

**LYNDHURST HOUSE PREPARATORY SCHOOL,
24 LYNDHURST GARDENS, LONDON, NW3
HERITAGE STATEMENT & IMPACT ASSESSMENT**



Part 1 : HERITAGE STATEMENT

December 2015

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24 LYNDHURST GARDENS, LONDON, NW3

LONDON BOROUGH OF CAMDEN

1 INTRODUCTION

1.1 The Lyndhurst House Preparatory School has commissioned James Edgar, Historic Buildings Consultant, to prepare a 'Heritage Statement' for the statutorily listed No. 24 Lyndhurst Gardens, NW3. The house is listed in grade II, and located at National Grid Reference TQ 26876 85298. The local planning authority is the London Borough of Camden.

1.2 As required by the National Planning Policy Framework ("NPPF") published in March 2012, applications concerning proposals affecting a designated heritage asset must be accompanied by a statement that describes;

'the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary' (para. 128).

1.3 This report, which is based on a site inspection and primary research, has been prepared by James Edgar and provides the information required to inform the repair and proposed alteration of the house. The work has included using online sources, as well as reading of secondary sources. The site was visited on 26 October 2015 and an appraisal of the building undertaken.

1.4 The principle of a heritage statement is that a thorough understanding of the areas to be altered should be prepared (sections 2-4) enabling a rigorous assessment of the significance of the parts (and the whole) of the heritage assets and guiding proposals for change. An impact assessment (section 5) is then prepared to explain whether the proposed alterations would preserve the significance of the heritage asset.

1.5 The proposed works are described in the application drawings to be prepared by Crawford and Gray, Architects Ltd. It is proposed to:

- Demolish the existing structures in the front area to the left of the main elevation;
- Construct a new single-storey extension on the area, opening an area of light-well adjacent to the porch;
- Undertake minor alterations to the interior at basement and top floor levels;
- (Retrospective) Replace the screen in the stair hall with a simple glass screen;
- (Retrospective) Erect a glass, draught screen in the vestibule.

The proposal drawings are numbered: 436. 01A, 02B & 03B.

1.6 I would like to acknowledge A.J.C. Reid, Andrew Saint and Enrico Galliani for the assistance with research and analysis.

