
Heritage Statement

24 Perrins Walk, Hampstead

21 June 2017



Introduction

This document has been prepared to set out the process, range and findings of research into the history of 24 Perrins walk. Findings have been taken into account in the preparation of proposals and included in the Design and Access Statement.

As the property was originally a Mews property to 24 Church Row, this property has been included in research and searches.

There is little information available either specifically relating to this property, nor within publicly available information from 24 Church Row.



1895 OS map showing current footprint of 24, Perrins Walk.

The main interest is considered to be the Gothick rear elevation. It is concluded that this is associated with a group of architects important in the shift of style from High Victorian to late Gothic. The rear facade of 24 Perrins Walk, facing these properties is likely to have been constructed at this time. The current footprint of the property is consistent with that shown in the Ordnance



1873 6" map.

Survey plans of 1895 as shown above. Perrins Walk was marked Church Walk at the time.

Although the scale is smaller, making it more difficult to make out, it also appears consisted with the OS 1873 6" map.

These are both largely similar to the 1955 map, except the 1955 map

includes an outbuilding in the neighbouring garden.

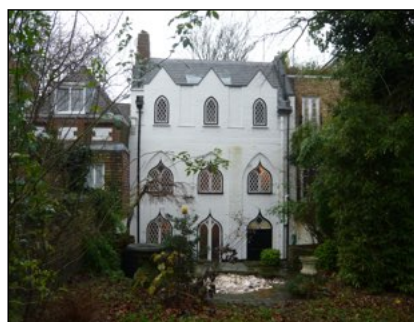


Research has not produced any sketches or drawings of the property from any of the range of artists or architects associated with the property or the area.

Despite the lack of detailed written record of the property itself, or of its development over the years, there is evidence in the buildings fabric that it has been considerably altered and adapted, often badly.

Extracts from various historical sources are tabulated below, along with following descriptions of one of the more relevant information.

A tabulated review of the proposed works and the impact on the Heritage Asset is included within the Design and Access Statement. The proposals are considered to provide a suitable response to the protection of the Heritage Asset.



Above: Location, Rear Elevation and Front Frieze.

Appendix - Notes on Supporting Information

Historic England lists both 24 Perrins Walk and 24 Church Row. ¹Coach house to No.24 Church Row (qv), now private residence. Early C19, south facade altered late C19, rear facade altered inter-war. Multi-colour stock brick with stucco ground floor. Slated roof. 3 storeys. 2 windows plus narrow C20 window. Doorcase of channelled pilasters and enriched console brackets supporting an enriched hood; panelled reveals and door. Channelled pilasters flank garage entrance and support entablature with patterned frieze continuing across 3 linked sashes. Upper floor has segmental arches to flush frame sashes, 1st floor with later louvred shutters. 2nd floor with central bracketed oriel window. Parapet. Roundel at 1st floor level with initials of Norman Evill, artist, who added the painted brick Gothick rear facade; ground and 1st floor windows with ogee windows in arched recesses. Gabled attic windows with lancet lights and leaded panes. INTERIOR: not inspected. National Grid Reference: TQ 26342 85584, Grade: II, Date first listed: 14-May-1974.

Number 24-28 Church Row and attached railings to front and walls to rear

²On Historic England 24 Church Row the house which 24 Perrins walk used to be the adjoining coach house for is listed as entry Number: 1271917. Date first listed: 11-Aug-1950. HISTORICAL NOTE: During 1850s 24-28 Church Row was used be a Catholic school, 1860s a Home for the Rescue of Young Women, as well as in 1870s a Female Servants' Home, 1890s CB King the builder's office, home of the artist Muirhead Bone, author Compton Mackenzie and in 1908 became the office of the Women's Co-operative Guild and Margaret Llewelyn Davies.

“Sir Muirhead Bone (23 March 1876 – 21 October 1953) was a Scottish etcher, drypoint and watercolour artist who became known for his depiction of industrial and architectural subjects and his work as a war artist in both the First and Second World Wars. Bone was an active member of both the British War Memorials Committee in the First World War and the War Artists’

¹ historicengland.org.uk

² <https://historicengland.org.uk/listing/the-list/list-entry/1271917>

Advisory Committee in the Second World War. He promoted the work of many young artists and served as a Trustee of the Tate Gallery, the National Gallery and the Imperial War Museum. Bone as the first official British war artist in May 1916"

A review of the work of Sir Muirhead Bone has not produced any drawings of the property.

