

Listed Buildings Application
for the Removal and Replacement of a Lead
Flat Roof

Lauderdale House



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Introduction

HardingBond Property Consultants have been instructed by London Borough of Camden Property Services to inspect and complete a condition report of the following:

1 Lead Flat Roof & Cupola

The condition survey revealed the following:

Lead Flat Roof

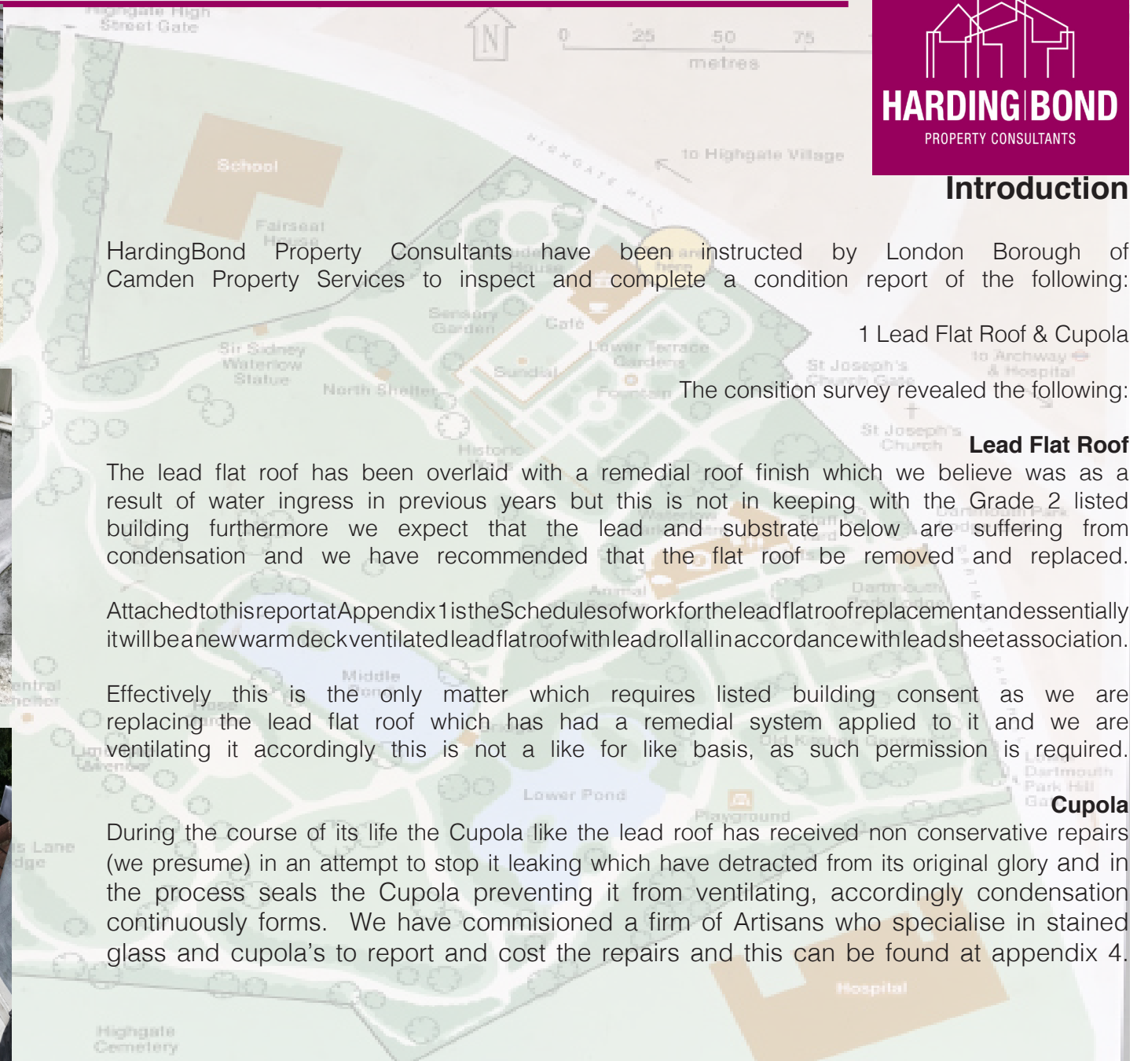
The lead flat roof has been overlaid with a remedial roof finish which we believe was as a result of water ingress in previous years but this is not in keeping with the Grade 2 listed building furthermore we expect that the lead and substrate below are suffering from condensation and we have recommended that the flat roof be removed and replaced.

