

Ref: The Black Lion, 274 Kilburn High Road, London NW6 2BY

### Heritage Statement

The Black Lion public house is situated on Kilburn High Road towards the Northern end close to the station links of Brondesbury and Kilburn.

The property dates from circa 1898 and is Grade II\* Listed. The features of special historic interest are predominantly the interiors to the main bar and dining room located on the ground floor. Deep gilded Adam style plaster friezes, ornate plasterwork ceiling with medallions and several gilded bas relief plaques by FT Callcot are on display. There is also an extension dining room lit by three large roof lanterns again with deep Adam style friezes at their base and similar detailing to wall frieze.

This application solely relates to the upgrading and reconfiguration of the fourteen guest bedrooms situated on the First and Second Floors. This is to enhance and improve their viable original use.

The plans aim to provide a positive strategy to conserve existing architectural elements. Any original architectural elements that remain on the upper floors; predominantly cornices, picture rails, ceiling roses and a number of fireplaces, will be retained and/or sympathetically repaired where necessary.

An original cast iron range fireplace "The Herald" T S Knight and Sons of Great Portland Street can also be seen in one of the rooms and again this will be retained in its current location.

Any original fixtures, such as fitted wardrobes, will be retained.

The proposals require the removal of most of the existing modern added shower rooms, bathrooms and mezzanine levels which are incongruous to the original interior. Newly formed wet areas will be distinct from the original detailing and provide a less jarring intervention within the rooms.

Attempts have been made to retain existing doorways where possible and to make as few alterations to original walls as possible whilst making the rooms more suitable to modern facilities.

Existing services will be utilized as far as possible to avoid alterations to existing detailing.

There are no proposed alterations to the fenestration or the exterior, simply decorative upgrading to the existing.

Our client has recently taken over the property and wishes to enhance its standing within the community as a building of local and historic interest, preserve it and encourage and develop its use for the community.

We consider there to be no substantial harm to the heritage asset or loss of any significant elements to the property.