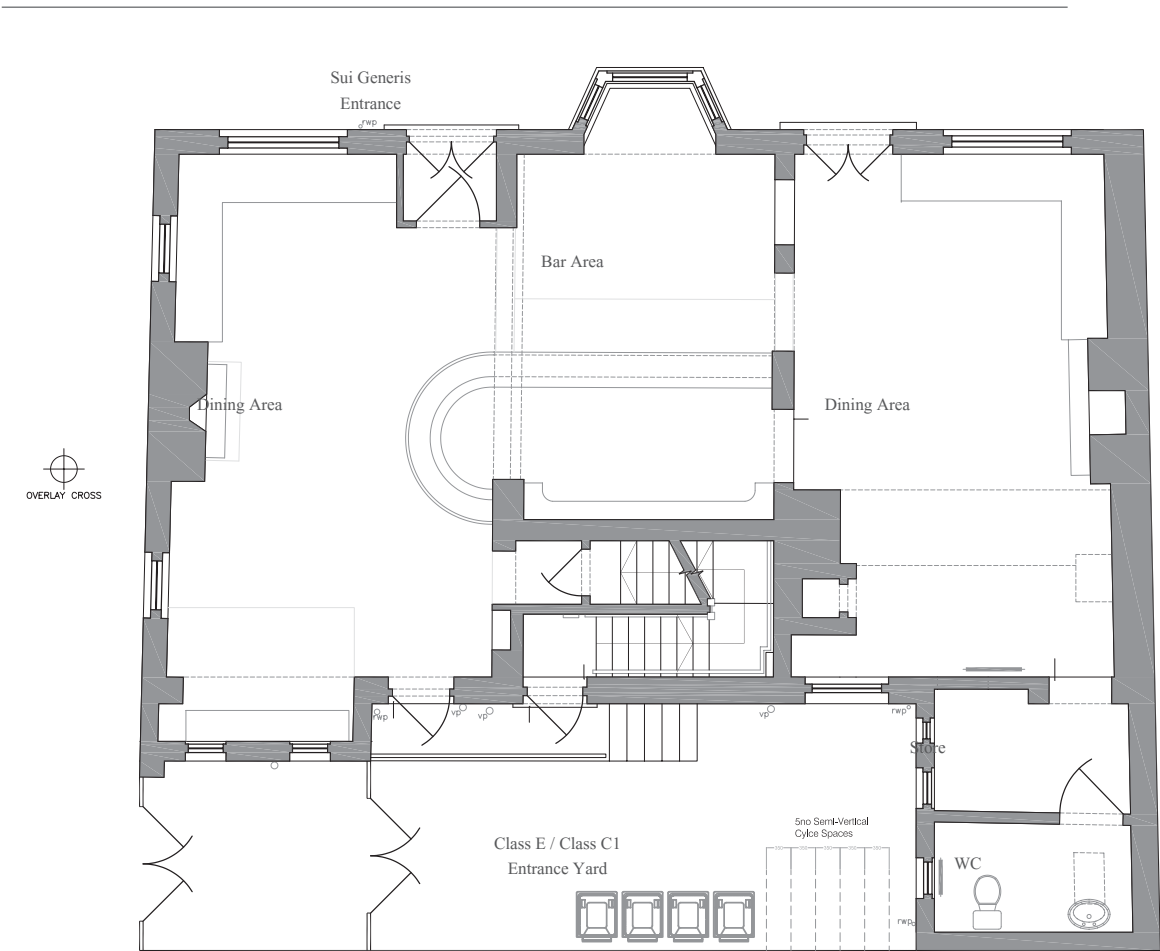
BASEMENT FLOOR PLAN. DRAWING no. 1999. 1:100@A3

