Acanthus
Architects LW

The Lodge
Flaxman Terrace
Camden

Heritage and Design and Access Statements, Condition Survey and Schedule of Repairs

10 August 2018

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Architects LW

CONTENTS

REVISIONS

Rev.1	22.09.2017	Item 3.1.4.1 amended and figure 51 added.
Rev.2	08.02.2018	Items 2.5.3, 3.2.1.3, 3.2.2.3, 3.3.5.1, 3.4.1 and 3.4.3.1 amended. Figures 52, 53, 54 and 55 and item 3.2.3.1 added.
Rev.3	10.08.2018	Items 3.1.2.1, 3.2.1.3 and 3.2.2.3 amended. Item 3.2.3.1 added.

1.0 INTRODUCTION

The survey of the building's fabric was carried out on two days, the 12th May 2017 in warm showery conditions and on the 29th June 2017 in hot dry conditions. The external inspection was carried out from ground level with the assistance of binoculars and the internal inspection from floor level. No opening up of the fabric was undertaken and details at high level were generally not closely inspected. It cannot therefore be assumed that un-inspected areas are free from defects. In particular it was not possible to closely inspect the domed copper roofs over the corner turrets or the lightwells on either side of the front steps. All the external areas were covered with timber decking tiles which would need to be lifted to determine the location of manholes and gullies. No drains were tested, no inspection covers were lifted and no services were tested.

This report should be read in conjunction with drawings 4923-AALW-BL-DR-0010, 0011, 0012 & 0013 in the appendix.

2.0 HISTORICAL CONTEXT, PREVIOUS ALTERATIONS AND GENERAL CONDITION

2.1 Historical context

At the end of the 19th century St. Pancras had acquired the reputation for having some of the worst slum housing in London. Despite this the St Pancras Vestry, the local authority, refused to spend money on the improvement of their housing. They were eventually shamed into action by pressure from campaigning politicians and journals such as the Reynolds News who in 1899 wrote:
'St Pancreas appears to be the foulest parish in all London. It is indeed a veritable slum… Shame on the disgraced Vestry responsible for this outrage on civilization! The whole of London must point the finger of scorn at such a disreputable public body and ask if it is in league with the loathsome and criminal house-sweaters and rack renters. most of whom ought to be in gaol…. St Pancras is the Filth-hole and Sewage-yard of London'.

The proposals included the replacement of slum housing in Drake's Place and Crescent Mews North (Fig.1) with a large mansion block called Flaxman Court containing 84 flats. It stands on the east side of a new wider street called Flaxman Terrace (Fig 2). At the southern end of Flaxman Court a caretaker's house was built called The Lodge which is dated 1908 (Figs. 3, 4, 5 & 6). The Lodge was designed by the architects Joseph and Smithson for the Vestry of St Pancras but was completed by its successor authority, from 1900, the Metropolitan Borough of St. Pancras. The architects used an eclectic style for the lodge which is known as the Queen Anne Revival style and was popularised by the work of architects such as Norman Shaw and George Davey from the last quarter of the 19th century into the early 20th century. This was a domesticated free Renaissance style with influences from the Arts and Crafts Movement. Characteristic features of the style which were employed on The Lodge include corner towers, tall chimney stacks, a picturesque massing of elements and white painted joinery. The Lodge was subsequently converted into a tenants meeting room and most recently to offices. The last change resulted in the almost total stripping out of original internal features apart from the main stair. Externally The Lodge has fared better and the principal alterations are the flat roofed dormer on the rear elevation; the enclosure at ground floor level of the previously external space on the south side of the main stair; the enclosure of the area below the entrance steps; the infilling of some window openings and the insertion of a modern entrance door.

It is difficult to be certain of the original plan of the house due to the extent of the later alterations, but the plan of the existing building shown in the 1992 planning application L13/293 shows the layout of the rooms before the extensive changes during the conversion to office use were carried out. It is probable that the large house originally had a single door with glazed side panels opening onto an entrance hall. This hall would have run to the main stair at the back of the house which would have given access to both the upper floor and the basement. To the north of the hall were two rooms separated by a structural brick wall on all three floors and to the south of the stair there was a single room on the ground and first floors and possibly in the basement too. The north-west tower formerly had two doorways at basement level providing access to the west and north areas.

The Lodge is of traditional construction with solid walls of brick with a band course at ground storey window cill level, a moulded string course at first floor level and a bracketed cornice at roof level all possibly of concrete, though the cornice may be of timber. The brick is exposed externally to the band at window cill level on the ground storey. Above this level the wall is finished in a rough render. The roofs are generally of pitched timber construction with Welsh slates and clay angle ridge tiles but there is a small lead flat roof on a modern dormer at the rear. The original rainwater goods are cast iron and include a hopper bearing the date 1908 (Fig.6). Internally all the original floors were of timber construction. This is demonstrated by the presence of cast iron air bricks at basement and ground floor levels. The floors generally have modern finishes of carpet, vinyl or marble tiles. Ceilings and walls generally have a plaster finish internally.

The building was listed grade II on the statutory list in 1999 primarily for its architectural special interest as a well preserved (externally) example of a Queen Anne Revival house. The listing description is to be found in section 2.4 of this document. The Lodge is located in the Bloomsbury Conservation Area of the London Borough of Camden, and is a significant local landmark in the area.

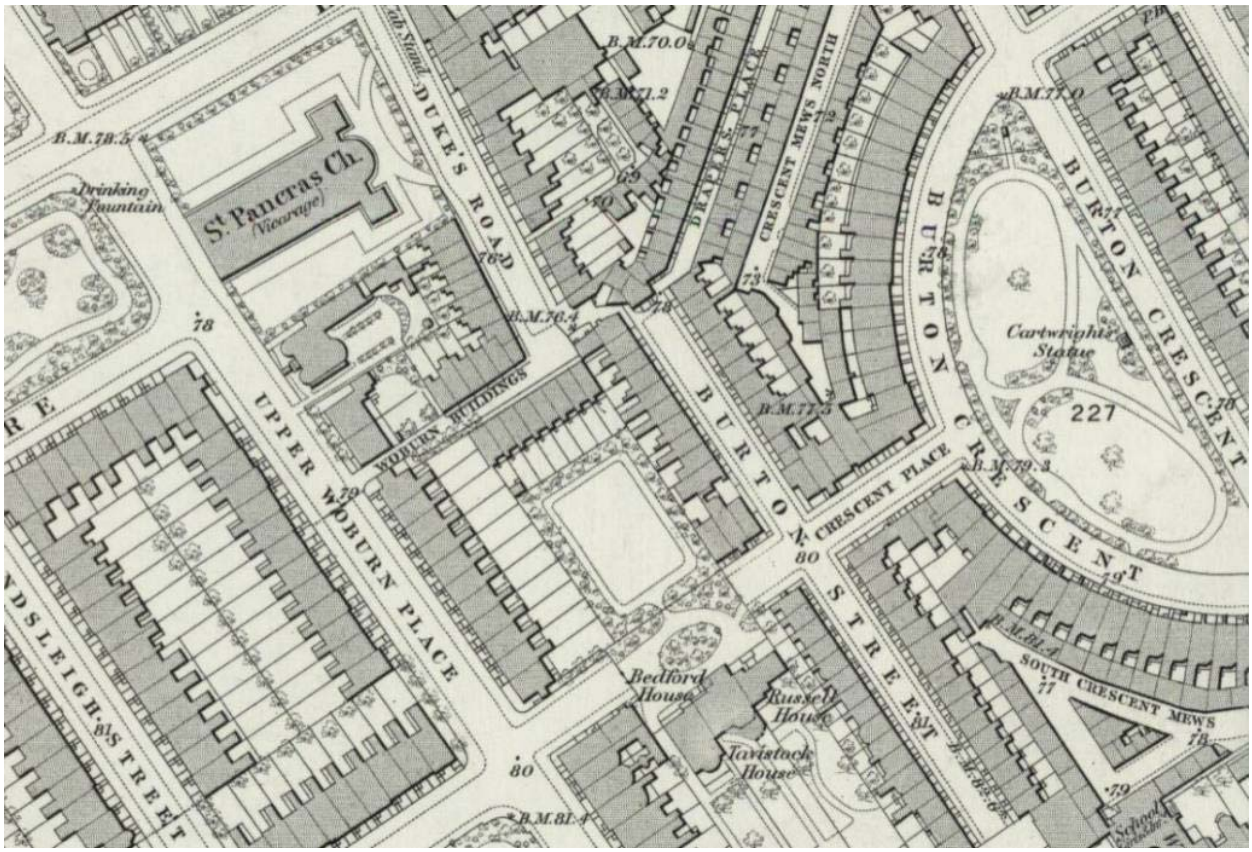


Fig 1 Ordnance Survey London Sheet XXV Surveyed 1870 Published 1876 Scale 25inches to one mile

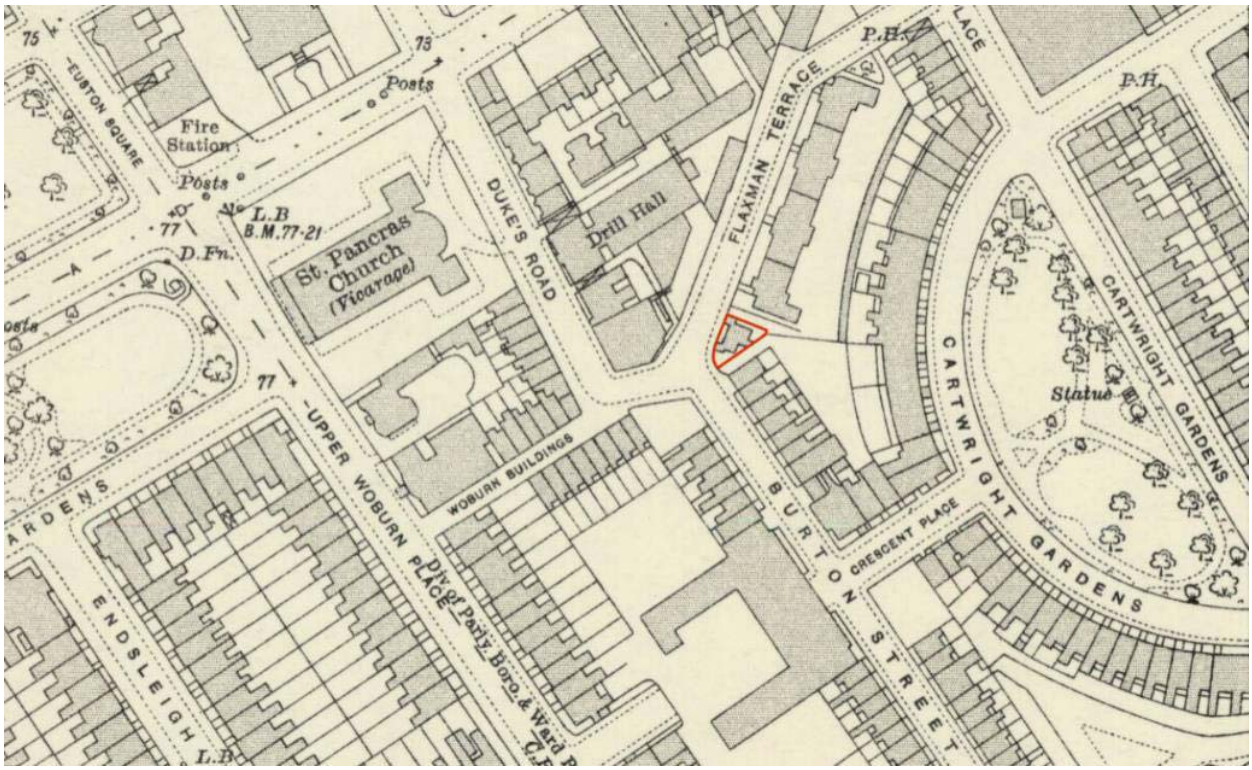


Fig 2 Ordnance Survey Sheet V.5 Revised 1914 Pubished 1916 Scale 1:2500. The Lodge is outlined in red.

