

The Brief

This is to provide background history to assess the significance of the building and intended to "inform the design process" and to allow the fabric to be understood. The house was built around 1720, but research included the earliest known references to the land on which the house now stands. Research was undertaken at the Camden Local Archive, Camden Planning Department, the London Metropolitan Archive and our own resources.

Background History

Described by Nikolaus Pevsner as "The best street in Hampstead"², Church Row's recorded history can be traced back to 1259, when the freehold estate, to be called "Kingswell" belonged to Roger de la Methé who paid 1s. rent for an estate later held by Geoffrey de Kingswell. By 1281 de Kingswell paid 4s. 5½d. rent as a tenant from the Hide³. The estate remained with that family for nearly 200 years. There is a record dating to 1312 of Robert de Kingswell, who then held the freehold estate. It consisted of a house and 16 acres for an annual rent of 5s. 8d. two geese, and one chicken⁴.

By 1472 the estate had passed to a "Master" Watno⁵, probably John Watno, who died in 1484 and left "his place called Kingswell" together with an "orchard, two closes and a grove lying thereto" to his son Thomas⁶.

Sir William Waad of Belsize is recorded as the freeholder in 1621 and by 1633 his son James assumed ownership. However, by this date the estate is known as Kingshall and described as a farm and three closes (20 acres) of pasture⁷. The estate remained with this family, although the surname changed. In 1713 James's daughter, Anne Baesh, a widow, inherited the land, after the death of her brother William. Later that year she conveyed the estate to Lancelot Lee, a London linen draper, and Lancelot Baugh of Lincoln's Inn⁸.

In the early 1700s Hampstead's chalybeate springs with their apparent curative properties were developed as a spa. This was hoped to rival Bath and Tunbridge Wells as a popular destination for those wishing to "take the waters". The result was an influx of, not only visitors, but new residents hoping to take advantage of business opportunities such a spa could offer. It also attracted speculative builders, ready to supply the demand for new housing. By 1710 a Richard Hughes of Holborn was recorded as buying land on the west side of "the great street of Hampstead"⁹ and by 1717 the entire Kingshall estate was "conveyed to him while also acquiring all the mortgagors' interests"¹⁰.

² The Buildings of England "London - except the Cities of London and Westminster" Pevsner 1952 pg 195.

³ Westminster Abbey and its Estates in the Middle Ages (1977) (W.A.M.) 32360 / 32359

⁴ Cambridge University Library. Kk. V. 29, f. 32

⁵ W.A.M. 32357

⁶ P.R.O., PROB 11/8 (P.C.C. 6 Milles)

⁷ G.L.R.O., E/MW/H/1 (1621)

⁸ M.L.R. 1713/3/6-7

⁹ M.L.R. 1710/3/44-5, 134

¹⁰ M.L.R. 1718/3/16-18

21 Church Row

Hughes began to build on what was known as Church Lane, and in 1728 had already constructed ten houses on the north side and thirteen on the south of what was now called "Church Row"¹¹. When No 21 was built is not certain, although several sources cite 1720 as a possible date.

Apart from Rocque's map of 1746 (see Figure 8) which clearly shows a lack of development north or south of Church Row, there is very little information about these houses in the latter part of the 18th century. Certainly, in 1762, the freehold status of the south side of Church Row meant that ten of the houses on this side were omitted from the Survey of 1762¹².

According to the 1814 map entitled Topography & Natural History of Hampstead - J & W Newton (see appendix 2), 20-22 Church Row had acquired mews houses to the rear of the properties. This certainly indicates an increase in the status of Church Row and a desire to follow the prevailing trend.



Figure 1- Church Road 1829 Extracted from *Georgian London* – John Summerson – Yale 2003

¹¹ Explore England's Heritage: LONDON. E Harwood and ASaint . English Heritage 1991 pg 132.

