

No 12 Wood Lane Highgate.

Revised Statement of Significance & Heritage



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Research parameters

This Statement of Significance and Heritage Statement has been prepared to support applications for listed building consent for internal and external alterations to 12 Wood Lane and planning permission for some of the external works. It has been revised to take account of amendments to the previously-proposed works at ground floor and basement levels which have been informed by recently-surviving historic fabric at these levels and advice provided by the Council's Conservation Officer.

The house and its associated front boundary wall were both listed at Grade II on the 10th May 1974. No 10 Wood Lane with its front railings and gates were also listed at Grade II at the same time and both buildings, together with the unlisted No 14 are identified as having Group Value. Additionally, these buildings lie within the Highgate Conservation Area.

The purposes of this statement are firstly to provide an assessment of the significance of No 12 as a designated heritage asset, and secondly, to assess the impacts of the proposals upon the significance of this designated heritage asset and its setting, and upon the character and significance of the Conservation Area.

This statement does not provide a detailed historical appraisal of the site, nor does it record in detail the complete architectural development of the building. It provides a proportionate assessment of significance for the purposes of understanding the significance of the designated heritage asset, its setting, and the impacts of the works in order to inform the current applications. It is based upon a visual assessment of the heritage assets supported by sufficient documentary research to elucidate the results of the visual assessment. A full examination of documentary and other sources has not been undertaken, and ongoing COVID-19 restrictions have hindered access to some archival sources.

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No 12 Wood Lane, Highgate, London. Statement of Significance and Heritage Statement.

Brief description of No 12 Wood Lane and its setting:

No 12 Wood Lane lies towards the western end of Wood Lane which is a narrow lane which joins Muswell Hill Road adjacent to its junction with Archway Road, (the main road north of London) and runs northeast through woodland to join Queenswood Road, and Crouch End. The site lies at the west end, and its long rear terraced garden steps steeply down towards Priory Gardens, a cul-de-sac adjacent to Highgate underground station.

No 12 is one of a group of early-mid 19th century detached and semi-detached dwellings on the south side of the Wood Lane. Most were symmetrically designed with subservient wings to either side of a central range with a hipped roof and are constructed in gault brick (with some rendered elevations) under slate roofs. They are closely-spaced and set slightly back from the lane behind small front gardens. A narrow pavement runs along the south side of the lane and mature planting within the gardens to either side of the lane gives it a verdant feel. Historically the gardens were enclosed behind low brick walls only some of which survive and many have later railings and gates.



Fig 1. The mature trees within the gardens to either side gives Wood Lane an impressively verdant character. Detached and semi-detached predominantly 19th century houses line the west end of the lane.



Fig 2. Nos 10 and 12 Wood Lane are separately listed at grade II (as is the simple brick boundary wall). The unlisted No 14 in the foreground (left) is mentioned as having group value with Nos 10 and 12.

There are a number of 20th century infill dwellings which are generally of similar scale and fit comfortably into the street scene. Opposite these houses on the north side of the lane is a substantial corner site at the west end of the lane occupied by a group of 1930's flats designed as a series of red brick mansion blocks. These are set within verdant communal gardens dominated by mature trees and enclosed by a substantial gault brick wall that lies the lane frontage. Further to the east there are large-scale mid-19th century semi-detached pairs of dwellings set within mature gardens to either side of the lane.

No 12 Wood Lane comprises a tall principal range of two storeys with basement and attic beneath a slated mansard roof on the front elevation; and a recessed flat roofed narrow wing to the left (east) that directly abuts an adjacent two storey property (No 14) which is set at a lower level on the sloping site. To the west, and separated by a narrow service passage is a hipped roofed outbuilding that reads as a subservient former coach house attached to the side of the adjacent villa, No 10 Wood Lane but is within the curtilage to No 12. The front garden is dominated by an overgrown laurel hedge and is enclosed by a low gault brick boundary wall with rectangular brick piers with stone copings, with a stone paved path with steps leading up to the front door.



Fig 3. No 12 with its later mansard roof with 14 Wood Lane, on the left. The mansard roof and sloping ground emphasizes the difference in scale between the two properties which are of similar age.



Fig 4. The two storey outbuilding reads as single storey from the street where it relates to No 10 because of the service passage that separates it from No 12 which is just visible on the left.

The rear garden is enclosed by gault brick boundary walls and is laid out as a series of wide terraces stepping down into the valley below. Below the house the upper garden terrace is primarily laid to lawn and beyond this is a mid 20th century brick retaining wall and steps leading to a lower terrace containing a small informal pond and woodland planting.



Fig 5. The rear elevation of No 12 with on the left the two storey rear elevation of the adjacent outbuilding separated by the narrow stepped path. Just visible in the distance are the flats on the north side of the lane.

A further retaining wall topped by informal fencing separates the garden boundary from the wooded rear gardens to a mid 20th century estate called Priory Gardens laid out in the former grounds of a Victorian property known as The Priory which occupied a substantial site immediately adjacent to the Highgate underground station and on the north side of Shepherds Hill.



Fig.6. The lower garden terrace with mature shrubs and a small woodland pond. Visible through the trees are the roofs of the houses in Priory Close. The brick steps in the foreground are of mid 20th century date and both the steps and the adjacent boundary wall are of a mix of gault and red brick.

More detailed description of No 12 Wood Lane.

The house is constructed in yellow gault bricks laid in Flemish bond, and the openings are detailed with gauged rubbed brick arches with flat heads. The front elevation of the principal range is two bays wide, with a slightly recessed single-bay entrance wing to the left. At ground and first floor levels the principal range has a wide centrally positioned ten over ten paned sash window with narrower panes to either side to give the impression of margin lights. The ground floor window is slightly deeper and both windows retain external blind boxes with diamond lozenge decoration.



Fig. 7. The modern infill to the vaulted opening beneath the paved entrance way and the modern steep base-ment steps and railing detract from the fine quality of the principal elevation.

The side wing is set back behind the main range and has a similar but narrower sash of six over six panes, above the front door. Two stone steps rise to the traditionally-detailed front door which is four panelled, the upper panels being glazed with flush beaded panels below, and set within a simple timber doorcase with full height panels to each side, and a narrow simply detailed fanlight above. All the front facing windows have early-mid 19th century external blind boxes. The front facing windows have early-mid 19th century external blind boxes.



Fig. 8. The front door is located within the recessed side range. The flat roof to this range has 20th century railings matching those round the front lightwell. Its rendered eave cornice is also of 20th century date.

There is a matching but slightly narrower basement sash window also with narrower panes to either side reading as margin lights, which is set behind a small lightwell enclosed by an original early 19th century cast iron metal balustrade. This is detailed with horizontal rails to the top and bottom incorporating panels with quatrefoils, and balusters linked to form *Gothick* heads rising to the upper quatrefoils. The slightly taller panels to the front incorporate quatrefoils below.

The awkward curved metal strap below the front panels, the pivot detail showing that one panel was used as a gate, and the later D-shaped handrail fixing the panels together all indicate that these have been reset. The rare survival of a 19th century service hoist - albeit without the swinging hoist arm - would have required an access gate through the railings to allow goods to be lowered into the front area, provides additional confirmation that these historic railings have been altered.



