

Cooke Fawcett Architects

28 Wood Lane, N6 5UB Design and Access Statement-Part 1/3 24.12.2025

CF_225_REP_DAS

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1. Introduction



1.1 Purpose of Document

This report has been prepared by Cooke Fawcett Architects in support of a planning submission to Haringey Council, for proposed works to the interior and exterior of 28 Wood Lane, Highgate. It provides a detailed description and assessment of the existing site and buildings, and the proposed works.

1.2 Executive Summary

This application for planning permission and listed building consent concerns the long-term future of 28 Wood Lane, a Grade II listed Cottage Orn  property in the Highgate Conservation Area. The proposals are brought forward by the applicants, who purchased the property in 2024 as their intended family home for the foreseeable future.

1.2.1 One Building, One Strategy

The character of 28 Wood Lane stems significantly from its evolved nature, with sequential additions and alterations contributing to its distinctive charm. However, this pattern of incremental development has also resulted in awkward junctions, compromised spaces, and inconsistent detailing that detract from both character and functionality.

The most recent works, undertaken in 2014 by previous owners and on which Cooke Fawcett and the Architectural History Practice advised, necessarily addressed specific pressing issues of damp and structural concern and included upgrades to finishes. Constraints at the time introduced scope limitations which meant that more fundamental issues were not able to be addressed. Notably since 2014 the context in terms of energy use, sustainability and heritage assets has evolved significantly and changes which might have felt quite farfetched in 2014 (e.g decarbonisation and transition to heat pump technology) now feel inevitable.

The current application represents a departure from the previous pattern of works. Rather than proposing isolated interventions, it presents an integrated strategy encompassing:

- **Spatial improvements:** internal reconfigurations to resolve long-standing layout deficiencies, particularly at lower ground floor where ceiling heights, level changes, and circulation have been compromised by incremental alteration
- **A subservient rear extension:** creating a garden-oriented dining room, designed to be clearly contemporary, lightweight, subservient and transparent, preserving the legibility and visual prominence of the listed building
- **Comprehensive environmental upgrade:** fabric improvements, window restoration and replacement, and transition to low-carbon heating systems

These are not separate interventions but interconnected facets of a single approach: to resolve spatial and environmental deficiencies while protecting and celebrating the building’s heritage significance.



28 Wood Lane street front elevation, image c.2025

1.2.2 Building on Pre-Application Dialogue

The scheme has been developed through constructive pre-application discussions with Haringey officers (PRE/2025/0053), including a site meeting in March 2025. That process was invaluable in refining the design approach, particularly in relation to the proposed rear extension, where officer feedback informed significant simplification toward a more lightweight, transparent form that allows the historic facade to remain legible through the new addition. The current proposals respond directly to that guidance while maintaining the holistic vision encouraged during pre-application.

1.2.3 Long-Term Stewardship and Adaptation

A privilege of working on a historic building is to witness long-term value evidenced by use, enjoyment and evolution over many years – in this case dating back nearly two centuries. Whilst that rich history carries weight and responsibility to respect and preserve, it also adds credibility to long term strategic thinking – the building will be valued for many years to come and a realistic vision of that period necessitates adaptations to a shifting climate and a greener energy context.

1.2.4 The Environmental Imperative

The applicants are planning for twenty-five years or more in this house. Over that time-frame, addressing the building’s environmental performance is not optional – it is a fundamental responsibility of stewardship. The building currently loses 75% of its heat through air infiltration and uninsulated solid walls, resulting in poor comfort, high running costs, and continued deterioration risk from condensation and thermal stress.

The question is not whether to address these issues, but how. This application proposes to integrate thermal upgrade with spatial improvements and necessary repairs, establishing a coherent framework rather than deferring environmental work to future piecemeal interventions that would cause repeated disruption and potential cumulative harm to historic fabric.



Sketch view of 28 Wood Lane and proposed works

1.2.5 Grounded in Rigorous Assessment

The proposals are informed by comprehensive specialist input:

- **Heritage assessment** by the Architectural History Practice (Neil Burton), building on 2014 involvement, confirming that while the building’s external character and tripartite plan form hold considerable significance, most internal features date from late 20th century alterations rather than historic fabric.
- **Physical condition assessment** by Cooke Fawcett, building on archival information from 2014 works
- **Condition survey of windows and doors, and associated external joinery** - including detailed inspection of windows by heritage specialists, Ventrolla assessing each window type individually and informing a targeted strategy of sympathetic repair where viable and carefully matched replacement where elements are beyond repair.
- **Energy modelling** using Passivhaus Planning Package (PHPP) to understand heat loss patterns and optimize fabric interventions for both performance and heritage sensitivity
- **Arboricultural assessment** by Sykes Land Management, confirming the rear extension sits entirely within existing terrace paving with no impact on protected trees
- **Structural engineering** from specialists experienced in historic buildings, informing approaches to floor lowering, partition removal, and attic opening
- **Investigations and opening-up works** (approved via separate application) ensuring proposals are grounded in accurate study of existing fabric

This assessment process — undertaken between the pre-application and this submission — has validated the integrated approach while enabling design refinement in response to officer feedback.

1.2.6 Continuity and Learning

A significant factor in this application is continuity of professional understanding. Cooke Fawcett Architects and the Architectural History Practice were involved in the 2014 works. That experience provides valuable insight into what was achieved and what remained unaddressed. The 2014 works resolved serious damp issues and rationalized circulation, but left spatial legacies — awkward interfaces, a compromised main stair, problematic level changes — that this scheme can now address.

This represents informed evolution: building on a decade of familiarity, working with the same heritage consultant, and resolving issues that piecemeal intervention created.

1.2.7 Heritage Gains

Beyond resolving functional deficiencies, the proposals offer genuine heritage benefits:

- **Restoration of architectural coherence:** addressing years of piecemeal alteration that created inconsistent finishes and detailing that detracts from character
- **Facade improvements:** replacement of inappropriate plastic rainwater goods, removal of unsympathetic modern accretions, repair of original features
- **Clear articulation of change:** a rear extension designed through pre-application dialogue to be unambiguously contemporary and subordinate, preserving the legibility and prominence of the historic building
- **Enhanced long-term preservation:** improved environmental performance reduces risks from condensation, thermal movement, and biological growth while making the building more comfortable and economical to inhabit — fundamental to its survival as a cherished family home

1.2.8 Recognising and celebrating the building’s qualities

28 Wood Lane evolved from a more modest property into a substantial urban villa. The house enjoys a spectacular setting at the head of its generous garden. Despite this context, the existing living spaces feel disconnected from the garden and undersized relative to the building. The kitchen-diner, for example, has no inviting connection to the terrace and lacks the generosity one would expect from a house of this character and stature.

The proposed changes therefore celebrate the house’s special attributes: alterations to the stair create a more enjoyable sectional connection from entry to living spaces below, changes to living spaces introduce a generosity befitting the property, and the extension improves the relationship between house, terrace and garden – resonating with the spirit of cottage orne.

1.2.9 The Opportunity

The comprehensive nature of the proposed works might initially appear extensive. However, the alternative — addressing layout issues now, but perhaps deferring thermal upgrade, then returning in future years to insulate walls (requiring removal of the same skirtings, architraves, and finishes), then later again to replace the heating system — would result in greater cumulative disruption, repeated applications, and more harm to historic fabric through multiple phases of disturbance.

The current application establishes a coherent framework for works necessary to the building’s long-term preservation and use. It responds to pre-application guidance, draws on specialist assessment and decade-long professional familiarity, and proposes interventions that respect and reveal the building’s significance while honestly acknowledging contemporary change.

The applicants are committed to being long-term custodians of this characterful building. These proposals represent their commitment to doing right by it — addressing its real needs comprehensively and sensitively, informed by rigorous assessment and constructive dialogue with the planning authority, rather than deferring difficult questions to piecemeal future interventions.

1.3 Associated documents

This report should be read in conjunction with the follow documents -

- Condition Survey Report provided by Cooke Fawcett Architects
- Heritage Statement provided by architectural historian Neil Burton of AHP
- BS5837:2012 Arboricultural Report provided by David Sykes of Sykes Land Management Ltd

Please refer also to the following drawings:

CF-225-DR-0005-A	Existing Location Plan
CF-225-DR-0010-A	Existing Site Plan
CF-225-DR-0100-A	Main House Existing Lower Ground Floor
CF-225-DR-0101-A	Main House Existing Upper Ground Floor
CF-225-DR-0102-A	Main House Existing First Floor
CF-225-DR-0200-A	Existing Site Sections
CF-225-DR-0300-A	Main House Existing Elevations
CF-225-DR-0400-A	Main House Existing Rear Context and Section
CF-225-DR-1010-A	Proposed Site Plan
CF-225-DR-1100-A	Main House Proposed Lower Ground Floor
CF-225-DR-1101-A	Main House Proposed Upper Ground Floor
CF-225-DR-1102-A	Main House Proposed First Floor
CF-225-DR-1200-A	Proposed Site Sections
CF-225-DR-1300-A	Main House Proposed Elevations
CF-225-DR-1400-A	Main House Proposed Rear Context and Section
CF-225-DR-1500-A	Proposed Staircase Sections

2. Site

2.1 Site Overview

The property is located on the south side of Wood Lane approximately half way between Muswell Hill Road and Queen’s Wood. The house is one of a number of detached villas located along the south side of Wood Lane. It includes a large garden and an ancillary accommodation annexe building which was destroyed by a fallen tree during the property’s previous ownership.

The HM Land Registry Title Plan shows the site as being split into three distinct areas: the main house and garden, a triangular parcel containing the damaged annexe, and a paved access alley providing access from Priory Gardens. The alley serves neighbouring properties through existing easements. Notably, a 2016 planning application (HGY/2016/1906) determined that while within the ownership boundary, the annexe does not fall within the curtilage of the listed building. The proposed reconstruction of the annexe is being brought forward as a separate application in parallel to this submission.

01. Main House Site:

The original rectangular parcel of land (area shown in grey) dates from an 1816 Inclosure Award, which is represented in greater detail on the Land Registry map of 1863.

02. Annexe Site:

The annexe site (pink) became part of the 28 Wood Lane freehold title between 1936 and 1950. The land tinted pink on the title plan is subject to rights of drainage.

03. Access from Priory Gardens:

The land tinted blue on the title plan is within the freehold boundary of 28 Wood Lane, but is subject to rights of way and rights of drainage.



Satellite view of Wood Lane and Priory Gardens in summer



Site Plan referencing title plan boundary and rights of way



28 Wood Lane is identified within the conservation area (CA) appraisal and makes a positive contribution to the character of the CA.

The subject property is located centrally within the Highgate Conservation Area. The conservation area character appraisal provides the following 'statement of significance':

1.3.1 The character of the Highgate Conservation Area is formed by the relationship of its **historic pattern of development**, its high percentage of **buildings of architectural merit**, its **topography**, its **green open space** and **distant views**.

The character appraisal refers specifically to 28 Wood Lane within the Shepherd's Hill sub-area, making note of its 'striking long slender brick chimneys ... an extending wooden loggia style porch with a steep pitched roof ... attractively landscaped with a circular driveway.'

The relevant Management Plan policies include:

12.2.1.3. Buildings, views, open spaces and trees which contribute to the character of the conservation area would be protected and enhanced.

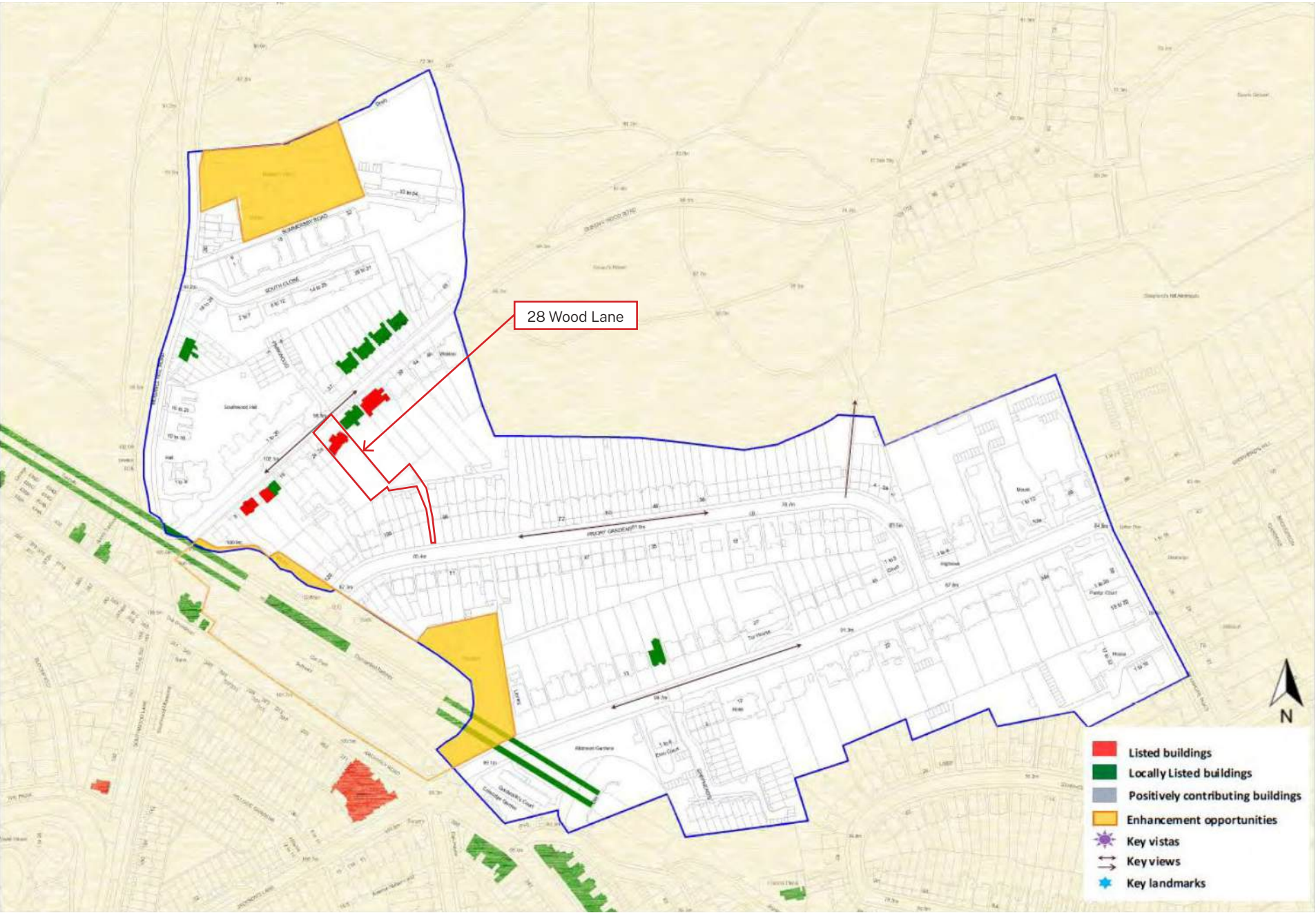
12.2.1.5. New development and extensions to buildings should be of a scale and design that protects and enhances the historic character and appearance of the conservation area.