¹² Pevsner. London ii. 195

The Occupants and Owners

Although there is a good record of the occupants, it is not comprehensive at present. There was a census every 10 years before 1841, but individuals and their place of residence was not directly linked, merely the street where they lived. However, from 1841 until 1901 there is greater detail. The census returns and the Poor Rate Contributors show a propensity for small middle-class families with no more than 4 servants. Where profession was noted, members of the family tended to be either in the Church, or the law, although Elizabeth Fullerlove, in 1901 stands out as "an artist in watercolor".

The only time the census return between 1841 and 1901 records any separate resident in the mews, attached to No. 21, is in 1881. Widower, Mr Broome, listed as a waiter, lived there with his two young sons and his older brother. At that time the main house was occupied by the Matheson family. It is possible they had no use for the mews during their tenancy and so saw the vacant property as a revenue-generating opportunity.

Alterations and Repairs

In the late 19th century the entire front of the house was "refaced", in the style of the early 18th century. This was not unusual in a house of this period, as the speculative builders had not anticipated their buildings to last over 100 years and so had not built with longevity in mind.

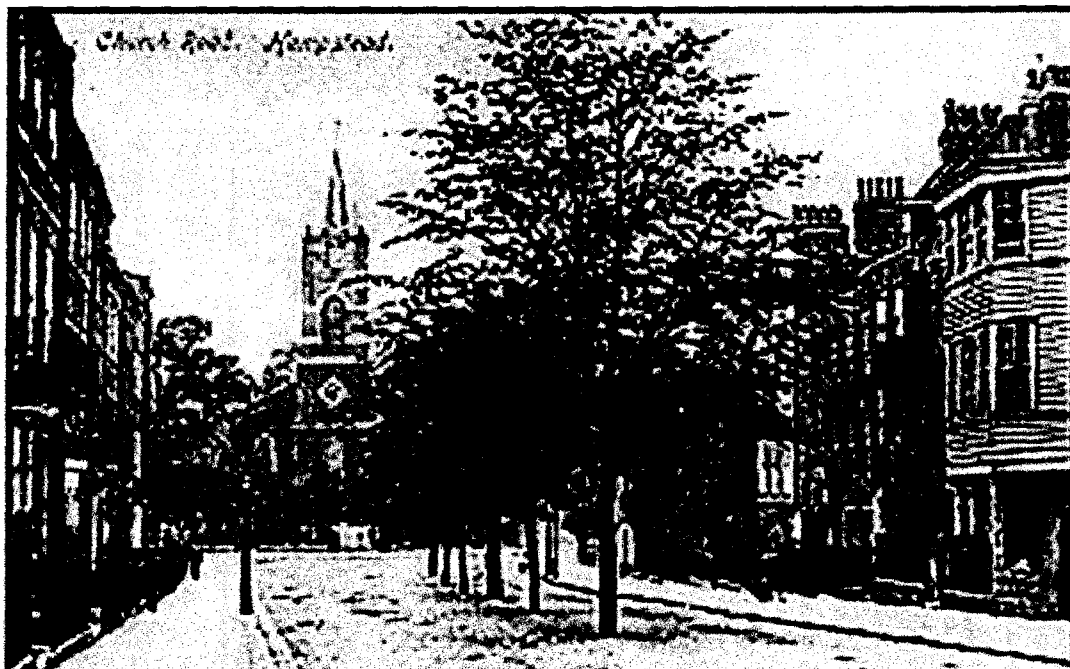


Figure 2- Church Row 1905. Extracted from <http://images-of-london.co.uk>

The original house did not have elaborate plumbing or services, although very early drainage plans have yet been discovered. In common with the requirements of public-health acts of the late 19th early 20th century in 1908, new drainage was installed. The owner, Mr George Aitken was planning to move into No. 21 and his contractor Mr George Saint was keen for the new installation to be ready in time for this.

Further improvements occurred in 1918, with George Saint returning to undertake it. By now, however, the owner is recorded as Mr R. W. Wylie. Whether he intended to live in the property is not known.

