

Keith Fawkes Esq

4 Flask Walk NW3

Heritage Statement

1. **Introduction** This Heritage Statement relates to and forms part of an application to rebuild the roof and refit the interior of 4 Flask Walk to continue the use as a residential unit on the first, second and attic floors with access from Bird in Hand Yard at the rear , and as a retail unit on the ground floor and basement.

2. The property is listed grade II with the following citation

*pair of terraced shops with accommodation over. Early C19. Yellow stock brick. No.2: 3 storeys 2 windows. Reproduction C19 shopfront with small panes and panelled risers; fascia flanked by later C19 enriched consoles. Upper floors with gauged brick cambered arches to recessed hornless sashes. V-shaped parapet. **No.4: 2 storeys 1 window. Wooden shopfront with pilasters supporting a C20 fascia with one (right hand) enriched console. Plate glass windows with continuous top strip of small rectangular panes. Upper floors with gauged brick cambered arches to recessed hornless sashes.***

The present statement of course only applies to no 4, where the citation above has been emboldened. It is of course understood that the citation is only a general guide and that the entire fabric of the listed building is protected.

3. The property is also within the Hampstead Conservation Area, and this aspect is assessed below as well.
4. **Background** Fairly substantial unauthorised alterations have been carried out to the listed building, which the present application seeks to rectify. These are the subject of a current enforcement notice which is the subject of appeal. Should the appeal fail, the enforcement notice will require the removal of the third (mansard) floor and reinstatement of the roof form which previously existed. In an email dated 25 April 2017 (copy attached), Mr Bakall of Camden Council, having consulted with his colleagues commented that the proposals should be submitted as an application as soon as possible.
5. **Methodology** The requirement for a heritage assessment is of course that an assessment should be made on the basis of the available evidence. Establishing a methodology for a heritage assessment in this situation is difficult, and it is not clear whether the baseline should be the building before the unauthorised alterations were carried out and in respect of which there is in any event no substantive information, or the building as it exists now, where there is substantive information. In the event both are used.

6. Interpolation and surmise suggest that a substantively unaltered interior on the second and parts of the first floor was removed when the unauthorised works were undertaken. It is likely that this was probably very modest indeed, and that it had no merits beyond being of a piece with the building. It would not have complied with building regulations in many respects. There had already been alterations when the rear door giving access from Bird in Hand Yard at first floor level was constructed, but otherwise there is no indication that there had been alterations. Externally the low pitched tiled roof was replaced without authority by a mansard.

7. It is normal in assessments such as this to employ a scale of assessment as follows:

Nature of change	beneficial		neutral	adverse	
Amount of change	major	minor		major	minor

8. It is appropriate to undertake the assessment in relation to the following changes:

1. changes from condition before unauthorised alterations to condition of current unauthorised state
2. changes from condition of unauthorised alterations to condition of current proposed planning and listed building applications
3. changes from condition before unauthorised alterations to condition of current proposed planning and listed building applications.

9. **Conservation Area** The Hampstead Conservation Area Statement says of this part of 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.

Neither the property nor the terrace it is in are specifically mentioned in this document, beyond reference to the listing citation.

Bird in Hand Yard is referred to as follows

Bird In Hand Yard is a narrow alley off the High Street, with brick walls rising upwards on either side.

10. **Assessment**

Changes from condition before unauthorised alterations to condition of current unauthorised state

Internally, much original fabric including the windows rafters, and potentially the joists has been removed. Externally a mansard of unorthodox design clad with modern tiles has been constructed. It very visible from the rear and it is hard to conclude other than that these changes are overall **major adverse**. The appearance of the roof from the front is not unacceptable and for this element alone the change can be assessed as **neutral-minor adverse**.

In relation to effects on the Conservation Area these assessments are the same.

Changes from condition of unauthorised alterations to condition of current proposed planning and listed building applications

Internally, nothing can replace the unknown lost fabric, but the quality of what has been installed can be improved and will be brought up to modern standards. This may properly be assessed as **minor beneficial**. The proposed rebuilding of the mansard roof will occasion significant improvement to the appearance of the rear as well as improvements to bring what has been constructed up to modern fire prevention standards and to deal with rainwater. This can be assessed as **major beneficial**.

In relation to effects on the Conservation Area these assessments are the same.

Changes from condition before unauthorised alterations to condition of current proposed planning and listed building applications.

Internally the loss of historic fabric can be properly assessed in connection with the improvements in safety and cleanliness which will result. This is assessed as **neutral-minor adverse**. Externally the 'filling of a gap' in the terrace when viewed from the rear is a benefit, and if the benefit of provision of the additional accommodation is brought into consideration the assessment is that the changes to the proposed appearance are **neutral – minor beneficial**.

In relation to effects on the Conservation Area these assessments are the same.

Ian Trehearne