Fig. 9. The front basement window with its narrower outer panes detailed to resemble margin lights. On the right are the remains of a 19th century service hoist on the right. The historic railings round the lightwell, (including an opening gate panel with a pivot) have been reset beneath a later D section handrail.

The steeply pitched hipped mansard roof to the principal range incorporates a central dormer with a three over six paned sash window. This is a later alteration to provide an additional usable attic floor, that would have replaced the earlier low pitched hipped slate roof found on the neighbouring properties. In its present form it has a rendered parapet with concrete copings to the front elevation, with the render carried across the upper courses of the side wing.

The recessed side wing has a lower flat roof enclosed by a metal balustrade which matches the detail to the front basement lightwell but would have been contemporary with the later mansard roof and the heavy rendered eave would have been added at the same time. The west elevation of the principal range has a pair of wide (four shaft) stacks rising against the mansard roof, that would have been raised in height when the roof was changed.



Fig 10. The west elevation of the main house with its two external stacks. Separated by a narrow path to the rear garden and tradesman's entrance is the two storey former coach house and workshop. The building reads as a single storey hipped roofed extension to the adjacent No 10.

To the right (west) of the house, the front elevation of the outbuilding is detailed with two c.900mm columns of brickwork that form pilasters to each side of a recessed central panel above the historic door opening. The brickwork is separated by a painted rendered panel (concealing a lintol) from the timber panelled screen detailed to read as tall folding flush panelled doors with four fixed identically detailed panels above a timber transom. The doors have been altered to provide one opening door to the left and three matching fixed panelled doors to the right. Above is a hipped slated roof with a wide projecting eave with a plastered soffit. In front of this elevation is a sloping ramp laid with modern clay rectangular tiles.



Fig. 11. The opening now reads as a four panelled folding door, but only the left hand door now opens and inside, the building has been converted to provide ancillary living accommodation on both floors.

A modern framed and vertically boarded gate separates the outbuilding from the main house and this opens onto an irregular flight of concrete steps that leads down to the raised terrace with herring bone brickwork at the rear of the outbuilding. A slightly lower paved terrace extends round the rear of the main house. A tall side door almost centrally positioned on the side elevation of the main house opens onto the stepped passageway. The arch above the opening has been rebuilt and the existing door is a later replacement and its slender proportions suggest that the path may have been lowered slightly - perhaps when the base of the wall was rendered as part of damp-proofing works.

This tradesman's entrance door is currently blocked internally, but historically would have opened into a passage running between the two lower ground floor service rooms which would have been a kitchen overlooking the garden and a basement pantry or larder at the front. To each side of the door are wide full height shallow brick columns marking the positions of the two external stacks that rise above eave level as a pair of tall four shaft chimney stacks. To the right of the door the lower c.1m of brickwork (including the base of the right hand stack) appears to have been rebuilt in red bricks. A later cement rendered "plinth" on either side of the stepped path conceals the base of both elevations. The stacks would have been raised when the taller mansard roof was introduced.



Fig. 12. The rear elevations of the outbuilding and main house separated by the sloping stepped path to the garden and tradesman's entrance. Just visible beyond is one of several blocks of 20th century brick flats.



Fig. 13. The former tradesman's entrance with a low wall that extends partly across the steps on the left. This was presumably to prevent water running off the steps into the house. Note the change in brickwork at the base of the wall, and the later cement plinth presumably added as part of damp proofing works.

The rear elevation of the outbuilding is set slightly back behind the house; and two steps lead down from its terrace to the lower terrace along the rear of the house, with further steps down to the garden. The change in ground levels across the site is such that when seen from the garden the south (rear) elevation of the outbuilding reads as one and a half storeys, whilst the basement level of the house is fully exposed and “reads” as the ground floor.

The rear elevation of the outbuilding has an off-centre doorway at ground floor level below a central six over six pane sash window at first floor level both within historic openings detailed with a flat brick arch. A large pane inserted sash window at ground floor level has a modern shallow arch of brick headers and a heavy painted cill; the adjacent door is also a modern replacement. It is likely that this lower floor was built as a stable for the coach house above and the window was added later.



Fig. 14. The tall former stable door and later window (with the arched brick head) at ground floor level. The low wall adjacent to the side door of the main house was presumably to keep out rainwater from the path.

The passage would have originally been a sloping path in order to provide access to the stable, but it would not have been an ideal even for small horses, and it is likely that the stable and coach house use had ceased by the time Highgate station opened in 1867 providing more convenient local travel.

It is likely that the lower terrace along the rear of the main house was lowered by c.0.4m, (presumably as part of damp proofing measures) and that the newly exposed brickwork was cement rendered, continuing the rendered plinth detail along the gable wall. Two concrete steps lead up to a pair of centrally positioned French doors in the rear elevation. These French doors, which open into the former lower ground floor service room, are assumed to have replaced a sash window. They are fully glazed with four panes to each door, with a three-paned transom light above; and a traditionally-detailed awning above the opening cuts across its flat brick arch.



Fig. 15. The rear of the main house with inserted French doors replacing a sash window to the semi-basement floor and the partly rebuilt verandah with its cast concrete deck and replacement staircase and roof.



Fig. 16. The historic flush panelled door is inserted into an deepened former window (originally matching the window above), probably as part of the 1947 flat conversion because it has a slender wooden door-frame. It has subsequently been fixed shut and replaced above the lock rail by a modern side hung casement. In the foreground is a modern steel post supporting the replacement concrete balcony floor.

To the right of the principal range is the recessed side wing which contains a blocked flush panelled door which has been replaced above the lock rail by a modern side hung casement. To the right is a small historic window with a flat arched head which is mirrored but blocked in at first floor level. An external staircase rises against the garden boundary wall to a first floor level balcony that extends across the full width of the rear elevation. Both the staircase and balcony have been extensively repaired in the mid 20th century, as has the adjacent section of gault brick boundary wall.

The balcony was largely rebuilt during the repairs and it has a cast concrete deck that steps down in front of the side range and a modern roof structure. The structure is supported on replacement metal brackets, and a clearly-modern metal post adjacent to the (replaced) staircase. The balustrade appears to be historic and is formed using cast iron panels set between slim fluted cast iron posts with floral capitals, embellished by simply moulded timber fretwork between the capitals and at the eave to the canopy. These details appear to be reused from the original early 19th century structure, although they are still available from specialist foundries and joiners.



Fig. 17. The balcony retains its historic balustrade and decorative fluted cast iron posts and fretwork. The roof and deck are modern as is the additional corner post support adjacent to the stairs. Above the stair are the remains of a timber casement attached to the wall in front of a blocked window (which retains its flat brick arched head) matching the surviving window at semi-basement level below.

Whilst the current balcony has clearly been comprehensively restored if not rebuilt, it is clear that such a structure was integral to the original design of the elevation. The ground floor (above the semi-basement level) openings are detailed to “read” as a *piano nobile*; The opening to the principal range is wide and full height, and contains a central pair of three-paned French doors below the transom rail, with matching three paned fixed lights to either side. The opening appears historic although the French doors are later and the right hand upper fixed light has been replaced by a small top hung casement window. Above the transom are four fixed lights.