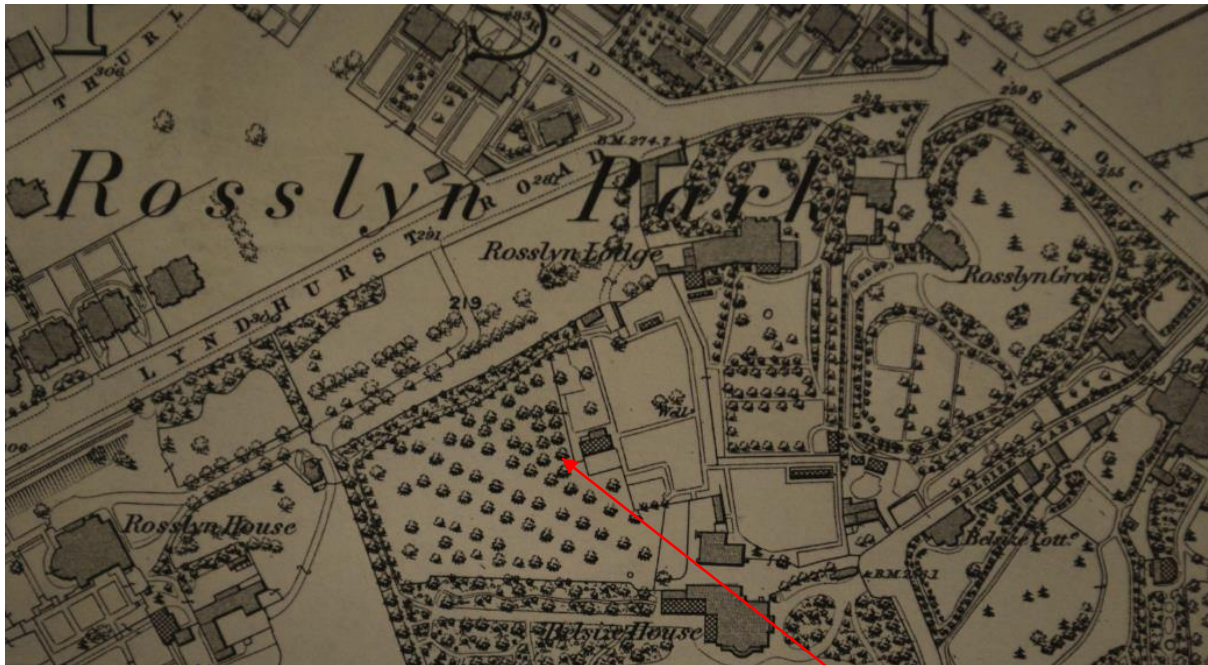
2 DEVELOPMENT HISTORY

2.1 The development of the Belsize Park area began in 1856 when eight houses, named 'Belsize Terrace', were erected on Belsize Lane.¹ The principal builder in the area was Daniel Tidey, who lived in one of his own houses in Belsize Park. His houses were intended for the wealthy professional and commercial classes.

2.2 After Tidey's bankruptcy in 1869, William Willett (1837-1913) and his son William (1856-1915; the originator of 'daylight saving') became the principal builders in the area. Willett opened an office in Belsize Court after 1873 and erected houses in Belsize Crescent (completed 1876-1876) and Belsize Avenue. In 1880 he obtained a 99-year lease of 12 acres of the Belsize Court estate where, from 1886, he developed Lyndhurst Gardens and Wedderburn Road. Their buildings were large, well-constructed, red-brick (made at the company's brick works at Acton Vale), detached houses, varied in design but employing many features of the 'Queen Anne'

¹ The general history of development of the Belsize area is set out in the *Streets of Belsize and Belsize 2000: A living suburb* (Belsize Conservation Area Advisory Committee, 2000). A more detailed account can be found in T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Belsize', in C R Elrington (ed.) *A History of the County of Middlesex: Hampstead, Paddington*, (London, 1989), volume 9, pp. 51-60.

revival style. The Willetts employed their own architects: Harry B. Measures and, after 1891, Amos Faulkner.



Extract from Ordnance Survey, surveyed 1866, published 1870 (site of 24 Lyndhurst Gdns.).



Extract from Ordnance, 1896.

2.3 The Secretary of State's list description suggests a date of *circa* 1886 for the construction of No.24 Lyndhurst Gardens. This is probably a little early as the District Surveyor's returns for Hampstead include a number of Willett entries for 1887, including houses named Baynards, St Elmo, Tintern, Egremont and Ravensthorpe.² Notices in local newspapers indicate that 'Elim' was occupied in 1885 but other addresses are not seen until 1888 and later. The electoral roll for the year 1889 only includes Baynards (13), Highcroft (16), Silverdale (18), Tyneholme (14) and Fernhurst (20). This information could be interpreted as a development over a number of years between 1885 and 1890.³ The 1891 census records No. 24, named Eglinton, as the home of Edwin Haywood, a 27-year old insurance agent and his wife Mary.⁴

2.4 The Willetts' speculative development might have been affected by 'the cold wind which blew through the middle-class housing market from 1885 onwards'.⁵ The houses took time to sell and at least one was advertised for sale as late as 1895. Notices in *The Times* provide brief descriptions of 'double-fronted, detached and other residence, with and without tennis lawns'. These 'superior modern residences' were of 'substantial construction' and 'perfectly built and drained' with 'perfect sanitation, every improvement.' Many of the houses were retained by the Willetts' estate until well into the 20th century: No 24 remained as a leasehold property until 1938.

2.5 Before the sale, it appears that the estate considered converting the property into flats.⁶ Whether any works were undertaken is not yet known but in 1944 there was a change of use. Settrington School had been founded in 1938 by Miss Hilda M. Johnson, with support from parents there. It was a school for girls, based in WC2, but in September 1944 it was re-located to No. 24 Lyndhurst Gardens. Settrington

² Measures' drawing for 'Eglinton', No 24 Lyndhurst Gardens was deposited in the London Metropolitan Archives but it has not been found. Andrew Saint, *personal communication*.

