



**FLAT 4, 10 LYNDHURST GARDENS  
LONDON NW3 5NR**

**Design & Access Statement  
and  
Conservation Statement**

November 2024

## History

10 Lyndhurst Gardens is Grade II Listed. (Fig 1).

Lyndhurst Gardens is part of the original Manor Of Belsize. This was the property of the monks of Westminster until the Dissolution of the Monasteries. It was returned to the Dean and Chapter of Westminster by Henry VIII. By the mid sixteenth century, a number of farms were situated there, together with Belsize House on the south side of what is Belsize Lane today.

By the early nineteenth century this had been split into leasehold estates. The Dean and Chapter had surrendered most of their freehold rights by this point and the leaseholders determined when land was released for housing development.

From 1873 the main developer/builder was William Willet and Son. He developed the Eton College lands including Eton Avenue and some of the adjacent roads. He then moved onto develop Lyndhurst gardens and Wedderburn Road.

His houses were in the 'Queen Anne' style in red brick with steeply pitched roofs, tall chimneys, dormers, gables and stained glass in the windows.

No 10 is one of these buildings, situated on the south side of Lyndhurst Gardens. It is a large detached house with all the elements of a Willett house, including a decorative tile hung top floor beneath a tiled roof and steeply pitched dormers with brick cornicing. It has pebble dash panels at first floor floor with a pierced parapet above on both sides.

No 10, formerly called Eaglehurst, was listed on 30th June 1998. Flat 4 occupies the first floor and is leasehold.

The house was constructed by Harry Measures for William Willet and Son around 1886.

The Listing Description is as follows:

*Formerly known as: Eaglehurst LYNDHURST GARDENS. Detached house.c1886. By Harry B Measures. ForWilliam Willett and Son, builder-developers. Red and grey-blue bricks with rubbed brick dressings and tile-hanging on second storey. Timber windows, tiled roof. 3 fullstoreys with dormers in roof.Front an asymmetrical composition in Queen Anne style, with slightly projecting central entrance under lean-to roof. To left, projecting square-sided bay window aligned and connected with porch rising through 2 storeys and terminating in a pierced parapet beneath a tall vernacular-style gable with plastered coving. Tall chimneys on flanks. Steeply hipped roof with central dormer under tile-hung gable. Windows mostly casements, much modernised. INTERIOR not inspected.*

*SUBSIDIARY FEATURES: dwarf garden wall in front with plinth, buttresses and polygonal piers topped by terracotta finials. The Willett houses in Lyndhurst Gardens form a compact and powerful group.*

The houses are important architecturally as stated in the listing.

The house has had several alterations during the course of the 20<sup>th</sup> century.

Permission was by London County Council on 1st October 1946 to convert the single family house into two maisonettes and three flats.

Listed Building Consent and Planning Permission were granted on 15th November 2017 for the installation of a timber sash window in the side elevation of Flat 4.

Refer 2017/5366/L and 2017/5205/P.

Listed Building Consent was granted on 18th December 2017 for Renovation and internal layout alterations, including the removal of existing wall and arches; blocking up an existing indoor window; removing false ceiling in hall and replacement of doors along with associated alterations. Refer 2017/5373/L.

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### Significance

Flat 4, No 10 Lyndhurst Gardens is significant as part of the the whole building with its architectural and, for its group value in urban terms, as part of the Willett houses along Lyndhurst Gardens. This importance is vulnerable to insensitive alteration and repair.

Flat 4's interior has had some intervention, as described previously.

Any alterations and repair should seek to enhance the quality of the building without having a detrimental effect on the house.

## Proposals

In the light of the above, we have carefully considered the flat, together with the previous alterations.

The present owner is very much aware that they are in a position of trust, responsible for the care of part of their heritage. They are very committed to the building.

1. The existing kitchen, as proposed in the Listed Building Consent granted in December 2017, ref 2017/5373/L would be removed and a new kitchen would be installed in its place. This is a cosmetic operation with no alteration to the fabric of the building.
2. The bathrooms, refurbished under the Listed Building Consent granted in December 2017, ref Listed Building Consent granted in December 2017, ref 2017/5373/L, would be renovated. This will involve removal of tiling and fittings and their replacement. The bath in Bathroom 2 would be removed and a shower fitted in its place. The door to bathroom 2 would be moved sideways in the existing non-original stud wall by approx 425mm. This is to allow better access in the bathroom.
3. The existing cupboards, also installed as part of permission for 2017/5373/L, would be removed and replaced in the same positions.
4. The coat cupboard and attached shelving in the Entrance Hall of the flat would be removed and reconfigured within the same space.
5. The door to the Sitting Room from the Entrance Hall would be enlarged and become double doors. It is proposed to reuse the existing, fitted in 2018, from the Dining Area entrance from the Hall. Architraves would match existing.
6. The double doors to the Dining Area from the Hall would become folding doors to allow ease of access to the area from the Hall.
7. The existing radiators would be removed throughout.
8. The non-original engineered wood plank floor which was fitted as part of permission for 2017/5373/L, would be removed. This is worn. The floor beneath would be carefully lifted and wet underfloor heating would be installed throughout except in the bathrooms. This was granted to the flat beneath on 23rd December 2019, refer 2019/4657/P and 2019/5268/L. The floor would be carefully reinstated and a new engineered oak plank floor installed. The kitchen tiles would be replaced at the same time.
9. All lighting, small power and other plumbing would remain in position as existing.

