

Heritage Statement
28 Wood Lane,
London Borough of Haringey



December 2025

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1.0 INTRODUCTION

1.1 This Heritage Statement was commissioned in December 2024 by Cooke Fawcett Architects on behalf of clients. The Statement was prepared by Neil Burton FSA IHBC, a director of The Architectural History Practice Ltd. It is based on an earlier Heritage Statement prepared by AHP for the same architects in 2014 and has been revised in the light of pre-application discussion with officers of Haringey Council.

1.2 28 Wood Lane is a modest suburban *cottage ornée*, which appears to have been built in the late 1830s for a City merchant and was later enlarged, probably in the 1850s. The building is listed grade II and lies within the Highgate Conservation Area of the London Borough of Haringey.

2.0 BACKGROUND HISTORY

2.1 Wood Lane was little more than a track before 1800 and most of the land on the north and south sides appears to have been open common ground until 1816, when it was parcelled-up and distributed among a number of different private owners by an Act of Inclosure.¹

2.2 The map which accompanies the 1816 Inclosure Award (fig.1) does not show any buildings in the road but the land on the south side of what is now Wood Lane was at that time divided into a number of narrow plots, clearly intended for houses. The land on which no. 28 now stands appears to have been one of the longer plots which belonged to Christ's Hospital school.

2.3 The Land Tax returns for Hornsey parish, which then included Highgate, extend from the 1770s until 1831.² They suggest that most of the plots of land awarded in the 1816 Act remained undeveloped until after 1831, apart from a few modest cottages.

2.4 By the time of the 1841 census there were at least fourteen households in Wood Lane, one of which was Hope Cottage occupied by William Mason and another was The Hut occupied by Charles Duncan, who is described as a merchant. It is clear from subsequent documents that the Hut can be identified with 28 Wood Lane, which was probably built in the late 1830s.

¹ A copy of the Inclosure Award and map are held in the Haringey Local Studies collection.

² The Land Tax returns for Hornsey are deposited in the London Metropolitan Archives

2.5 In the 1851 census 'Ye Hutte' is shown as being occupied by Robert Logan, then aged 53, who is described as an 'abstract clerk in the office of a master in chancery' – in other words a lawyer's clerk. That is not to say that he was without means. The Middlesex Deeds Register shows that he was speculating in property elsewhere in Highgate in the early 1850s, when he took out a mortgage on four newly-built houses in what is now Southwood Lane. An isolated Land Tax return for 1850 shows Logan as both the owner and the occupier of his own house in Wood Lane.

2.6 The first representation of the house is the 1864 Ordnance survey map (fig.2). This shows the building named as 'The Hutte' and being of the same extent as now, but with what appears to be a small extension at the south west corner.

2.7 The Logans continued to live in the house until nearly the end of the century. Robert Logan evidently died in the 1870s but his wife Martha was still in occupation in 1891 at the age of 85. The census returns show that from the 1860s onwards they shared the house in Wood Lane with their niece, and latterly with her husband as well, but the returns from 1851 to 1891 show that they had no live-in servants, which is slightly unusual.

2.8 At some time during their occupation, but after 1864, the Logans added the timber verandah sheltering the main entrance on the north side of the house. The verandah projection is shown on the 2nd edition of the Ordnance Survey, published in 1895 (fig.3).

2.9 Martha Logan died in 1891 and in 1892 her executors sold first the contents of the house and then the house itself.³ The contents included antiques, pictures and over 2,000 books, including many first editions. The house was described as a 'Leasehold cottage, recently put into thorough order and known as Ye Hutte, with seven bed and dressing rooms, dining and drawing rooms, library, kitchen, scullery etc. and a large garden. Also included in the sale was an adjacent plot of vacant land, 48' x 195' on the west sides of the house, described as 'suitable for building'.

