

DESIGN AND ACCESS STATEMENT

12 Wood Lane Highgate,
London,
N6 5UB



Watson Bertram & Fell
6 Old King Street
Bath BA1 2JW

Outline of the Proposed Works

Repair of historic lath and plaster ceilings on the Ground, 1st and 2nd Floor, southern side rooms, damaged as a result of a burst pipe in the attic.

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1.00 Aim of the Design and Access Statement

This statement records through plans, photographs, method statements and engineering reports the history of the damage and the extent and detail of the proposed repair works to the lath and plaster ceilings on the ground, 1st and 2nd floors. This statement is intended to be read in conjunction with the statement of significance and heritage in p.1-44 of the “12 Wood Lane Highgate Revised Heritage Statement” which accompanied a previous application for alterations.

A pre-application advice enquiry (PRE/2023/0030) was raised with Haringey Council following the flood and the course of remedial action described in this Design & Access statement was agreed at that time.

2.00 The Proposed Works

2.01 – Purpose of the proposed works

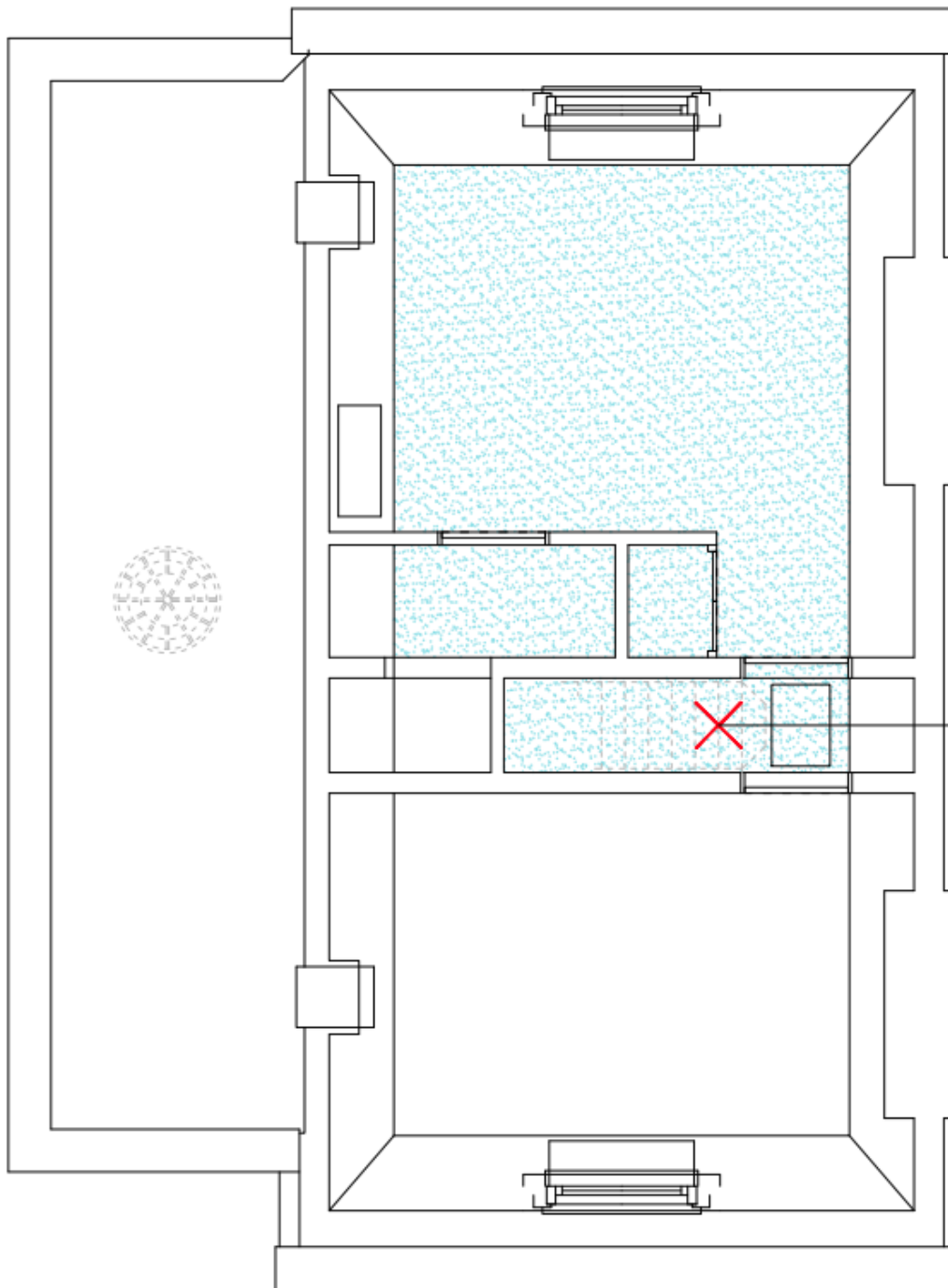
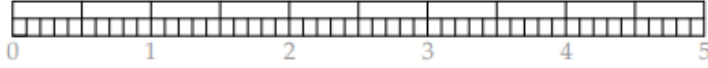
The purpose of the works is;

