

SWAINS LANE LODGE
SWAINS LANE, LONDON N6 6PL
AMENDMENTS TO CONSENTED PROPOSALS- INTERNAL

DESIGN AND ACCESS STATEMENT
incorporating Heritage Statement



Dec 2014

Revised 11.02.15

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- a Listed building consent for alterations, 28.11.14
 - b (Insulation details omitted)

1.0 INTRODUCTION

This document comprises the Design and Access Statement for revisions to the existing consent for alterations and repairs to Swains Lane Lodge. The lodge is Grade II listed and details of the historic context and existing building fabric are included in the Heritage Statement incorporated within this document.

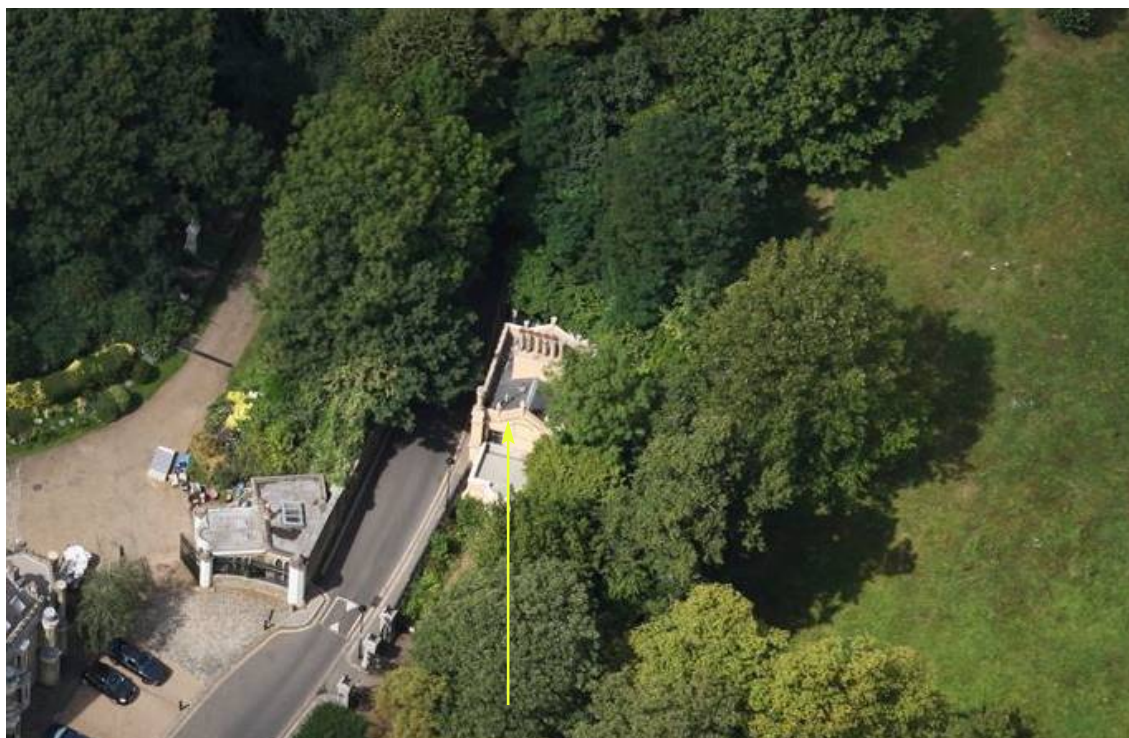
On 28.11.14 listed building consent was granted for the works described in the application dated 04.06.14 (2014/3733/L). The permitted works include:

- alterations to the ground floor study and kitchen to create a more usable kitchen and dining space
- alterations to the first floor bedroom to create a larger master bedroom with shower
- measures to deal with issues of dampness within the walls.

During the period of determination of the application, some alterations to the proposals were considered. These revisions are the subject of the current application, and include:

- ensuite shower room at first floor

Full details of the proposed works are include in the Design and Access statement June 2014, and are not repeated here. This statements covers the revised proposals only.



Swains Lane

Swains Lane Lodge

2.0 EXISTING BUILDING

Swains Lane Lodge is a Grade II listed building, thought to have been constructed around 1840. Its original use is not known. It is located within the current boundary of Waterlow Park, and is accessed directly from the pavement of Swains Lane. The building has been used as a residence and has established use as a dwelling house. Renovations and repairs were carried out in 1997 and included substantial repairs to the roof, damp proof works to the ground floor and various works to timber panelling and joinery items. Render repairs and external decoration were carried out in autumn 2014.

