

28 Wood Lane, N6 5UB Design and Access Statement-Part 3/3 24.12.2025

CF_225_REP_DAS

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7. Retrofit Proposals

7.1.1 Energy and Sustainability Summary

Cooke Cardenas were appointed to prepare an Energy Strategy for the property, using the Passivhaus Planning Package (PHPP) to assess peak heat loss, evaluate thermal performance, and identify key opportunities for improvement. The analysis found that the main house and proposed extension have a peak heat loss of 21 kW (97 W/m²). Around 75 percent of total heat loss occurs through air infiltration and the solid external walls, which, being traditional solid brick construction, offer very limited insulation. As a result, the dwelling is often uncomfortably cold and difficult to heat.

The proposed refurbishment works represent a long-term investment in the building’s performance, significantly improving energy efficiency and indoor comfort.

7.1.2 Proposed Energy Improvements

1. Walls

The treatment of external walls has been carefully considered to balance improved energy performance with protection of the building’s historic fabric. Internal wall insulation is proposed, avoiding alteration of the external façades. A natural wood-fibre insulation system will be used -breathable and compatible with traditional construction -to improve comfort while maintaining the building’s ability to manage moisture.

A hybrid approach is required on the north-east façade, where an insulated render system is proposed. As this elevation has no decorative features, the works will not adversely affect the building’s historic character.

2. Windows

Following assessment and consultation with Ventrolla, heritage window specialists, a combination of bespoke new timber windows and secondary glazing is proposed depending on each window’s type and condition. This approach enhances performance while retaining the building’s architectural integrity.

3. Roof

Existing loft insulation is poorly fitted, with air gaps contributing to draughts and heat loss. Upgrading the roof insulation will significantly reduce thermal loss from upper rooms and improve comfort.

4. Building Systems

All exposed pipework should be insulated in line with building regulations.

5. Draught Proofing

Installing a log burner in fireplaces that will remain in use will help to reduce the drafts.

5. Air Source Heat Pump (ASHP)

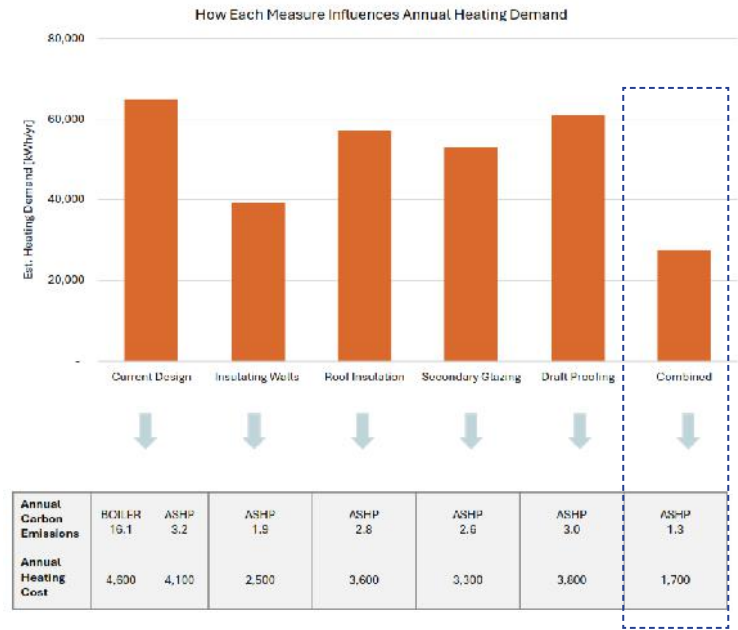
It is proposed to replace the existing gas boiler with an air source heat pump to significantly decarbonise the building’s energy use. Combined with the planned retrofit improvements, carbon emissions are expected to reduce by up to 90% with potential heating cost savings of around 65%. A 14 kW heat pump is proposed, to be discreetly located within the front refuse area. An acoustic assessment will be carried out in accordance with the MCS protocol.

6. Underfloor Heating (UFH)

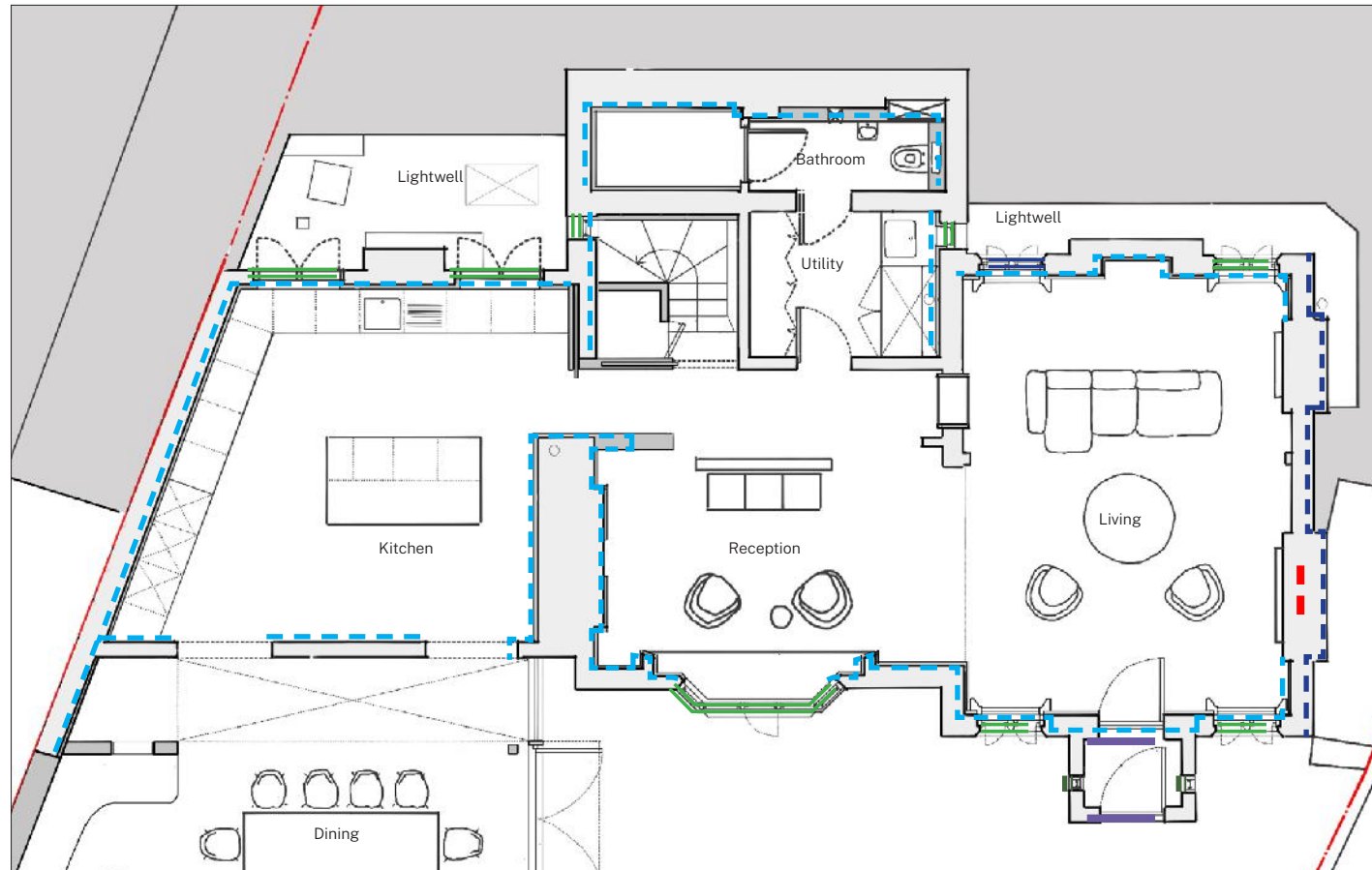
UFH will be installed at lower and upper ground floor levels, providing improved comfort and freeing wall space where radiators would be visually intrusive. The system complements the low-temperature operation of the ASHP, improving overall efficiency.

7. Mechanical Ventilation with Heat Recovery (MVHR)

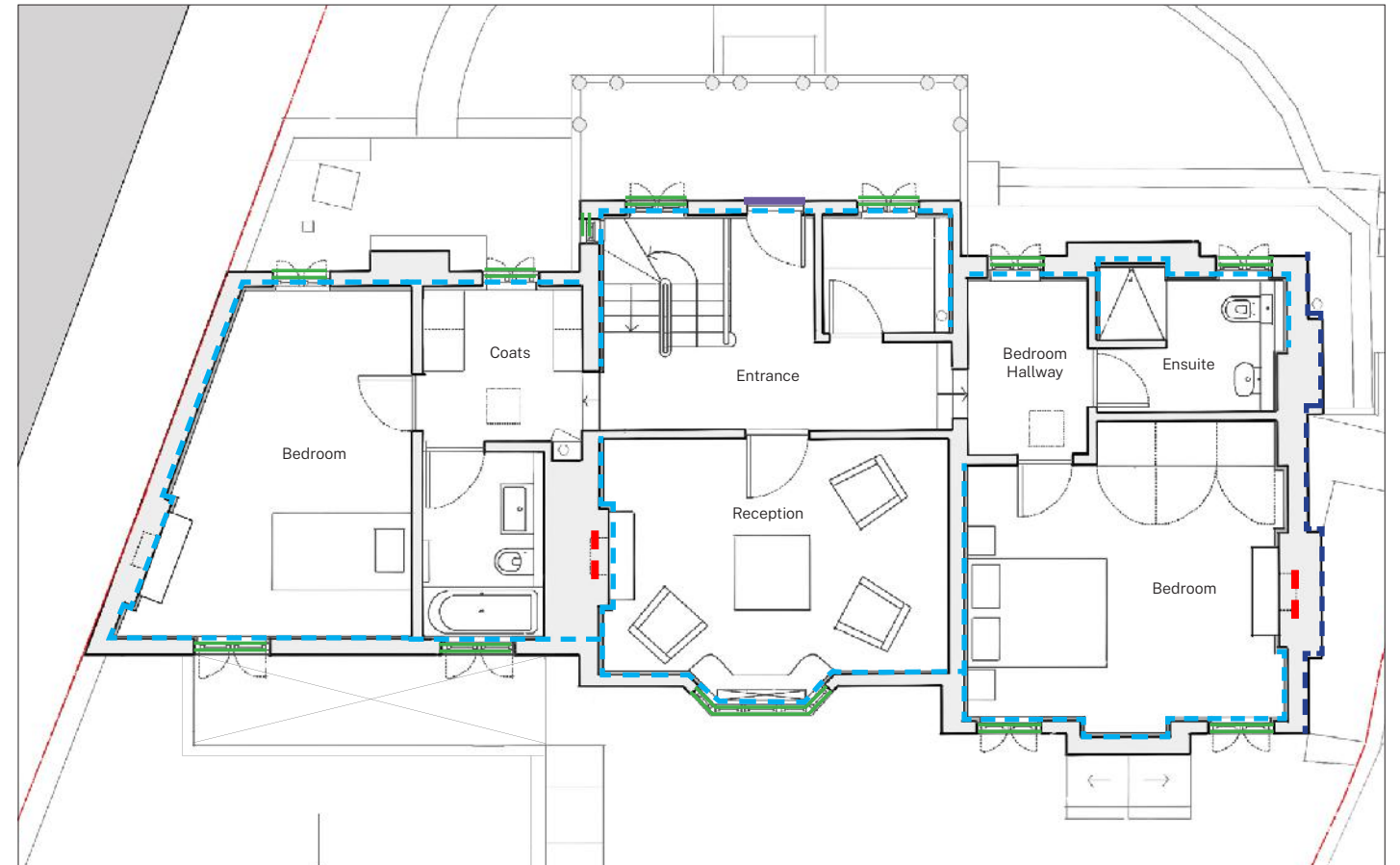
A whole-house MVHR system is proposed as the most effective ventilation solution, particularly as installing trickle vents in heritage windows is not appropriate. For a historic building, MVHR offers the added benefit of regulating humidity and reducing condensation risk, thereby protecting the fabric. The strategy proposes two compact MVHR units, one serving each wing of the house, located within dropped ceilings in the bathroom areas. Indicative duct sizes are 180–200 mm for intake and exhaust ducts, and 75–90 mm for distribution ducts.