By 1933 additional work to the sanitation was required. "Cicely Hardisty and others" are recorded as the freeholders, though not as the occupants. There were further improvements in 1936 to the sanitary fittings as well as the construction of a new bathroom on the second floor.

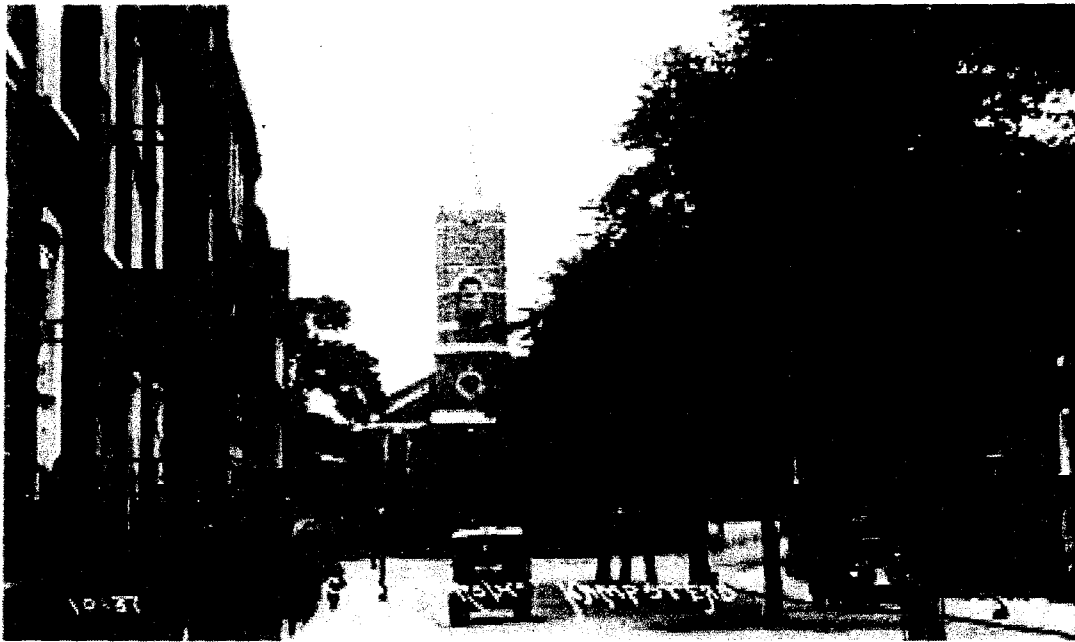


Figure 3- Church Row 1937. Extracted from <http://www.memoriespictures.co.uk/hampstead.htm>

The Hardisty Family

It appears that many of the occupants of No. 21, between 1841 and 1936 were tenants. However the records show that various members of the Hardisty family held the freehold to the property from 1841 to 1936, spanning nearly 100 years. Whether Mr Aitken or Mr Wylie were part of the Hardisty family, is unknown and the link between the Hardisty family and George Ashby, as changing freeholders, in the 1850s and 1860s remains inconclusive.

Post 1945

21 Church Row escaped bomb-damage during World War II and in 1950 the house was granted listed building status, at an early stage after the passing of the 1948 Town & Country planning Act, emphasising its historical and architectural significance.

Listed Building consent was granted in 1981 for internal alterations and replacement of sashes to ground and first floor front windows. Planning permission was granted for the erection of a single storey conservatory at the rear of 21 Church Row, in 1995. Listed building consent was granted in 1995 for internal and external alterations including replacement windows at ground and first floor on the front elevation as well as in 1999, to install a cast iron hob grate in the first floor front room.

