

Design, Access and Heritage Statement

Facade works to 43 Flask Walk, London, NW3 1HH



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1.0 SITE LOCATION AND PROPERTY DESCRIPTION

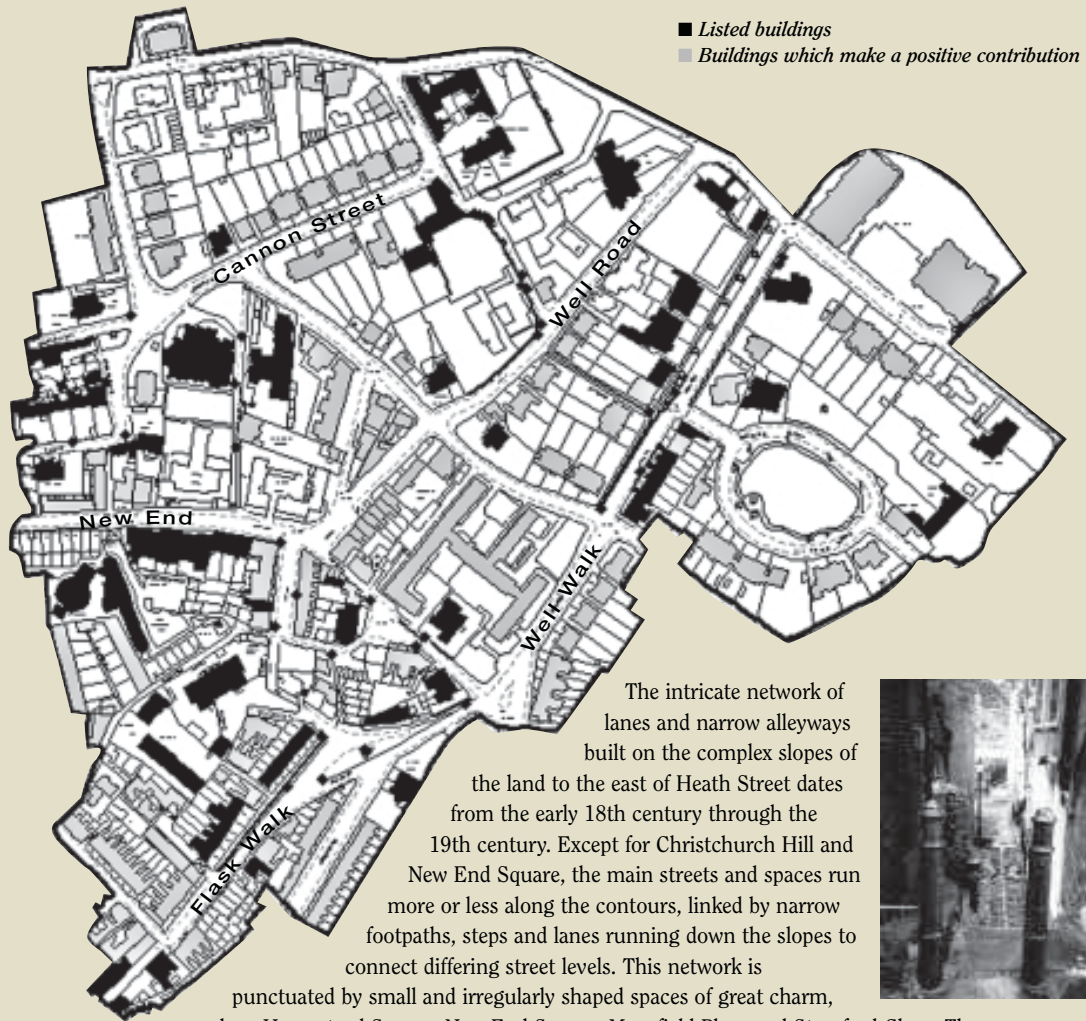
The property is a three storey terraced townhouse, located in the Hampstead Conservation area. Flask Walk is described in both Sub Area 1 and 2 in the Conservation area statement.

