

4B HAMPSTEAD HILL GARDENS, LONDON NW3 2PL

HERITAGE STATEMENT



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4B HAMPSTEAD HILL GARDENS

HERITAGE STATEMENT

INTRODUCTION

4B Hampstead Hill Gardens is a small two-storey house that was originally built in 1969 over the garage of a 1950s house, 4A Hampstead Hill Gardens. The site for 4A was part of the garden of no 4 Hampstead Hill Gardens, a larger house forming part of the 1870s-80s development of the curving north part of the road by architects Batterbury & Huxley.

4A & 4B Hampstead Hill Gardens were both designed by Roy Brearley, the father of the present owner of 4B, Neil Brearley.

It is proposed to demolish the present garage extension at 4B and to replace it with a new three-storey house for the Brearley family on the same footprint.

Neither 4B or 4A Hampstead Hill Gardens is listed, but all the Batterbury & Huxley houses nearby are listed grade II. Hampstead Hill Gardens falls within the Willoughby Road / Downshire Hill zone of the Hampstead Conservation Area. Unlike most of the other houses in Hampstead Hill Gardens, 4B & 4A are not considered to make a positive contribution to the area.

This heritage statement has been commissioned by Neil Brearley, and has been researched and written by Elizabeth Moore of Prentice Moore Heritage, architects and heritage consultants.

An application for planning permission was made in June 2019 (ref 2019/2164/P) but was withdrawn and the proposal amended to take account of comments from Camden design & planning officers and local residents and stakeholders. An addendum note has been added to this heritage statement accordingly.

The date of this document is 14 October 2019. This is revision B.

DESCRIPTION OF THE BUILDING

4B Hampstead Hill Gardens is a two-storey house on a narrow plot, built on to the east side of 4A. The front elevation is partly of red brick with a tall window on the first floor above a hardwood front door with a vertical side light. The main part of the elevation is clad in vertical bands of grey zinc; this expresses what was originally the garage door opening at ground floor level. This element is divided horizontally by a grey zinc-clad fascia which runs through from 4A. There is a band of high-level windows on both floors, and the house has a flat roof with a small area formerly used as a roof terrace (now unusable because of water ponding).

The rear elevation has a central block of windows on the upper and lower floor separated by a panel of white weatherboarding. The flank wall is plain brickwork.



4B and 4A Hampstead Hill Gardens

HISTORY OF THE AREA

Hampstead stands on high ground north of the city of London, and has been inhabited since at least the Middle Ages. It was a popular area for summer residences in the seventeenth and eighteenth centuries, with wells and spas. Development gradually spread south from the early nineteenth century.

In the early 1870s, the land on which Hampstead Hill Gardens now stands was an open field. Houses and their gardens lined nearby Downshire Hill and John Street, and the south-west side of Haverstock Hill, but Hampstead Hill Gardens was not laid out till the mid-1870s, starting with the stuccoed semi-detached houses at the Pond Street end. By the later 1870s & 1880s, the curving northern end of the street had been developed. The architects were Batterbury & Huxley, who built numerous houses in the Hampstead area and elsewhere, several of which were published in contemporary journals. Their houses in Hampstead Hill Gardens, which are listed, were built between 1875 & 1883. They are detached high red-brick Queen Anne style houses with tiled roofs and prominent chimneys. They are each individual in their design but those on the outer curve of the road are built close together.

The original houses on the inner curve were more widely set, with a large gap between nos 4 & 6. Part of this land, the tennis court in the garden of no 4, was bought in 1955 by Roy Brearley as a site for his own family house.



Detail of Ordnance Survey map of 1915, showing Hampstead Hill Gardens before 4A & 4B were built in the garden of No 4

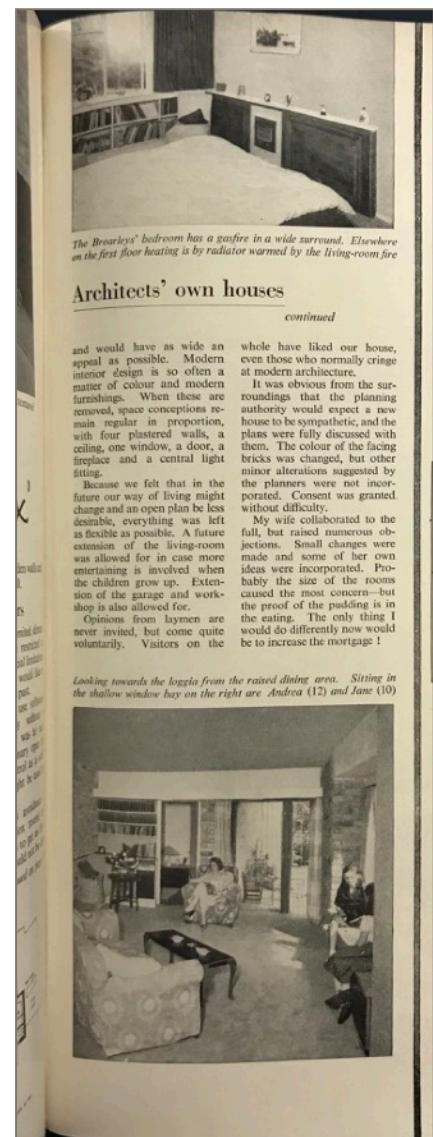
HISTORY OF THE HOUSE

4B Hampstead Hill Gardens was built as a connected residential development to 4A. 4A was a new family house built in the garden of No 4 (on the tennis court) from 1955. The garage of the new house, on the east side, was converted into a self-contained two-storey residence from 1966.