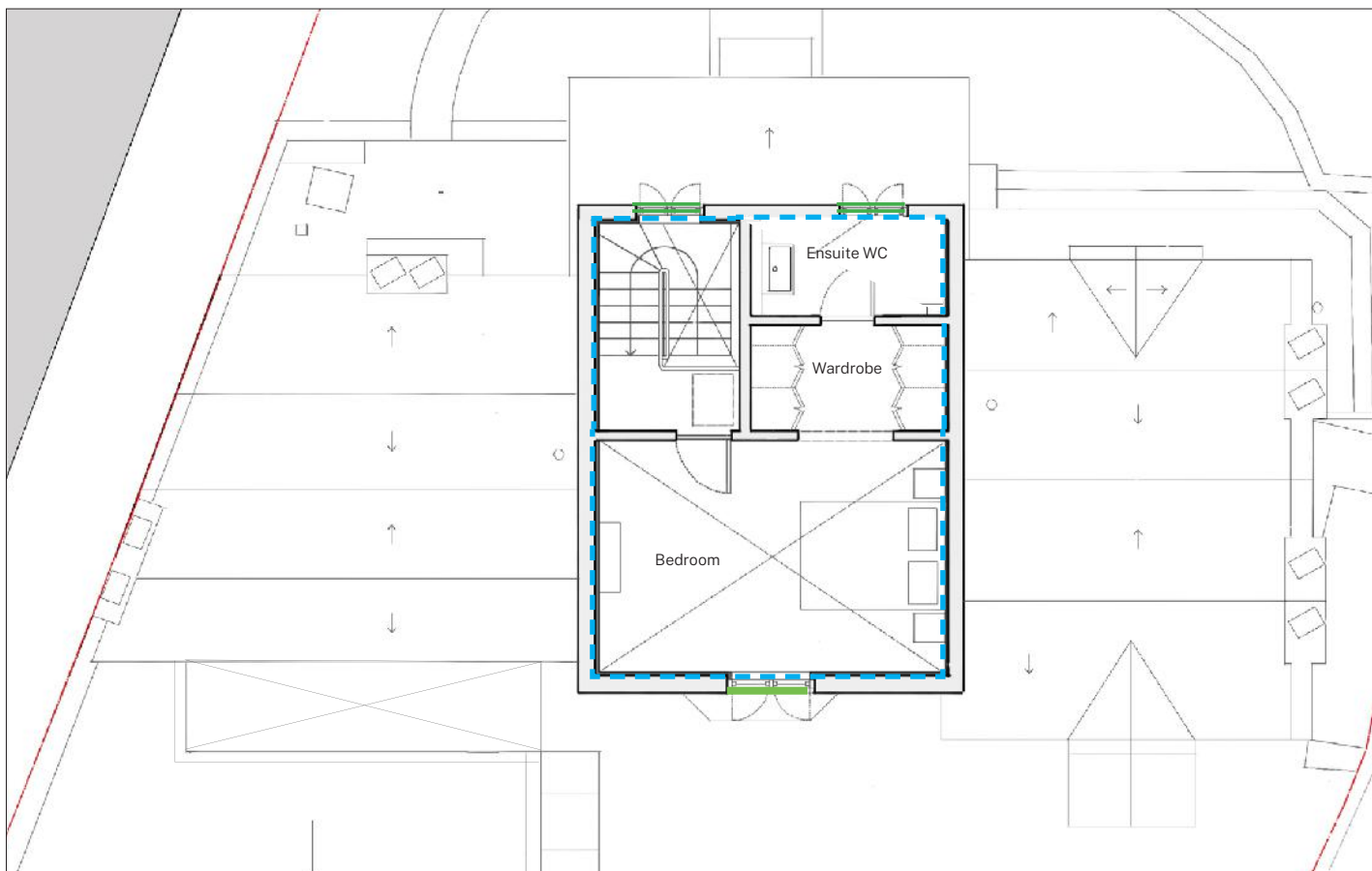
Annual Heating Demand Graph - Cooke Cardenas Energy Strategy



Lower Ground Floor Proposed Plan



Upper Ground Floor Proposed Plan



First Floor Proposed Plan

7.2 Fabric Improvements Overview

The existing masonry walls, of varying depths and finished internally with plaster, offer poor thermal performance. A fabric upgrade strategy has been developed with the energy consultant and is illustrated in the scoping plans. Many windows are in deteriorated condition, with single glazing and failing seals contributing to heat loss and draughts. Ventrolla, as heritage window specialists, have advised on appropriate repair and glazing improvements.

The proposed approach - replacing the windows with high-performing double-glazed units is guided by a comprehensive long-term vision for the house, addressing current issues while representing a considered investment in the future of the building.

To improve wall performance, internal insulation is proposed using a moisture-open, vapour-permeable wood fibre system (40–45 mm), detailed to remain compatible with the building fabric. This is expected to reduce heating demand by around 40 percent. On the lower ground floor, where internal insulation is restricted by space and detailing constraints, an externally insulated render system is proposed on the north-east façade.

The property also experiences high levels of air infiltration, increasing heat loss and energy demand. Draught-proofing measures are therefore included throughout. Log burners are proposed within the fireplaces retained in use - on the lower ground floor, upper ground floor reception, and master bedroom - to help reduce draughts and improve comfort.

Key

- | | |
|--|--|
| --- Internal Wall Insulation | --- Secondary Glazing |
| --- External Insulated Render | --- Replacement Door |
| --- Replacement Heritage Double Glazed Window | --- New woodburner |
| --- New Heritage Double Glazed Window | |

7.3.1 Internal Wall Insulation

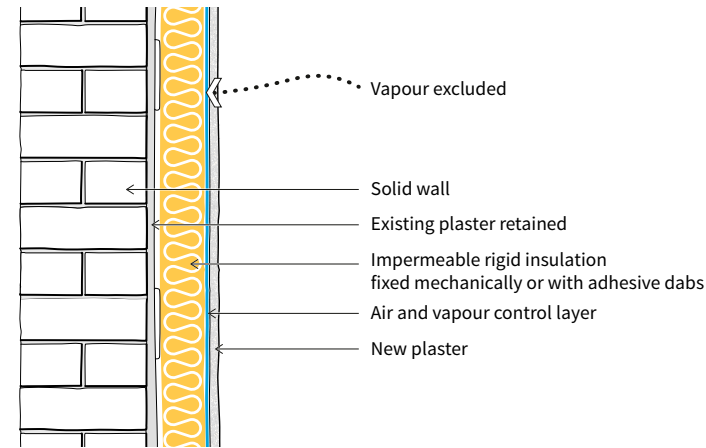
The proposed energy-efficiency improvements have been developed as a coordinated, whole-house strategy rather than a piecemeal set of upgrades. This approach responds to the poor thermal performance of the existing building and seeks to deliver meaningful improvement while respecting its historic character.

A sketch section through the lower-ground-floor kitchen facade illustrates the integration of several elements: a newly lowered insulated floor, internal wall insulation, and replacement windows. These upgrades have been designed to improve thermal performance while technically reinstating original architectural features that have been lost or altered.

Specialist advice was sought at an early stage from experienced suppliers, including Unity Lime, to ensure that the scope, specification and detailing are appropriate for a traditional solid-wall building. The proposed measures follow the principles set out in Historic England's guidance Energy Efficiency and Historic Buildings: Insulating Solid Walls.

The internal wall insulation will use wood-fibre boards, recognising the importance of breathable, natural systems that are compatible with the original construction. This ensures that the upgrades respect the building's breathability, reversibility and visual character. The proposed insulation thickness of approximately 40–45 mm provides a significant performance improvement while keeping any visual impact to a minimum, particularly when combined with the window upgrades.