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SUB AREA TWO: Christ Church/Well Walk



The intricate network of lanes and narrow alleyways built on the complex slopes of the land to the east of Heath Street dates from the early 18th century through the 19th century. Except for Christchurch Hill and New End Square, the main streets and spaces run more or less along the contours, linked by narrow footpaths, steps and lanes running down the slopes to connect differing street levels. This network is punctuated by small and irregularly shaped spaces of great charm, such as Hampstead Square, New End Square, Mansfield Place and Stamford Close. The area contains 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.

FLASK WALK AREA

Flask Walk and Well Walk were important promenades when Hampstead was a spa.

Back Lane A straight road on an incline with two storey brick cottages (Nos.7-21) on the east side set back behind low brick walls and piers. They step up the hill and have a decorative brick cornice with red brick details and stringcourse. At the Heath Street end is the rear of the Kingswell Centre with its white smooth surfaces and angled elevations. Nos.1-5 is a late 19th century three storey terrace. Flat fronted with sash windows and now with painted brickwork. Lower down Nos.12&14 are two storey buildings sitting hard on the pavement.



Flask Walk From Hampstead High Street it is a pedestrian alleyway of early 18th century cottages with later alterations of ground floor shops (Nos.1-7 & Nos.2, 4, 9 listed.) At the end of the alley is The Flask pub, rebuilt in 1894 by Cumming and Nixon near the site of the original tavern where spa water was bottled. The road then opens into the main stretch of Flask Walk that broadens as it slopes down towards Well Walk. On the west side is a steep, planted bank with mature lime trees that separates the pavement from the road as it drops towards the north east. This gives the road breadth and a lush quality, added to by the front gardens of the terraces. Terraces line both sides of the street. Nos.19-27 is a three storey flat fronted brick terrace, with bow windows at ground floor level that were later (1960s) alterations. Next to it the modern and boldly modelled No.29 and Lakis Close behind fit comfortably into the streetscape. Nos.35-47 (listed) are early 19th century workers cottages set back behind small but luxuriant front gardens. Nos.53-67 was built c.1811 by Thomas Gardnor, who owned parts of central Hampstead. The space



expands in front of the former Wells and Campden Baths and Wash House of 1888 (listed and converted to housing in 1985) to a small open grassed space that is defined as a Public Open Space in the UDP. It is also listed in the London Squares Act 1931. Adjacent to the Wash House are Flask Cottages, a terrace of five 1960s brick and timber-clad houses that step down the hill at right angles to the road, fitting well into the townscape. Their garages front onto Flask Walk and detract from the streetscape and open space. As the road meets Well Walk No.75 is a detached house (listed) dated 1812 with a Doric portico.

On the east side of Flask Walk are narrow terraced houses, generally three storeys and hard onto the constricted pavement. This changes at No.30-36 a 1970s development of three houses, three storey and painted white. The scale of No.36 is over dominant as it projects forward at first floor level and has a roof extension. The garage at ground floor level is detrimental to the streetscape. Nos.38-44 is another 1970s development, but here the scale and materials relate well to its neighbour. Nos.46&48 (listed), a two-storey cottage (originally two cottages). No.50 is a contrast in scale, a three storey and basement block of 1880s flats in brick with red brick stringcourses and cornice, central door with hood and console bracket. No.56 is a narrow 1970s house set back from the frontage, marred by a garage at ground floor level that is incongruous to the street. No.58 is a detached two-storey double fronted house with a pitched roof. An external side staircase looks out of place on the side elevation, as does the garage door. The road narrows as it slopes down past Gardnor House to the irregular open space below Burgh House and the broad, tree-lined stretch of Well Walk. Gardnor House was built in 1736 for Thomas Gardnor (listed grade II*). It is set back behind a fine red brick wall with terracotta balustrade (listed).





Historic England

43 AND 45, FLASK WALK

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 43 AND 45, FLASK WALK

List entry Number: 1322192

Location

43 AND 45, FLASK WALK

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477318

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2685NW FLASK WALK 798-1/26/465 (North side) 14/05/74 Nos.43 AND 45

GV II

Pair of terraced houses. Early C19. Stucco. 3 storeys. 1 window each. Central architraved doorways with panelled doors and patterned overlights, linked under bracketed hoods. Full height, segmental-arched shallow recesses to each house contain recessed sashes. Parapet. INTERIORS: not inspected.