Structure

The building is built of load-bearing brickwork, rendered with a roman cement which has been patch repaired with cementitious render many times (this has been redecorated with a breathable mineral paint). There are three prominent chimney stacks with decorative terracotta chimney pots.

Roofs

The building has a pitched timber roof to the first floor, a small pitched roof to the north and a flat timber roof to the single storey living room to the south. The first floor roof void is accessible and the timbers (including purlins, ties and struts) are in a reasonable condition. The roof void is divided in two by the large central chimney stack, and is insulated with mineral fibre. The west pitch of the roof has a Velux skylight providing top light to the staircase. This light shaft was an original feature of the building, as shown by the plaster and lath finish.

Windows

The existing sash windows are in relatively good condition (these are not original). They have been recently weatherstripped, and were redecorated externally as part of the recent render works. Windows in the study and entrance hall have their original shutters which will be retained.

Floors

The ground floor is solid construction, with the majority finished in parquet which will be retained. The first floors are timber construction with varying sized joists. Original timber floor boards may remain and will be retained.

Internal doors

The original panelled doors survive. They have been overboarded in a fire resistant board which is to be removed. The rim locks and brass door knobs may be original and will be retained where possible.

Internal walls

The majority of the ground floor walls were rendered with a Sika render in 1997. First floor internal walls have been lined, at least in part, with lining paper. It is thought that some original lime plaster may remain internally to wall and ceilings, although some has been replaced with gypsum plaster and plasterboard. Any alterations proposed to the external walls will be carried out with a breathable lime plaster.

Timber panelling

Moulded timber panelling with trefoil motif detailing is present as a partition to the stairway in the entrance hall, underneath the bay window in the living room and as cupboards in the scullery.

Rainwater goods

Rainwater pipes, hoppers and gutters are generally cast iron. The first floor roof drains to lead-lined box gutters hidden behind castellated parapets.

3.0 HERITAGE STATEMENT

Listing

Swains Lane Lodge is Grade II listed. It was added to the statutory list in 1954. The listing describes the building as follows:

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 hood-moulds 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.

The building has previously been attributed to architect James Pennethorne, possibly designed as an entrance lodge to his house 'Elms Court', prior to the formation of Waterlow Park. However, there is no documentary evidence for this. What can be said is that the lodge is similar to one of the buildings designed by John Nash and James Pennethorne at Park Village West in 1830s (no. 17). The key differences are the less steep pitch of the roof and the addition of crenellations; many of the details though are similar, ie. the string courses, hooded mouldings, copings and finials. Another possibility is that the building was designed by Stephen Geary c. 1830 as part of the buildings associated with Highgate Cemetery



17 Park Village West, c. 1834-7



Swains Lane Lodge, recently redecorated

The Picturesque style

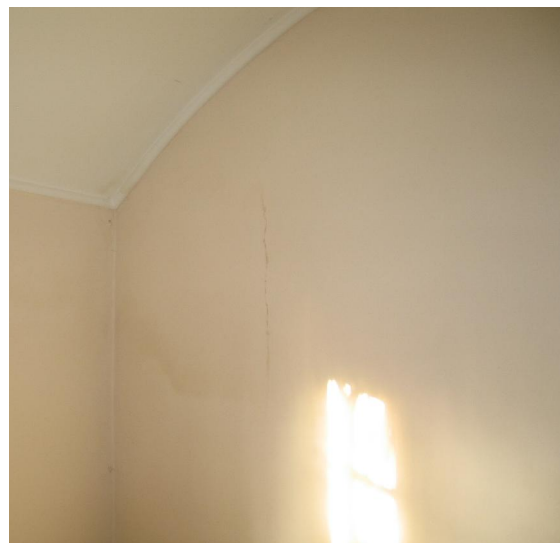
The houses at Park Village West, and Swains Lane Lodge were influenced by the Picturesque movement prevalent between 1780-1830, an artistic concept and style characterized by a preoccupation with the pictorial values of architecture and landscape in combination with each other. Enthusiasm for the Picturesque evolved partly as a reaction against the earlier 18th-century trend of Neoclassicism, with its emphasis on formality, proportion, order, and exactitude. In England, the Picturesque was defined in a long controversy between Sir Uvedale Price and Richard Payne Knight as an aesthetic quality existing between the sublime (awe-inspiring) and the beautiful (serene), and one marked by pleasing variety, irregularity, asymmetry, and interesting textures. John Nash was a pioneer in the use of the Picturesque in architecture, and had designed a series of country houses as castles.