2.2 Previous alterations

The present plan of the Lodge dates from c.1992 (Plans application L/3/29/3). The works consented included the installation of the spiral stair leading from the ground floor to the basement in the north-west tower; the dormer was built at the rear to accommodate a new bathroom; the majority of the internal walls on all three floors were removed and a new room was created on the ground floor in the south-east corner with a glazed roof over. The attic was opened up and two new rooflights inserted on the east facing roof slope at a subsequent date.

2.3 Summary of condition

The building fabric is generally in a satisfactory condition apart from isolated damp patches. The majority of the damp patches visible in the building are just below gutter level and appear in the main stair, in the south room and north-west turret on the second floor. Their most probable source is either the failure of the cast iron gutters or associated lead flashings. There is also visible evidence of damp at ground floor level in the north-west turret and in the ground floor cupboard under the main stair. Over the years the slates on the pitched roof have been extensively re-fixed with lead clips and the lead flashings in the roof valleys and around chimney stacks are becoming brittle and are reaching the end of their working life. The brick walls were originally built with a dpc but following the laying of the timber decking tiles it is now only 25mm-50mm above decking allowing splashing rain to bypass the dpc. The dpc does not extend to the face of the brickwork and later mortar pointing and rendered skirting have also allowed damp to bypass it. For this reason the brickwork to a height of 600 -2000mm in the north, west and south areas is very damp. This is supported by the evidence of the efflorescence on and spalling of the brick faces. Though these do disfigure the exterior of the building they are not visible at street level. The spalling is exacerbated by the hard, and often very poorly applied cement mortar re-pointing. Although the brick has been damaged by damp externally there is no visible damage to the internal wall faces though this may be due to the application of a waterproof render in the basement.

2.4 Listed building description

The Lodge and attached railings, Flaxman Terrace, Camden

Grade II

Date first listed: 11 Jan 1999

Pair of semi-detached houses designed to appear as one lodge. c1907-8. By Joseph and Smitham. For the Vestry of St Pancras. Brick, roughcast upwards from ground floor window level; continuous 1st floor stone cornice. Tiled roof with central gable, bracketed eaves cornice and tall brick end chimneystacks with cornices. Copper domes with finials to angle turrets. 2 storeys and basement. Symmetrical design. Central entrances, approached by steps, of part-glazed doors with overlights under a single segmental-arched hood on large brackets. Flanking narrow windows. 2-light sash above porch and under the gable at 1st floor. Angle turrets have transom and mullion windows with glazing bars to ground floors and similar windows without transoms to 1st floor.

INTERIOR not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings to areas and steps; front railings with the St Pancras Vestry coat of arms with the motto "Constans Justitiam Moniti" ("Well Versed in Justice").

Fig 3 The Lodge from the west

2.5 Design and access statement

2.5.1 Description of existing property and site

The Lodge situated in Flaxman Terrace and was originally completed in 1908. The building consists of a basement, ground floor, first floor and attic, and is constructed of solid brick wall. It underwent major internal alterations in 1992 where it was converted to office use. Refer to sections 2.1 and 2.2 above for more details of the site history, the building's character and construction.

2.5.2 Site Access

The main entrance to the house is through the front door facing Flaxman Terrace, which has a concrete stair consists of 6 risers. There is also a separate metal gate from the road providing access of the adjacent Flaxman Court. This leads to back doors at basement and ground levels. All three entrances to the Lodge require stepped access. Level approach and access into the building is not achievable without major alterations to the building fabric which would harm the appearance and character of this Grade II Listed building. As a result, level access is not proposed in this scheme. There is no parking provision on the site but the building is located close to many bus routes in Woburn Place and Euston Road, several underground stations and a major overground railway terminal at Euston.

2.5.3 Proposed Development

The proposed works involve mostly external repair and internal finishes work which include new tiled and wooden flooring, painted and wallpaper wall finishes, CCTV and intruder alarms, underfloor heating, electrical fixtures and sanitaryware. A new partition at the ground floor is proposed to enclose the column while a modern partition adjacent to the back door will be dismantled. One modern partition wall between the two bedrooms on the first floor will be removed to allow for an enlarged study. At basement level, another modern partition wall will be removed to make way for 2 similar sized bedrooms.

Due to the Grade II Listed status of the Lodge, the external repair finishes would match and where possible re-use the original materials. External loose timber decking tiles in the areas will be replaced with either Yorkstone paving slabs, gravel or a combination of the two materials. Refer to the drawings for further details of the proposed new works and section 3.0 below for the further details of the proposed repair.

The proposals will improve the quality of the living space for domestic residential use and rectify the damaged external features and will not detract in anyways from the special architectural and historic interest of the building.

3.0 REPORT OF CONDITION

3.1 Exterior

3.1.1 Roof coverings

3.1.1.1 Pitched roofs

Pitched roofs are covered with slates and clay angle ridge tiles bedded in mortar. There are lead valley gutters, flashings around the chimney stacks and lead soakers under the mitred hips.

- Overall the roof is looking tired and many slates are secured with lead clips. On the west facing slope the original fixings of 10-15% of the slates have failed and the slates are now fixed with lead clips; one slate in the upper course has slipped and two slates adjacent to the north valley gutter have slipped. There are two lead repairs on the south-west hip where slates have broken.
- On the western double pitched roof 20% of the slates on the north slope are secured by lead clips and 5% on the south slope. There is a build-up of moss at the top of the valley gutters with the west facing slope.
- The south facing slope was only partially visible and should be fully inspected if access becomes available. A number of slates secured by lead clips were visible.
- On the east facing slope approximately 30 slates are secured with lead clips, three slates have slipped and there is one broke slate. The lower five courses of the south-east hip have been sealed with Flashband along the mitred joint, but this is only a short-term repair.
- On the eastern double pitched roof the north slope has six slates secured with lead clips and one slate has slipped. The mortar pointing between the slates and north and south valley gutters is disintegrating. On the south slope adjacent to the valley gutters two slates have slipped.
- The pointing in all the clay ridge tiles is deteriorating.

- When slate roofs begin to deteriorate, the process of piecemeal replacement of individual slates as their fixings fail, accelerates to the point that complete renewal is more economic then repair. The roof over The Lodge has almost reached this point and if renewal is not carried out now it should be within the next ten years during which period slate fixings will continue to fail at an ever increasing rate. The roof should be renewed with Welsh slate to match the existing but reusing all sound slates from the existing roof. The existing clay ridge tiles should also be reused bedded in a NH3.5 hydraulic lime mortar. Alternatively if repairs are to be carried out refix all the slipped slates, replace the broke slate, carry out an appropriate repair to the lower five courses of the south-west hip currently covered by Flashband to ensure its water tightness and repoint the clay ridge tiles.

3.1.1.2 Dormer roof

Flat lead roof with four wood coved rolls dating from c.1992 and in a satisfactory condition (Fig.7). There was no visible means of ventilating the roof.

3.1.1.3 North-west and south-west tower roofs

The surfaces of the copper sheeted domes visible from ground level appear to be in a satisfactory condition although this needs to be confirmed by a closer inspection when safe access can be provided (Fig.8). There is no internal evidence of damp ingress due to a defect in the copper sheeting, but see section 3.1.2.1.

3.1.1.4 Glazed roof over the south-east corner of the ground floor room

See 3.2.1.3.

3.1.2 Drainage goods

3.1.2.1 Rainwater goods

The slate and copper roofs on The Lodge all have painted cast iron gutters and downpipes sitting on projecting eaves cornices. The lead dormer roof has a half round black plastic gutter and a circular black plastic downpipe discharging into the cast iron gutter in front of the dormer. This gutter has been lined with a waterproofing compound, but the other visible cast iron gutters are unlined.
Downpipe R1 is a nom. 100mm circular painted cast iron pipe terminating in a shoe which discharges onto the decking in the north area (Fig.50). At the top of the pipe is a painted cast iron hopper head with the date 1908 into which pipes from the north-west tower gutter and the lead gutter on the east side of the north chimney stack (Fig.6).
Downpipe R2 is a nom. 100mm painted circular cast iron pipe which changes to a plastic pipe about 600mm above ground level (Fig.18).
Downpipe R3 is a nom. 68mm diameter circular black plastic pipe which discharges into a gutter in the south area (Fig.19). It removes water from the glazed roof installed in c.1992 over the rear of the ground floor room.
Downpipe R4 is a nom. 100mm diameter painted circular cast iron pipe collecting water from the gutters draining the southern pitched and domed roofs.
Downpipe R5 is a nom. 65mm diameter black plastic circular pipe draining rain from the flat roof on the rear dormer and discharging it into the cast ion gutter in front of the dormer.

- There are some signs of corrosion at the joints of the cast iron rainwater goods.
- The cast iron gutter at eaves level on the south side of the east double pitched roof finishes against the side of the eastern chimney stack with a right angled internal return, with the return broken off. The broken end of the gutter has been closed with a large amount of mastic sealant (Fig.9). There is damp visible internally on the wall immediately below this gutter and this is the probable source (Fig.28). Originally the gutter continued around the chimneystack and picked up rainwater run-off from the roof to the east of the stack where there is now no gutter.
- There is damp at high level in the east and south walls of the south room on the first floor (Fig.27) for which the most likely source are defects in the guttering. Additionally on the external face of the south wall the render is stained immediately below the gutter indicating a defect at this location (Fig. 10).
- There is damp at high level on the wall in the north-west tower above windows W49 and W50 (Fig.29) and on the wall at the junction between the tower and the north wall of the north first floor room (Fig.30). The most likely source of the damp are defects in the gutter.
- One section of rainwater downpipe R4 has a vertical crack in it.

- No action is proposed for the corrosion on the joints of the cast iron rainwater goods: this will be dealt with when these goods are re-decorated during the normal maintenance cycle.
- A closer inspection of the cast iron gutters should be arranged if access becomes available.
- Repair, if possible or replace damaged sections of cast iron guttering and re-decorate. The gutters are unusually wide and it is unlikely they will be available from existing manufacturers. Therefore it may be necessary to make moulds and sand cast new lengths of guttering. The existing gutter on the south side of the east double pitched roof will be extended around the east chimneystack to the south foot of the east gable. If the budget does not allow for the cost of manufacturing replacement gutters at this point an alternative would be to line the gutters with the Quest A4.25 liquid waterproofing system.
- Replace the broken section of downpipe R4.

3.1.2.2 Waste water goods

There is a nom. 100mm dia. black plastic soil pipe attached to the north elevation. This runs down to join a similar nom. 100mm diameter horizonal plastic soil pipe running from the shower room in the basement southwards and back into the building under door D5. The top of the pipe is vented by a nom. 75mm diameter black plastic vent pipe running above the roof of the dormer.

- There is no bird guard on the top of the vent pipe

- Fix a bird guard to the top of the vent pipe.

3.1.3 Chimney stacks

3.1.3.1 East stack

Brick stack with a concrete cap containing a single flue and a clay chimney pot (Fig.12).

- The pointing on all faces of the stack is deteriorating.
- The condition of the flaunching on the cap is not known because it cannot be seen.
- The lead flashing and gutter at the base of the stack appears to be tired and brittle.

