

Heritage Statement

15 Lyndhurst Terrace, NW3 5Q,
February 2020



Introduction

This statement, and associated documents, has been prepared by Mitzman Architects LLP to accompany the application for the extension and refurbishment of 15 Lyndhurst Terrace, NW3 5QA.

This statement should be read in conjunction with the existing and proposed planning drawings. This statement is intended to supplement the drawings to provide additional context for the proposal.

Fitzjohns and Netherhall Conservation Area

The property is situated within the Fitzjohns and Netherhall Conservation Area in the Borough of Camden.

The existing house at No.15 is noted as a positive contributor to the conservation area.

The surrounding area comprises mainly red brick Edwardian grand villas, including 11 Listed houses. The existing building shares very little in common with its immediate surrounding in terms of form, scale or materiality. Built in the 1960's and designed by Architect Ted Levy, the existing house explores a modernist language articulated across single and double story volumes tied together by a curved staircase which is appreciated from the outside and provides access to a roof terrace.

The neighbouring properties vary in style and age. No.13 is a substantial three storey building in Gault Brick that terminates the view of Thurlow Road. It has a stucco portico with columns and slate roof. The other side there is an imposing pair of gates to Elm Bank (Nos.17 &19) a detached two storey house with brick gabled facades.

The conservation statements acknowledges that some of the 1960's additions in the road (No.11) are unsympathetic to the area, in terms of design, scale and detail.

Proposal

Further to refusal of Planning Application 2017/2471/P this proposal takes on board the feedback provided by the council in favour of a modest extension and renovation rather than demolition and new-build. Based on the knowledge that the council deems the existing house as a positive contribution to the Conservation Area, the proposal seeks to enlarge the house, from what is currently a poorly arranged 2-bedroom dwelling to a 3-bedroom family home aligned with the modern standards of living. By sympathetically responding to the existing house the proposal extends the ground floor and first floors without compromising the architectural language.

Proposed Works:

- Ground Floor :
 - Infill North-West corner to enlarge living room. We believe these works can be carried out under permitted development.
- First Floor:
 - Enclose south-west external balcony.
 - Extend out above the ground floor extension (North-West) allowing an additional bedroom.

Minimal changes to the appearance from the street.

- The proposal has a minimal impact on the appearance of the house from the street as the extension takes place on the rear side of the house set back behind the characteristic curved staircase and will be carried out in materials to match existing. The amenity of the neighbours will be improved by means of enclosing the overlooking balcony. There will be no loss of boundary-gaps and no loss of green-space, as the Extension is built on top of a paved terrace.
- No works are proposed in the root-protection area demarcated on the Ground Floor plan.