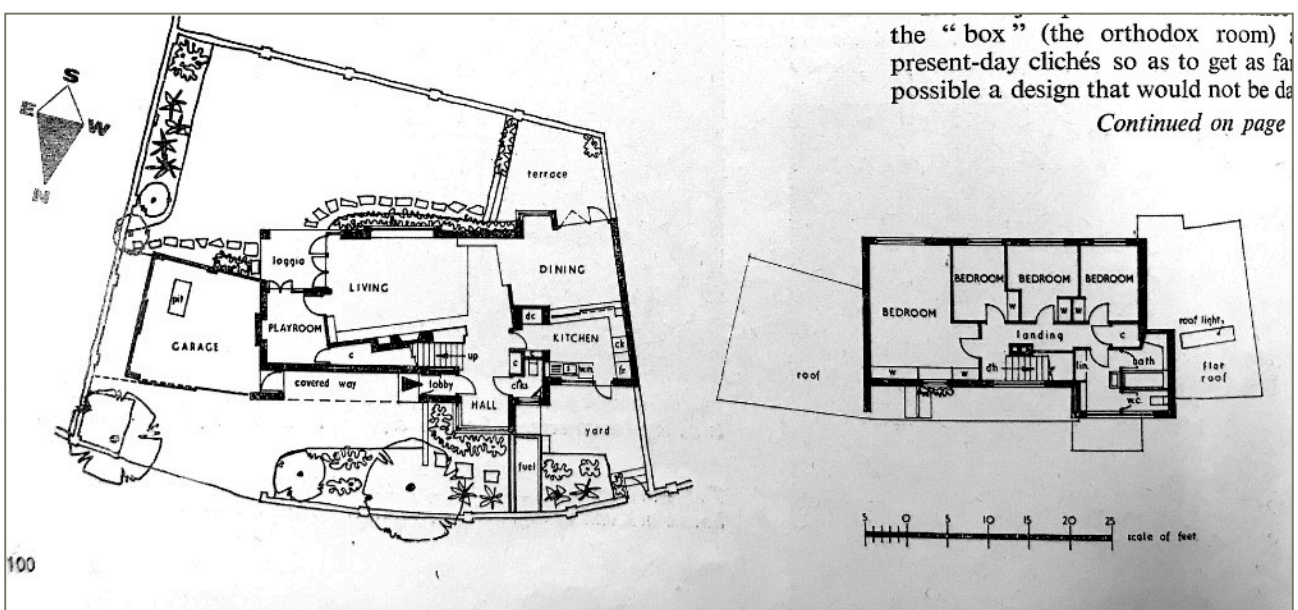
The designer of 4A was Roy Brearley, who built the house for his family. His design philosophy was detailed in an article in *Ideal Home* magazine of May 1959, entitled 'It breaks away from the "box"'. His aim was 'a lively plan full of interest', to develop 'a design that would not be dated and would have as wide an appeal as possible'.

The house had a large open-plan living room and dining room on the ground floor with kitchen and playroom, and a corner loggia opening onto the rear garden. On the first floor was a master bedroom, three smaller bedrooms and a family bathroom. Attached to the east end of the house was a flat-roofed single-storey garage with sliding doors and a pedestrian entrance at the end of the covered way along the front of the house. Behind the house was a small garden, entered through the loggia or from a passage beyond the garage. The three-part sliding doors of the garage were covered with wooden shingles in keeping with Brearley's design idea of using 'softwood internally and externally without a painted finish'.

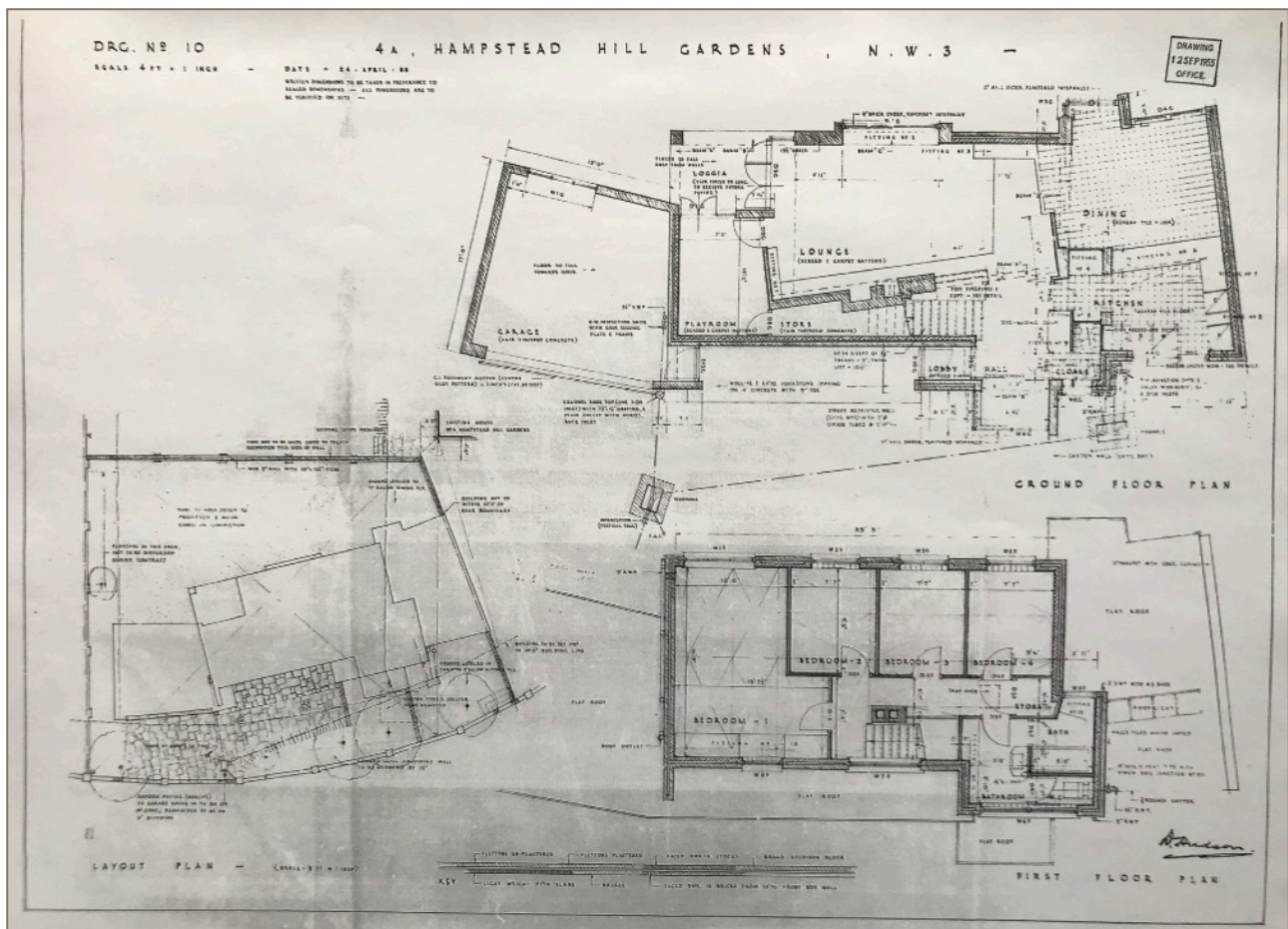
4A was built on a tight budget, and the potential for future expansion was already considered when it was built. It was intended as a flexible plan for a growing family.



