



HERITAGE STATEMENT

Proposed Demolition due to fire damage

of

**31 Daleham Gardens
London
NW3 5BU**



RICS

14, Cornard Road
Sudbury
Suffolk CO10 2XA

1. **INTRODUCTION**

- 1.1 This statement is supporting an application to demolish the remaining parts of the existing building.
- 1.2 On 21st November 2017 the building suffered a devastating fire which lead to it and adjoining properties being evacuated, and sadly one fatality. The building has been uninhabitable since that event.
- 1.3 This building is neither a statutory Listed Building nor locally listed.
- 1.4 The property is located within the Fitzjohns and Netherhall Conservation Area, which for this purpose is the Heritage Asset.

2. **SUMMARY OF DAMAGE AND PRESENT CONDITION**

- 2.1 The fire caused significant structural damaged which resulted in the roof, upper floor and some chimneys collapsing into the building. This debris remains undisturbed within the building.
- 2.2 Emergency works were carried-out to make the site safe in the immediate aftermath of the fire. This included a substantial full-height scaffold shoring to the front elevation and shoring and access scaffold to the rear, from which an unstable rear gable was dismantled on the grounds of public safety.
- 2.3 The frontage shoring scaffold is still in place as the structural stability of the gables and chimneys remain a concern.
- 2.4 The fire destroyed the main roof with the internal structure severely damaged.
- 2.5 Whilst much of the external masonry shell remains, it is structurally compromised with extensive cracks and distortion. Lateral support to the upper masonry elements has been lost owing to the destruction of timber floor and roof members.
- 2.6 The internal load-bearing masonry structure is showing signs of exposure to high temperatures and widespread damage from heat, smoke and extinguishing water has resulted.
- 2.7 There are no timber or joinery elements remaining or capable of repair.
- 2.8 Water used to quell the fire combined with being open to the elements has led to significant damage compounded with the accumulated collapsed structure and debris from upper levels and roof.

- 2.9 The extent of damage from fire, heat and water damage to roof, floors, plasterwork, and masonry and the likely presence of dispersed asbestos fibres results in the building being considered incapable of restoration and beyond practical and economic repair.

3. **BUILDING HISTORY**

- 3.1 The property was originally constructed in the late 1880's as a single-family dwelling.
- 3.2 Commissioned by and built for sisters Annie E Ridley (1839-1923) and her younger sister Jane Taylor Ridley and originally named 'Stagshaw'. Born in Durham, their father John moved the family to Australia when Annie was only 3 months old. Sister Jane was born in Australia in 1845.⁽¹⁾
- 3.3 The family returned to England in 1853 and toured Europe, finally settling nr Hexham in 1858, living in a house called 'Stagshaw Close House'. In 1862 they moved to London to live at 19 Belsize Park. Her father John died in 1887.⁽¹⁾
- 3.4 Annie was an author on women's education and science books for children. She was involved with the Headmistresses Association and Teachers Guild and worked with Frances Mary Buss, another head teacher and pioneer of womens education. Of whom Annie wrote her book *Frances Mary Buss and Her Work for Education* (1896) *London, Longmans, Green & Co.*⁽²⁾
- 3.5 She was an inspiration to people like Ellice Hopkins a Victorian social campaigner and author who had co-founded the White Cross Army in 1883.⁽²⁾
- 3.6 Frances Buss established The Camden School for Girls in 1871 where Annie was a governor for 24 years.⁽²⁾
- 3.7 The building Architect, Horace Field (1861-1948), was son of Horace Field, himself an Architect and District Surveyor of Putney and Roehampton. Born in London he trained as an architect in Glasgow with John Burnet and was an admirer of the work of Hampstead architect Richard Norman Shaw.⁽³⁾
- 3.8 He established his own practice, Field and Moore, in London in 1882 with his farther assistant Edwin Moore.⁽⁴⁾
- 3.9 Field was a member of the Art Workers Guild, which he left in 1906 and latterly became a member of the Royal Institution of British Architects, RIBA, in 1903.⁽⁵⁾

- 3.10 A drawing of this house was exhibited at the 1890 summer exhibition of the Royal Academy, catalogue Page 53,

1761 – 31 Daleham Gardens Hampstead NW... Horace Field

- 3.11 Drawings for the house were also published in

Academy Architecture and Annual Architectural Review, 1889:

Which contained a selection of the most prominent architectural drawings hung at the Royal Academy Exhibition together with a review of interesting architectural subjects carried out or designed during the recent preceding years.

