

5-7, 7A FLASK WALK, HAMPSTEAD: HERITAGE DESIGN AND ACCESS STATEMENT



This statement has been prepared at the request of the present owners who wish to carry out work to the existing windows. The London Borough of Camden has asked for a heritage statement to provide information on the significance or otherwise of the windows in question.

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1 Designation Status

This house was added to the Camden list in 1974. Listed Grade II, its list entry on the National Heritage List for Englandⁱ reads thus:

CAMDEN

TQ2685NW FLASK WALK 798-1/26/461 (North side) 14/05/74 Nos.5 AND 7

GV II

Pair of terraced cottages with later shops; probably originally one house. Early C18, altered. Painted brick front; some weatherboarding retained at rear. Originally timber framed. Tiled roof with dormers. 2 storeys and attics. 4 windows. C20 timber shopfront to right, central entrance and 3 sashes to left. 1st floor has C20 2-pane flush sashes. Wooden band below parapet. INTERIORS: not inspected.

Although not stated as such, it can be deduced that the claims to special interest rest upon these factors: (a) group value; (b) presumed early 18th century date. The building also lies within the Hampstead Conservation Area.ⁱⁱ

2 History and Description

Flask Walk is a historic route off Hampstead High Street, the building of which took place from the start of the 18th century, following the discovery of the mineral spring in Well Walk and its subsequent development.ⁱⁱⁱ It connects the High Street with The Wells and New End, and is characterized by small shops and the Flask pub.

5-7 Flask Walk comprises a pair of shops with one residential unit above, on the left side of the pedestrianised section of the thoroughfare. The 1866 25 inch Ordnance Survey map shows the houses to have been separate at that date. The house, of two storeys, is brick-fronted, of two storeys, four windows wide, with a Victorian shop front to No 7 and a modern shop front to No 5. The front elevation

shows signs of considerable alteration in recent times: the brickwork is heavily repaired; the window openings have modern soldier courses and modern cills; the plat band at second floor level comprises nailed-on boards; and the parapet has been much rebuilt. The façade is now painted: Charles Ginner's celebrated paintings of Flask Walk (in Tate Britain, Manchester City Art Gallery and at Fenton House) from the interwar years show the building to have been unpainted at that time.^{iv}

Internal inspection reveals evidence of limited survival of 18th century fabric (the winder stair, one roof beam, and the roof structure), having been considerably altered in all other aspects. Much change took place (before the house was listed) when acquired by the present owner's family in c.1964. It is not clear where the List entry's claim that this was a timber-framed building comes from; nor is any weatherboarding at the rear visible.

3 The Windows

There are four windows to the first floor, and two to the attic. These are numbered 1/A-D for the first floor, with A being the left-handmost, or southernmost, nearest the High Street, and 2/A-B for the attic.

Those at 1/A-D are one-over-one pane sash windows containing modern plate glass (devoid of any irregularities in their appearance), with simple moulded frames. They sit within sash-frames that are nearly flush with the face of the brickwork, and rest on wooden cills: this is the result of relatively recent insertion, rather than the survival of early (pre-1709 Building Act) fabric, as attested to by the sharpness of arrises and their consistency with the modern cills. Those at 2/A-B are casements, also containing modern glass, set within modern frames with modern fastenings. A photographic survey follows.



Windows 1 A and B



Window 1/A interior



Window 1/B interior



Window 1/C interior



Window 1/D interior



Window 2/A



Window 2/A interior



Window 2/B



Window 2/B interior

4 Assessment

Overall, the windows show extensive evidence of alteration in recent times, and it is significant that the List description makes specific reference to “C20 two-pane flush sashes” to the first floor: those on the second floor are likely to be of an even more recent date. It is hard to ascribe any significance to the windows in their present guise. In terms of age, joinery interest, fabric and overall appearance they are unremarkable and lack intrinsic interest.

5 Justification

The present windows are in poor condition and are very draughty. Nonetheless, the building is listed and stands within a notable Conservation Area. With careful replacement, the windows should be brought up to modern standards in terms of energy efficiency, and in order to enhance the appearance of the house.

6 Impact

The replacement of the window frames will have no impact on the heritage significance of the building, given that none of the significance derives from the fabric of these modern windows.

7 Expertise

This statement has been prepared by a suitably qualified heritage professional with 30 years of experience in assessing historic buildings in London and beyond, following a thorough inspection of the building in question. Roger Bowdler joined English Heritage in 1989 and his final position was Director of Listing at Historic England. He has been a member of the Heath and Hampstead Society for 30 years, and has a close knowledge of Hampstead's historic buildings.

REFERENCES

ⁱ Available at <https://historicengland.org.uk/listing/the-list/list-entry/1322188>

ⁱⁱ Available at

<https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/hampstead/>

ⁱⁱⁱ Christopher Wade, *The Streets of Hampstead* (revised ed., 1984), 34.

^{iv} See <https://www.tate.org.uk/art/artworks/ginner-flask-walk-hampstead-on-coronation-day-n05276>; <https://artuk.org/discover/artworks/flask-walk-hampstead-205071>; <https://artuk.org/discover/artworks/flask-walk-hampstead-at-night-217631> respectively.