Extract from *Ideal Home* magazine of May 1959, about the design concept of Roy Brearley's house at 4A



Enlarged detail from *Ideal Home* article showing published floor plans



Original floor plans and layout plan for 4A Hampstead Hill Gardens, dated 24 April 1955



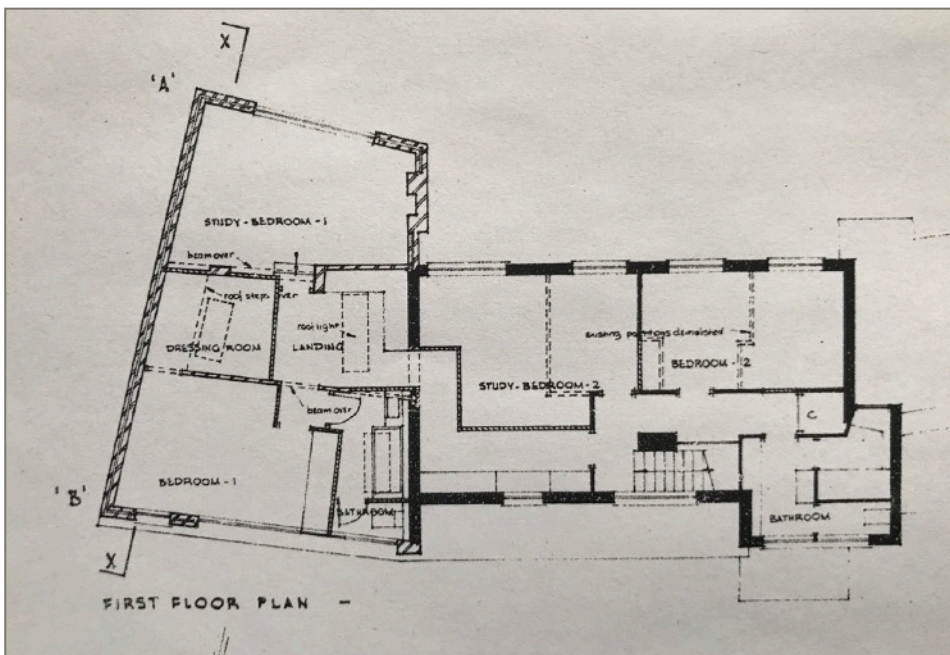
Photographs c1960 showing single-storey garage on site of what is now 4B, with wooden shingle-covered sliding doors

THE BUILDING OF 4B HAMPSTEAD HILL GARDENS

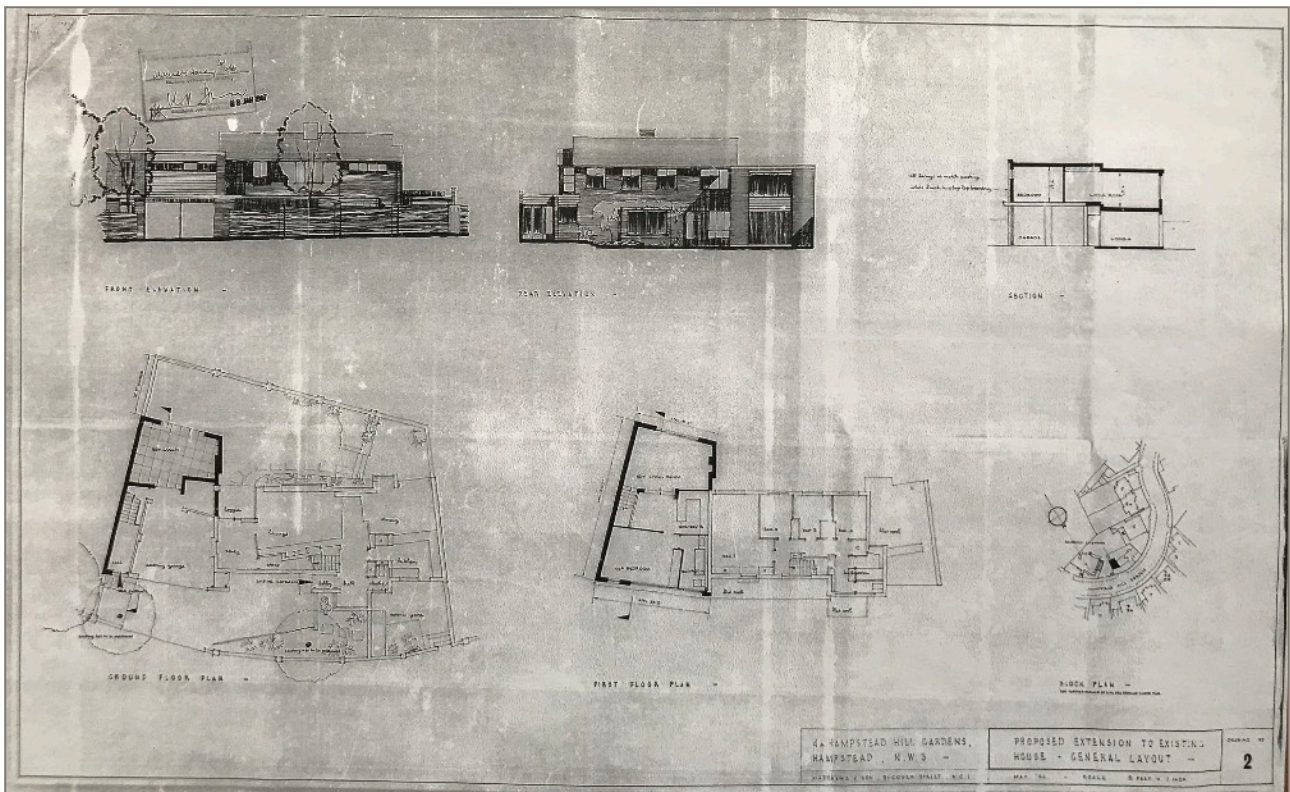
In 1966, the garage was remodelled and extended to form a separate dwelling, again designed by Roy Brearley under the name of Matthews & Son, his firm of surveyors.

