



41 LYNDHURST WAY

Peckham SE15 5AQ

HERITAGE STATEMENT

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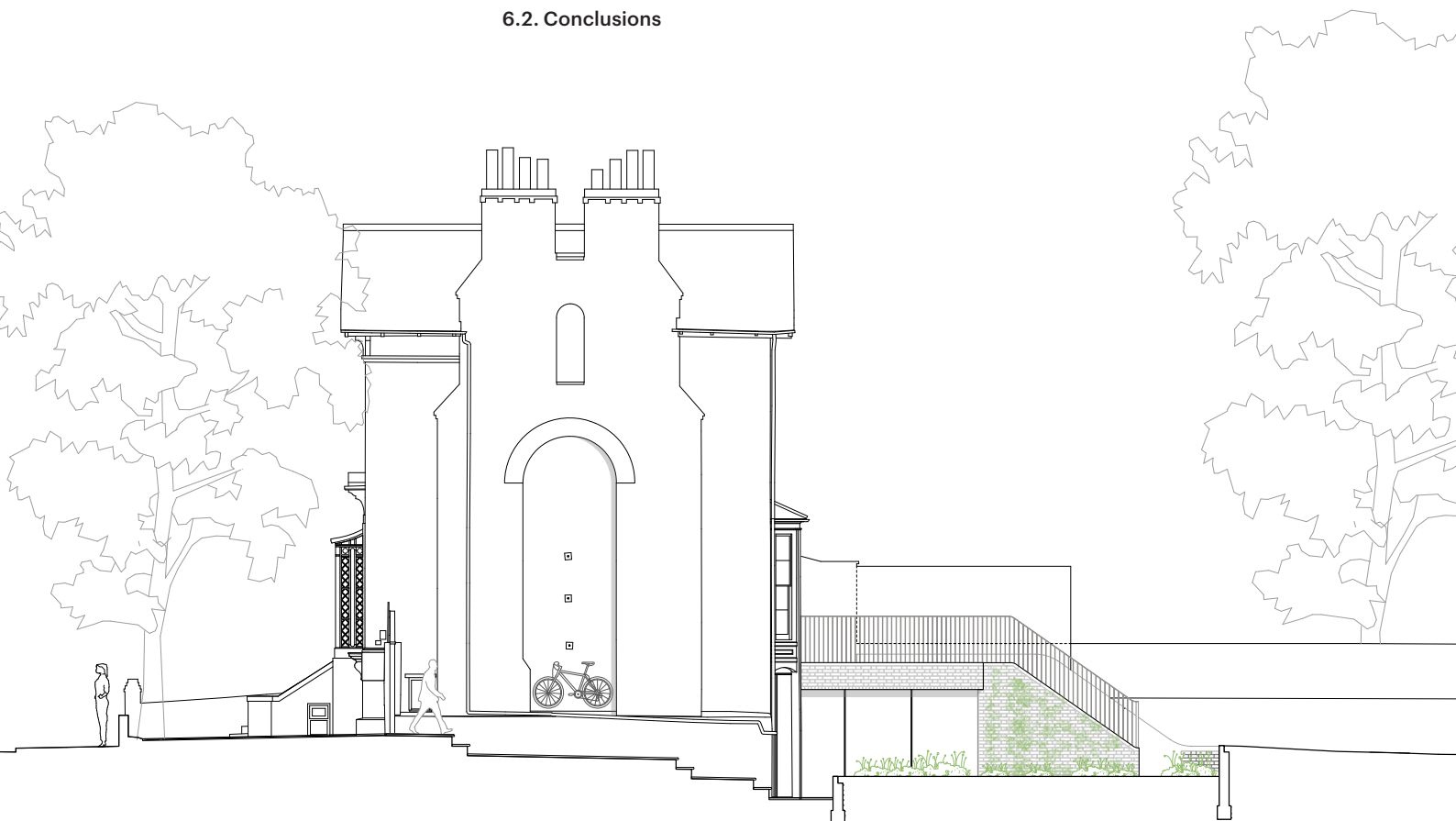
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1. Introduction

1.1. This Document

The following Heritage statement has been prepared by KnoxBhavan Architects to accompany the planning application for the proposed alterations at 41 Lyndhurst Way.

The application supported by this heritage statement is of a nature and scale of two recent listed building consents: 22/AP/4273, consented 16/02/2023; and 21-AP-4742 consented 03/03/2022. A new full application is being lodged for completeness, to make clear the minor alterations to the design from previous planning application/permissions.