2.10 By 1901 the house had passed into the occupation of a solicitor named Uriah Brodribb and ten years later the occupant was a Mr Owen, whose family occupied the house until the late 1930s. The succession of private owners since then has not been charted. By the time of the 1913 Ordnance Survey, the plot of land on the west side of The Hutte had been built up with a single house, which has itself been replaced by a modern residential block.

³ Hampstead and Highgate Express 13 Feb.1892 (sale of contents). Ham. and High. 8 Oct.1892 (sale of house)

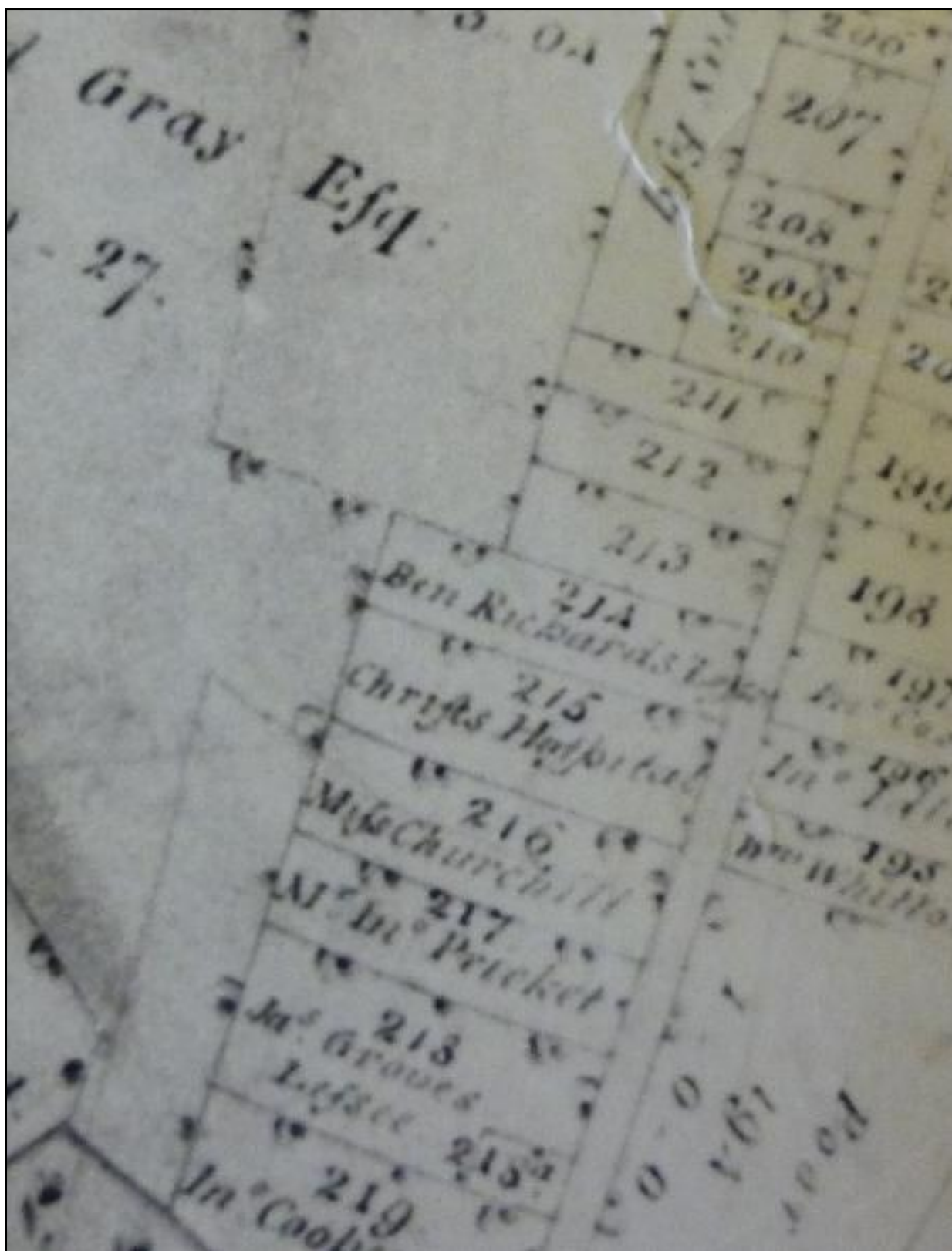


**Fig.1 Detail from the Highgate Inclosure Award map of 1816. (Haringey Library)
The site of the present 28 Wood Lane can be tentatively identified as plot 215**

