

Cooke Fawcett Architects

28 Wood Lane, N6 5UB Annexe Design and Access Statement 13.02.2026

CF_225_REP_DAS_Annexe

1. Introduction
2. Site
3. History and Context
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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 a proposed replacement garden annexe at 28 Wood Lane, Highgate. It provides a detailed description and assessment of the existing site and buildings, and the proposed works.

1.2 Project Overview

28 Wood Lane was purchased by its current owners, Matthew and Natasha Hamilton-Foyn, in 2024. This application is submitted in conjunction with a separate application (householder planning with listed building consent) describing the refurbishment and extension of the main house. Taken cumulatively the two applications, describing works to the house, and the replacement of the annex building, will address current failings in the existing buildings and help create a positive future for the property as an attractive home for the Hamilton-Foyns for the foreseeable future.

The ownership boundary of 28 Wood Lane includes the main house and garden which is accessed from Wood Lane, an additional triangular portion of land connected to the main garden at its south east corner, and an access alleyway which connects the property to Priory Gardens, and provides a second means of entrance. The alleyway is T shaped in plan and also allows access to the rear of several properties on Priory Gardens (see section 3.4).

The previous annex structure was located on the triangular portion of garden, and initially created as a garage accessed from Priory Gardens.

The triangular garden and alleyway are an important amenity to occupants of 28 Wood Lane as they offer a useful pedestrian link between the house and Highgate tube station.

1.3 Associated documents

This report should be read in conjunction with the arboricultural arboriculturist report provided by David Sykes of Sykes Land Management. 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

Annexe Existing Ground Floor Plan
- CF-225-DR-0150-A

Annexe Existing Roof Plan
- CF-225-DR-1010-A

Proposed Site Plan
- CF-225-DR-1150-A

Annexe Proposed Ground Floor Plan
- CF-225-DR-1151-A

Annexe Proposed Roof Plan
- CF-225-DR-1301-A

Annexe Proposed Elevations and Sections



Existing Aerial View



Annexe from Priory Gardens Access



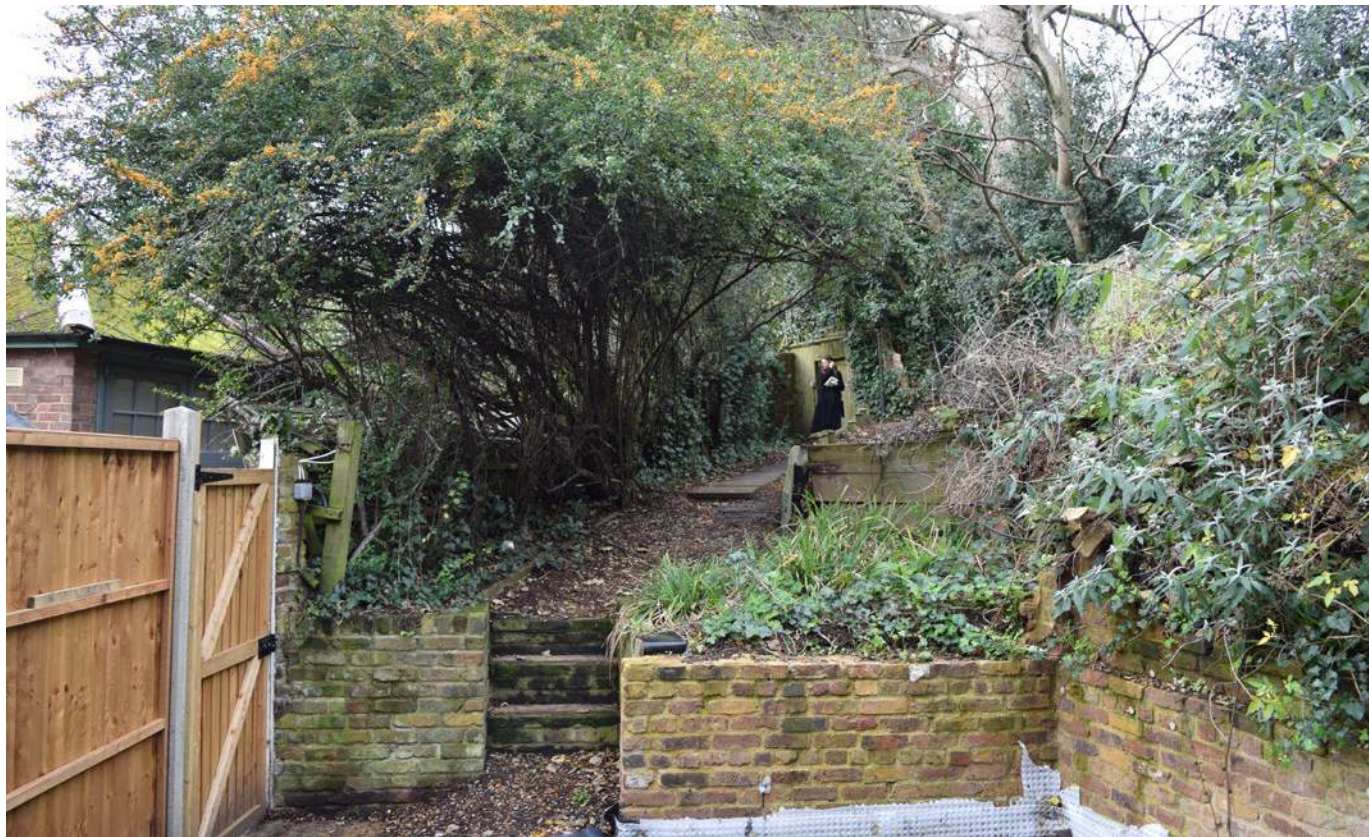
28 Wood Lane street front elevation, image c.2022