Attached to this report at Appendix 1 is the Schedules of work for the lead flat roof replacement and essentially it will be a new warm deck ventilated lead flat roof with lead roll all in accordance with lead sheet association.

Effectively this is the only matter which requires listed building consent as we are replacing the lead flat roof which has had a remedial system applied to it and we are ventilating it accordingly this is not a like for like basis, as such permission is required.

Cupola

During the course of its life the Cupola like the lead roof has received non conservative repairs (we presume) in an attempt to stop it leaking which have detracted from its original glory and in the process seals the Cupola preventing it from ventilating, accordingly condensation continuously forms. We have commissioned a firm of Artisans who specialise in stained glass and cupola's to report and cost the repairs and this can be found at appendix 4.





Design & Access Statement

Lauderdale House clearly has historical value and as such is a property that requires proper care and attention accordingly, London Borough of Camden have asked us to undertake the condition survey and implement the findings in a sympathetic way.

- Listed Buildings (Heritage Assets & Climate Change)

This also provides the heritage statement as required under PPS5.

Lauderdale House Society lease this building from the London Borough of Camden as an arts and education centre.

The extent of listed buildings application is for the removal and replacement of the lead flat roof, accordingly the existing footprint will not be increased.

The layout will not be altered.

The current lead flat roof has been overlaid with a remedial finish which in itself is deteriorating and we fully expect deteriorating of the leadwork below, accordingly the new roof will be slightly higher due to the introduction of ventilation and insulation but will not adversely affect, but enhance its appearance.

This remains unchanged.

We have completed research into Lauderdale House and found it is Grade 2* formally Grade 1. This building with its history is important part of our heritage and needs protection by removing unsympathetic operations and renovating the remaining elements thus keeping it in good statutory repair. It is therefore believed that the intended conservation work will prolong its life.



Use

Amount

Layout

Scale

Not applicable.