12.2.1.6. Original architectural detailing including joinery, roofing materials, chimneys, boundary treatment should be retained and repaired.

12.3.4 In determining the suitability of **new development**, the following would be applicable:

- Key views into and within the conservation area would be carefully considered ...
- The generous plots in which many houses are sited within the suburban parts particularly around the Bishops sub-area is considered to be one of the attractive characteristics of the conservation area. All aspects of this spacious layout will be protected in these areas.
- ... new development within rear gardens would only be permitted if it is part of the local character of the area and would contribute positively to the conservation area.

12.3.10 **Extensions at the rear** of the properties should follow the scale and form of other appropriate traditional rear extensions on surrounding properties within the conservation area and should complement the character of the main dwelling.



28 Wood Lane identified within the boundary of Haringey Council's Highgate Conservation Area map

28 Wood Lane is located within the area covered by the Highgate neighbourhood plan. The guidance provided below in relation to the plan is relevant to proposed development.

The Highgate Neighbourhood Forum produced the Neighbourhood Plan which was adopted in 2017. There are three key policies that are clearly relevant to the proposals for 28 Wood Lane, as follows:

Policy DH2: Development Proposals in Highgate’s Conservation Areas
Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate’s conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

Policy DH3: Rear Extensions
Rear extensions on residential properties should be subordinate in scale to the original dwelling, complement its character in terms of design, proportion, materials and detail, should not harm the amenity of adjacent properties, and should retain a significant area of garden or amenity space which is proportionate to that of neighbouring properties in the surrounding area. Development should respect and preserve existing architectural features where these contribute to local character and appearance, for example projecting bays and decorative balconies.

Policy DH10: Garden land and Backland Development
1. There will be a presumption against the loss of garden land in line with higher level policies.
2. Backland development will be subject to the following conditions:
I. Existing mature trees and landscaping shall be retained wherever possible. Development proposals should allow sufficient space above and below ground to prevent damage to root systems and to facilitate future growth;
II. Proposals, including conversions that are likely to significantly increase the proportion of hard surfacing on front gardens, should be accompanied by satisfactory mitigation measures such as landscaping proposals which address drainage;
III. Alterations and extensions should be carried out in materials that deliver high quality design and reinforce local distinctiveness. Other development should use materials which respect the character and appearance of the immediate area;
IV. New development will be required to take account of existing front and rear building lines.



28 Wood Lane identified within the boundary of the Highgate Neighbourhood Plan

2.4 Aerial Imagery

The immediate impression of 28 Wood Lane is of a charming house which occupies a commanding position overlooking the hill to the south of Wood Lane. The colourful blue appearance also contributes to the house's memorable appearance.

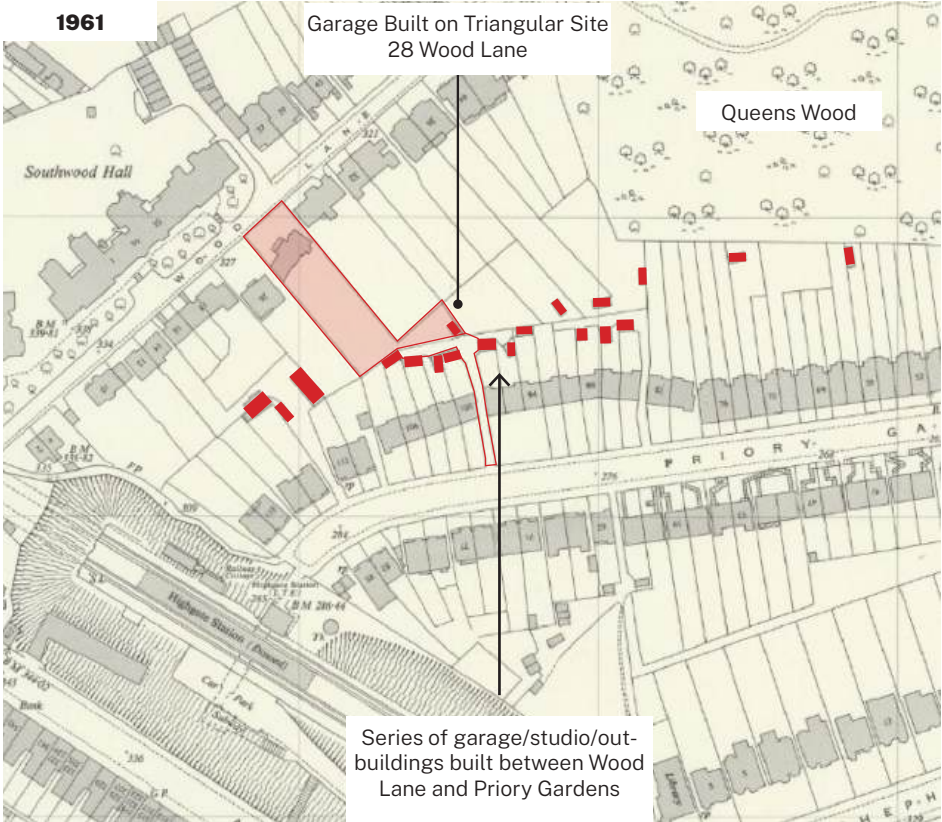
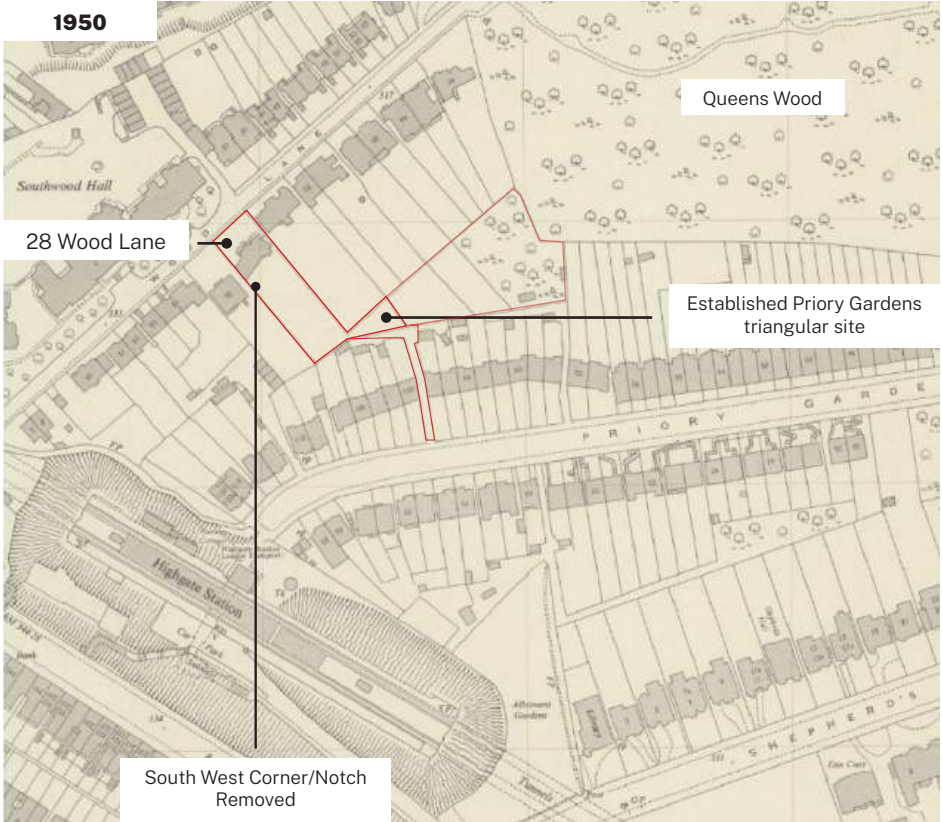
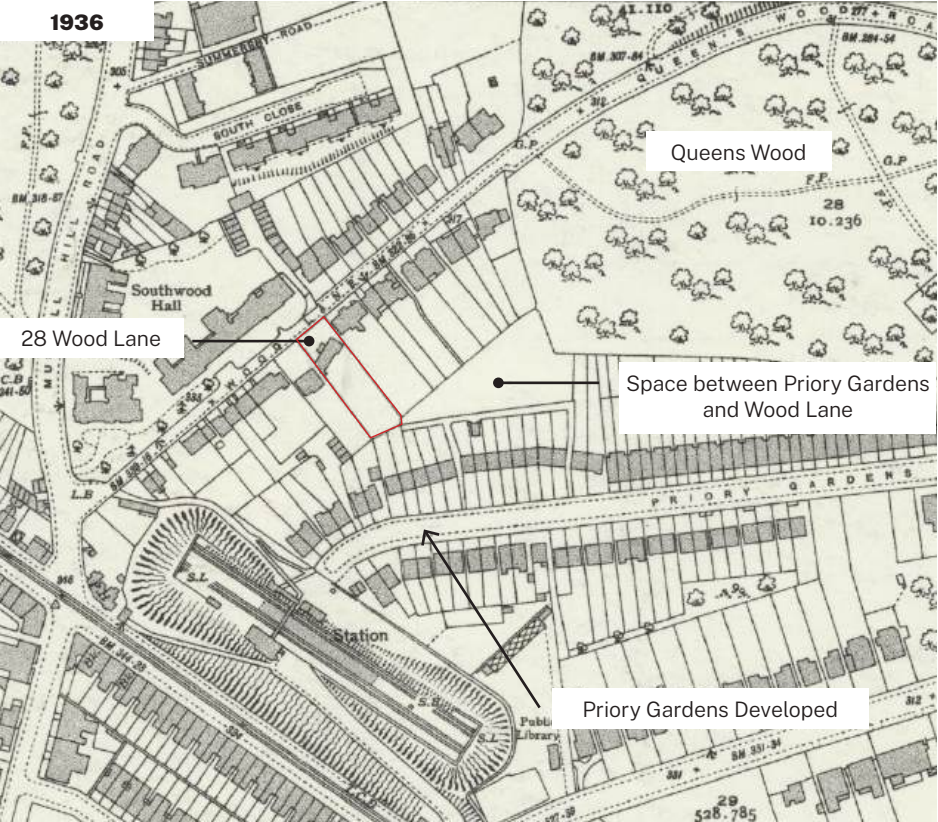
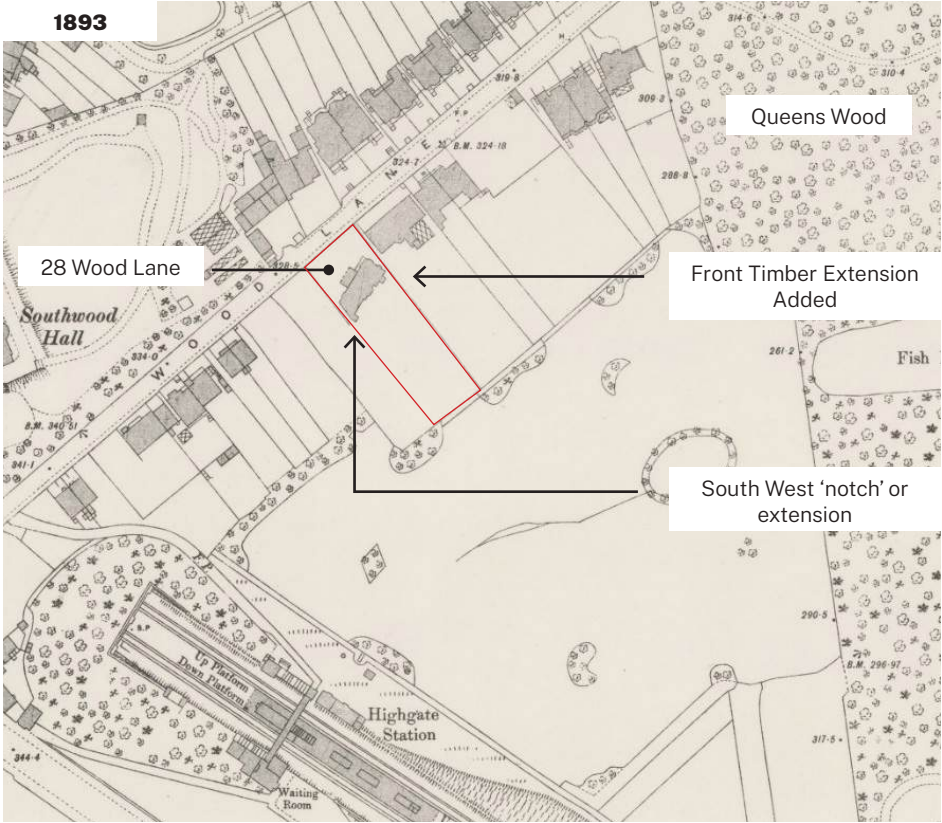
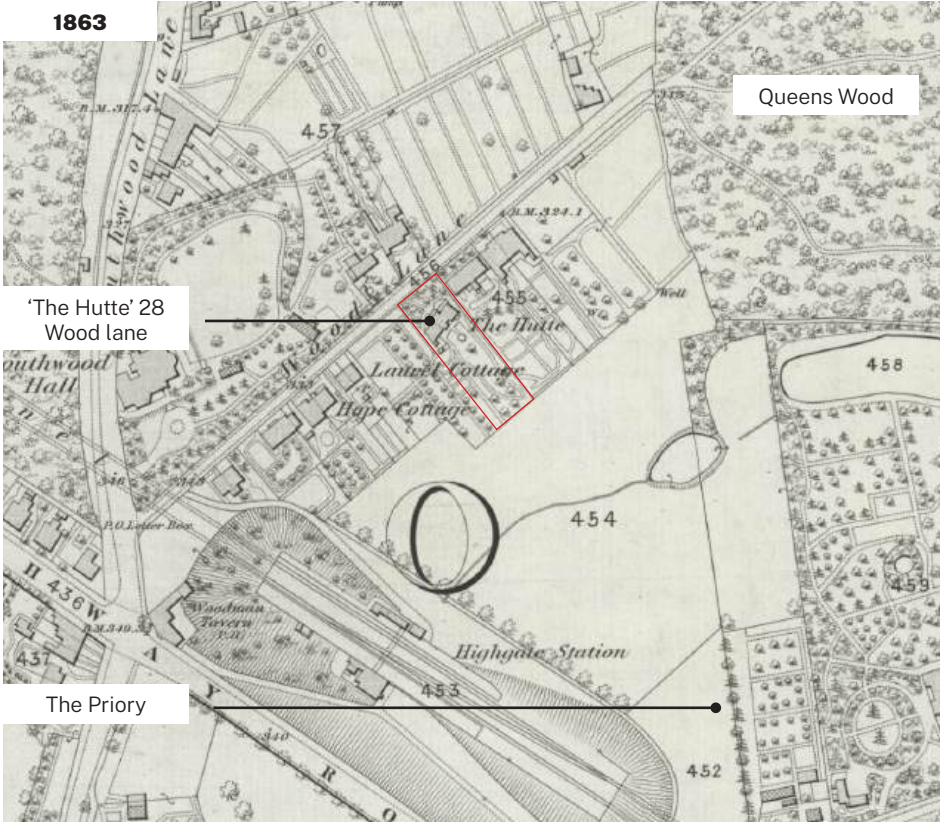


3. History and Context

3.1 Site History

The site’s unusual shape reflects the area’s evolving street pattern between the mid-nineteenth and early twentieth centuries. Originally, number 28 enjoyed wider gardens as one of several detached villas along Wood Lane. The current plot configuration resulted from increased development density along Wood Lane’s south side and the subsequent creation of Priory Gardens in the early 20th century.