Figure 1 - 39-41 Lyndhurst Way,
London Metropolitan Archives,
1968

1.2. KnoxBhavan Architects

KnoxBhavan Architects have a reputation for highly crafted and considered buildings that complement and enhance their context. They have experience across Southwark and London working with listed buildings in sensitive contexts.

2. Statutory History

2.1. Planning History

2006 - 06/AP/0367 - Approved

"Replacement of roof light at the rear of the building, reduction in size of opening between the kitchen and dining room, replacement of the double door to the rear of the property with a sliding door, new kitchen window in rear elevation, and alteration to rear wall profile."

2013 - 13/AP/2294 - Approved

"Make opening through dividing wall between front and rear rooms at lower ground and upper ground floor levels."

2022 - 22/AP/3512 - Refused

"Removal of wall at lower ground floor level and replacement of stair wall at raised ground floor level with handrail to match"

2022 - 21/AP/4742 - Approved

"Replacement rear extension with glazed structure and increase width of opening to rear garden patio."

2023 - 22/AP/4273 - Approved

"Internal alterations at lower ground level, including the creation of a new opening between hallway and kitchen, addition of winders to lower range of stairs and insertion of under-stairs storage"



Figure 2 - Lyndhurst Way, SE15

2.2. Listing

41 Lyndhurst is a grade II listed building as a pair with no39.

It's listing is described as follows:

Pair of semi-detached villas. Mid C19. Brick in Flemish bond with stucco facing to basement and stucco dressings. Insets with gable facing roofs of slate. Italianate style. 2 and 3 storeys over basement. One window each with recessed entrance range of one-window range to each unit. All openings are flat-arched unless otherwise stated. Up parapeted steps to paired entrances set under wood porch with concave metal roof: trellis and frets of original design remaining to No.39. Single window above each entrance, their lintels intersecting eaves' band; lean-to roof over entrance range below principal roof of the pair. To left and right of the entrance ranges a 3-storey gable facing pavilion, projecting well in front of entrance; each pavilion has full-height corner pilasters. Gable eaves have short returns which form a cornice block for each corner pilaster. The ground- and 1st-floor windows of each gabled pavilion are set into a 2-storey, stucco aedicule consisting of eared and shouldered architraves. Round-arched window to gable. Windows have projecting sill, those to 1st floor with cast-iron flower guards. Entrance to rear yard to side, set in single-storey shed. Stacks to returns. INTERIOR: not inspected. Nos 21-41 (odd) (qqv) form a group.