- 3.12 Field is known for working in a variety of historical revival styles, including queen and neo-georgian. His work has been described as being in the wrenaissance style.⁽⁷⁾
- 3.13 Commissions included private houses along with large public buildings, hospitals, railway buildings across the country including several new buildings for Lloyds Bank.
- 3.14 Several of Fields more significant buildings are listed but this does not include 31 Daleham Gardens, for example:-⁽⁸⁾

- Wedderburn House, 1 Wedderburn Road, Hampstead (1884–5)
- "Wedderburn Cottage" 3, Wedderburn Road, Hampstead (1886)
- 5, Wedderburn Road, Hampstead (1886)
- 7 & 9, Wedderburn Road, Hampstead (1887)
- 11 & 13, Wedderburn Road, Hampstead (1888)
- "The Hoo"; 17, Lyndhurst Gardens (1889–90)
- 11, 12 & 13 Gainsborough Gardens, Camden (1893–5)
- 14, Gainsborough Gardens, Hampstead (1894–5)
- Lloyds Bank, 40 & 40A, Rosslyn Hill, with adjoining terraced houses, Hampstead (1895–6).[23]
- 19, 20 & 21 Lyndhurst Road, Hampstead (1897–8)
- Granville Hotel, Ramsgate, Kent (1900) Alterations
- North Eastern Railway company offices, York (1900–1906)
- 5. St. Clements Ln., 6 & 7, Portugal Street, City of Westminster (1903)
- 4, Cowley Street, City of Westminster, (1904–5). London offices for the North Eastern Railway
- Lloyds Bank, West Street, Okehampton, Devon (1908)
- 8, Barton Street, City of Westminster (1909)
- 12A and 14–18 Devonshire Street, Marylebone (1912)
- 7 Palace Green, Kensington (1913)
- Priors Hill, 48 Park Road, Aldeburgh, Suffolk (before 1914)
- Gorsehill, Leiston Road, Aldeburgh, Suffolk (1928)

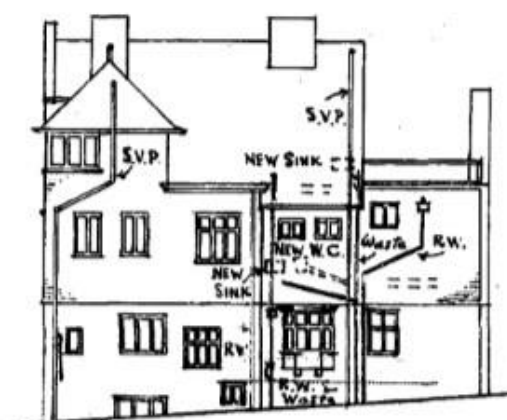
3.15 Planning History:

TP 31173	Conversion to 2no flats and maisonette	1944	Granted
CTP/F7/8/8/6653	Two storey rear extension to form bathrooms	Feb-69	Granted
CTP/F7/8/8/7157	Two storey rear extension to form kitchen and dressing room	May-69	Granted
10904	Formation of New entrance Porch	1971	Refused
18478	Alterations to Existing Front Porch	1974	Granted
8793030	Tree Pruning	1987	Granted
PWX0302206	Change of Use from 3 x studios to 1 x 3bed self-contained flat within lower ground floor area	2003	Granted
2012/1213/P	Installation of Communal TV reception equipment including satellite dishes	2012	Granted

- 3.16 In 1944 Planning permission was granted for conversion of the upper floors into self-contained flats with the owner retaining occupation of the ground floor and basement areas.