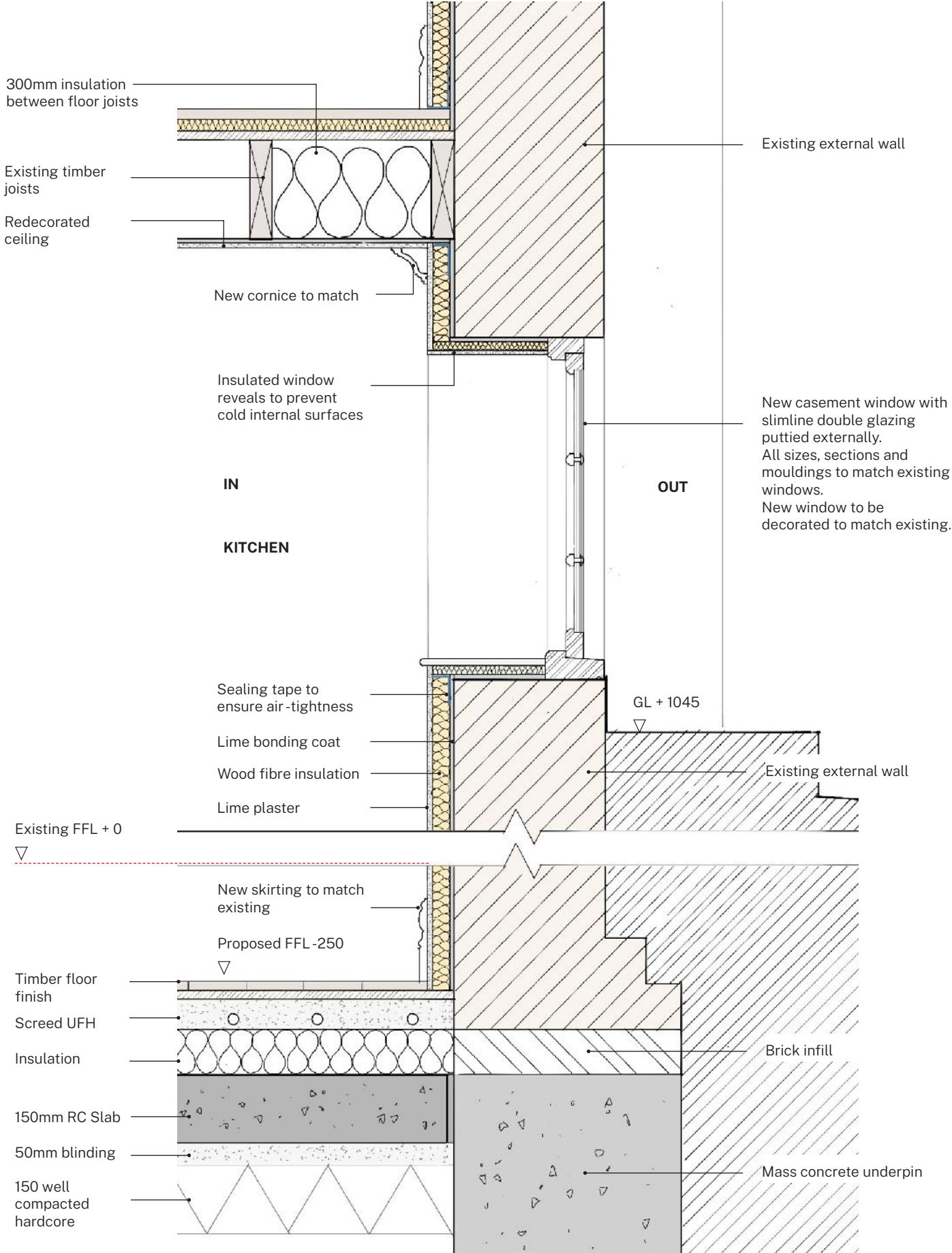
Careful attention will be paid to junctions, especially the insulated window reveals, to avoid cold surfaces and reduce condensation risk.



Historic England - Solid wall - internal insulation sketch detail



WT-3
9 pane side casement and fixed casement



Proposed Sketch Section - Through Front External Wall / Kitchen Window

7.4.1 Window Types and Conditions

A condition survey of the existing windows was undertaken by Cooke Fawcett, submitted in supporting documents (CF_225_REP_Condition-Survey) following advice received at pre-application stage. The survey confirms that the current windows are a mixture of timber and steel-framed single glazing, with their condition varying significantly across the building. Several timber units show clear evidence of deterioration, and in some cases the windows are sealed shut and no longer operable. Some steel-framed units also exhibit corrosion and poor thermal performance.

This assessment was considered alongside a detailed window survey prepared by Ventrolla, who examined each window type individually. Their findings helped establish a targeted strategy of carefully matched replacement. Together, the two reports provide a robust evidence base for the proposed window interventions and ensure that the approach balances heritage sensitivity with practical building-performance requirements.

Element	Existing Construction	U-Value W/m2.K	Air-Tightness
External Windows	Timber & steel framed casement windows	4.8 – 5.7	Poor around junctions with windows



WT-1
2 pane side casements and fixed casement above

REPLACEMENT



WT-2
1 pane side casement and fixed casement above

REPLACEMENT



WT-3
9 pane side casement and fixed casement

REPLACEMENT



WT-4
1 pane fixed casement

REPLACEMENT



WT-5
12 pane side casement and fixed casement

REPLACEMENT



WT-6
Bay window. Fixed casements and 2 pane side casement

REPLACEMENT



WT- 7
12 pane metal crittal window

SECONDARY GLAZING



WT-8
1 pane horizontal pivot casement

REPLACEMENT



WT-9
2 pane fixed casement

REPLACEMENT



7.5.1 Lower Ground Floor Bay Window

Consideration has been given throughout to minimising the visual impact of the proposed glazing upgrades. Heritage window specialists will be engaged to ensure that all new units accurately match the existing windows in size, section profiles and mouldings, as reflected in the detailed sketches.

A key component of the glazing strategy is the lower-ground-floor bay window. The existing cill sits below the current internal floor level, and with the proposed lowering of the floor the new internal finish will meet the cill. This results in no change to the external elevation, as the external cill level is retained exactly as existing, as shown in the comparative sections.

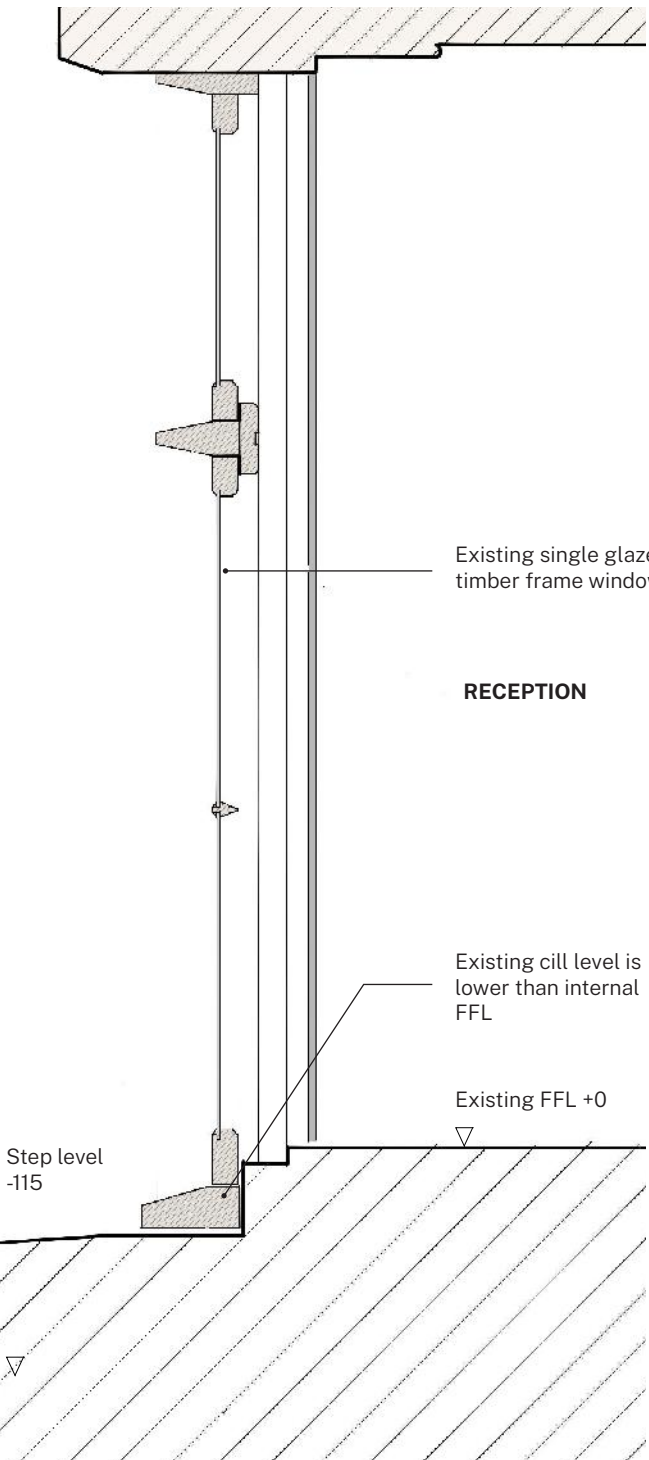
Internally, a stepped cill detail is proposed to maintain the proportions and decorative character visible in the existing section. This approach ensures a technically robust junction with the new lowered floor construction while preserving the heritage appearance of the bay.

Combined with new slimline double-glazed timber casements – matching the existing in joinery detail, mouldings and paint finish – and reinstated painted timber shutters, the proposals deliver improved thermal performance without altering the building’s external character. This approach will be applied throughout with repair and reinstatement to existing window surrounds.