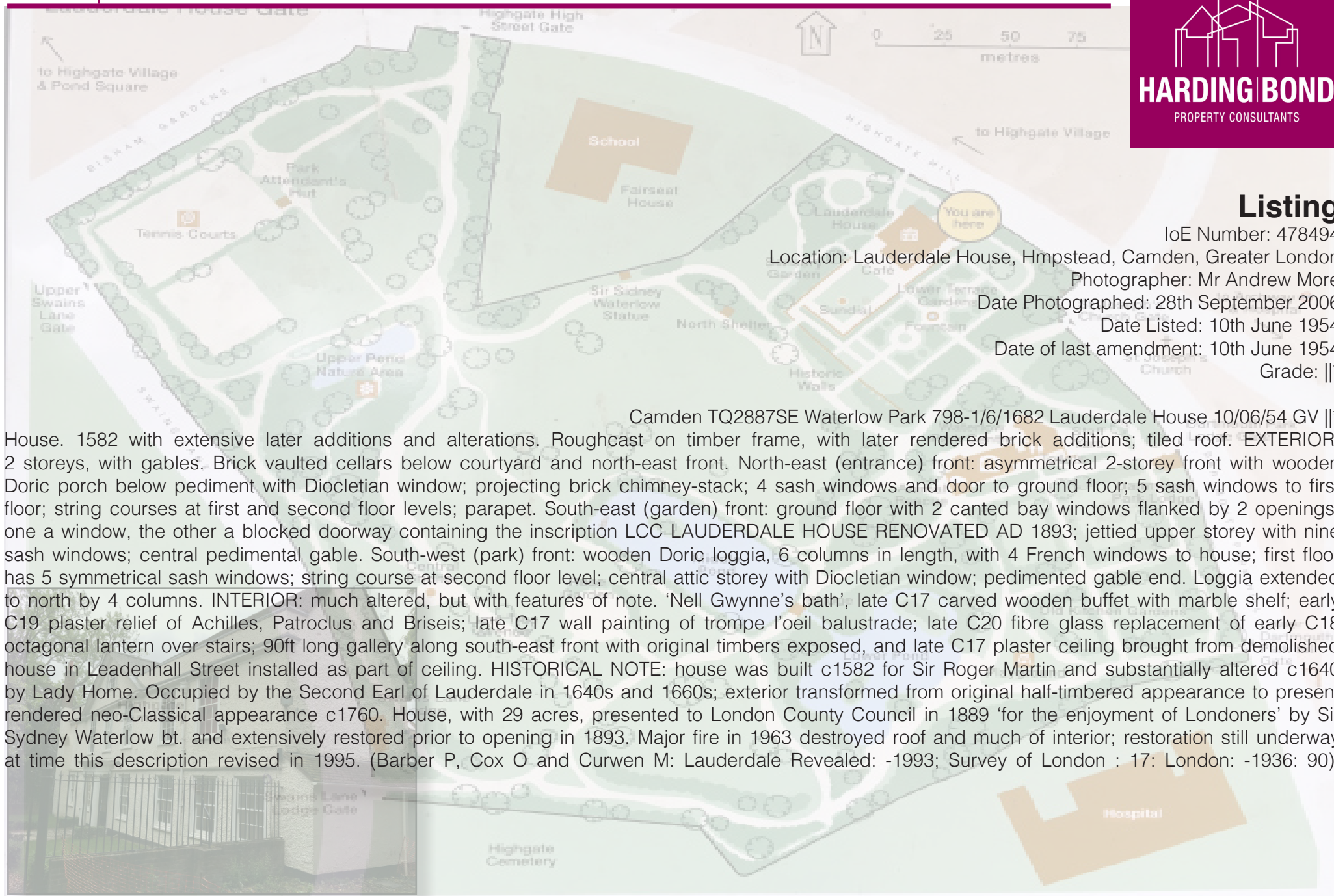
Landscaping

Not applicable

Appearance

Access

Heritage Statement



Listing

IoE Number: 478494

Location: Launderdale House, Hmpstead, Camden, Greater London

Photographer: Mr Andrew More

Date Photographed: 28th September 2006

Date Listed: 10th June 1954

Date of last amendment: 10th June 1954

Grade: II*

Camden TQ2887SE Waterlow Park 798-1/6/1682 Launderdale House 10/06/54 GV II*

House. 1582 with extensive later additions and alterations. Roughcast on timber frame, with later rendered brick additions; tiled roof. EXTERIOR: 2 storeys, with gables. Brick vaulted cellars below courtyard and north-east front. North-east (entrance) front: asymmetrical 2-storey front with wooden Doric porch below pediment with Diocletian window; projecting brick chimney-stack; 4 sash windows and door to ground floor; 5 sash windows to first floor; string courses at first and second floor levels; parapet. South-east (garden) front: ground floor with 2 canted bay windows flanked by 2 openings, one a window, the other a blocked doorway containing the inscription LCC LAUDERDALE HOUSE RENOVATED AD 1893; jettied upper storey with nine sash windows; central pedimental gable. South-west (park) front: wooden Doric loggia, 6 columns in length, with 4 French windows to house; first floor has 5 symmetrical sash windows; string course at second floor level; central attic storey with Diocletian window; pedimented gable end. Loggia extended to north by 4 columns. INTERIOR: much altered, but with features of note. 'Nell Gwynne's bath', late C17 carved wooden buffet with marble shelf; early C19 plaster relief of Achilles, Patroclus and Briseis; late C17 wall painting of trompe l'oeil balustrade; late C20 fibre glass replacement of early C18 octagonal lantern over stairs; 90ft long gallery along south-east front with original timbers exposed, and late C17 plaster ceiling brought from demolished house in Leadenhall Street installed as part of ceiling. HISTORICAL NOTE: house was built c1582 for Sir Roger Martin and substantially altered c1640 by Lady Home. Occupied by the Second Earl of Lauderdale in 1640s and 1660s; exterior transformed from original half-timbered appearance to present rendered neo-Classical appearance c1760. House, with 29 acres, presented to London County Council in 1889 'for the enjoyment of Londoners' by Sir Sydney Waterlow bt. and extensively restored prior to opening in 1893. Major fire in 1963 destroyed roof and much of interior; restoration still underway at time this description revised in 1995. (Barber P, Cox O and Curwen M: Lauderdale Revealed: -1993; Survey of London : 17: London: -1936: 90).