Other Information

³Peter Cook, whose first home in Hampstead was at 17 Church Row (http://www.hamhigh.co.uk/entertainment/books/how_hampstead_influenced_our_great_comic_peter_cook_1_2864984), served as this building's rear neighbour from the early 1970s until his death in 1995. Norman Evill, an architect who lived in the property in the early twentieth century, owned both the main house and the mews cottage and he is responsible for the layout of the garden, as well as various features of the interior.

Peter's third and final home in Hampstead was in Perrins Walk, a cobbled mews just off Hampstead High Street. A Queen Anne coach house, it looked like a romantic folly, with little arched and latticed windows. "I hope I never have to move again," he told his parents. He never did. He bought it in 1973, just before he departed for America, with Dudley, for the US tour of their two-man stage show, Good Evening. At the end of this marathon, Dudley decided to stay on in the States and try to make it as an actor. Peter returned to Perrins Walk with Judy, but she eventually decided she needed to be in the countryside. Peter made several attempts to join her, but he always ended up back in NW3.

⁴Perrin's Walk is a distinctly tranquil cul-de-sac off Heath Street. The properties on the north side were built as the coach houses for Church Row in the tradition of a mews and the road is paved in setts and cobbles. As a private road it has a detached and secluded air. There are various building types and it is mostly residential, although there is a garage and office use. The overall appearance is tied together by the scale and rhythm of the terrace of mostly three storey buildings.

⁵The area west of High Street, made up of ancient copyhold and freehold, began to be built over in the early 18th century. Richard Hughes of Holborn was buying land on the west side of 'the great street of Hampstead' in 1710. He began building on the Kinghall estate, where a bowling green had replaced the orchard, probably in the 17th century, before he acquired the freehold in 1713. One house may have been built by 1707 and by 1713 Hughes had built eight on the south side of what by 1728 was called Church Row, apparently all at one time and as a speculation stimulated by the success of the wells. As freehold they were omitted from the survey of 1762, when the north side of Church Row

³ Queen Anne house with Peter Cook connection is classic Hampstead - Property - Hampstead Highgate Express

⁴ Camden Conservation area statement. pdf

⁵ T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Hampstead Town', in *A History of the County of Middlesex: Volume 9, Hampstead, Paddington*, ed. C R Elrington (London, 1989), pp. 15-33. *British History Online* <http://www.british-history.ac.uk/vch/middx/vol9/pp15-33>

had ten houses of various dates from the early 18th century. Hughes probably also built at least 13 houses on the eastern extension of Kinghall, tenanted in 1730 mostly by tradesmen, including John Perrin, chandler, who may have given his name to Perrin's Court in the centre of the area, although, as freehold, it too was ignored in 1762. North of Church Row the Yorkshire Grey had been built by 1723 and cottages called Evans Row probably faced it c. 1730.

On the west side of High Street, Vane House was still divided in two in 1787, when it was sold to James Pilgrim (d. 1813). Pilgrim modernized it, possibly in 1789, a date inscribed with the unidentified initials IRW on the leads, reorienting the main house and giving it a classical façade and portico. It has been suggested that Admiral Matthew Barton lived there in the 1790s. Farther north, there were 16 houses by 1767 on the freehold around Perrin's Court, probably including nos. 74-6 High Street. On the adjoining copyhold to the north was property acquired in 1757 and 1761 by George Bussee, a carpenter, (who in 1762 possessed one house on the north side of Church Row, which he occupied himself, and four houses east of Little Church Row. By his death in 1792 he had three houses, one of them probably Oriel House, which faced Church Row, and nine cottages in Crockett's Court. In 1791 land adjoining the house on the eastern corner of Perrin's (then Church) Lane was offered as suitable for erecting a row of small houses and nos. 14-26, at the western end, were built in the early 19th century. Still farther north, at the southern corner of the lane to Bradley's Buildings, an old, possibly 16th-century, house was ruinous by 1777 and had been replaced by new houses by 1814. Church Row housed the writers Anna Letitia Barbauld (1743-1825) and her niece Lucy Aikin (1781-1864) at no. 8 c. 1800 and Hampstead's historian John James Park (d. 1833) and his father Thomas (1759-1834), the antiquary, at no. 18 c. 1814.