- To make the rooms safe and habitable.
- To retain all sound historic ceiling fabric.
- To effect like for like repairs to the ceiling beds and decorative elements to ensure the character of the Listed Building is protected. (See also method statement.)

03 SECOND FLOOR

12 Wood Lane Second Floor

SCALE in METRES



Area of ceiling damaged by water from the flood and determined to be unsound. This section of ceiling to be replaced in lath and plaster. Lath and plaster is a like for like repair, preserves the character of the Listed Building, allows for curvatures in the ceiling structure and allows for flexibility in the structure.

Location of the leak to the cold water feed in the attic. Ceiling configuration resulted in the majority of the water flowing towards the Southern garden side.

Second Floor – Extent of Damage

All ceilings on this floor are lath and plaster. In the Southern, garden side bedroom approx 2/3 of the ceiling appeared live at the time of engineer's inspection. The part of the ceiling nearer to the staircase was most affected. The ceilings of the stairwell (directly under the flood) and the central bathroom were also live. The damaged condition of the ceiling presents a safety risk, the repair works are urgent.

It was agreed at Pre-App stage that all the flat bed of the worst affected ceiling should be replaced in lath and plaster, including new timber laths with stainless steel fixings.

The rooms are built into the roof and have sloping soffits. The sloping areas of ceiling appear sound and are to be retained.

Repairs – Materials and methods for new 3 coat lath and lime plaster

The existing laths are in sawn oak and new sawn oak laths, matching the existing are to be fixed to the existing timber ceiling joists with stainless steel fixings.

Laths to be damped before replastering to ensure suction control for new plaster.

1st coat in coarse fibred non-hydraulic lime plaster pushed through gaps in laths to form snots. Whilst still 'green', apply a light 'scratch' without cutting through to the lath and to be left for 5-7 days before the next coat is applied.

1st coat to be dampened down to control the suction of the next coat.

2nd coat in medium fibred non- hydraulic lime plaster. Once sufficiently dried to be rubbed back vigorously with a wooden float to compact the surface of the plaster. Repeat until no excess moisture is present on the surface. Float to a key using a 'devil' float to receive the finish coat. This is to be left for 4-7 days before the next coat is applied.

2nd coat to be dampened down to control suction of next coat.

Apply breathable primer to area of existing ceiling that has been retained.

3rd coat in non-fibred non-hydraulic lime putty finish trowelled to a smooth finish. Fibre reinforcing mesh to be embedded where the new meets the existing. This is to help prevent cracking over time.