Context

The following history of the house is an extract taken from Lauderdale House website.

'The original house was built in 1582 for Sir Richard Martin – The Master of the Mint and three times Lord Mayor of London. Over the next 60 years, it was lived in by various individuals until Mary, Dowager Countess of Home, bequeathed it to her daughter Anne, wife of the Scottish Royalist John Maitland, the Earl of Lauderdale thus beginning the connection with the name.

In 1649 political pressure following the Civil War forced Lady Lauderdale to give the House to John Ireton, brother of Cromwell's son-in-law General Henry Ireton. Ireton lived here until the Restoration, when Lauderdale, who had been imprisoned for his Royalist activities, was released and it was Ireton's turn to become a prisoner. Forbidden to own property, he tried to sell the house, but a legal wrangle ended in its being returned to Lady Lauderdale. Lord Lauderdale was a member of the CABAL and therefore a key advisor to Charles II whose mistress Nell Gwynn, lived here for a short time with their infant son, the Duke of St. Albans.

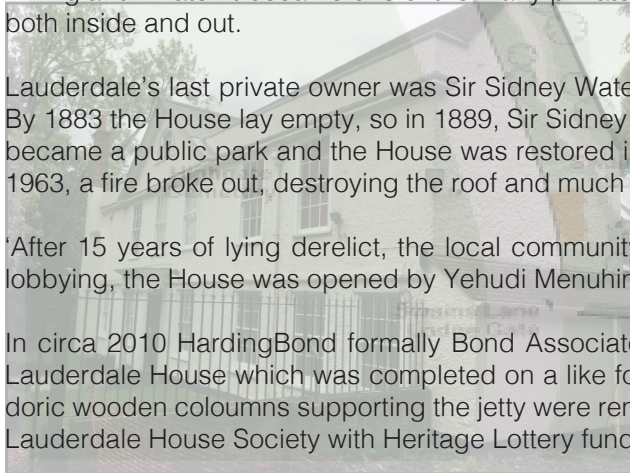
Upon Lady Lauderdale's death, the house passed to her daughter, who was bought out by German Ireton, John's son, who sold it to William Mead in 1677. Mead was a prominent member of the Quaker movement and held frequent meetings at Lauderdale House, to which he made many improvements.