³ There is only one dated drawing by measures in the Willetts' collection in the London Metropolitan Archives: the drawing for 'St Elmo' were approved in May 1887.

⁴ No notable occupants of No 24 have come to light. Harry John Lawson, the occupant in 1904, was found guilty of 'circulating false statements' in a fraud case; he was sentenced to twelve months' imprisonment, with hard labour. Mr William Clark, the occupier at the date of the 1911 census was not at home but the house (it was then named 'Kingston'), was occupied by a butler and other staff. In the mid-1920s to 1937 the house was occupied by Alfred Holland, a director of electrical lighting and supply companies, and his wife.

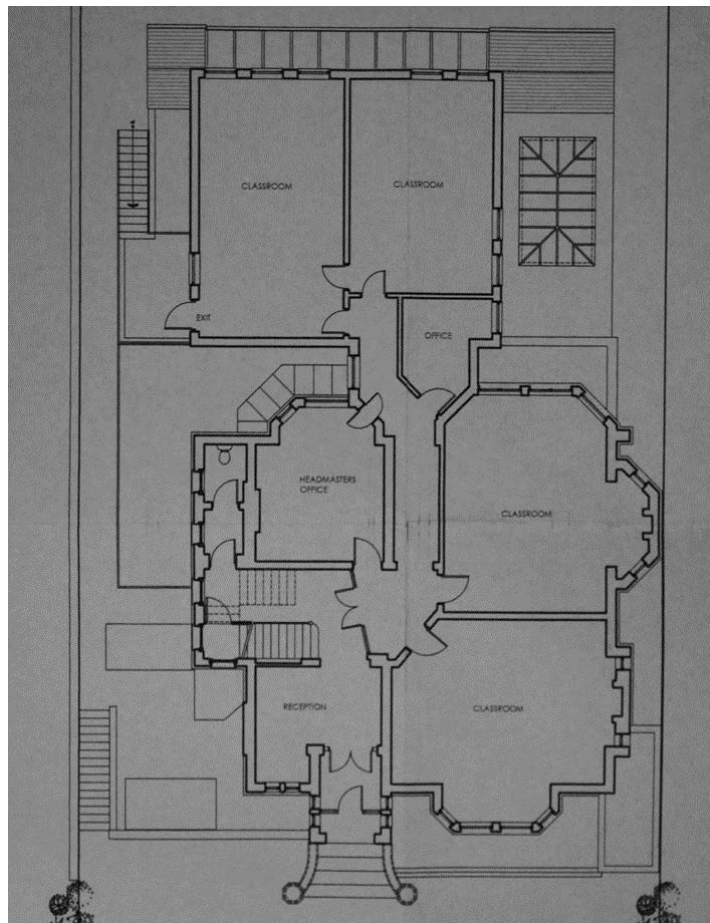
⁵ Saint, in *Belsize 2000*, *op cit.*, p 52.

⁶ Drawings in the Willetts' collection in the London Metropolitan Archives: Willett ACC 1840 PC54/8B and 8D.

closed *circa* 1950, and the premises were taken over by Davies Tutors as a preparatory school for 150 day boys. Today it is a privately owned school.

2.6 The planning history of the site is as follows:

- 1962. Permission for the erection of an extension at the rear of No. 24 Lyndhurst Gardens, at first floor level, for use as an office.
- 1976. Permission for the erection of a rear extension at first floor level to provide two classrooms, and a small rear extension to enlarge a laboratory at ground floor level.
- 1977. Permission for an enclosure of the existing play area beneath the rear extension to form a playroom and store.
- 1994. Permission for the erection of a single storey side extension to school for use as ventilated toilet block store and lobby.
- 2008. Permission granted for alterations and extension to the rear lower ground floor hall to provide additional educational facilities.