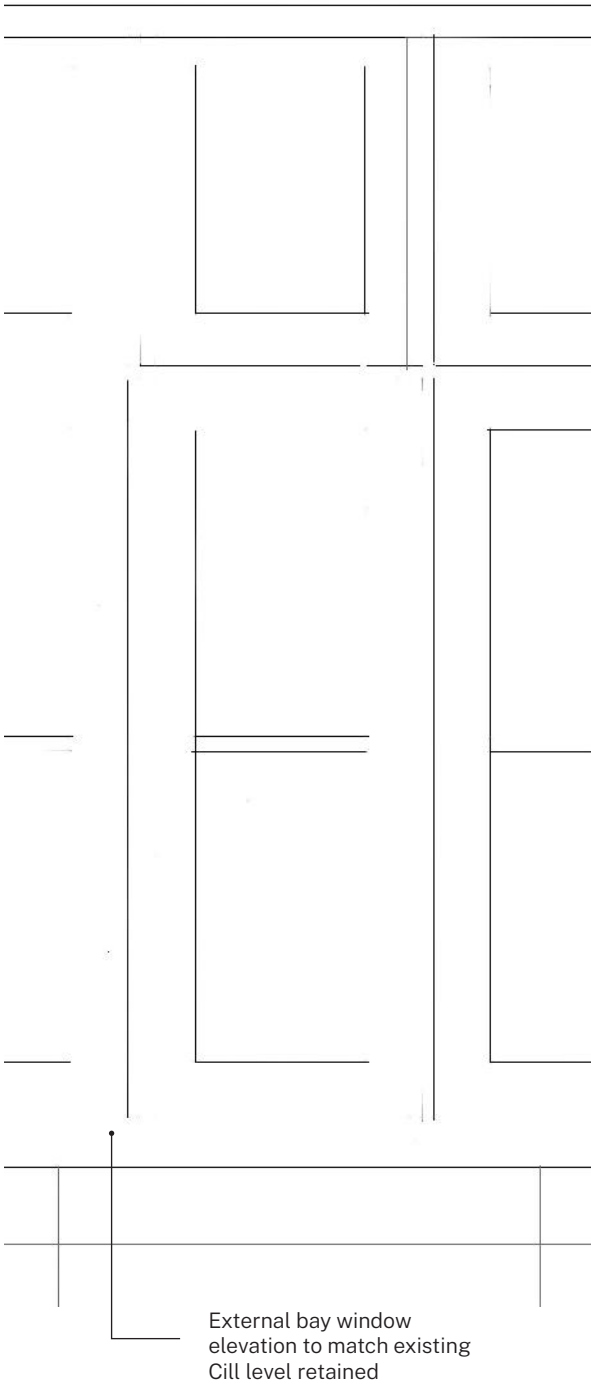


WT-6
Bay window. Fixed casements and 2 pane side casement

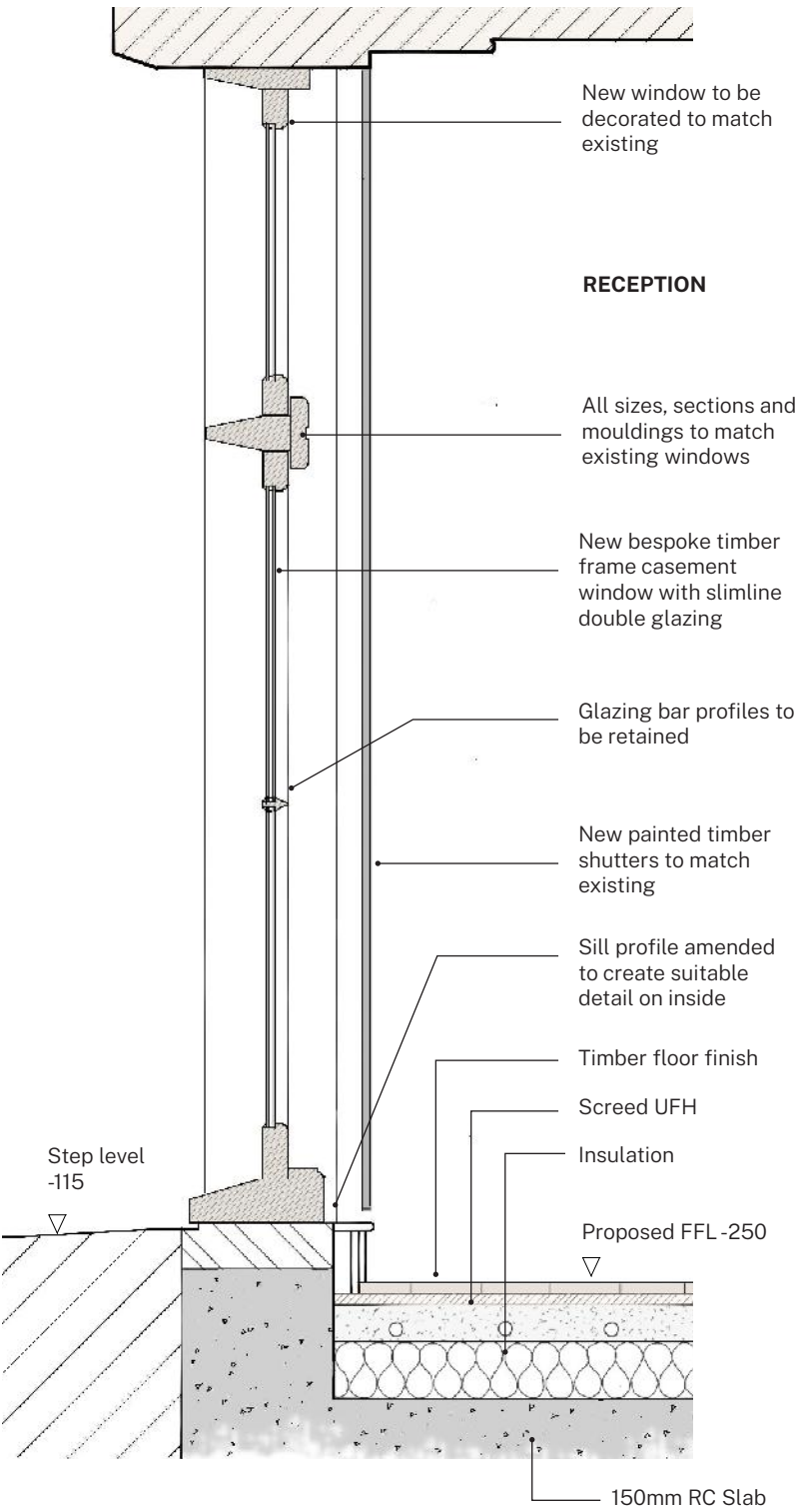
REPLACEMENT



Existing sketch section through lower ground floor bay window



Existing rear elevation



Proposed sketch section through lower ground floor bay window

7.5 Mechanical Ventilation and Heat-Recovery System

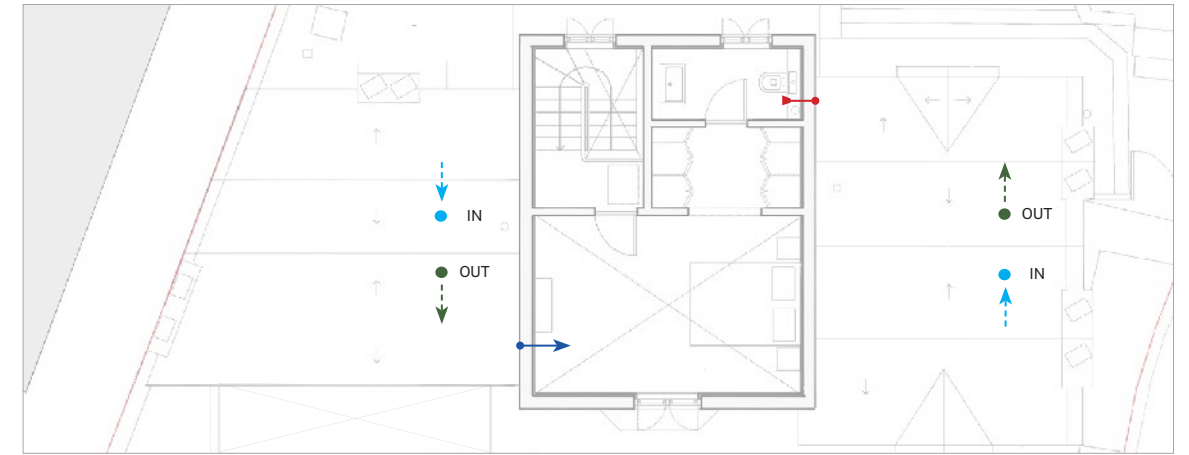
A whole-house MVHR system is proposed as the most effective ventilation strategy, as it avoids the need to introduce trickle vents into the heritage windows. For a historic building of this type, the system's ability to control humidity and reduce the risk of condensation is an important benefit for the long-term protection of the building fabric. The proposal addresses the concerns outlined in the pre-application advice regarding moisture control in the proposed first floor west bathroom.

With specialist input from Cooke Cardenas, a high-level ventilation strategy has been developed. The schematic diagrams illustrate two compact MVHR units, each serving one wing of the house. The units are located above the bathrooms, where there is ample loft space to accommodate them without affecting the historic interiors.

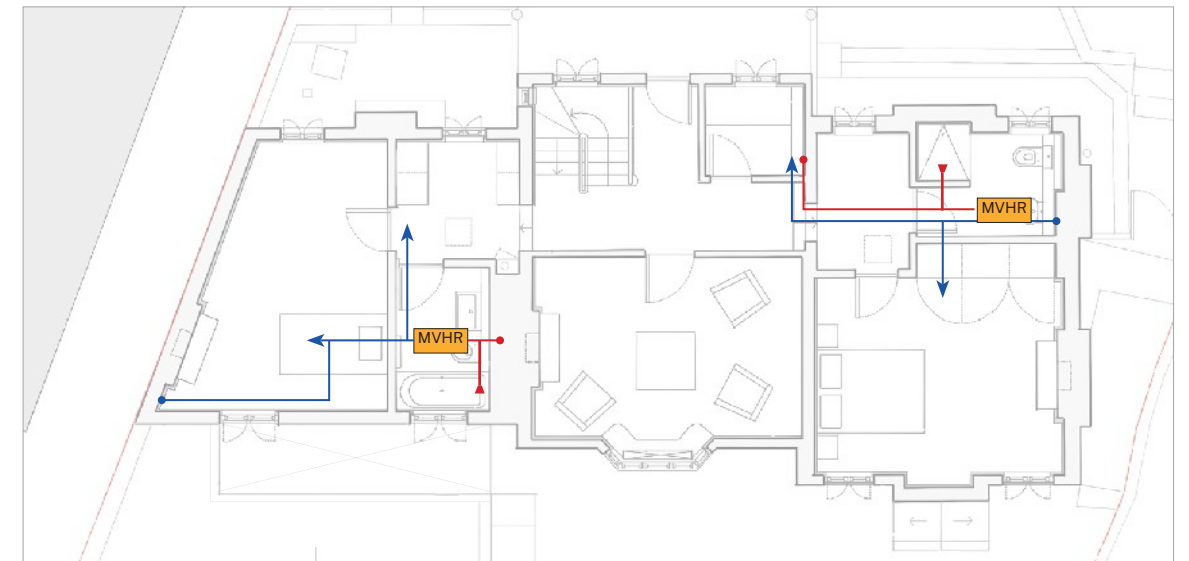
Indicative duct sizes are 180–200 mm for the intake and exhaust ducts, and 75–90 mm for the distribution ducts. The intake and exhaust terminals are positioned on the inward-facing roof slopes to minimise external visibility and preserve the appearance of the building within the conservation area.