- Re-point the brickwork on all faces with a lime mortar to match the strength of the existing mortar.
- If safe access can be provided inspect the condition of the flaunching on top of the capping and replace if necessary.
- When the roof is re-slated the lead flashing and gutter at the base of the stack should be replaced.

3.1.3.2 South stack

Brick stack with a concrete cap containing three flues and two clay chimney pots (Fig. 5)

- The pointing on all faces of the stack is deteriorating.
- There is a 15mm wide crack for the full height of the concrete cap on the west side a s second 15mm wide crack on the south side of the cap and a third crack on the north side (Fig.11). This is possibly due to corroding reinforcement

- The condition of the flaunching is not known because it cannot be seen.
- The western chimney pot is missing.
- The condition of the lead flashing and gutter at the base of the stack cannot be ascertained because they are not visible. On the evidence of the leadwork elsewhere on the roof it will be nearing the end of it useful life.

- Repoint the brickwork on all faces with a mortar to lime match the strength of the existing mortar.
- If safe access becomes available, inspect the condition of the flaunching on top of the concrete cap and replace if necessary.
- If safe access becomes available it is recommended that the structural condition of the cracked concrete cap is ascertained by a structural engineer and appropriate repairs advised. Allowance should be made for an insitu concrete repair. If safe access becomes available ascertain whether there is a ventilated cap protecting the top of the third flue. If not supply and fix a clay ventilated cap to the top of the flue.
- When the roof is re-slated the lead flashing and gutter at the base of the stack should be replaced.

3.1.3.3 North stack

Brick stack with a concrete cap, containing four flues and two clay chimney pots (Fig.13).

- The pointing on all faces of the stack is deteriorating
- The condition of the flaunching cannot be ascertained because it is not visible.
- Two chimney pots are missing
- The condition of the lead flashing and gutter at the base of the stack cannot be ascertained because they are not visible. On the evidence of the leadwork elsewhere on the roof it will be nearing the end of its useful life.

- Repoint the brickwork on all faces with a lime mortar to match the strength of the existing mortar.
- If safe access can be provided carry out an inspection of the flaunching and replace if necessary.
- If safe access can be provided ascertain if there are ventilated caps protecting the two eastern flues. If not supply and fix a clay ventilated cape to the top of each flue.
- When the roof is re-slated the lead flashing and gutter at the base of the stack should be replaced.

3.1.4 External walls

The external walls are of solid masonry construction using a red brick from external ground level in the areas up to window cill level on the ground storey. Above this level the walls are finished with a rough painted render. There is a painted band course at ground storey window cill level, a moulded string course at first floor level and a prominent bracketed cornice at roof level which are probably concrete but the cornice may be timber. This material is also used for lintels and cills of the windows and for the painted transition zone from square to circular on the north-west and south-west towers. The rear modern dormer is of timber framed construction finished with a rough render matching the render used on the adjacent walls.

3.1.4.1 West wall excluding towers (Fig.3)

The wall is generally satisfactory apart from the dampness at the bottom of the two light wells flanking the entrance steps (Figs.14 & 15). Originally there was a single area on the west side of the building but at a date after 1992 new brick walls were built under the steps to create an external room accessible from the north lightwell. These walls may be contributing to the dampness in the earlier brickwork by by-passing the dpc in these walls and by disrupting the original means of draining surface water from these lightwells. Further investigation is required including the lifting of the timber decking at the bottom of these spaces.

- In the north lightwell the pointing in the lower half of the brick pier to the south of the window W28 is deteriorating.
- There is efflorescence on the brickwork below window W28 and extending onto the north wall indicating dampness and there is extensive delamination of the brick faces in the same area. The latter suggests that the brickwork has been repointed with a cement mortar.
- What appears from street level to be a concrete skirting has been applied to the wall just above the timber decking tiles at about the level of the dpc in the north lightwell.
- It is not known whether there is a drainage gulley in the north lightwell as it is concealed by the timber decking. Originally the area extended between the lightwells under the main entrance steps. Since c.1992 it has been divided into two separate lightwells by the construction of brick walls to form a room under the steps. The dampness in the west wall may therefore be due to a contribution of factors, the absence of any drainage in the lightwell, insufficient height of the dpc above the external surface level and the mortar skirting applied to the wall at dpc level allowing moisture to bypass the dpc.
- There is corrosion visible on two painted cast iron air grilles at ground floor level in the north lightwell.

- Provide access into the lightwell for a close inspection of the well. Remove the timber decking to determine whether the lightwell has any surface water drainage.
- Remove the mortar skirting on the wall.
- Lower the ground level to 150mm below the dpc and resurface.
- If absent provide a gulley to drain the lightwell and connect to the existing drainage system.
- Repoint the brickwork below window W28 with a lime mortar matching the strength of the original mortar.
- Remove the corrosion and redecorate the two cast iron grilles at ground floor level.

- In the south lightwell the pointing of the brick panel between the cill of window W1 and the lintel of window W27 and in the lower half of the pier on the north side of window W27 is deteriorating.
- There is corrosion visible on two painted cast iron air grilles at ground floor level in the south lightwell.
- The brickwork below window W27 is very damp but the drainage to the brickwork is not as extensive as in the north lightwell. The source of the damp is probably due to a combination of factors such as the absence of surface water drainage and an inadequate height of the dpc above the current surface level.
- A previous brick repair in the corner below the south end of the lintel of window W27 has failed (Fig.16).
- The timber decking is saturated and vegetation is growing in the lightwell.

- Repoint localised areas of the brick panel between the cill of window W1 and the lintel of window W27 and in the lower half of the pier on the north side of window W27 with a lime mortar matching the strength of the original mortar.
- Remove the timber decking to determine whether the lightwell has any surface water drainage system. If absent provide a gulley to drain the lightwell and connect to the existing drainage system.
- Remove the corrosion and redecorate the two cast iron grilles at ground level.
- Lower the ground level to 150mm below the dpc and resurface.

Above door D1 there is a curved painted hood supported by consoles. The lead covering has been painted and looks to be near the end of its working life. There is no current water ingress in this area but it will need to be replaced in the next ten years. The following was also noted on the west elevation below the ground floor window cill band.

- The pointing is deteriorating in a panel of brickwork 13 courses high by 300mm wide adjacent to the north balustrade of the entrance steps.
- There are redundant timber fixings in the wall adjacent to the north balustrade of the entrance steps.
- The brickwork has been damaged where the lower two flats of the balustrades flanking the entrance steps are built into the wall. There are three damaged bricks on the north side and four damaged bricks on the south side.
- An original wrought iron bracket to support a lantern over door D1 visible in earlier photographs (Fig.51) has been removed by a previous owner.

- Repoint the panel of brickwork adjacent to the north balustrade of the entrance steps with a lime mortar matching the strength of the original mortar.
- Remove the redundant timber fixings in the wall adjacent to the north balustrade and make good the brickwork.
- Seal the openings around the two metal flats of the north balustrade with an appropriate sealant.
- Fabricate and fix a copy of the original wrought iron bracket over door D1.

3.1.4.2 South-west tower

From eaves level to ground floor window cill level the tower is finished in white paint. The zone between the first floor window cill and the moulded string course at first floor level is additionally finished with a rough render. The windows on the first and ground storeys have concrete surrounds. Below the ground floor window cill the red solid brickwork is exposed apart from the transition zone from a circular to a square plan which is white painted concrete.

- The pointing is deteriorating in the brick panel between the lintel of door D13 and the concrete transition zone above.
- There are several staggered cracks in the curved brickwork between the transition zone and the ground floor window cill. A crack on the west side which has previously been filled with mortar has begun to re-open. A 1mm wide crack on the south side has also previously been filled with mortar. There is a third crack, also 1mm wide on the south-west side. None of these cracks appear to be of structural significance.
- Below the transition zone on the west face of the tower is a staggered crack which continues to pavement level through the rendered plinth and has been very clumsily filled with mortar.

- The brickwork between the transition zone and ground level is generally damp though there is no visible evidence of dampness internally. Externally there is efflorescence visible on the west jamb of door D13 and below window W25.
- The pointing is deteriorating for six courses below the transmitter aerial to the west of window W25. There has been some very clumsy repointing of the brickwork to the east of this window.
- There are three damaged bricks to the west of window W25 above the BT box.
- There is a redundant and corroded fixing in the wall to the east of window W25 which will disrupt the brickwork if the corrosion is allowed to continue.
- The pointing is deteriorating in nine courses of brickwork on the east side of the tower in the basement storey.

- Repoint the decayed joints in the brick panel between the lintel of door D13 and the transition zone with a lime mortar matching the strength of the original mortar.
- Repoint the decayed joints in the brickwork to the west of window W25 with a lime mortar matching the strength of the original mortar and replace three damaged bricks in the same location.
- Repoint the decayed joints in nine courses of brickwork on the east side of the tower in the basement storey with a lime mortar matching the strength of the original mortar.
- Remove the redundant fixing in the wall to the east of window W25 and make good the brickwork with a brick dust mortar repair.

3.1.4.3 North-west tower

This tower has the same construction as the south-west tower.

- The brickwork at basement level is badly affected by damp. There is efflorescence on the south wall below window W29. The source of the dampness is discussed in section 3.1.4.1.
- There is corrosion visible on a painted cast iron air grille below the transition zone of the north wall of the tower.
- On the north-west side of the tower above the transition zone five bricks have been damaged by nails driven into them.
- At the north-west apex of the concrete transition piece there is the remains of an iron flat left in the wall when a section of the original railing was cut away. (The original detail survives on the south-west tower).
- It is in the vicinity of this redundant iron flat that dampness has appeared on the surface of the wall inside the tower.
- There is a vertical crack in the north face of the tower descending through seven courses of brickwork from the transition zone. It does not however appear to be of structural significance.
- The top flat of the iron railing is built into the south-west side of the tower splitting two bricks while the brick above has lost half its face.

- The proposed further investigations of the source of the dampness in the south wall of the tower in the basement storey are discussed in section 3.1.4.1.
- Remove the corrosion from the cast iron grille and redecorate.
- Remove the corroded nails from the five bricks above the transition zone on the north-west side of the tower.
- Carry out a brick dust mortar repair of the damaged brick above the railing on the south-west side of the tower.

3.1.4.4 North elevation excluding the north-west tower

- The joints behind downpipe R1 have washed out below ground floor window cill level.
- There are three painted cast iron air bricks at ground floor level, all in a satisfactory condition.
- There are three painted nine inch square cast iron grilles at basement floor level, all in a satisfactory condition.
- The dpc in the wall is only 50mm above the top of the timber decking and many of the bricks in the twelve courses above the dpc have spalled faces caused by damp and the inappropriate use of cement or pointing. Although the wall is damp there is no visible evidence of this internally and no remedial damp proofing works are proposed at this time.
- At the north-east corner is the iron bracket and gas supply pipe of an original gas light, missing only its glazed lantern (Fig.17). This feature should be retained and if possible an appropriate lantern sourced and fixed to the bracket. There is a fixing missing on the lower strap.

- Repoint the washed out joints behind downpipe R1 with a lime mortar matching the strength of the original mortar.
- Replace the missing fixing on the gas light, remove the corrosion and re-decorate.

3.1.4.5 East elevation

The brickwork in the basement storey has been painted white in the 1990's or even more recently (Fig.4).

- There is one painted cast iron air brick at first floor level in a satisfactory condition.
- The dpc in the north wall is only 50mm above the top of the timber decking and the dampness of the brickwork above the dpc is indicated by the blistering of the white paint finish in the two brick courses above the dpc.

- We would recommend that the white paint is removed by an appropriate chemical paint stripper to return this elevation back to its original appearance.

