

Design & Heritage Statement

Proposed External Works at

FLASK PUBLIC HOUSE, 74, 75 AND 76, HIGHGATE WEST HILL, N6 6BU

The following document has been prepared on behalf of our client Fullers in order to obtain Listed Building Consent for the proposed works to be completed at the aforementioned site which is Grade II listed. As a member of the Fuller's estate, The Flask is a public house, it is proposed that minor internal alterations and works of repair are undertaken on the Ground floor within the "Snug" area.

Below is the description for the property found on Historic England.

Grade: II

List Entry Number:

1379053

Date first listed:

13-May-1974

Statutory Address:

FLASK PUBLIC HOUSE, 74, 75 AND 76, HIGHGATE WEST HILL, HIGHGATE, CAMDEN

Details

CAMDEN

TQ2887SW HIGHGATE WEST HILL 798-1/5/879 (East side) 14/05/74 Nos.74, 75 AND 76 Flask Public HouseGV II

Public house. Possibly early C18, partially rebuilt c1767 by William Carpenter and with various later alterations and additions. EXTERIOR: 3 storeys and cellars with 5 windows. Building to left, 2 storeys 2 windows and double hipped roof. Brick refacing with red brick bands between recessed sashes with gauged red brick flat arches. Ground floor with C20 wooden porch. Parapet. 2 storey building has multi-colour brick ground floor and stucco 1st floor. Wooden shopfront of 3 reeded pilasters, frieze and cornice above which is an oval tablet inscribed "WC 1767". Right hand forward return of former stabling is formed by the rear of Nos 23 to 25 South Grove (qv). INTERIOR: upper bar in later building to left remodelled late C20. Lower bars in original building, named the Snug and Committee Room by early 1995, with 1930s matchboard panelling and fireplaces; these spaces divided by central bar enclosed by sliding sashes with glazing bars, perhaps a mixture of late C18 and 1930s work. Behind it a dog-leg stair with turned balusters on a closed string, c1700, with some panelling. Upper floors not inspected. HISTORICAL NOTE: during the early C18 the Manorial Court was held here. (Survey of London: Vol. XVII, The Village of Highgate (Parish of St Pancras part I): London: - 1936:111-113;VCH:Middlesex:6:London:138).

Listing NGR: TQ2825287288

The immediate surrounding area and properties are subject to fairly robust planning restrictions — a quick glance at the Camden Planning Applications Webpage confirms that the Local Authority takes seriously its duty to care for the Highgate Village Conservation Area and maintain its 'village' appeal. As such our client has been careful to avoid any refurbishment design proposals that might look out of place and have been sensitive both to the character of the building and the general area that surrounds it.

Background and Context

The subject premises is a Grade II Listed Public House, located on Highgate West Hill, Highgate, Camden. The site lies within the Highgate Conservation area. The essential character of the Highgate Conservation Area is of a close-knit village crowning one of the twin hills to the north of London. Highgate's proximity to London, combined with the benefits of its elevated position, providing clean air, spring water and open spaces, has ensured that from its earliest beginnings in about the 14th century, it has been a very popular place to live or visit. The generally 18th and 19th century character of the present buildings may conceal the existence of earlier structures; for example, a late medieval jettied timber structure has been identified within one of the High Street buildings across the borough boundary in Haringey. The early village high street with its characterful small-scale houses and traditionally fronted shops and businesses and the open square, around the site of the original pond remain the heart of the village. Large and fashionable historic houses from the 17th, 18th, 19th and 20th centuries stand clustering around the historic core, and imposing properties set in landscaped gardens stand on the hill slopes below the village enjoying the southern aspect. From Highgate looking south there are wide-reaching views of London with Crystal Palace and the North Downs forming a distant backdrop. The Highgate Conservation Area, in particular, enjoys a wealth of open spaces and green surroundings. Lanes and farm names live on alongside open areas of allotments and parks, Hampstead Heath, Highgate Cemetery, Waterlow Park, South Grove reservoir, Fitzroy Park allotments and the many large gardens contribute to the informal landscape setting and rural atmosphere which is an important part of the Conservation Area character. Highgate Cemetery, opened in 1839, forms a large and important part of this Conservation Area. Dating from the 19th century, many of the monuments and the North Downs forming a distant backdrop. The Highgate Conservation Area, in particular, enjoys a wealth of open spaces and green surroundings. Lanes and farm names live on alongside open areas of allotments and parks, Hampstead Heath, Highgate Cemetery, Waterlow Park, South Grove reservoir, Fitzroy Park allotments and the many large gardens contribute to the informal landscape setting and rural atmosphere which is an important part of the Conservation Area character. Highgate Cemetery, opened in 1839, forms a large and important part of this Conservation Area. Dating from the 19th century, many of the monuments and tombs within the East and West Cemeteries are individually protected by statutory listing, while in recognition of the importance of the landscaping the cemeteries are included in the List of Historic Parks and Gardens. The character of the Highgate Conservation Area is formed by the relationship of topography, open spaces, urban form and architectural details.