10. The gas meter in the kitchen would be moved to low level which will remove the pipe duct between upper and lower cupboards.
11. The flat would be decorated throughout.
12. There are no alterations to the exterior of the building.

These proposals do not alter the character of the building or its historical significance. They are minor and mainly cosmetic changes and are, for the most part, upgrades to the alterations carried out subsequent to the Grant of Listed building consent in 2017. The layout retains its cellular layout unchanged from the existing. Cornices, the fire surround and windows will remain unchanged.

### ACCESS

Access to the house will remain as existing.

## APPENDICES

A. PHOTOGRAPHS

B. LISTING DESCRIPTION

C. PREVIOUS PERMISSIONS

D. EXISTING PLAN

**APPENDIX A**

**PHOTOGRAPHS**

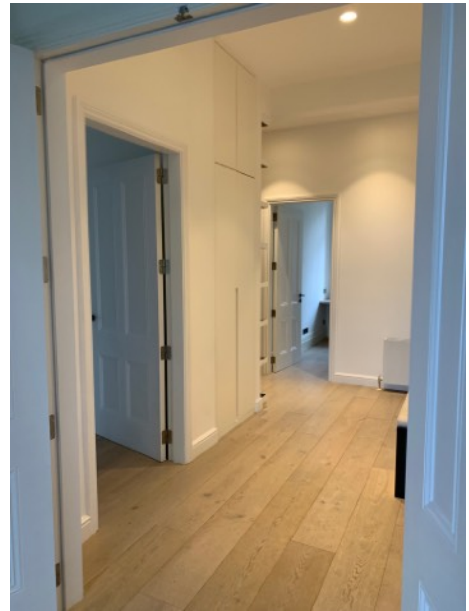


**Fig 1      Elevation to Lyndhurst Gardens**





**Fig 2      Entrance Door Flat 4**



**Fig 3      Entrance Hall**



**Fig 4      Coat Cupboard  
& shelving with  
Bathroom 2 door**



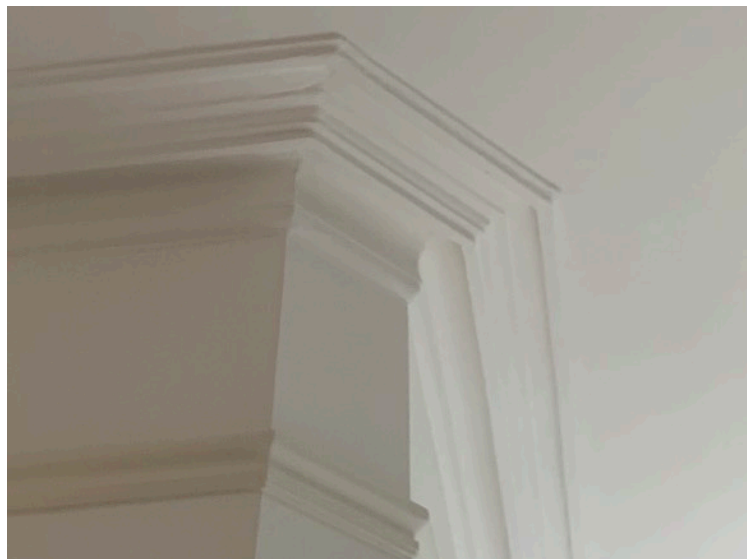
**Fig 5      Modern Joinery to  
be removed**





**Fig 6 Original fire surround retained**

**Fig 7 Original cornices retained**





**Fig 8 Radiators to be removed  
Windows retained**



**Fig 9 Gas meter to be moved  
to lower position  
removing duct for pipe.**



**Fig 10 Doors are replacement dating from 2018  
Reuse double into the Sitting Room  
Dining Area doors to become folding**



**Fig 11 Joinery to be replaced**

## APPENDIX B

### LISTING DESCRIPTION

#### Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1379391
Date first listed:	01-Jul-1998
List Entry Name:	NUMBER 10 AND GARDEN WALL AND GATE PIERS
Statutory Address 1:	NUMBER 10 AND GARDEN WALL AND GATE PIERS, 10, LYNDHURST GARDENS

#### Location

Statutory Address:	NUMBER 10 AND GARDEN WALL AND GATE PIERS, 10, LYNDHURST GARDENS
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The building or site itself may lie within the boundary of more than one authority.

