



Keizersgracht 117
1015 CJ
Amsterdam
The Netherlands
T/ +31 (0)6 3984 2010

Unit 101
3-15 Whitechapel Road
London E1 1DU
United Kingdom
T/ +44 (0)20 3735 7820

Amsterdam@
3144architects.com

London@
3144architects.com

Project Name	Lyndhurst Gardens	17 09 2015
Project Number	44_1509	Revision A: 12 05 2016
Site Address	Flat 1&2, 22 Lyndhurst Gardens, NW3 5NN	
Document Reference	44_1509_HS	

HERITAGE STATEMENT - Revision A

This document is the heritage statement relating to the above address. It is important that reference is made to all other documents which form part of the application.

Introduction

This document describes the design proposal for interior refurbishments to the garden level flat at the grade II listed 22 Lyndhurst Gardens.

This document assess the site's immediate and wider context within the Fitzjohns Netherhall conservation area, evaluating the physical characteristics of the surrounding buildings. The proposal is evaluated with regards to the Fitzjohns/Netherhall Conservation Area Statement.

Assessment of the Site and its surroundings

The building is located on the eastern side of Lyndhurst Gardens within the Fitzjohns Netherhall Conservation Area. Lyndhurst Gardens was first developed around 1880 notably by, including this property, William Willett a reputed builder and developer. No 22 was completed around 1886 and is a double fronted detached house with a carriage drive.

The house is mainly built from red brick with upper floors in yellow brick with red brick dressings and pilasters and terracotta enrichment. The roof is tiled with dormers and tall brick slab chimney stacks with shaped ends. There is a central projecting entrance bay at the ground floor forming a portico.

The building was converted into 12 flats in 1976. The flat of the proposal is at basement level to the front of the property and opens out onto the garden level at the rear. The garden level flat is loosely laid out as two dwellings and the proposals seek to make this one single family dwelling.

3144



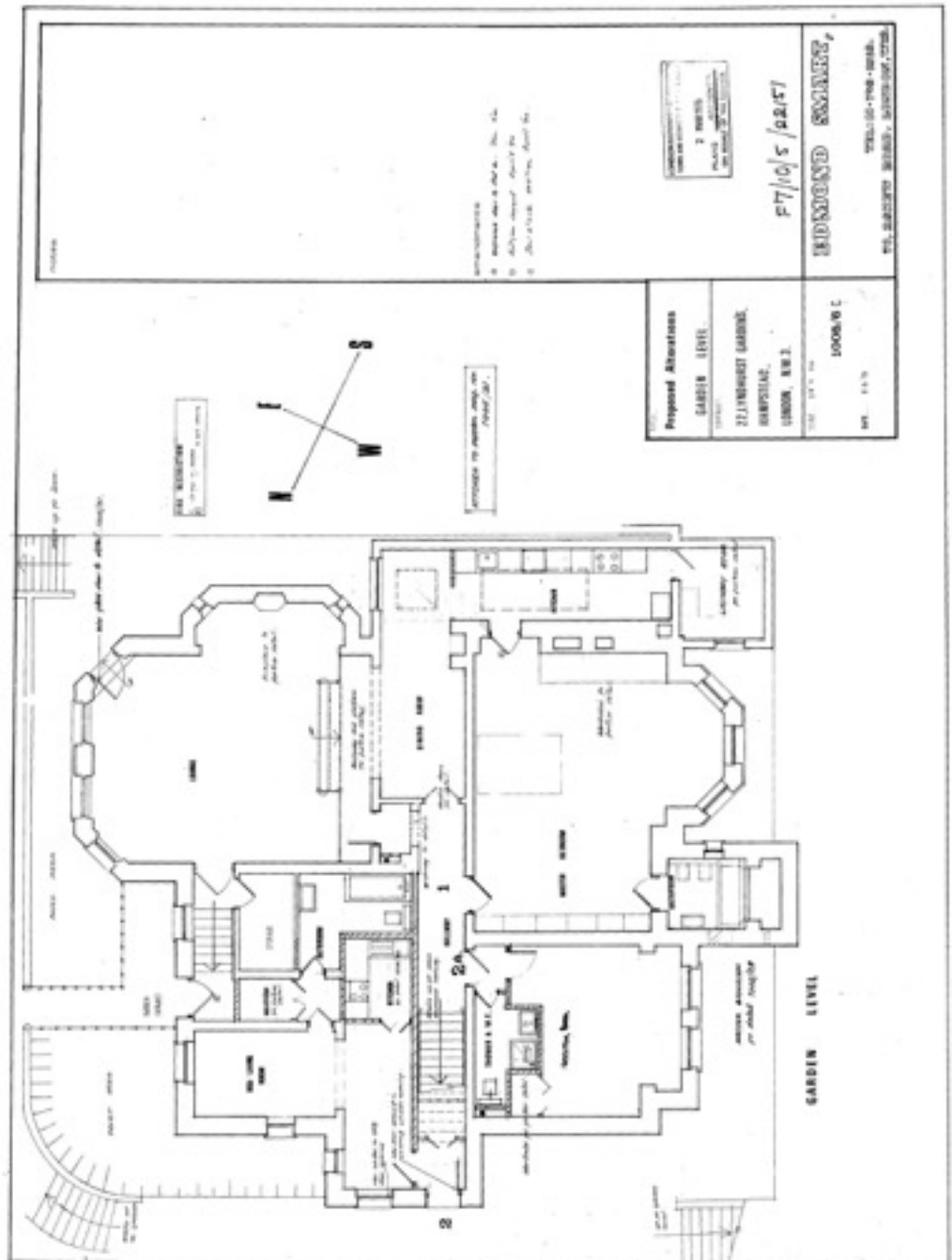
View of front of No. 22 Lyndhurst Gardens (Development flat not visible from this view - forms basement)