0 1 2 3 4 5 m

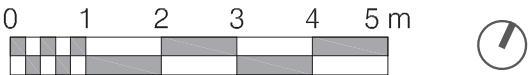
THE OLD WHITE BEAR, WELL ROAD, LONDON, NW3 1LJ



PROPOSED DRAWINGS
FLOOR PLAN RETAINING 'SUI GENERIS' USE

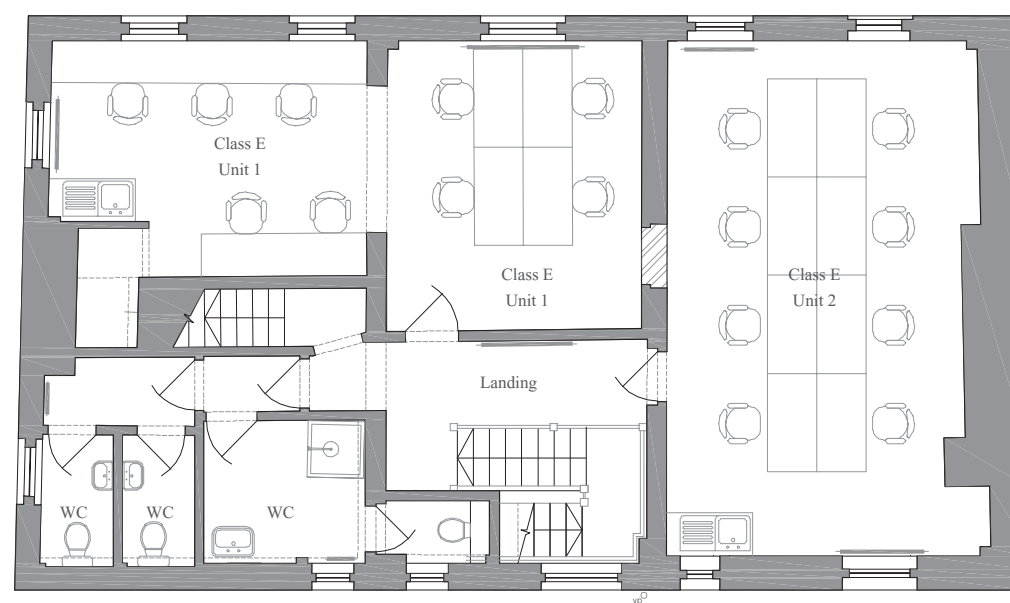


GROUND FLOOR PLAN. DRAWING no. 2000. 1:100@A3

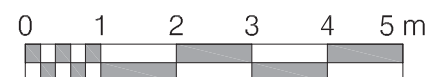


PROPOSED DRAWINGS

FLOOR PLAN FOR PROPOSED CHANGE OF USE TO CLASS E



FIRST FLOOR PLAN. DRAWING no. 2001_E. 1:100@A3