The recessed end bay has a later 20th century nine-paned casement set in a historic opening, replacing a small sash window) that is positioned in line with the blocked door and window below. To the right, a window frame pinned to the wall appears to have been added to give an impression of symmetry with the small window below; although closer inspection shows it to have a historic arch to a blocked window.

At second floor level on this elevation, (first floor level internally) the window openings to both the principal range and side wing are centrally positioned on their respective elevations, and contain an eight over eight paned and a narrower six paned sash window respectively. Whilst the glass in these windows is modern, they match the first floor windows on the front elevation, and both windows retain their original early 19th century external blind boxes.



Fig. 18. The first floor windows retain their original external blind boxes and sashes. The attic windows are modern, and rendered has been partly rebuilt and the wrought iron balcony has been reset.

As with the front elevation, a band of cement rich render has been applied to the rear parapets to both the principal range and the side wing, and they have concrete copings. The centrally positioned attic dormer window to the central range has a three over six paned sash window matching that on the front elevation; whilst the side and rear elevations of the flat roof of the side wing have the same matching railings to those on the front elevation. All have been reset beneath a later D-section handrail and the parapet has a painted artificial(?) stone parapet coping.



Fig. 19. The parapet to the flat roof of the east wing has been partly rebuilt in the later 20th century and the railings reset. The D-section handrail is a later alteration although the panels appear historic ones.

Interior:

The front door opens into a compact but elegantly detailed entrance and stair hall within the side wing. Originally two doors opened on the right into the principal reception rooms in the main part of the house, with the larger room facing southwards over the garden. Tucked behind the staircase is a small more simply detailed service room within the side range.

The hall has a heavily overpainted dentilled cornice set between reeded mouldings, with the addition of a later moulded picture rail. It has a flush double-beaded skirting although some sections have been renewed in a triple bead, and the historic boards have been overlain by a later 20th century wide over-boarded finish, which has been carried across all the ground floor rooms. To either side of the front door are boxing and a small cupboard for services and a recess marks the position of the now-blocked door into the north room.



Fig. 20. The entrance hall with its dentilled cornice and elegant staircase. On the right is the door into the principal reception room with its fine architrave and panelled lining. The floor has modern overboarding.



Fig. 21. Immediately adjacent to the front door is a modern cupboard containing services - perhaps reusing the architrave & door from the adjacent blocked doorway into the front room, which is now an open recess.

At the south end of the hall, the doorway into an early inside W.C. and adjacent cloakroom has been replaced by a modern opaque glazed partition and door. The original W.C. window has been blocked and the partition removed so that the only remaining historic detailing is a pair of reset historic shutters in front of the later 20th century 9-paned casement. There was a similar W.C. in the basement.



Fig. 22 The former historic W.C. and cloakroom at the south end of the east wing. The glass partition and door replaced a wall and door when the basement staircase was opened up. Only the shutters are historic.

The architrave to the doorway into the principal south room has an echinus and bead, with a bead to the inner side; and a similar echinus and bead moulding detail is used to the panelled linings within the opening and on the four panelled door. As befits the principal reception room within the house the south facing rear room retains a fine ensemble of well detailed joinery and plasterwork.

The ceiling retains its historic but heavily overpainted moulded plaster cornice, detailed with a wide band of enriched plasterwork with foliate decoration, which is set between moulded beads, including a deeper roll with egg and dart egg and dart decoration to the lower bands. There is a later moulded strip of elongated bellflowers applied to the ceiling bed which is inset from the cornice; and an apparently original and typically small-scale early 19th century central ceiling rose detailed with a circle of narrow oak leaves surrounded by a ring of reeds and floral bosses.



Figs. 23. The principal ground floor reception room with its restrained ceiling rose and foliate and beaded cornice. The inner band of elongated bellflowers on the ceiling bed is a later introduction. The marble fireplace and hearth appear to be original but reset on the modern overboarded floor.

The wide full height south facing window has a deeper architrave, detailed with an echinus and double bead, a step and a bead to the inner edge. It retains its historic panelled shutters, with mouldings to match the door. The small-paned windows to either side and the French doors have fine section glazing bars although no historic glass survives and the French doors are misaligned and may be (well detailed) replacements.



Fig. 24. Detail of the heavily overpainted ceiling cornice, with the later foliate addition on the ceiling bed.

The room has deep (c.300mm) skirtings detailed with rolls, triple beads and a stepped profile. A low step round all the skirtings in these two principal rooms may be a later introduction contemporary with the introduction of the modern floor finishes. The chimney is centrally positioned against the east wall, and has a well detailed early 19th century marble fire surround with reeding to the jambs and frieze, and floral corner roundels. The insert is missing and both the surround and hearth have been reset, presumably in association with the introduction of new floor finishes.



Fig. 25. The reset marble fire surround and hearth with the similar fireplace and cornice just visible on the right in the smaller front room.

There is a wide double door opening between the two principal rooms on this floor and the joinery to both the doors and architrave is modern suggesting that the opening has been altered or is a 20th century alteration. It is detailed with a wide moulded and stepped architrave, and a pair of tall 'wedding' doors that open into the front room, and although modern, the detailing matches the historic joinery elsewhere within the house.



Fig. 26. The front room with its similar detailing including the deep stepped skirting, marble fire surround, ceiling rose and heavily overpainted cornice.

The front room also has a heavily-overpainted cornice comprising two bands of moulded plasterwork which matches those in the south room, with a pair of later stepped flat bands added to the ceiling bed. Additionally, it has another foliate band added to the ceiling plane inset from the widened cornice, and a central ceiling rose which is similar to the one in the adjacent room, but has four stylised honeysuckle leaves round the outside.

The window to this room is set within its historic full height architrave, and retains its historic shutters and linings and the sashes retain their historic proportions with narrower margins lights, but all the glass is modern. This room has similarly detailed deep section skirtings to those in the rear room and a straight joint marks the position of the now sealed-up door opening from the entrance hall. It also has a good quality but reset early 19th century marble fire surround but it has a single flute moulding to the jambs and frieze and floral corner bosses. The marble hearth has been replaced and as with the front room, the insert is missing.



Fig. 27. The basement stair has been opened up and a section of balustrade a glazed panel and a crude rectangular newel post replaces the boarded enclosure that would have separated off the basement rooms.

The elegantly detailed cantilevered staircase rises against the outer wall, with a winder up to the first floor landing and a similar winder at the top of the basement stairs, with an open string and an elegantly curved plaster soffit. and a small service room to the at the south end of the entrance range. It has an open string, with a pair of very slender turned and moulded balusters to each step supporting a curved mahogany handrail; and a curtail step with a simply moulded newel post.

A small section of surviving panelling below the stair with similar detailing to the historic doors indicates that historically the basement stair was enclosed. Most of the panelling has been removed and replaced by a new section of hand rail with matching slender that terminates in a substantial and crudely detailed square section “newel” post that rises to the underside of the curved staircase.



Fig. 28. The open basement stair with its modern balustrade replacing the original panelled infill, only a small area of which remains. Note the blocked doorway and inserted service cupboard by the front door

Basement:

The basement staircase has clearly been extensively altered, although without opening up modern finishes it is unclear how much historic fabric survives. Whilst the handrail and the basement newel post are historic, all the treads and risers have been overboarded or replaced with the same boarded finish used on the ground floor. In addition the lower winder steps have been extended beyond the historic newel post into the basement hallway. Whilst the skirting along the straight section of stair appears to be historic it seems to have been replaced although to the same detail where it turns to run along the lower winder steps – presumably when the bottom steps were altered.



