

## **Swains Lane Lodge, Swains Lane Hampstead Parapet wall removal and reinstatement.**

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### Introduction.

Harding Bond were instructed by London Borough of Camden to prepare a specification for the remedial work required to Swains Lane Lodge to eliminate the penetrating damp found to the Southern roof room and in particular the bay area.

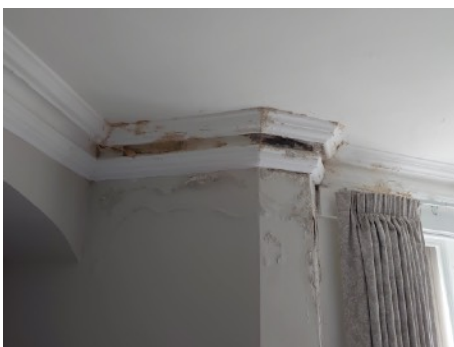
This document and the drawings have been prepared to seek Listed Building Consent and finally upon receiving Listed Building Consent the implementation of the required remedial work.

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### Nature of the proposals.

The current occupier of Swains Lane Lodge is understandably complaining about the penetrating damp found within this room, and upon review of the previous scheme for the building's renovation it was found that the existing parapet wall enclosing the flat roof was rebuilt circa mid 20th century using cement mortars on common fletton bricks.

The cement render is acting like a straight jacket and when the substrate moves the render cracks, allowing water to penetrate and manifest itself internally at cornice level, see attached photos.



A further issue is damp at low-level to this room. Again, the external wall has cementitious render from ground level to parapet which is likely to be bridging the damp proof course and with capillary attraction entering into the substrate causing damp internally.

It is therefore proposed the parapet wall be taken down externally to string level, rebuilt with bricks bedded in lime-mortar, and then rendered with a lime render.

The lower level damp works will require the render to be removed to sill/plinth height and be reinstated with a lime render commencing at DPC level up to sill/plinth level.

The cementitious tanking internally will also be removed, and a new traditional lime 'putty' render applied, and finished with a lime wash

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## Designation records for the heritage asset.

### CAMDEN

TQ2887SE WATERLOW PARK 798-1/6/1687 Lodge at Swain's Lane entrance and 10/06/54 attached railings, piers and gates

### GV II

Lodge house to Waterlow Park and Lauderdale House (qv). Mid C19. Stucco with strings at 1st floor sill level and below parapet. 2 storeys. Double fronted with 3 windows (right hand now blocked). Gothic style. Entrance with hoodmould and traceried panelled door. Square-headed windows with hoodmoulds and arched lights. Battlemented parapet. Gabled right hand return with single storey extension having 3-light canted bay window. Tall, enriched terracotta "Tudor" chimneys. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached elaborate cast-iron railings, gate piers and gates. Railings, on stepped wall, of foliated scroll design with row of spikes above. Granite piers with vermiculated panels and wrought-iron finials to foot and double vehicle gates. Gates of elaborate circular foliated design, with central lion mask roundels, set in rectangular frame with panels of cruciform pattern at base.

Listing NGR: TQ2856687004

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## Planning History.

A search on Camden Councils Planning Search tool found limited applications for this property. Indeed, the previous renovation works were not recorded.

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## Approach and methodology.

The use of cementitious products in a traditional building causes substantial problems to our historic building. The design theory was the walls would become wet and this moisture would evaporate using breathable materials such as lime, with the introduction of cementitious renders and modern paints, which are impervious, water gets trapped into the substrate and is forced into the building, causing the damp noted in the attached pictures. It is therefore important to remove these impervious materials and reinstate them with the traditional materials.

There are further implications, especially as timbers were often bedded into these walls, with the results leading to dry rot amongst other fungi.

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## Statement of the asset.

This lodge is a residence, and presumed constructed for a park/games keeper when the park was created.

It is early Victorian with castellated parapets, at some point in the past the lower section parapet wall was taken down, and rebuilt resulting in the loss of the castellated parapet.

The renovations that have previously taken place are having a detrimental affect on the lodge, and they need to be reversed to ensure this wonderful example of Victorian Gothic Architecture is preserved.

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## Significance of the asset.

There is little information available, either online or at the London Metropolitan Archive on this property, however we have found etchings in the British Museum Collection and London Picture Archive from circa 1844, showing this lodge.

The listing is again limited in description but does prize the chimney stacks.



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Impact on the significance.

The impact these works will have on this asset are to conserve and protect the property rather than let it suffer further with the use of these modern impervious materials.