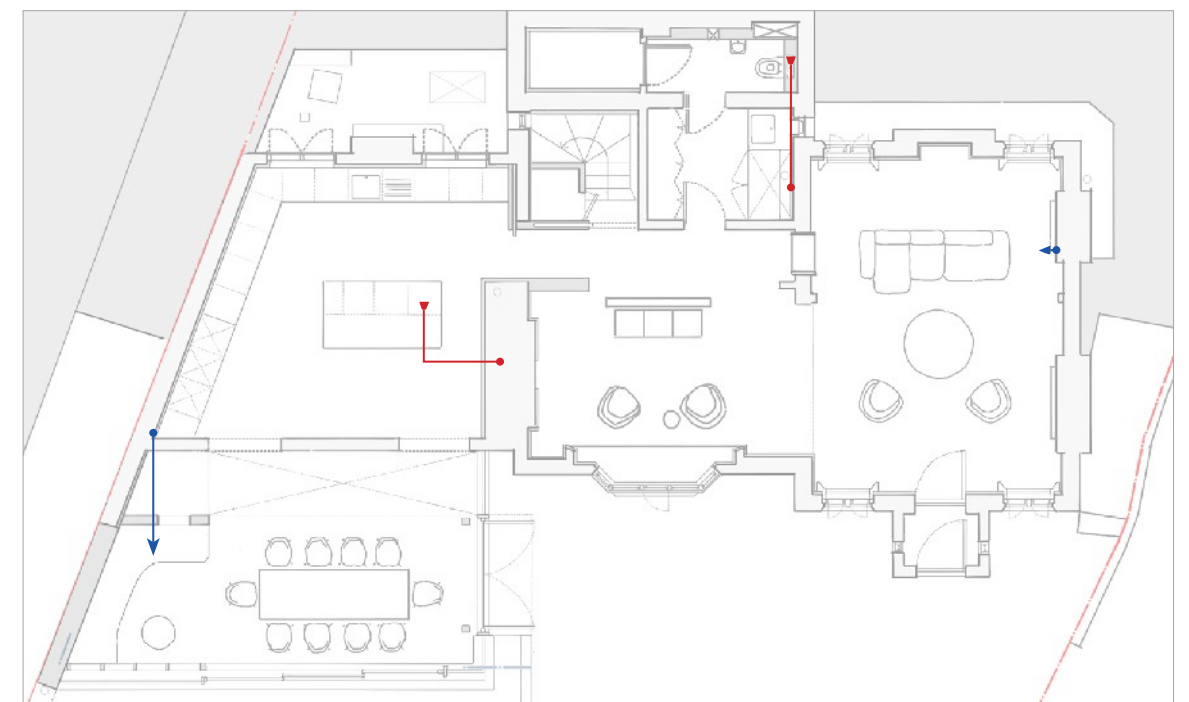
Aerial Image of Existing



Proposed First Floor Plan



Proposed Upper Ground Floor Plan



Proposed First Floor Plan

8. Services

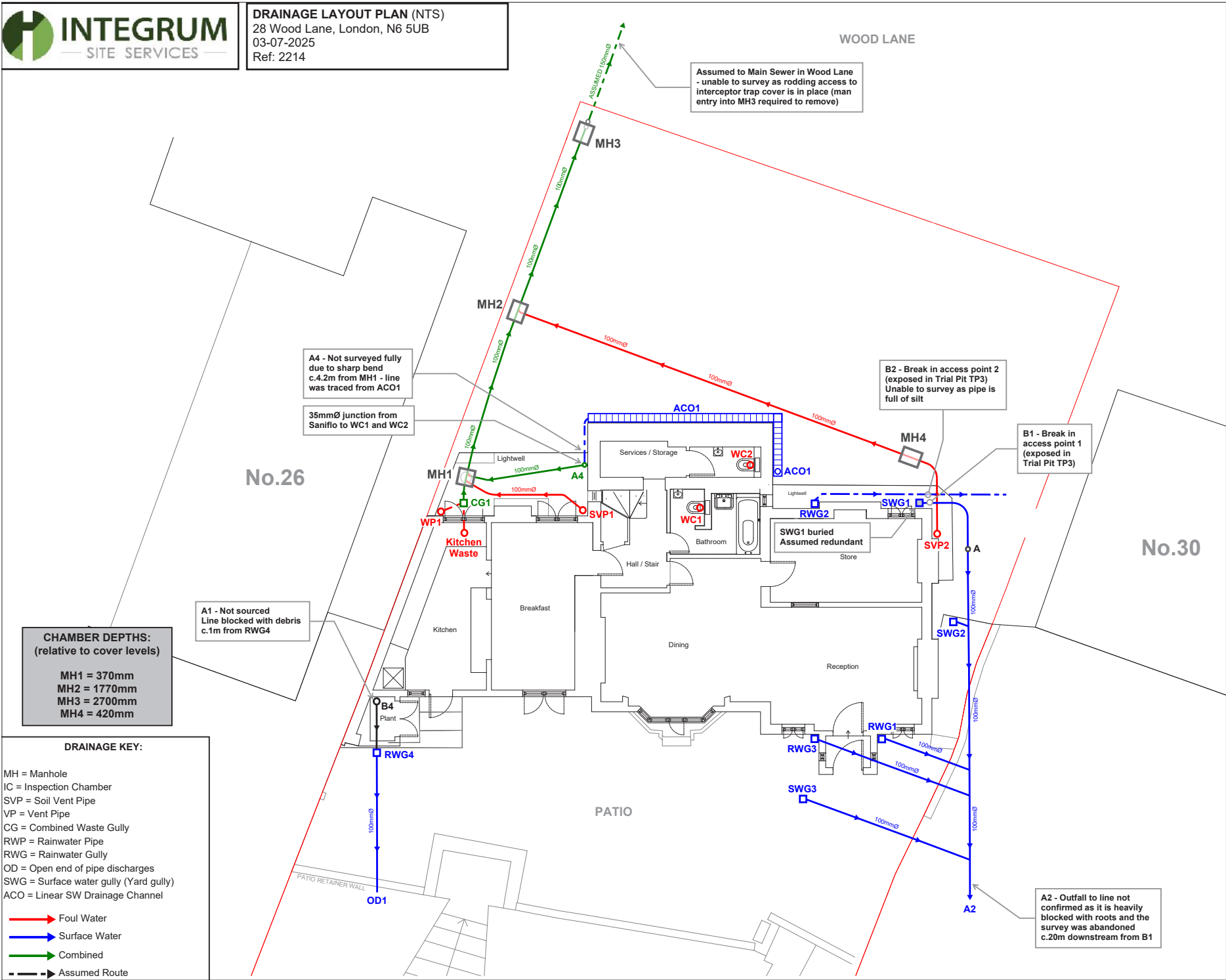
The piecemeal evolution of 28 Wood Lane is particularly evident in its services. Successive upgrades have created a convoluted, inefficient system that visibly detracts from the listed building’s character.

Drainage is especially problematic. The topography creates significant level differences between the house and the mains sewer in Wood Lane, meaning gravity systems can only serve limited areas. The result: highly visible soil and waste pipes crossing the principal north (street-facing) elevation, and ground floor toilets requiring pumped macerators.

Investigation through drainage survey and opening-up works has provided clear understanding of existing pipework runs and confirmed opportunities to rationalize services while decluttering elevations.



Site images showing unsightly pipes on the rear elevation



Integrum Site Investigation Works -Drainage Layout Plan

The proposed lowering of the lower ground floor presents a clear opportunity to comprehensively address drainage while delivering heritage benefit.

8.2.1 Strategy

A new inspection chamber within the existing north lightwell will contain a sump and pump system, accepting waste from the kitchen, utility, and lower ground WC via new connections beneath the lowered floor.

Relocation of the raised ground floor bathroom enables a new internal soil stack connected to this pump system. This allows all unsightly pipework to be removed from the western portion of the street-facing elevation.

The new first floor WC will be served by a new internal service riser adjacent to an existing wall, occupying minimal space in ancillary areas at each level. At first floor, the proposed basin can connect to this stack without notching joists (pipework runs parallel to joist direction).

Two new soil vent stacks at roof level will be located within roof valleys, invisible from ground level and street.

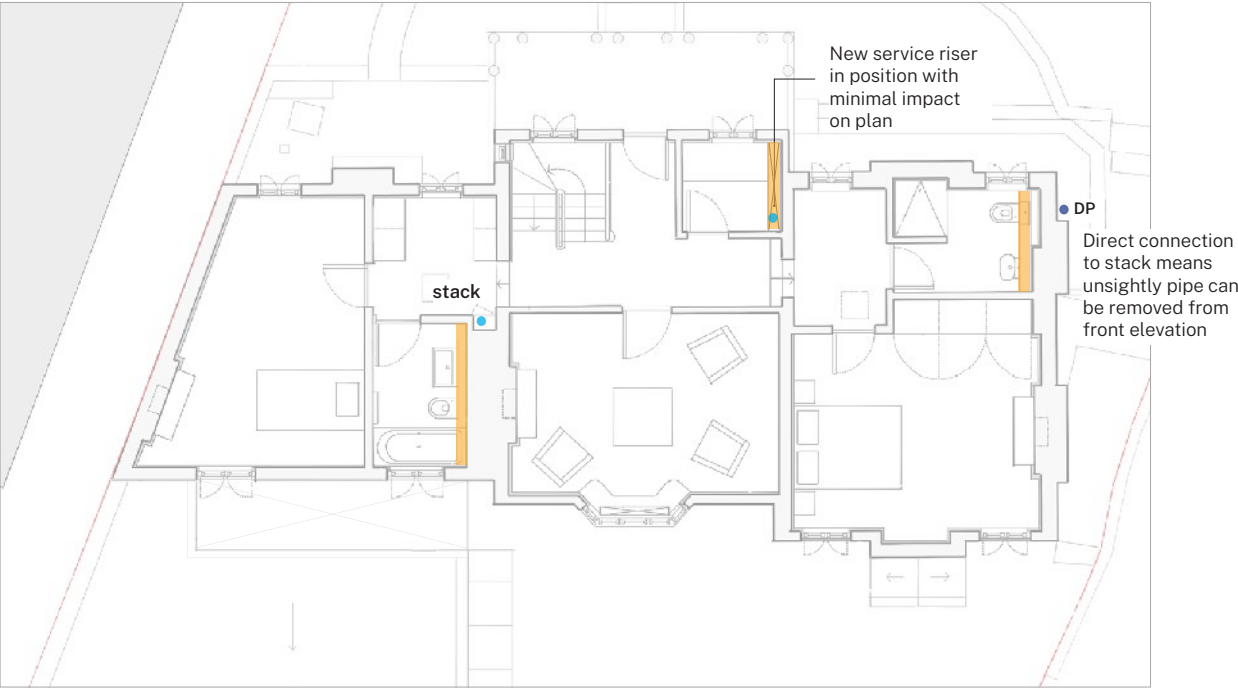
In the east wing, removal of the existing separate WC allows pipework currently crossing the north elevation to be eliminated, with drainage reverting to the stack on the east elevation.

New bathroom joinery throughout is designed to conceal pipework connections, avoiding chasing into existing walls.

