

SWAINS LANE LODGE EXTERIOR
SWAINS LANE, LONDON N6 6PL

DESIGN AND ACCESS STATEMENT
incorporating Heritage Statement



Feb 2015

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1.0 INTRODUCTION

This document comprises the Design and Access Statement for minor alterations to the exterior of the building, further to recent redecoration. 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 2014/3733/L, dated 04.06.14. The permitted works include:

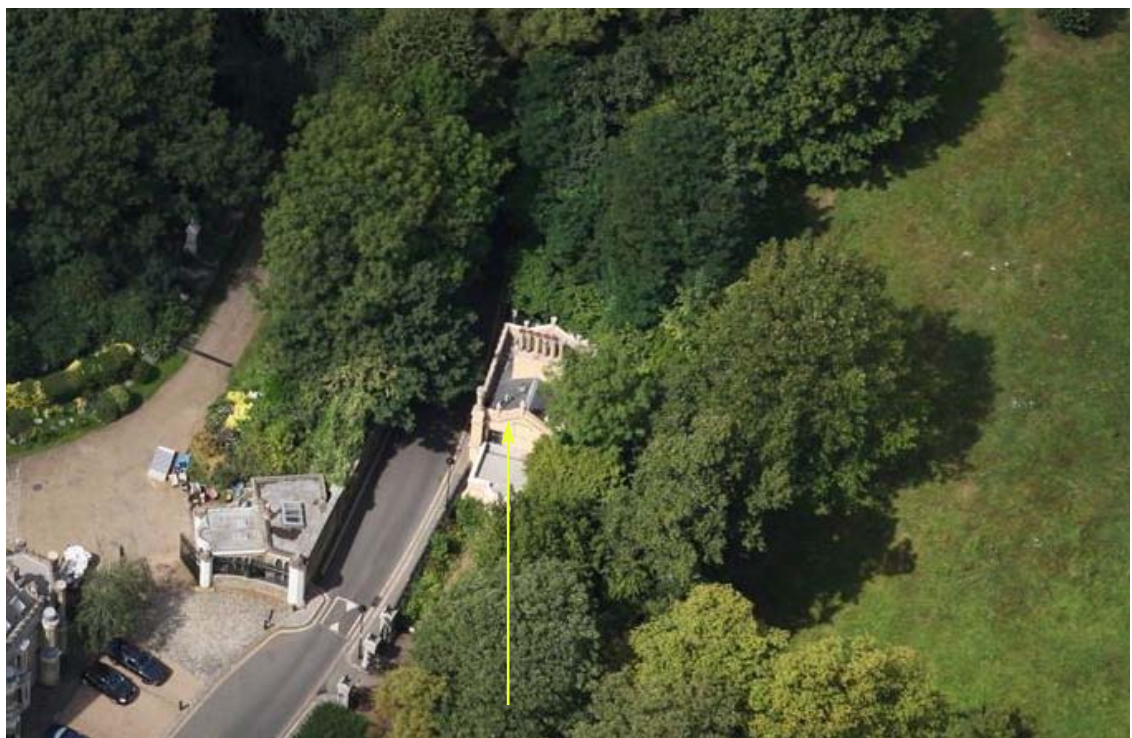
- alterations to the ground floor study and kitchen to create a more usable kitchen and dining space
- alterations to the first floor bedroom to create a larger master bedroom with shower
- measures to deal with issues of dampness within the walls.

During the period of determination of the application, some alterations to the proposals were considered. A further application for listed building consent in respect of the first floor layout was submitted on 12.01.15 (2015/0117/L).

The current application includes:

- external intruder alarm box
- revised location of external lights
- CCTV security camera
- TV aerial and sky dish
- replacement security grilles

These are necessary to make the property feel safe and secure from potential burglary, and to provide suitable provision for letting.



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 many times. 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) seem in a good condition. The roof void is divided in two by the large central chimney stack, and is insulated with mineral fibre (some of which has been disturbed). 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 will remain internally to wall and ceilings, although some may have been replaced with gypsum plaster. 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 gutters hidden behind castellated parapets.

Photos of existing building prior to recent redecoration (2014)



1 East elevation (prior to redecoration works)



2 Bust on east elevation (prior to redecoration)



3 Part North elevation (prior to redecoration)



4 Light fitting, east elevation (prior to redecoration)



5 North elevation (prior to redecoration works)



6 South elevation (prior to redecoration works)

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.

History of the building

The original purpose of the building is not known. It 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, although the lodge is similar to one of the buildings designed by John Nash and James Pennethorne at Park Village West in 1830s (eg. no. 17). Another possibility is that the building was designed by Stephen Geary c. 1830 as part of the buildings associated with Highgate Cemetery.

The terracotta chimneys, manufactured at the time of the Great Exhibition of 1851, were a later addition to the building. The other alteration discernable from an print of 1842 is the loss of the crenellated parapet to the single storey south elevation, which has been rebuilt as a solid parapet.

The Picturesque style

Swains Lane Lodge is 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 designed a series of country houses as castles, as well as lodges and cottages in the Picturesque style.



Swains lane Lodge, 1842



East Cowes Castle by John Nash, 1798- 1802

4.0 PROPOSED WORKS

The proposed works affect the appearance of the existing building. This needs to be viewed in the light of the appearance of the building prior to recent works to redecorate the building (see photos on page 3).