Existing site



Existing studio ground slab and remaining boundary walls



Existing site



Approach to annexe from Priory Gardens access

This Design and Access Statement supports a planning application for a replacement garden annexe at 28 Wood Lane. The previous single-storey studio on this site, originally built in the 1960s as a garage and later converted to ancillary accommodation, was destroyed in 2021 when a diseased Horse Chestnut tree collapsed. The proposal provides an opportunity to reinstate a garden building of the same established ancillary use, consistent with the pattern of development and previous lawful permissions.

1.5.1 Ancillary Use

The applicants, who purchased 28 Wood Lane in 2024 as their long-term family home, seek to re-establish a functional annexe to support everyday family needs. Although possessing a characterful and somewhat grand appearance, 28 Wood Lane is actually a fairly modest sized house relative to the generous size of its garden and to neighbouring properties. Visitors are often surprised that the house only contains 3 bedrooms, with little in the way of ancillary provision such as home office space. A garden annex building has the potential to offer useful ancillary space such as home office and gym, reducing pressure on the spaces in the main house.

The use remains wholly ancillary, with no intention of creating a separate dwelling or commercial space. The annexe will provide a

home office, home gym, and occasional guest bedroom, addressing the limited bedroom capacity of the main house while offering future breakout space for a growing family.

1.5.2 Building on Pre-Application Dialogue

The scheme has been shaped through constructive pre-application discussions with Haringey officers (PRE/2025/0053), including a site meeting in March 2025. This process informed key design refinements, particularly the reduction of the footprint. The resulting design is sensitive to the Highgate Conservation Area, with a low-profile, partially sunken form, inward-facing layout to avoid overlooking, and a high-quality palette of brick, natural timber and grey zinc. A new brick boundary wall referencing Victorian garden walls improves the appearance of the Priory Gardens frontage.