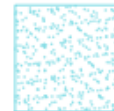
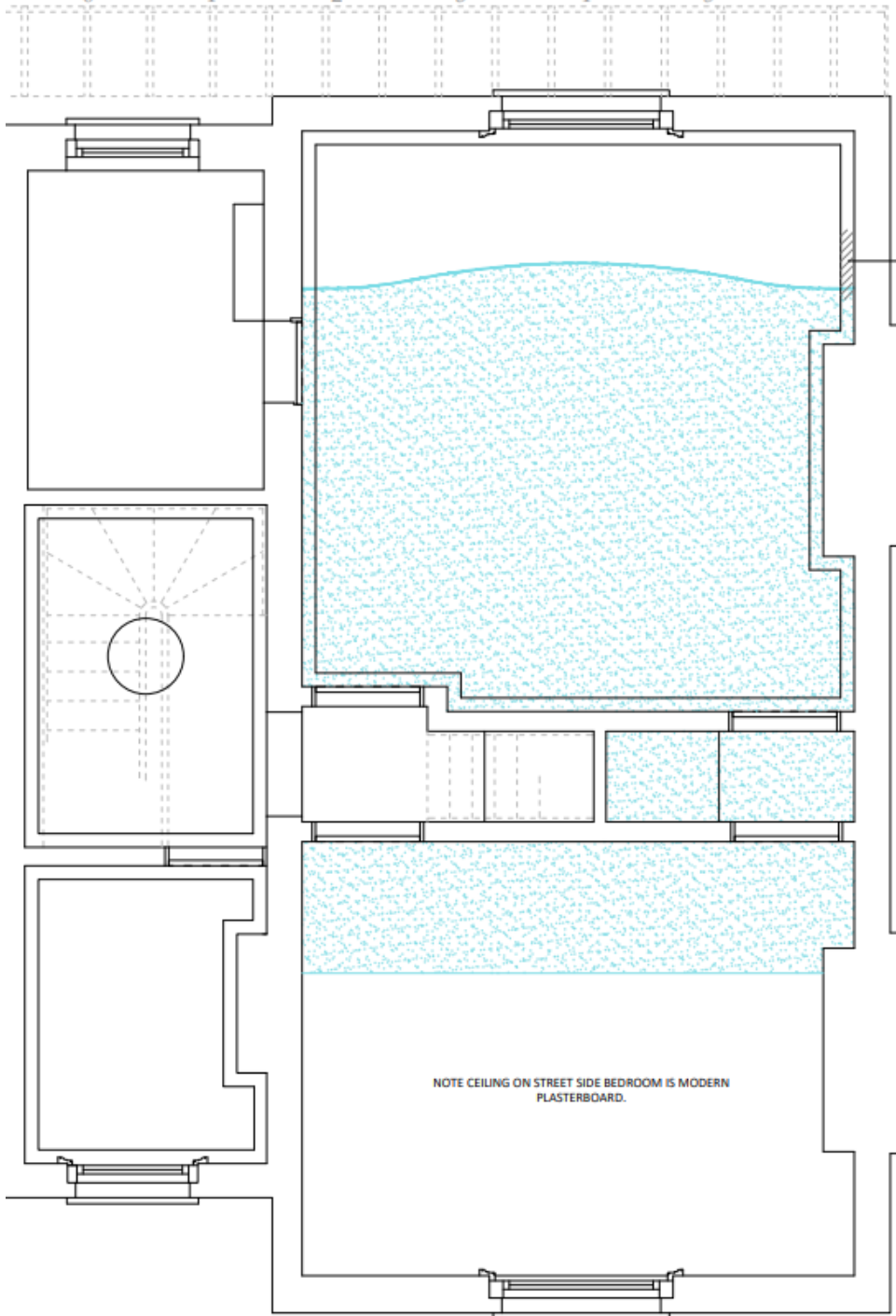
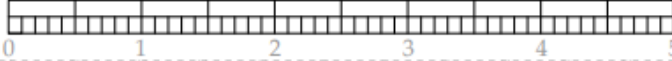
There are no cornices or decorative plaster features to be retained on this floor.

03 FIRST FLOOR

12 Wood Lane

First Floor

SCALE in METRES



Area of ceiling damaged by water from the flood and determined to be unsound. Unsound section of ceiling to be replaced in lath and plaster. Mouldings of the existing cornice are to be taken and matching cornice to be formed as part of the repair work, note this detail is in part inset into the bed of the ceiling. This will preserve the character of the Listed Building, allow for curvatures in the ceiling structure and allow for flexibility in the structure.