3.1.4.6 South elevation excluding the south-west tower (Fig.5).

- There is efflorescence on the brickwork up to the level of the lintels over door D6 and window W24 indicating dampness in the wall. The dpc is only 25mm above the level of the timber decking. The faces of a number of bricks have spalled due to very clumsily applied cement mortar pointing. Although the wall is damp there is no visible evidence of this internally and no remedial damp proofing works are proposed at this time.
- There are three redundant corroded bolts in the brickwork to the east of door D6.
- There are two painted cast iron air bricks at ground floor level, all in a satisfactory condition.
- The pointing is deteriorating in the brickwork between the ground floor window cill band and the lintels above door D6 and under W24.
- There are three damaged bricks below and to the right of window W24.

- Remove the three corroded bolts in the brickwork to the east of door D6.

- Repoint localised areas of the brickwork between the ground floor window cill band and the lintels above door D6 and window W24 with a lime mortar matching the strength of the original mortar.
- Replace the middle brick of the three damaged bricks with a matching brick.

3.1.5 External Doors

3.1.5.1 Door D1 is a modern painted panelled double timber door and frame and a clear glazed fanlight above (Fig.20). The door leaves are fitted with 1.5 pairs of steel hinges, an aluminium letter box, a pair of metal knobs, 2 no. surface mounted vertical bolts and 2 no. surface mounted horizontal bolts on the inner face, a deadlock with a pair of keyhole escutcheon plates and a Yale type lock with a thumb turn on the inner face. It is thought that originally the entrance door was a single panelled door with sidelights and a fanlight similar to the 19th century doors of homes in Gordon Square.

- The joint between the meeting stile and mid-rail on one leaf has opened up.

- Re-glue the open joint between the meeting stile and mid-rail.

3.1.5.2 Door D2 is a modern painted six-panelled timber door and frame (Figs.35 and 47). The door is fitted with an aluminium letter box, a pair of chrome plated knobs, a deadlock, a Yale rimlock and on the inner face a horizontal bolt.

- The external nob is loose.

- Tighten the external knob.

3.1.5.3 Door D5 is a modern painted timber half glazed door and frame with nine Georgian wired glass lights and a fanlight over with four Georgian wired glass lights (Fig.18). The door is fitted with a pair of chromium plated knobs, an oval cylinder lock with a thumb turn and on the inner face are two horizontal bolts. Externally is a coated steel security gate with a deadlock. All are in a satisfactory condition.

3.1.5.4 Door D6 is a modern painted timber half glazed door and frame with six glazed lights. The door is fitted with a pair of aluminium lever handles, a sash lock and on the inner face two horizonal bolts. Externally is a coated steel security gate with a deadlock. All are in a satisfactory condition.

3.1.5.5 Door D13 is a modern painted timber half glazed door and frame with six glazed lights Fig.39). The door is fitted with a pair of aluminium lever handles, a sash lock and on the inner face two horizontal bolts. Externally is a coated steel security gate with the deadlock missing. The timber door is in a satisfactory condition.

- The deadlock is missing from the external security gate.
- Two junctions between the steel bars of the security gate are being held in place with brown tape (Fig.15).

- If the security gate is to be retained a new deadlock will need to be fitted and the damaged bars will need to be rewelded.

3.1.5.6 Door D4 is a modern painted timber flush door (Fig.15). It is fitted with an aluminium lever handle and sash lock and two plastic grilles at low level. The inner face of the door could not be inspected.

- The timber sill is rotten
- The left side of the frame has been cut away exposing the deadbolt and latch bolt of the sash lock presumably to gain entry to the space under the stair.

- Replace the rotten sill with a metal weatherbar fixed to the threshold and a hardwood weatherbar fixed to the bottom of the door and decorate.
- Replace the damaged section of the timber frame and make good the decorations.

3.1.6 Windows

3.1.6.1 Windows in the towers on the ground floor (Figs.21 & 22).

On the ground floor windows W3, W5, W7, W9, W15, W17, W19, W21 and W23 are original painted steel framed windows with top hung opening casements in the upper parts and side hung casements in the lower parts. These windows are fitted with modern steel security grilles on the inner face. All the opening casements retain their original ironmongery consisting of a stay and pintle on the upper lights and a stay and pintle plus a fastener for the lower lights. Windows W4, W6, W8, W10, W16, W18, W20 and W22 are original painted steel framed fixed light windows. All the opening casements are fitted with a modern window lock. The windows are all in a satisfactory condition.

- The fastener on the lower light of window W11 is missing.
- The key for the window locks was not available and it was therefore not possible to determine how many of the opening lights cannot be opened because they have been painted into the frame.

- Redecorate the external face of all the windows with a white paint to match the existing.
- Replace the missing fastener on window W11.
- Unlock the opening lights and release any which have been painted into their frames.

3.1.6.2 Windows in the towers on the first floor

On the first floor, windows W33, W35, W37, W39, W41, W45, W47, W49, W51 and W53 are original painted steel framed windows with side hung casements. The original steel opening casements in windows W45, W47, W49, W51 and W53 have been replaced with timber casements but it has been done sympathetically and the change is not readily noticeable. The opening lights are fitted with original ironmongery consisting of a stay, a pintle and a fastener except as noted below. Windows W34, W36, W38, W40, W46, W48, W50 and W52 are original painted steel fixed light windows.

- The stay on the opening of window W39 has come loose.
- Window W48 has one cracked glass pane.
- The opening lights of windows W45 and W47 have a pintle but the stay and fastener are missing.
- Window W49 has a pig tail stay, but no fastener.
- Window W51 has a pig tail stay, but no fastener.
- Window W53 has a pig tail stay and fastener with are not the original fittings.

- Refix the stay on window W39.

- Replace the cracked glass pane on W48.
- Fit a stay and fastener to match the original design to windows W45, W47, W49, W51 and W53.
- Redecorate the exterior of all windows with a white paint to match the existing.

3.1.6.3 Attic windows

There is a painted timber fixed light timber window W44 in the west gable and two Velux roof lights in the east slope. All are in a satisfactory condition.

3.1.6.4 Windows on the first floor except for the tower

Windows W43 and W56 are original painted timber double vertical sliding sash windows each with 4 over 6 lights. These two windows both have a painted ornamental cast iron pot guard fixed to the projecting cill under the window. Windows W32 (Fig.27) and W55(Fig.26) are both modern painted window of 12 lights with a two-light top hung casement over a four-light side hung casement and fitted with modern ironmongery. Window W54 is probably an original painted timber 6-light window. It was originally a side hung opening casement window but its original stay and fastener has been removed and it has been fixed shut.

- Window W43, the south sash operates satisfactory but the north sash doesn't move.
- The paint finish on the exterior of window W43 has begun to deteriorate.
- The south sash of window W56 has lost its sash cords.
- Both sashes of window W56 have been over painted which stops their operation.
- The ornamental cast iron pot guard on both windows W43 and W46 is corroding and the paintwork is failing.
- The external paint finish of window W32 is deteriorating.
- The trickle vents in the top rail of window W32 have been painted shut.
- The fastener on the side hung casement of window W32 prevents the casement closing properly.

- Redecorate the exterior of all windows in a white paint to match the existing.
- Replace the missing sash cords and weights on window W56 and replace the sashes.
- Remove the corrosion on the cast iron pot guards of windows W43 and W56 and redecorate in a white paint to match the existing.
- Release the trickle vents in the top rail of window W32.
- Remove the fastener on the side hung casement of window W32 and refix so it does not inhibit the casement from closing.

3.1.6.5 Windows on the ground floor except for the towers

Windows W1 and W2 are original painted steel framed windows with top hung casements in the upper part and side hung casements in the lower part. They are fitted with modern steel security grilles on the inner face. All the opening casements retain their original ironmongery except as noted below and all the casements are fitted with modern window locks. Window W12 is a painted timber window with a fixed upper sash of 8 lights and a vertically sliding lower sash of 12 lights. It is a modern replacement for an earlier window. There is a modern painted steel security grille on the inner face.

- On window W1 the stays on both the upper and lower casements are missing and the fastener on the lower casement is damaged.

- Fit new casement stays and fasteners matching the design of the originals to the upper and lower lights of window W1.

3.1.6.6 Windows in the basement

Window W27 and W28 are painted timber vertically sliding double sash windows of four over four lights. Both are original windows except for the sashes in W28 which are modern replacements. Window W27 is fitted with original sash locks but these are missing on window W28. Both windows are fitted with modern window locks. Window W24 is a modern painted timber vertically sliding sash window of 12 lights. There is a modern coated metal security screen fixed to the inner face of the window.
Window W31 consists of three side hung painted timber windows each with nine lights. All three casements have been screwed shut. Two of the three casements retain their original fasteners.
Windows W25, W29 and W30 are modern painted fixed light timber windows of 15 lights.

- The sash locks on both sliding sashes of window W27 are damaged.
- The sash locks on both sliding sashes of window W28 are missing.
- The fastener is missing from the west casement of window W31.
- The lower corner of window W30 has been damaged to run a cable to an external floodlight and unless attended to the bottom of this window will soon begin to rot.

- Replace the damaged sash locks on window W27 with locks to match the originals.
- Consider fixing new sash locks to window W28 to a design to match those on window W27.
- Fit a fastener to the west casement of window W31 to match those on the other two casements.
- Relocate the cable running to the external floodlight and make good the damage to the window frame of window W30.

Fig 4 The Lodge from the north-east

Fig 5 The Lodge from the south

Fig 6 The rainwater hopper dated 1908 on the north elevation

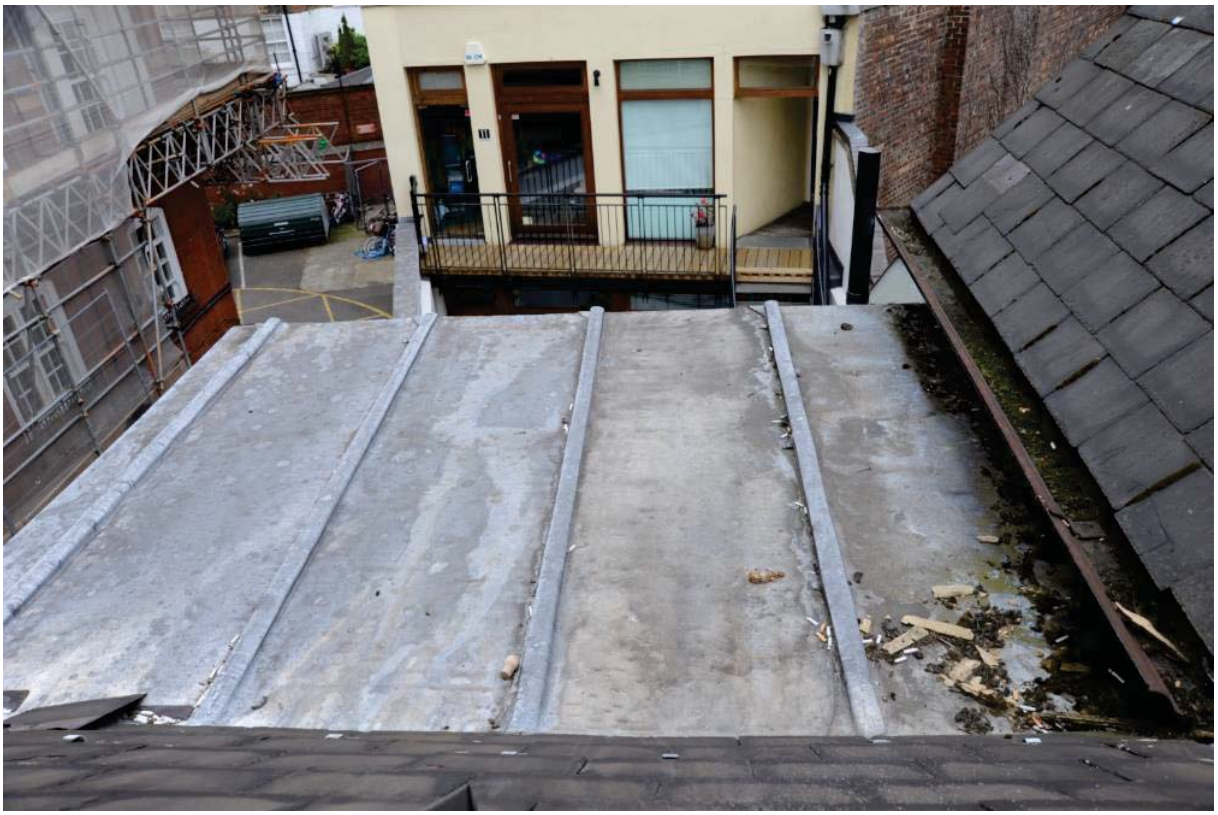


Fig 7 The lead roof over the rear dormer

Fig 8 The copper dome over the north-west tower

Fig 9 The cast iron gutter and lead flashings at the base of the east chimney stack