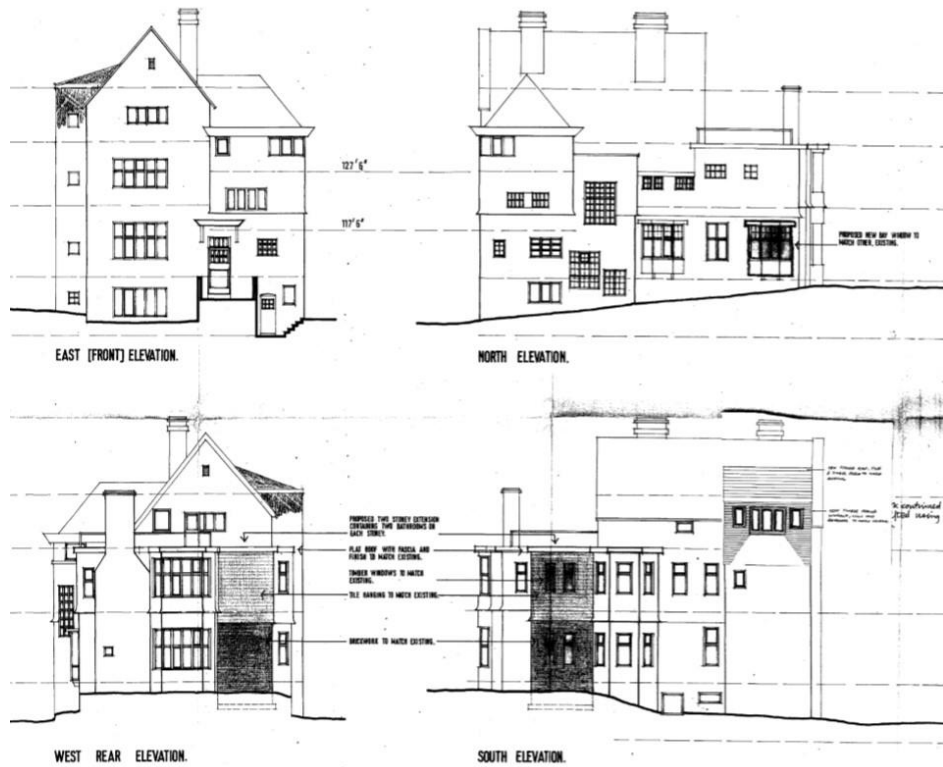


FRONT (East) ELEVATION



SIDE (North) ELEVATION

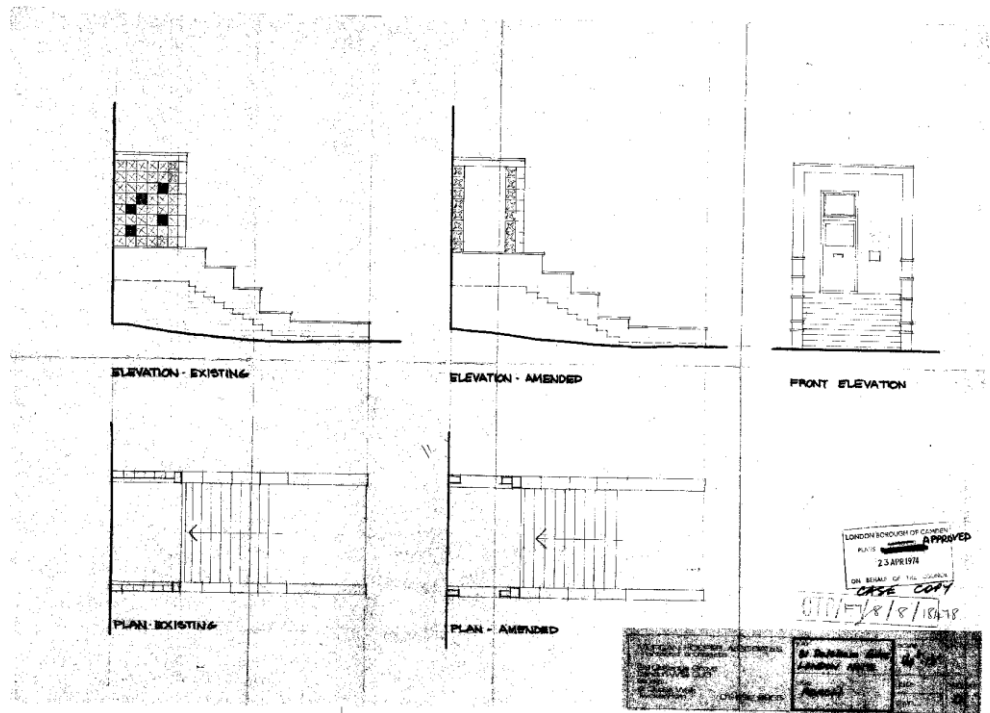
- 3.17 Consent was granted in February 1969 for a rear two storey extension Flat roofed with brick exterior walls. This included raising the side projection by another storey with a shallow pent roof replacing the original gable.



- 3.18 In May 1969 a further consent was granted for another two storey extension to that granted by the earlier decision. Both have been implemented.



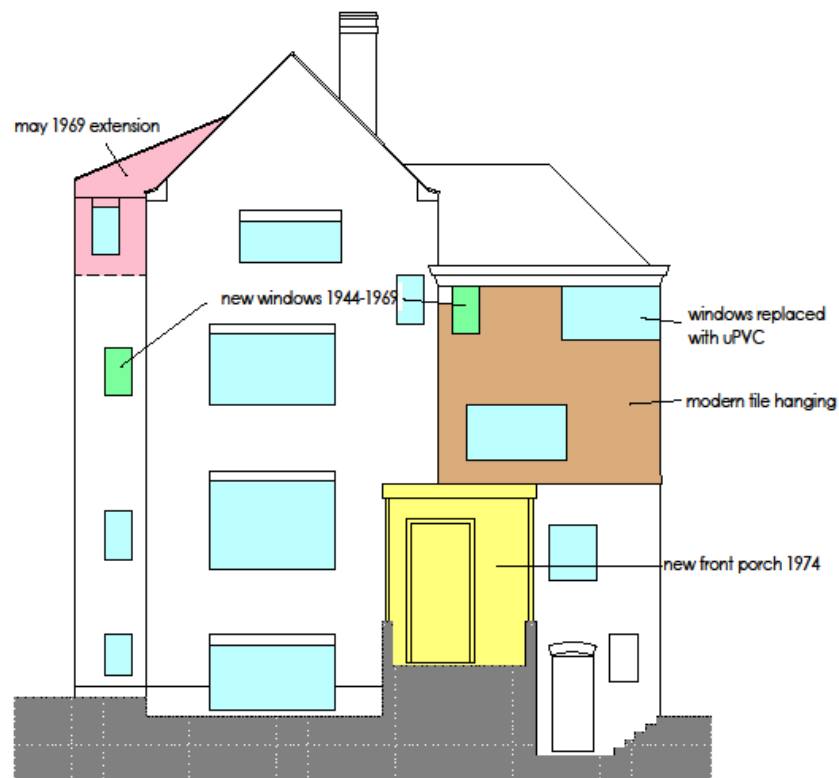
- 3.19 Between 1944 and 1969 additional windows had been inserted to the front (east) elevation, side projection, and window details and fenestration to the side (north) elevation have changed.
- 3.20 In 1974 planning permission was granted for alterations to the front porch. Apparently widening the steps although it appears the original projecting canopy had already been replaced at that time.



