

Flat 5, 1 Lyndhurst Gardens London NW3 5NS

Heritage & Design and Access Statement

This statement was prepared initially to accompany a submission for Pre Application Advice (Camden Planning Reference 2024/0905/NEW) on 06 March 2024. Due to unforeseen circumstances, outside Camden Council's control (The Covid Pandemic), a large backlog of Pre Apps and planning applications has arisen, which has resulted in all planning applications taking much longer to determine than prior to the Pandemic. In consideration of the above, this statement is now submitted to accompany an application for Full Planning Permission

Proposed First Floor Conservatory and other Associated Works

Heritage Statement

Number 1 Lyndhurst Gardens is located within the residential street of Lyndhurst Gardens, at the corner junction with Akenside Road, which is located within Hampstead in the London Borough of Camden. The property is within the "Fitzjohns Netherhall Conservation Area". The street consists predominately of large detached properties set back from the road within their own large gardens. Some plots within the street have been filled with apartment buildings in the 20th century.

Number 1 Lyndhurst Gardens was originally a detached 3 storey building, with accommodation within the main roof and upper roof space. The building is sited within a row of houses built around the same time (1886 – 1896) and in same style.

To the northwest of the site can be seen, at the end of large gardens, the rear elevations of large semi-detached Victorian properties to Wedderburn Road. The properties to Wedderburn Road numbered 9, 11 & 13 backing onto the boundary of 1 Lyndhurst Gardens are Grade II Listed buildings. To the south of Lyndhurst Gardens are large Victorian properties of which the even numbered properties 2 to 16 (inclusive) are Grade II Listed buildings. Most of the Grade II Listed buildings along Lyndhurst Gardens were designed by Harry B Measures and built by Willet & Sons around 1886

The neighbouring property at Number 3 Lyndhurst Gardens is a large semi-detached building set back from the street and set substantially away from the property at 1 Lyndhurst Gardens.

Description of Property (Refer to Drawings 1LG-10 & 11 and Photographs 1LG. .01, .02, .03, .04 & .04A)

The original building, along with other properties along Lyndhurst Gardens is constructed of predominately red brick with areas of yellow/buff coloured brick panels with decorative rubbed red brick details at floor junctions, beneath first floor window cills and above window apertures and top of gable parapet upstands. Decorative red clay ornaments adorn the original stepped brick gables. The roof is steeply pitched clay tiles with clay tile hips and valleys. There are two original brick gables one facing Lyndhurst Gardens, the other facing Akenside Road. There is an original large painted cornice above a slightly projecting single course of red rubbed bricks below eaves level. The north west elevation has an original tall brick chimney stack. The original building has a combination of white painted timber sash and casement windows and French doors. Original dwarf garden walls with plinth, buttresses and square piers topped with ornamental pedestals are located along Lyndhurst Gardens and continue along part of Akenside Road.

Planning History

On 14 July 1939 planning permission (reference TP 27816) submitted by L Freud was granted for the:-

"Execution of alterations at and the conversion of the premises known as 1 Lyndhurst Gardens, Hampstead, into six self-contained flats".

This permission allowed extensive works to the property, including a single storey and part two storey extension along the street frontage at Akenside Road and the re-arrangement of the main entrance of the property from Lyndhurst Gardens to Akenside Road. The dwarf garden wall adjacent to the new entrance was adjusted accordingly to facilitate a new pathway to the new entrance. A single storey

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garage was also introduced along the street frontage to Akenside Road. The original host building was no longer to be surrounded by gardens.

On 19 August 1955 planning permission (reference AR/27016/C) submitted by L Freud was granted for:-

“The erection of an extension at first floor level to No. 1 Lyndhurst Gardens Hampstead”.

This permission allowed for an additional first floor extension over part of the property that was the subject of the planning permission in 1939. The first floor extension granted was to be over the previously granted ground floor extension along the street frontage to Akenside Road.

This permission effectively only allowed views of the roof of the original host building from Akenside Road, over the new extensions.

On 28 February 1957 planning permission (reference TP.27016/NW) submitted by L Freud was granted for the:-

“Erection of single storey extension at ground floor level to No. 1 Lyndhurst Gardens Hampstead”.