No. 28 Church Row housed a Roman Catholic school in the 1850s, a home for the rescue of young women in the 1860s, and a female servants' home in the 1870s. (fn. 283) Burgh House was from 1858 to 1881 the headquarters of the Royal East Middlesex Militia, which also built a barracks in Willow Road in 1863.

There was a wide sprinkling of artists and authors, Church Row, for example, housing, in addition to several schools, the painter John R. Herbert (1810-90) and an author. Gangmoor was from 1862 the home of the engraver W. J. Linton (1812-98) and his wife the writer Eliza (1822-98) and later of the artist and novelist George Du Maurier (1834-96), before he moved to Church Row in 1870.

After the apathy of the 1870s, intellectual and cultural life became more vigorous during the 1890s, while remaining largely conventional. (fn. 374) In the 1870s Church Row housed a group of architects important in the shift of style from High Victorian to late Gothic. In 1872 George Gilbert Scott the younger (d. 1897) moved to no. 26 Church Row, next to George Du Maurier. G. F. Bodley (1827-1907), to whom Scott was related by marriage, lived at no. 24, and Thomas Garner (1839-1906) at no. 20. The three shared a drawing office in a mews and founded Watts & Co., producing wallpaper, furniture, and metalwork to their designs.

A house was built in Hampstead Grove in 1920, no. 15 Church Row was built to blend in with its 18th-century neighbours in 1924, and six neoGeorgian houses were built fronting Hampstead Grove (1936). Flats replaced some of the stables in Church (later Perrin's)

Walk in 1934, a neo-Georgian studio, Richford Lodge, by Edward Maufe, was built in Admiral's Walk in 1931-2, and one house was built in Windmill Hill in 1937.

Gardnor's house was bought in the 1890s by Henry Holiday (1839-1927), the stained-glass painter, who had lived in Hampstead since 1872 and set up his glassworks in the later no. 20 Perrin's Walk, possibly the site of the architects' drawing office.

<https://www.streetcheck.co.uk/postcode/nw36th>

Perrins Walk is in the London region of England. The postcode is within the Frognal and Fitzjohns ward/electoral division, which is in the constituency of Hampstead and Kilburn. This page combines information for the address Perrins Walk, London, NW3 6TH, **and the neighbourhood in which it resides**. If you wish, you can also [view information for the whole of NW3 here](#). For more details on the exact area these statistics cover, please see the map below and click "Show Census Area Covered" immediately below the map.

Reference	Findings
1 http://camden.gov.uk/ccm/content/leisure/local-history/collections/maps/	Camden historic maps
2 http://www.nationalarchives.gov.uk/ 2A). http://discovery.nationalarchives.gov.uk/results/r?col=200&hb=tna&q=Hampstead	Camden historic maps mentioned on this website however none available online: Visit to Kew for original documents or records. Nothing online of relevance. Nothing found on the national archives of any significance to Perrins Walk.
3 http://www.balh.org.uk/useful-links-1/national-organisations	No relevant information
4 https://www.historicengland.org.uk/listing/the-list/list-entry/1139056	Listing.
5 http://www.heathandhampstead.org.uk/links	- Site with a wide variety of heritage links English Heritage Found no reference to property.

Reference	Findings
6 http://www.highgatesociety.com/pages/publications/hampstead-trail.php	Trail through the main street of hampstead no reference to property.
7 https://static1.squarespace.com/static/57ee2b1bb3db2b9bde3a3aa0/t/58489ea3be6594053104d060/1481154220367/Review+and+Newsletter+Subject+Index+2016.pdf	Perrin's Walk 6 26-27 25 36n-
8 Queen Anne house with Peter Cook connection is classic Hampstead - Property - Hampstead Highgate Express	Brief history of the importance of peter cooks connections to classic Hampstead.
9 Camden Conservation area statement. pdf	Describes the coach house as a Queen Anne coach house.
http://www.british-history.ac.uk/vch/middx/vol9/pp15-33	Describes Church Row's history and occupants.
http://www.camdenhistorysociety.org/quote/	Publications and books about the streets of camden book = Streets of hampstead