Originally this was first floor only, the ground floor garage being retained with a new loggia opening onto the rear garden. A new entrance hall to the first floor residence was built along the boundary wall. Stairs led up to the first floor living room at the rear, with steps up to a central area with a kitchenette. At the front were a bedroom and bathroom with a small band of windows; lighting was supplemented by rooflights. The first floor level of the existing house was carried through with a horizontal fascia treatment on the front elevation. The first floor of the garage house (4B) originally had white weatherboarding.

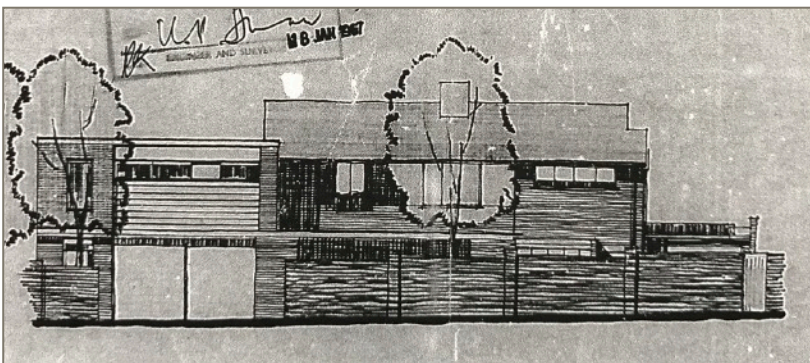
It appears from drawings in Camden archives that originally the upper floor accommodation above the garage was intended as an enlargement of the bedrooms (or study/bedrooms) of 4A, remodelling the existing bedrooms around an awkward dog-leg corridor to access the new extension. However, a separate residence was built from the start, but only as the upper floor; the garage was incorporated later.



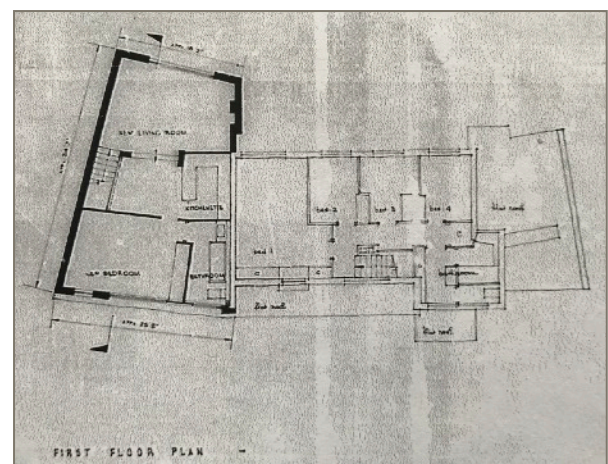
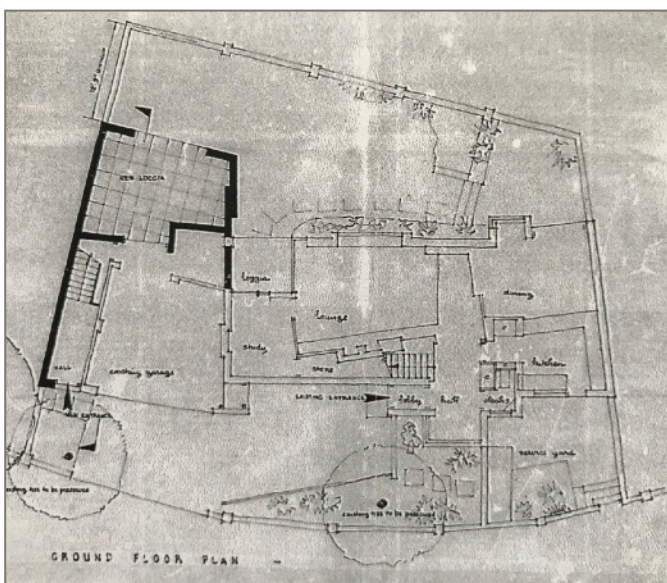
Early proposal for extension of bedrooms of 4A over garage (not as built)



Design drawings of 1967 for new self-contained flat above garage



Enlarged detail of proposed front elevation, which originally had white weatherboarding



Enlarged details showing ground floor and first floor plans

In the 1980s, alterations were made to the front of the house 4A, extending the western part of the ground floor towards the front boundary. 4A was then extensively renovated by its current owner in 2002/3, with zinc re-roofing and a kitchen extension at the rear. 4B was re-clad in 2005, with zinc replacing the weatherboarding and timber shingle at the front.