2.3. Conservation Area

41 Lyndhurst situated in the Holly Grove Conservation area:

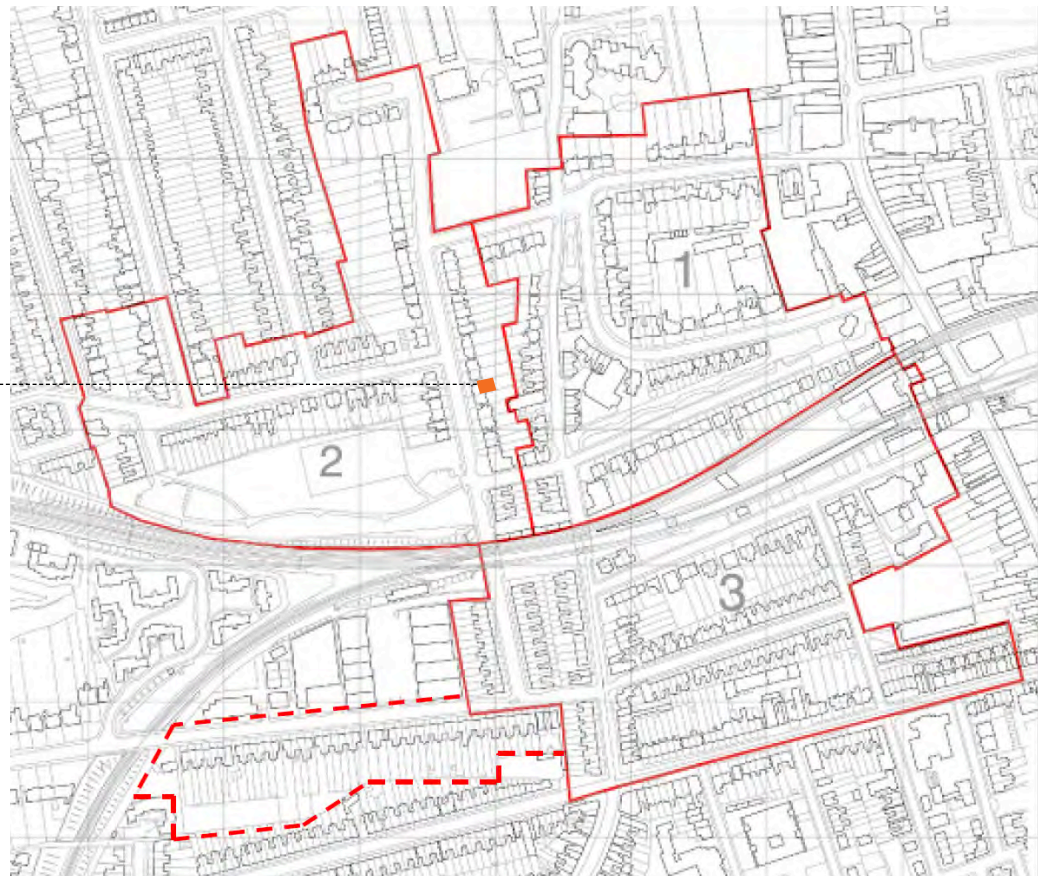


Figure 3 - 41 Lyndhurst Way in Holly Grove Conservation Area

3. Site History

3.1. Historic Overview

The history of 41 Lyndhurst way has been extensively researched and documented by Angela Downie, London House Histories. Further heritage assessments have been carried out by Charles Wagner as a supporting document to the 2023 approved application - 22/AP/4273.

Downie describes the creation of Lyndhurst Way:

Lyndhurst Way, formerly Lyndhurst Road, was laid out for building in the late 1830s. Its name commemorates the first Baron Lyndhurst, a lawyer and politician who was three times Lord High Chancellor. Nos. 39 and 41 are a pair of semi-detached villas, built in the 1840s in an Italianate style, most probably to a design by Greenway Robins, the architect and developer of Lyndhurst Square.

Steps lead up to paired entrances set under a porch with trellis and fretwork of the original design. To the left and right of the entrance ranges a three-storey gabled pavilion. The houses were listed Grade II in 1998.



Figure 4 - Lyndhurst Road (now Lyndhurst Way), showing No. 41, c.1905 - Southwark Archives

Figure 5 - 'View south side Lyndhurst Square, Peckham', published by Greenway Robins, architect, 1840 (Lambeth Archives)



3.2. Changes over time

It is understood that 41 Lyndhurst way has had multiple owners across the years, as a single dwelling and multiple dwellings when the building was sub-divided into flats. The internal partition wall between the lower ground floor and upper ground floor staircase is un-original and evidence of the split dwelling history of the property.

It appears that a structure to the party boundary all between 39 and 41 originally existed, measuring approximately 8m from the rear elevation of the building. This is likely to have been part of the servant's quarters on the lower ground floor and has since been removed. A small wc extension to the rear elevation still exists, although is likely an unoriginal feature.

Despite extensive bombing in the area during the Second World War, 41 Lyndhurst way remains largely original, particularly externally as described in it's listing designation (see 2.2).

The lower ground floor and upper ground floor have had openings added between the front and rear rooms, to create open plan living. The lower ground floor has seen the most alteration over the years, with existing flooring replaced and modern built in kitchen.