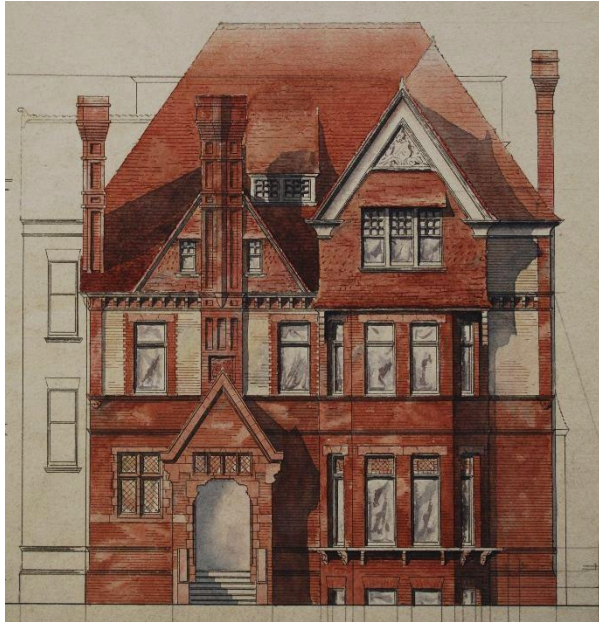
2007 plan. Carlile Associates.

2.7 In 2011 the solid, timber, fire prevention screen at the base of the main staircase was replaced by a more elegant and transparent glass and steel structure.

3 DESCRIPTION

3.1 The building is a detached house now in use as a school. It is asymmetrical with two main storeys over a full basement; the left-hand section has attic windows in a gable bisected by a stack and a dormer but the right-hand section has a full gable, enriched with tile hanging and timber-framing. Red brick is the dominant material but the first floor has yellow brick with red brick dressings and pilasters to angles. Copings, window and door surrounds and decorative features are formed in terracotta and shaped brickwork. The entrance porch is gabled and set asymmetrically: it has a fine moulded, outer doorcase and a panelled door and sidelights with decorative, leaded lights and a fanlight. A tall, elaborately patterned and shaped, brick chimney-stack continues the vertical thrust of the porch high above the eaves line, which is supported by brick, modillion cornice. The fenestration is irregular, of three windows, with a projecting, right-hand bay with 4-light canted bay window. Some of the windows retain leaded and stained glass, particularly to the projecting stair 'tower' on the side elevation, but many have had their glazing pattern altered. The railings on the front boundary wall are poorly-designed and detailed modern replacements.

(The historical plans and elevations are courtesy of the London Metropolitan Archives: Willett ACC 1840 PC54/8B and 8D.)