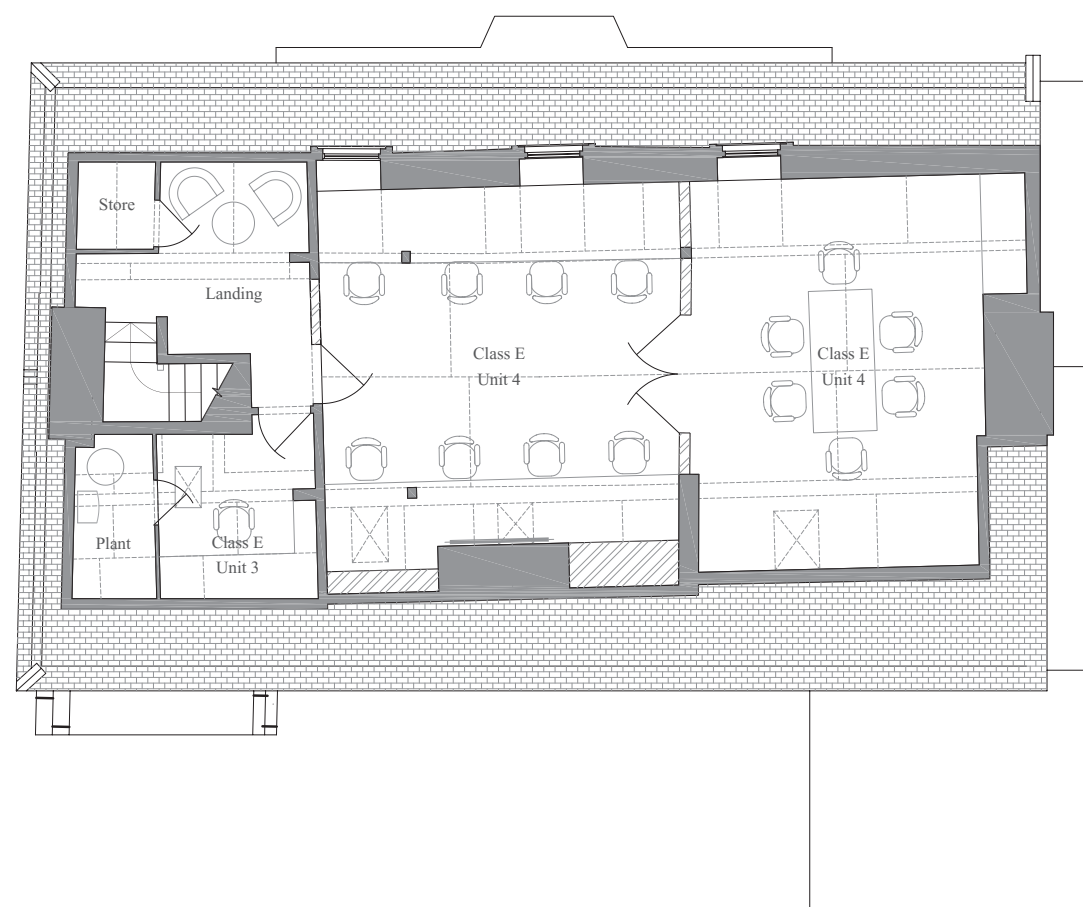


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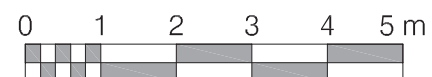


PROPOSED DRAWINGS

FLOOR PLAN FOR PROPOSED CHANGE OF USE TO CLASS E



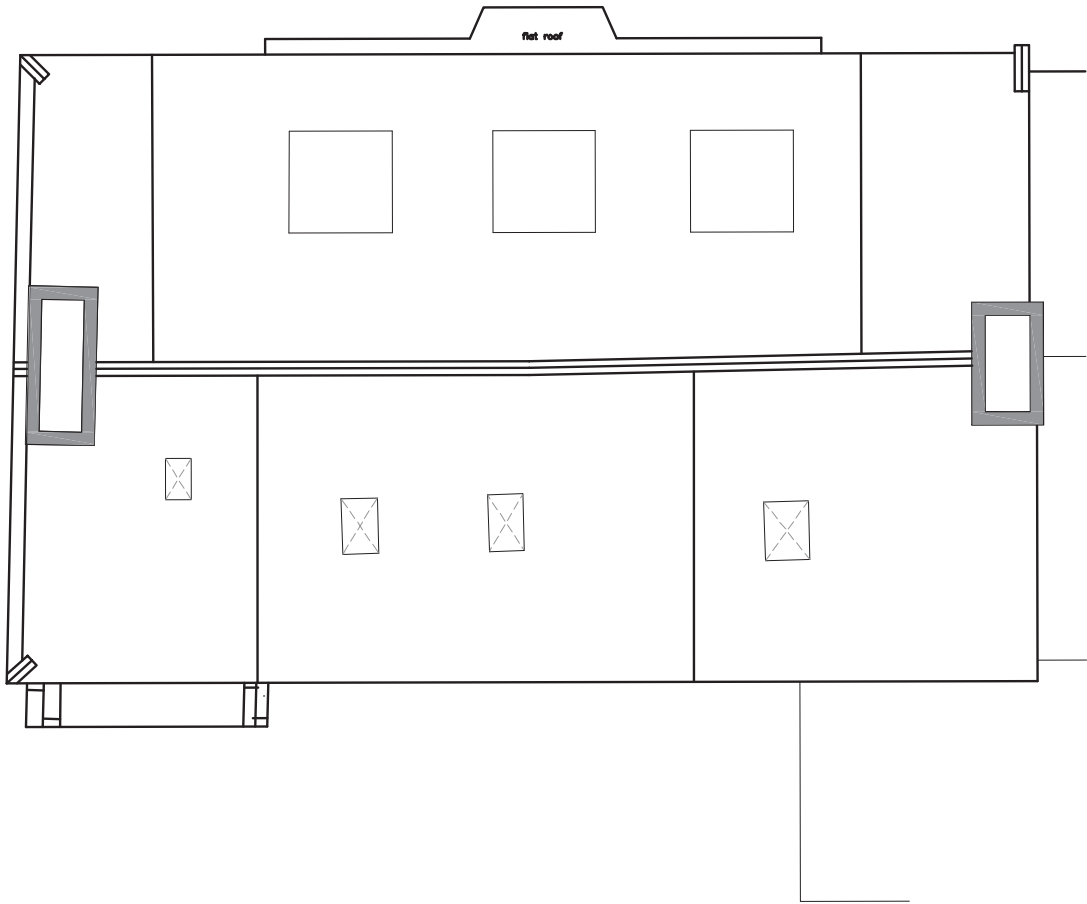
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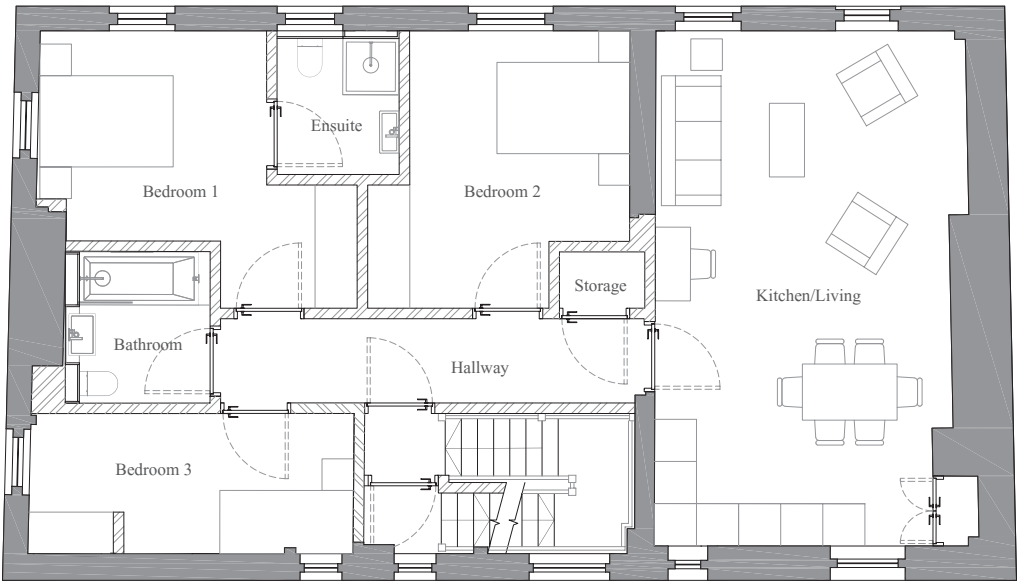
THE OLD WHITE BEAR, WELL ROAD, LONDON, NW3 1LJ