Fig 10 Algae staining of the render under a defective gutter on the south elevation

Fig 11 The cracked concrete cap of the south chimney stack

Fig 12 The east chimney stack

Fig 13 The north chimney stack

Fig 14 The north lightwell on the west side of The Lodge

Fig 15 The south lightwell on the west side of The Lodge

Fig 16 An earlier repair to the south jamb of window W27

Fig 17 The gas light bracket on the north-east corner of The Lodge

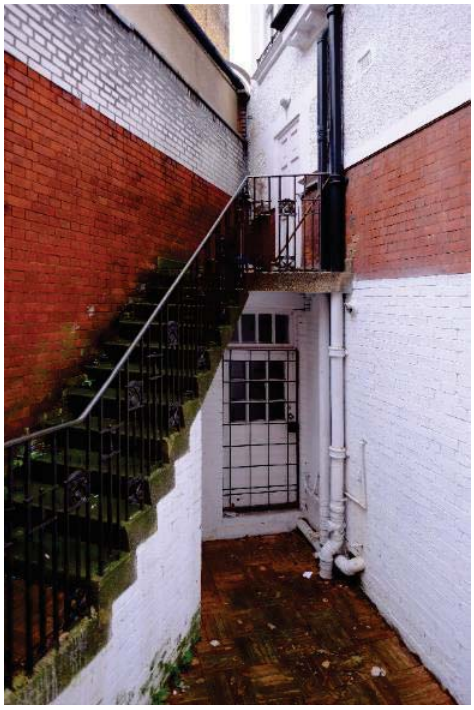


Fig 18 The rear doors and external stair in the east area

Fig 19 The south area

Fig 20 Door D1

Fig 21 The south-west tower on the ground floor

Fig 22 Ground floor windows in the north-west tower

3.2 Interior

3.2.1 Roof structure and ceilings

3.2.1.1 Attic

The main roof of the building is of traditional rafter and purlin construction. The rafters have been lined with painted hardboard (Fig.23). Each purlin is supported off a beam in the floor via two painted timber posts. The eastern purlin has been cut short at both the north and south ends for the insertion of the Velux roof lights on the east facing roof slope. All in a satisfactory condition.

3.2.1.2 First floor

Painted plaster ceilings throughout. All the ceilings are in a satisfactory condition.

3.2.1.3 Ground floor

Painted plaster ceilings throughout, apart from the modern glazed roof in the south-east corner. They are in a satisfactory condition except as noted below:

- On the 29th June 2017 there were no visible signs of damp ingress around the glazed roof but on a subsequent visit on the 18th January 2018 there was visible damp at the south end of the glazed rooflight on the plasterboard finish of the adjacent walls and ceiling, the painted finish of the steel I-beam and there was corrosion visible on the lower flange of the beam (Fig 53). The source of the damp needs to be investigated but is probably a blocked gutter or downpipe on the other side of this wall (Fig 52). The existing gutter is very narrow and easily blocked with leaves. However the glass roof prevents safe access to unblock the gutter. The gutter not only drains the glass roof but also a much larger roof on the adjacent property and is probably too small to cope with the combined run-off from both roofs.

- When safe access can be provided a close inspection should be made of the north end of the gutter draining the glazed roof to determine the source of the damp entering the building. It is proposed to replace the glass roof with a solid roof with a lead roll battened finish to allow future access to clear the gutter and a wide lead lined gutter sized to minimise blockages and cope with the rainwater run-off. There will be an openable rooflight in the centre of this new roof. The low pitch of the roof (determined by the requirement for future access to clear the gutter) precludes the selection of a conservation rooflight and it is only visible from one first floor window in the Lodge See drawing 4923/AALW/AD/DR/A/400.
- After the source of the dampness has been attended to remove the area of affected plaster/plasterboard on the walls, re-plaster with a plaster matching the existing and replace and re-decorate.
- After the source of the dampness has been attended to replace the area of damaged plasterboard on the ceiling, re-decorate.
- Remove all corrosion on the lower flange of the I-beam, re-prime the beam. Reclad the beam with plasterboard to provide one hour fire protection and redecorate the affected area to match the existing.

3.2.1.4 Basement

Painted plaster ceilings throughout. They are in a satisfactory condition except as noted below:

- In the passage leading to door D5 there is a small area of blistered paint at the junction of the ceiling and south wall about 300mm long and extending 150mm across the ceiling and 150mm down the wall (Fig.24). This is related to the damp fabric in the cupboard under the main stair on the floor above.

- See remedial works proposed in section 3.2.2.2.

3.2.2 Walls

3.2.2.1 First floor

The walls are generally finished with painted plaster on brick substrates or painted plasterboard on the modern internal steel partitions, with a modern painted timber rectangular section skirting. The stair has an original painted timber skirting with a half round moulding o the upper edge. The bathroom has marble wall tiling around the bath. The finishes are generally in a satisfactory condition except as noted below.

- In the south room there is visible staining from damp on the east and south walls (Fig.27). From the south-east corner of the room the damp extends along the east wall to the north end of window W32 above the window but only as far as the centre of the cill below it. The damp extends from the same corner along the south wall almost to the north-west corner of the chimney stack. The source of the damp may be related to the temporary Flashband repair on the south-east hip immediately above it or to one or more defects in the guttering. Damp, probably from a defective gutter, is also visible externally on the south elevation (see section 3.1.2.1).
- In the stair the paint finish on the south wall at its junction with the ceiling is blistered and stained (Fig.28). The source is almost certainly the damaged gutter on the west side of the east chimney stack. A defect in the lead flashings and gutter around the stack may be contributing to the damp ingress.
- There are damp stains above window W50 (Fig.29). The most likely source is a defect in the guttering above the window.
- There are stains and blistered paint indicating damp at high level on the wall of the junction of the north-west tower and the north wall of the north room (Fig.30). The most likely source is a defect in the guttering above the wall.

- After the source of the dampness in the south room has been attended to remove the area of affected plaster, re-plaster with a plaster matching the existing and re-decorate the east and south walls.
- After the source of the dampness above window W50 and on the adjacent wall has been attended to remove the area of affected plaster, re-plaster with a plaster matching the existing and re-decorate.

3.2.2.2 Ground floor

The walls are generically finished with painted plaster on brick substrates with a modern painted rectangular section painted timber skirting. They are in a satisfactory condition except as noted below.

- The east and south walls of the cupboard under the main stair has evidence of damp in the form of the blistered paint finish. The highest levels of damp are in the south-east corner. The damp is penetrating into this space through the external wall where it meets the boundary. It is possible that the source of the dampness was created when the southern area of the ground floor was extended eastwards to the boundary. Externally this junction is affected by damp whose source is the junction between the plastic half round gutter draining the roof of the adjacent property and the rectangular metal gutter draining the same roof but sitting on the boundary wall. There is an inadequate overlap between the two gutters and inadequate protection to stop water flowing from one gutter to the other splashing over the sides of the lower gutter and running down the junction between the two properties (Figs.35 & 37). Water running off the glazed roof and east chimney stack also add to the water flow at this point. The water flowing down the junction encounters a stone cap where the brick boundary wall returns toward the external wall of the lodge (Fig.36). The cap slows the flow of water and has become saturated. The damp at this point has penetrated the external wall of the Lodge in the south-east corner of the stair cupboard.

- The paintwork is blistered from damp ingress on the north-west side of the north-west tower (Fig.38). The source may be due to water soaking into the upper projecting surface of the concrete effecting the transition from circular to square plan, but if this is the source it is puzzling that there is no visible damage from damp on the south-west side where there is a similar projection and details.

- The stone cap at the junction of the boundary wall and east wall of the Lodge should be capped with a lead flashing and built in the brick joints of both walls. In addition when safe access can be provided a close inspection should be made of the north end of the gutter draining the glazed roof to ensure no water is escaping into the east area from this point. It would also be of assistance if the detail between the plastic and metal gutters on the adjacent property could be improved to reduce the amount of spill over water. Once the walls have dried out the interior of the stair cupboard can be redecorated.
- The source of the damp in the north-west tower requires further investigation and it is recommended that a damp consultant is appointed to identify the source of the moisture and specify appropriate remedial works.

3.2.2.3 Basement

The walls are generally finished with painted plaster on brick substrates or painted plasterboard on the modern internal stud partition. The plastered walls generally have modern rectangular sections painted timber skirtings but there is an earlier painted timber skirting with a moulded upper edge on the east wall. The interior of the shower is finished with marble tiles overclad in the lower half of the shower with glazed ceramic tiles. The skirting on the east wall of the shower room is a laminated plywood duct for water supply pipes.

- In the passage leading to door D5 there is a small area of blistered paint which extends onto the ceiling (see 3.2.1.4). The source of the damp is the south-east corner of the stair cupboard on the floor above.
- The pier in the north-east corner of the south-east room is damp up to a height of about 900mm and the dampness extends for a short distance into the adjacent walls (Fig.42). The most probable source of the damp is from the ground.

- There was no damage from damp visible on the north wall of the north office on the 29th June 2017 though relatively high readings on a moisture meter were noted in the basement for all the external walls in a zone of one metre above floor level. In a later visit on the 18th January 2018 damage from damp was visible just above the timber skirting along the full length of the wall (Fig 55). There is also evidence of damp appearing on the external walls in other basement rooms. An independent damp consultant investigated this damp ingress and concluded that a waterproof render had been applied to the internal face of the external basement walls, though the height of this render is not known. This was probably done when a new concrete slab replaced the original timber floor in the basement in 1992. This slab bridged the original damp proof course and there appears to have been no continuity between the dpm under the slab and the waterproof render on the walls. In consequence water is capilliarising up from the wall-floor junction through the skim coat of the waterproof render resulting in the visible damage.

- For the proposed remedial works for the damaged plaster in the passage see 3.2.2.3.
- For the rising damp in the external walls it is proposed to install a Newton 803 Newtonite meshed damp proofing membrane on the walls up to ceiling level. This will be lapped with the Newton 601 Slimline dpc and 75mm screed laid on the existing concrete slab. finished with either plaster or dot and dab plasterboard and decorate.
- The membrane is finished with an 18mm thick three coat 1:1:5 (Lime:Plaster:Sharp sand) render, a softwood skirting adhered to the render and decorated

3.2.3 Floors

All the floors including the basement were originally of timber construction. The floor in the basement was replaced by a concrete slab, probably in 1992, largely finished with timber boarding on battens. The majority of the floors have a carpeted finish apart from the attic which has a painted hardboard finish, the first floor bathroom has a marble tile finish and in the basement the shower room, kitchen and the south-east room have a vinyl tile finish. All are in a satisfactory condition.