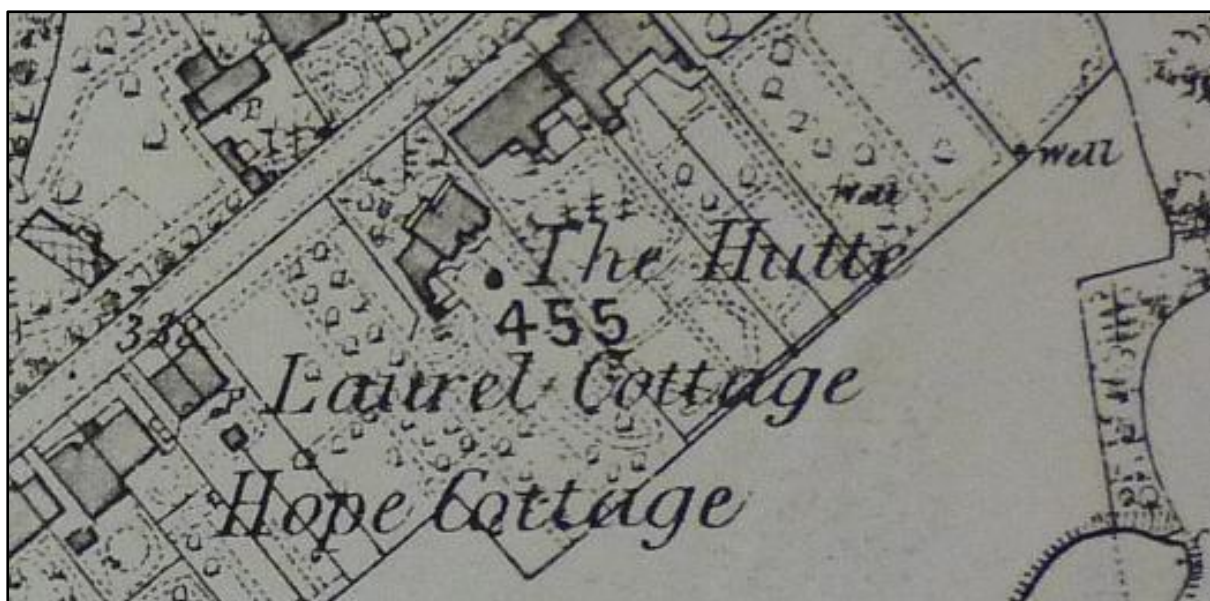


Fig.2 A detail from the Ordnance Survey 1864

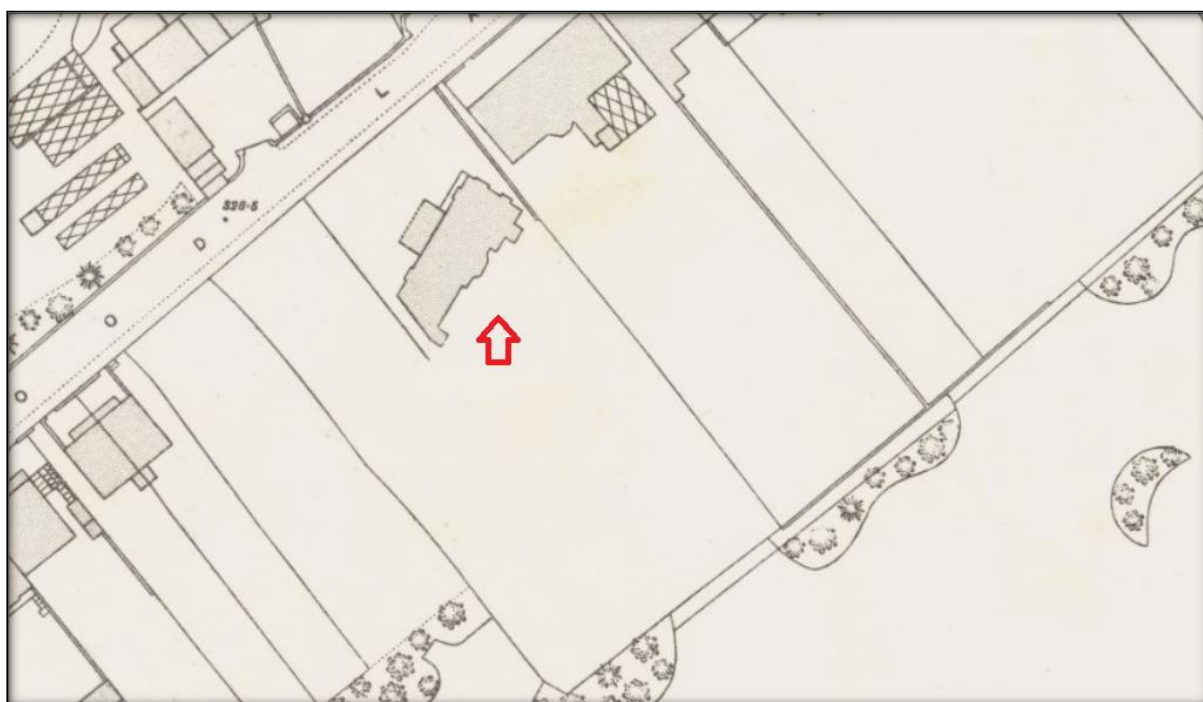


Fig.3 A detail from the Ordnance Survey published in 1895

3.0 BUILDING DESCRIPTION AND ANALYSIS

3.1 28 Wood Lane is a *cottage orné*: a relatively modest house dressed up with ornament to give it a picturesque external appearance. The building is also set at an angle to the street, which may have been intended to enhance its picturesque quality. The site slopes sharply down from the street frontage, so that the basement storey at the front of the house is the garden storey at the rear. When first built, the main rooms of the house would have had views down the sloping garden and across open fields to Jackson's Lane and beyond.

3.2 The house consists of a central rectangular block, two main storeys high at the front and three at the rear, with a pitched roof which is hipped to the front and has an open gable at the rear with thin eaves brackets. On either side of the central block are lower wings, of slightly different heights, which each have two parallel roof ridges ending in steep gables to front and rear with a valley gutter between.

3.3 The building is constructed of brick, covered with cement render and has roof coverings of Welsh slate. On the garden side, outlines of square panels can be seen in the render which are probably the remains of false ashlar. The exterior is ornamented in a Tudor Gothic style. Most of the windows have mullions and transoms and timber casements and some windows have heavy drip-moulds. There are niches for busts and other plaster ornaments on both main elevations, and the roof is enlivened by several tall brick chimneys with diamond stacks and oversailing copings. The eastern wing has raised quoins at the corners. Across the central section on the entrance side is an open timber verandah, which was added at some time between the first Ordnance Survey map of 1864 and the second edition of 1894.

3.4 On plan, the house is two rooms deep in each of its three main compartments. The principal living rooms at lower and upper ground floor level are all on the rear (south east) elevation facing the view, with stairs, passages, and smaller rooms behind the front (north west) elevation. At lower level, several of these smaller spaces face into a sunken front area.

3.5 All the interior spaces are very plain with a minimum of decoration. Very few of the rooms now have cornices, and there has clearly been a considerable amount of renewal and alteration, including the removal or replacement of partitions. Several of the partitions appear to be of plasterboard so this fabric is presumably relatively modern. A refurbishment of the interior was carried out in 2014.

