

Application Name: 31 Daleham Gardens, London NW3**Number:** 1471612**Type:** New**Heritage Category:** Listing**Address:**

31 Daleham Gardens, London, NW3 5BU

County	District	District Type	Parish
Greater London Authority	Camden	London Borough	Non Civil Parish

Recommendation: Reject**Assessment**

BACKGROUND and CONTEXT

Historic England has received an application to assess 31 Daleham Gardens, London, for listing. The building is located within the Fitzjohns/Netherhall Conservation Area and is identified as making a positive contribution. The house suffered from a fire in 2017 and a Heritage Report of May 2020 notes the structure to be unsafe. Planning permission is being sought for its demolition by the owner (Camden Council). The applicant claims there is insufficient evidence that the building is unstable and that the lost architectural detail of the original design could be restored.

HISTORY and DETAILS

31 Daleham Gardens was built in 1889 for Annie and Jane Ridley and named Stagshaw. Annie Ridley (1839–1923) was a Victorian novelist who wrote books regarding women's education and also a science book for children. The house was designed by Horace Field (1861-1948) who had a practice in Hampstead and designed a number of houses in the area, including 17 Lyndhurst Gardens (listed at Grade II), an asymmetrical composition in the Domestic-Revival style which retains its key architectural features and character. Field is however best known for his Queen-Anne revival work for Lloyds Bank, which includes the branch in nearby Rosslyn Hill (listed at Grade II). Field's largest project was the Edwardian-Baroque offices of the North Eastern Railway in York of 1898 (listed at Grade II). An article in *The Builder*, of 1889, shows that 31 Daleham Gardens was designed as an Arts & Crafts composition with mullioned windows inset with leaded-lights, under a multi-pitched roof. The main entrance had a panelled front door surmounted by a decorative, hooded porch and the house was separated from the street by a low boundary wall. The upper ground-floor plan included a dining room, library, conservatory, drawing room, a cloakroom and inner hall. In the later C20, the boundary wall to the roadside was demolished and the entrance and porch replaced with a functional design. The mullions and leaded windows were also removed and replaced with uPVC to a different configuration. The pitched roof to the left-hand side of the main gable was removed and an extra storey added. The rear of the house was also extended. A fire in 2017 damaged the third floor and caused the roof to collapse. The house is currently (2020) dilapidated.

31 Daleham Gardens is a tall and narrow, asymmetrical house of four storeys, including an attic and lower

ground floor. The principal elevation consists of three bays constructed of mixed-stock brick laid in English bond. It is dominated by a central high gable which rests on stone kneelers. The bays to either side are lower; that to the right-hand side has a pitched roof and is partially faced in hung tiles. The left-hand bay is narrow and flat-roofed. The fenestration consists of irregular uPVC windows of varying design, beneath replacement, brick-faced lintels. The side elevations have irregular replacement fenestration including bay windows and are tile hung to the west. The rear elevation is irregular and primarily formed by the extension. Images provided with the application show that at least two of the three corbelled chimney stacks survive, however the roof has collapsed and the top storey is badly damaged by fire. No images were provided of the lower floors but later plan drawings show a loss of plan-form due to the addition of multiple kitchens and bathrooms and the construction of partitions.

ASSESSMENT

The Principles of Selection for Listed Buildings (DCMS, November 2018) states that from 1700 to 1850, most buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest, though some selection is necessary; from 1850 to 1945, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary. Further detailed guidance is published in Historic England's Selection Guide Domestic 3: Suburban and Country Houses (December 2017) which notes that the Arts and Crafts Movement, especially in the detached houses of Charles Voysey and MH Baillie Scott, introduced a romantic English vernacular vision of domestic architecture, characterised by large roofs, sweeping eaves, elongated chimney stacks, roughly rendered walls, and simple country detailing. For houses built after 1850, the quality of elevational design, interest of planning, quality and survival of decorative elements, and innovation rather than imitation are important considerations. Some excellent designs, especially in the decades to either side of 1900, are subtle and undemonstrative and easily overlooked.

As a subtle Arts and Crafts house of 1898 by the notable architect Horace Field, which was a bespoke design for a published Victorian author, without extensive alteration, 31 Daleham Gardens could have been a strong candidate for listing. However, the re-fenestration with miss-matched uPVC windows in different sized window openings, along with the removal of key architectural details such as the decorative, hooded canopy and leaded windows in mullioned architraves, have all had a major impact on the degree of architectural interest. The plan has been altered by conversion to apartments, and the 2017 fire has caused further loss of historic fabric to the upper floors. The applicant suggests that the building could be restored to its original design, but the listing assessment can only judge the building in its current form.

Based on the information provided, 31 Daleham Gardens does not meet the criteria for listing for the following principal reasons:

Degree of Architectural interest:

- * the subtle Arts and Crafts character and detailing of the house has been diminished by the removal of historic fabric, alteration and fire damage;
- * the plan of the building including the principal rooms, has been altered by conversion to apartments.

Degree of Historic interest:

- * although of some interest as the home of Annie Ridley, the Victorian novelist who wrote books regarding women's education and also a science book for children, this is insufficient to overcome the lack of architectural interest.

CONCLUSION

31 Daleham Gardens, even in its altered state is considered to make a positive contribution to the Fitzjohns/Netherhall Conservation Area. However, the building does not survive well and does not meet

the criteria for listing in a national context.