The building is Grade 2 listed. Extract from Historic England Follows:

Listing NGR: TQ2648885843

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 26491 85843

Map



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The above map is for quick reference purposes only and may not be to scale.

For a copy of the full scale map, please see the attached PDF - [1322192.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/292234/HLE_A4L_Grade/HLE_A3L_Grade.pdf)
(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/292234/HLE_A4L_Grade/HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 16-Mar-2017 at 10:26:54.

End of official listing

2.0 PROPOSALS:

The existing building has a painted sand and cement render facade on metal lath. This is not the original historic finish as it is clear from the existing metal lath and cement based render that it was installed at some point in the last 30 to 50 years.

Over time the render has de-bonded and has fallen into disrepair. The property was served with a dangerous structures notice as sections of the render had fallen off causing a hazard to the occupants and passers by.

The current owner undertook urgent repairs to stabilize the substrate and wishes to apply a new lime based render finish which is the subject of this application.

The intention is to create a matching painted render finish to replicate the original facade but using a traditional lime render in keeping with the historic fabric of the building. Given the deterioration of the facade and current exposure to the elements it is urgent that the works be carried out to preserve the fabric of this heritage asset.

Photos of condition prior to repairs:



Photos of condition prior to repairs:

Note:

Existing air conditioning pipe work is being removed as part of the proposed works



Photos of condition prior to repairs:



Photos of condition prior to repairs:

The existing facade build up is not original and can be seen in the following photographs. It comprises a two layer cementitious render onto expanded metal lath.



Sample Location

Existing Cut Out At Entry Phone



Sample Location

Existing metal Lath

Two Coat Render



Paint Finish



Sample Location

New Stabilising Render Base Coat

Existing metal Lath



Photos of current condition:



Proposed Works: Contractor Method Statement

The intention is to preserve the existing facade in place below a new lime render finish.

The existing sand and cement render has been installed in such a way that its removal is likely to cause significant damage to sections of the original building fabric.

Contractor Statement and Methodology: Copues Construction March 16th 2017

Note: Copues construction is a highly experienced contracting company with extensive knowledge of working with historic buildings including Grade 1 and 2 listed structures. Numerous references are available to verify their approach and understanding of buildings which are classified as heritage assets.

Copues Construction were also recommended by the Flask Walk Residents Association.

Statement:

Re: 43 Flask Walk, NW3

When investigating the front façade we found that from small patch above the front entrance was missing, which we believe was a bad repair with a strong sand and cement mix applied directly onto the laths, the remainder was solid and hard. We took off small patches and found that there was expanding metal lathing under many coats of sand and cement render, none of which was in any way original. To remove this would cause major damage to the timber structure.

We propose fixing a membrane with stainless steel rib lath fixed with stainless steel screws and washers. This will enable the structure to move independently without cracking or disturbing the new repairs. This would be followed by a lime render consisting of 2 part lime and 3 parts washed sharp sand with zone two aggregates. Once cured and set, a final coat of 1 part lime and 3 parts washed sharp sand with zone two aggregates floated to a smooth finish and block and lined as was faintly showering on the existing.

The lime render coat would be totally breathable and the membrane would stop moisture reaching the old cracked sand and cement render. This would give the façade the original look in the original lime render.

This would be followed by a breathable lime wash or alternative paint with the same properties. We would remove the obsolete air conditioning pipework, boxing, condenser unit, wiring and cables.

The main front step is flat paving, not original. This is damaged and would be replaced with a bespoke quarried bullnose York Sand stone step with 65mm overhang.

3.0 ACCESS STATEMENT

The proposals do not affect the current access to the building in any way.

4.0 HERITAGE STATEMENT

The key issue with this project is the preservation of as much of the original fabric of the building as possible.

Over time a new render finish has been applied to the facade. As its removal would certainly cause damage to any remaining wooden lath and timber framing below it is proposed to leave this existing render coat in place and apply a new finish. Thus preserving the historic fabric.

The new render is lime based and hence more akin to historic render or stucco finishes that would have been contemporary to the original building.

A lime based render also removes the need for unsightly movement joints which would be required for a more rigid cement based coating.

We believe the proposed works will preserve and enhance the building without damaging any of its value as a heritage asset.