4.0 PHOTOS

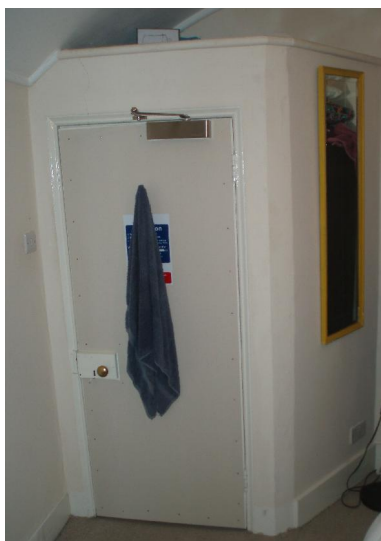
Photos of the parts of the building affected by revisions (bedrooms F02 and F03).



Bedroom F02 with barrel vaulted ceiling



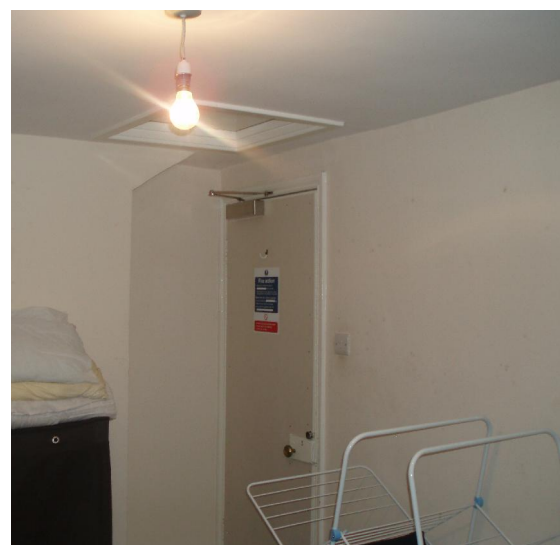
Bedroom F02, north wall to be insulated



Bedroom F02, lobby partitions to be removed (fireboard on original door to be removed, and door reused)



Bedroom F03, modern plaster repair (east external wall)



Bedroom F03 (fireboard on original door to be removed, and door reused)

5.0 REVISIONS TO THE FIRST FLOOR ALTERATIONS

As part of the approved works the lobby partitions that provide access to bedrooms F02 and F03 are to be removed, and the existing door opening between F02 and F03 widened. This will provide a direct connection between the two original small bedrooms but maintain most of the original partition so that the original room layout can still be read. These alterations improve the spatial arrangement of the first floor hall by providing a more simple and direct access to the new larger bedroom F02 which is otherwise too small as a bedroom space.

The proposed revision is for a new partition and door within room F03 to enable a separate shower room to be created. The drainage for the WC, shower and wash basin would be installed within the roof void of the single storey extension to the north. This will improve the functionality of the dwelling and make it more attractive to potential leasees.

DRAWINGS SUBMITTED WITH APPLICATION 2014/3733/L

As existing drawings	312_S_X02A	Existing first floor plan
	312_S_X03B	Existing section AA'
	312_S_X04A	Existing sections BB' and CC'
Approved drawings	312_S_P02C	Proposed first floor plan
	312_S_P03C	Proposed section AA'
	312_S_P04C	Proposed sections BB' and CC'

REVISED DRAWINGS SUBMITTED WITH THE CURRENT APPLICATION

Proposed revised drawings	312_S_P02E	Revised proposed first floor plan
	312_S_P03E	Revised proposed section AA'
	312_S_P04E	Revised proposed sections BB' and CC'

6.0 COMMENTARY ON THE PROPOSALS

The proposed revised first floor does not involve a significantly greater degree of alteration of the existing building than the consented scheme (2014/3733/L), and it is considered that the loss of fabric will not overly harm the character of the existing building.

As previously stated the removal of the lobby partitions from Room F02 improves the legibility of the barrel vaulted ceiling.

The new partition to Room F03 allows the existing door to F03 to be re-used.

The extract vent for shower room will be integrated with the whole house ventilation system already consented.

7.0 CONCLUSION

The proposed works are required to improve the spatial arrangement of the building to make it more suitable as a dwelling, and more attractive to potential leasees. The proposed alterations have been carefully considered to minimise the impact on the building, both in terms of layout and original building fabric.