3.2.3.1 As part of the basement waterproofing works the Newton Slimline dpm will be laid on the existing concrete slab and turned up 75mm at the perimeter where it is adhered to the Newton 803 waterproofing membrane on the walls. A 75mm cement sand screed will be laid on the dpm bringing the floor level almost to the same level as the original timber floor. See drawing 4923/AALW/AD/DR/A/400for details.

3.2.4 Stairs and loft ladder

3.2.4.1 Stair ground to first floor.

The main painted timber stair between the ground and first floors is original (Figs.31 & 43) with an original painted timber skirting and a modern carpeted finish. It is in good condition.

3.2.4.2 Stair ground floor to basement

There is a modern coated metal spiral stair running between the ground floor and basement. It has clear coated timber treads, landings and steps and is generally in a satisfactory condition except as noted below (Figs.44 & 45).

- The straight balustrade at the top of the stair is loose and the three intermediate horizontal rails are bent.

- Refix the south end of the balustrade to the wall and straighten the intermediate rails.

3.2.4.3 Loft ladder first floor to attic (Fig.46).

The modern loft ladder has been fixed into a permanently extended position by screwing metal straps across the hinge section to prevent them from folding while angle brackets at the top of each side rail secure the latter to the frame of the ceiling hatch.

- The loft ladder is not safe to use. The metal straps are not strong enough to prevent the three separate sections from bowing and one of the fixing brackets at the top of the side rail has pulled free so it is now only secured by one bracket.

- Remove the existing loft ladder and either use a ladder to gain access to the attic or install a new loft ladder.

3.2.5 Internal doors

3.2.5.1 Attic

There is a painted timber hinged access hatch with two inset metal handles in a satisfactory condition.

3.2.5.2 First floor

D10, D11, D12, and D15 are modern six panelled painted timber doors and frames fitted with a pair of aluminium lever handles and a latch in addition D12 is fitted with four chromium plated locks and a vertical bolt. All are in a satisfactory condition.

3.2.5.3 Ground floor

Door D9 under the stairs is probably original and if so the only remaining original internal door in the building. It should therefore be retained insitu. This is a painted timber four panelled door and frame (Fig.47) which has been altered presumably to increase its fire resistance. A fire resisting board has been screwed to the cupboard face and a presumably intumescent material has been applied to the recessed areas of each panel. The fire resisting board contains two air vents but there are redundant because they do not penetrate through the door. The door is fitted with a pair of Bakelite knobs, one of which has been painted and a latch. No works are proposed but we would recommend restoring the door to its original state and as a minimum remove the paint from the knob.

3.2.5.4 Basement

Doors D7 and D8 are modern six panelled doors and frames fitted with a pair of aluminium lever handles and a latch. Door D14 is a modern half glazed timber door and frame with a solid lower panel and an upper glazed panel of nine lights (Fig. 39). It is fitted with an aluminium handle and latch. All these doors are in a satisfactory condition.

3.2.6 Fixtures and fittings

3.2.6.1 First floor bathroom

The bathroom (Fig. 26) contains a modern porcelain WC pan and a cistern with a plastic seat and cover, a modern porcelain floor standing wash hand basin with a mixer tap and a modern porcelain bath with a mixer tap, shower and bath plug on a chain. The bath has a marble tiled side panel. All the fittings are in a satisfactory condition except as noted below:

- The plug of the wash basin is missing.

3.2.6.2 Basement shower room

The shower room (Fig.41) contains a plastic shower tray, shower curtain and rail and shower unit. It also contains a modern porcelain floor standing plugless wash hand basin with a mixer tap, and a modern porcelain w pan and cistern with a plastic seat and cover. All the fittings are in a satisfactory condition.

3.2.6.3 Basement kitchen

The kitchen (Fig.40) contains worktops and built in base units / cupboards on adjustable feet. Set into the worktop are two circular stainless steel sinks with a mixer tap; an inset gas hob with four rings and an extract unit over; an ATAG built in double oven and an Indesit washing machine. It also contains three high level cupboards fixed to the wall. In the recess in the adjacent space is a Matsui fridge with a high level cupboard above. The operational condition of the hob, cooker, washing machine and bridge could not be ascertained.

Fig 23 The attic looking south

Fig 24 The damp ingress on the ceiling and south wall of the passage in the basement

Fig 25 The east wall of the north room at first floor level

Fig 26 The bathroom and toilet on the first floor

Fig 27 The south-east corner of the south room on the first floor

Fig 28 The damp ingress on the south wall of the stair

Fig 29 Damp staining above window W50

Fig 30 The damp ingress on the wall at the transition between the north-west tower and north room on the first floor

Fig 31 The main stair on the ground floor

Fig 32 The ground floor space looking south

Fig 33 The ground floor space looking north

Fig 34 The west wall of the ground floor space

Fig 35 The landing outside door D2

Fig 36 The junction between the boundary wall and the east elevation of The Lodge beside door D2

Fig 37 The gutter detail between the east wall of The Lodge and the adjacent property

Fig 38 The wall affected by damp at ground floor level in the north-west tower

Fig 39 The south wall and door to the south-west tower at basement level

Fig 40 The kitchen in the basement

Fig 41 The shower room and toilet in the basement

Fig 42 The damp ingress at the bottom of the north-east pier in the south-east room of the basement

Fig 43 The first floor landing of the main stair

Fig 44 The spiral stair in the north-west tower at basement level

Fig 45 The spiral stair in the north-west tower at ground floor level

Fig 46 The loft ladder and attic access hatch

Fig 47 Door D9 to the stair cupboard

3.3 Services

3.3.1 Water

It is understood that the mains water supply enters The Lodge from the north area with a stop cock in the basement shower room. The supply serves the two WC's, two wash hand basins, one bath, the kitchen sinks and two boilers.

3.3.2 Gas

There is a gas meter box on the north boundary wall of the north area. The gas supply services a hob in the basement kitchen, a Valliant gas boiler in the cupboard under the stairs with a balanced flue and a Valliant eco TEG plus 824R1 boiler in the basement shower room, also with a balanced flue.

- The gas meter box in the north area is badly damaged.
- The wire mesh guarding to the balance flue beside door D2 is badly corroded.

- Supply and fix a new gas meter box in the north area.
- Replace the balance flue wire mesh guard beside door D2.

3.3.3 Electricity

There is an electricity meter box on the north boundary wall of the north area. There is a second electricity meter and fuseboard in the stair cupboard and a second fuseboard in the basement passage.

- The electricity meter box in the north area is badly damaged.

- Supply and fix a new electricity meter box in the north area.

3.3.4 Heating

All three floors are heated by single panel radiators supplied by one of the boilers. The physical condition of the radiators is generally satisfactory though corrosion has appeared on the radiator in the first floor bathroom.

3.3.5 Lighting

3.3.5.1 Internal lighting

The majority of the internal spaces on the first, ground and basement floors are lit by surface mounted LED downlights. The attic is lit by three circular surface mounted light fittings. There area also circular surface mounted light fittings in the first floor bathroom and basement shower room. On the ground floor in the bulkhead to the north of the roof light are two recessed downlights which may be redundant.

- The two recessed downlights to the north of the roof light have been partially painted over and for this reason are assumed to be redundant.
- Remove the existing modern downlighters throughout, make good the plasterboard ceilings and re-decorate.

- If the two recessed downlights lights to the north of the rooflight are redundant they should be removed and the plasterboard and decorations made good.

3.3.5.2 External lighting

There are external floodlights to light the building attached to the boundary wall in the north and south lightwells on the west side of the building, in the north and south areas. It is not known whether they are operational. There are wall mounted light fittings above doors D2 and D5.

3.3.6 Fire detection and alarm

No fire or smoke detectors or alarms were observed.

3.4 Curtilage

3.4.1 The paving

All the horizontal surfaces in the areas and lightwells including the stair landings in the north-east corner of the site and outside door D2 are covered by loose laid square timber decking tiles. A number of tiles are missing, some tiles particularly in the lightwells appear to be saturated and potentially are starting to rot while others have algae forming on them which will make them slippery in wet weather. The tiles also conceal the location of gullies and impede the flow of surface water to them.

- The level between the top of the tiles and the dpc in the walls of the building is only 25-50mm and this allows splash back from rainfall to saturate the wall above the dpc. The separation should be a minimum 150mm.
- The existing surface water drainage system needs to be identified to ensure that there is drainage provision from all areas and lightwells.

- Lift and remove from site all the tiles to inspect the surfaces below them and identify the surface water drainage provision in each area and lightwell. New gullies connected to the existing drainage will be provided in any areas or lightwells where the existing provision is inadequate.
- Remove any vegetation growing in the areas and lightwells.
- New surface finishes in the areas and lightwells are described on drawing 4923-AALW-BL-DR-A0112 RevP4.

3.4.2 Steps

3.4.2.1 Entrance steps

The entrance steps are made of concrete. There is a small crack at the south end of the top step and there is a crack at the junction of the upper two steps and the upstand. Neither crack appears to have any structural implications and no works are proposed.

3.4.2.2 Steps in the east area

A reinforced concrete stair with a rough finish descends from a landing outside door D2 beside the boundary wall to an intermediate landing in the north-east corner of the site and from there via a second flight of steps to the bottom of the area. The void under the stair is

partially infilled with painted brick. The stair has a painted wrought iron railings on one side which apart from a few chips to the coating is in a satisfactory condition.

- There is a narrow crack in the upper landing adjacent to where the cast iron rainwater pipe passes through it.
- The steps and landing are covered in a green algae on the lowest courses of the boundary wall and there is moss growing in the brick joints in the boundary wall.
- There is vegetation growing on the stair beside the east boundary wall.
- The lower courses of the brick wall under the stair are affected by a green algae.

- The crack in the upper landing appears to have no structural implications and no action is proposed.
- The steps, landings and lower courses of the brick wall under the steps and adjacent to the steps should be treated with an appropriate biocide to remove the algae and moss.
- Remove all vegetation.

3.4.3 Boundaries

3.4.3.1 North boundary

The retaining wall between the north-west tower and the north-east corner of the site is finished in a smooth painted render, capped by a painted coping stone and coated wrought iron railings (Fig.50). The railing design incorporates the unofficial arms of the new metropolitan borough of St Pancras adopted in 1901. The railing on this wall is original apart from the east end where the original ironwork has been replaced by modern railings of a simpler design which incorporates a gate (Figs.48 & 49). The north boundary is generally in a satisfactory condition except as noted below.

- The gate is fixed between two 100x100mm SHS steel posts. Both originally had a pyramidical cap welded to the top but this cap on the east post has, for no obvious reason, been cut off, allowing water to get into the post and initiate corrosion (Fig.49).
- The cap on the first cast iron post west of the gate is missing.
- There is no means of locking the gate.
- Since the visit on the 29th June 2017 a short section of the railing has been damaged and lies in the north area (Fig 54).

- Fix a new cap onto the top of the east gate post and decorate.
- Fix a new cap onto the top of the first cast iron post west of the gate and decorate.
- We would recommend that at least a hasp and staple be fitted to the gate and post. The pintles on the hinge would also need to be modified to stop the gate being lifted off its hinges.
- Replace the missing section of railing to match the existing pattern and re-decorate.