41 Lyndhurst Way

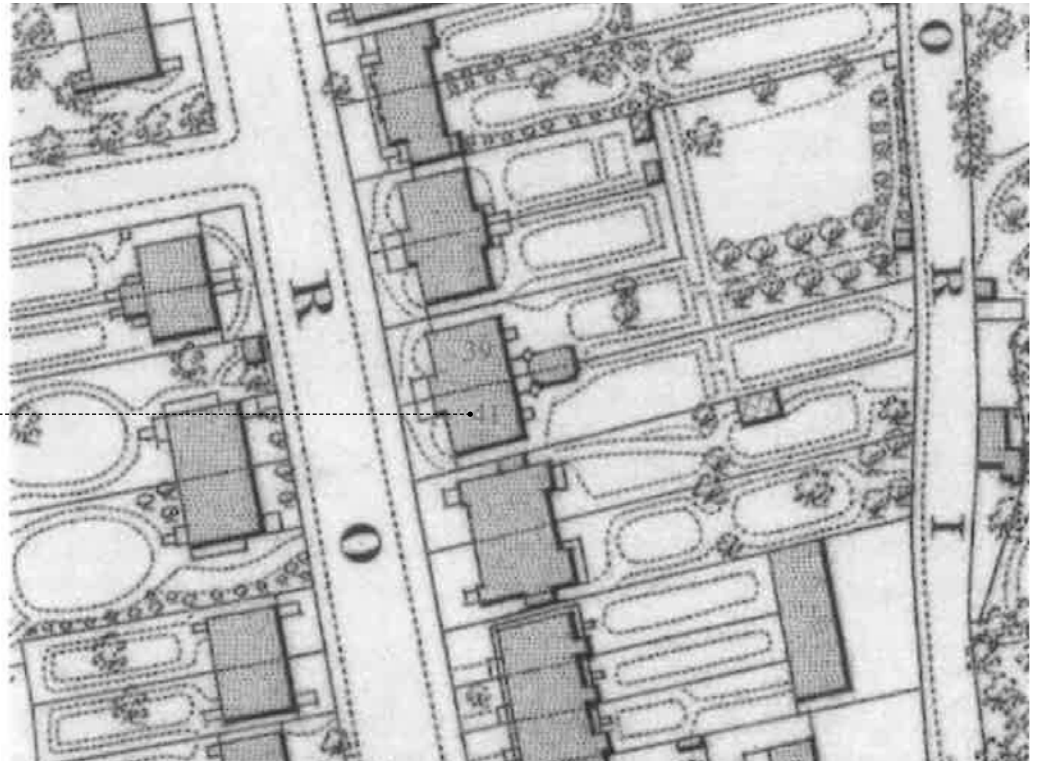


Figure 6 - Ordnance Survey, 1869-71.

41 Lyndhurst Way

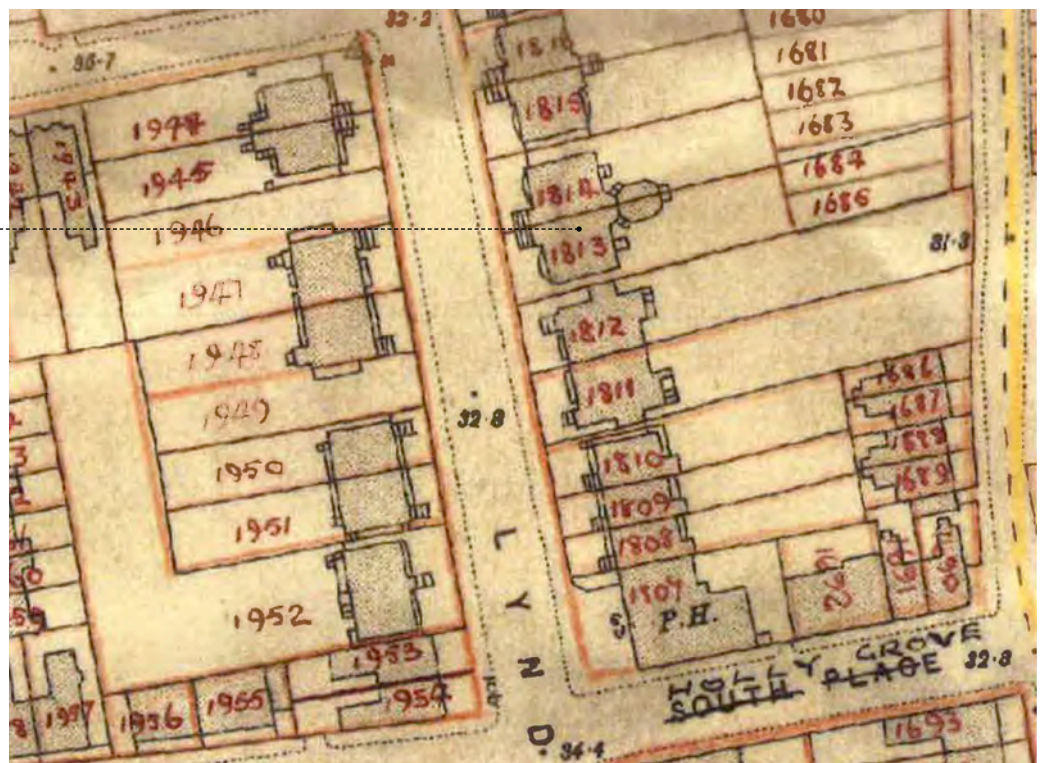


Figure 7 - Record sheet plan London XI 47, 1910



41 Lyndhurst Way

Figure 8 - WW2 Bomb damage Lyndhurst Way

Key: black - total destruction; purple - damaged beyond repair; dark red - seriously damaged, doubt if repairable; light red - seriously damaged, but repairable at cost; orange - general blast damage, but not structural; yellow - blast damage, minor in nature; light blue - clearance areas; light green -- clearance areas; large circle - V1 flying bomb; smaller circle - V2 long-range rocket.