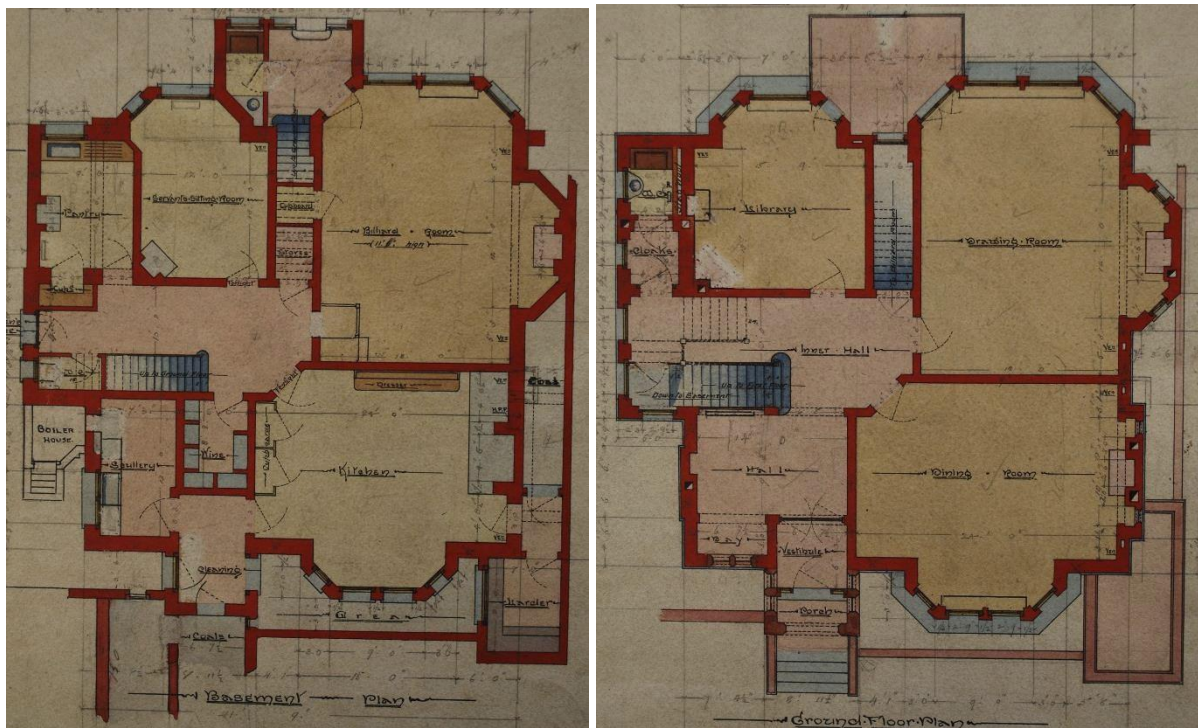
Harry B Measures. Front and rear elevations for 'Eglinton', 24 Lyndhurst Gardens.
(London Metropolitan Archives)



Front elevation with bay and porch.

3.2 The plan arrangement is spacious and generous, typical of a more up-market development. The front door lead into a vestibule, which was open to the large and well-lit stairwell, set in the middle of the building. The principal rooms are on the

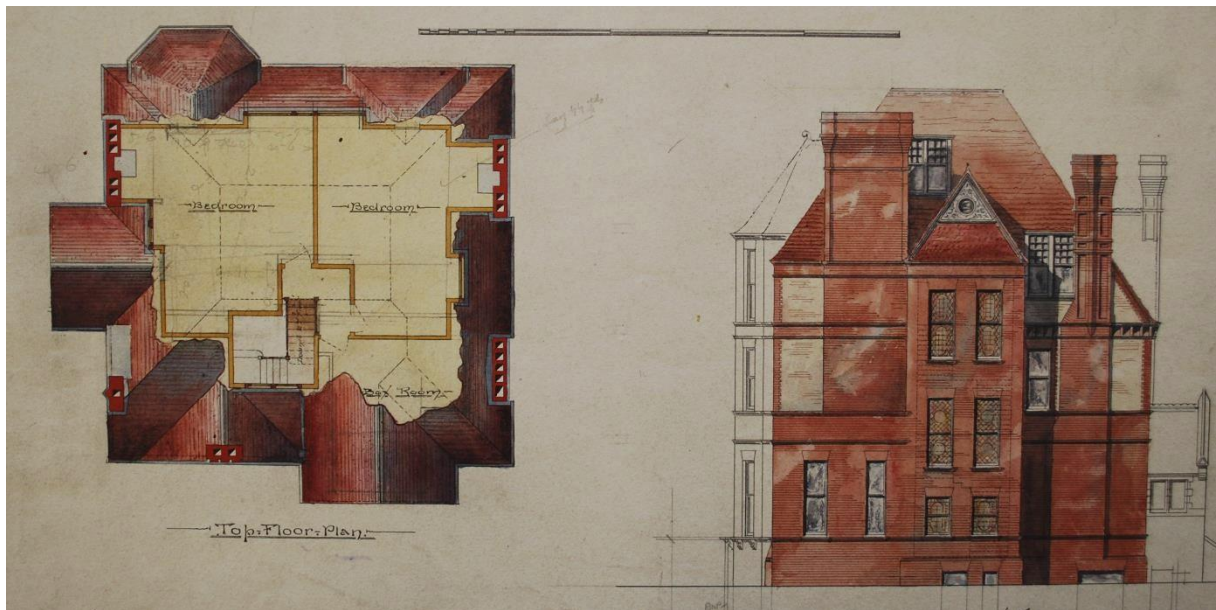
south side; regrettably: the staircase between the rear rooms, that provided access for the gentlemen to a billiard room and W.C., has been removed. At ground floor level the lower halves of the walls are panelled; the doors have 12 panels and are surmounted by decorative friezes and swan-neck pediments; the stair has incised, square balusters but simpler turned balusters at the higher level; there are a number of decorative, tiled fireplaces and stained glass to the stair windows.