3.4.3.2 West boundary

The retaining walls on the west side of the north and south lightwells are finished in a smooth painted render, capped by a painted coping stone and coated cast iron railings running from the north-west and south-west towers to the wall of either side of door D1. The railing design incorporates the unofficial arms of the new metropolitan borough of St. Pancras. The boundary is in a satisfactory condition.

3.4.3.3 South boundary

The retaining wall on the west and south sides of the south area are finished in a smooth painted render capped by a painted coping stone and coated cast iron railings. The railing design incorporates the unofficial arms of the metropolitan borough of St Pancras. The east side of the area is formed by the west wall of the adjacent property. The lower thirty three brick courses are finished in a smooth render, the next twenty-six courses are exposed brickwork and the wall above this level is finished in a smooth render.

- There are two metal redundant fixings at the north end of the east wall which will in time corrode, expand and damage the brickwork.

- It is recommended that these fixing are removed and the wall made good.

Fig 48 The original iron railings to the north area

Fig 49 The modern rear gate giving access to the east area

Fig 50 The north area and north-west tower

Fig 51 The original bracket for a lantern above door D1 in 2013

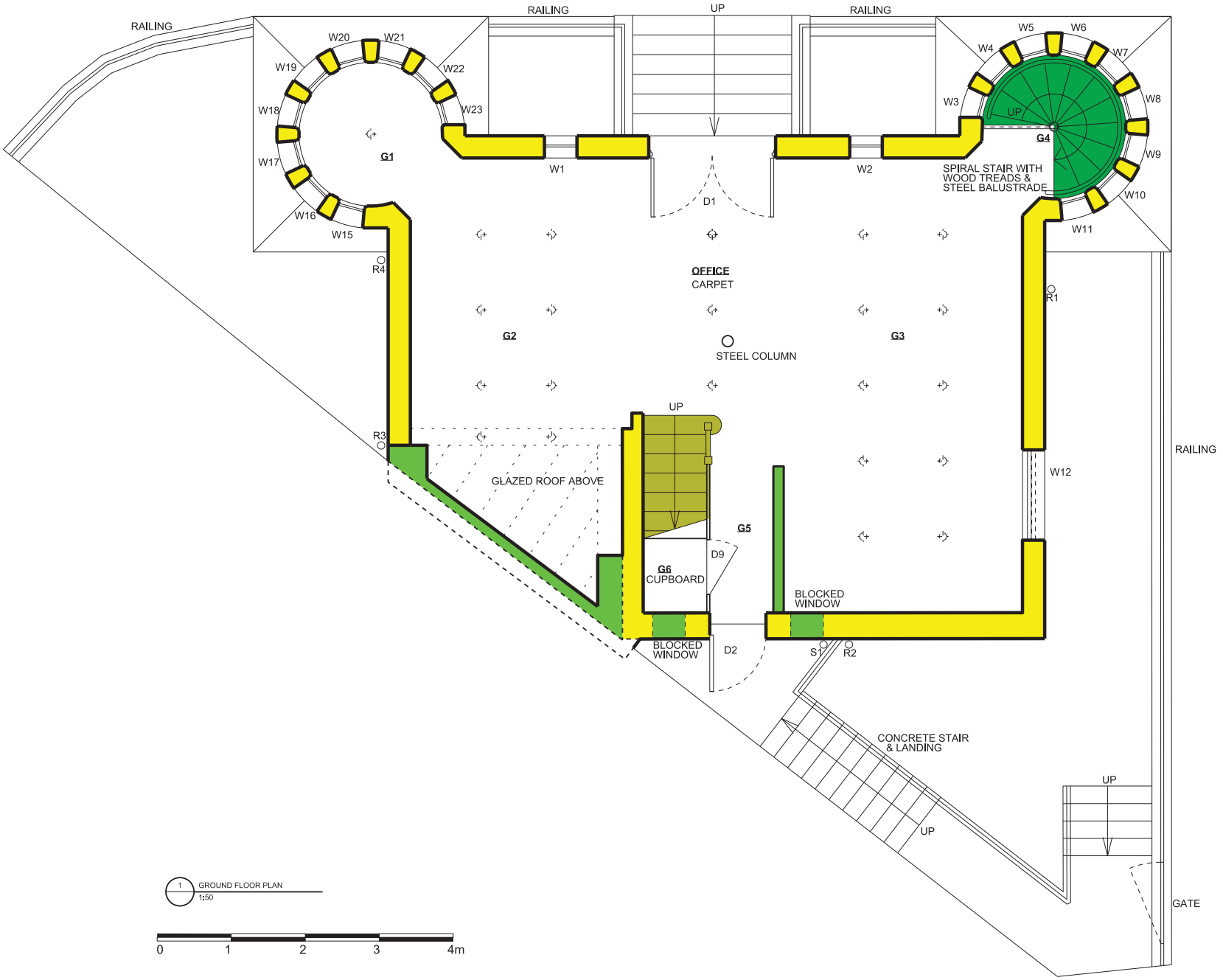
Fig 52 The north end of the glazed roof

Fig 53 The damp at the south end of the glazed roof on the ground floor.

Fig 54 The damaged railing on the north boundary.

Fig 55 The damp on the west wall

4.0 APPENDIX - EXISTING PLANS



1 GROUND FLOOR PLAN
1:50

0 1 2 3 4m

NORTH

KEY:

1908

1992 OR LATER

DOWNLIGHT

Rev	Revision	Drawn	Checked	Date
P3	REVISED LISTED BUILDING CONSENT SUBMISSION	TW	WW	10/08/18
P2	DRAWING UPDATED	TW	WW	04/08/17
P1	FIRST ISSUE	TW	WW	30/03/17

Drawing Issued for

PLANNING

Acanthus Architects LW

Voysey House, Barley Mow Passage, London W4 4PN
t: 020 8994 2288 www.acanthuslw.com

Client

SUNWAH GROUP

Project

THE LODGE, FLAXMAN TERRACE

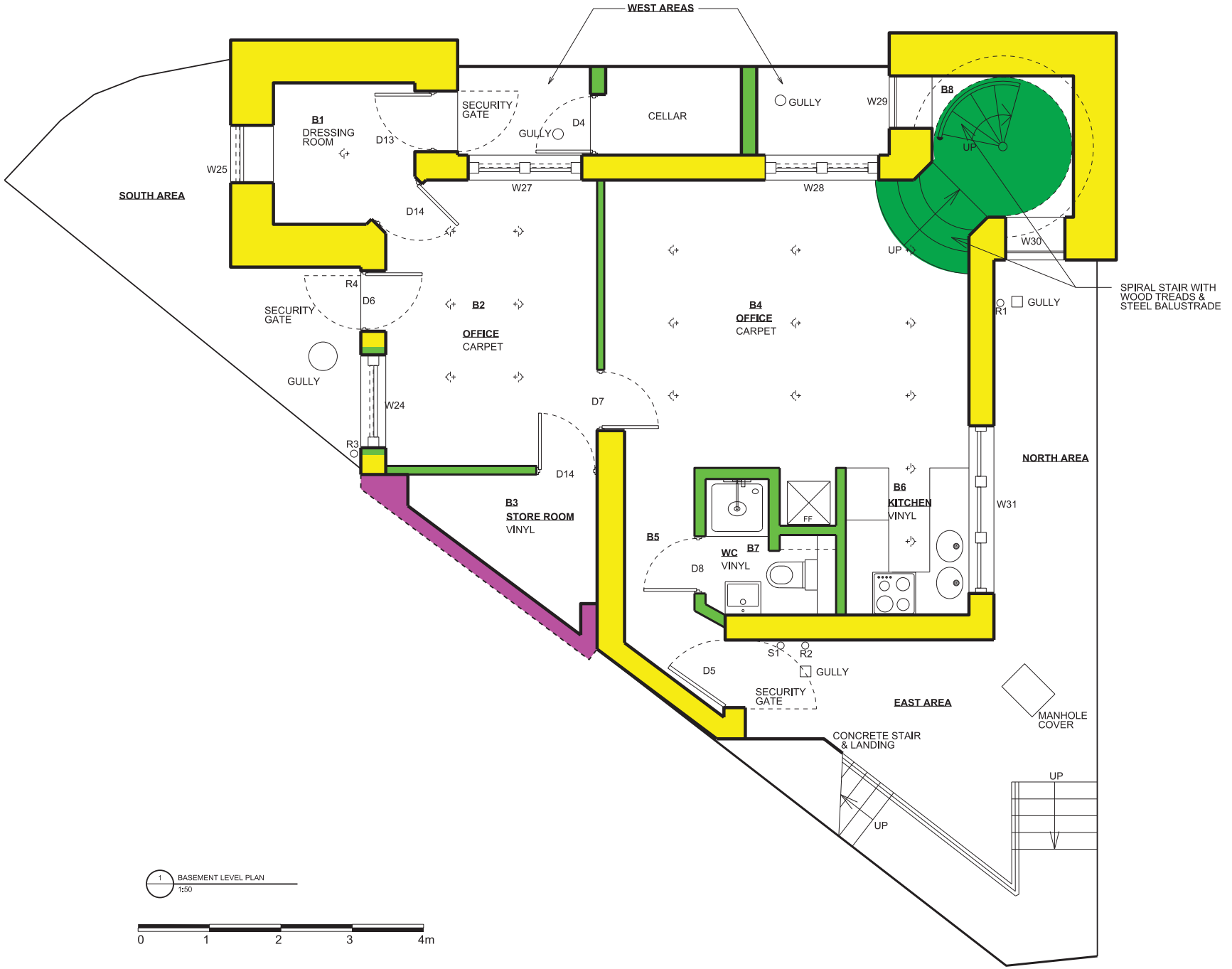
Drawing Title

EXISTING GROUND FLOOR PLAN

Scale 1: 50 @ A3

Drawn	Checked	Date
TW	WW	AUG 17

Job No.	Drawing No.	Rev.
4923-AALW-BL-DR-A-0010		P3



NORTH

KEY:

- 1908
- 1992 OR LATER
- UNCERTAIN DATE
- DOWNLIGHT

Rev	Revision	Drawn	Checked	Date
P3	REVISED LISTED BUILDING CONSENT SUBMISSION	TW	WW	10/08/18
P2	DRAWING UPDATED	TW	WW	04/08/17
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SUNWAH GROUP

