Lyndhurst House School

Design and Access Statement

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Introduction

This Design and Access statement has been prepared to explain the proposed alteration works to the Lyndhurst House School at 24 Lyndhurst Gardens, London NW3 5NW. The statement is to be read in conjunction with the application for Planning Permission and Listed Building Consent and the associated drawings.

This statement takes into consideration the advice by CABE entitled “Design and Access Statement” as well as the Camden planning guidance.

The proposal is informed by Camden’s guidelines both through analysis of the literature and documents.

Existing Building

24 Lyndhurst Gardens is a Grade-II listed house, part of William Willet’s Belsize Court Estate development of the 1880s, and in use since the 1940s as a school. The main alterations in this period have taken place in the basement and on the top floors, while several small side extensions and enclosures were built in the middle of the twentieth century, and one large new rear sports hall constructed in 2008. The house retains many of its original decorative features, including stained glass, high-quality decorative joinery and some decorative plasterwork.

The property is located in the Fitzjohns Netherhall Conservation Area at the time of its listing in 1999 the building had been described as:

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.

Proposed works

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 proposed 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

Use, Layout, Scale, Appearance

a) **Use** – the building is currently a preparatory school and the proposed development will provide some better facilities in the existing library

b) **Layout** – the proposed works will not significantly affect the layout of the building

c) **Scale** – the proposed works will not affect the scale of the building

Character and appearance of the listed building and the conservation area

All main historic internal features are to be retained. The proposed alteration works to the side extension is designed to match the materials and detailing of the main body of the house - the new French doors are to timber framed with period detailing to match the main building

Access and parking statement

No alterations to the current access and parking facilities are proposed.