4. Property Features

4.1. The Existing House

As described in officers report recommending approval of application reference 22-AP-4273, subsequently approved:

The Grade II listed property is arranged over four storeys, with three storeys above a basement / lower ground level and gardens to the front and rear. The property was constructed in an early-Victorian Italianate style during the 1840s at approximately the same time as the other semi-detached properties along Lyndhurst Way are also of ornate mid-19th century architectural styles. It forms a mirrored pair with 39 Lyndhurst Way and the two dwellings are listed as a group.

Externally the property maintains its historic hierarchy of architectural and decorative features, including the projecting gable bay with full-height pilasters to the front elevation and the heavy stuccoed aedicule surrounding both the ground and first floor windows. (1) Other external changes to the property include a rear closet at lower ground floor level to the rear façade, which was added during the interwar period. Consent has been granted under LBS ref. 21/AP/4743 to replace the closet structure, lower the floor level at basement and construct a garden room at basement level, however these works have not yet been completed.

Note (1): Extract originally read:

"The entrance porch would have originally been of a design to match that at 39 Lyndhurst Way, the current timber porch is a 20th century alteration to the property."

This line has been omitted as it is now understood that the porch to no39 is not original and matches no41 as an un-original feature.

Since the scope of works proposed here is limited, only the lower ground floor and staircase were inspected during the course of a site visit carried out on 13.01.2023. Internally, the property retains its original staircase and much of its internal cellular plan form, apart from the creation of openings in the spine walls at the upper levels (as indicated on the existing plans) and the removal of the spine wall at lower ground level to create an open plan kitchen / dining layout. Wall nibs and the down stand of the spine wall have been retained to retain a degree of understanding of the original plan form at lower ground floor level.

The significance of 41 Lyndhurst Way is comprised of its age and retention of external and internal architectural features which are characteristic of late Georgian / early Victorian suburban townhouses. The architectural form and decorative detailing of the mirrored pair of dwellings are good typical examples of the suburban gentrification of Peckham during the 19th century. They make a positive impact on the street scene of Lyndhurst Way and contribute positively to the character and appearance of the Holy Grove Conservation Area.



Figure 9 - Front and rear elevation (see drwg no 1005)

4.2. Internal Arrangement

Internally the building retains much of its original features. On the ground floor the spine internal wall between the front and the back room has been opened up. Skirtings, shutters and windows appear original.

The lower ground floor has been separated from the rest of the house by a partition wall between the lower ground floor and upper ground floor staircase, presumably added when the lower ground floor became a self contained flat. It is proposed to remove this partition and return the staircase to it's original arrangement.

At lower ground floor level the central wall between front and back rooms has been opened up as the floor above. The kitchen is floored in modern tiles and has a modern built in joinery. Overall this floor would historically have been less ornate than the above as it was likely servant quarters serving the rest of the house.

What original fabric there is in the lower ground floor is largely retained in this application, and opening alterations are as per the previous approved planning permission. The impact on the heritage asset is therefore no different to the already approved plans. The existing lower ground floor staircase is to be retained and extended as per the previous permission.

5. Proposed Alterations

5.1. Lower Ground Floor

At lower ground floor level the internal alterations to the existing fabric at 41 Lyndhurst Way are as per the approved drawings in application - 22/AP/4273. The existing staircase is to be retained and extended to meet the new lowered floor levels. A new doorway is to be made between the hallway and the existing kitchen as per the approved plans. The rear doors to the kitchen are to be widened and replaced.

Additional to the approved alterations (22/AP/4273) the new application proposes to replace the front elevation lower ground floor sash window with a like for like replacement double glazed sash with sill level lowered by 300mm or approximately 4 courses of brickwork. This is to suit the new (previously approved) lowered floor level. The change to the sill height is not visible from street level.

The rear extension footprint is amended as per drawing no 2101. A wet room is introduced underneath the proposed external staircase. The approved extension 22/AP/4273 in glass and metal has been redesigned in a London stock brickwork to match the original, with improved thermal performance and reduced overheating risk.