The triangular plot at the rear of 28 Wood Lane was added to the property title by 1950. During the 1950’s and 60’s a number of outbuildings were constructed in the rear gardens of Wood Lane and the Priory Gardens terraces.



The Grade II listing applies to the entire building, though notably the exterior demonstrates more coherent design than the interior. This aligns with Cottage Orn  principles, where external appearance was often prioritised over internal arrangements. The building’s evolution is clearly readable through various additions, each contributing to its current character.

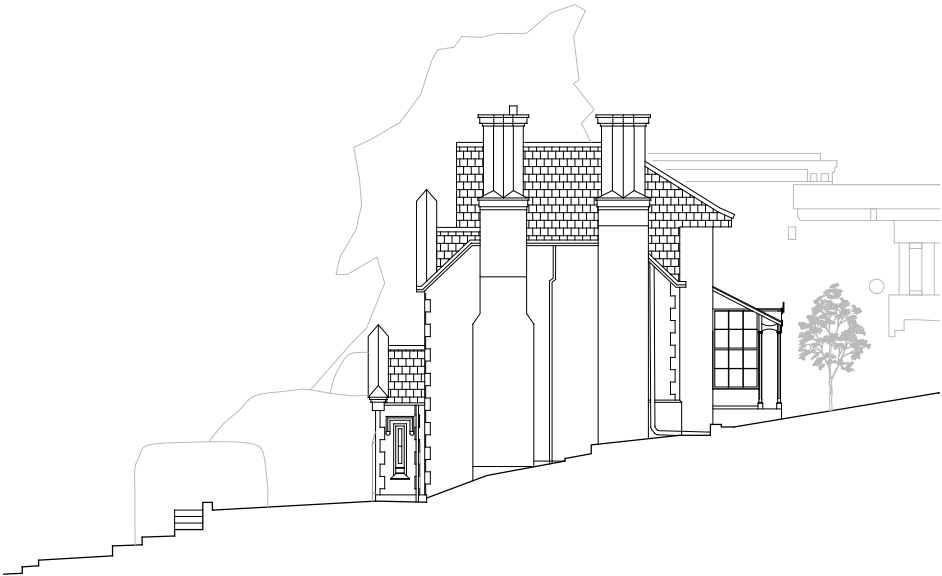
Heritage Category: Listed Building
Grade: II
List Entry Number: 1079175
Date first listed: 10-May-1974
List Entry Name: 28, WOOD LANE N6

1. 4415 WOOD LANE N6 (South Side) Highgate -----No 28 TQ 2888 31/275 II

2. Mid C19 house with Tudor trimmings. Central block of 2 storeys, 2 windows has fairly low pitched nipped slate roof with eaves soffit and seems to be earlier than the side wings of 1 storey and basement, 2 windows. These have higher pitched slated roofs and tall diagonal brick chimneys , stuccoed walls. Cross casement windows in raised stucco surrounds. Brick quoins to gabled projection in left wing. Central half glazed 4 panel, door in loggia partly formed from early C19 sash windows with glazing bars. At 1st floor centre a niche with 4 centred head and hoodmould holds a portrait bust. Curiosity value.



Front (north-west) Elevation, facing Wood Lane



Side (north-east) Elevation, adjacent to 30 Wood Lane

3.3 Key Dates

- 1816 Inclosure Award -plot established
- late 1830s -28 Wood Lane ‘The Hutte’ first constructed
- 1864 -first representation of 28 Wood Lane in its present-day form
- 1864-1894 Timber verandah added by Logan family
- 1936-1950 Annexe site added to main house plot
- 1936-1950 Minor extension on South-west corner removed
- Evidence of numerous 20th century works



Rear (south-east) elevation of 28 Wood Lane, with mansion blocks on northern side of Wood Lane beyond

Research into Cottage Orné architecture informs our understanding of the building’s character and potential approach to modifications. This architectural style embraces playful, additive composition with varied elements creating charming arrangements. Its inherently flexible nature provides context for sympathetic future changes.

Cottage Orné is an often “over-looked architectural style” (White, 2023) that emerged in the 18th and 19th centuries, influenced by the Gothic Revival. It is characterised by its rustic, picturesque design, featuring asymmetrical facades and building layouts. Natural materials such as stone and timber, and traditional roofing, often thatched or with irregular forms. The style aims to create a harmonious relationship with the surrounding landscape, blending with its natural environment.

Cottage Orné in the mid 19th century would often be decorated with Tudor-Gothic details as seen with 28 Wood Lane.

A study of Cottage Orné dwellings reveals a pattern of ‘volumes’ placed against the facade (similar to the front porch addition to 28 Wood Lane). These added volumes often represent the cumulative nature and progressive development of Cottage Orné houses.



Craven Cottage (1770's) Fulham, London, Painting by Thomas Hopper



Royal Lodge (Early 1800's), Windsor Great Park, Windsor



Knowle Cottage (1823) Sidmouth, Devon



Adelaide Cottage (1811) Windsor Great Park



Blaise Hamlet (1811) Henbury, Bristol by John Nash

3.5 Cottage Orné in Highgate

When 28 Wood Lane was first constructed, Highgate was also home to two other Cottage Orné style dwellings - Ivy Cottage and Fitzroy Farm Cottage. From the vignettes and historical photographs, it is clear that the present-day 28 Wood Lane continues to share distinct architectural similarities with these houses - all likely built within a 20-year period.

Ivy Cottage was expanded continuously throughout its lifetime, with Gothic style extensions and verandas added. ‘Part of Shoolbred’s £7,000 [investment into improvements for Ivy Cottage] had gone into *adding an in-keeping extension to one side of the original cottage*, which had been built in 1819 ... An early engraving confirms that [the original] cottage was a mere three bays wide, with thatched roof, tall asymmetrical chimneys, Gothic windows, boldly cusped central gable and applied half-timbering. *Extending to the left was a single-storey Gothic conservatory.*’ (White, 2023)

3.6 ‘The Hutte’

Dating from the late 1830s, the Tudor Gothic style of 28 Wood Lane exemplifies its type as Cottage Orné. The building’s character has been shaped by sequential extensions, reflected in its dominant tripartite arrangement and decorative features, as well as five strikingly tall chimneys of varying stack sizes. The building is positioned at an angle to Wood Lane enhancing its picturesque quality and position relative to surrounding gardens and views out towards Queen’s Woods to the east.

Some more recent alterations have introduced inappropriate modern features and internal layout complications. This mixture of positive historic evolution and less sympathetic modern changes presents both challenges and opportunities for sensitive improvement.



28 Wood Lane street front elevation, image c.1969-1974 Historic England



Ivy Cottage (image: 1825) Highgate, London, built 1819, demolished in 1934



Ivy Cottage (image: 1841) Highgate, London, demolished in 1934



Fitzroy Farm Cottage (Photo. 1907)

3.7 Wood Lane - Architectural Context

Wood Lane presents diverse architectural styles, with no predominant character. Building scales, appearances, and materials vary significantly, including notable 20th century examples alongside period properties. The adjacent property is mid-century modern, demonstrating the street's architectural variety. Contemporary dwellings continued to in-fill empty sites throughout the 20th century.

28 Wood Lane is the only dwelling of its style and the only building positioned at an angle to the street. Numbers 10, 12, 28 and 32-34 Wood Lane are all Grade II listed. Numbers 14 and 30 Wood Lane are locally listed within the Highgate Conservation Area.



40-42 Wood Lane



36-38 Wood Lane



32-34 Wood Lane, Grade II listed (1816-41)



30 Wood Lane (1830's)



28 Wood Lane, Grade II Listed (1830's)



26-24 Wood Lane



12 Wood Lane, Grade II listed (1816-41)



10 Wood Lane, Grade II listed (1830's)



8-6 Wood Lane

3.8 Site Arrangement and Characteristics

The street pattern features detached and semi-detached houses with generous south-facing gardens. Number 28's distinctive angle to the street, likely an original Cottage Orn  feature, creates unique views and relationships with its plot.

Key:

- 1. 28 Wood Lane -Grade II Listed
- 2. 30 Wood Lane
- 3. 34-36 Wood Lane -Grade II Listed
- 4. Towards Queen's Wood
- 5. Parkwood Mews
- 6. Southwood Hall
- 7. Towards Muswell Hill Road and Archway Road
- 8. 6 Wood Lane (contemporary building)
- 9. 8 Wood Lane -Grade II Listed
- 10. 10 Wood Lane -Grade II Listed
- 11. 24-26 Wood Lane
- 12. Garden building clusters



3.9 Siting

The building is sited at the top of a hill which slopes down significantly between Wood Lane and Priory Gardens to the south. This siting results in the building being built into the side of the hill and has a significant impact on the layout and orientation of the building.

From Wood lane the building is entered at a raised ground floor level. A lower ground floor beneath relates directly to the garden and reflects the changing level of the hill. The house has two principle elevations -one two-storey facing Wood Lane, and the other three-storey facing the rear garden beyond.



Front Elevation-presenting as single storey with a two storey central bay



Rear Elevation-presenting as two storeys with a three storey central bay



Section through central bay and front entry of 28 Wood Lane, showing level change from street to rear garden (26 Wood Lane beyond)

3.10 Wood Lane-Rear Extensions

The rear elevations along Wood Lane demonstrate greater evidence of adaptation than street facades. Properties typically feature garden-room extensions engaging with south-facing gardens. The adjacent conservatory type extension with roof terrace over at 30 Wood Lane is one of the larger example of rooms that have been added throughout the lifetime of these buildings.

The images below show a series of approved rear extensions of varying scales along Wood Lane. This established pattern of sympathetic additions provides context for similar development.



Aerial view of south-facing rear facades along Wood Lane, highlighting a variety of rear extensions and historical alterations