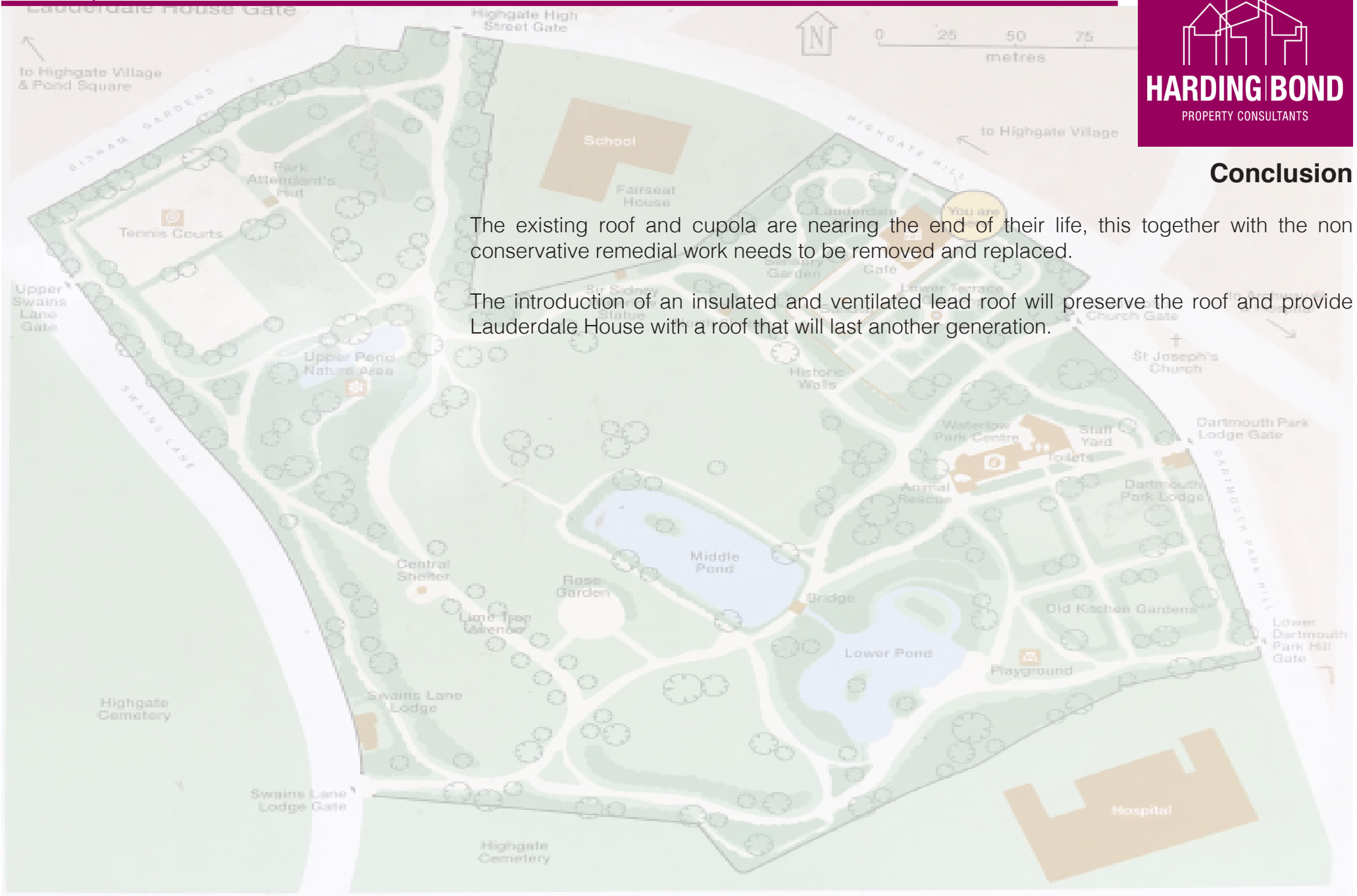
Over the next century the House changed hands many times, being described by John Wesley, who preached here in 1782, as "one of the most elegant boarding houses in England". Later it became one of the many private boarding schools in Highgate, reverting to a private house again in the early 19th Century, when it was radically altered both inside and out.

Lauderdale's last private owner was Sir Sidney Waterlow, another Lord Mayor of London, and he leased it for a time to St Bartholomew's Hospital as a convalescent home. By 1883 the House lay empty, so in 1889, Sir Sidney gave the house and grounds to the London County Council "for the enjoyment of Londoners". The 29 acres of land then became a public park and the House was restored in 1893 to serve for 70 years as a Park tearoom and park-keepers' flats. Sadly, during the course of further renovation in 1963, a fire broke out, destroying the roof and much of the interior of the House.' It was at this point that Lauderdale House was downgraded to a Grade 2* listed property.

'After 15 years of lying derelict, the local community established Lauderdale House Society, the charity which now runs the House. In 1978, after much fundraising and lobbying, the House was opened by Yehudi Menuhin as an arts and education centre.'

In circa 2010 HardingBond formally Bond Associates Chartered Surveyors were instructed by London borough of Camden to complete condition surveys and renovate Lauderdale House which was completed on a like for like basis but in consultation with London Borough of Camden with Conservation Officers with principally the jettied doric wooden columns supporting the jetty were removed, investigated and rebuilt using the original segmented 'cask' construction surrounding a steel post. More recently Lauderdale House Society with Heritage Lottery funding and their own fundraising made significant alterations to the North West elevation. Application number 2012/3047/P.





Conclusion

The existing roof and cupola are nearing the end of their life, this together with the non conservative remedial work needs to be removed and replaced.

The introduction of an insulated and ventilated lead roof will preserve the roof and provide Lauderdale House with a roof that will last another generation.



Appendix 1
Lead flat roof Schedule of Works



Appendix 2
Drawings



Appendix 3
Cupola Report