Fig. 29. The modified basement stair - note how the lower winders crash into the skirting and project beyond the newel post. The straight flight may be historic but the underside is concealed by modern finishes.

Unfortunately, the cupboard below the basement stair has modern linings and joinery so it is unclear whether any of the central straight flight of steps is historic and just overboarded or replaced. From the basement lobby, a small step leads to a door opening through the north wall into a small utility room beneath the entrance hall; this contains a now-blocked door opening into the front room within the principal range.

At the end of this room is a historic doorway into the front vault beneath the path to the front door and historically this would have had a door into the front open area with its outside hoist. This vaulted space has been sub-divided to form a W.C. and cupboard and the external door infilled.



Fig. 30. The external vault below the front pavement is now a W.C. and utility area adjacent to the front basement room. A blocked door into this utility room is now a cupboard (visible on the right).

Another door opens from the lobby into the current dining room (the historic kitchen) below the principal south facing room, and wide modern plain openings lead from here into a smaller basement front room (currently used as a TV room) and to the current kitchen which is located in the small south facing room within the east wing. Throughout the basement, all the walls, ceilings and floors have modern finishes and fittings, and apart from some of the joinery to the external openings, no historic joinery survives at this level.

The current rear semi-basement dining room would have been the historic kitchen although the substantial kitchen fireplace has been replaced by a small centrally positioned modern fireplace opening which has concrete linings to each side with a centrally positioned stone flag forming a shelf. A cupboard with flush doors has been formed to the left side of the chimney breast with bookshelves to the right. Apart from the external frame to the French doors and the transom lights, all the joinery is 20th century, including the shutters to each side.



Fig. 31. The principal semi-basement rooms have been opened up to form a single space with tall flush doors replacing the service passage from the side tradesmans entrance that originally separated the front (pantry) and rear (kitchen). This opening up formed part of the 2005 consent which also saw the kitchen fireplace replaced; the bookshelves indicate the location of the blocked former tradesmans entrance and the service passage.

Full height flush doors separate the front and rear basement spaces and the small front room retains its historic shutters (although the associated ironmongery is modern). The fireplace has been infilled, and a television has been recessed into the projecting stack and flush finished modern cupboards fill the recesses to either side.

A downstand has been retained above the wide modern opening between the rear dining area and the adjacent modern kitchen in the small east room. This has modern kitchen fittings to either side of a kitchen range against the east gable wall. Its small window tucked against the boundary wall is mirrored by a blocked window in the identical room at ground floor level above. Both these rooms were historically partitioned to provide a narrow W.C. lit by the narrow window and an adjacent cloakroom with a washbasin lit by a larger window. This historic arrangement marked a very early introduction of internal W.C.s and it gives these narrow window openings particular significance.

At this basement level the larger window was converted to a door - perhaps as part of the 1947 flat conversion - but subsequently it was reinstated as a window, retaining the lower section of the door as a fixed external panel. The adjacent small sash window has routed corners showing that it has been renewed in the later 20th century.



Fig. 32. The front basement room has a modern ceiling, wall and floor finishes and a television set into the former chimney breast. The door into the service passage on the right has been infilled.



Fig. 33. The original W.C. and cloakroom in the east range is now incorporated into the main semi-basement and its door from the stair hall has been blocked. The French door replaced a historic kitchen window.

First floor:

The upper flight of the staircase, with its elegantly detailed handrail, slender balusters and double beaded skirting, is lit from above by a small simply detailed 19th century glazed lantern above a simple oval beaded opening in the ceiling. At first floor level a door opens into a bathroom above the entrance hall, and a 20th century tall arched opening leads to an inner landing with doors opening into the front and rear rooms within the principal range (with a slightly wider lobby extending into the south room), as well as a steep staircase that rises between these two rooms to attic level.



Fig. 34. The first floor landing with its simple cornice is lit by a historic skylight in the flat roof of the east wing. A small bathroom occupies the front room and the architrave and door match the detailing elsewhere.



Fig. 35. Detail of the small lobby at the foot of the attic stairs with the arched opening from the stair hall. The architraves and doors share the same detailing although the cornicing is simpler at this level.



Fig. 38. The small lobby at the foot of the narrow attic stairs opens into the principal bedroom on the south (rear) whilst a similarly detailed door opposite opens into the smaller front room.

The first floor doors and architraves all match the detail of the historic door on the ground floor hall. Whilst the stair landing is carpeted the other floors retain exposed historic floorboards and skirtings and both the stair landing and front bathroom retain their original simply detailed cornices. The bathroom has a small centrally positioned fireplace on the east wall, with a mid-19th century hob grate, and a later but well detailed timber surround with reeds to the jambs and frieze and roundels in the corners. This rests on the original hearth.



Fig. 37. The small front bathroom opening off the staircase has a small mid 19th century hob grate suggesting that it was originally a dressing room or small bedroom.

The cornice no longer survives in the small north-facing bedroom, however it has a mid 19th century cast iron register grate with a decorative half round surround, and what appears to be 19th century tiling in the hearth. The painted surround is modern matching the one in the bathroom. A four panelled door in the south east corner of the room opens into a cupboard beneath the attic staircase, with a matching door at the other end that opens into the principal south bedroom.



Fig. 38 The front bedroom in the main range with its mid 19th century detailing and later surround. Just visible behind is the door into the passage behind the attic stairs to the rear bedroom.

The principal south facing bedroom has a small entrance lobby formed within the room and the room itself is plainly detailed with a simple reeded cornice and a more simply detailed fireplace to that within the adjacent front bedroom. It has a mid-19th century register grate with ovolo mouldings to each side of the jambs and original hearth with a simple modern timber fire surround with framed roundels and a simply moulded mantel shelf and its historic stone hearth.



Fig. 39. The principal south facing bedroom has a simple cornice and mid 19th century fireplace with a modern timber surround. Just visible on the left is a modern jib door to an en-suite bathroom.

A jib door to the left of the entrance connects with an en-suite bathroom formed within the small south-facing room in the east wing. No historic features survive in this bathroom, apart from the window, although this has been altered and the window glass and bottom sash have been replaced.



Fig. 40. The entrance door on the right is inset to provide a small lobby within the landing, whilst the left hand door connects to the front bedroom via a passage behind the attic stair.

Attic:

The narrow steep attic stairs rise from a narrow stair hall formed between the front and rear bedrooms in the main range. Simple four panelled doors set in minimal outer frames open off the small upper landing into the north and south attic rooms. The steeply sloping lower sections of the mansard roof are expressed within both attic rooms where they are plastered internally to form inward-sloping walls. On the west elevation these sloping walls are broken by the vertical shafts to the two chimney stacks.

The slightly shallower pitched upper section of the roof structure is concealed beneath the horizontal plaster ceilings and in the small north-facing room, the walls are all plastered, and finished with simple boarded skirtings to all the walls. This room has a small mid 19th century hob grate with an undecorated timber surround and a black tiled hearth which is largely concealed beneath a carpet.



