

DESIGN AND ACCESS STATEMENT

FLAT 1 (GROUND & BASEMENT), 3 LYNDHURST TERRACE, LONDON, NW3 5QA



chartered
surveyors
and project
managers



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Photo of Reception Room (seat of fire) damage

1.0 Introduction

The following Design and Access statement has been prepared to support a listed building consent application submitted to the London Borough of Camden for like-for-like re-instatement of Flat 1, 3 Lyndhurst Terrace, Hampstead, NW3.

In late 2019 a fire originated in the Reception Room of Flat 1, 3 Lyndhurst Terrace, a Grade 2* listed property. Significant damage resulted to the reception room and various other rooms were damaged by either smoke, heat, water or a combination of each.

This proposal seeks approval for the like-for-like re-instatement of all damaged areas. In summary re-instatement works are proposed to include:

- Professional cleaning of all areas affected by the fire.
- Sealing of smoke damaged surfaces to be redecorated (Zinsser BIN or equal).
- Like for like redecoration of smoke damaged surfaces and like for like re-instatement of wall coverings.
- Specialist repairs and decorations to original decorative features including 'Musical Muses' coving in the reception room, decorative coving in the hallway and decorative features above 'hallway' doors. Refer to Crick Smith report for full details.

- Limited mechanical/electrical works associated with the above.

This document is to be read in conjunction with the planning drawings, application and specialist reports.



Indicative Location of 3 Lyndhurst Terrace. Source: Google Maps

2.0 Site Context

2.1 3 Lyndhurst Terrace, NW3

3 Lyndhurst Terrace is located in the London Borough of Camden.

The area surrounding Lyndhurst Terrace is predominantly residential and the property is in close proximity to Hampstead Underground station.

The extent of damage caused by the fire within the property has been set out in drawing PL-R.01 (Lower Ground Floor & Ground Floor Smoke Damage Extent Plan) appended to the application.

3.0 Planning Context

3 Lyndhurst Terrace is a Grade 2* listed property, located in the centre of the Fitzjohns Netherhall conservation area within the London Borough of Camden. The building is a gothic semi-detached house c. 1864-5 by John Burlison, aided by Alfred Bell of Clayton and Bell since split into flats. The interior was not inspected at the time of listing, but it was noted that “surviving interior decoration is of fine quality, including fireplaces, stained glass and good surviving scheme of painted wall decoration”.

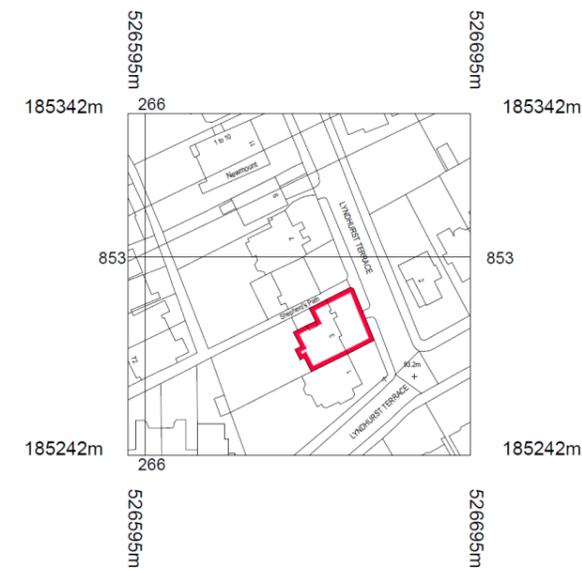
4.0 Design and Access Statement

4.1 The Brief

This proposal seeks permission for the like-for-like re-instatement of all areas which have been damaged by the fire. This application relates to the internal re-instatement of Flat 1 (Ground and Basement) 3 Lyndhurst Terrace. No external works are proposed. It is noted that small sections of stained glass within reception room lancet windows immediately adjacent the seat of the fire are likely to require repairs.

No alterations to existing floorplans or additional flat area is to be included in the refurbishment.

Sensitive repairs and reinstatement of damaged decorative details will have the primary aim of reinstating all areas on a like-for-like basis. All existing lancet windows will be retained with isolated repairs. Crick Smith (Architectural Paint Historian) were commissioned to undertake a detailed investigation/report setting out items considered to be original features and the relevant cleaning/repair methodology of any such features.