5.2. External Works

It is proposed to create a new window to the rear elevation at 2nd floor half landing level. This is to match the rear elevation of no31. It is also proposed to increase the size of the rear sash window at 1st floor half landing level. The new brick arch over is to match the existing arch. See drawing no 2301 for details.

It is proposed to clean brickwork on the front and rear elevation and to remove the white paint from the rear elevation brickwork to reveal the original brickwork.

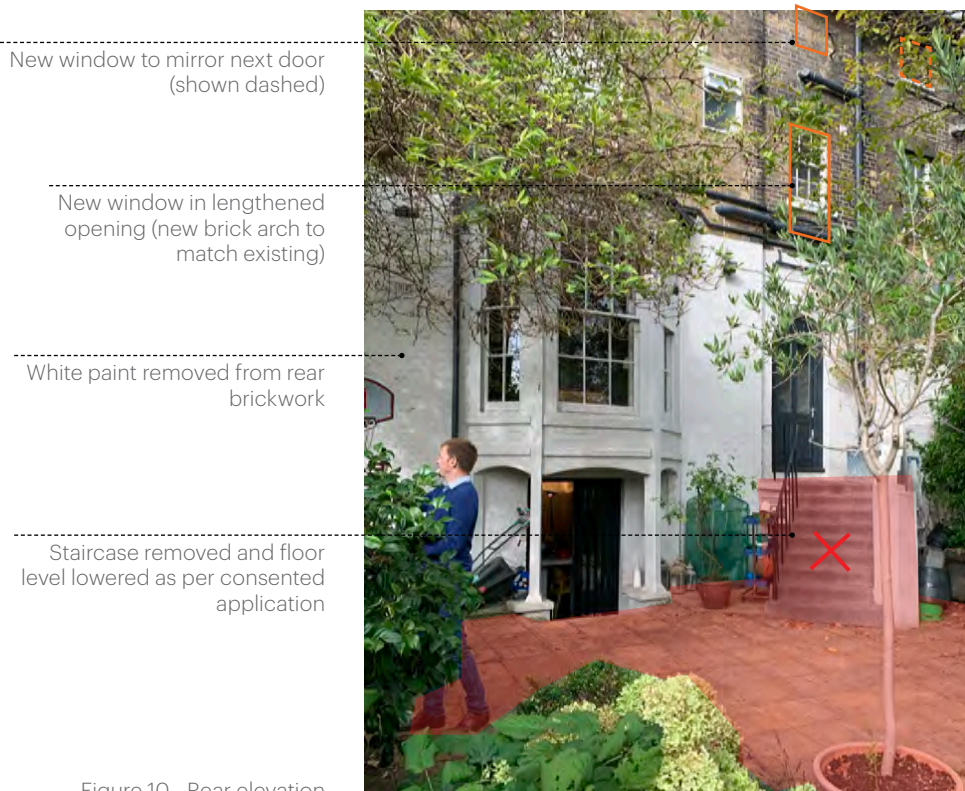


Figure 10 - Rear elevation

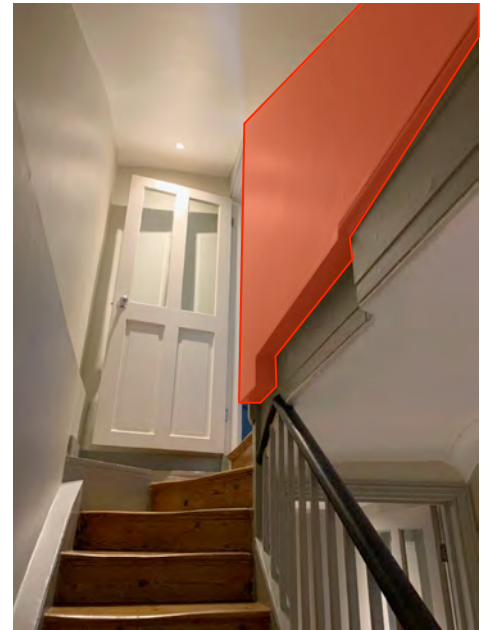
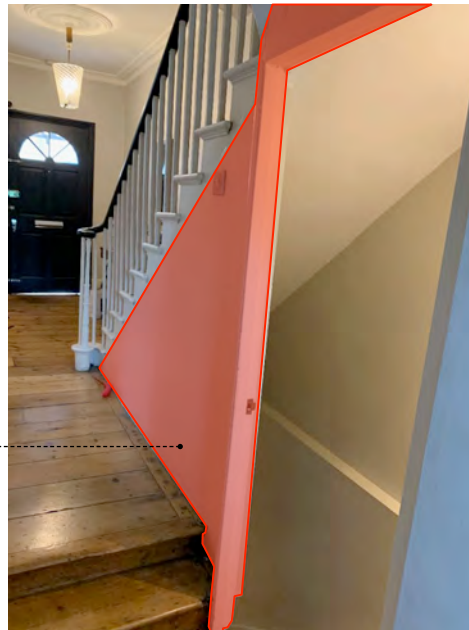
5.3. Staircase