Fig. 41. The attic front bedroom with its steeply sloping walls and a small historic fireplace which appears to be *in-situ*. It is suggested that these attic rooms with their four panelled doors are of later 19th century date

In the slightly larger south room partitions have been introduced to form a bathroom adjacent to the stair landing and this has a shower tucked in behind the staircase in what would presumably have been a cupboard. Whilst the upper part of the walls of this room are plastered, the lower section of the sloping walls are lined with vertical boarding with a simple bead to the boards and this lining is carried round into the reveals of the dormer window.

The skirtings have a double beaded detail and the fireplace has a slightly more elaborate mid 19th century hob grate than in the north room, although it has a matching timber surround. The hearth has a 20th century tiled finish and a large poor quality 20th century rooflight provides access onto the flat roof above the east wing allowing it to be used as a roof terrace. It is assumed that the sections of metal balustrade were introduced round the east roof when the mansard roof was added.



Fig. 42. The modern bathroom enclosure formed within the south attic bedroom with the modern poor quality rooflight providing access to the adjacent flat roof. It is assumed this replaced a historic window.



Fig. 43. Detail of the timber boarding below dado level within the south room. The fireplace retains its original hob-grate, mantelsheaf and hearth.

The interior of the outbuilding:

This outbuilding has been converted to ancillary residential use, with the upper floor (which “reads” as ground floor level to the front (north) providing a combined kitchen, dining and living room, with a bedroom and bathroom at the lower semi-basement level, which reads as the ground floor when seen from the garden.



Fig. 44. The upper floor residential conversion within the outbuilding. A lath and plaster ceiling would have concealed the roof structure whilst the tall window in the rear wall may have held a hoist door.

The principal entrance into this annexe is from the door set within the fixed timber screen on the front elevation which reads as one of a series of panelled doors. At this upper level, the hipped roof structure is fully exposed, albeit cut by the introduction of large rooflights on its west and south roof slopes; it is detailed with common rafters rising to members forming the ridges and valleys to the hipped roof structure, with no purlins or collars. There are rows of timber trimmers set into the walls and three deep ceiling beams set c.700mm below wall plate level run east-west across the structure and historically supported the now-missing lath and plaster ceiling. In the northeast corner trimmers extend between the north ceiling beam and the walls to support steps or a ladder, indicating that the roof void was used historically for storage.



Fig. 45. The front of the upper floor showing cupboards built on the inside of the historic door opening from the lane. The ceiling structure suggests there was originally ladder access up to storage within the roof.

As part of the residential conversion, a storage unit has been attached to the inner face of the fixed timber screen that forms the front wall, and at the opposite end of the space shelves and kitchen fittings are set to each side of the centrally-positioned south facing sash window. The floor structure appears historic although curiously both the joists and boards run from front to back rather than the joists spanning from side to side which would be usual. It is assumed that the floor has been overboarded in the 20th century and a set of modern stairs has been introduced along the east wall leading down to the lower ground floor level.



Fig. 46. The basement room - originally a stable it was converted to a workshop by the addition of a hearth to the left and a window to the right of the door. The stairs are modern and not in their historic position.

A triangular section of masonry (?) built into the timber floor in the southeast corner of the building may be associated with a small fireplace on the ground floor which was removed as part of a 2005 permission. This part of the upper floor is partially concealed behind a deep timber board running parallel to the south wall, which was presumably added to support decayed joist bearings. The awkward relationship between the fireplace and the access door from the garden indicates that this fireplace was a later introduction after its original use as a stable had been abandoned.



Fig. 47. Historic plans show a fireplace was located in the corner by the rear door until the 2008 conversion. The modern partition conceals a bathroom enclosure and the stairs and floor are modern.

History of the development of the site:

The detailing to No 12 Wood Lane suggests that it was erected c.1820-1830; and this is consistent with the documentary evidence cited in John Richardson's 1983 publication "*Highgate Its History since the Fifteenth Century*" which records that development along Wood Lane occurred after the Inclosure of Southgate Common in 1816. The 1822 *Map of the Country 12 miles around London* by Gardner shows Wood Lane as a foot path through woodland and open common and no houses are marked.

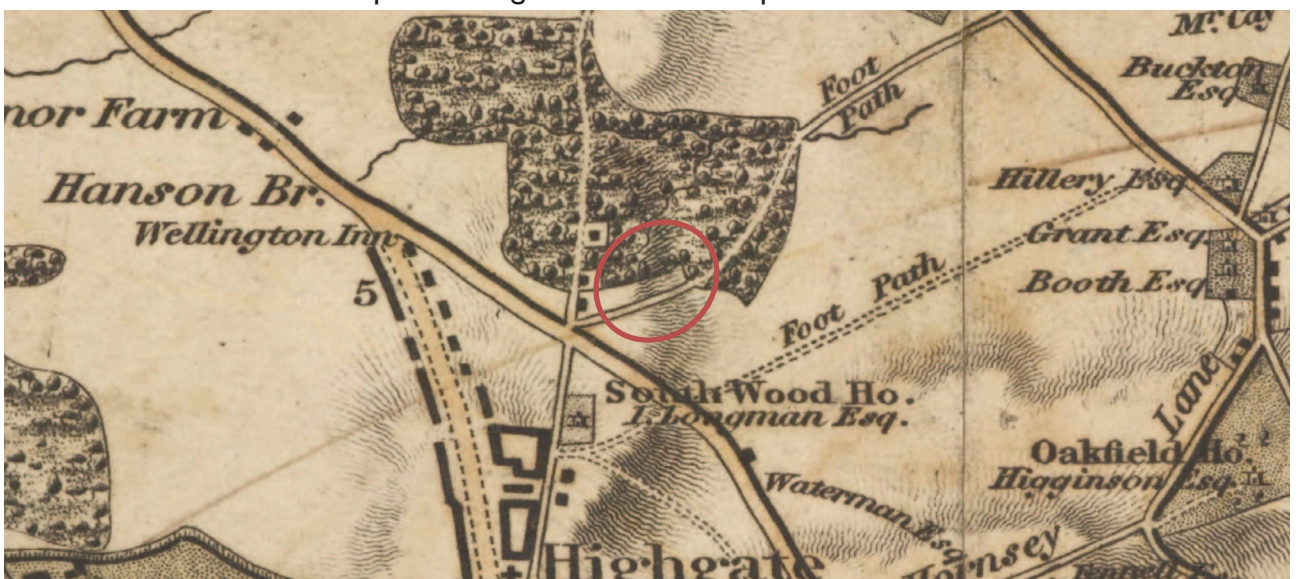


Fig. 48. The 1822 Gardner map of 12 miles around London shows Wood Lane as a rural footpath.

Richardson states that the first houses were recorded on Wood Lane in 1829 and on the basis of their surviving architectural detailing it is likely that these included Nos 10-12, and other houses shown along Wood Lane on the 1832 map of *London Environs* published by Chapman and Hall.



Fig. 49. The 1832 map by Chapman and Hall shows houses along Wood Lane for the first time. Although poorly detailed this supports other documentary information suggesting a late 1820's date for construction.

It was not until the first edition large scale Ordnance Survey map surveyed in 1863 that the site was accurately recorded for the first time, and at this date there was an additional outbuilding in the garden. Unfortunately no other documentary history for the property appears to be held in either the Haringey or the London Metropolitan archives.