County:	Greater London Authority
District:	Camden (London Borough)
Parish:	Non Civil Parish
National Grid Reference:	TQ 26897 85082

## Details

CAMDEN

TQ2685SE LYNDHURST GARDENS 798-1/38/1826 (South side) 01/07/98 No.10 and garden wall and gate piers

GV II

Formerly known as: Eaglehurst LYNDHURST GARDENS. Detached house. c1886. By Harry B Measures. For William Willett and Son, builder-developers. Red and grey-blue bricks with rubbed brick dressings and tile-hanging on second storey. Timber windows, tiled roof. 3 full storeys with dormers in roof. Front an asymmetrical composition in Queen Anne style, with slightly projecting central entrance under lean-to roof. To left, projecting square-sided bay window aligned and connected with porch rising through 2 storeys and terminating in a pierced parapet beneath a tall vernacular-style gable with plastered coving. Tall chimneys on flanks. Steeply hipped roof with central dormer under tile-hung gable. Windows mostly casements, much modernised. INTERIOR not inspected. SUBSIDIARY FEATURES: dwarf garden wall in front with plinth, buttresses and polygonal piers topped by terracotta finials. The Willett houses in Lyndhurst Gardens form a compact and powerful group.

Listing NGR: TQ2689785082

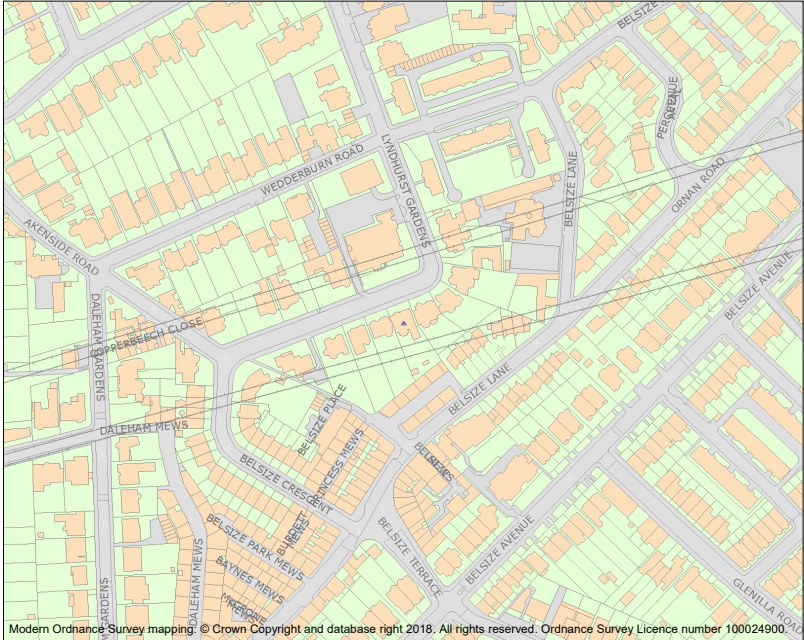
## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **478770**

Legacy System: **LBS**





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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: NUMBER 10 AND GARDEN WALL AND GATE PIERS

Heritage Category:	Listing
List Entry No :	1379391
Grade:	II

County:	Greater London Authority
District:	Camden
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TQ 26897 85082
Map Scale:	1:2500

 Historic England

HistoricEngland.org.uk



## **APPENDIX C**

### **Previous Permissions**

T.P. 25A  
Telephone :  
WATERLOO 5000  
Extension 6460  
TO BE ADDED TO  
THE ARCHITECT  
OF THE COUNCIL  
IN ANY REPLY PLEASE  
QUOTE CASE NO.  
TPBR. 35032.

London County Council

T.P. 10/4



The County Hall,  
Westminster Bridge, S.E.1

Your Ref. W.M.

Gentlemen,

TOWN AND COUNTRY PLANNING ACTS, 1932 and 1943.

I am directed to inform you that the Council, in pursuance of its powers under the Town and Country Planning (General Interim Development) Order, 1946, hereby permits the development referred to in the undermentioned schedule subject to the conditions set out therein and in accordance with the plans submitted.

The permission is given subject also to due compliance with any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants applying to the land or the rights of any person entitled to the benefit thereof.

SCHEDULE

Date of application - 6th August, 1946.

Plans submitted No. 3532.

Development and conditions of consent- The conversion of 10, Lyndhurst Gardens, Hampstead, into two maisonettes and three flats (all self-contained and including a porter's flat) subject to the work being commenced within six months and completed within eighteen months from the first day of October, 1946, failing which this consent shall become null and void.

Your attention is particularly invited to:-

- (1) the provisions of the London Building Acts, 1930-39 and the by-laws in force thereunder, which should be complied with to the satisfaction of the District Surveyor; and
- (2) the statutes and regulations relating to underground rooms, in which connection I am to advise you to communicate with the Hampstead Metropolitan Borough Council.

I am to add that:-

- (a) the sanitary, ventilation, drainage and refuse disposal arrangements should be to the satisfaction of the Hampstead Metropolitan Borough Council;
- (b) this permission is without prejudice to the rights of owners of adjoining premises; and

P.T.O.

Messrs. Moore & Hunter,  
1, Newman Street,  
Oxford Street,  
W.1.



Permissions Granted since 2000

2017/5366/L 15 Nov 2017

2017/5205/P 15 Nov 2017

2017/5373/L 18 Dec 2017

## **APPENDIX D**

### **EXISTING PLAN**