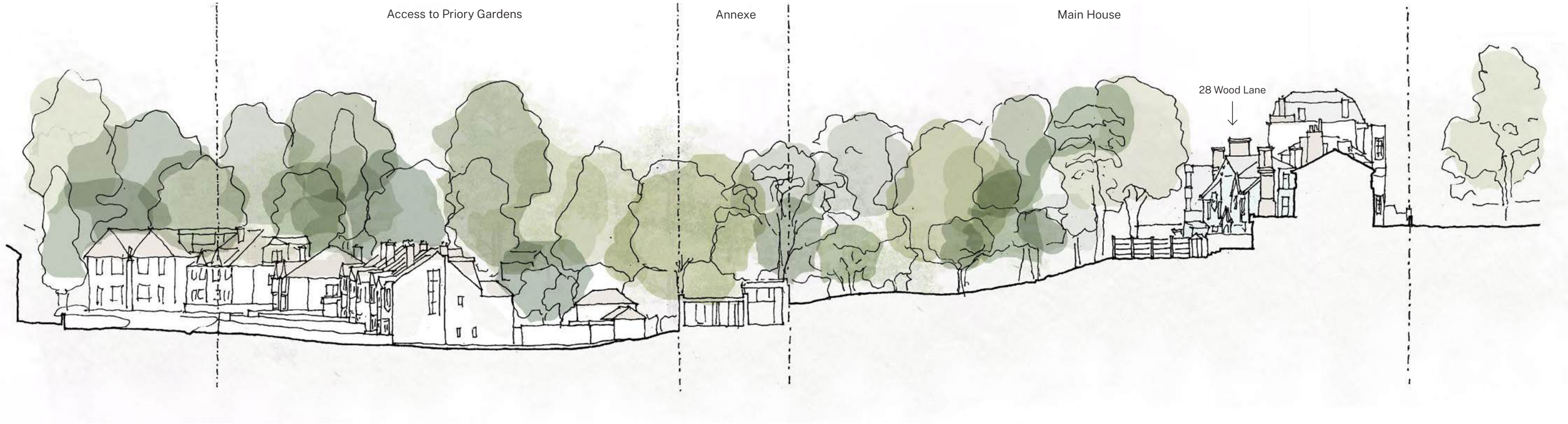
The boundary between the gardens of the houses on Wood Lane, and the houses on the northern side of Priory Gardens is characterised by a series of alleyways from which garages, garden structures and ancillary buildings are accessed. Over time a series of small scale structures have been constructed and converted to provide residential amenity - these include garden studios, garages and home offices. The pattern of development is therefore characterised by small scale buildings subservient to their host properties.

1.5.3 Grounded in Rigorous Assessment

The proposals are informed by comprehensive specialist input:

- Energy modelling using Passivhaus Planning Package (PHPP) to understand heat loss patterns
- Arboricultural assessment, AMS and Tree Protection Plan by Sykes Land Management, confirming the works can proceed without long-term harm to retained trees or the Conservation Area
- Structural engineering from specialists, informing approaches to excavation, foundations in relation to tree protection concerns and drainage.

Overall, the proposals reinstate a long established ancillary use in a sensitive, landscape led manner that respects the character of the Conservation Area, protects neighbouring amenity, preserves trees, and provides much needed functional space for the applicant family’s long term occupation of 28 Wood Lane.



Proposed long site section

1.4 Pre-Application Advice Summary

The submission of this application follows constructive pre-application dialogue with Haringey Council. An initial proposal was submitted for pre-application advice in February 2025 alongside proposals for the renovation of the main residence at 28 Wood Lane. The design was subsequently developed further following council feedback during summer 2025.

- 1. Initial Scheme** - The Council considered that the earlier two-storey design, with independent access from Priory Gardens and accommodation including two bedrooms, living, kitchen and bathroom facilities, could constitute a separate dwelling rather than an ancillary outbuilding. At approximately 80 sqm, the scale and layout were not viewed as sufficiently subservient to the host dwelling. Officers advised that any new structure within this rear garden setting should be single storey and of a reduced footprint with a clear functional and physical relationship to the main house.
- 1. Council Feedback** – Advice received at pre-application stage was that the principle of a replacement structure, ancillary to the main house, could be supported by the council. However, the council advised that the scale of the design initially proposed should be reduced in scale. Officers advised that a replacement building within this setting should be single storey and of a smaller footprint. The advice to reduce the footprint was to ensure that this structure should remain ancillary to the main house and avoid risk (in terms of scale and policy) of it being seen as, or becoming a separate dwelling.
- 2. Scale and use** - The council advised –
 - Consideration of a reduced overall floor area
 - Clarification around intended ancillary uses, and how the proposed layout will support these functions
 - Submission of a supporting ‘use statement’ from the applicant outlining how the proposed use of the new structure will sit alongside the use of the main house at 28 Wood Lane
- 3. Subsequent amendments** – Following pre-app advice the design was developed through a series of sketch iterations which were submitted to the council for feedback, and the developed design, now submitted for planning application, incorporates advice received. The building has been reduced in scale, and the proposed layout specifically caters for ancillary uses (gym / home office). A supporting statement from the applicant is submitted as part of this application.