Security

Prior to August 2014 the building had suffered from attempted burglary and graffiti. This had led to the following being installed:

- security grilles to all windows
- 4no. security lights and external black armoured cabling

These were removed to enable repair and redecoration of the external render. The light fittings have been retained for re-use. However, as part of the current application it is proposed to install:

- 2no. smaller light fittings, with cabling run internally
- install 2no. new security grilles, set into the reveal of the buildings, to the concealed east elevation only

These are both on the east elevation the building which is shielded from public view, and where potential attempted break-in is most likely to occur. The building is in a location where it does not benefit from overlooking from any other dwellings, and it is anticipated that potential residents will require these security measures in order to feel secure. It is proposed to install an intruder alarm, with a visible alarm box to deter burglars, and a CCTV camera for the same reason.

TV aerial and Sky dish

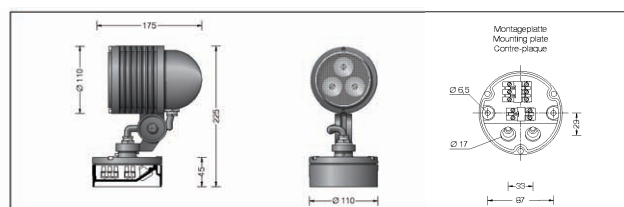
The existing TV aerial is located within the roofspace, but this does not provide good reception. In order to be able to let the property, it is proposed that a new TV aerial is located outside the roof, but concealed by the high parapet walls. The proposed location will not be visible from the surrounding area. Approval for a sky dish in the same location is also sought, as it is anticipated that the tenant will want to install this.

Drawings submitted with this application

312_S_X1250A, 312_S10, 312_S_P06C, P07C, P08B, S_31_01.



Proposed BEGA light fitting



Lamp

LED 5000 K
Connected wattage
Lamp luminous flux
Colour rendering index
BEGA Article No.

12 W
17 W
1200 lm
 $R_a > 70$
LED-0166/750

LED 4000 K
Connected wattage
Lamp luminous flux
Colour rendering index
BEGA Article No.

12 W
17 W
1000 lm
 $R_a > 80$
LED-0166/840

Article No. 7502

Colour temperature 5000 K.
Also available with 4000 K on request.
5000 K – article number
4000 K – article number + **K4**
Colour graphite, white or silver
graphite – article number
white – article number + **W**
silver – article number + **A**

5.0 COMMENTARY ON THE PROPOSALS

The proposals are set out in Section 4 above. The following is an assessment of the impact of the alterations proposed on the listed building.

Removal of original fabric

The proposals result in no loss of original fabric.

Alterations to original fabric

The proposals result in no loss of original fabric.

New construction and additions

Two new steel framed security grilles to two windows are proposed on the east elevation, replacing those existing prior to redecoration. These will be painted black to match the existing windows, and will have minimal impact on the appearance of the existing building. The windows are not visible from the public realm, which is the reason why security grilles are still required to these two ground floor windows; grilles to 12no. other windows have been removed.

Proposed services

LIGHTING

The previous light fittings were large and bulky, and had been wired externally with unsightly black armoured cable (see photo on page 3). One of the fittings was immediately adjacent to the bust on the east elevation.

After redecoration the need for lighting has been reassessed, prior to refitting the existing lights. External lighting is required as a security measure, to enable this area to be lit at night if required, and for access around the building at night. It is not proposed to refit the light fittings on the north and south elevation of the building, as these areas are lit to some extent by the nearby street lights. However, external lighting is to be retained to the east elevation, with the following improvements:

- better siting, with a symmetrical arrangement
- fitting moved away from bust
- existing fittings replaced with smaller fittings (BEGA 7052 as shown on page 5)
- wiring will be routed internally avoiding cabling on the face of the building

The lights will be switched internally and only used when required. They are located above the ground floor windows out of reach from possible interference. The light will be directed downwards, and will light the pathway and area immediately adjacent. Mounting the light fittings on the building is the most practical solution and will limit the amount of light spillage.

SECURITY

The lodge is located immediately adjacent to Waterlow Park. It is not possible to provide a completely secure boundary fence to the property, due to the consideration of the setting of the existing building, and it would be possible to gain access to the property from the park without difficulty. For this reason, it is necessary to provide deterrent against unauthorised access. This is proposed to be achieved by a CCTV camera on the east elevation, and an intruder alarm sounder box on the north elevation.

Both need to be visible to act as a deterrent, but will be selected in order to keep the size to the minimum and the colour subdued.

Effect on the appearance of the building

Since redecoration the appearance of the building has been much improved. The proposed security measures will be discreet and will not harm its appearance. The alarm box is the only element that is visible from the public realm (the CCTV camera would only be visible to someone within the curtilage of the building).

The proposed TV aerial and Sky dish will not be visible, and will not therefore affect the appearance of the listed building.

Appearance of the building



South elevation, 1957 (painting by Noel Cousins)



South elevation, 1971 (photo by John Gay)



South elevation, 2013



View from Highgate West Cemetery, 2014



North elevation, 2014



South elevation, 2014