This permission for a single storey extension to Flat 2 was to accommodate a new study with a new internal lobby to provide access to the garden. A small square bay was proposed centred on the study with a sliding window, a small window to the other external wall to the new study and an external door to the new lobby. The only planning condition for this rather bland ground floor extension was that the new brickwork should match that of the existing building.

On 01 March 1983 planning permission (reference F/12/9/34993(R2) submitted on behalf of Berkley House Developments Ltd was granted for the :-

“Change of use of the house and garage into 7 self-contained flats involving works of conversion and alteration including new extension, roof terrace and the formation of a means of access with hardstanding”.

This permission allowed substantial works to be undertaken to the property both internally and externally, of which the main alterations were:-

1. To remove part of the existing low level garden wall and piers along Lyndhurst Gardens. To form a new 3000mm wide crossover with new brick piers either side, to allow access to substantial parts of the garden adjacent Lyndhurst Gardens, to fence off an area of garden, to create hardstanding and parking for three cars. This proposal was not implemented.

To remove a section of existing garden wall adjacent Akenside Road and brick up existing original gateway. To extend low level garden wall along Akenside Road to previously approved new main entrance.

2. To make alterations to ground floor of previously approved extension along street frontage of Akenside Road, with new window openings and changing existing windows and blocking up windows, to create a new two bedroom self-contained ground floor flat (Flat 7) with new side access from Akenside Road. This flat (Flat 7) was to be referred to as “The Cottage”.

To fence off a narrow area of the garden (previously part of Flat 2) along the northwest boundary for the new flat (Flat 7).

3. To fence off and create an outdoor patio area for the ground floor flat (Flat 2). To alter the layout of the previously approved single storey extension from study and lobby to bedroom and kitchen, blocking up existing window in small square bay of former study and creating a new enlarged window to new bedroom and new enlarged window and door to new kitchen, to access new patio area. All to enhance Flat 2

4. To replace existing ground floor windows to original square bay and enlarging existing openings for new French doors to living / dining area of Flat 2.
5. To add an extension to the previously approved ground floor part first floor extension along the street frontage of Akenside Road.

To add a new steep sloping roof with hips to new additional first floor extension over "The Cottage".

To build new brick parapet walls to perimeter flat roof areas overlooking Akenside Road to create roof terraces for first floor Flat 3.

6. To create a roof terrace with metal railings over the previously approved single storey study and lobby (now altered to bedroom and kitchen) for Flat 5. Remove existing window and enlarge opening for new French doors within living dining area of Flat 5, to provide access to the new terrace area via a new external stair.
7. To create a roof terrace with metal railings over the existing flat roof over the original square bay to the northeast elevation at second floor level. Replacing and enlarging the existing window opening within dormer to French doors to access new roof terrace for Flat 6.
8. To adjust height of one section of existing roof over gallery to upper section of main roof to Flat 6.
9. To incorporate three new Velux rooflights within existing roof slope of second floor Flat 6 and four new Velux rooflights within upper roof slope at gallery level of Flat 6.

On 18 January 1990 planning permission (reference PL /9005335/R1) submitted by Graham Antony Architects was granted for :-

"The erection of a conservatory to the existing kitchen balcony above ground floor bay window and conversion of existing window into a full height opening".

This permission allowed the utilisation of the existing balcony to the kitchen of Flat 4 at first floor level (over the ground floor bay) to be enclosed to provide a conservatory with double glazed units within painted hardwood frames.

Although the curved elements to the top of the proposed windows of the conservatory were an alien feature to the original host building and able to be viewed from public spaces, the proposals were deemed acceptable to the Local Authority.

Design and Access Statement

Location & Site Description (Refer to drawing L(PL) 1LG-10 &.11)

The property is located on the north side of Lyndhurst Gardens east of the junction with Akenside Road, within the "Fitzjohns Netherhall Conservation Area". Lyndhurst Gardens comprises predominately of large detached properties set back from the road within large gardens. The sub-division of these properties into self-contained flats is a characteristic of the area.

