

Basement works at 26 Lyndhurst Gardens NW3 5NW

Significance of Heritage Assets 11 June 2015

The principal heritage assets relating to this proposal are as follows:

26 Lyndhurst Gardens Listed grade II Entry List no 1379399

Number **26 Lyndhurst Gardens** is a red brick Grade II listed mansion designed by the architect Harry Measures for the developer William Willett and Son, c.1886. It is one of a number of houses designed by him for the same developer in Lyndhurst Gardens.

Nos. 22, 24 and 26 form a recognizable group of three adjacent asymmetric gabled properties stepping down the hill, all designed in a similar "spirited Queen Anne" revival style, all similar in scale and using similar materials. ("three storeys, red brick on the ground floor, yellow brick upper floors with much rubbed brick and terracotta enrichment.") **See photograph "Street view of 22, 24, and 26 Lyndhurst gardens"**

The octagonal gate posts and street boundary walls to these properties are also separately listed. Entry List no **1379400**.

The listing description for no 26 (as with nos 22 and 24) refers solely to the street elevation of the house. **See photograph "Front elevation 26 Lyndhurst Gardens"**

Since no part of the new construction would be visible from the street there can be no impact upon either the gateposts or the main house elevation described in the listing.

Fitzjohns and Netherhall Conservation Area

The property lies within the Fitzjohns and Netherhall Conservation Area.

However as no part of the works will be visible there can be no effect upon the character of the Conservation area.

The proposed design

The purpose of this project is to provide a new larger dining room so that the whole school can eat lunch at two sittings (as opposed to four at present). The only way this can be achieved is by combining the two front basement rooms.

Currently one of these is used as the dining room and the other is used as the kitchen.

In order to allow this to happen a new kitchen needs to be created and it is intended to utilise the space in one of the basement areas to the front of the building and to combine this with one of the two existing stores under the driveway.

The works proposed would entail the roofing over of the basement area to the left hand side (north) of the main entrance porch. The roof would be predominantly made of glass in the form of two flat rooflights with gutters all round and set down below the surrounding parapet wall.

The wall between the store under the driveway and the existing basement area is to be opened up across its full width and the floor level of the basement area reduced by about 300mm so that it becomes level with the store floor. **see photo "Window to become large opening"**

The window and door between the basement area and the lavatories is to become a solid wall. **see photo "Window and door to become solid wall"**

The existing window opening to the current kitchen will become a serving window between the new kitchen and dining spaces. **see photo "Existing kitchen window"**

The existing window between the lobby and the south side basement area is to become a stable door allowing direct access to the new kitchen from outside. **see photograph "Right hand window to become doorway"**

Richard Partridge 63 Granville Park London SE13 7DW Tel: 020-8473-5358

The existing door to the basement area is to be removed. ***see photo "Door to be removed"***

Inside the main house a new structural opening will be required to the right hand side of the basement hallway and a number of partition walls removed. There are no interior features in the affected rooms thought to be worth preserving.