Site Location Plan outtake



Musical Muses reception room frieze post fire

4.2 Room by Room Proposed Outline Scope of Works

The below outline scope of work is to be read in conjunction with tmd Building Consultancy drawings and the Crick Smith (Architectural Paint Historian) specialist report.

Reception Room (Room 01)

- Professional decontamination/smoke cleaning including specialist cleaning of decorative 'Musical Muses' coving.
- Sealing ceilings and walls with appropriate sealant.
- Like for like re-instatement of wall coverings, decorations generally, cornice repairs, archway infill, new door, new radiator cover, parquet flooring and repairs to joinery.
- Specialist repairs/decoration to 'Musical Muses' coving.
- Fire stopping (separation) to ceiling.

Hallway (Room 02)

- Professional decontamination/smoke cleaning.
- Sealing ceilings and walls with appropriate sealant.
- Like-for-like reinstatement including re-decoration of walls / ceilings, archway infill, wall coverings and repairs to joinery.
- Specialist repairs/decoration to feature items.

Drawing Room (Room 03)

- Professional decontamination/smoke cleaning.
- Isolated specialist redecoration (where deemed necessary following cleaning works).

Study (Room 04)

- Professional decontamination/smoke cleaning
- Sealing ceilings and walls with appropriate sealant.

- Like-for-like re-instatement including re-decoration of walls/ceilings and joinery.

Entrance Area

- Professional decontamination/smoke cleaning
- Sealing ceilings and walls with appropriate sealant.
- Like-for-like re-instatement including re-decoration of walls/ceilings and joinery.

Stairs to Lower Ground

- Professional decontamination/smoke cleaning.
- Like-for-Like re-instatement including re-decoration and new wallpaper.

Works Generally

- Mechanical / electrical works associated with the above.

4.3 Design Statement

Following the fire, the re-instatement of Flat 1 (Ground and Basement) 3 Lyndhurst Terrace is proposed to be on a like-for-like basis. Minor alterations and amendments will be required to the building in order to ensure that existing 'damaged' components comply with current Building Regulations.

Appearance: the photographic record and Matterport Survey discussed in Sections 4.5 and 4.6 will enable assist with ensuring