Fig. 50. The 1st edition large scale Ordnance Survey map of 1863 (published 1870) shows the site accurately for the first time. The rear garden is divided into two levels and there is an additional small outbuilding that still survived although shown as derelict in 1936.

No 12 Wood Lane forms part of a group of early 19th century dwellings laid out in what were rural surroundings on the edge of woodland and although the later 19th century and 20th century infill development has changed the character of the lane and its setting, it still retains a verdant feel with the numerous mature trees within the still spacious gardens contributing to the special character of the area.

The house makes a prominent contribution to the character of this part of Wood Lane because of its greater height and the unusual roof form, and its increased height in relation to the neighbouring properties is emphasized in views from the east because of the sloping ground. It is suggested that when originally constructed in the early 19th century, No 12 would have had a similar low pitched hipped slated roof to those on the adjacent properties. The detailing and form of the steep mansard roof and the presence of mid-19th century fireplaces within the building indicate that in the second half of the 19th century the building was remodelled and it suggested that it was at this time that the attic rooms and mansard roof were introduced and it is likely that the railing were installed round the flat roof of the east range.

The awkwardness of the mansard roof design is increased by the poor quality of the later 20th century repairs to the parapet with its crudely applied cement render, and poor quality copings and flat roof finishes.

Recent Planning History:

HGY/2022/1736 *Listed Building Consent for opening up works to modern fabric to assess presence and condition of historic finishes and substructure:* Approved

HGY/2010/2306 *Listed Building Consent for extending width of off street parking:* Refused

HGY/2009/1210 *Listed Building Consent for addition of internal staircase to connect two floors of existing outbuilding and minor alterations. Change of use from part residential / home office to residential.* Permission granted.

HGY/2005/1008 *Listed Building Consent for minor internal alterations at lower ground and ground floor levels.* Permission granted. (The walls between the front and rear basement rooms were removed and the side service door was infilled as part of this consent.

Old/1947/0276 *Conversion into two flats.* Approved 20th January 1947. No plans survive with this permission.

The Significance of No 12 Wood Lane and its setting:

As a Grade II listed building, No 12 Wood Lane is considered to have medium significance. It is a good example of a well detailed early 19th century dwelling of modest status set in spacious grounds within what was a largely rural setting. Its carefully considered form and proportions demonstrated an understanding and appreciation of contemporary fashionable and polite domestic architecture. The careful design is reflected in the slight but effective changes to the classical proportions with incorporation of margin lights to the sashes; and the attenuated windows to the principal rooms on the front and rear elevations with the introduction of the balcony opening off the *piano nobile*, to allow the longer views over the sloping rear garden and adjacent valley to be fully appreciated.

Whilst the subsequent external alterations, notably the introduction of the poorly-proportioned mansard roof, and poor quality repairs to the parapets and the rear balcony have caused some harm to the significance of both these elevations the building still makes a positive contribution to the character of the Conservation Area and street scene and merits its listed status. The carefully detailed curtilage listed outbuilding reads as a sympathetic addition to the adjacent listed building and contributes more to its architectural significance, however its respectful design contributes to the setting

of both buildings even though this contribution is harmed by the very prominent poor quality tiles on the frontage.

The plainly detailed and very crudely repointed listed front boundary wall with its austere brick piers may be part of the later 19th century alterations because it is not marked on the 1863 Ordnance Survey map. Dwarfed by the overgrown planting within the front garden it makes a minimal contribution to the street scene deriving only from the sense of enclosure.

Internally, the significance of No 12 derives from the surviving refined quality of the architectural detailing, and the manner in which the palette of detailing is used throughout the building. The detailing shows a carefully considered hierarchy within the various rooms reflecting their status and the way in which they would have been used. Most notable is the fine staircase and the quality of the plasterwork and joinery at ground floor level, with the crisp moulding detail to the doors and shutters matching that to the front door. The inter-connected ground floor reception rooms are considered to make the greatest contribution to significance, with the south facing first floor bedroom having slightly less significance. The basement rooms have been compromised by the 2005 alterations which destroyed their historic plan form and any surviving historic detailing, whilst the attic rooms retaining historic but reset fireplaces and much of their plan form have greater significance although some harm has resulted from the modern alterations.

Externally, the outbuilding is considered to have low-medium significance, and whilst the timber panelled screen replacing the original front doors is considered to have altered its character it appears traditionally detailed and has a neutral impact on the significance of the outbuilding.

It is difficult to understand the reason why the front boundary wall and its gate piers was considered to be of sufficient quality to merit a separate listing, particularly because by the date of listing (1971) it would have enjoyed statutory protection as a curtilage listed structure. Despite its listing, this rather utilitarian structure is considered to have only low significance arising from the sense of enclosure and privacy it provides within the immediate setting of the house. It makes a minimal contribution to the special character of the Conservation Area because it is dominated by the overlarge garden planting and because of the poor quality of the 20th century localised rebuilding and repointing.

Significance of Setting and Contribution to Significance of the Conservation Area.

No 12 Wood Lane forms part of a group of early and mid-19th century villas and semi-detached dwellings laid out on generous sites along Wood Lane. Whilst it lacks the symmetrical form and scale retained by many of these properties it retains the historic layout of this phase of development - set back from the narrow lane behind its small enclosed front garden. It forms part of the visual document of this early phase of post-Enclosure development, and the mature trees and planting within their gardens gives this predominantly 19th century development a spacious and verdant feel.

Seen within the wider context the wooded grounds of Southwood Hall to the north of Wood Lane, the woodland to the east and the sense of enclosure provided by the boundary walls and fences to either side imbues this part of the Conservation Area with an almost rural feel. The generally good quality design and detailing to the development within this area is however compromised by the poor quality hard surfaces and street furniture particularly at the west end of the lane at the junction with Muswell Hill Road.

The proposed works and their impact on significance:

Basement Level:

The main alterations affect the basement and basement staircase. The recently completed opening up works confirmed the initial assessment that this part of the building had been the subject of extensive late 20th and early 21st century interventions. These included the remodelling of the basement stairs, replacement of all the basement ceilings, floor and wall finishes; as well as the removal of internal partitions. A detailed report submitted with the current application details the findings of the opening up works and sets out the proposed more sympathetic repairs.

The investigation showed that the original basement floor had been completely removed and replaced with new boards laid over a modern unventilated suspended sub-floor, detailed with the joists supported on timber battens set into a concrete screed. Not surprisingly the substrate remains damp, and in order to address this it is now proposed to introduce a staggered sub-floor ventilation system. Air will be introduced at the front of the property via a new traditionally detailed external vent pipe which will terminate at low level at the top of the external side passage steps. Inside the front basement room the vent pipe will descend within the cupboard and terminate between the basement floor joists. At the rear of the basement two new traditionally-detailed ventilation grilles will be set within the (south) garden elevation in order to encourage greater air circulation beneath the floor. Battens will be fixed to each side of the floor joists to support replacement insulation whilst allowing the air to circulate below; and the existing modern oak floorboards will be replaced with more appropriate antique Baltic pine floorboards.