3.6 On the lower floor, the two principal rooms fronting the garden in the centre and eastern part of the house have been combined into a single long space, which has an extremely low ceiling over the centre (western) part of the room and a modern (2014) stone floor. A fragment of an earlier tiled floor beneath the present floor level has been revealed inside the door to the garden. At the west end of the house on this floor are the dining room and kitchen, divided by what appears to be a modern partition. The existence of a chimneystack on the north wall suggests that there was originally a different room arrangement.

3.7 On the upper floor (entry level), the main entrance under the verandah leads into a hall containing the stair, which rises from basement to attic. The stair itself is of vaguely neo-Jacobean character, with turned balusters set on a closed string and chamfered newels with conical tops (fig.9). Most of the treads appear to be new, with plain modern nosings. The detailing of the handrail seems far more characteristic of the late nineteenth century or earlier twentieth century than of the mid-nineteenth. The arrangement of the stair and the way it cuts clumsily across the cill of the window also suggests that there has been some alteration or renewal. The walls of the stair compartment and hall are partly lined with timber panelling in small horizontal rectangular panels. The main room in the central block has a bay window overlooking the garden and a plain marble chimneypiece of mid-nineteenth century type, with a cast iron grate. Otherwise there are few decorative features on this floor.

3.8 The stair leads up to the first floor in the central section of the house which contains one large south-facing room and a smaller north facing room. Both are plainly fitted. A cramped cupboard staircase on the main stair landing leads up to a roof space with a single small window in the head of the south-facing gable.

3.9 The slightly muddled plan suggests that the house may not have been built all at one time, although the 1864 Ordnance Survey (fig.2) shows that the building had assumed its present form by that date. Limited opening-up in connection with the previous application for listed building consent in 2014 revealed that some constructional details of the central block differ from those of the wings. Without any documentation, analysis must be speculative, but it is possible that the house originally consisted of the central block only, and that the two wings were added later. Or it may be that the original house consisted of the main block and the west wing (both of which have some small-paned windows) and that the east wing was added later. The east wing has some different detailing from the rest of the building, with corner quoins to both main elevations, and the way in which this wing is slightly set forward on the rear elevation also suggests that it is indeed an addition.



Fig.6 The main front from Wood Lane (Cooke Fawcett Architects)



Fig.7 A drone view of the garden front (Cooke Fawcett Architects)



Figure 8: The lower ground floor south east room (Cooke Fawcett Architects)



Figure 9: The entrance hall and stair (Cooke Fawcett Architects)

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 The assessment of the significance of historic buildings and their settings is not an exact science. It is based on detailed knowledge of the building type, a comparison with what exists elsewhere, and the extent to which it may be distinctive or have special meaning for different groups of people. Statutory designations provide some guide to the importance of historic buildings. Number 28 Wood Lane was listed at Grade II in May 1974. Historic England guidance is that Grade II buildings are of special interest, warranting every effort to preserve them. The list description is included at Appendix 1. 28 Wood Lane lies within the Highgate Conservation Area.

4.2 In 2008 English Heritage (now Historic England) published *Conservation Principles*, which identified four principal heritage values which might be taken into account when assessing significance and which can be used to amplify the assessments in the statutory lists. These values are *Evidential*, deriving from the potential of a place to yield (mainly archaeological) evidence about past human activity; *Historical*, deriving from the ways in which past people, events and aspects of life can be connected through a place to the present; *Aesthetic*, deriving from the ways in which people draw sensory and intellectual stimulation from a place; *Communal*, deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

4.3 In 2012 the Department of Communities and Local Government issued the National Policy Planning Framework (slightly revised and updated several times since) which suggests that for planning purposes, the significance of historic buildings should be assessed under the headings of *archaeological*, *architectural*, *artistic or historic* (which are closely related to the English Heritage values) and points out that significance derives not only from a heritage asset's physical presence but also from its setting. Heritage Significance is assessed using descending levels of value. The levels of significance used here are:

- *Exceptional* - important at national to international levels
- *Considerable* - important at regional level or sometimes higher
- *Some* - usually of local value only but possibly of regional significance for group or other value
- *Little* - of limited heritage or other value
- *Neutral* - features which neither enhance nor detract from the value of the site
- *Negative/intrusive* - features which detract from the value of the site

The following assessment is of the *overall* significance of the building in the categories suggested by Historic England and the NPPF.

