

Heritage and Design Statement

47 Flask Walk
Hampstead NW3 1HH



View of front street elevation of 47 & 49 Flask Walk

1.0 Introduction

This Heritage and Design Statement accompanies an application for Planning & Listed Building Consent to install a painted softwood four panel door with semicircular fanlight over, into an existing prepared masonry opening at the front of an enclosed passageway leading to the entrance of 47 Flask Walk. The property lies in the Hampstead Conservation area and is Grade II listed.

The proposal is primarily motivated by a desire to improve the personal safety and security of the applicants and their children in a discrete manner.

2.0 History and character of the site and surrounding area

- 2.1 47 Flask Walk is located on the north western side of Flask Walk, Hampstead in the London Borough of Camden.
- 2.2 The cottage is one of a group of 7 listed cottages, from No. 35 to 47, built in the 18th and early 19th century. The Hampstead Conservation Area Statement describes the cottages' small raised front gardens as key elements defining the character of this part of Flask Walk, together with the typical raised York stone pavement, the 19th Century cast-iron lamp posts and railings.
- 2.3 Access to the front door of 47 Flask Walk is by a narrow enclosed passageway running almost 10 metres under the flying freehold of the adjoining (unlisted) house at 49 Flask Walk.
- 2.4 The raised pavement, separated from the highway by thickly planted bushes and the low level street lamp illumination during hours of darkness may be perceived by some as creating an environment that leaves them feeling vulnerable.

3.0 Planning and Heritage Context

- 3.1 The listing dates from May 1974. The details of the listing says:

CAMDEN

TQ2685NW FLASK WALK 798-1/26/467 (North side) 14/05/74 No.47 GV II

Terraced house. Early C18 with C20 penthouse. Brown brick with rebuilt yellow brick parapet. 3 storeys 2 windows. Entrance through side passage in No.49; round-arched doorway with patterned radial fanlight and panelled door. Gauged red brick flat arches to recessed sashes. Parapet with 2 sunken panels. INTERIOR: not inspected.

Listing NGR: TQ2649485851

- 3.2 The house has been the subject of internal alterations and an additional storey approved and carried out prior to the listing. Planning approval date October 1968, reference 6026.
- 3.3 Further alterations were approved in 1992, references 9200496 & 9270098.
- 3.4 The front elevation to 49 Flask Walk includes a symmetrical pair of semicircular arched doorway openings with stucco features at the head of a flight of tiled steps from the pavement. The right hand opening has the front door of No. 49 and left hand opening leads to the narrow covered passageway to No.47.



Views of steps from pavement leading to entrances of 47 & 49 Flask Walk (2019)



Recent view of dark narrow passageway to No. 47 (partially obstructed by hoardings to No. 49)

4.0 Project Description

- 4.1 The existing arrangement with an unsupervised, covered, dark passageway creates an unwelcoming approach to the front door and provides a perceived security hazard especially in the darker winter months for family members.
- 4.2 The proposal is for a painted four panel door with semicircular fanlight, similar to the adjacent front entrance door to 49 Flask Walk.



View of proposed door with glazed fanlight over

5.0 Access

- 5.1 The safety of persons accessing 47 Flask Walk will be improved.

6.0 Summary

- 6.1 The proposal improves personal safety for the family residents, compliments the historic domestic character and will bring no harm to the listed building or conservation area.