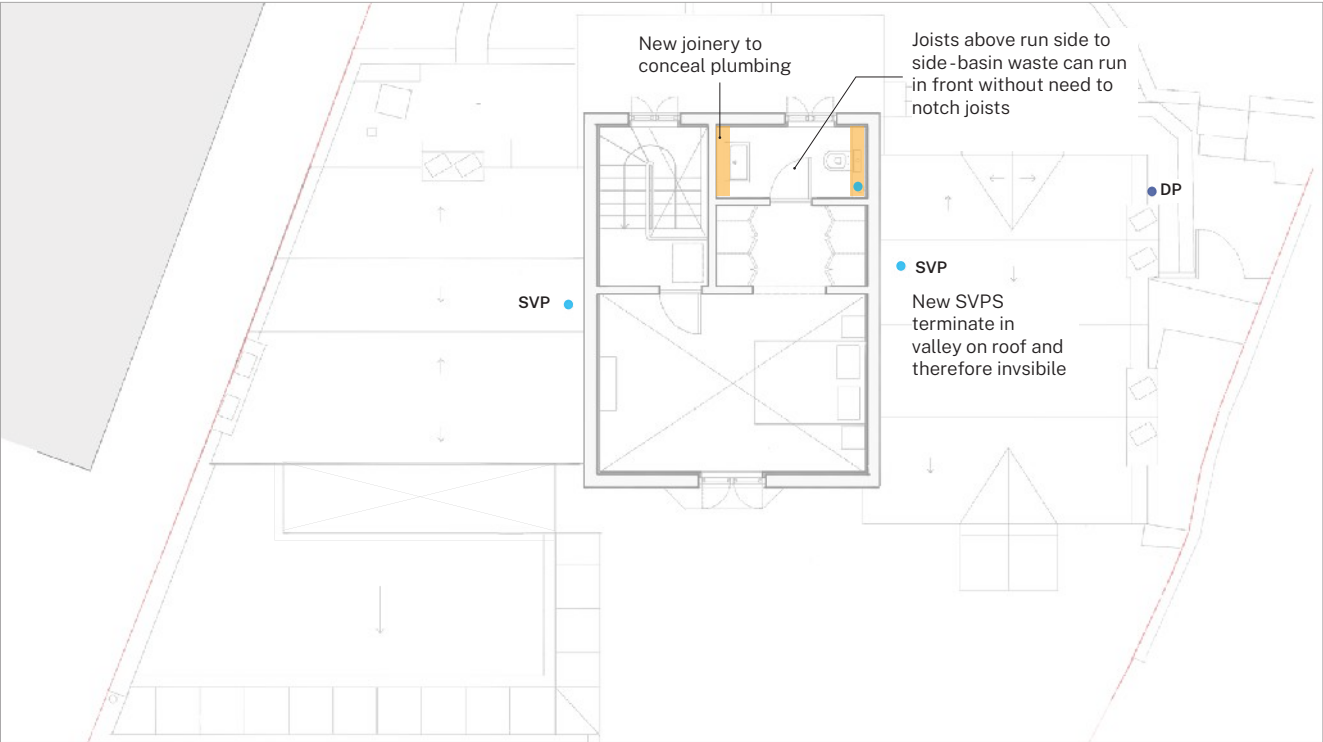
8.2.2 Heritage Benefit

Although the strategy introduces two internal soil stacks, their locations avoid harm to significant fabric (occupying storage areas and spaces in ancillary rooms). The net result is clear heritage gain: removal of non-original external pipework from the principal street elevation, restoring a cleaner, more appropriate appearance to the listed building, in closer keeping with its historic appearance.

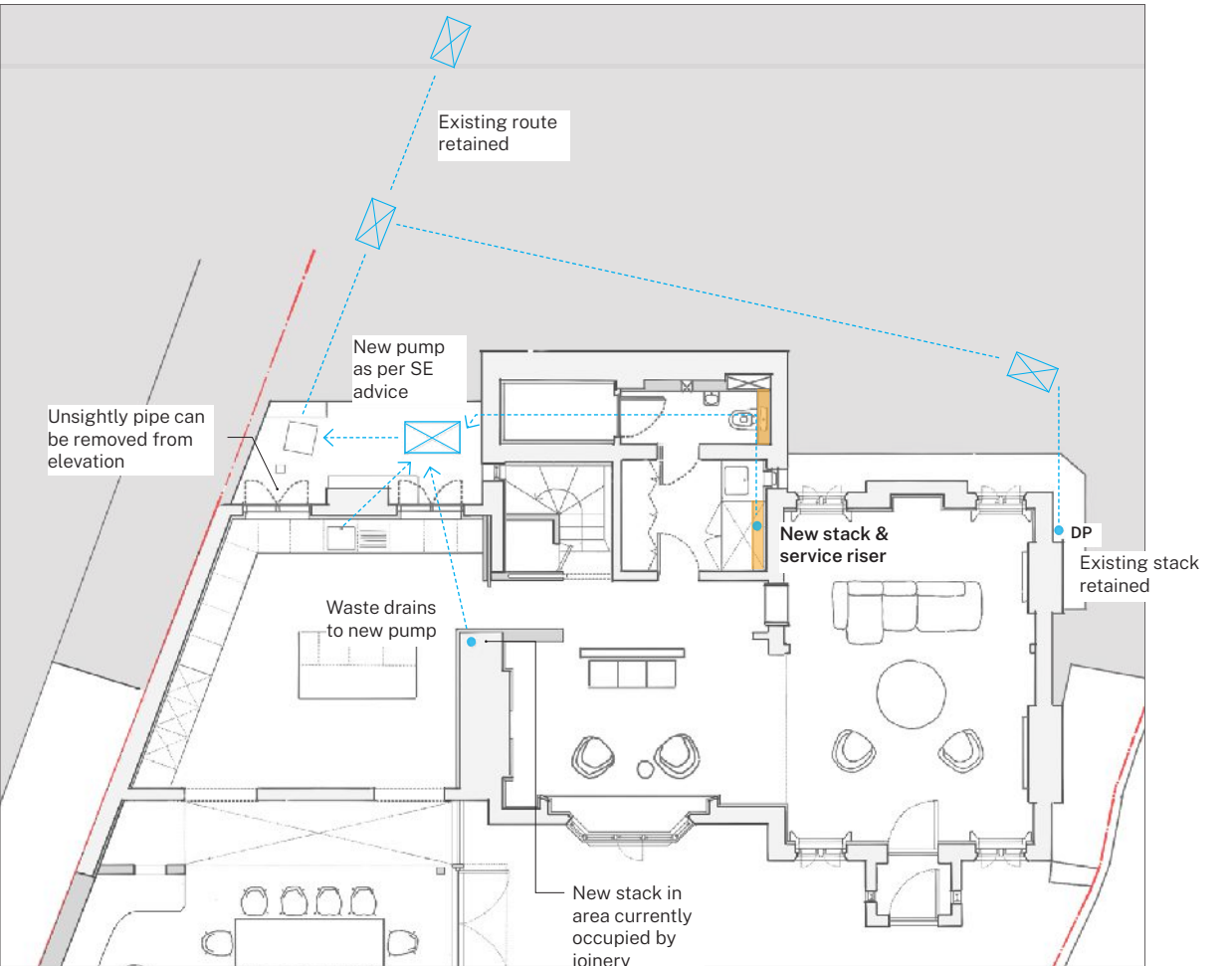
This strategy has been developed to planning application level, with further refinement anticipated through detailed design. While investigation has informed the proposals, confirmation of details such as re-use of existing joist notching will continue through the project and can be secured via condition if necessary.



Proposed Upper Ground Floor Plan



Proposed First Floor Plan



Proposed Lower Ground Floor Plan

9. Landscaping

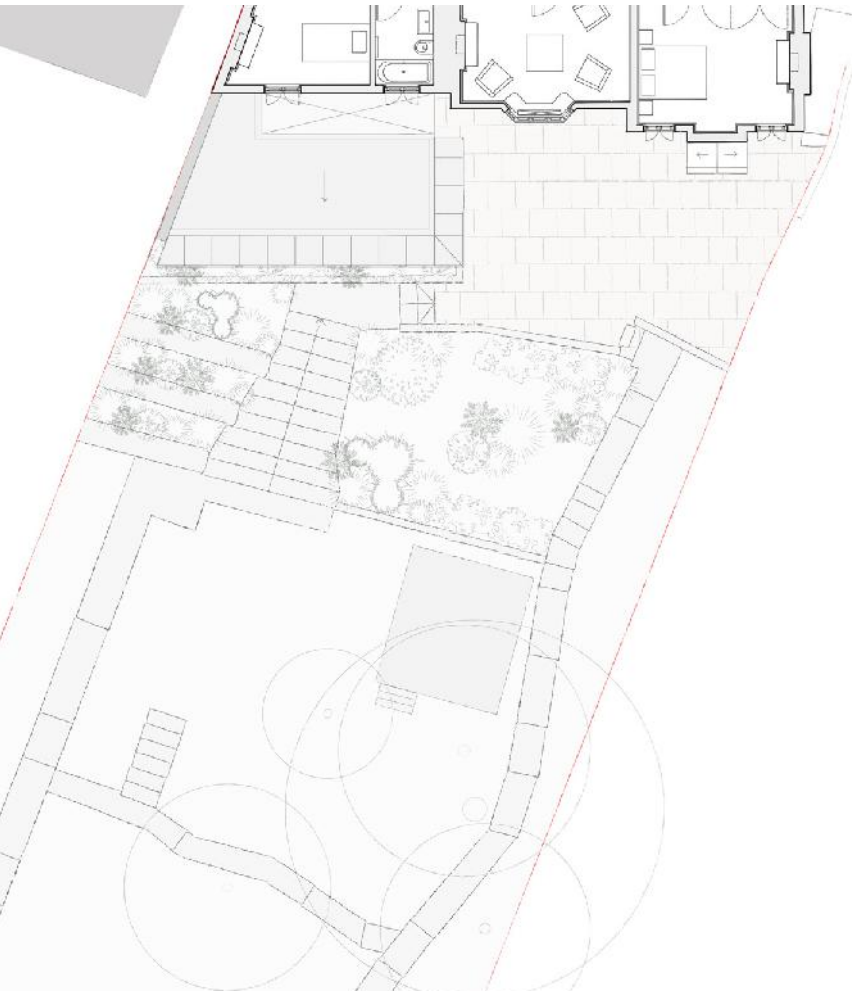
9.1.1 Proposed Landscaping

The intention is to retain the majority of the existing planting.

The proposal includes new terrace paving and a minor reconfiguration of the external steps to improve access and create a more coherent relationship with the proposed extension. The hard landscaping is designed as a series of tiered stone terraces that work with the natural slope of the garden, as shown in the accompanying visualisation. These stepped elements are integrated with layered planting beds to create a soft, naturalised transition between the terrace and the garden.

9.1.2 Trees - Impact Assessment

The proposal has no direct adverse impact on any trees. Please see page 70 (9.4).