As per planning application 22/AP/4273 the existing staircase is to be retained and extended to meet the new level of the lower ground floor. It is proposed to remove the partition wall between the lower ground floor and upper ground floor staircase and return the staircase to its presumed original arrangement. All as per drwg no 2500.

At first and second floor half landing level it is proposed to lower the existing floor level of the 'outrigger' rooms (currently laundry and shower) on the rear elevation to meet the level of the staircase half landings. There is no change to the arrangement of the existing staircase. All as per drwg no 2501. The intention is to improve the access/usability of the half landing spaces, without effecting the heritage character of the building.

Partition wall to LGF/UGF staircase removed to return staircase to original arrangement.

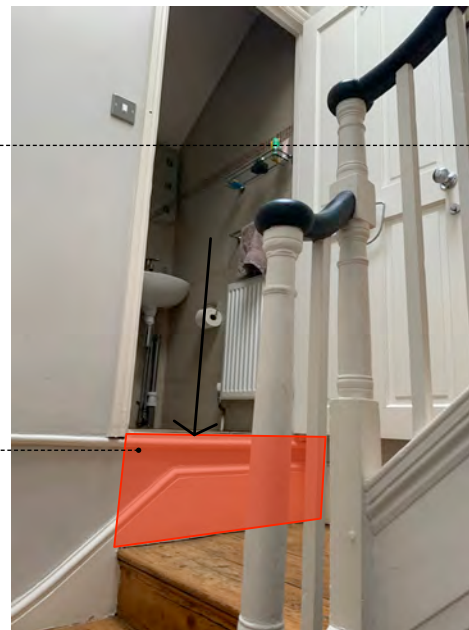
Figure 11 - UGF staircase (left)
Figure 12 - LGF staircase (right)



Existing partition wall removed at first floor half landing level, floor level in 'outrigger' lowered and window adjusted

Existing first floor half landing level, lowered in 'outrigger'

Figure 13 - Second floor staircase half landing (left)
Figure 14 - First floor staircase half landing (right)



5.4. Thermal improvements

It is proposed that existing single glazed windows to the building will be replaced with like for like double glazed windows. The profiles of the glazing bars and the arrangement of the windows will match the existing. The intention is to improve the thermal performance of the building, reducing its energy demands and future proofing the building. This will reduced the lifetime carbon emissions of the building without effecting the appearance and character of the listed building.