4.4 Access Statement

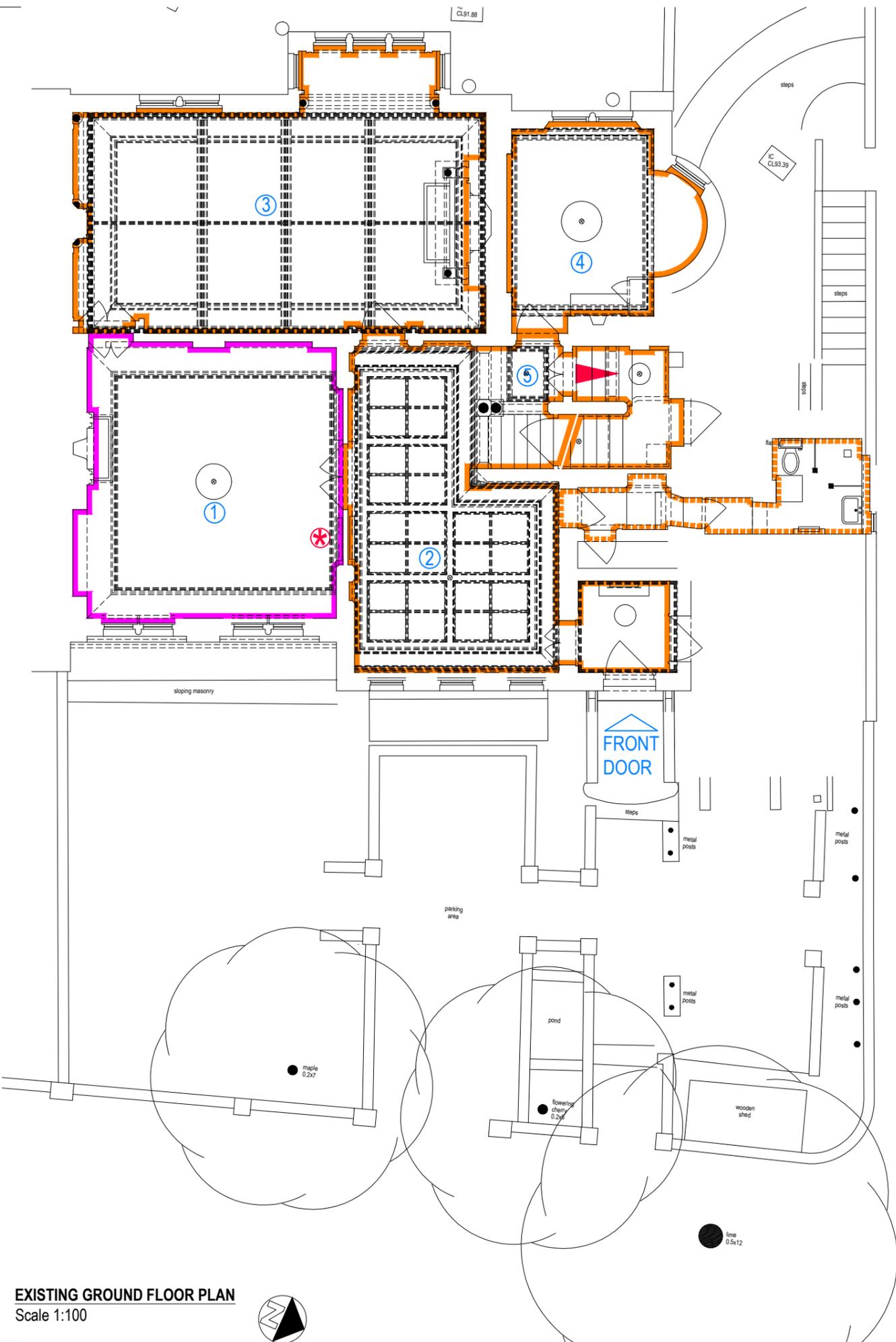
No changes are proposed to access for occupant/users of the building or those engaged in the provision of services/utilities.

Proposed works are on a like-for-like basis.

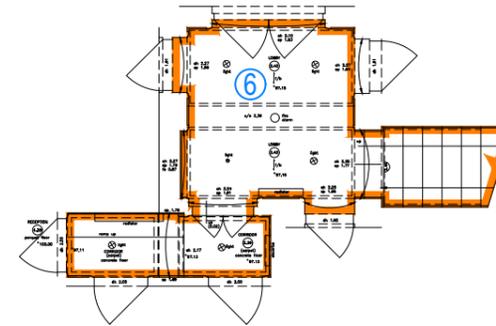
5.0 Drawings

5.1 Drawings Submitted with Application

- PL-R0.1 Existing Lower Ground & Ground Smoke damage Extent Plans
- PL-R1.1 Existing Room 1 Reception Room
- PL-R1.2 Proposed Room 1 Reception Room
- PL-R2.1 Existing Room 2 Hallway Room
- PL-R2.2 Proposed Room 2 Hallway Room
- PL-R3.1 Existing Room 3 Drawing Room
- PL-R3.2 Proposed Room 3 Drawing Room
- SLP-01 Existing Site Location Plan



EXISTING GROUND FLOOR PLAN
Scale 1:100



EXISTING LOWER GROUND FLOOR PLAN
Scale 1:100

KEY

-  POINT OF IGNITION (ELECTRICAL ITEM)
-  STAIR DOWN TO LOWER GROUND
-  ? SMOKE DAMAGED ROOM
-  ? SMOKE DAMAGED ADDITIONAL AREA
-  FIRE DAMAGED ROOM

PLANNING ISSUE	02.11.2020		
revisions			
PLANNING ISSUE			
MR NEWMARK			
One Bridge Wharf 156 Caledonian Road, London N1 9JU Tel: 020 7636 6633			
Threeways House 36 George Street, Oxford OX1 2BJ Tel: 01865 260 600			
e-mail: info@tmd-surveyors.co.uk www.tmd-surveyors.co.uk			
Project			
3 LYNDHURST TERRACE			
LONDON			
NW3 5QA			
PLANNING SET			
Drawing:			
EXISTING			
LOWER GROUND & GROUND FLOOR			
SMOKE DAMAGE EXTENT PLANS			
Scale:	Date:	Drawn By:	Checked By:
1:100@A3	MAY 2020	GAW	SPG
Job No.	Dwg No.	Rev'n	
10362	PL-R0.1		

6.0 Appendix

6.1 Photographs & link to Matterport Survey

PHOTOGRAPHS

3 LYNDHURST TERRACE, NW3



The below pages include record photos and photos taken following the fire for information only.