32WoodLane_RearExtension_HGY-2022-0253



34WoodLane_RearExtension_HGY-2021-2009



44WoodLane_RearExtension_HGY-2008-2166



44WoodLane_RearExtension_HGY-2011-1256

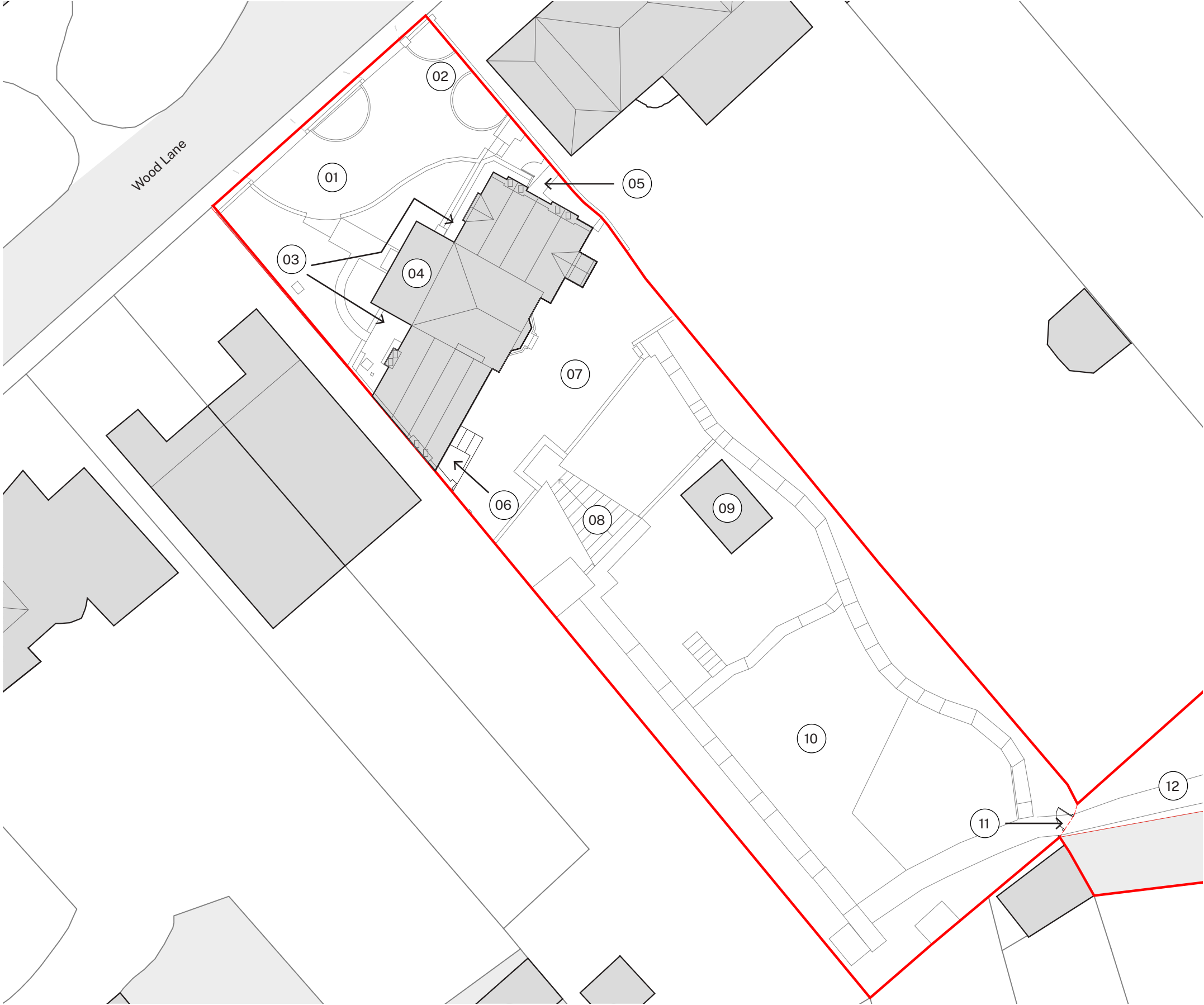
4. Existing Building

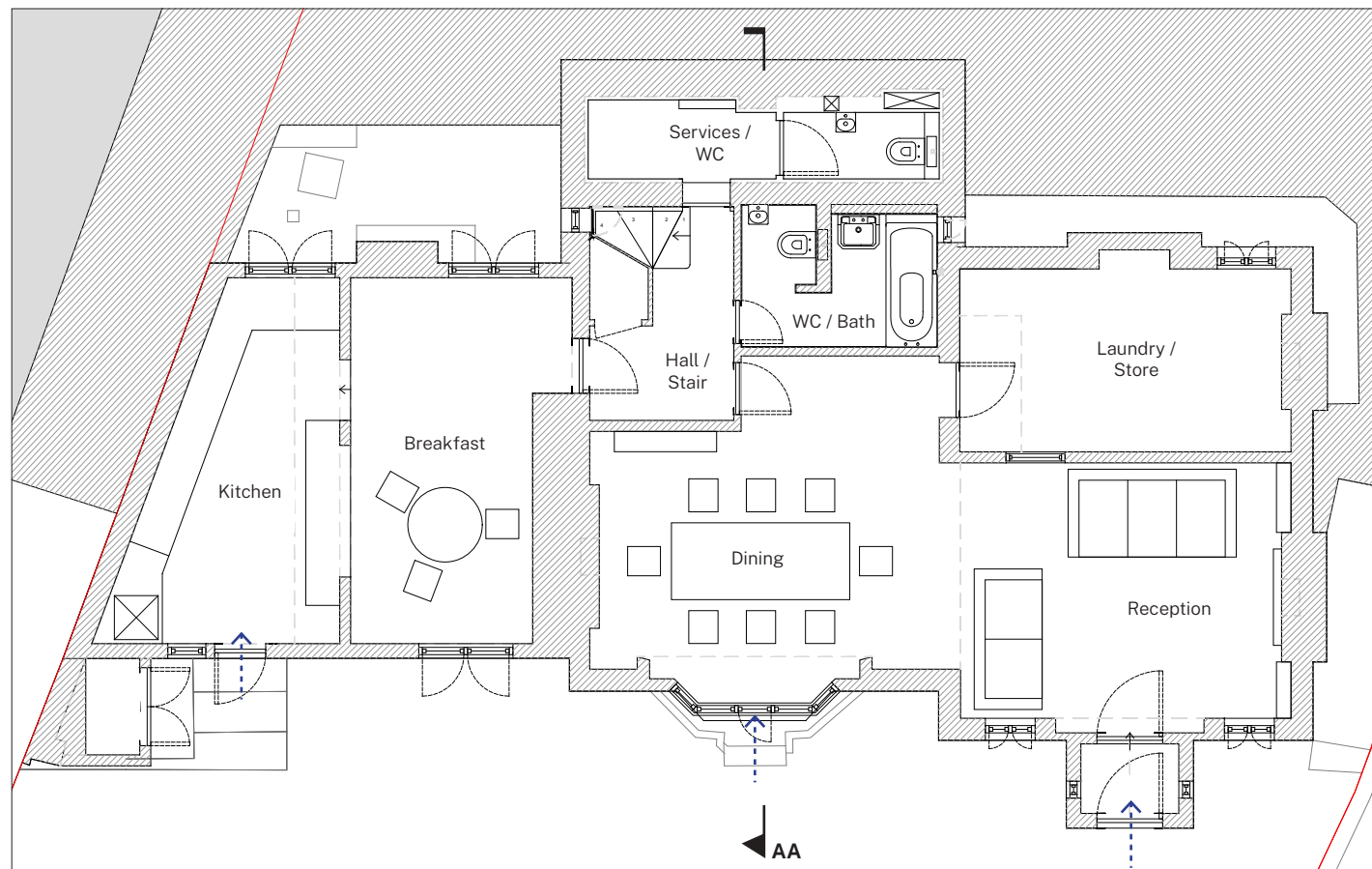
4.1 Site Arrangement

The western boundary condition creates a narrow access connecting front garden to rear terrace. The south-facing garden descends via landscaped terraces with meandering paths. A gate marks the separation between main garden and the former studio site.

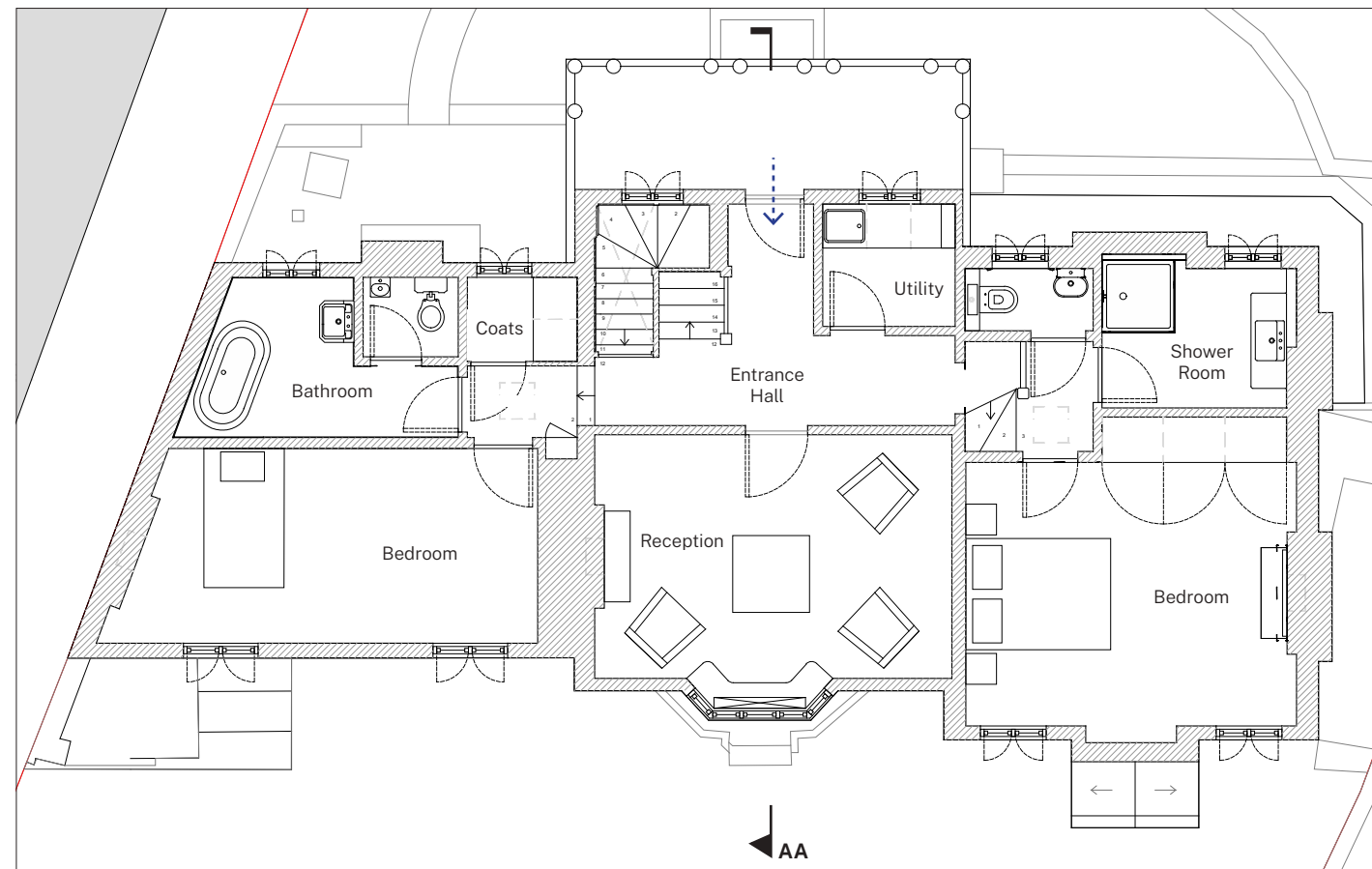
Key:

- 1. Front garden and driveway
- 2. Bin storage
- 3. Lightwells to lower ground floor
- 4. Front timber porch
- 5. Storage and access from front to rear garden
- 6. Plant room extension (works completed 2014)
- 7. Patio
- 8. Steps
- 9. Garden house
- 10. Overgrown planting
- 11. Access to Annexe site (through gate)
- 12. Annexe site and access to Priory Gardens

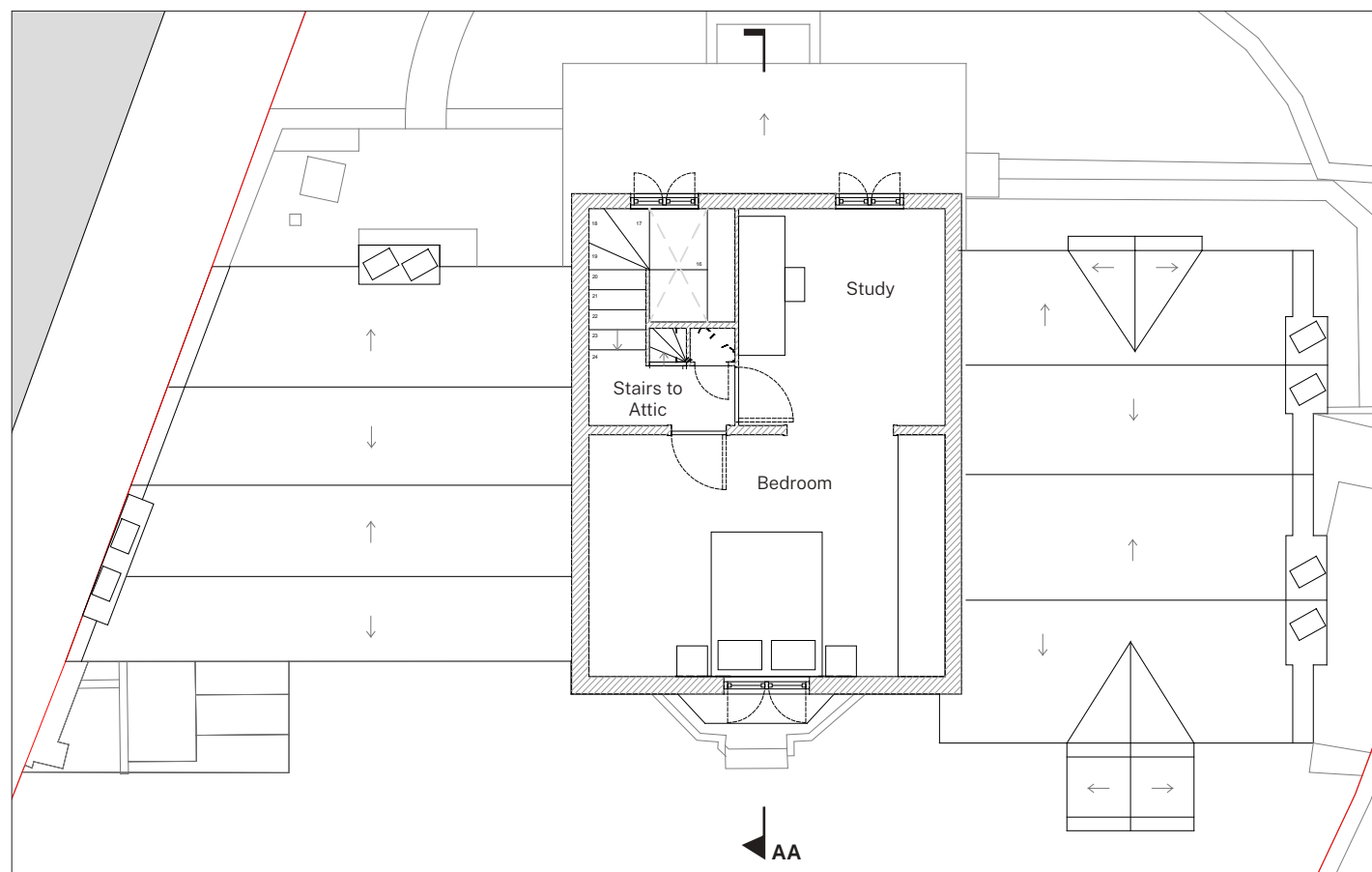




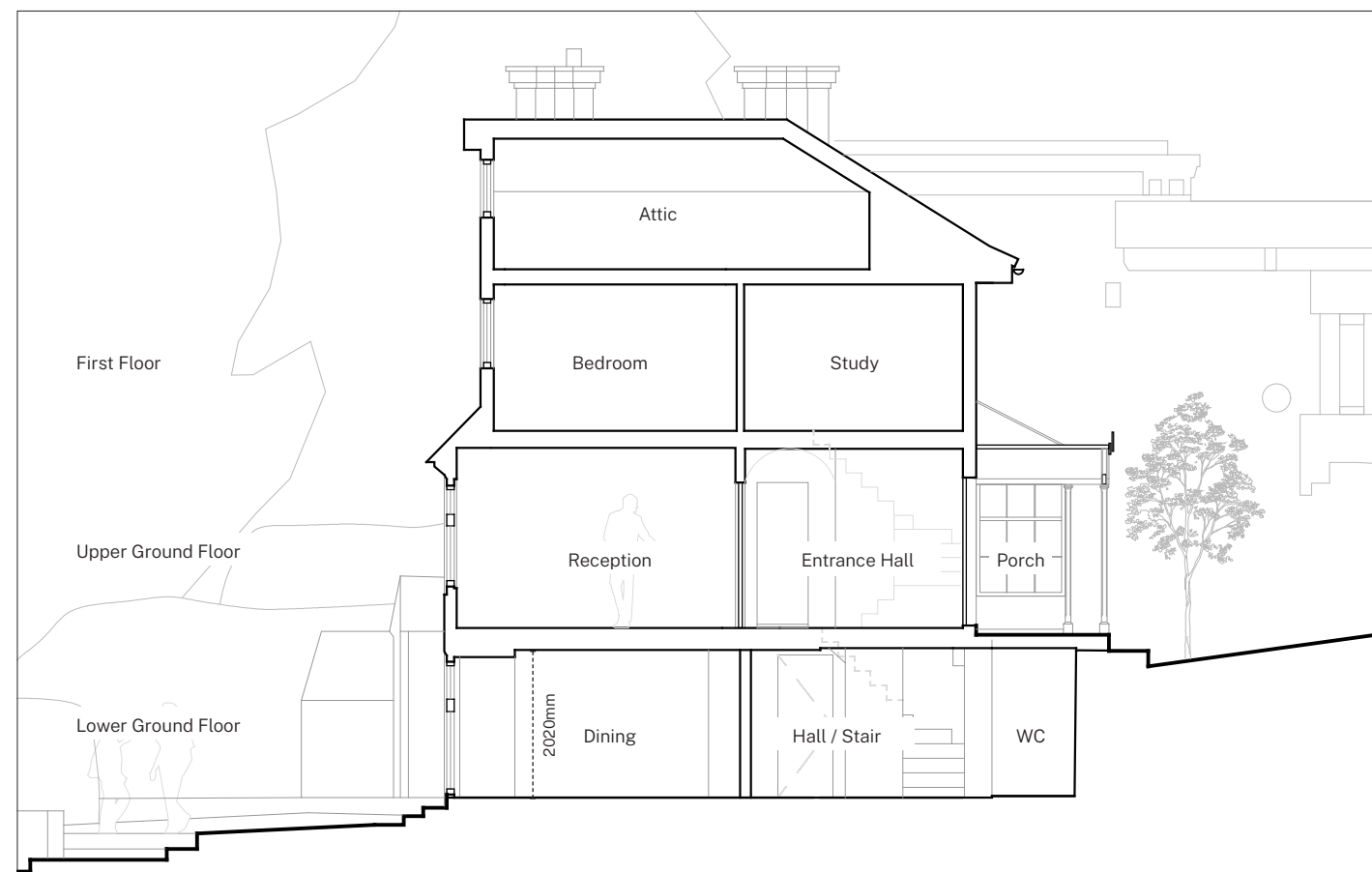
Lower Ground Floor Plan -Existing Layout