Original, reeded perimeter cornice to be modelled from site, moulded cast and refixed where required.

First Floor – Extent of Damage

In the Southern, garden side bedroom approx $\frac{3}{4}$ of the ceiling appeared live, and $\frac{1}{4}$ had collapsed at the time of engineer's inspection. The part of the ceiling nearer to the staircase was most affected. The condition of the ceiling presents a safety risk, the repair works are urgent.

It was agreed at Pre-App stage that all unsound areas of ceiling should be replaced in lath and plaster, including new timber laths with stainless steel fixings. Given that cutting around the cornice would leave much of the cornice fixed on unsupported ends of laths it was agreed that where this was the case the cornice could also be replaced.

In the front bedroom has a replacement plasterboard ceiling and this was also water damaged. The engineer advised that dampness will have affected the grip of the plasterboard nails and recommended that this ceiling was under-boarded with screwed fixings up into the joists. This was agreed at Pre-app stage.



Fig.01 – Area of collapse adjacent to central stairwell.



Fig.02 – Sawn oak laths, evidence of corrosion to fixings and broken key between plaster and laths.



Fig.03 – Evidence of movement in the modern plasterboard ceiling on the street side bedroom



Fig.04 – Detail of existing plaster showing the hair content

Repairs – Materials and methods for new 3 coat lath and lime plaster

The existing laths are in sawn oak and new sawn oak laths, matching the existing are to be fixed to the existing timber ceiling joists with stainless steel fixings.

Laths to be dampened before replastering to ensure suction control for new plaster.

1st coat in coarse fibred non-hydraulic lime plaster pushed through gaps in laths to form snots. Whilst still 'green', apply a light 'scratch' without cutting through to the lath and to be left for 5-7 days before the next coat is applied.

1st coat to be dampened down to control the suction of the next coat.

2nd coat in medium fibred non- hydraulic lime plaster. Once sufficiently dried to be rubbed back vigorously with a wooden float to compact the surface of the plaster. Repeat until no excess moisture is present on the surface. Float to a key using a 'devil' float to receive the finish coat. This is to be left for 4-7 days before the next coat is applied.

2nd coat to be dampened down to control suction of next coat.

Apply breathable primer to area of existing ceiling that has been retained.

3rd coat in non-fibred non-hydraulic lime putty finish trowelled to a smooth finish. Fibre reinforcing mesh to be embedded where the new meets the existing. This is to help prevent cracking over time.

Model, mould, cast and fix cornice and ceiling details to match existing noting that the reeded cornice here is partially inset into the ceiling bed.



Fig.05 – Survey photo taken in 2022 for other proposals showing the original cornice to be copied including inset detailing.

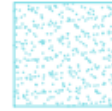
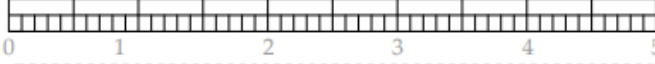


Fig.06 – Survey photo taken in 2022 showing the original cornice to be copied.