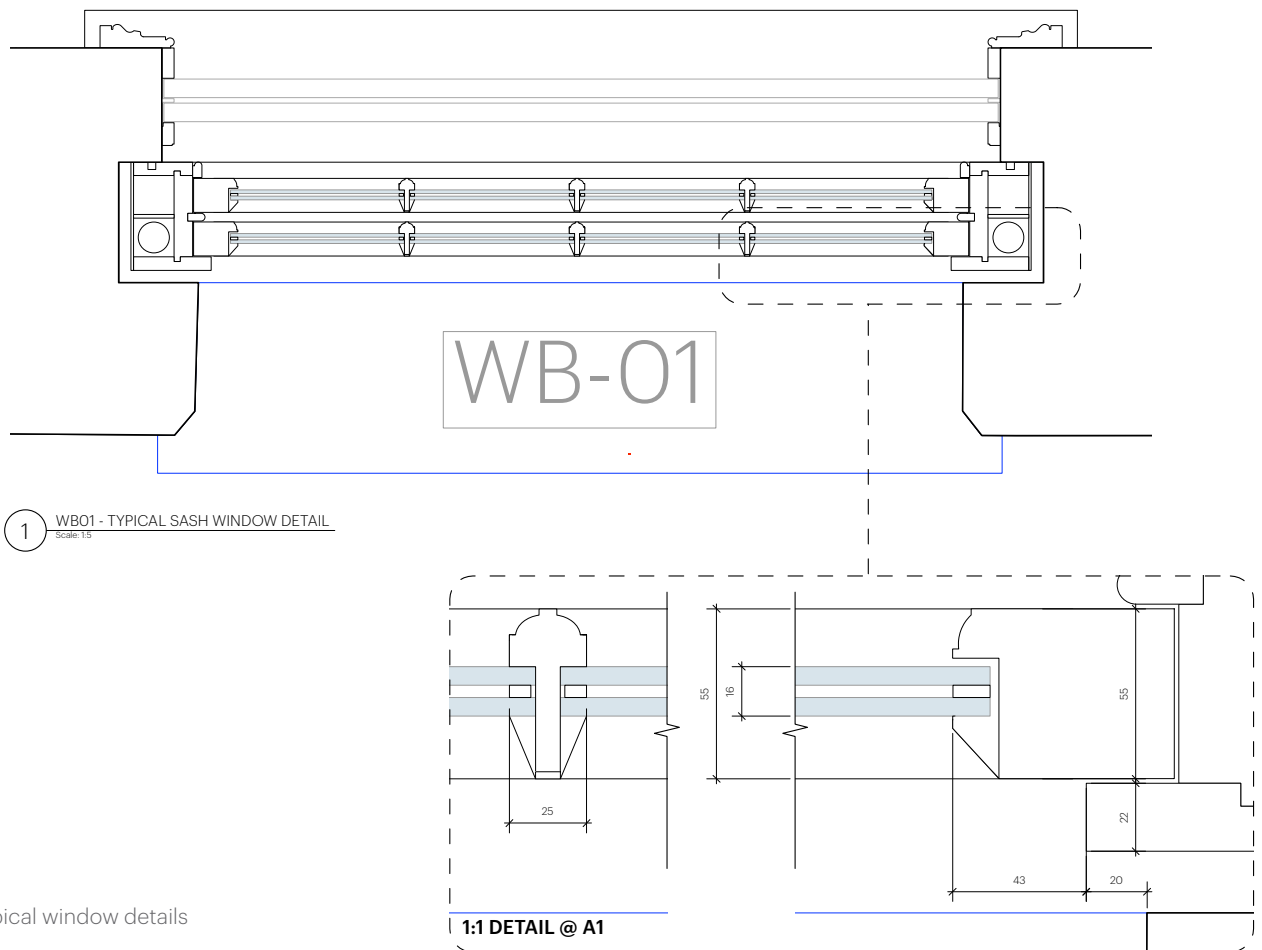


Figure 15 - Typical window details

6. Summary

6.1. Adjustments and Reasoning

The proposed works to 41 Lyndhurst way are in the same spirit and scale as those already approved in previous applications. The works to the internal of the lower ground floor are as has been previously approved.

The rear extension proposed in this application is marginally larger than the approved drawings, but not larger than the historic footprint of LGF structures in that position on the site. The new proposed extension (in London stock brick to match the existing brickwork) will have a reduced risk of overheating when compared to the approved plans.

The removal of the partition wall to the staircase at upper ground floor level will return the staircase to its original arrangement at this level. The existing lower ground floor staircase is to be retained and extended as per previously approved applications. The design requires no fire curtains adjacent to the existing staircase.

Adjustments to rooms off the first and second floor half landings will improve access and compliance of the existing staircase with building regulations. This improves the safety of the building. The floor zones being altered are tiled and un-original. The adjustment of these zones does not negatively effect the original features of the building.

Adjustments to rear elevations openings mirror the neighbouring building at 2nd floor level and match the style and detail of the existing building at 1st floor level. These changes do not change the quality or character of the listed building.

Overall the effect on the conservation area will be positive, with the front trellis porch returned to a more original construction, the brickwork cleaned and re-pointed as required and the windows upgraded with like for like double glazed windows. The building will continue to positively contribute to its surroundings and the heritage character of the area.

6.2. Conclusions

The application supported by this document respects and retains key heritage aspects of 41 Lyndhurst way. New additions to the building are of a nature and scale that has already been approved. Detailing and proportions of elements described in the application futureproof the building and reduce its energy demand whilst retaining the character and style of the existing listed building.

The significance of 41 Lyndhurst Way, derived by its age and retention of external and internal architectural features is preserved, and safeguarded for the future by the proposed application.