



Architects + Interior Designers Limited

**THE FLASK PUBLIC HOUSE
77 HIGHGATE WEST HILL, CAMDEN, LONDON. N6 6BU**

**HISTORIC BUILDING IMPACT ASSESSMENT
Revision A 10.11.14**

SALVATORE GENCO DipArch RIBA

1.00 Introduction

1.01 This Historical Building Impact Assessment has been prepared by LAP Architects and Interior Designers Ltd. in support of the listed building application at the above site. LAP Architects and Interior Designers Ltd. specialises in the repair, refurbishment and restoration of listed buildings and has been responsible for in excess of 100 listed buildings, from Grade I, Grade II* and Grade II, including alterations to the Dorchester Hotel and the restoration of the Drum Inn in Cockington, the only public house by Edwin Lutyens.

1.02 The Flask Inn is a Grade II listed building, first listed on 14th May 1974 described under List Entry No. 1379053 as follows:

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 1): London - 1936: 111-113; VCH; Middlesex: 6: London: 138).

1.03 Internally the building has been altered in the past with applications as recent as in 2009 and 2010.

2.00 Historical Building Assessment and Impact

2.01 With regard to the specific proposals to the first floor kitchen alterations, including removal of non-load bearing stud partitions, repositioning of door to food hoist, redecoration, renewal of altro floor and redecoration throughout, I would conclude;

- i. The kitchen at first floor appears to have been much altered and a number of partitions inserted which appear to be of comparatively recent construction. Solid walls indicated on the plan are likely to be of older origin and remain as part of the proposals.



2.02 With regard to the ground floor proposals, the alterations would seek to remove recent additions to create a more open and usable space and is not considered to have a detrimental impact to the listed building as a whole. In addition the building suffers from a damp issue to the cellar dining area and toilet block and it is proposed to apply the Delta Waterproof system to this area to eliminate the issue.

- i. The alterations at ground floor are of a minor nature and include the removal of a till station, almost certainly not original.



- ii. Reduction and alterations to existing tall bottle cabinet surround which is a recent addition.



- iii Removal of modern fixed seating to lower "cellar" dining area.



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- iv Partial removal of recent part of bar servery



2.03 External Works

External works are limited to necessary roof repairs on a like for like basis/renewal of the public house and cottages 23 to 25 South Grove within the curtilage of the site.

Localised repairs of the existing pan tile roofs are proposed with the majority of the existing roof tiles to remain. With regards to the replacement of the main slate roof of the building it is thought that the existing slates are approximately 80-90 years old and are in need of replacement. The roof has had ad hoc repairs over the years, coupled with the fact that the lead gutters have split and ridge tile pointing is failing.

The slate roof of the building is being replaced on a like for like basis with Welsh Slate to preserve the fabric of the building.

The roofs to the cottages 23-25 along South Grove will be replaced with a Redland Cathedral Clay Pantile in a Brindle finish. This is necessary due to the fact that the roofs are in poor condition with previous repairs now failing and do not keep the building water tight. The replacement is required to preserve the building and interiors for many years to come. It is proposed that the existing pan tiles which are in good condition will be salvaged once removed and re-used to carry out the localised repairs on other roof areas.



300 Conclusion

3.01 With regard to the internal alterations proposed it is concluded that the impact on the fabric of the listed building will be minimal, and will preserve the historic aspect of the building interior.