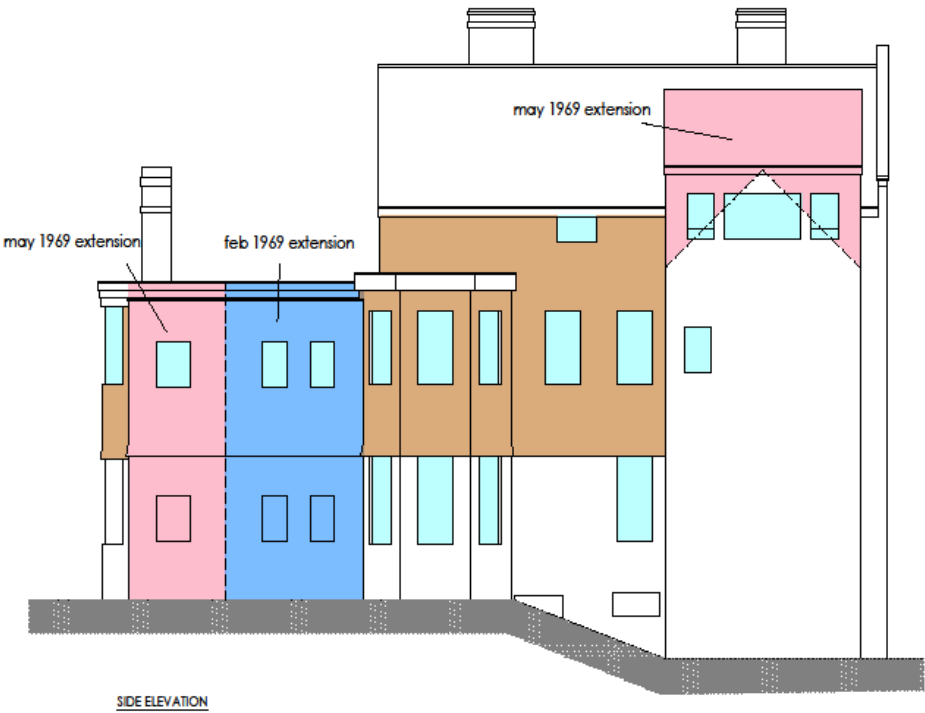
- 3.21 Latterly it was further sub-divided to its arrangement at the time of the fire with 15no self-contained residential units.



- 3.22 Apart from very minor window variations, the elevations remain as the 1969 approved alteration schemes
- 3.23 In recent years the majority of window frames have been replaced with white PVC double glazed units and tile hanging replacement with modern 'mottled' clay tiles
- 3.24 The use of non-traditional materials has a detrimental effect on the character of the building and Conservation Area generally.
- 3.25 Below are illustrations of the alterations carried out.



FRONT ELEVATION

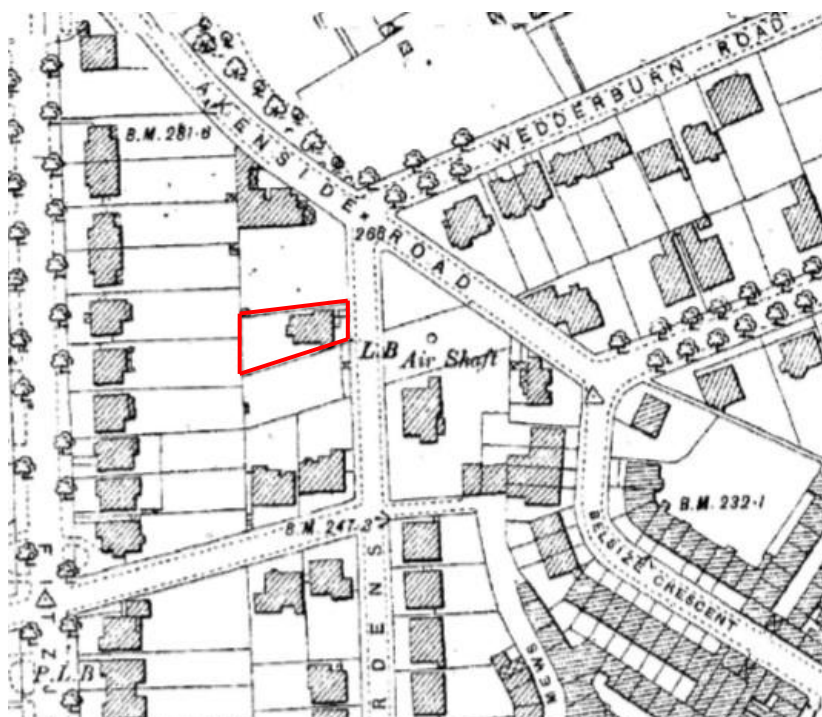




- 3.26 Extract from 1870-1879 OS Map. Showing Railway tunnel but no development.