The weatherboarding, shingle cladding and exposed timber originally on the front elevations of 4B & 4A have since been replaced in grey zinc cladding, along with the roof of 4A. The internal spaces of 4B have been subdivided, and now include what was formerly the garage area, as a two-storey house. While this has resulted in more rooms, the spaces are small and badly planned, with severely constrained circulation, and inconveniently-placed kitchen and utility room.

The wooden-shingle clad low garage was originally a subservient addition to the main building, but the present 4B with its zinc cladding and flat roof tends to overpower the house at 4A.

The addition of a first floor over the garage, and the subsequent re-cladding of the front fascia of 4A in zinc, created a clumsy junction between the existing house and the 1966 extension. The front weatherboarding of 4B was replaced in zinc in 2004/5. However, zinc is more properly a roofing material and is incongruous in the context of the conservation area. Its use on 4B creates a piecemeal effect with brick, unpainted hardwood and painted timber windows and white fascia and weatherboarding on the front elevation, along with the weatherboarding still retained at the rear.



Views of rear elevation of 4B Hampstead Hill Gardens from within small rear yard



Internal circulation areas on ground floor of 4B, showing constrained spaces

HOW THE EXISTING 4A & 4B CONTRIBUTE TO THE CONSERVATION AREA

The design of 4A was described in the *Ideal Home* article as ‘an outstanding example of what bureaucrats call ‘sympathetic infilling’ – fitting a new house into a vacant place among older ones without causing anybody to feel outraged.’ It was considered (in the article) to be a ‘perfect compromise’ with its neighbours. However, the design would be unlikely to meet with such a favourable reception today, as its scale and proportions are very different from those of the surrounding Batterbury & Huxley houses in the upper part of the street.

The Batterbury & Huxley houses which set the character of the conservation area are mostly high, four-storey, detached, red-brick Queen Anne style, with high red-tiled pitched or hipped roofs, with white-painted dormer windows and pronounced high red-brick chimneys. They are closely packed together but each house (at this end of the street) is given an individual treatment. Further down towards Pond Street the double-fronted houses are more uniform in style, and there are some large and clumsy additions such as the flats at No 8. To the south by Pond Street, the character changes from red brick to white-painted stucco Victorian houses; this end was built first, from 1870.

The house at 4A and the extension/house at 4B are both modest in scale, and are significantly lower than the surrounding Batterbury & Huxley houses. Their horizontal emphasis adds to their 1950s/60s character and detracts from the considered mix of 1870s/80s houses which characterise this northern end of Hampstead Hill Gardens.

4A & 4B Hampstead Hill Gardens are a negative rather than a positive feature in the streetscape. With 4B Hampstead Hill Gardens in its current form, 4A is at best a neutral feature in the streetscape.

THE EXISTING HOUSE AT 4B

The present house at 4B Hampstead Hill Gardens is too small for its present family use. It is very cramped, with small rooms, tight and awkward circulation, and split levels.

The construction is typical of the era in which it was built, and was carried out on a limited budget. There are structural problems, subsidence and ground heave. The house was built when environmental considerations were less important, and is poorly insulated with a leaking roof.



Nos 3, 5 & 7 Hampstead Hill Gardens, all Batterbury & Huxley houses, high and closely-spaced



4B Hampstead Hill Gardens and the adjacent No 6



Hampstead Hill Gardens looking north with No 6 on the left



Modern (1970s) intervention at 8 Hampstead Hill Gardens

PROPOSED WORK

The new design, by GRID Architects, replaces the existing house at 4B with a new family house. This has three floors over a new basement, with entrance and living room at ground floor level, kitchen, dining and utility rooms in the basement, and bedrooms, bathrooms and playroom on the first and second floors. The top floor has a small external terrace overlooking the street (re-providing the roof terrace that currently exists). The rear yard will be opened down to basement level.

The design of the external elevations has been carefully developed to work with the listed buildings in the conservation area, particularly the adjacent 6 Hampstead Hill Gardens. This allows both 4A and 4B to have their own identities while complimenting each other and fitting in with the streetscape.

The front elevation has been stepped and modulated in corresponding proportions to the bays of No 6 Hampstead Hill Gardens, with a banded brickwork detail echoing the flank wall chimney. The red brick ties in with the surrounding buildings, and the brick element on the front facade steps down towards 4A to meet the existing elevation on that side. The top floor is expressed as a roof form in metal tiles, which echo the tile-hung gables of 6 Hampstead Hill Gardens and their slate roofs. The garden walls are in a buff brick, as found throughout the street.

The proposed design has now been changed; see the *Design Update* document for details.



GRID Architects' proposed design for the new house at 4B Hampstead Hill Gardens

CONCLUSION

The proposed new house is well designed. Careful consideration has been given to how it will correspond to its surroundings and the conservation area, with appropriate materials, scale, proportions and general character. Its design details are inspired by nearby buildings.

The new family house will offer more and better-quality space, as well as superior environmental performance. Its clean modern design is in keeping with the surrounding buildings, respecting the adjacent 1950s house at 4A but responding to the more vertical emphasis of the listed Batterbury & Huxley houses which surround it.

The high quality of the design and construction will be a great improvement on the existing low horizontal poorly-built 1960s garage extension. It will enhance the conservation area as a well-crafted but unostentatious house, and will allow the Brearley family to continue living on the site for many years to come.