Refer to Architectural Paint Historican (Crick Smith) report for their detailed research/analysis on features and finishes generally.



Source: Historic England Archive

Photo 1 – Historic England Archive Photo. Source: Historic England



Photo 2 – Reception room pre-fire. Refer to Crick-Smith Report. Source: Zoopla



Room 1 – Musical Muses decorative coving post fire



Room 1 – Additional photo of Musical Muses decorative coving post fire



Room 1 – Damaged flooring to be removed and replaced with new



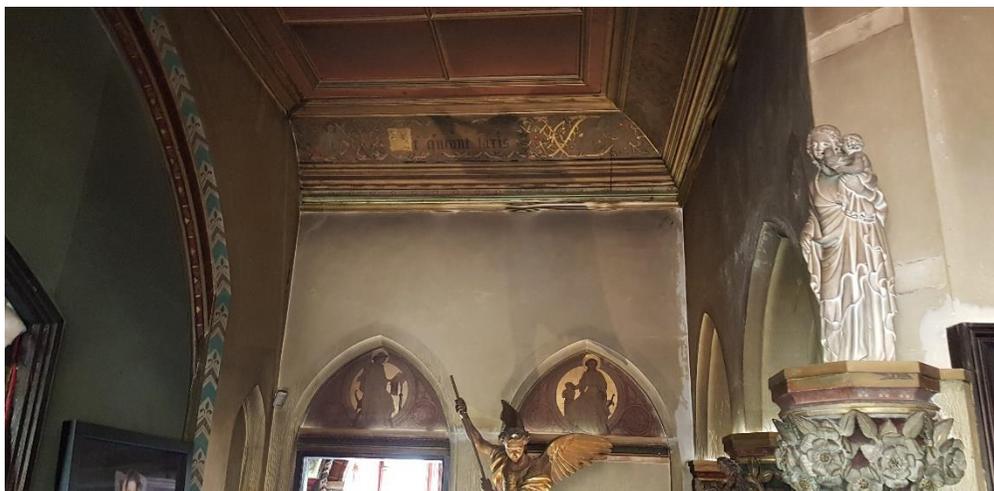
Room 1 – Metal stud infill to archway to be removed and re-instated with new



Room 2 – Wall adjacent Reception Room. Water damage and smoke staining visible



Room 2 – Wall adjacent Reception Room. Water damage and smoke staining visible



Room 2 – Example of smoke damaged decorative cornice and decorative details over door heads. Smoke damage visible to walls generally



Room 2 – Additional photo of smoke damage.

PHOTOGRAPHS

3 LYNDHURST TERRACE, NW3



Room 3 – Photo 1



Room 3 – Photo 2

MATTERPORT SURVEY



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<https://my.matterport.com/show/?m=fafNzTsqX1X>

PASSWORD: 3Lyndhurst

tmd LONDON One Bridge Wharf, 156 Caledonian Road, London N1 9UU T: 0207 636 6833 E: info@tmdbc.co.uk www.tmd-surveyors.co.uk
tmd OXFORD Threeways House, 36 George Street, Oxford OX1 2BJ T: 01865 260 600

DIRECTORS: Simon Gibb BSc MRICS ACIArb, David Copsey BSc (Hons) MRICS, Nick Mullineux BSc (Hons) MRICS,
Alex Dewhurst BSc (Hons) MRICS, Daniel Quinlan BSc (Hons) MRICS, Jo Shannon

CONSULTANT: Neil Sennett FRICS

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6.2 Design Team

Client *3 Lyndhurst Terrace Limited*

Project ager *TBC*

Project M&E consultant *TBC*

Principle Designer (CDM 2015) *TBC*

Structural Engineer *TBC*