Harry B Measures. Basement and ground floor plans for 'Eglinton', 24 Lyndhurst Gardens. (London Metropolitan Archives)

3.3 The side and rear extensions, including those in the front area, erected in the second half of the 20th century, are of no architectural interest and are intrusive in terms of architectural significance of No. 24 and the setting of the neighbouring houses. Internal alterations have seen the removal of kitchen and service fixtures and fittings, the blocking of windows and the insertion of partitions in the basement and extensive alterations at top floor level⁷, leaving little of the historic plan form and fittings. In the external well a boiler house and shed were erected, probably before 1938; other structures have been erected since conversion to a school.

⁷ Undated drawings in the Willetts' collection in the London Metropolitan Archives: Willett CC 1840 PC54/8B and 8D.



Harry B Measures. Top floor plan and side elevation for 'Eglinton', 24 Lyndhurst Gardens.
 (London Metropolitan Archives)



Stairwell and door to principal room.

4 SIGNIFICANCE

4.1 Introduction

The National Planning Policy Framework defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.' (NPPF, Annex 2, Glossary, 56) Understanding the interests or heritage values that contribute to an asset's significance, and how they relate to the fabric of the place, is vital to understanding the best means of conservation of the heritage asset.

4.1.1 Architectural and artistic interests

These interests stem from the design and general aesthetic values of a place. They can arise from conscious design, or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest lies in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest derives from other human creative skills, like sculpture.

4.1.2 Historic interest

An interest derived from past lives and events (including pre-historic), with which heritage assets can be associated, or which they illustrate. Heritage assets with historic interest not only provide a material record of our nation's history, but also can provide an emotional meaning for communities arising from their collective experience or memory of a place: they can also symbolise wider values, such as faith and cultural identity.

4.1.3 Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

4.2 Grading significance

4.2.1 The following grading system has been adopted to enable the relative weight of the interests or values contributing to the significance of the place and its setting to be compared:

A: *Exceptional significance*

Elements whose values are both unique to the place and relevant to our perception and understanding of architectural and social history in a national and international context. These are the qualities that, for buildings, warrant listing in grade I and II*.

B: *Considerable significance*

Elements whose values contribute to the heritage asset's status as a nationally important place. These are the qualities that justify statutory protection at national level.

C: *Some significance*

Elements whose values make a positive contribution to the way the place is understood and perceived, primarily in a local context.

D: *Little significance*

Elements whose values contribute to the way the place is perceived in a very limited, but positive, way.

N: *Neutral significance*

Elements which neither add to, nor detract from, the significance of the place.

INT: *Intrusive*

Elements of no historic interest, or aesthetic or architectural merit, that detract from the appearance of the place, or mask the understanding of significant elements.

4.3 Statutory designations

Listed building

4.3.1 No. 24 Lyndhurst Gardens was added to the Secretary of State's list of buildings of special architectural or historic interest on 11th January 1999 grade II. Such structures are defined as being of *special* architectural or historic interest. All listed buildings account for about 2% of the total stock of buildings in England. In March 2010, there were approximately 374,000 list entries, of which 92% were grade II, 5.5% were grade II*, and 2.5% were grade I.