It was originally proposed to replace all the modern oak treads and risers to the staircase with antique Baltic pine boards to match the new flooring at this level. In order to overcome the currently dangerous and awkward form of the lower steps, which vary in width and height, they were to be replaced with more uniform steps that match the height of the rest of the staircase. This required the staircase to be extended into the passage to accommodate the two new lower steps which would wrap around the newel. The remodelling was carefully detailed to protect any surviving historic fabric including the moulded historic newel at higher level.

The opening up works confirmed that the historic upper section of the staircase survives beneath the modern oak cladding as does part of the lower section of the staircase. This lower section had been extensively altered and damaged to such an extent that its repair is not considered to be realistic. The revised proposals are now to retain all the surviving historic parts of the staircase but to overboard the historic risers and treads with antique Baltic pine. In addition to retention of the surviving historic fabric the method statement has been amended to make clear that no new routing into the historic strings, or alterations to the historic section of newel post, is proposed.

At the foot of the basement stairs the tall modern door opening with its small step into the current utility room will be sealed up to accommodate the extended staircase and access into these vaulted areas will be provided by re-opening the historic doorway from the front basement room. The existing doorway between the basement stair hall and the main rear room will be enlarged to create a slightly wider (1.24m) opening detailed with a pair of traditionally detailed and partially-glazed timber fire doors. It is also proposed to remove the modern cupboard at the south end of the stair hall and to re-open and glaze the upper part of the blocked former doorway here. The opening will be detailed as a fixed window within full height bookshelves and will provide borrowed light into the stair hall.

The small room to the rear of this blocked door will have its modern kitchen fittings removed and

it will become a small seating area. The fixed external door within the blocked 20th century doorway will be removed and the opening reinstated as a carefully detailed six over six paned sash window matching the historic joinery above carefully matched brick infill. The kitchen will be relocated into its historic location within the principal south facing room. The west wall in this room has been dry lined, and the historic fireplace has been partially infilled with concrete. It is proposed to remove this wall lining as well as the infill within the blocked fireplace which will be reformed to accommodate a range cooker. A fridge freezer and a storage cupboard will be introduced to each side of the repaired chimney breast.

The modern full height sliding doors on the line of the removed service corridor partition will be removed along with a section of the modern brick walls supporting the steelwork introduced in 2005. This will provide a wider opening between the front and rear basement rooms, however a downstand will be introduced within the opening to reinstate the visual evidence for the historic separation of the two basement rooms. Within the front room, the dry lining on the west wall will be removed together with the modern flush cupboards to each side of the chimney breast, and these will be replaced with traditionally-detailed cupboards. The fireplace will be reinstated, with an appropriately detailed simple fire surround.

Finally, the blocked doorway into the small front service room will be reinstated; and the current laundry room will be altered to provide storage for dry goods and wine. A jib door will open into the vaulted area beneath the front entrance path which currently houses a small W.C. and cloakroom, and this will become a laundry room following removal of the modern partition; this will be vented into the small basement lightwell.

The recent opening up works have clarified the dimensions to the fireplaces and recesses to each side of the chimneys within the two principal rooms at this level, and these are shown on the revised plan. They have also revealed little evidence of surviving historic plaster finishes behind the dry lining at this level. Generally the brickwork appears to be exposed, with waterproof render applied to the lower sections of the walls which are built into the sloping ground; and a few areas are detailed with cement-rich plaster applied to an expamet substrate. The waterproof material appears to be sound and providing effective damp protection, and its removal would cause potential damage to the brickwork; and it is therefore proposed to retain this and repair any defective sections.

Elsewhere, the exposed brickwork will be plastered with lime renovating plaster which will allow the walls to remain vapour-permeable, with the plaster carefully feathered into any surviving lime plaster; and the walls decorated internally using a vapour permeable paint finish. Additionally, a new heating system incorporating an in-line air extraction system will be introduced, and together with the underfloor ventilation system this will provide additional environmental control at this level. As described above, pipework for both the extraction and ventilation systems will be taken below the new floor level rising within the new righthand cupboard in the basement front room.

Impacts

The proposed remedial works to the existing damp control measures at this level, together with removal of the dry lining and the reintroduction of historically appropriate floor and wall finishes, have been carefully considered and detailed and will make a positive contribution to the significance of this part of the building both technically and visually. The alterations to the staircase involve no loss of historic fabric, and will remove the current accident risk arising from the ill-conceived earlier interventions whilst enhancing its appearance.

The proposed width of the door opening between the stair hall and the historic kitchen has increased by 280mm, which is 560mm less than the initial proposal. This change reflects the Council's request to retain more of the enclosed character of the stair well. Whilst minor harm arises from loss of historic fabric, the amended scheme retains the sense of enclosure here. The width now replicates the traditional dimensions of a pair of French doors; and the introduction of these doors also provides the fire separation between the kitchen and rest of the house, meeting current Building Regulations unlike the current arrangement.

The other works within the stair lobby and adjacent cloakroom affect modern fabric, and are reversible. Reference to the structural drawing forming part of the 2005 application also confirms that the walls to each side of the opening between the two principal rooms were rebuilt at that time; and the introduction of the downstand balances the slight increase in width such that there is no further erosion of the historic plan form here. Additionally, the proposed reinstatement of the currently blocked door between the north room and the east service vaults provides further minor enhancements through reinstatement of historic plan form and detailing. Removal of the modern dry-lining and infill to re-establish the historic kitchen fireplace opening, together with reinstatement of the historic fireplace and introduction of traditional cupboards to each side of the chimney in the small front room will also enhance the significance of these much altered spaces.

The application is supported with detailed drawings and it is considered that the alterations within these service areas will enhance the special character and significance of this listed building through its careful repair, reintroduction of historic detailing and restoration of part of the historic floor plan. These positive benefits will more than offset the minor harm arising from loss of the small length of historic fabric which arises from widening the opening between the stair lobby and new kitchen.

Ground floor level:

Within the entrance hall the unsightly meter cupboard will be removed following creation of the new plant room within the basement of the outbuilding, and a new jib door will be introduced to the adjacent recessed opening to form a small cupboard. The crude modern newel at the head of the basement stair will be replaced by a carefully detailed newel replicating the historic form, and the glazed partition between the basement stair and rear room will be replaced by a solid partition incorporating a pocket sliding door. The small room will be reinstated as a cloakroom and W.C. The existing double doors between the north and south principal rooms will be re-hung to open into the south room and fixed open.

Repairs include the careful poulting of the historic cornices within the hall and the principal rooms to remove the modern paintwork which obscures their detailing. In addition it was initially proposed to remove the inappropriate modern floor boards and replace them with salvaged Baltic pine. However, the opening up works have shown that the historic Baltic pine floor boards survive beneath the overboarding and that they appear to be in reasonable condition. Unfortunately the modern boards were held in place with steel pins and green epoxy dabs; and in order to address the slight change in finished floor level when the overboarding was introduced, the hearths and fire surrounds have been reset, the doors have been cut down and the height of the skirtings adjusted.

It is now proposed to carefully lift the historic floorboards and restore them as the final floor finish, with any shortfall made up with matching salvaged boards. In order to avoid further damage to the historic fabric it is proposed to introduce battens to the top of each floor joist so that the restored boards can be laid to the current finished floor level. The application is supported with a method statement and detail drawings showing the proposals.

Impacts:

It is considered that the proposed method of reinstatement of the floor finishes will ensure that any harm to the fire surrounds and historic joinery is avoided and together with the other repairs and alterations will provide an enhancement to the special character and significance of this part of the listed building.