04 GROUND FLOOR

12 Wood Lane Ground Floor

SCALE in METRES

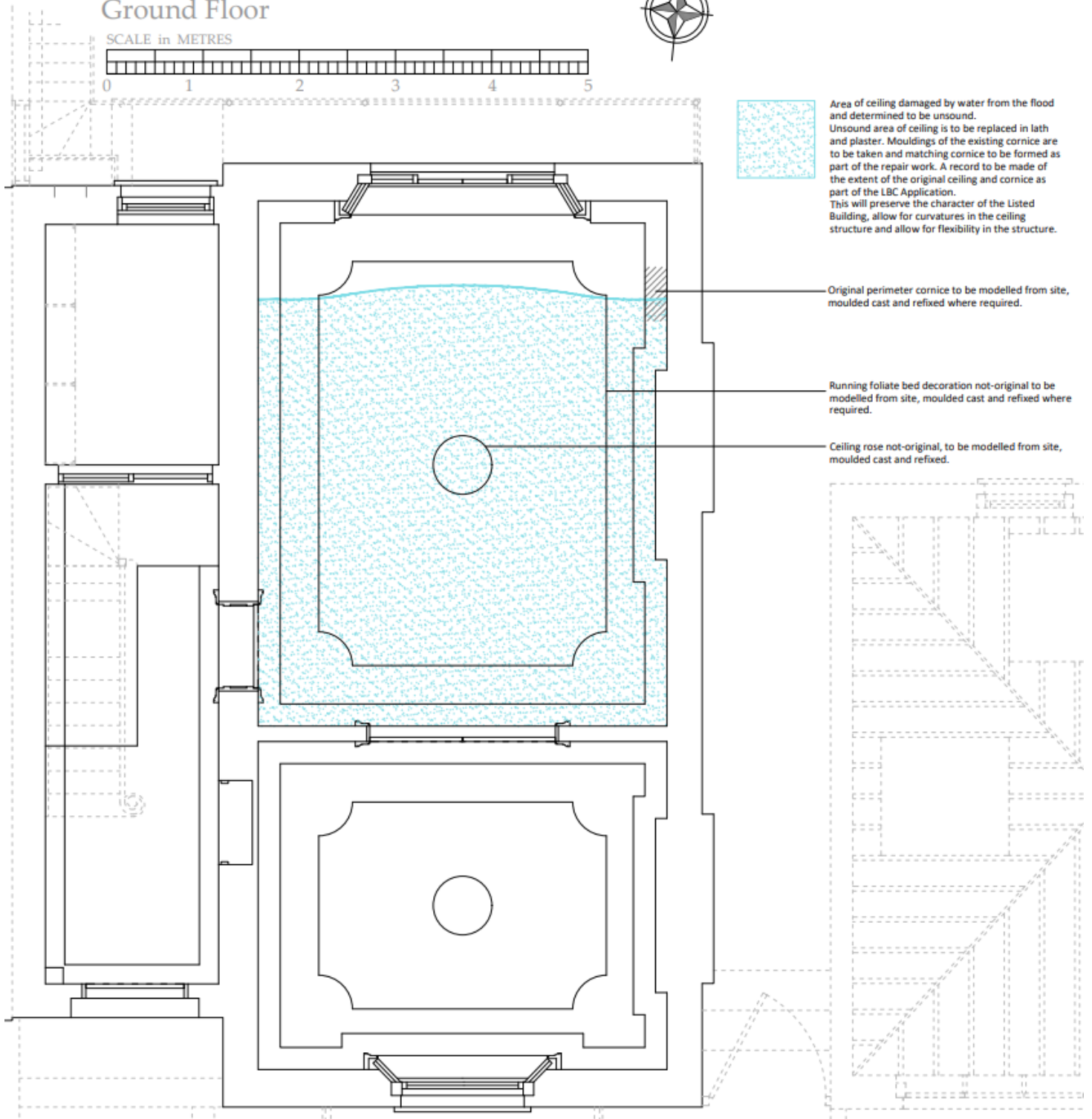


Area of ceiling damaged by water from the flood and determined to be unsound. Unsound area of ceiling is to be replaced in lath and plaster. Mouldings of the existing cornice are to be taken and matching cornice to be formed as part of the repair work. A record to be made of the extent of the original ceiling and cornice as part of the LBC Application. This will preserve the character of the Listed Building, allow for curvatures in the ceiling structure and allow for flexibility in the structure.

Original perimeter cornice to be modelled from site, moulded cast and refixed where required.

Running foliate bed decoration not-original to be modelled from site, moulded cast and refixed where required.

Ceiling rose not-original, to be modelled from site, moulded cast and refixed.



Ground Floor – Extent of Damage

In the Southern, garden side reception room approximately 80% of the ceiling was live and unkeyed, leaving only about 20% nearest to the rear wall unaffected. The damaged condition of the ceiling presents a safety risk, the repair works are urgent.

It was agreed at Pre-App stage that all unsound areas of ceiling should be replaced in lath and plaster, including new timber laths with stainless steel fixings.

Given that cutting around the cornice would leave much of the cornice fixed on the unsupported ends of laths it was agreed that, where this was the case, the cornice could also be replaced.