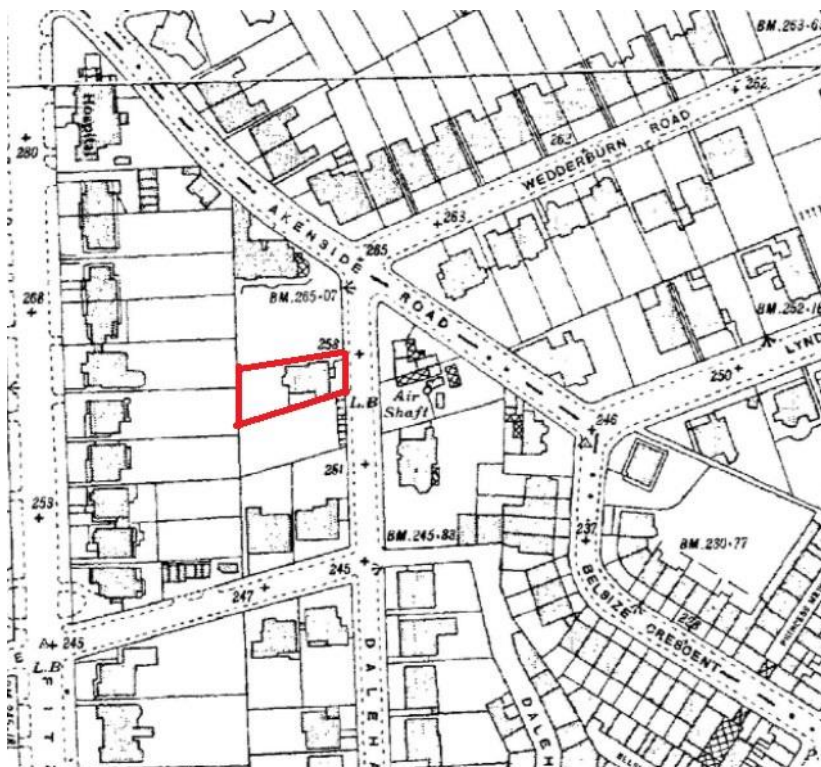
- 3.27 Extract from 1896 OS Map showing significant development in the preceding 20 years including construction of Nos 30 and 31.



3.28 Extract from the 1915 OS Map showing construction of No 32



3.29 Extract from 1934 OS map



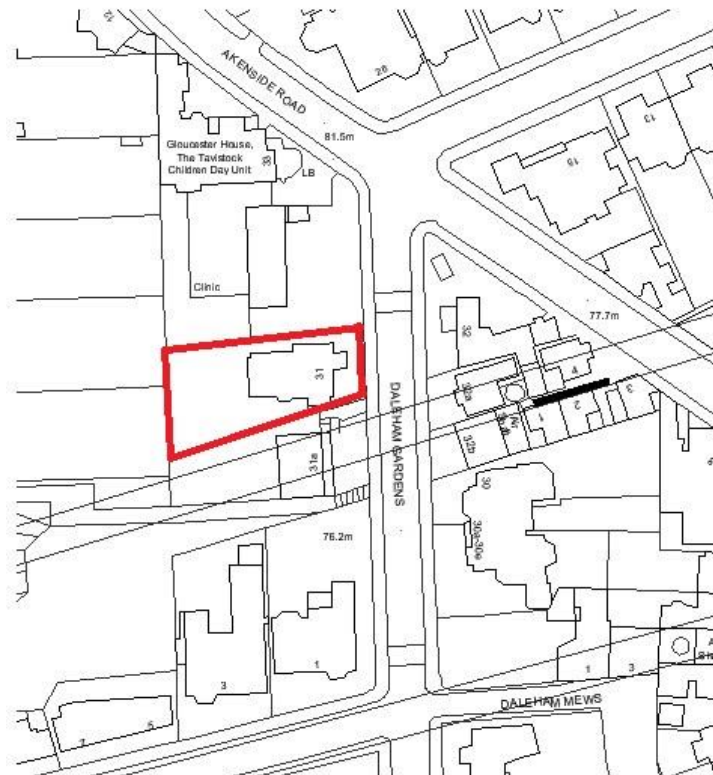
3.30 Extract from 1954 OS Map



3.31 Extract 1970 OS Map, showing garages on site of No 31a



- 3.32 Extract from current OS digital map, showing infill development, Nos 31a, 32a and 32b



4. **ASSESSMENT**

- 4.1 The Fitzjohns/Netherhall Conservation Area was first designated in 1984 then the area extended progressively up to 2001.
- 4.2 The area around this property, Daleham Gardens, was added in 1988
- 4.3 The area is covered by a Conservation Area Statement, March 2001.
- 4.4 It is divided into two sub areas, Daleham Gardens being in Sub Area 1.
- 4.5 Formed from three historic estates, Hampstead Manor, Belsize Estate and Greenhill, the area was developed from open farmland during the second half of the nineteenth century.
- 4.6 The Conservation Area generally is characterised by the nineteenth century buildings, large villas, and more modest homes in domestic vernacular styles.
- 4.7 In the vicinity of No 31, at the junction of Daleham Gardens, Akenfield Road and Wedderburn Road, the overriding view and character is of

substantial trees as specimens and groups with the properties having brick enclosing walls to frontages.