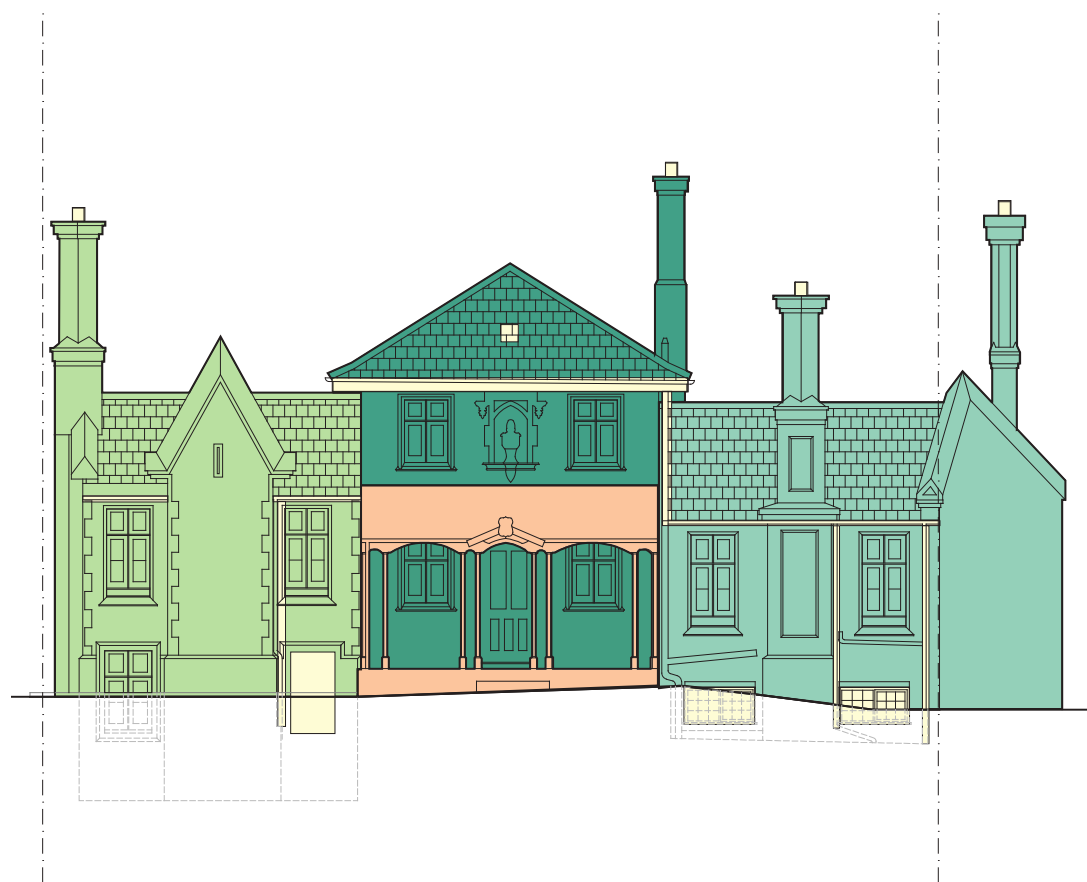
Upper Ground Floor Plan -Existing Layout



First Floor Plan -Existing Layout



Short Section (AA) -Existing Layout



Front (street) Elevation - Facade Adaptations



Rear Elevation - Facade Adaptations

Facade Adaptations-Key

- Original (early 1830s)
- West Bay (1830-1860)
- East Bay (Early 1860s)
- Timber Porch (1864-1894)
- Subsequent (20th
- 2014 Alterations

4.2 Facade Adaptations

The building's evolution remains clearly legible in its elevations, appearing as an aggregation of different elements. While suggesting symmetry, the east and west wings differ notably, evidencing sequential construction. Later additions include the front verandah contributing positively to the building's character.



Series of images identifying external alterations to building fabric, including pipework, guttering, fascia boards and additional services



28 Wood Lane street front elevation, image c.1969-1974 Historic England

Front Elevation c.1970

- | | |
|--|---|
| 1. Front gutters connect across bay | 7. Simple porch aedicule profile |
| 2. Matching paint colour on detailing and main walls | 8. Contrasting door emphasises entry / symmetry |
| 3. Clean edge to roof / no bulkhead | 9. Higher boundary walls with traditional detailing |
| 4. Lack of chimney pots | 10. Planting extends further along street edge |
| 5. Matching paint on statue | |
| 6. Clean edge to porch roof | |



28 Wood Lane street front elevation, image c.2025

Front Elevation c.2024

- | | |
|---|--|
| 1. Mesh added across all low gutters | 7. Extensive figurative detailing applied to porch |
| 2. Soil pipe added crossing facade | 8. Timber trellis panels installed |
| 3. Fascia, bulkhead and soffit added | 9. Square profile PVC downpipes added to porch |
| 4. Non-tradition chimney pots added | 10. PVC pipework and guttering throughout |
| 5. Figure painted dark bronze/brown | 11. Facade re-painted light blue |
| 6. Timber porch upstand detailing applied | 12. Vent added to front elevation of main roof |

4.3 External Changes (Front)

The photograph on the left (c.1970) reveals the building as it stood 55 years ago, prior to certain detracting modern elements. Notably, the current powder blue exterior paint with white contrast detailing dates from the last 20-30 years. Future refurbishment presents opportunities to remove incongruous features (heavy soffits, plastic rainwater goods) and, where necessary, upgrade these to more sensitive alternatives.



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

Street Front Landscaping

- | | |
|--|---|
| 1. Traditional brick pier replaced on east | 6. Brick wall detailing altered |
| 2. Unpainted trellis bin store | 7. Trellis detracting from street front elevation |
| 3. Unpainted timber fence and gate | |
| 4. Defunct alarm | |
| 5. PVC spouting visible from street | |



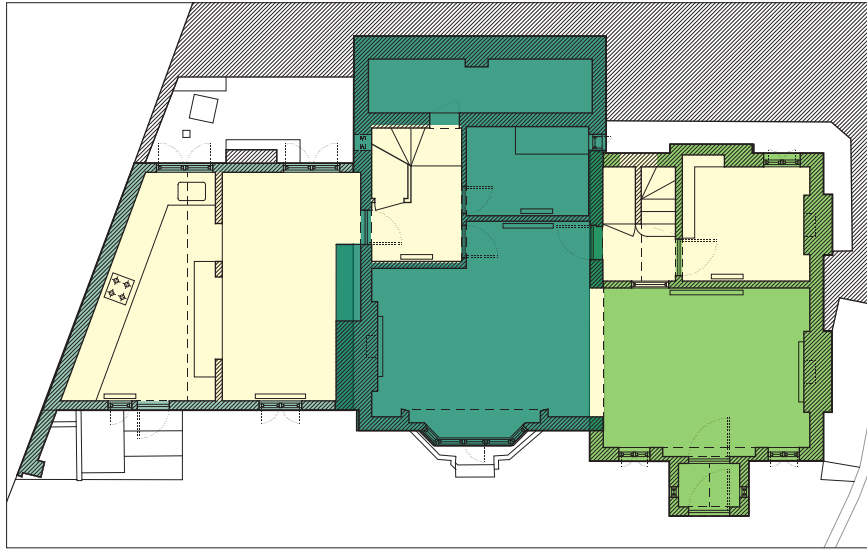
28 Wood Lane street rear elevation, image c.2014

Rear Elevation

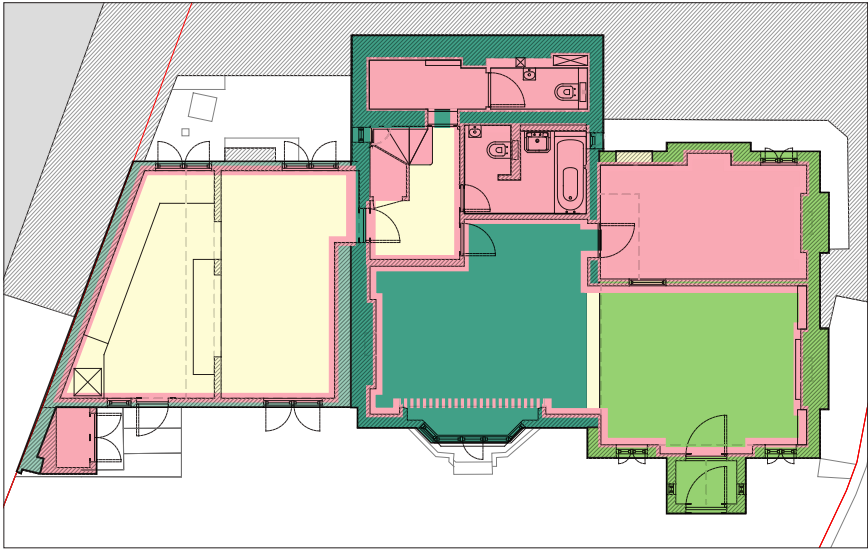
- | | |
|--|--|
| 1. Oversized 'lantern' fixed to rear | 5. Bulkhead under eave formed, fascia and soffit |
| 2. PVC spouting and fascia board hiding original toothed plaster detailing below | 6. Spinner cowl |
| 3. External post 2014 alteration | 7. PVC spouting |
| 4. External plant store added 2014 | 8. Pigeon mesh |
| | 9. Non-original 'barn-style' door |

4.4 External Changes (Rear and Street)

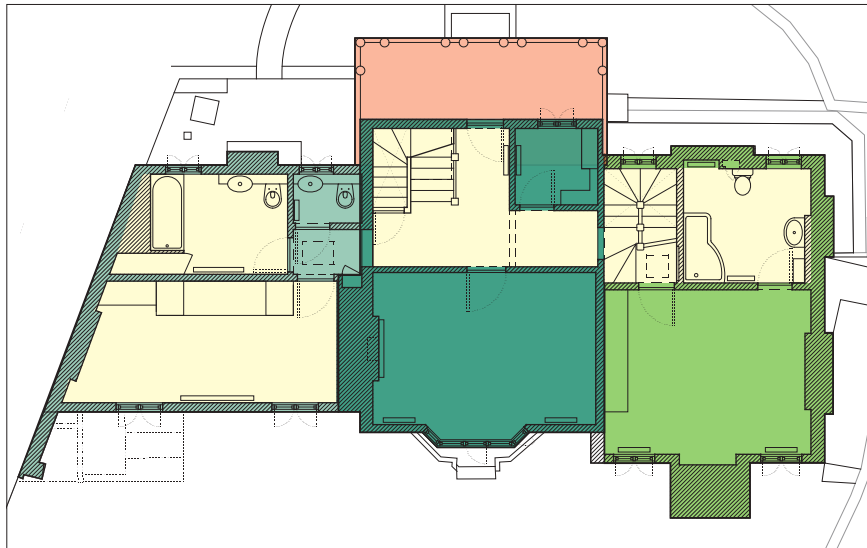
The rear and street views show various alterations including waste collection areas, garden structures, and hard landscaping changes over time.