EM 11 Feb 19 (rev A)

ADDENDUM NOTE

A planning application of June 2019 for the scheme noted above was withdrawn and the design revised to respond to the comments from Camden's design officer and planning officer, and to take account of the concerns of local residents and stakeholders who commented on the application.

Changes in the revised design are:

- height and massing of the front elevation reduced and top floor pulled back into the roof line
- size of the second floor reduced, removing one bedroom
- second floor terrace removed from the front elevation
- second floor now has dormer windows rather than full floor
- roof material changed from metal shingles to non-ferrous metal roof
- window frame colour now white
- contrasting red brick detailing used to emphasise windows and other features to relate in colour to the local context, echoing brick details on other houses in Hampstead Hill Gardens, which have bi-coloured brickwork or decorative carved brick details
- front door changed from natural timber to black finish with white frame as other houses nearby
- rooflight and chimney detail changed

Essentially the proposed design now has more brick on the front facade, and a pitched roof enclosed within raised side walls, with interest provided by brick detailing. The 'chimney' gable brickwork effect reflects the gable wall of the adjacent No 6 and signifies the line of the staircase in 4B.

The proposals are smaller in scale and proportions than other houses in the street to retain the subordinate relationship of the new house and to bridge the scale change between 6 and 4A. The second floor is now expressed as a roof rather than as a tile-clad full storey, with the terrace removed to address concerns about overlooking and privacy.

The proposed design does not harm the significance of the conservation area, but provides sustainable development and good design which responds to its context. It is a good example of what is required by paragraph 7.4 of Policy D1 (Design) of Camden's Local Plan:

Good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development which integrates into its surroundings.

The proposed new house replaces a 1969 extension to a 1950s house, both undersized in the context of the neighbouring houses, and of a cramped design and poor build quality. The new house has good environmental credentials and spaces suited to modern family life. The design has been revised to answer the concerns of neighbours and local stakeholders, and will enhance the conservation area with good design and appropriate materials and scale.

EM 14 Oct 19 (rev B)

APPENDIX

EXTRACT FROM CONSERVATION AREA STATEMENT

Hampstead Hill Gardens. The road forms a loop between Pond Street and Rosslyn Hill. The LNWR railway tunnel dissects the road, although not visibly. Development began in the 1870s with a fine group of stucco-faced semi-detached villas (Nos 14-20 and 25-33). These are three storey with basements, a dentil cornice and parapet at roof level. On the west side there have been some roof extensions that lack consistency and harm the character of the buildings. Development continued in the 1880s around the northern loop to Rosslyn Hill. Nearest to Rosslyn Hill are the grander detached and substantial red brick houses, Nos 1, 1a, 1b, 2, 2a, 3, 3a, 4, 5, 5a, 5b, 7, 9, 11 by Batterbury and Huxley (listed). Nos 13-23 are two storey red brick double fronted houses, closely placed and more uniform with three small dormers, sash windows and entrances with pediments. There are glimpses through the gaps to Heath Hurst Road and South End Road. A few small modern houses and flats have been added in recent years, which, although in marked contrast to the older villas, do not detract from the character of the area.

EXTRACT FROM PEVSNER

Cherry, B & N Pevsner, *The buildings of England, London 4: North*, 1998, p244

Hampstead Hill Gardens has an enclave of red brick artists' villas of 1875-83 largely by Batterbury & Huxley. Their steep tiled roofs and dormers group picturesquely around the curve of the road. They start with No 12 Rosslyn Hill, 1876-7; and, opposite, No 1 (Sunnycote) Hampstead Hill Gardens, dated 1876, enlarged by Batterbury & Huxley in 1883. No 3 was enlarged by the same in 1881; Nos 5 & 7, probably also by them, are of 1879; No 5 has a surprisingly formal five-bay front, with curly lintels to neo-Georgian sashes. No 9, 1879, was built for the watercolour painter Thomas Collier; No 2 is of 1881.

REFERENCES & SOURCES

Archive material: Camden local studies and archives centre, Holborn Library; RIBA library

Historic photographs: Neil Brearley

Cherry, B & N Pevsner, *The buildings of England, London 4: North*, 1998, p244

'Roy Brearley: It breaks away from the 'box'', part of 'Architects' own houses' series, *Ideal Home*, May 1959, pp100/103

London Borough of Camden, *Hampstead conservation area statement*, 2001(?)

BRIEF RESUME

Elizabeth Moore is an architect & art historian with some thirty years' historic buildings experience, both in the private sector and with English Heritage. She now runs a heritage consultancy, and recent work includes historical research, conservation plans, heritage surveys, listed building consent applications and conservation advice.

LIST DESCRIPTIONS OF HOUSES IN HAMPSTEAD HILL GARDENS

NUMBER 4 AND ATTACHED WALL, RAILINGS AND GATE

Date first listed: 14-May-1974 Date of most recent amendment: 11-Jan-1999

TQ2685NE HAMPSTEAD HILL GARDENS 798-1/27/764 No.4 14/05/74 and attached wall, railings & gate (Formerly Listed as: HAMPSTEAD HILL GARDENS Nos.1 & 2, Nos.3-5 (consec), Nos.7-11 (odd))

GV II

Detached studio house. c1876-1881. By Batterbury & Huxley. Red brick with rubbed brick cornice bands above ground floor, at 1st floor sill level and at eaves level. Tiled roof with symmetrical brick pedimented Flemish type gables (to front and rear) and central gabled dormer. Symmetrical design. Slightly recessed central entrance bay with gauged brick round-arched entrance having large keystone surmounted by ball finial; panelled door with sidelights and overlight. Ground and 1st floors have gauged brick flat arches and dressings to flush framed sashes, upper portions only with glazing bars. Attic casements of 3 lights with moulded cornices; flanked by brick pilasters supporting pediments with rubbed brick plaques.