Fig.07 – Water damage to G Floor ceiling. Note the running foliate decoration is not original and is adhered to the lining paper.

Repairs – Materials and methods for new 3 coat lath and lime plaster

The existing laths are in sawn oak and new sawn oak laths, matching the existing are to be fixed to the existing timber ceiling joists with stainless steel fixings.

Laths to be damped before replastering to ensure suction control for new plaster.

1st coat in coarse fibred non-hydraulic lime plaster pushed through gaps in laths to form snots. Whilst still 'green', apply a light 'scratch' without cutting through to the lath and to be left for 5-7 days before the next coat is applied.

1st coat to be dampened down to control the suction of the next coat.

2nd coat in medium fibred non- hydraulic lime plaster. Once sufficiently dried to be rubbed back vigorously with a wooden float to compact the surface of the plaster. Repeat until no excess moisture is present on the surface. Float to a key using a 'devil' float to receive the finish coat. This is to be left for 4-7 days before the next coat is applied.

2nd coat to be dampened down to control suction of next coat.

Apply breathable primer to area of existing ceiling that has been retained.

3rd coat in non-fibred non-hydraulic lime putty finish trowelled to a smooth finish. Fibre reinforcing mesh to be embedded where the new meets the existing. This is to help prevent cracking over time.

Model, mould, cast and fix cornice and ceiling details to match existing where necessary.



Fig.07 – Pre-flood damage house survey photograph showing original perimeter cornice and modern running foliate detail, both to be replaced to match existing where lost.



Fig.07 – Pre-flood damage house survey photograph showing modern ceiling rose. Although not original and adhered to the lining paper this is to be replaced to match existing.

06.00 Access

Access is unaffected by the proposed repair works.

07.00 Materials

New sawn oak laths to match the existing.

1st coat of new plaster in coarse fibred non-hydraulic lime plaster to a thickness of approx. 10-12mm with the appropriate force to push the mortar through gaps in laths to form snots. This coat has the addition of a pozzolan additive to aid the curing time. An approximate gauge is 10-12% of the volume of lime to pozzolan (1 heaped gauging trowel of pozzolan per 25kg bag of premixed plaster).

2nd coat of new plaster in medium fibred non- hydraulic lime plaster to a thickness of approx. 8-10mm. This coat has the addition of a pozzolan additive to aid the curing time. An approximate gauge is 10-12% of the volume of lime to pozzolan (1 heaped gauging trowel of pozzolan per 25kg bag of premixed plaster).

Application of breathable primer to area of existing ceiling that is retained.

3rd coat of new plaster in non-fibred non-hydraulic lime putty finish to a thickness of approx. 2-5mm. This coat is trowelled to a smooth finish. Fibre reinforcing mesh to be embedded into section of section where the new meets the existing. This is to help prevent cracking over time.

08.00 – Conclusion

The repair works are required as a result of accidental damage to the ceilings in four rooms of the Listed Building arising from a burst pipe. An engineering appraisal of the ceilings identified those sections of ceiling that are unsafe and need to be replaced. A Pre-Application Advice enquiry with Haringey Council (PRE/2023/0030) agreed the extent of removal of ceiling fabric and a strategy for appropriate replacement. The appointment of JE Putneys & Sons to carry out this work was made on the basis of their proven experience working on Listed Buildings, their portfolio of work is separately appended to this application. The proposals consist of like for like repairs that preserve the character of the Listed Building, allow for pre-existing curvatures in the ceiling structure and can accommodate flexibility in the building structure.

PRE-APPLICATION ADVICE ENQUIRY (PRE/2023/0030)

From: Elisabetta Tonazzi
To: Anthony Fell; Mark1 Chan
Cc:
Subject: RE: PRE/2023/0030 - 12 Wood Lane N6 - Flood damage
Date: 21 February 2023 11:27:15
Attachments: image001.png
image002.png

Dear Anthony,

thank you for the meeting note that fully reflects what we discussed at our meeting of last 10th February.

The need for emergency repairs to the ceilings of those rooms located to ground, first and second floors that have been directly affected by the mains water leak is fully understood and supported.