Proposed lower ground floor plan and landscaping



Sketch visual of proposed and existing landscaping in the rear garden



Aerial view of existing rear garden



Existing external stairs to be reconfigured



Existing planting



Proposed stone paving and landscaping reference



9.2 Front Garden

9.2.1 Refuse Area / ASHP Location

The proposed location for the air source heat pump will be concealed in the existing refuse area in the front driveway.

The placement will take into consideration the clearance requirements around the unit for air flow and maintenance. As well as for good air movement.

9.2.2 Acoustics

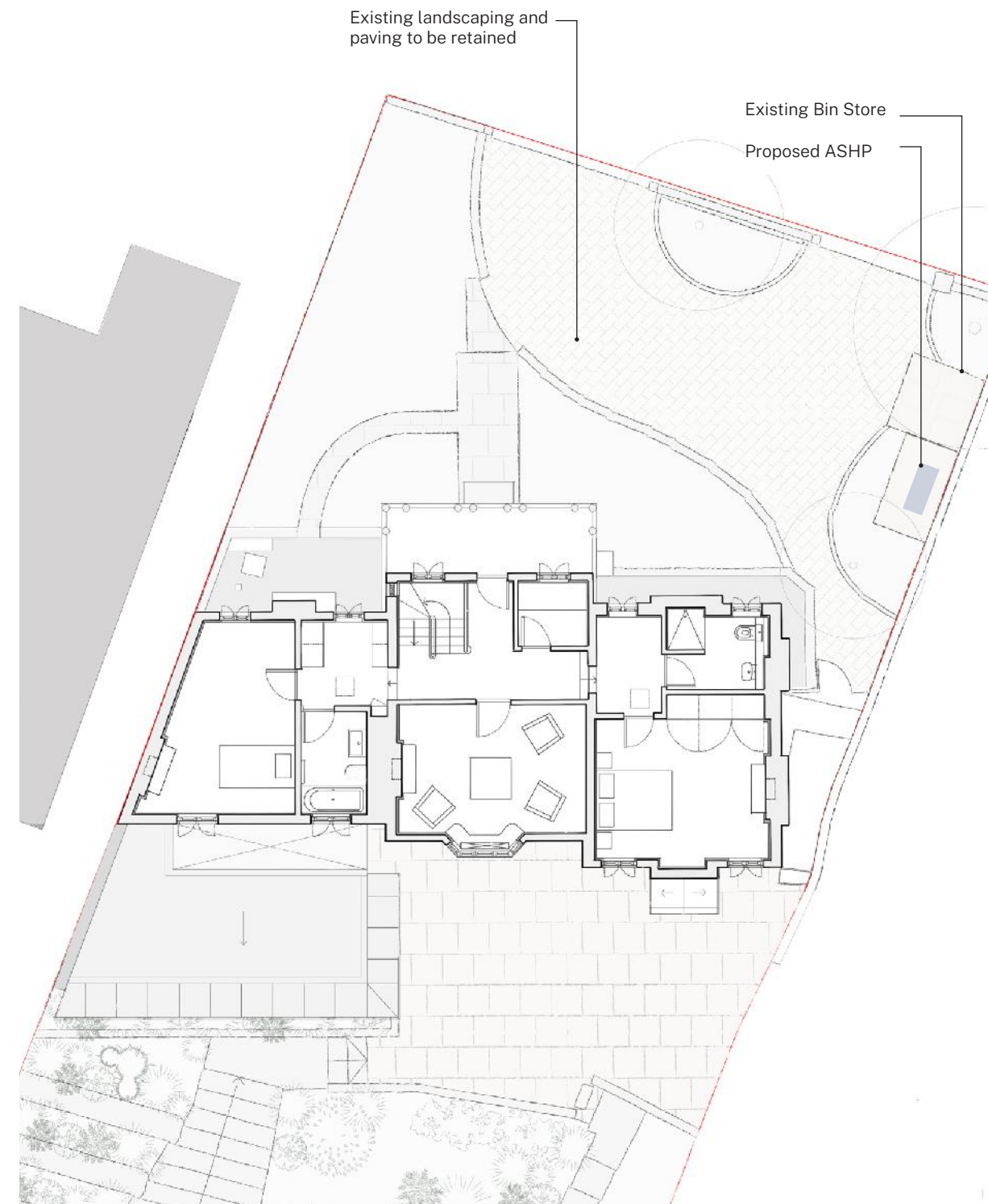
Whilst units have become increasingly quiet, the placement of the unit will take into consideration the simple rules below.

- Select a quiet unit
- Avoid placement next to bedroom windows
- Direct the fan away from occupied spaces
- Be careful when locating between reflective surfaces, which could amplify the noise.
-

An acoustic assessment through MCS protocol has been conducted to evaluate the potential impact.

8.2.3 Visual Impact

The ASHP unit will be concealed within a timber slatted enclosure to minimise visibility and align visually with the existing bin store.



Proposed ASHP location in front garden



28 Wood Lane street boundary, image c.2021 Google Street View



Existing bin store

9.3.1 Microgeneration Certification Scheme Calculation (MSC)

The air source heat pump (ASHP) noise assessment has been undertaken in accordance with the calculation methodology set out in the MCS Planning Standards for air source heat pumps. The assessment is based on the proposed installation location within the front driveway.

Supporting acoustic calculations are provided within the accompanying documentation, which completes the MCS assessment table for each relevant receptor position that could potentially be affected by the ASHP.

The proposed unit is a Samsung Gen 7 R255 (12 kW), with a declared sound power level of 60 dB(A). A sound directivity factor of $Q = 4$ has been assumed, reflecting the unit's position adjacent to the ground and a single reflective wall.

The assessment confirms that the proposed ASHP complies with the Permitted Development (PD) noise criteria at the nearest habitable room window (Window 30-1). All other nearby windows are located at a greater distance from the proposed ASHP and are therefore also expected to comply with PD noise requirements, or serve non-habitable rooms and are consequently not applicable to the assessment.



SAMSUNG GEN 7 R290 12kW
Dims:
1018H/1270W/530D
Rules & Clearances:
See opposite & separate sheet

Proposed air source heat pump



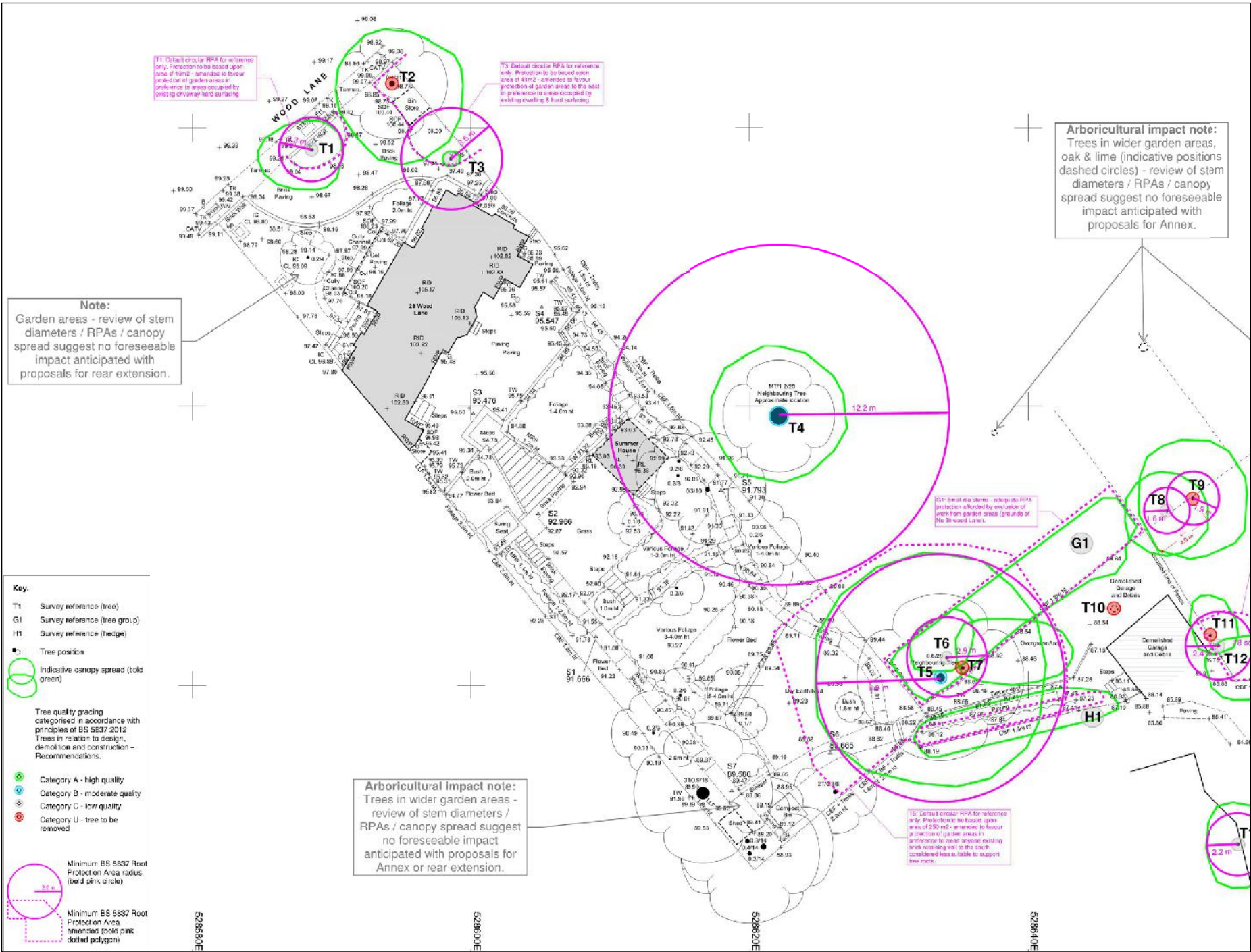
Proposed Front Elevation and MSC Calculation Summary

The site lies within the Highgate Conservation Area and several trees on or near the boundaries are protected either by Conservation Area controls or by Tree Preservation Orders. Sykes Land Management were appointed to undertake a tree survey, constraints assessment and desktop review to inform the design development. The assessment identifies the location, condition and retention value of trees on and adjacent to the site, and evaluates potential impacts from the proposed works.

The proposed rear extension sits entirely within the footprint of the existing terrace paving. The arboriculture report confirms that no direct adverse impact on any trees is anticipated. There is no Root Protection Area overlap or encroachment involving trees T1, T2, T3, T4, T8 or T9. As such, no tree removal, pruning or specialist construction measures are required for this part of the proposal.