Occupants and Freeholders 1941 – 1936 (poor rate in italics)

- 1841: Whitworth Rufell – age 45 – Vicar of Chiddingly
 Frances Rufell – age 35 – wife
 2 daughters (age 15 and 14)
 3 female and 1 male servant
- 1844: *House numbers not defined.. "G P Ashby" and "Mrs Hardisty" each listed as owners of a "House and Stable". N.B. "Mrs Rosa Hardisty noted as tentant of house and stable" owned by Mrs Hardisty. Mr Samuel Bush Toller tenant to Mr Ashby.*
- 1851: Matthew Bloxham – Head – age 55 – “? housepainter & decorator”
 Eliza Bloxham – Wife – age 46 – School Mistress
 1 daughter (age 20) and 1 son (age ?)
 3 female servants
- 1854 *John Rogers Herbert (tenant) George Payne Ashby (freeholder)*
- 1861 Edward Hardisty – Head – age 43 – Solicitor
 Catherine Hardisty – Wife – age 30
 2 sons (age 3 & 2) 1 daughter (age 11m)
 4 female servants
- 1864 *Alicia Townesend (tenant) George Payne Ashby (freeholder)*
- 1871 Alicia Townesend – Head – Widow – age 79
 2 daughters (age 38 and 37)
 2 female servants
- 1874 *Alicia Townesend (tenant) E.B. Hardisty (freeholder)*
- 1880 *Ewing Matheson (tenant) E.B. Hardisty (freeholder)*
- 1881 Antoinette Matheson – Wife – age 34
 3 daughters (age 12, 4 and 18m) 3 sons (age 9,8,6)
 3 female servants

- 1885** Ewing Matheson (tenant) E.B. Hardisty (freeholder)
- 1891** Hugh Bickersteth – Head – age 30 – Solicitor
Charlotte Bickersteth – Wife – age 30
1 son (3), 1 daughter (1)
Elizabeth Bickersteth - Sister – Spinster – age 39
4 female servants
- 1894** *H Bickersteth (tenant) E Hardisty (freeholder)*
- 1901** Elizabeth Fullerlove – wife – age 51 – artist in watercolor (sic)
– occupation “own account”
1 daughter (age 14) and one son (age 13)
2 female servant
- 1908** The Notice of Re-drainage states George Aitken Esq of 42 Edwardes Sq, as the freeholder and correspondence from the contractor to the Hampstead sanitary inspectors indicates Mr Aitken’s plans to occupy the property
- 1918** The Notice of Redrainage states R. W. Wylie of 44 Avenue Rd, Highgate, as the freeholder
- 1933** Plumbing alteration plans list “Mrs Cicely Hardisty & Others” as the freeholders (residential address: 3 Adams Sq, Adelphi, London WC2)

NB: The only census return to separately register 21 Church Row Mews is in 1881.

- 1881:** William Broome – Head – Widower – age 38 – Waiter
2 sons (8 and 6)
Henry Broome – Brother – Married – age 40 – Plumber’s Labour.

Planning Documents

1908: Notice of re-drainage

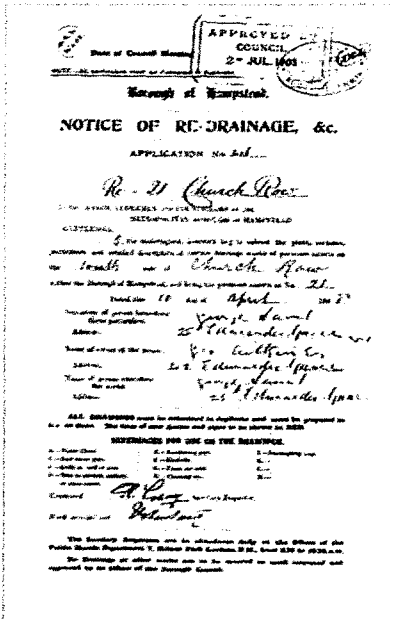


Figure 5- Notice of re-drainage, 1908

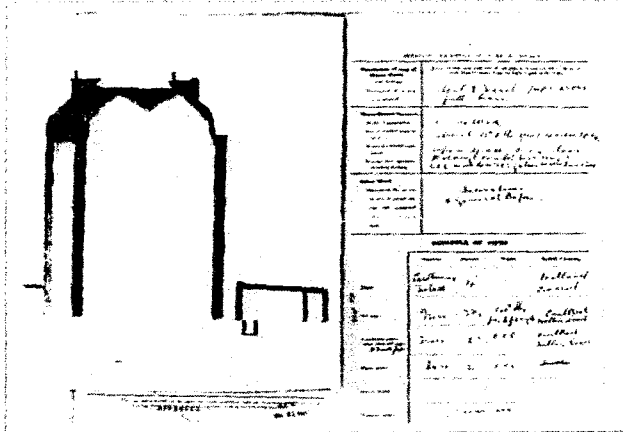


Figure 4- Notice of drainage, 1908. Schedule of pipes.