The property at 1 Lyndhurst Gardens has been sub-divided into six self-contained flats, with an additional residential unit (Flat 7) created over a period of time following various successful planning applications. The layouts of the six flats too, have been altered over time to maximise space with successful planning applications granting various extensions at ground and first floor levels and permission to utilize flat roof areas as balconies and terraces – see section entitled "Planning History" for details of previous planning permissions.

Access to the six self-contained flats at 1 Lyndhurst Gardens is via a small covered porch area off Akenside Road (see photographs 1LG.04 &.04A).

Access to the ground floor flat (Flat 7), extending along the street frontage of Akenside Road is via a metal gate and a small pathway off Akenside Road. Flat 7 is referred to as "The Cottage" (see drawings L(PL) 1LG.10 &11 and photograph 1LG.03). Access to the garden of "The Cottage" is via the same path off Akenside Road (See Photograph 1LG.14).

The extensive garden of the host property at 1 Lyndhurst Gardens has been sub-divided to provide gardens for the ground floor flats (Flats 1 and Flat 2) and "The Cottage". A small patio / light-well area is located away from the main garden areas serving Flat 2 (see drawing L(PL)1LG.10 and photograph 1LG.13).

Flat 5, located at first floor level (the subject of this application), has a roof terrace above the single storey side extension of Flat 2 (see drawing L(PL)1LG.10 and photographs 1LG.05, .06, .07, .08 & .10).

The roof terrace of Flat 5 overlooks the gardens and small patio area of Flat 2 (See Photographs 1LG.13 &.15). Access to the roof terrace is via a pair of external French doors located within the living room of Flat 5, three steps below Flat 5's finish floor level. This access is not desirable during wet or freezing conditions. The northwest orientation of the roof terrace also detracts / restricts its use during the winter months. Flat 5 and its terrace only receive direct sunlight during "high summer" – a few weeks either side of the summer solstice.

Design Principle for the Proposals (Refer to drawings L(PL)1LG-10, 11, 20 & 21)

In order to utilise and to maximise the use of Flat 5's roof terrace area, it is proposed to convert part of the existing roof terrace into a conservatory with a small terrace area at one end to maintain external air and light to bedroom 2 of Flat 5.

The floor of the proposed conservatory is to match the level of the floor of Flat 5 to provide easy and safe access to the conservatory throughout the year.

The design of the conservatory involves raising the existing perimeter masonry walls of the existing roof terrace (to match existing materials) to the height of the existing window cill level of the host building. The use of a two course engineering brick band slightly projecting to "echo" and match the location of the brick band on the host building beneath the window cill level.

A perimeter arrangement of purpose made painted white hardwood double glazed casement windows and a pair of French doors is proposed to envelope part of the roof terrace to form the conservatory enclosure, with a timber flat roof structure over, incorporating a large walk-on flat double glazed rooflight.

The finish over the proposed conservatory roof and the small terrace area adjacent to the conservatory to be porcelain tiles (limestone effect finish) supported on proprietary pedestals supported on thermal insulation on an asphalt waterproofing layer. The perimeter edge of the proposed conservatory roof (on three sides) to be clad in lead panels to form a fascia. The top of the new parapet wall (on two sides) of the small terrace area adjacent to the proposed conservatory to be a concrete coping (to match existing) with a clear polished laminated glass balustrade over.

The existing pair of external French doors (providing access to the existing terrace area) are proposed to be removed complete with frame and the opening enlarged to maximise the view and use of the proposed conservatory from the living area of Flat 5. A pair of minimal frame double glazed aluminium sliding doors are proposed to separate the proposed conservatory from the existing living area of Flat 5.

The interior of Flat 5 is proposed to be completely refurbished and re-wired with other associated works, including upgrading the fire protection and acoustic sound insulation between neighbouring flats (above and below), to modernize the flat to a standard above Building Control requirements; to a standard commensurate with its location.

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There are no public areas that overlook the exterior of Flat 5, as it is completely hidden from view. Views of Flat 5 from the private rear gardens of adjacent properties are generally limited by virtue of distance between the application site and those neighbouring properties. Within this context the proposed conservatory will be seen as a subservient structure that visually fits in well with the host building.

Full Planning Permission is sought from Camden in accordance with "The Town and Country Planning Act 1990 (as amended)".

1LG-05 George Kounnou
GCK ARCHITECTS LTD