- 4.8 Further along Daleham Gardens to the south side of Nutley Terrace the character is more domestic with rows of individual villas on each side.
- 4.9 31 Daleham Gardens was originally built as a private house in the late 1880's, by architect Horace Field, who worked in a range of historic revival styles including 'Arts and Crafts'. He also designed several other properties in the area some of which are now Listed Buildings.
- 4.10 The design and style of No 31 is uncharacteristic of the area, part influence by the site shape, narrow and deep. The building is a stylistic interpretation of a Scottish Fortified House in the Arts and Crafts style. Possibly influenced by the Field's early years training and working in Glasgow.
- 4.11 This form of dwelling became prominent in the C15-C17, popular in the lowlands of southern Scotland, being effectively a tower. Often referred to as 'I' Plan castle or Pele Towers. Possibly influenced by the Field's early years training and working in Glasgow.
- 4.12 The dominate characteristics being the height of the building relative to its width, the steep roof and chimneys and dominating stepped access and large porch canopy. Unfortunately, this was apparently was removed and altered in the 1970's.
- 4.13 The Conservation Area Assessment characterises Daleham Gardens as being framed by front boundary walls and a wealth of greenery.
- 4.14 Today this remains the predominant characteristic of the area experienced in this part of Daleham Gardens.
- 4.15 The Assessment contains a specific reference to No 31:-

"Built in the 1880's, the northern end to Nutley terrace originally had one property on each side, Nos 31 and 32, but a number of 20th century infills give the section a less cohesive appearance that the rest of the street. No 31 has unfortunately replaced the original windows.
- 4.16 It goes on to refer to the site boundary walls of red brick with Staffordshire blue caps and speculates that the walls mark the limits of the Midland Railway Tunnel, noted as the Belsize tunnel on some of the OS maps. These walls are to remain.
- 4.17 The Belsize Tunnel was constructed between 1865 -1867 for the Midland railway extension from Bedford to London St Pancras. Originally built with 2 tracks it was increased to 4 tracks in 1884 by construction of a new parallel tunnel.⁽⁹⁾⁽¹⁰⁾

- 4.18 By comparison No 31 is a proportionately tall building compared to its width, 4 storeys, whereas No 32, which is accessed from Akenside Road, is a much lower single storey building with attic accommodation. Reflecting two very different architectural styles.



Nos 32, (far left), 32a (centre left) and 32b (centre right)

- 4.19 No 30, opposite 31a, is again a large house of different design not following any particular historic architectural style being a more traditional wide frontage dwelling.



- 4.20 The 20th Century infills of No 31a, 32a and 32b display more modern designs with flat roofs and ground level garages. All take away from the previous open aspect the host properties enjoyed reducing their contribution to the character of the conservation area.



No 31a

- 4.21 In its present damaged condition, no 31 with scaffold and street level hoarding has a definite negative contribution to the character of the Conservation Area.
- 4.22 The building now is much altered from that originally built. At that time, it had few neighbours. The cross development along Akenfield Road and Nutley Terrace junctions meant No 31 was the only plot on the west side of Daleham Gardens between these two junctions.
- 4.23 Although constrained to the south by the site boundary online of the Belsize Tunnel it obvious benefitted from commanding views, being in an elevated location with two storey bay window on the south side.
- 4.24 Any view is now blocked by the adjacent development at No 31A, which was built on top of the tunnel line.
- 4.25 A rear two storey flat roofed extension was added in 1969, constructed in red brick, stretcher bond in cement mortar. This cut across the south elevation bay window which had been part octagonal and feature of the earlier design.
- 4.26 Also in the mid C20 new window insertions were added and the original timber windows replaced with larger glazed casements mostly now uPVC frames.
- 4.27 The tile hanging has also been replaced relatively recently to the side and rear elevation with modern clay plain tiles.

- 4.28 The front entrance door itself remains and is a dominate feature, but the projecting canopy illustrated on earlier drawings was replaced in 1974 with a weak utilitarian flat roof structure on small section timber posts.
- 4.29 The stepped access also appears wider, possible part of the 1974 improvements.
- 4.30 The overall scale, masonry walls, and chimneys remain dominant and important features, preserving the buildings mass and scale, but its appearance and interest in context of the Conservation Area have been progressively lessened by the various alterations that have occurred over time.
- 4.31 These accumulated changes explain why the building was not considered suitable for Statutory or even Local Listing. A recent reject at Initial Assessment Report from Historic England states:

"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."

5. **PLANNING POLICY COINSIDERATIONS**

- 5.1 The National planning Policy Framework, February 2019, at Section 16, contains several Policies dealing with Heritage Assets.
- 5.2 In this context the Heritage Asset is the Conservation Area itself not individual buildings within it.
- 5.3 Para. 201 confirms that not all elements of a Conservation Area will necessarily contribute to its significance.
- 5.4 In some circumstances non-designated heritage assets can be given equal consideration in planning decisions and these typically are buildings that are on the Local Authorities own 'Local List' or buildings that existed prior to and are marked on the first series Ordnance Survey mapping carried out between 1784 and 1869. Neither apply in this case to 31 Daleham Gardens.