It is fundamental that the damaged lath and plaster ceilings to the rear of second floor, first floor

and rear of ground floor are replaced on a like-for like basis as per our discussion and as per your notes below.

It is also fundamental that these works are supervised by a design professional with experience in conservation design and works are carried out by a suitably experienced heritage contractor. We understand that a Listed Building Consent in relation to the emergency works will be submitted as soon as practical and we would appreciate if we can be informally informed about the start and progress of said works .

Should you wish to discuss the emergency works any further or should you have any question, do not hesitate to contact us.

Kind Regards,

Elisabetta Tonazzi ARB RIBA Conservation Architect

Principal Conservation Officer

Placemaking and Housing | Haringey Council

Alexandra House 10 Station Road, Wood Green, N22 7TR

www.haringey.gov.uk

Please note the above opinion represents informal officer observation only, offered without prejudice to all future formal Council decisions and accompanying procedures

From: Anthony Fell <anf@wbf-bath.co.uk>

Sent: 10 February 2023 14:40

To:

Lane N6 - Flood damage

Dear Elisabetta and Mark,

James Birdwood's initial email response is attached for record.

Many thanks for meeting so quickly to review the flood damage at No.12 and to discuss how best to proceed with the remedial works. This meeting note is a record of that meeting and we would appreciate any comments you may wish to add to the note and confirmation that you are in agreement with this record.

Today we reviewed photographs of 12 Wood Lane that record the damage resulting from the mains water leak in the attic. We discussed the engineering impact of the flood damage to the ceilings and we agreed an outline methodology for repairs that appropriately safeguard the character and fabric of the Listed Building.

Given that any emergency repair works will be material to the heritage status of the building and will therefore need to form part of a retrospective Listed Building Consent Application we also agreed an appropriate route for approving these works that reflects the safety risks posed by the current condition of the building.

2nd floor - back bedroom, garden side - bathroom

Existing ceilings are lath and plaster – 2/3 of the bedroom ceiling plus the bathroom ceiling have been damaged by the flood and are “live”.

The damaged condition of the ceiling presents a safety risk, the repair works are urgent.

Entire ceiling to be replaced in lath and plaster. Lath and plaster is a like for like repair, preserves

the character of the Listed Building, allows for curvatures in the ceiling structure and allows for flexibility in the structure.

Emergency works to form part of a retrospective Listed Building Consent Application and can proceed ahead of that application.

2nd floor - front bedroom, street side

Existing ceilings are lath and plaster – 2/3 of the bedroom ceiling are “live”.

The ceilings need to be replaced in due course but their condition results in great part from the general condition of the roof and they are not on the side of the building affected by the flood.

The ceilings do not present an immediate safety risk.

Entire ceiling to be replaced in lath and plaster. Lath and plaster is a like for like repair, preserves

the character of the Listed Building, allows for curvatures in the ceiling structure and allows for flexibility in the structure.

These works are to form part of a separate Listed Building Consent Application and cannot proceed ahead of approval.

1st Floor – master bedroom, garden side – below stairs link

Existing ceilings are lath and plaster – 4/5 of the bedroom ceiling plus the link ceiling have been damaged by the flood and have collapsed or are “live”.

The damaged condition of the ceiling presents a safety risk, the repair works are urgent.

Unsound section of ceiling is to be replaced in lath and plaster. Mouldings of the existing cornice are to be taken and matching cornice to be formed as part of the repair work, note this detail is in part inset into the bed of the ceiling. A record to be made of the extent of the original ceiling and cornice as part of the LBC Application.

This will preserve the character of the Listed Building, allow for curvatures in the ceiling structure

and allow for flexibility in the structure.

Emergency works to form part of a retrospective Listed Building Consent Application and can proceed ahead of that application.

1st Floor – dressing bedroom, street side

Existing ceilings are plasterboard, there is evidence of water penetration from the flood and new

cracking to the ceilings. The dampness will have affected the grip of the plasterboard nails and the ceiling is no longer sound this presents a safety risk, the repair works are urgent.