PROPOSED DRAWINGS
ROOF PLAN




PROPOSED DRAWINGS
FLOOR PLAN FOR PROPOSED CHANGE OF USE TO CLASS C1

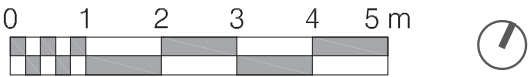


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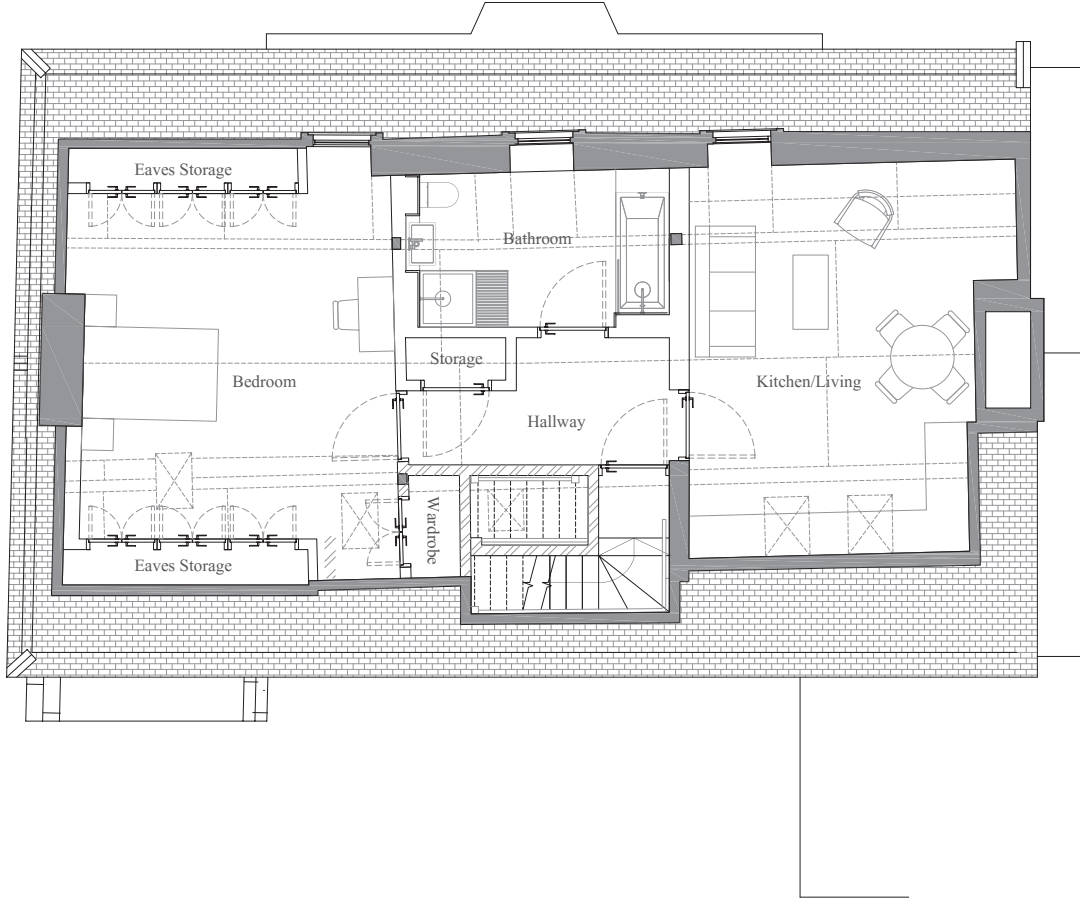
Proposed Wall 