INTERIOR: not inspected.

SUBSIDIARY FEATURES: attached low brick stone coped walls with enriched wrought and cast-iron railings having urn and floral finials; brick gate piers with stone coved cornices supporting pyramidal caps and scroll design cast and wrought-iron gates.

Listing NGR:TQ2695985530

NUMBERS 2 AND 2A AND ATTACHED WALL, RAILINGS AND GATE

Date first listed: 14-May-1974 Date of most recent amendment: 11-Jan-1999

TQ2685NE HAMPSTEAD HILL GARDENS 798-1/27/762 Nos.2 AND 2A 14/05/74 and attached wall, railings & gate (Formerly Listed as: HAMPSTEAD HILL GARDENS Nos.1 & 2, Nos.3-5 (consec), Nos.7-11 (odd))

GV II

Detached studio house, now sub-divided. 1881. By Batterbury & Huxley. Red brick with plain 1st floor band. Tiled hipped roof with gable, pedimented dormer; tall slab chimney-stacks and coved eaves cornice with moulded plaster festoons. 2 storeys, attic and basement. Irregular front with 2 window recessed extension to left, 3 window canted bay, 1 window above entrance and 3 window projecting gabled bay to right; to far right a single storey above semi-basement extension having a large Venetian type studio window. Round-arched rubbed brick entrance with fluted Ionic pilasters supporting entablature with swag enriched frieze; panelled door with fanlight and sidelights. Gauged brick flat arches to flush frame sashes, top half only with glazing bars, those to ground floor being patterned; 1st floor canted bay has casements with 3-light heads.

INTERIOR not inspected.

SUBSIDIARY FEATURES: attached stone capped low brick walls with good cast and wrought-iron railings having elaborate scrolled standards with urn finials; good cast and wrought-iron gate with elaborate scrolled standards and overthrow having entwined initials and date, 1881.

Listing NGR:TQ2698185511

3 AND 3A, HAMPSTEAD HILL GARDENS

Date first listed: 14-May-1974 Date of most recent amendment: 11-Jan-1999

TQ2685NE HAMPSTEAD HILL GARDENS 798-1/27/763 Nos.3 AND 3A 14/05/74 (Formerly Listed as: HAMPSTEAD HILL GARDENS Nos.1 & 2, Nos.3-5 (consec), Nos.7-11 (odd))

GV II

Detached studio house, now sub-divided. 1877-8 right hand portion, extended 1881 to left. All by Batterbury & Huxley. For the illustrator Charles Green. Red brick with plain 1st floor band. Tiled hipped roofs with segmental pedimented dormers, very tall slab chimney-stacks and coved eaves cornice. EXTERIOR: 2 storeys and attics. Irregular front 2 windows to each portion. Right hand portion built as a studio with chambers beneath. Round-arched rubbed brick entrance with Ionic pilasters supporting a pediment; panelled door with fanlight. To right, slightly projecting bay with Venetian type transom and mullion windows in rubbed brick cases to ground and 1st floor; 1st floor window having a festooned frieze and pediment; to right a narrow window. Pedimented dormer with oculus supported by scrolled consoles. Above entrance, a rubbed brick plaque dated 1877. Left hand bay projects, base of right hand bay converted to a garage. Gauged brick flat arches to transom and mullion casements, those to 1st floor with undulating brick aprons. All windows with small leaded panes.

INTERIOR: not inspected at time of survey but noted to have a fine contemporary staircase.

HISTORICAL NOTE: Charles Green was an illustrator for 'The Graphic' and 'Once a Week'.

Listing NGR:TQ2693785548

NUMBERS 5, 5A AND 5B AND ATTACHED WALL, RAILINGS AND GATE

Date first listed: 14-May-1974 Date of most recent amendment: 11-Jan-1999

TQ2685NE HAMPSTEAD HILL GARDENS 798-1/27/765 Nos.5, 5A AND 5B 14/05/74 and attached wall, railings and gate (Formerly Listed as: HAMPSTEAD HILL GARDENS Nos.1 & 2, Nos.3-5 (consec), Nos.7-11 (odd))

GV II

Detached studio house, now sub-divided. 1879. By Batterbury & Huxley. Red brick with rubbed brick moulded 1st floor band. Tiled hipped roof with projecting eaves, coved eaves cornice, tall slab chimney-stacks and 3 hipped dormers. 2 storeys and attics. Double fronted with 5 windows. Central timber round-arched doorcase with keystone and pilasters supporting a pediment; panelled door with patterned fanlight. Gauged brick flat arches to slightly recessed sashes; ground floor with undulating bases to arches; 1st floor central arch with keystone dated 1879.

INTERIOR: not inspected.

SUBSIDIARY FEATURES: attached low brick stone capped wall with cast-iron railings and gate with overthrow.

Listing NGR:TQ2694385566

NUMBER 7 AND ATTACHED WALL

Date first listed: 14-May-1974 Date of most recent amendment: 11-Jan-1999

TQ2685NE HAMPSTEAD HILL GARDENS 798-1/27/766 No.7 14/05/74 and attached wall (Formerly Listed as: HAMPSTEAD HILL GARDENS Nos.1 & 2, Nos.3-5 (consec), Nos.7-11 (odd))

GV II

Detached studio house. 1879. By Batterbury & Huxley. Red brick with plain bands at floor levels. Tiled hipped roofs with hipped dormer having Venetian type window; tall fluted brick slab chimney-stacks and coved eaves cornice. 2 storeys, attic and semi-basement. 3 windows plus 1 window recessed entrance bay. Square-headed rubbed brick entrance having pilasters supporting a segmental pediment; panelled door with overlight approached by steps. Gauged brick segmental arches to recessed sashes; ground floor and semi-basement with thin drip moulds. Right hand 3 sash canted bay rising through semi-basement and ground floor and terminating with a parapet at 1st floor level.