Ceiling to be under-boarded in plasterboard with screwed fixings up into the joists.

Emergency works to form part of a retrospective Listed Building Consent Application and can proceed ahead of that application.

G Floor – reception room, garden side

Existing ceilings are lath and plaster with an original perimeter cornice, a modern, running floral bed decoration and a modern ceiling rose – 7/8 of the ceiling has been damaged by the flood and is “live”.

The damaged condition of the ceiling presents a safety risk, the repair works are urgent.

Unsound area of ceiling is to be replaced in lath and plaster. Mouldings of the existing cornice are to be taken and matching cornice to be formed as part of the repair work. A record to be made of the extent of the original ceiling and cornice as part of the LBC Application.

This will preserve the character of the Listed Building, allow for curvatures in the ceiling structure

and allow for flexibility in the structure.

Emergency works to form part of a retrospective Listed Building Consent Application and can proceed ahead of that application.

The Officers requested that the retrospective LBConsent Application is made before the end of February. This application will require the engineer’s report, a brief heritage statement, a photographic and plan record that clearly identifies the areas and extent of damage together with a detailed description of the repair works.

Appendix 2.0

Property LISTING

1, 4415 WOOD LANE N6 (South Side) Highgate ----- No 12 TQ 2888 31/272

II GV

2. Early C19 cottage of 2 storeys and basement, 1 window in wide bay and another in set back left entrance extension, once perhaps half of a pair. Stock brick. Altered stucco frieze, cornice and blocking course. Slated mansard roof with dormer over right part. Flat roof with iron railing at left. Gauged flat brick arches to sash windows with Glazing bars in wood-lined reveals with blind cases. 4 panel door with cornice head and patterned rectangular fanlight. Cast iron area railings like those on roof. Included for group value.

No 10 forecourt wall, railing and gates to No 10, No 12 and forecourt wall and No 14 form a group.

Listing NGR: TQ2854988251

Method Statement

Lime Plaster Ceilings Works (taken from JE Putney & Sons quotation)

Following a final assessment of the condition of the remaining ceiling bed and cornicing to ensure all sound historic fabric can be retained the final loose and unkeyed material will be removed and the following remedial works will follow.

Step 01 – Fix new oak sawn laths, matching the existing, to the exposed timber ceiling joists.

Step 02 – Dampen down laths to ensure suction is controlled for new plaster.

Step 03 – Apply 1st coat coarse fibred non-hydraulic lime plaster to a thickness of approx. 10-12mm with the appropriate force to push the mortar through gaps in laths to form snots. This coat has the addition of a pozzolan additive to aid the curing time. An approximate gauge is 10-12% of the volume of lime to pozzolan (1 heaped gauging trowel of pozzolan per 25kg bag of premixed plaster). Whilst still 'green', apply a light 'scratch' without cutting through the to the lath. This provides an adequate key for the next coat. This is to be left for 5-7 days before the next coat is applied.

Step 04 – 1st coat to be dampened down to control the suction of the next coat.

Step 05 – Apply 2nd coat medium fibred non- hydraulic lime plaster to a thickness of approx. 8-10mm. Once sufficiently dried this is rubbed back vigorously with a wooden float to compact the surface area of the plaster. Repeat until no excess moisture is present on the surface. This is then floated to a key using a 'devil' float to provide enough key/texture to receive the finish coat. This coat has the addition of a pozzolan additive to aid the curing time. An approximate gauge is 10-12% of the volume of lime to pozzolan (1 heaped gauging trowel of pozzolan per 25kg bag of premixed plaster). This is to be left for 4-7 days before the next coat is applied.

Step 06 – 2nd coat to be dampened down to control suction of next coat.

Step 07 – Apply breathable primer to area of existing ceiling that has been retained.

Step 08 – Apply 3rd coat non-fibred non-hydraulic lime putty finish to a thickness of approx. 2-5mm. This coat is trowelled to a smooth finish. Fibre reinforcing mesh to be embedded into section of section where the new meets the existing. This is to help prevent cracking over time.

Step 09 – Model, mould, cast and fix cornice and ceiling details to match existing.