4.4 Evidential value

Evidential value is essentially an archaeological measure. It is clear that the house was erected on a new site, there is no record of early archaeological deposits nearby and it seems unlikely that anything of this kind will be revealed in the course of the works. The interior spaces have clearly been altered and the original internal layout changed. The fabric of the house may produce information about its development history as a result of more opening-up during the course of the works, and for this reason the house may be considered as having ***Some Evidential Value.***

4.5 Historical Value and Significance

The building is a product of the early-nineteenth century development of the Northern Heights of London with villas for the aspiring middle classes. This process saw sporadic building all along the ridge from Highgate to Muswell Hill. Robert Logan, who was probably responsible for the building in its present form, is not an important historical figure, but he was typical of the type of professional person behind this development. For this reason the house is of ***Some Historical Value.***

4.6 Architectural/Artistic Significance

The house itself is not of great architectural value. It appears to be an accretive structure and perhaps because of this has a muddled plan. There is clear evidence of extensive internal alteration and few internal fittings of interest. The Statutory List entry describes 28 Wood Lane as having ‘curiosity value’. The principal value of the building is its picturesque external appearance as a *cottage orné*, with Tudoresque brick chimneystacks and crudely-detailed Tudor mouldings and other ornament applied to a modest house for decorative effect. There were once many such houses built in the leafier suburbs round the fringes of London between 1820 and 1850. One example was Ivy Cottage in Millfield Lane close to Hampstead Heath built in 1819 and demolished in 1934. Relatively few such buildings now survive and for that reason the building is of ***Considerable Aesthetic Value***, principally for its exterior.

4.7 Communal Value

As a private dwelling the building has little communal significance, though it does make a positive contribution towards the character of the Highgate Conservation Area. On this account alone it is of ***Some Communal Value.***

4.8 Setting

The original setting on a ridge looking southeast towards the City of London has been adversely affected by later development, with a modern residential block uncomfortably close to the west end of the house and extensive later development at the foot of the ridge.

5.0 THE PROPOSED WORKS AND THEIR IMPACT ON THE BUILT HERITAGE

5.1 The proposed works are fully set out in the drawings and statements by Cooke Fawcett Architects. The principal proposed alterations are the lowering of the floor and removal of some partitions at lower ground floor level, the formation of a new stair within the existing stair compartment and the erection of a new single storey addition at the rear of the house. In addition, the external walls will be insulated and the windows overhauled or renewed with slimline double glazing.

5.2 It is proposed to lower the level of the floor in the all the main lower ground floor rooms making a level floor across the whole storey. This will greatly improve the headroom in the western half of the living room. The existing paved floor largely dates from 2014 when a timber floor was removed and new screed laid mainly on existing brick rubble. A tiled threshold to the garden door may indicate the original floor level. A new floor as proposed would not entail any loss of historic fabric but some internal detailing like door and window surrounds would need to be adapted, though in many cases they have already been altered to align with the present floor level

5.3 It is proposed to remove some partitions on the lower ground floor in both the living rooms and the kitchen. The original layout of the interior is unknown. Some of the partitions proposed to be removed are of brick and may be original; some appear to be of plasterboard and are clearly not original. Indeed, some of the partitions proposed for removal were only inserted in 2014. There would be a small loss of possibly original fabric, but this would be minimal. The line of older partitions proposed to be removed will be marked by downstands and nibs as appropriate, allowing the former planform to be 'read'. There would be no loss of character or significance as a result of the works.