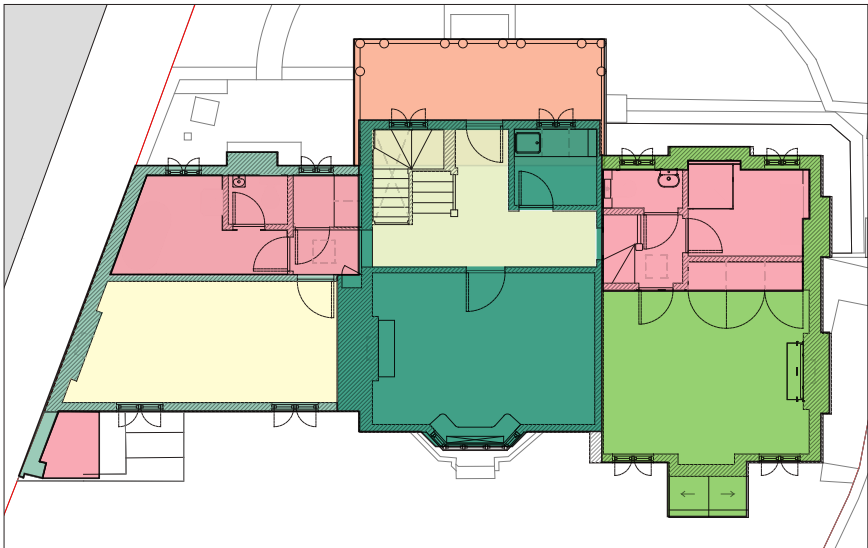
Lower Ground Floor Plan -Pre-2014



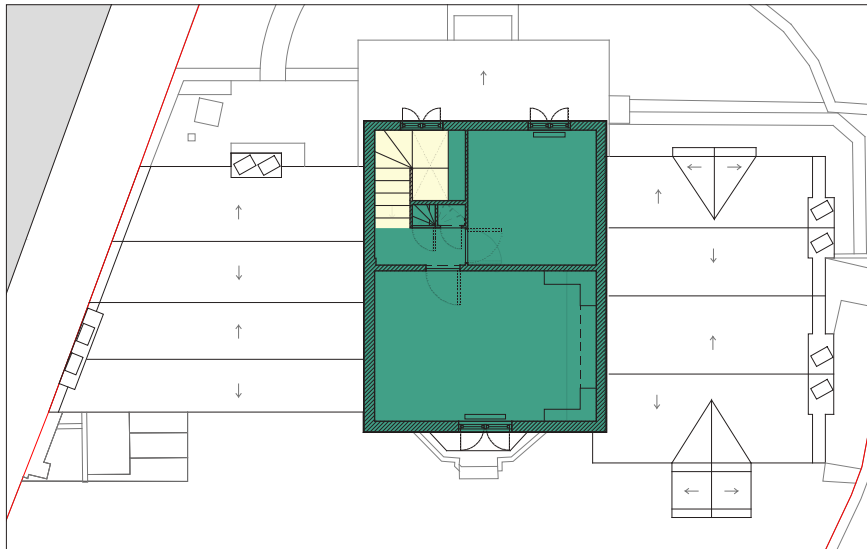
Lower Ground Floor Plan -Post-2014



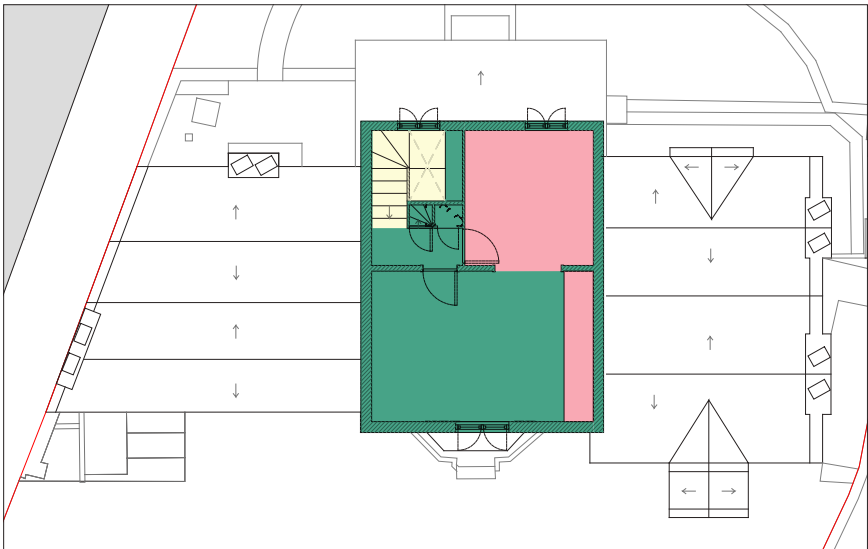
Upper Ground Floor Plan -Pre-2014



Upper Ground Floor Plan -Post-2014



First Floor Plan -Pre-2014



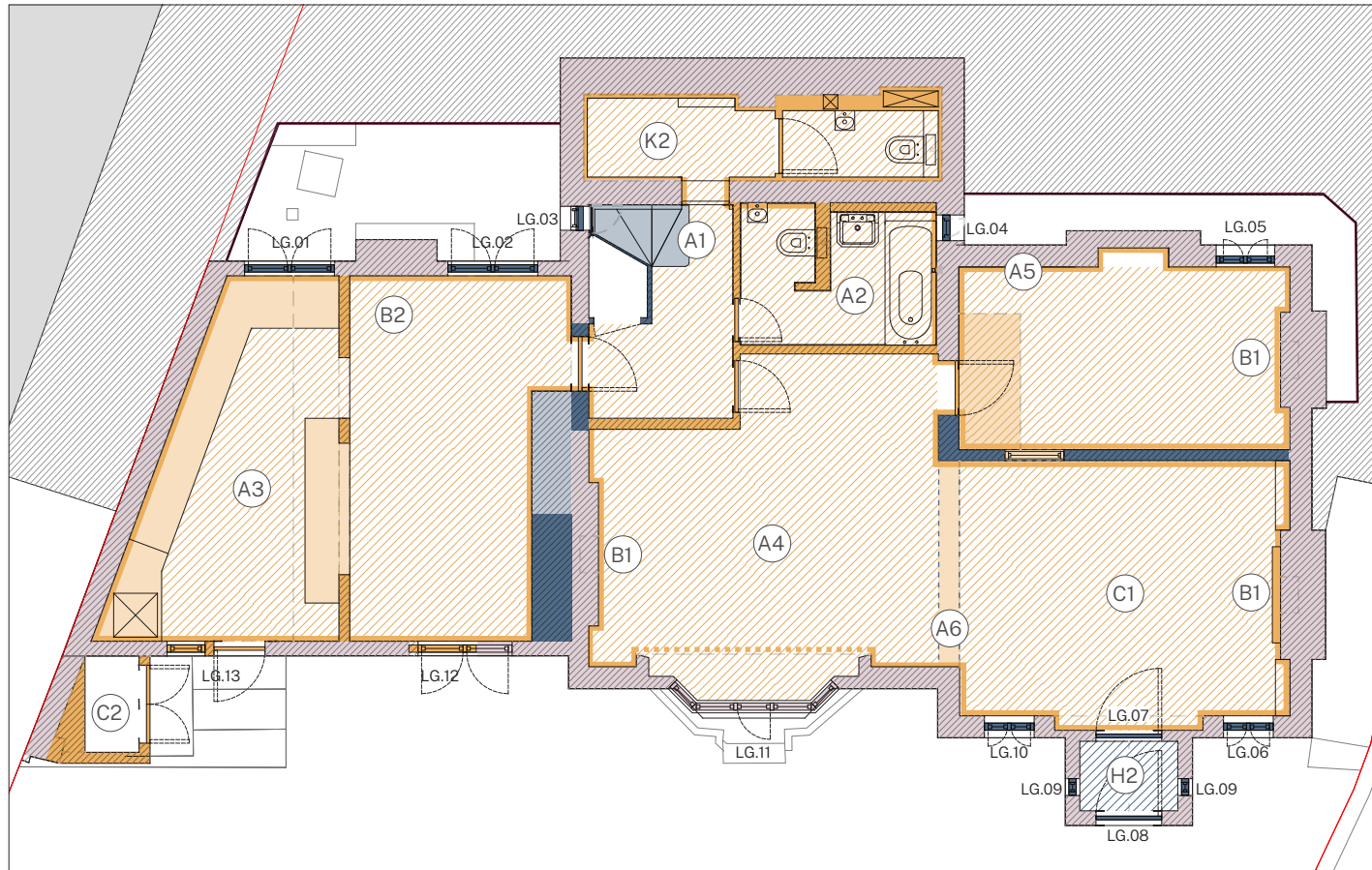
First Floor Plan -Post-2014

4.5 Layout Changes

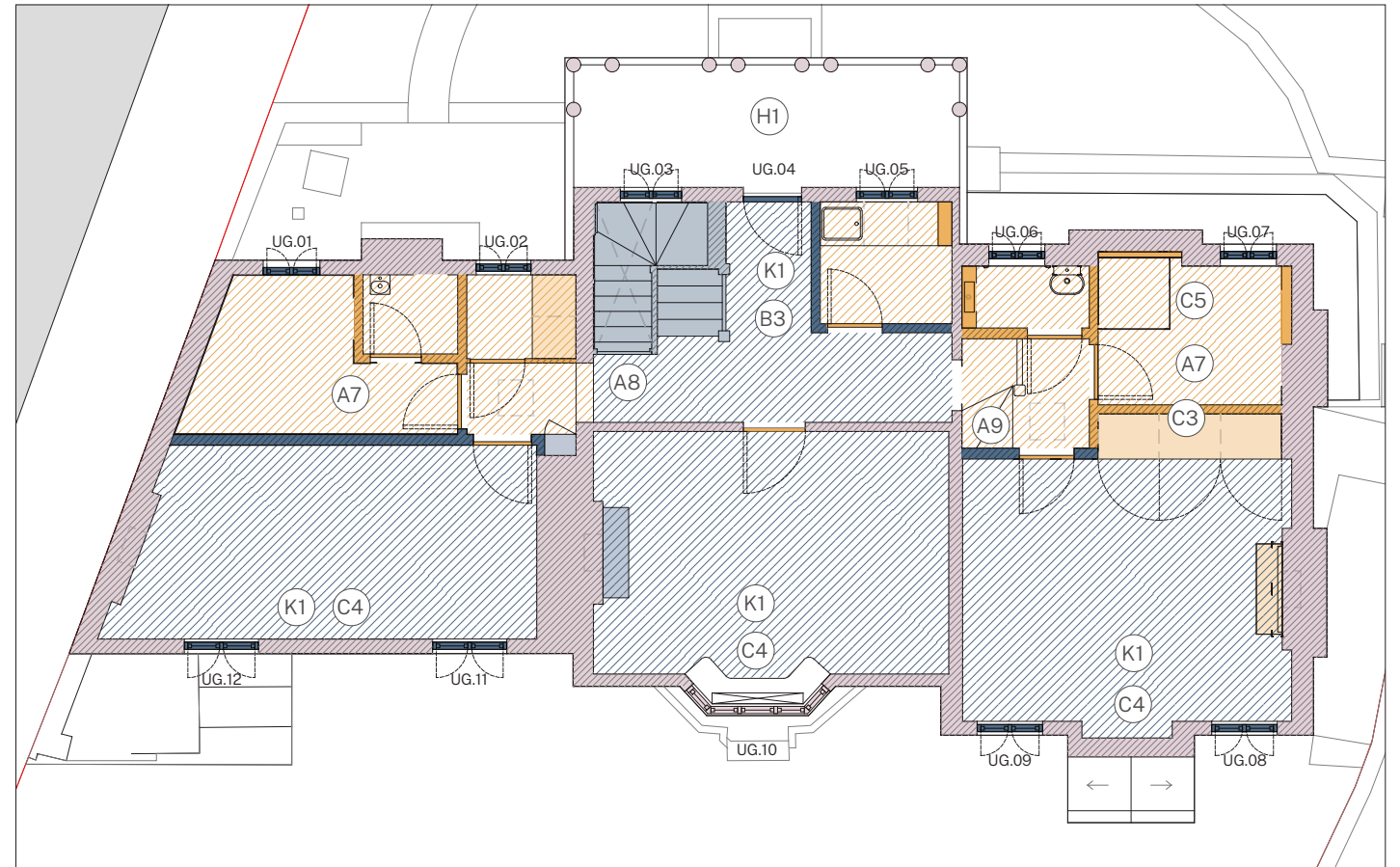
The current layout reflects multiple phases of development: the 1830s original central and west bays, 1860s eastern bay addition with its grander stair, and various 20th century modifications. The 2014 works rationalised circulation by removing the secondary stair and altered non-structural partitions. Investigation during these works confirmed that most internal features dated from late 20th century interventions.

Layout Changes-Key

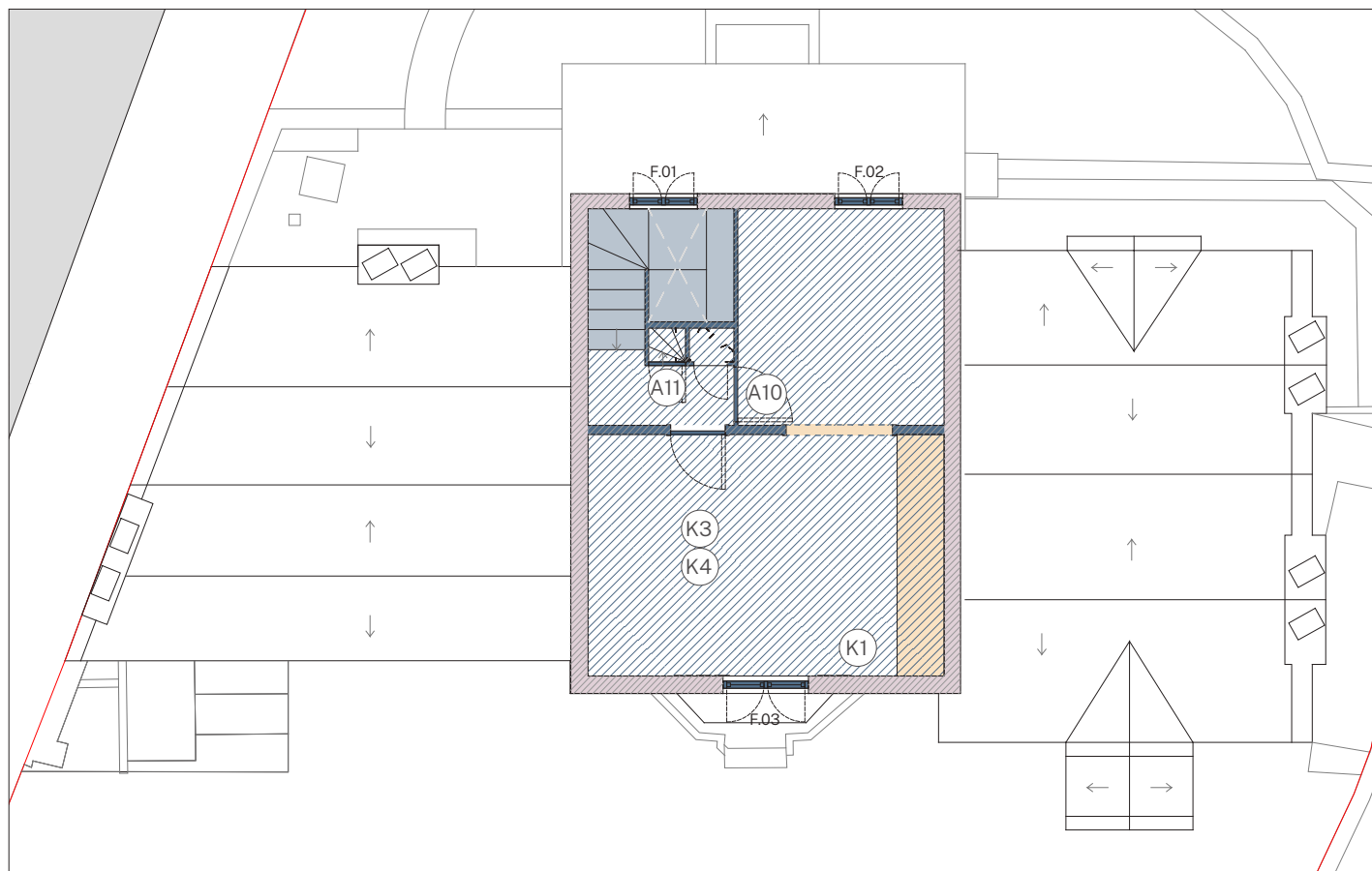
- Original (early 1830s)
- West Bay (1830-1860)
- East Bay (Early 1860s)
- Timber Porch (1864-1894)
- Subsequent Alterations (20th century)
- 2014 Alterations



Lower Ground Floor Plan - Assessment of Existing Fabric



Upper Ground Floor Plan - Assessment of Existing Fabric



First Floor Plan - Assessment of Existing Fabric

4.6 Existing Fabric Assessment

The building's significance varies by element:

- High significance: External envelope including masonry, roof structure, chimneys, and decorative features
- Mixed significance: Windows, while contributing to overall character, are mostly simple casements with varying ages and conditions
- Low significance: Internal partitions, heavily modified over time
- Primary importance: The tripartite plan form remains key to understanding the building's architecture

Existing Fabric Assessment-Key

- Original Fabric - Character Defining
- Adapted Historic Fabric - Contributes to Character
- Contemporary Fabric - Limited Contribution to Character
- New Flooring with historic build-up below
- New Flooring with limited Historic Fabric remaining



TP07



TP05



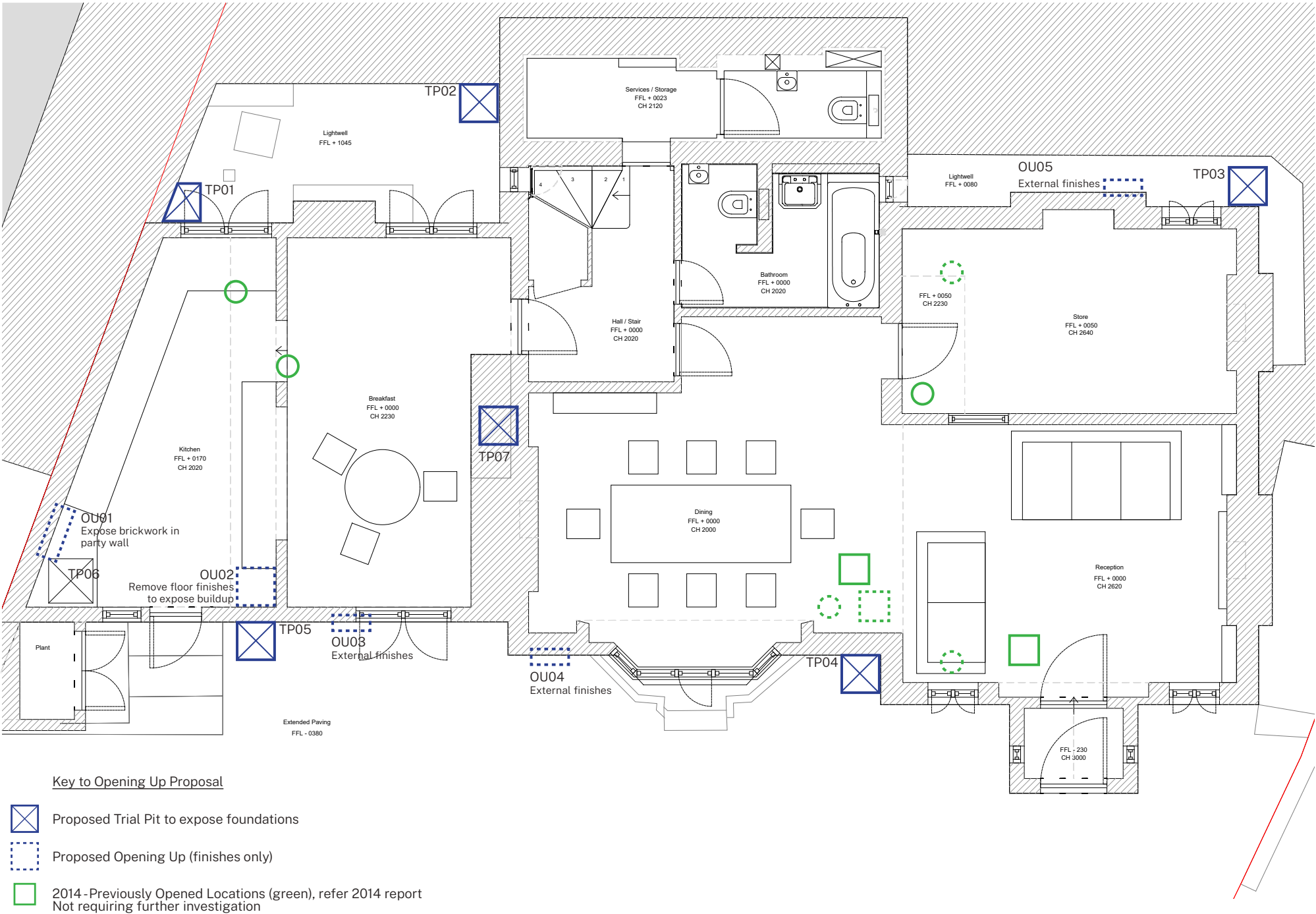
Lower ground floor east reception-mouldings to be reinstated

4.7 Opening up works

The series of images (left) are 2025 photos from site investigations.

The 2014 works included comprehensive tanking of lower ground floor walls and floor replacement. Investigations revealed:

- Previous failing bituminous tanking
- Mix of original brick flooring and modern concrete slabs
- Floor level raised 150-200mm above original
- Various structural reinforcements to porch and foundations



Plan of lower ground floor highlighting the 2025 opening works undertaken



Upper ground floor east bedroom-indicating tripartite construction



Lower ground floor central reception-original floor structure over



Trench excavation around porch -damp repair works



Lower ground northeast-drained cavity installation



Lower ground floor east reception-mouldings to be reinstated



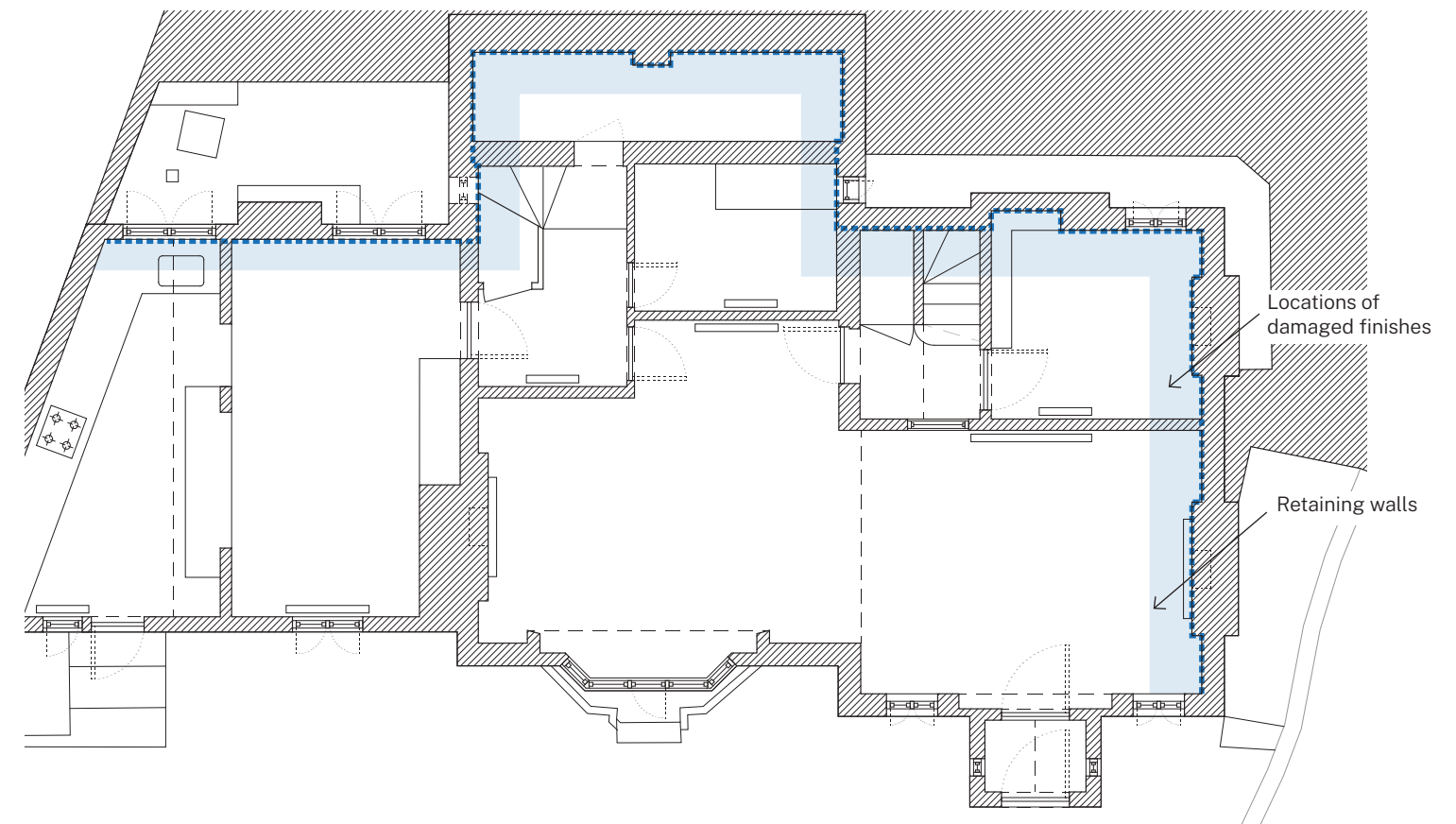
Lower ground floor opening up to reveal floor buildup

4.8 Evidence of Change

The series of images (left) are 2014 construction site photos.

The 2014 works included comprehensive tanking of lower ground floor walls and floor replacement. Investigations revealed:

- Previous failing bituminous tanking
- Mix of original brick flooring and modern concrete slabs
- Floor level raised 150-200mm above original
- Various structural reinforcements to porch and foundations



Plan of lower ground floor highlighting areas of damp, addressed as part of 2014 works



East stair from lower ground looking to upper ground - pre-demolition



Lower ground floor - circular window added into historical door opening



Lower ground floor east - bulkhead formed by remnant winders over



Eastern lightwell - change of surface texture at missing window



Lower ground floor main stair adaptations

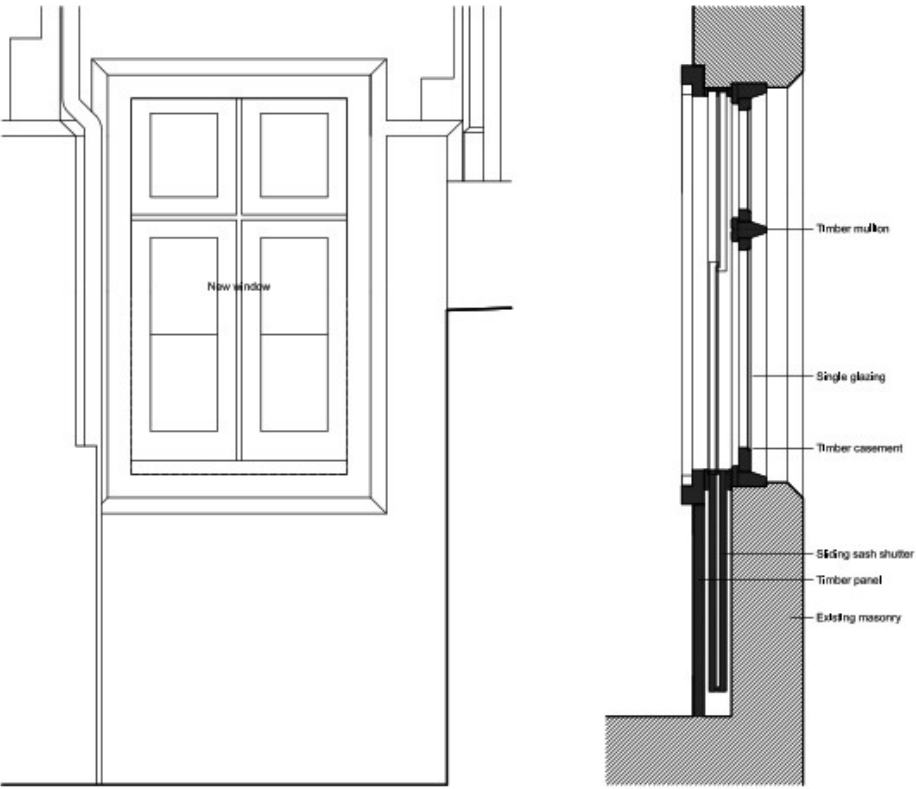


Upper ground main entrance panelling - indicative of later addition

4.9 Stair Legacy

The series of images (left) are 2014 construction site photos.

The 2014 removal of a secondary stair, while justified functionally, left awkward spatial remnants that detract from the building's coherence. The missing window, approved but not reinstated, compounds these issues.

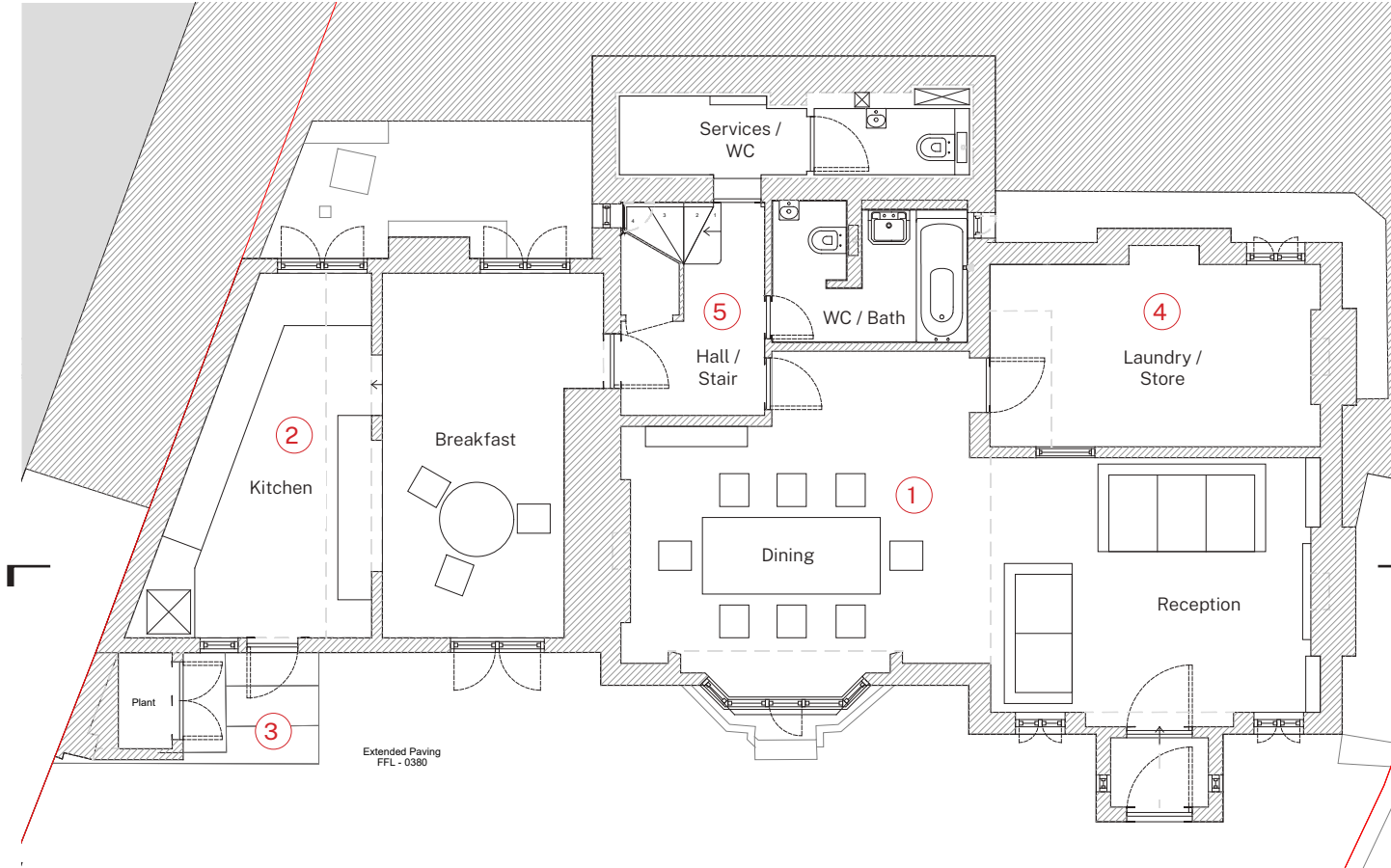


Previously approved reinstatement of front elevation window from 2014 listed building consent and planning application. Refer to HGY/2014/2201

4.10 Briefing - Main Aims

The project’s primary spatial objectives concentrate on transforming the lower ground floor, where several key issues require attention.