Project

THE LODGE, FLAXMAN TERRACE

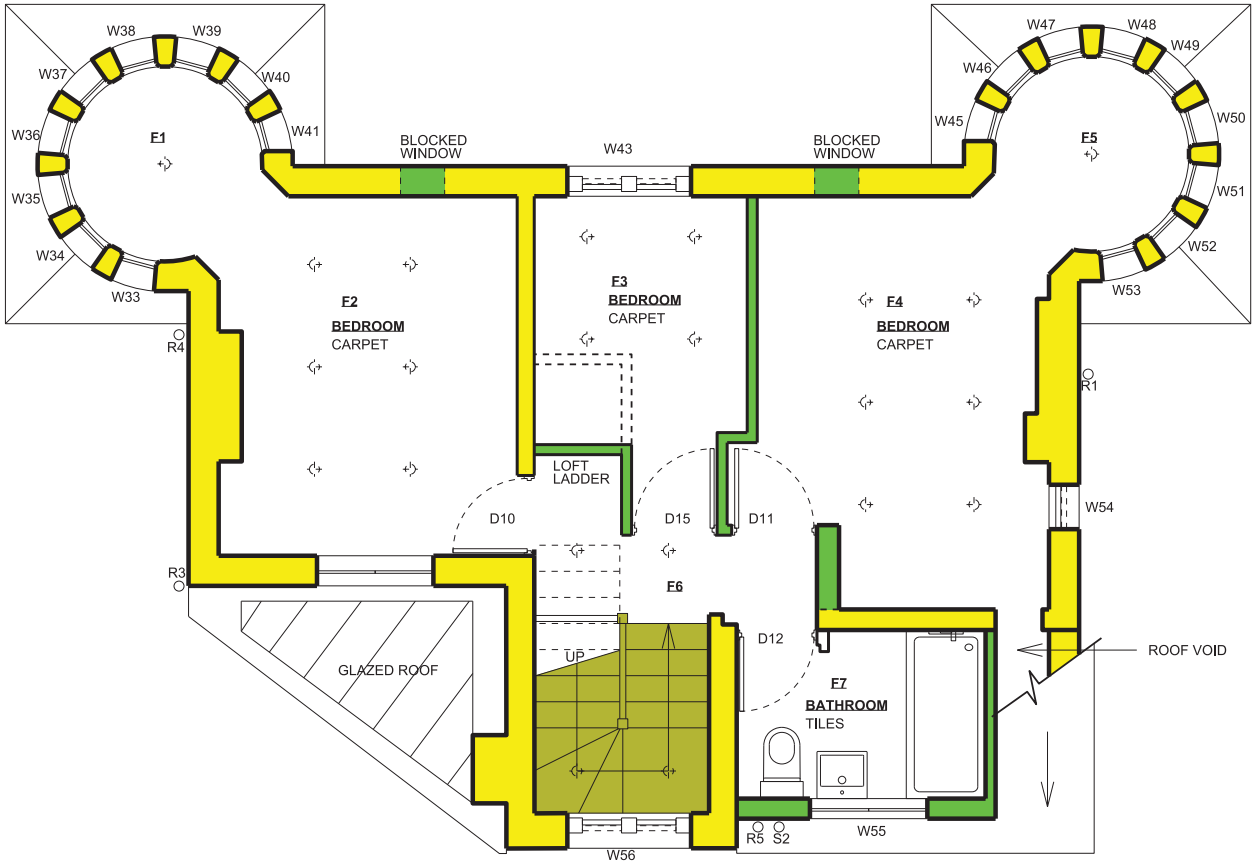
Drawing Title

EXISTING BASEMENT LEVEL PLAN

Scale 1: 50 @ A3

Drawn	Checked	Date
TW	WW	AUG 17

Job No.	Drawing No.	Rev.
4923-AALW-BL-DR-A-0012		P3



1 FIRST FLOOR PLAN
1:50

0 1 2 3 4m

NORTH

KEY:

1908

1992 OR LATER

DOWNLIGHT

P3	REVISED LISTED BUILDING CONSENT SUBMISSION	TW	WW	10/08/18
P2	DRAWING UPDATED	TW	WW	04/08/17
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Drawing Title

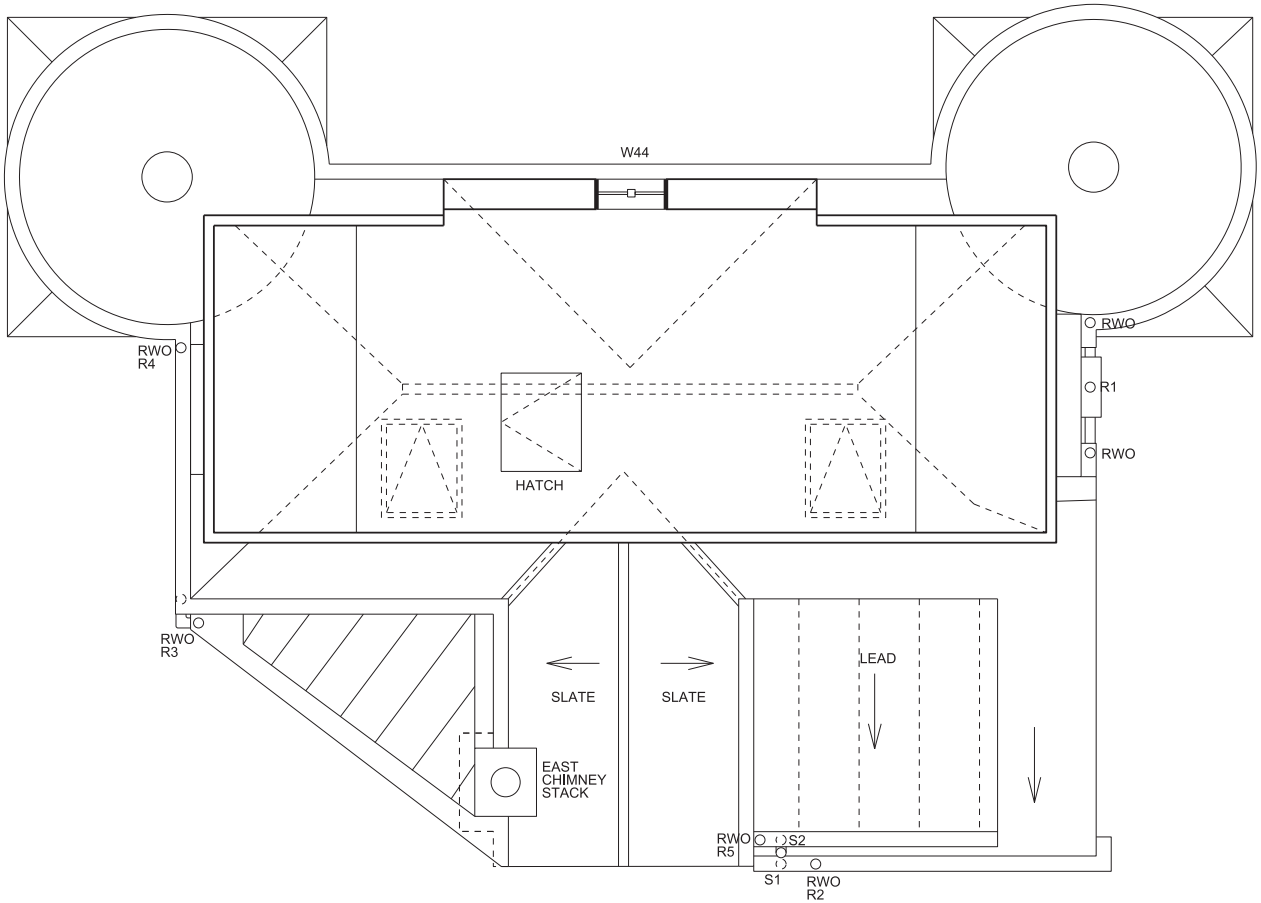
EXISTING FIRST FLOOR PLAN

Scale 1: 50 @ A3

Drawn	Checked	Date
TW	WW	AUG 17

Job No. Drawing No. Rev.

4923-AALW-BL-DR-A-0011 P3



1 FIRST FLOOR PLAN
1:50

0 1 2 3 4m

Rev	Revision	Drawn	Checked	Date
P1	FIRST ISSUE	TW	WW	10/08/18

Drawing Issued for
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t: 020 8994 2288 www.acanthuslw.com

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Drawing Title
EXISTING ATTIC PLAN

Scale 1: 50 @ A3

Drawn	Checked	Date
TW	WW	AUG 18

Job No.	Drawing No.	Rev.
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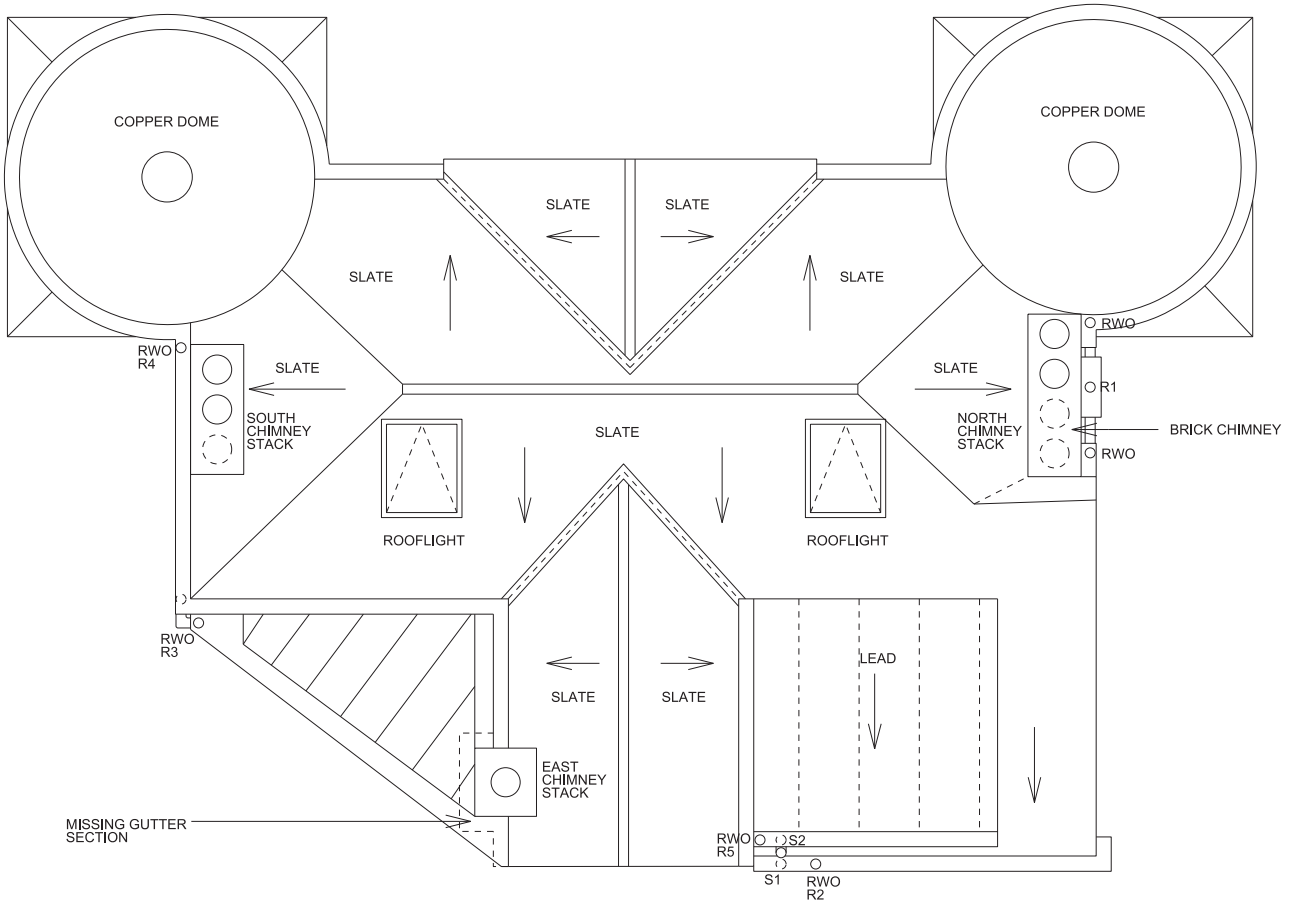

1 FIRST FLOOR PLAN
1:50

0 1 2 3 4m

P2	REVISED LISTED BUILDING CONSENT SUBMISSION	TW WW	10/08/18
P1	FIRST ISSUE	TW WW	04/08/17
Rev	Revision	Drawn Checked	Date

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Drawing Title

EXISTING ROOF PLAN

Scale 1: 50 @ A3

Drawn	Checked	Date
TW	WW	AUG 17

Job No.	Drawing No.	Rev.
4923-AALW-BL-DR-A-0013		P1