View of rear of No 22 Lyndhurst Gardens showing garden level flat.





Internal refurbishment works include the removal of non structural partitions that were erected to divide the house into flats in the 1970's. The attached drawing from the original 1970's conversion indicates those walls that were added in at that time.



3144

The existing kitchen, bathroom and living room and bedroom 3 walls in the smaller flat will be removed and replaced with a new family bathroom, separate WC and single bedroom. See drawings 44_1509_PL_001 and 101. These rooms have no original features such as cornicing or ceiling roses. All existing windows are to be retained. The existing external door to the smaller flat is to be replaced with the opening remaining as existing. The entrance to the garden flat is via the main entrance portico at the upper ground and down the stairs.



Existing external door to living room of smaller flat to be replaced

- : Non original cupboards, bathroom and partition in the main bedroom to be removed and replaced.
- : Bathroom in Bedroom 2 to be replaced.

3144

: Non original landing to sunken reception room to be removed. Stairs to be replaced with new built in storage. The entrance to this reception room has been reduced to provide a library area and to create a more formal entrance into this room. The room was previously the billiard room for the main house. The existing alcoves with stained glass windows will be retained. Non original and non working fire surround to be removed

Existing non original shelving and landing to be removed and replaced



Fireplace alcove to be retained



3144

The existing conservatory is to be demolished. This conservatory was added in the late 1980's and is not in keeping with the rest of the building. The conservatory is single glazed with fixed panes and open to the galley kitchen and living area and therefore is very inefficient to heat and cool. The new extension projects further into the garden, but remains the same height as the existing conservatory and comes across the building to the same point. The new extension will not be visible from the street side and only the lantern from the roof will be visible above the neighbouring garden wall as existing, therefore the impact of the proposal will be minimal.

Whilst the extension is more contemporary than the existing building, the design is sympathetic to the historic building. The extension will read as a lightweight addition to the main house and is to be built with from high quality materials with an oak frame sitting on a brick base to match the existing. Window and door heights are set to align with the adjacent windows and are of a similar width to the adjacent windows.



The existing kitchen is lit by two non original glass lanterns. These lanterns are to be replaced with a frameless version within the same opening. This will reduce the height of the lanterns and make them less visible from over the adjacent wall.

In conclusion, the proposed development has minimal impact on the historical significance of No 22 Lyndhurst Gardens. All original features will be retained. The new build element is sympathetically designed and is not visible from the street and only the top of the roof will be visible from over the garden wall to the neighbouring driveway and garages of the adjacent development (as existing).