5.4 It is proposed to replace all the timber frame windows in the house to address the poor thermal performance and varying condition of the existing windows; some with rotting frames or sealed shut and no longer operable. The work will be informed by a condition survey of windows and doors, and associated external joinery – including a detailed inspection of windows by heritage specialists, Ventrolla.

5.5 It is also proposed to install internal insulation on most of the external walls. The proposed material is woodfibre insulation board approximately 40-45mm thick. Due to space constraints internally on the lower ground floor, a hybrid approach is proposed with internal insulation throughout except for the north-east external wall, where insulated render is proposed. There are no windows or ornamentation on this wall and re-rendering all facades is included in the façade improvement proposals. The internal insulation will be carefully scribed around door and window openings. Skirtings and cornices, in those few places where they exist, will be re-set above the insulation and there will be no loss of historic character of the internal spaces. Full details of the materials and installation will be supplied in the Design & Access Statement.

5.6 The present stair is in the central portion of the house and serves all three floors. The portion of the stair from lower ground floor to upper ground floor is modern. Both the lower and the upper flights are divided by a solid partition. The stair is doubtless in its original location but probably not in its original form; it is awkwardly arranged and both the detailing and the panelled lining of the staircase and entrance hall suggest a date not earlier than the 1890s. It is proposed to replace the existing stair with a new stair of appropriate historic character to provide a more open and convenient arrangement.

5.7 The distinctive panelled lining of the entrance hall and staircase will be retained. The partition between the stair flights will be removed, which will create a more spacious staircase compartment and the dimensions of the treads will be slightly adjusted so that the stair does not cut across a window. It is proposed to replace the heavy late Victorian or Edwardian balustrade with a simpler balustrade. The essential character of the space will be retained and the more open arrangement will allow the panelling to be better appreciated, while the adjustment to the upper flight will remove a clumsy detail.

5.8 On the first floor, it is proposed to remove the ceiling over the south-facing main bedroom and to incorporate the space of the attic above. The current bedroom ceiling height is low. Access to the attic is by a cramped cupboard stair which very much restricts the use of the space. Removal of the ceiling will provide more headroom for the bedroom and bring the south-facing attic window into use. A number of the existing joists will be retained, preserving the line of the ceiling. The northern section of the attic will remain floored, with access provided by a hatch above the stair landing. This is a sensible use of a redundant space and the retained joists will preserve the line of the historic ceiling level.

5.9 On the garden side of the house it is proposed to make a new single-storey addition opening off the existing kitchen and dining room spaces and extending the full width of the western section of the building. The addition will be treated as a modern conservatory, clearly distinct from and subordinate to the main building. The main construction would be of painted timber with a flat zinc-covered roof and a fully-glazed south facing outer wall. The solid roof would be set away from the face of the main house by a glazed light to maintain the visual separation of the two structures. The existing door opening in the rear wall of the house would be retained and the existing window would be made into a door opening. The width and height of both openings would be maintained.

Conclusion

There will be a minor loss of old fabric in some of the partitions proposed for removal, but downstands and nibs will preserve the line of these partitions. There will be a change in the existing character of the stair and staircase, which could be seen as an enhancement. The most conspicuous alteration will be a new conservatory on the garden front, which will have simple modern lines and will be clearly distinct from and subordinate to the main listed building and will have no adverse effect on its significance. The installation of wall insulation and the overhaul of all the windows will enhance the thermal efficiency of the building.

6.0 SOURCES AND BIBLIOGRAPHY

Archive Sources

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Online Sources

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(<https://www.britishnewspaperarchive.co.uk/search/advanced>)

Appendix: List Description

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1079175

Date first listed: 10-May-1974

List Entry Name: 28, WOOD LANE N6

Location

Statutory Address: 28, WOOD LANE N6

County: Greater London Authority

District: Haringey (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 28597 88288

Details

- 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.



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