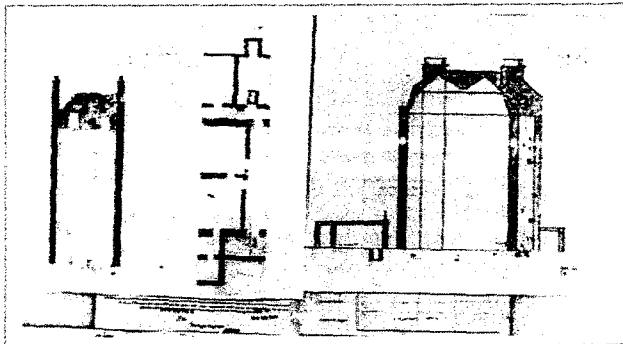


Figure 6 Notice of drainage, 1908. Elevation

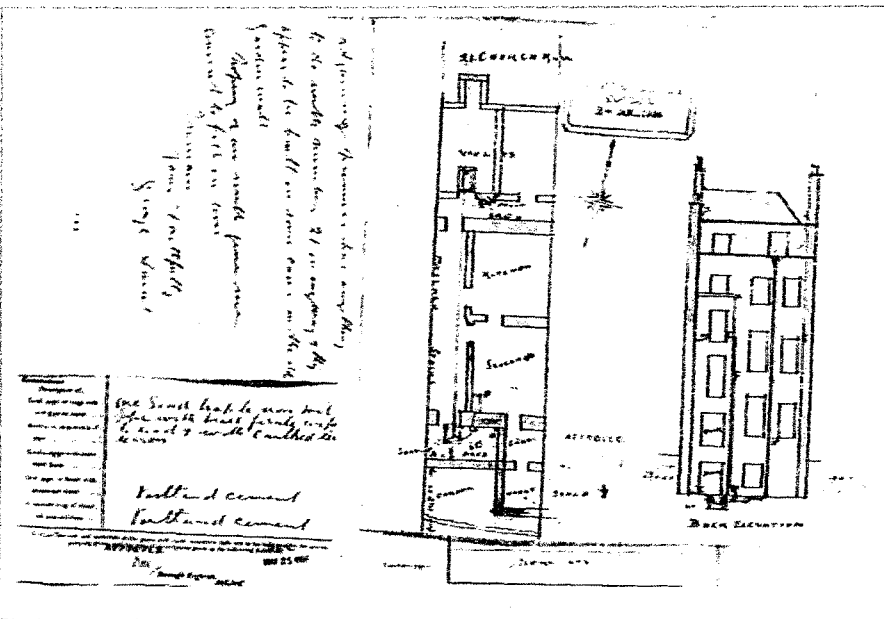


Figure 7- Notice of drainage, 1908. Back elevation and plan.

- 1918: Notice of re-drainage
- 1933: Plumbing alterations
- 1936: Plumbing alterations
- 1982: Internal alterations and replacement of sashes to ground and first floor front windows
- 1998: Internal and external alterations
- 1999: Installation of a cast iron hob grate

Map Regression

1746 - *Hampstead – Rocque*

Church Row is marked as "Church Lane" although research (ref. 9) says it was called "Church Row" from 1728. There appears to be very little development immediately north or south of the area. It appears there is no stabling or mews houses behind No. 21 and adjoining properties.



Figure 8- 1746 -Hampstead – Rocque Map. The red circle indicates the site.