- 1) The current reception room lacks coherence and appropriate scale for the property. Inconsistent floor levels and limited ceiling heights create additional challenges.
- 2) The narrow and dated kitchen is out of character with the building. It is disconnected from the main formal dining space and is further compromised by an awkward level change.
- 3) Connections to the garden remain convoluted, and the western bay in particular fails to engage with the landscape.
- 4) The northeast corner room, created for specific previous owners’ requirements, now creates an impractical and poorly ventilated inner room.
- 5) The main stair, likely originally conceived as a secondary connection, provides a cramped and unwelcoming arrival to these principal spaces.



Lower Ground Floor Plan -Existing Layout



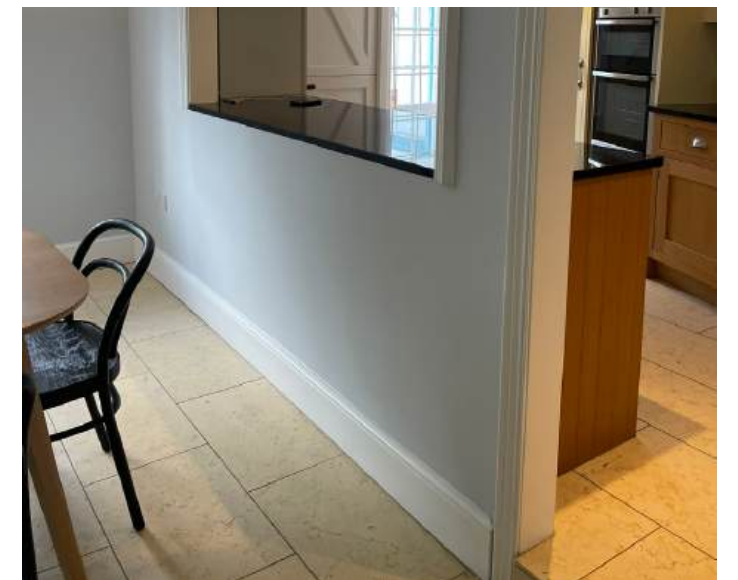
Long Section (BB) -Existing Layout

4.11 Briefing -Detail

Years of iterative refurbishment have left the building with numerous small peculiarities. These manifest as awkward interfaces between finishes and mouldings from different periods, creating inconsistencies that detract from rather than enhance the building's character. These details require careful consideration in the proposed works to create more coherent spaces.

Finish and Detail Inconsistencies:

- Mixed period details and mouldings interfacing awkwardly
- Inconsistent finishes from different eras
- Various boxing out additions for services
- Uncoordinated architectural details
- Previous alterations detracting from room proportions
- Window and door details varying in quality and style
- Threshold and level change details poorly resolved
- Varying skirting heights and profiles
- Inconsistent door heights and types
- Mixed quality of built-in joinery elements



5. Design Development

PRE/2025/0053: Refurbishing and extending a Grade II listed house on Wood Lane, including replacing a garden annexe recently lost due to storm damage.

Initial proposals were sent to Haringey council for pre-application advice and a meeting was held on site with Elisabetta Tonazzi and Adam Silverwood on 17th March 2025.

Key Policy and Heritage Guidance

Any development must preserve and enhance the character and significance of the listed building and its setting within the Highgate Conservation Area.

Officers emphasised the need for a high-quality, sensitive design approach, with all interventions clearly justified in heritage terms.

Advice on Works to the Listed Building

Top floor front bathroom: Not supported because of potential harm to historic fabric and impact on the building's original construction and thermal performance.

First-floor ceiling opening: Could be supported subject to a clear justification demonstrating heritage or functional benefit.

Upper ground-floor rear bathroom: Concern regarding potential damage to historic fabric from new services; mitigation measures required.

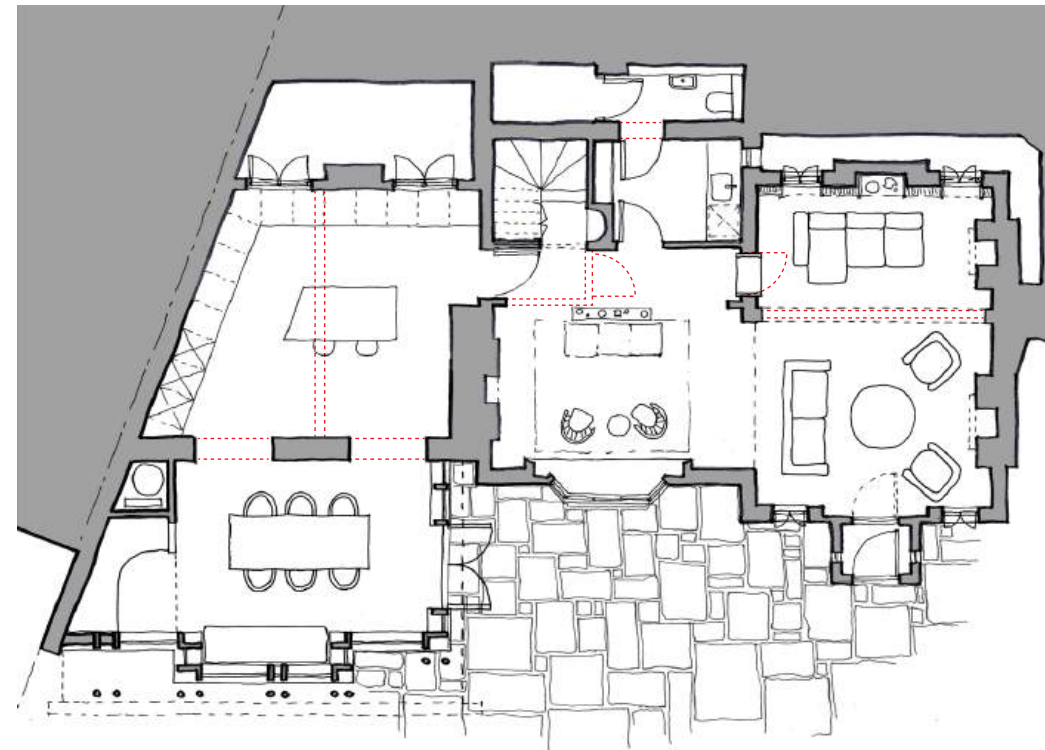
Lower ground-floor partition removal: Limited direct impact but potential to obscure the original spatial configuration; heritage justification required.

Alteration to rear door and window: Widening of existing openings viewed as undesirable; retention of the window recommended, subject to further assessment.

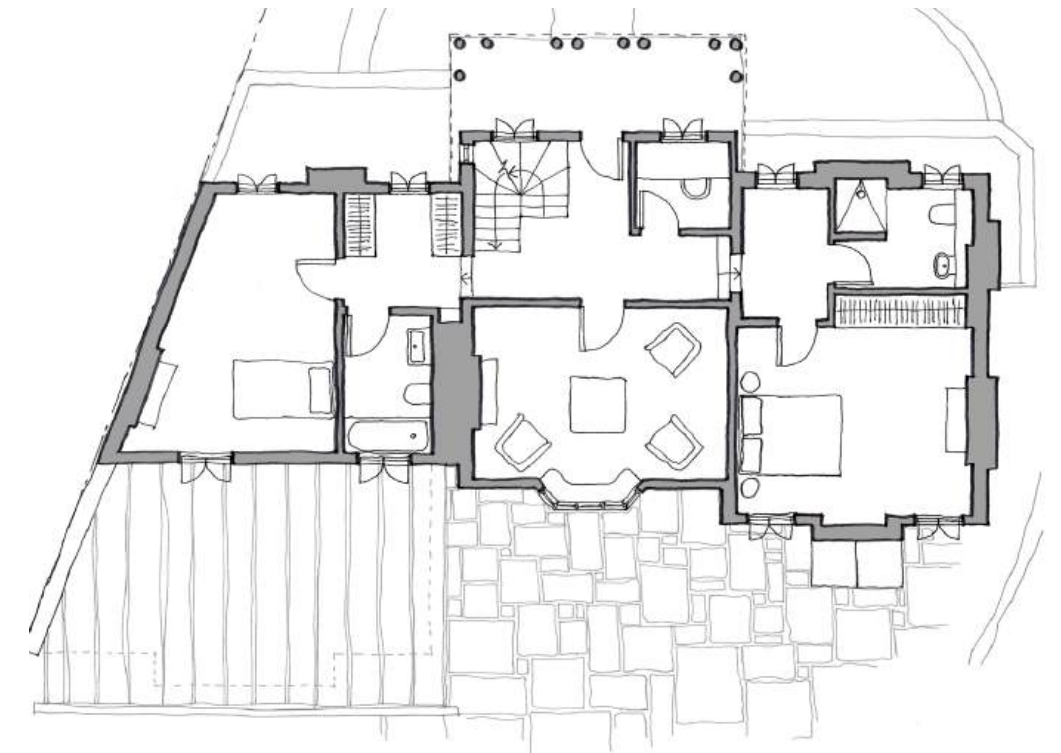
Kitchen extension: The principle of an extension may be acceptable if it is lightweight, transparent, and visually subordinate, allowing the decorated rear elevation to remain dominant.

Email Correspondence

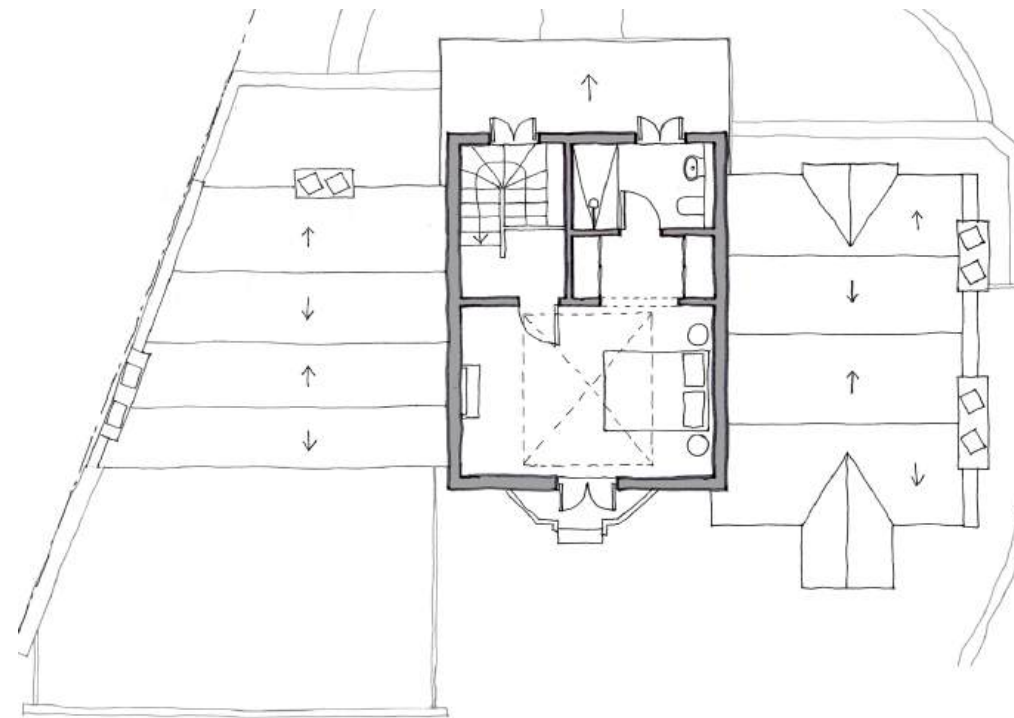
In follow up correspondence from Matthew Gunning (MRTPI), it was noted that the works to the Listed Building were 'understood and, in principle, considered acceptable with further details of course needing to be provided at the time of submitting the application.'



Pre-app Proposed Lower Ground Floor Plan



Pre-app Proposed Upper Ground Floor Plan



Pre-app Proposed First Floor Plan



Pre-app Sketch Visual -View from the Terrace

The elevation design has evolved through a process of careful refinement, developing an architectural language specific to 28 Wood Lane. Beginning with Cottage Orn  principles that responded to the existing building’s geometries and hierarchies, the design was progressively simplified following pre-application advice to achieve a lightweight, subordinate character. The final proposal employs maximum transparency through glazing, a recessed roof profile, and a distinguishing rooflight that celebrates the junction between old and new. This iterative approach has produced a subservient addition that both protects and reveals the significance of the listed building, creating an extension that feels authentic to the property’s character whilst remaining appropriate to its time.



Rear Elevation - Pre-application

Cottage Orn -inspired conservatory addition responding to existing geometries and hierarchies. Design creates dialogue with front porch, respecting the character of the listed building.



Rear Elevation - Revised Pre-application

Simplified following pre-app meeting to achieve lightweight, subordinate appearance:

- Thin roof edge minimises elevation impact
- Original facade visible through glazing
- Raised planter/wall creates window seat and privacy
- Roof overhang prevents overheating and overlooking
 - Integration with landscape design



Rear Elevation - Planning Proposal

Development of revised scheme maintaining core principles:

- Glazed facade maximises transparency
- Recessed roof build-up emphasises lightweight appearance
- New rooflight creates clear old/new distinction
- Rooflight position illuminates and celebrates existing facade