Existing Wall 

FIRST FLOOR PLAN. DRAWING no. 2001_C. 1:100@A3



PROPOSED DRAWINGS
FLOOR PLAN FOR PROPOSED CHANGE OF USE TO CLASS C1



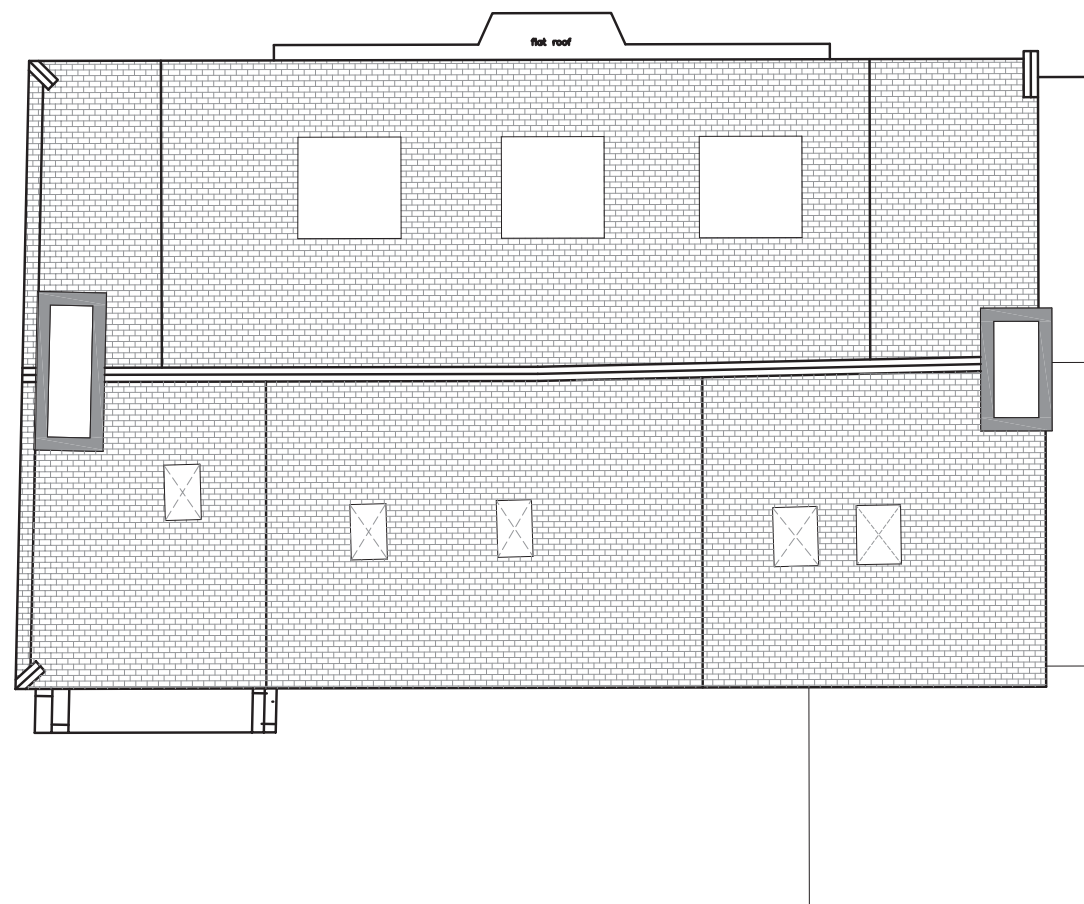
KEY
Proposed Wall
Existing Wall

SECOND FLOOR PLAN. DRAWING no. 2002_C. 1:100@A3

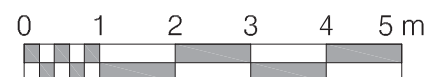


PROPOSED DRAWINGS

ROOF PLAN FOR PROPOSED CHANGE OF USE TO CLASS C1



ROOF PLAN. DRAWING no. 2003_C. 1:100@A3



THE OLD WHITE BEAR, WELL ROAD, LONDON, NW3 1LJ





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