4.3.2 The list description is as follows:

Detached house now in use as a school. c1886. By Harry Measures. For William Willett and Son, builder-developers. Red brick ground floor, upper floors yellow brick with red brick dressings and pilasters to angles. Tiled hipped and gabled roofs with dormers, tall elaborately patterned and shaped brick chimney-stacks and brick modillion eaves cornice. Asymmetrical design. EXTERIOR: 3 and 2 storeys, attics and semi-basement. Irregular fenestration of 3 windows. Projecting gabled right hand bay with 4-light canted bay window,

having continuous bracketed ground floor sill and small stained glass top lights, from semi-basement through the 1st floor terminating in a large rectangular 2nd floor bay, tile-hung with a 3-light window (glazing bars to top lights) and small attic window in timber framed gable with moulded bargeboard. Left hand entrance bay has projecting brick gabled portico with strip of 4 small lights above shaped arch entrance approached by steps with curved balustrades; panelled part-glazed door with radial patterned fanlight and sidelights. To left, transom and mullion window with stained glass. 1st floor has 2 windows with C20 glazing flanking the base of a central chimney-stack, with rubbed brick cartouche and 3 recessed panels, which rises up through the centre of a tile-hung gable with small flanking windows. INTERIOR: not inspected.

Conservation area

4.3.3 The whole area is included in the Fitzjohns and Netherall Conservation Area - defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance - as designated by the London Borough of Camden in 1984, with later extensions.

4.3.4 The conservation area is divided into two sub areas. For sub area 2, which includes Lyndhurst Gardens, the description is as follows:

The road slopes down from Lyndhurst Road and then forms a 90° turn towards Akenside Road. When Lyndhurst Gardens was laid out the original grand villa of Belsize Court still stood, and perhaps influenced the design of the street that has an imposing quality. The design is also due to the influence of William Willett and his aspiration to build detached quality villas. There are 11 listed buildings in the street. The English Heritage listing says, "The Willett houses in Lyndhurst Gardens form a compact and powerful group".

The front boundary walls from 4-26 are red brick with fine octagonal piers sporting terracotta bands and caps. Wall copings are also terracotta and remains are evident though no railings survive.

The siting of the houses left large gaps with views to the gardens beyond.

4.4 Architectural and artistic interest

4.4.1 No. 24 Lyndhurst Gardens is of *considerable* (B) architectural and artistic significance as an example of a late Victorian town, of pleasing proportions,

asymmetrical form and visual interest and with fine, decorative detailing. It is a good example of the speculative development of the mid-19th century aimed to attract the middle classes. The builder developers made an important contribution building a number of these houses in Kensington, Camden and Brighton.

4.4.2 The architect, Harry Bell Measures (1862-1940, is best known for his designs of 13 of the stations on the original section of the Central Line. Later he was the Director of Barrack Construction for the War Office and was responsible for buildings such as the Redford Barracks, Edinburgh. He cannot be ranked as a leading architect and his work has been described as 'Norman Shaw on the production line - an endlessly inventive galaxy of gables and bays, chimneys and porches, gryphons and baubles, all built in a medley of ruddy colours.' Andrew Saint writes the

Compared with the Willetts' later productions these houses are coarse, but they have far greater conviction than the average Queen Anne villa. What is more, they enjoyed high standards of fittings and services.⁸

4.4.3 The best of the group is No 26 Lyndhurst Gardens. It is well-built and an imposing design with its soaring, stepped gable topped by a griffin holding a shield, and its jolly terracotta ornament. The houses in Eton Avenue, Strathray Gardens and Lyndhurst Gardens form a notable and interesting group.

4.4.4 In the *Guidance Notes For Listing* (Inspectorate of Ancient Monuments and Historic Buildings in the Dept. of AM & HB, 1982), it was stated that 'the Listing Committee of the Historic Buildings Council in March 1970 advised that buildings of special architectural or historic interest fall into the following categories and should be listed:-

- [for buildings built] after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
- buildings with group value; especially as examples of town planning (for instance, squares, terraces).'

Additional advice with regard to town houses is that:

⁸ Saint *op cit.*, p 52.