INTERIOR: not inspected.

SUBSIDIARY FEATURES: moulded brick plaque dated 1879. Attached stone coped brick wall with piers having pyramidal caps.

Listing NGR:TQ2695485579

NUMBER 9 AND ATTACHED WALL, RAILINGS AND GATE

Date first listed: 14-May-1974 Date of most recent amendment: 11-Jan-1999

TQ2685NE HAMPSTEAD HILL GARDENS 798-1/27/767 No.9 14/05/74 and attached wall, railings & gate (Formerly Listed as: HAMPSTEAD HILL GARDENS Nos.1 & 2, Nos.3-5 (consec), Nos.7-11 (odd))

GV II

Detached studio house. 1879. By Batterbury and Huxley. For Thomas Collier, watercolour artist. Red brick with plain band at 1st floor level. Tiled roof with dormers, tall slab chimney-stacks and coved eaves cornice. 2 storeys, attic and semi-basement. 4 windows. Round-arched rubbed brick entrance with thin panelled pilasters having enriched consoles supporting a festooned frieze with pediment. Panelled doors and fanlight with lamp-holder. Gauged brick segmental arches with keystones and thin drip moulds to recessed sashes.

INTERIOR: not inspected.

SUBSIDIARY FEATURES: attached low stone coped brick wall with cast-iron railings having spearhead finials; gate piers with stone entablatures each surmounted by sculptured heraldic device of a lion supporting a castle above a Tudor rose and dated 1508; cast-iron gate.

Listing NGR:TQ2696985590

NUMBER 11 AND ATTACHED WALLS, RAILINGS AND GATE

Date first listed: 14-May-1974 Date of most recent amendment: 11-Jan-1999

TQ2685NE HAMPSTEAD HILL GARDENS 798-1/27/768 No.11 14/05/74 and attached walls, railings and gate (Formerly Listed as: HAMPSTEAD HILL GARDENS Nos.1 & 2, Nos.3-5 (consec), Nos.7-11 (odd))

GV II

Detached studio house. 1881. By Batterbury and Huxley. For Charles Gurden. Red brick with plain band at 1st floor level. Tiled hipped roofs with tall slab chimney-stacks, gabled dormers and coved eaves cornice. 2 storeys, attic and semi-basement. Irregular front of 3 windows. Square-headed doorway with gauged brick enriched console brackets supporting a pediment above a date plaque; panelled door with overlight approached by steps. Left hand bay projects with central 3-sash full height canted bay with parapet breaking into the roof. Gauged brick segmental arches to recessed 2 pane sashes.

INTERIOR: not inspected.

SUBSIDIARY FEATURES: attached low brick wall with cast-iron railings, stone capped gate piers and cast-iron gate.

Listing NGR:TQ2698985595

NUMBERS 1, 1A AND 1B INCLUDING STUDIO HOUSE

Date first listed: 14-May-1974 Date of most recent amendment: 11-Jan-1999

TQ2685SE HAMPSTEAD HILL GARDENS 798-1/38/761 Nos.1, 1A, AND 1B 14/05/74 including Studio House (Formerly Listed as: HAMPSTEAD HILL GARDENS Nos.1 & 2, Nos.3-5 (consec), Nos.7-11 (odd))

GV II

Large detached house and studio on corner plot, now sub-divided. 1875-6. By Batterbury & Huxley. For J Ingle Lee. Additions 1883 by same architects probably including the rear studio. Plum coloured brick with red brick dressings; plain bands at floor levels. Hipped tiled roof with dormers, tall slab chimney-stacks and projecting eaves. Set diagonally on corner plot with entrance front to Rosslyn Hill. 2 storeys, attic and semi-basement. 2 windows. Round-arched rubbed brick doorway with panelled pilasters having fluted capitals and pediment; panelled door with fanlight. Gauged brick flat arches to flush framed sashes with exposed boxing. Rubbed brick plaque inscribed "Built AD 1876". Right hand ground floor has 2 window bay rising through basement and ground floor and set diagonally across angle. Long right hand return to Hampstead Hill Gardens including to right Studio House with tall sash studio window terminating in a gable above which a ridge lantern; at 1st floor level projecting part-glazed bay running along the return.

INTERIOR: not inspected.

HISTORICAL NOTE: during the late 1940s Studio House was the headquarters of the Hampstead Artists Council.

TORRINGTON AND ATTACHED WALL, GATE PIERS AND GATE

Date first listed: 14-May-1974

TQ2685SE ROSSLYN HILL 798-1/38/1391 (North East side) 14/05/74 No.12 Torrington and attached wall, gate piers and gate

GV II

Detached house on corner plot. 1876-7. By Batterbury and Huxley. For Dr Andrew Miller. Later rear extension. Red Fareham bricks with some terracotta detailing; plain brick floor bands. Tiled hipped roof with 3 tall slab chimney-stacks with segmental pediments above panels with rubbed brick festoons, those on left return to Hampstead Hill Gardens rising from full height chimney breasts; dentil eaves cornice. 3 storeys, attic and semi-basement. Round-arched rubbed brick entrance having Ionic pilasters supporting segmental pediment; C20 panelled door. Gauged brick flat arches to flush frame sashes; to left, a 3-window bowed bay rising from basement through 1st and 2nd floors. Central pediment with oculus flanked by rubbed brick festoons. Left hand return has rubbed brick pedimented plaque with cartouche on right hand chimney breast.

INTERIOR: not inspected.

SUBSIDIARY FEATURES: attached plum coloured brick wall with gate piers inscribed "Torrington" and surmounted by ball finials; cast and wrought-iron gate. HISTORICAL NOTE: No.12 forms part of a development by Batterbury and Huxley including all the listed buildings in Hampstead Hill Gardens (qqv).

Listing NGR:TQ2697985473