Pre-Application scheme



Pre-Application follow-up scheme



Current planning scheme

2. Site

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 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

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.

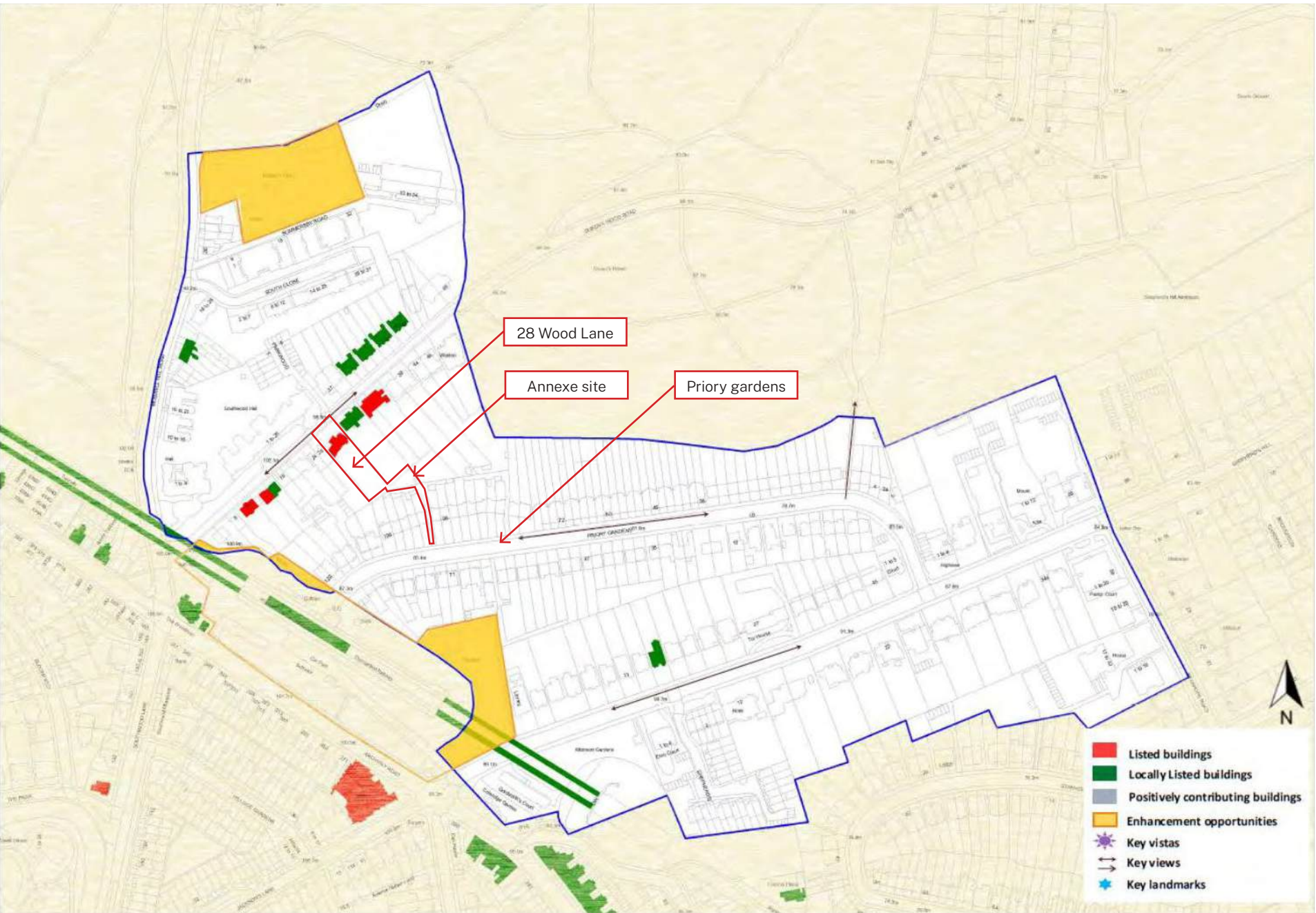
12.2.1.5. New development and extensions to buildings should be of a scale and design that protects and enhances the historic character and appearance of the conservation area.

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 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.

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.

