

15<sup>th</sup> September, 2021

Site address:

Flat 2, 27 Lyndhurst Road,  
London,  
NW3 5PB

## **Flat 2, 27 Lyndhurst Road – Heritage Statement**

### **Location and Existing Property**

- The property forms part of the Fitzjohn's/Netherhall Conservation Area. The conservation area is mainly characterized by large hills and gradients and a rich mixture of architectural styles (neo-gothic, classical Italiante, Queen Anne, Jacobean, Domestic Revival and more).
- Trees, vegetation and generous front gardens all help contribute positively to the street scape within the area, as do gaps between properties that provide a pleasing rhythm along the frontage
- The conservation area is divided into sub areas. Lyndhurst Road belongs to Sub-area Two Rosslyn of the conservation area. Along this road are few landmark buildings such as Lyndhurst Hall and The Olave Centre. The semi-detached properties along this road were built around 1860-1890.
- No. 27 belongs to the southside of the road and was likely built around the 1890's. It's a four storey plus semi basement detached property, of neo-Georgian style, with a generous bay to the front elevation. The gable end outlines the roof form boldly and the large overhang of the eaves further adds to the grand stature of the dwelling.
- To the front, a mixed, traditional palette of materials; tile hanging; brick work well with each other. However, the timber detail to the top half of the property may have been hidden in the past. To the rear, the pallet becomes simplified dominated mainly by brick with some render.
- Circa 1982 plans were put in place to start the conversion of the property into several self-contained flats. This document and the associated application refer to Flat 2 on the lower ground floor of the right-hand wing of the property, a 3 bedroom 2 bathroom flat with private use of the garden.
- To the rear, the flat above Flat 2 enjoys a generous terrace, which creates something close to an outdoor room for Flat 2. The supporting wall for the terrace is somewhat of a faux façade with openings formed in the proportions of windows. Ultimately, this overhang results in some shading to the existing living area for Flat 2 and creates a dark, not particularly useful space that isn't quite inside or outside.

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- Applications / alterations related to the property include the formation of new windows, tree removal and extensions (including a recent extension to the immediate neighbour). Of particular interest is the historic application REF: 36849 for a lower ground floor extension which sought to extend in the same manner that is being proposed now.

## Design Proposed

- The proposed alterations bear no affect on the front of the property and have no impact on the character of the conservation areas streetscape. Simply, a rear extension to the lower ground floor flat is proposed to increase the living area and make better use of the space.
- The proposed extension works with the existing architecture and aims to be a relatively discreet addition that sits within existing volume that is created by the terrace for the flat above. This means that the proposal stays within existing building lines, and there is little to say about the mass as it is totally derived from the existing site
- One key driver is to get light into the relatively deep plan that currently suffers somewhat due to the terrace above. For this reason, large minimal framed glazing to the rear and side elevations of the extension are proposed and will be contemporary in contrast to the surrounding glazing.
- The opening to the rear aligns with the terrace access above and the division of the glazing takes influence from here with a clear division of three elements. Further, the division of the glazing is also a nod to the faux faced which also has three elements: openings and three windows above. This is clearly illustrated by the demolished lines on the proposed elevations.
- To remain in keeping with host dwelling, the extension shall be constructed of matching red brickwork. The proposed glazing would be dark grey aluminium to stay in keeping with it's contemporary design. The simple gesture of matching brickwork aims to create a tasteful balance between the traditional and contemporary

## Summary

Overall, the relatively simple proposal aims to enhance the property and make better use of what currently feels like wasted space that isn't quite inside or outside. In terms of design, the proposal stays respectful to the character of the conservation area and, despite having contemporary elements, such as the glazing, has clear influence from the existing architecture and surroundings. For these reasons, we kindly ask that this application is recommended for approval.

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