Despite the social decline of the terrace, individually-designed town-houses for the upper middle classes continued to be built in fashionable parts of central London in the late nineteenth and early twentieth centuries, usually opportunistically as the leases on older terraced properties expired, or as smaller back-land developments on the ends of mews. Particular concentrations may be found in Marylebone, in central Westminster and in Chelsea and South Kensington. Many, like F. M. Elgood's various houses on the Howard de Walden estate, are exercises in the homely 'Queen Anne' revival style much used at the time for suburban housing.⁹

4.4.5 The principal reasons for listing Victorian, town houses, is as examples of architecture and town planning and that they illustrate architectural, social and economic history. In the case of Lyndhurst Gardens, the design is far superior to the 'average' speculative house of the period, the elevations are articulated and stimulating to the eye and there are many surviving features of value (such as moulded doorcase and other decoration, chimneystacks and joinery and fireplaces).

4.4.6 The overall level of architectural significance is assessed as *considerable* (B), that is, No 24 Lyndhurst Gardens is an heritage asset whose values are both unique to the place and relevant to our perception and understanding of architectural and social history in a national and international context. Some parts of the building, however, do not warrant such a high grading. The interior at basement and top floor levels is of *little* significance as these areas have been substantially altered, with the plan form changed by the insertion of partitions, and most few historic fixtures and fittings removed. Appreciation of the rear and side elevations is adversely affected by the later extensions, all of which are intrusive. The ad-hoc and utilitarian nature of the structures in the front light well is particularly unfortunate.

⁹ Historic England, *Designation Listing Selection Guide Domestic 2: Town Houses*, October 2011.



Structures in the front light-well.



The library in the basement.



'Modern' partitions and openings at top floor level.

4.5 Historic interest

4.5.1 The historic interest of the house derives from it being part of the development of the Belsize estate in the mid the 19th century, and, specifically, as one of a group of superior, speculative villas in the Queen Anne style, by a particularly firm of house builders/developers and their architect. The residents are of little historic significance. The houses therefore may be categorised as of *some* (C) historic interest.

4.6 Archaeological Interest

4.6.1 The house has *little* (D) archaeological significance as the nature and details of the historic building and the development of the site are readily understood from the documentary evidence and by comparison with other buildings. It is possible that investigation, by paint and paper analysis, would provide evidence of the late-19th century scheme of decoration.

4.7 Contribution to group value

4.7.1 The group of historic buildings constitute a well-preserved example of London development and the townscape value of the group is high. The overall level of group significance is assessed as *considerable*, that is, it has elements whose values contribute to the heritage asset's status as a nationally important place. These qualities justify statutory protection at national level.

4.8 Summary of overall significance

4.8.1 The fact that the house is a good example of a late Victorian, Queen Anne style villa, set in a group of similar houses in a mature and well-planted street with changes of direction and level, justifies its grading as *considerable* significance. Later additions and alterations, however, are *intrusive*.

Archaeological significance	<i>Little (D)</i>
Architectural/artistic significance	<i>Considerable (B)</i>
Historic significance	<i>Some (C)</i>
Area/group significance	<i>Considerable (B)</i>
OVERALL SIGNIFICANCE	<i>CONSIDERABLE (B)</i>

Part 2: HERITAGE IMPACT ASSESSMENT

Prepared by Crawford and Gray Architects

April 2020

1. Proposed development

The scope of the proposed development is limited to the alteration works to the Library at basement level. The library comprises a first area within the curtilage of the original building (Area 1) and a second area built in 1990 as part of a side extension (Area 2).

The works comprise:

- increase one of the opening to the side alley by lowering the cill and replace the existing window with a new French door
- supply and install a timber door and timber glazed partition between Area 1 and Area 2

2. Assessment

The proposed internal works are minor and barely have any impact on significance as the plan form has been altered and fittings and fixtures removed. There would no removal of historic fabric to create new openings, but only recent fabric. The additional of the glazing and the doors between the two room will not have any significant impact on the special character of the listed building.

3. Conclusions

It is considered that the proposed alterations, prepared by Crawford and Gray Architects, are minor appropriate for the context and would not cause any harm to special architectural interest.

Therefore In terms of weighing any harm against the public benefits of the proposal, this proposal should be recommended for approval.