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:

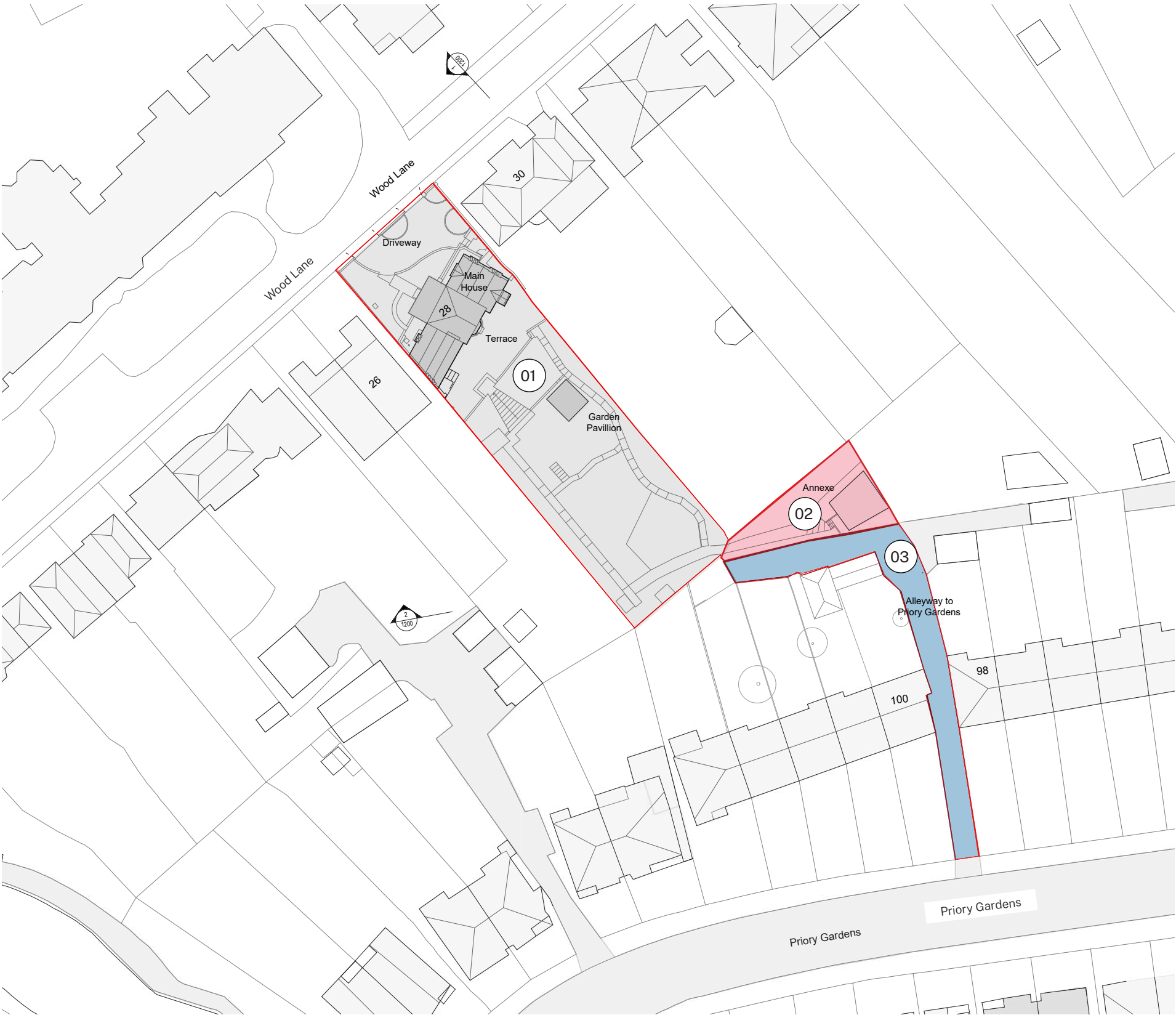
The land tinted blue on the title plan is within the freehold boundary of 28 Wood Lane, but is subject to rights of way and rights of drainage.

04. Curtilage:

Although the three areas of land identified on the plan opposite are all part of the same property, for the purposes of this planning application it is understood that the annexe it is not considered within the curtilage of the listed building. This reflects council advice given to the previous owners in 2016 - see planning history reference HG/2016/1906.