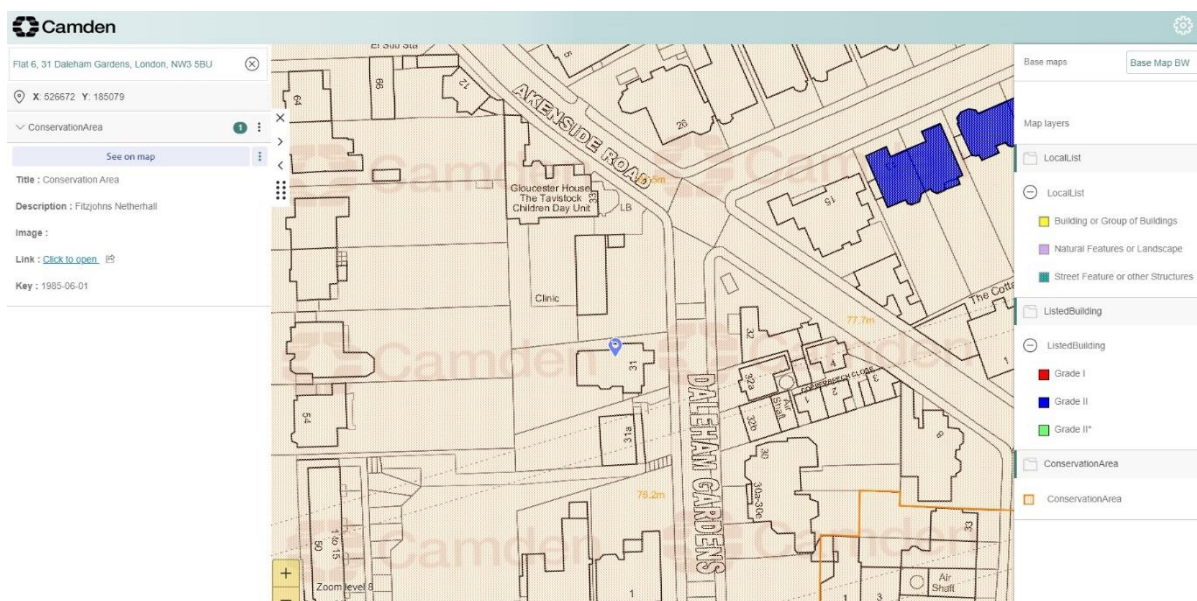
- 5.5 The new draft London Plan 2019, echoes these policies to protect and enhance the significance of heritage assets including Conservation Areas.
- 5.6 Camden Council deals with this national guidance at Policy D2 of the London Borough of Camden Local Plan, adopted 2017.
- 5.7 It is acknowledged in the Conservation Area Statement that any contribution formally made by No 31 was eroded by the adjacent infill development.
- 5.8 It further confirms the overriding characteristics of Daleham Gardens in context of Conservation Area Character are the frontage boundary walls and extensive greenery, trees lining the road which still dominate the views.



View of site from Wedderburn Road junction

- 5.9 31 Daleham Gardens is neither a Listed Building or on the Local List of important buildings and as acknowledged in the Conservation Area Assessment made only a limited contribution to the Character of the Area before the fire.
- 5.10 With the fire damaged structure now within its protective hoarding and support scaffolding is a blight to the Conservation Area therefore any contribution to its appearance of is now irrevocably lost. Consequently, there can be no harm resulting from its demolition as the harm has already occurred and continues.

- 5.11 Demolition will allow sympathetic redevelopment, subject of a future application, which will enhance the appearance of the area and therefore address the harm currently experienced. The proposal therefore accords with NPF Para 195 and 196.



Camden Heritage Asset Map

- 5.12 Any contribution has been lost following the devastating fire.
- 5.13 Allowing demolition to enable redevelopment of the site with an appropriate and sensitively designed scheme to reinstate the lost housing provision has significant public benefit to the Local Authority and Area which accords with aims and objectives of National, Regional and Local Planning Policies.
- 5.14 Following a third party request, English Heritage have recently assessed the building for Listing. We have been provided with a copy of their form decision, dated 22nd October 2020, confirming the application was rejected as the building does not meet the listing criteria in a national context.

6. **CONCLUSIONS**

- 6.1 The Architect, Horace Field and original owner, Miss Annie E Ridley, were well known and influential people of their day albeit not necessary household names.
- 6.2 Field had a successful career in designing railway bank buildings, mainly for Lloyds Bank.
- 6.3 He designed a number of domestic houses, some of which are listed Buildings.