Overall, the development has been designed to avoid harm to protected trees, to respect their root zones and canopies, and to ensure that the contribution they make to the Conservation Area is maintained. The arboricultural report confirms that the proposals are achievable with appropriate construction stage safeguards, and that no significant long term impacts on the local treescape are anticipated.

The arboricultural report also relates to proposed works to rebuild the annex which is being brought forward under a separate application.



10. Planning Policy and Design Justification

10.1.1 Preserving key characteristics

National Planning Policy Framework (2024)

The extension complies with Policy DH10’s criteria by being of “appropriate scale, siting, materials and design” that preserve and enhance the conservation area. The single-storey form, garden orientation, and high-quality materials ensure the addition is “subservient to the main building” and makes a positive contribution to the area’s distinctive character.

London Plan Policy HC1: Heritage Conservation and Growth (2021)

The proposal aligns with Policy HC1’s requirement that development “conserve heritage assets and avoid harm.” The design approach prioritises the preservation of the listed building’s architectural and historic significance while delivering the spatial improvements necessary for the building’s continued viable use. The scale and siting ensure no adverse impact on the building’s setting within the Highgate Conservation Area.

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which require special regard to be given to the to the desirability of preserving a listed building, its setting, and any features of special architectural or historic interest it possesses.

10.1.2 Responding to management plan guidance

The proposals comply with relevant guidance in the Haringey Development Management Plan DPD 2017:

Policy DM1: Delivering High Quality Design (Haringey Development Management DPD 2017)

Positive Contribution to Place and Character:

The proposed single-storey extension makes a positive contribution to the site’s character by strengthening the relationship between the house and garden. Its low-lying form sits appropriately within the rear garden setting, remaining subordinate to the main building and preserving the visual prominence of the listed façade. The design respects the established pattern of sympathetic rear additions along Wood Lane, where varying scales of extensions create precedent for well-considered development.

Appropriate Scale and Massing:

The extension’s scale responds appropriately to its context, being similar in character to conservatory-style additions at neighbouring properties such as No. 30 Wood Lane. Its single-storey height and restrained footprint ensure no adverse impact on the scale relationship with surrounding buildings or the historic host structure.

Architectural Quality and Local Context:

The design intentionally distinguishes between old and new while referencing local architectural characteristics. White painted timber

framing and careful detailing create visual connections to the main house’s ornamentation and the broader Wood Lane streetscape, satisfying DM1’s requirement for design that responds to “distinctive local architectural styles.”

Landscaping Integration:

Policy DM1 requires landscaping to be “integrated into the development as a whole.” The proposal follows Cottage Orn   principles by creating a considered and strongly relationship between building and landscape. The dining space is garden-oriented with integrated planting along the glazed elevation, while natural stone hardscaping and the integration of retaining walls with external steps create a cohesive terraced design.

Tree and Landscape Protection:

Early arboricultural assessment confirms the extension will sit within the existing terrace footprint with “no direct adverse impact anticipated on trees.” Existing planting and hardscaping are retained wherever possible, with limited works proposed only in heavily landscaped areas where necessary.

Privacy and Amenity:

The extension maintains appropriate privacy standards by orienting toward the rear garden without overlooking neighbouring properties. Its positioning and scale preserve both occupant and neighbour amenity in accordance with DM1’s residential standards.

Sustainable Design

The proposals incorporate sustainable design principles through energy-efficient construction, natural materials, and integration with the site’s existing levels and drainage patterns, supporting DM1’s sustainability objectives. Integration of ASHP and MVHR represent a forward thinking approach to refurbishment of a listed building, enabling a path to decarbonisation.

Policy DM9: Management of the Historic Environment (Development Management DPD 2017)

DM9 requires development to “sustain and reveal the significance of heritage assets” and avoid harm to their character or setting. The Heritage Statement identifies the building’s Considerable Aesthetic Value as a cottage orn  e, with significance principally derived from its “richly ornamented external facades” and picturesque character. The proposed extension directly supports this significance by:

Preserving architectural legibility: The transparent glazed design ensures the decorated historic rear elevation remains visible and prominent. Internal changes have been carefully designed to ensure that plan form and building history remain legible.

Maintaining setting: The single-storey scale preserves views of the listed building from the garden and avoids competing with its architectural expression

Distinguishing old from new: Contemporary materials and detailing clearly differentiate the addition from original fabric, respecting DM9’s requirement for honest architectural expression

Reversible intervention: The lightweight steel frame construction minimizes impact on historic fabric and allows future removal if required

Interior Works and Heritage Enhancement

The Heritage Statement identifies evidence of piecemeal alterations and non-original additions that have compromised the building’s internal coherence. The proposed interior works comply with DM9 by:

Rectifying historic harm: Addressing years of iterative refurbishment that created inconsistent finishes, awkward level changes, and interfaces that detract from rather than enhance the building’s character

Coherent design approach: Applying a holistic design strategy that considers the building as a whole, establishing a coherent internal language appropriate to its historic character

Facade improvements: Replacing inappropriate modern interventions with more suitable alternatives that enhance the building’s architectural integrity

Fabric protection: Ensuring no loss of significant heritage fabric, with all interventions designed to preserve and reveal the cottage orn  e’s remaining historic character. Works are focused primarily on areas of the building which have experienced extensive change, notably in the latter 20th and early 21st century. New works can be completed without significant loss or damage to valuable fabric.

The approach recognizes that while the interior holds “medium to low significance” due to historic alterations, the building’s external character as identified in the Heritage Statement must be carefully preserved alongside internal improvements that restore architectural coherence.

10.1.3 Haringey Local Plan (2017)

Policy SP11: Design (Haringey Local Plan 2017)

SP11’s requirement for “good quality architecture and urban design” is met through the extension’s considered relationship with its context, careful material selection, and integration with landscape design. The proposal enhances the area’s character while providing functional benefits that support the listed building’s continued residential use.

Policy SP12: Conservation and the Historic Environment

The proposals support SP12’s objective to “conserve and enhance Haringey’s historic environment.” The extension design preserves the significance of the Grade II listed building by maintaining clear visual separation between old and new, ensuring the historic rear elevation remains prominent and legible. The lightweight, reversible nature of the intervention allows the building’s heritage value to be sustained for future generations.

10.1.4 Highgate Neighbourhood Plan (2017)

Policy DH2: Development Proposals in Highgate’s Conservation Areas

The proposal satisfies DH2’s requirement that development within conservation areas should “preserve or enhance the character or appearance of the conservation area.” The extension’s cottage ornée-inspired design philosophy respects Highgate’s distinctive suburban character, while its transparent glazed form and garden integration maintain the area’s characteristic relationship between historic buildings and their landscaped settings.

Policy DH3: Rear Extensions

The extension complies with the policy criteria by being of “appropriate scale, siting, materials and design” that preserve and enhance the conservation area. The single-storey form, garden orientation, and high-quality materials ensure the addition is “subservient to the main building” and makes a positive contribution to the area’s distinctive character.

The plan recognises that “rear gardens make an important contribution to Highgate’s character and conservation areas, to the amenity of residents and to the local ecology” and requires that “rear extensions should not encroach disproportionately on these valuable assets.” The proposed extension fully complies with this policy by:

Preserving garden character: The extension is situated entirely on the existing paved terrace area, avoiding encroachment into the landscaped rear garden.

Maintaining ecological value: No trees or significant planting are affected, with the footprint confined to previously developed hardstanding.



Existing aerial view

11. Design Reference

The design approach draws on Cooke Fawcett's experience with listed buildings, particularly their recent work on a Grade II listed mill house in Hampshire. This project, recently shortlisted for a 2025 RIBA award, an AJ small projects award and the 2025 Wood Awards is a good example of how sensitive addition can complement and enhance the qualities of traditional architecture.

Despite contextual differences, there are meaningful parallels in scale, period, and evolutionary character. Both projects demonstrate sensitive responses to historic fabric while meeting contemporary needs. The Hampshire project provides useful precedent for both the main house extension and garden annex, particularly in its approach to subservient scale, opening up of an attic volume, respect for original rooflines, and use of complementary materials that age gracefully in their setting. The chosen palette of timber,

brick, and zinc creates a sympathetic appearance that will weather appropriately while respecting the original building's character.

In a similar vein to the proposed works at 28 Wood Lane, the Hampshire project included the decarbonisation of the existing house, switching from oil fired central heating to a water source heat pump. These works necessitated the comprehensive re-insulation of the building. This process was completed in close dialogue with Basingstoke and Deane conservation officers and demonstrates the viability of fabric upgrade in a characterful, idiosyncratic listed building.



12. Conclusion

This application presents a carefully considered strategy for the long-term future of 28 Wood Lane, developed through constructive dialogue with Haringey planning officers and informed by comprehensive specialist assessment. The proposals respond to genuine functional and environmental needs while offering tangible heritage benefits through the restoration of architectural coherence and the removal of unsympathetic modern interventions.

The integrated nature of the scheme is central to its planning justification. National and local planning policy — from the NPPF’s emphasis on heritage conservation to Haringey’s DM9 requirement to “sustain and reveal the significance of heritage assets” — supports interventions that secure the viable future use of listed buildings. The question officers are asked to consider is not whether 28 Wood Lane requires adaptation, but whether this comprehensive approach represents better heritage stewardship than deferring difficult decisions to future piecemeal interventions.

The proposals comply with the development plan and neighbourhood plan policies that guide evolution within the Highgate Conservation Area. Policy DM1’s requirements for high quality design that responds to local context are met through careful material selection, subservient scale, and clear articulation of the distinction between historic fabric and contemporary addition. The Highgate Neighbourhood Plan’s policies DH2 and DH3, which require development to preserve and enhance character while allowing appropriate rear extensions, are directly addressed through the design refinement undertaken during pre-application.

Critically, the scheme demonstrates that addressing environmental performance and preserving heritage significance are not competing objectives. The Heritage Statement confirms that most internal features date from late 20th century alterations, meaning thermal upgrade can proceed without loss of significant fabric. External character — the building’s principal significance as a Cottage Orné — is protected and enhanced through facade improvements and a rear extension designed to remain visibly subordinate to the historic building.

The applicants are committed to long-term custodianship of this characterful property. These proposals represent a considered investment in its future, undertaken in partnership with the planning authority and informed by the same heritage consultant who advised on the 2014 works. The application offers the opportunity to establish a coherent framework that addresses the building’s real needs — spatial, environmental, and architectural — in a manner that respects its nearly two centuries of evolution while securing its preservation for future generations.

The applicants respectfully request officers’ support for this holistic approach to the sensitive evolution of 28 Wood Lane.



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