Highgate was designated as a Conservation Area in 1968 and extended in 1978 and 1992. In April 1978 the Council designated West Hill and the eastern part of the cemetery, including Holly Village. On 4th February 1992 the Conservation Area was extended to include the Whittington Hospital site. At that time the South Highgate/ Dartmouth Park areas were designated as a Conservation Area. Holly Village and the

area around St. Anne's Close and Highgate Road were transferred to Dartmouth Park Conservation Area.

A designated strategic view cuts across the western edge of the Conservation Area between Kenwood and St Paul's.

Part of the Conservation area is designated as an Archaeological Priority Area.

Location and Setting

Location

Highgate is situated in north London and occupies the north-east corner of the Borough of Camden. Highgate village is divided between the London Boroughs of Camden, Haringey and Islington, and lies close to the boundary with the London Borough of Barnet (please refer to map in Appendix 6). The northern edge of the Conservation Area follows the Borough boundary along Hampstead Road and runs through the middle of the High Street, curving south down Dartmouth Park Hill. The ancient village of Hampstead lies about two miles to the West, and the Highgate Conservation Area borders the Metropolitan Open Land of Hampstead Heath along its western boundary. General character and plan form The Highgate Conservation Area has a variety of plan forms. The historic village, centred around the High Street, has a relatively random pattern of plot sizes which tends to reflect the importance of the individual properties. The Conservation Area also contains late Georgian and Victorian terraced developments which conform to a regular plot size, typical of speculative development of the period. The tight knit and informal development, and the early 19th century speculative development are in marked contrast with the large open areas of Highgate Cemetery, Waterlow Park and the allotments in Fitzroy Park. Further contrast is given by the large imposing properties of Fitzroy Park set within generous landscaped gardens. The whole western boundary of the Conservation Area borders Hampstead Heath which with the wooded landscape of the northern part of Highgate West Hill forms a very rural character.

Proposed Refurbishment Works

Carefully remove existing stud-stained plywood panelled wall and doorway including architrave and set aside in storage. Make good disturbed surfaces. Install 2no timber screens approx. 1200mmH to form new end panels to bar servery.

Remove all beer fonts/tills etc from counter top and strip and repolish existing bar top. Remove all fridges/equipment from under the counter including the carcass. Retain and re-support bar top with upright sections. Allow to make good disturbed surfaces. New light fitting and furniture. New timber flooring to match existing.

Retain all existing timber panelled screens.

Ref Image - Existing Panelled Screens



Justification Statement

The existing features and its setting have been considered and will not be affected. There are no minor or major structural alterations proposed.

We believe this heritage statement identifies historic features at the site and those nearby and describes the heritage asset's significance and contribution to its setting. The impact of the works, are repair and aesthetic in nature and do not harm the heritage asset's significance, Character and setting in terms of sustaining or enhancing the asset, and the proposed does not harm the structure of the building.