- 6.4 The majority of the recognized examples which are listed were built locally in Wedderburn Road, Lyndhurst Gardens, Lyndhurst Road and Gainsborough Gardens, were all completed before 31 Daleham Gardens. So there are many protected examples of his work locally.
- 6.5 31 Daleham Gardens, has been altered over the years, is not either a listed building or even locally listed so we can only deduce it was not considered of sufficient quality or importance to warrant protection in its own right.
- 6.6 The commissioning Owner, Miss Annie E Ridley and her sister Jane, were also well known. Annie as a novelist wrote a number of books, worked with and inspired other leading women of the day, some who had connections with the suffragette movement Frances Buss. Although we could find no evidence if either of the Miss Ridley's were members.
- 6.7 Any special contribution the building made to the character and appearance of the Conservation Area has been irrevocably lost as a result of the comprehensive fire damage and past alterations.
- 6.8 The special character of the Conservation Area is already harmed by the presence of the fire damaged structure and its attendant temporary structures.
- 6.9 This harm will be mitigated by demolition of the building and leaving a cleared site until a suitable design replacement scheme is agreed.
- 6.10 The past alterations to the building had lessened its character and appearance weakening the original design.
- 6.11 No31 is not a Listed Building or Locally Listed and no longer makes any positive contribution to the Conservation Area.
- 6.12 Consequently it is argued it cannot be treated as a non-designated heritage asset in its own right.

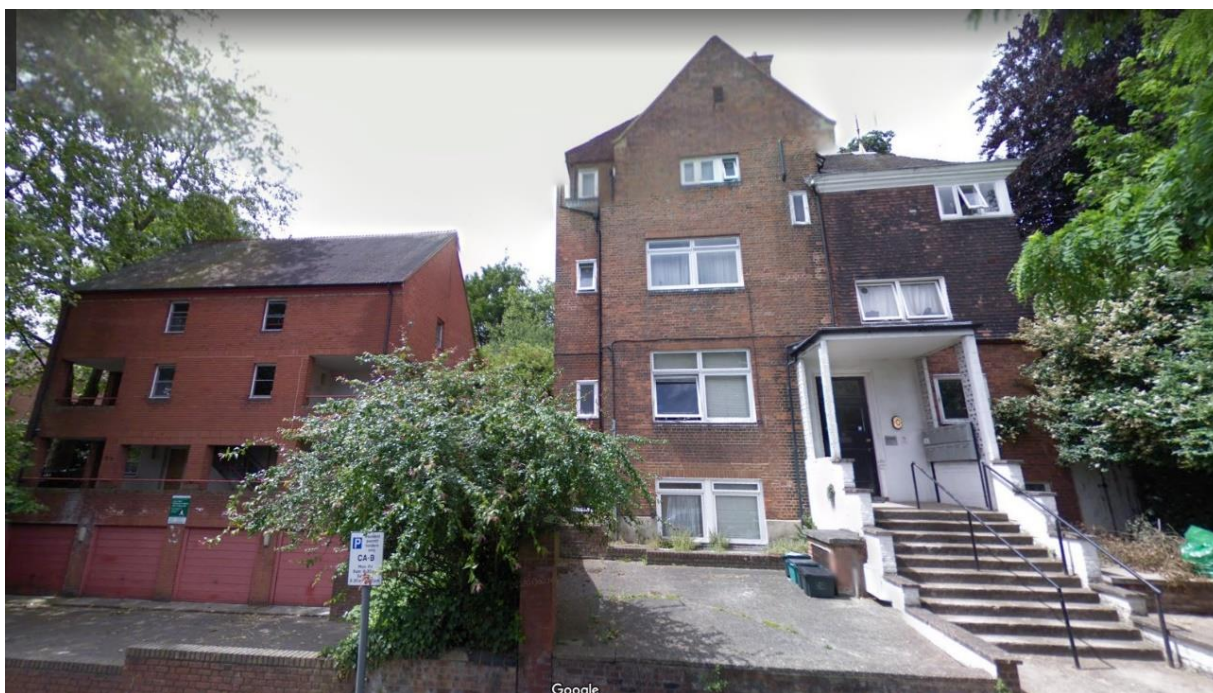
7. **REFERENCES**

- (1) A Backward Glance: The Story of John Ridley, a Pioneer - Annie E. Ridley (1904) London:Clarke
- (2) Frances Mary Buss and Her Work for Education – Annie E. Ridley (1896) London. Longmans, Green & Co
- (3) Fawcett, Bill; Howat, Patrick (2006) Pages 15-16, *The North Eastern Railway's Two Palaces of Business*, Friends of the National Railway Museum
- (4) Fawcett, Bill; Howat, Patrick (2006) Page 16, *The North Eastern Railway's Two Palaces of Business*, Friends of the National Railway Museum
- (5) Directory of Scottish Architects, www.scottisharchitects.org.uk
- (6) The Exhibition of the Royal Academy. The 122nd, 1890, Catalogue for the Summer Exhibition, viewed on www.royalacademy.org.uk/art-artists/exhibition-catalogue/ra-sec-vol122-1890
- (7) Oxford reference, Overview of Horace Field (1861-1948) www.oxfordreference.com
- (8) Historic England – National Heritage list for England
- (9) “*The Midland Railway*” North London News 11 Feb 1865 – British Newspaper Archive.
- (10) “*Midland Railway*” Morning Post 16 Feb 1884, British Newspaper Archive.

Selected photographs follow of No 31, and Daleham gardens together with some post fire, provided by various sources.



Google Street view Image, 2008 – Front (East) Elevation



Google Street view Image showing Nos 31 and 31a, 2008



View towards No31, showing façade support scaffold, from Daleham Gardens



Rear (West)Elevation