First Floor:

At this level, both the bathrooms will be refitted. A stone tiled floor will be introduced within the en-suite rear bathroom, and the poor quality jib door to the master bedroom will be replaced. The north bedroom will become a dressing room, and in order to provide privacy, the door from the entrance lobby into the north bedroom will be locked shut, and concealed within the room behind free-standing storage cupboards which will run along the east and west sides of the room.

The existing connecting passageway below the attic stairs will provide access between the bedroom and dressing room and a small butlers kitchen will be introduced into this space with a new extract fan vent introduced through the external west side wall into the side access passage. In both these principal rooms, it is proposed to carefully lift the existing historic floorboards and introduce inter-joist sound insulation, and as part of this work, the opportunity will be taken to repair and level the floor prior to relaying the existing boards.

Impacts:

The alterations to form the dressing room are reversible; and provided that the works to the floors are carefully specified and implemented, these works together with the introduction of the discreetly positioned new vent are considered to have a neutral impact on significance.

Attic:

Within the larger south bedroom the existing modern stud partition forming the en-suite will be repositioned to form a slightly wider shared shower room and access lobby, and a new door will be created to provide access into the front bedroom. As part of these works, it is proposed to carefully lift the floorboards at this level, introduce inter-joist sound insulation and relay the boards. Additionally, the existing poor quality rooflight opening through the later mansard roof onto the balcony will be repositioned slightly, and replaced with a new flush-fitting Velux access window onto the roof terrace.

Impacts:

This accommodation within the reformed roof space is considered to have low significance, and the proposed alterations is considered to have a neutral impact on significance.

General Joinery Repairs:

The application is supported with a Joinery Repair Schedule which describes the condition of the external windows and doors, including glass and fittings. It details the proposed repairs and associated works, including replacement of missing and poor quality fittings, the introduction of weather seals and redecoration.

Impacts:

These works will make a small contribution to the significance of the listed building.

Outbuilding:

Within the outbuilding, the existing rather steep open tread staircase will be replaced with a slightly shallower pitched closed tread staircase, detailed with a winder to its first floor landing, to allow for the introduction of two more steps. Within the rest of the basement, the modern partitions will be rearranged to provide a large yoga area and gym, with the partitions at the north end of the room (currently providing a bathroom) being rearranged to form a steam shower and a W.C. area; and with a door opening from this room into a new plant room, with its balanced flue opening through the wall into the narrow access passage between the two ranges and a below-ground channel carrying the services from this building to the house.

At ground (upper floor) level the accommodation will be arranged as a guest bedroom. At this level, the introduction of the winder means that the staircase will extend slightly further along the east wall. The flue to the basement plant room rises alongside this wall, concealed behind a partition which lines through with the staircase structure. The existing cupboards attached to the north timber screen will be replaced with new storage units incorporating additional insulation behind them. The modern kitchen fittings will be replaced with two matching cupboards to each side of the window, providing a mini-kitchen and further storage.

The application is supported with large scale drawings, showing a simple 19th century stair which is subservient in form from the principal stair within the house; and similar subservient detailing to the new doors. but a modern flush door to the plant room.

Impacts:

All the internal alterations at basement level affect modern historic fabric and will not cause harm. It is considered that overall these internal alterations will have a neutral impact on the significance of the outbuilding.

External works:

It is proposed to strip and reslate the roofs to the principal range using matching natural slates and to take the opportunity to introduce vapour-permeable insulation at the same time. The leadwork will be renewed to current lead standards and the poor quality concrete tiles on the flat roof will be replaced with thin stone flags above an insulated substrate. Whilst the building is scaffolded the opportunity will be taken to undertake any necessary remedial work to the stacks, copings and high level brickwork although only general maintenance works are anticipated.

The appearance of the front boundary wall and its associated piers has been harmed by a combination of poor quality repointing and localised rebuilding using cement-rich mortars. It is proposed to address this by carefully repointing using a lime mortar with localised rebuilding of modern sections to match the historic detail.

The stone pavement and steps leading to the entrance door will also be carefully relaid and the existing small trees in front of the house will be carefully pruned. Additional privacy will be provided by the introduction of hurdle screens set back from the lane along the north and east sides of the small front garden, and these will also be used to screen the recycling bins.

The poor quality modern tiled paving to the parking area in front of the outbuilding will be removed, and this area will be regraded to a slightly lower level and surfaced in Pennant stone flags. A new Pennant doorstep will be introduced in front of the outbuilding and a curved step will separate this area from the relaid and resurfaced side passage which will incorporate new carefully dimensioned

stone steps down to the lower level; the new balanced flue from the plant room will open into this narrow passageway. Finally, a replacement traditional boarded gate will replace the existing gate.

Currently the hard surfaced area to the rear of the outbuilding and the through passage is covered in uneven herringbone brickwork, which directs water towards the outbuilding, and is a source of internal damp penetration. It is proposed to relay this with a slight fall away from the building reusing the existing brickwork and making good any shortfall to match. The two concrete steps down from this surface to the adjacent garden as well as the concrete steps from this terrace up to the French doors into the kitchen, will also be replaced in Pennant stone.

As described above, two new traditionally detailed cast iron vents will be introduced on the south elevation of the principal range and on the adjacent elevation of the east wing, it is proposed to infill the lower part of the door opening with carefully matched brickwork and to replace the modern casement window with a small pane sash window. Finally it is proposed to replace the later crudely detailed lower flight of the external metal staircase and supporting post with a traditionally detailed staircase and a cast metal supporting column rising from a Pennant stone base.

Impacts:

It is considered that carefully specified reroofing works will make a neutral - small positive contribution to significance, including making a contribution to sustainability. Similarly, the careful repair of the boundary wall and its associated piers will make a positive contribution to the significance of this listed building, as well as enhancing its contribution to the special character of the Conservation Area. On balance the wicker screen will have a neutral impact.

The current proposal also provides a useable and highway policy-compliant parking area in front of the outbuilding, which differs from the previously refused 2010 application in that it retains the existing boundary wall and piers which were to be demolished. It is considered that in the context of the wider hard surfacing works, these carefully-considered proposals will enhance the appearance of the forecourt and its contribution to the garden setting of the house and to the Conservation Area.

The alterations to the external passage leading to the rear garden will make this side entrance safer to use, and the introduction of the balanced flue and basement air vent in this discrete position minimises their visual impact. Relaying the brick pavers will help protect the historic fabric, whilst the replacement of the concrete steps to the lower terrace with Pennant stone will make a considerable visual enhancement to the setting of the listed building. Finally, the reinstatement of the sash window on the south elevation of the side wing, together with the works to the adjacent section of the balcony staircase will have a positive impact on significance.

Conclusion:

It is considered that overall this carefully-considered scheme, as amended and informed by the opening up works and the Council's advice, will enhance the significance of the house as a grade II listed building and have a neutral impact upon the significance of the curtilage listed outbuilding. The careful repair of the separately listed front boundary wall together with the comprehensive enhancement of the hard standings to the front of the house and outbuilding will make a positive contribution to the significance and setting of these heritage assets, including that of the Conservation Area.

JME Conservation Ltd.

September 2022