Satellite view of Wood Lane and Priory Gardens in summer



Site Plan referencing title plan boundary and rights of way

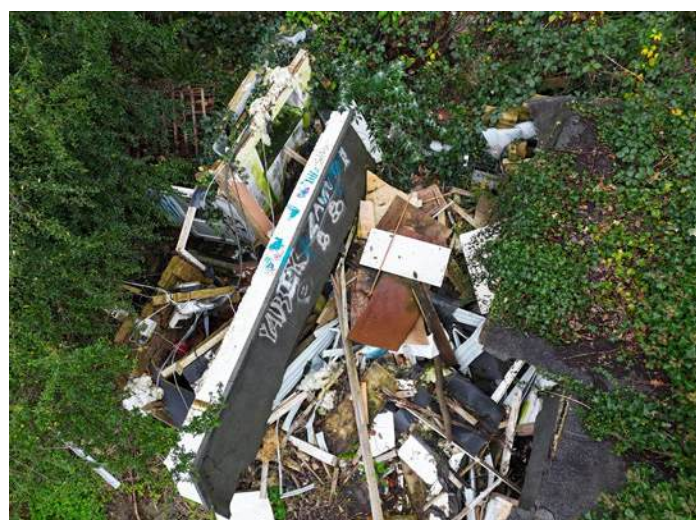


2.4 Annexe Site - Aerial Imagery

The existing site has fallen into a state of disrepair following the collapse of a large diseased tree during the previous property ownership. The new owners are keen to not just replace the annexe structure but to also improve the appearance of the wall onto the triangular parcel of land which will in turn improve the experience of neighbours on Priory Gardens who use the driveway to access the rear of their properties.



Former annexe with tree still in place (2014)



Damage from fallen tree



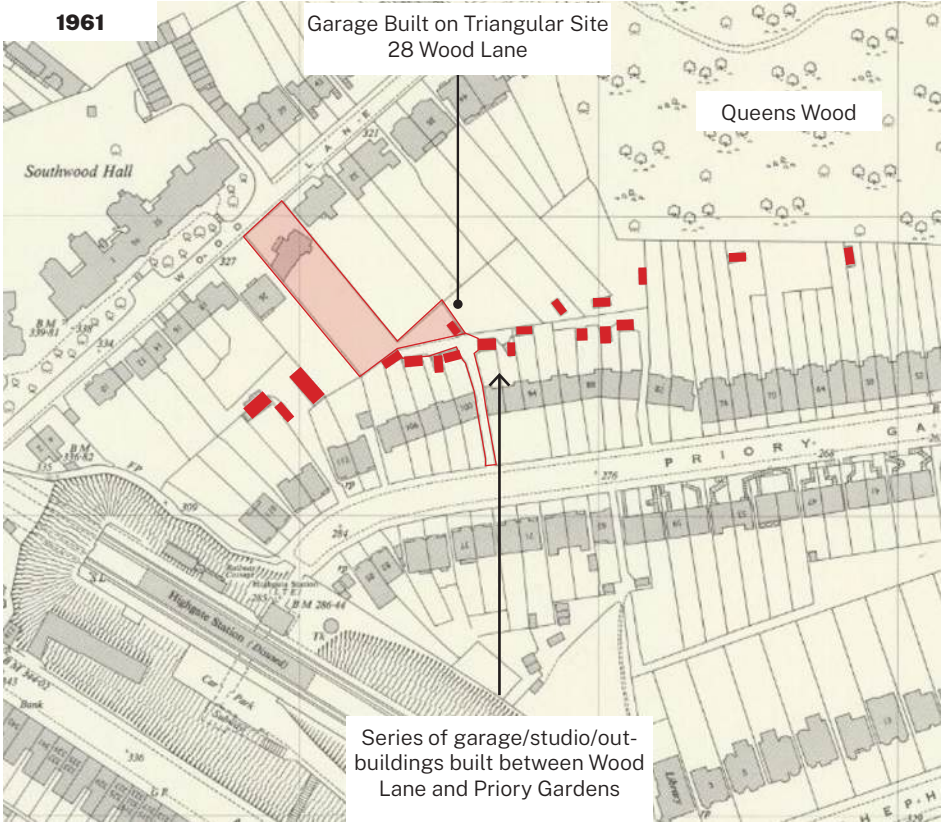
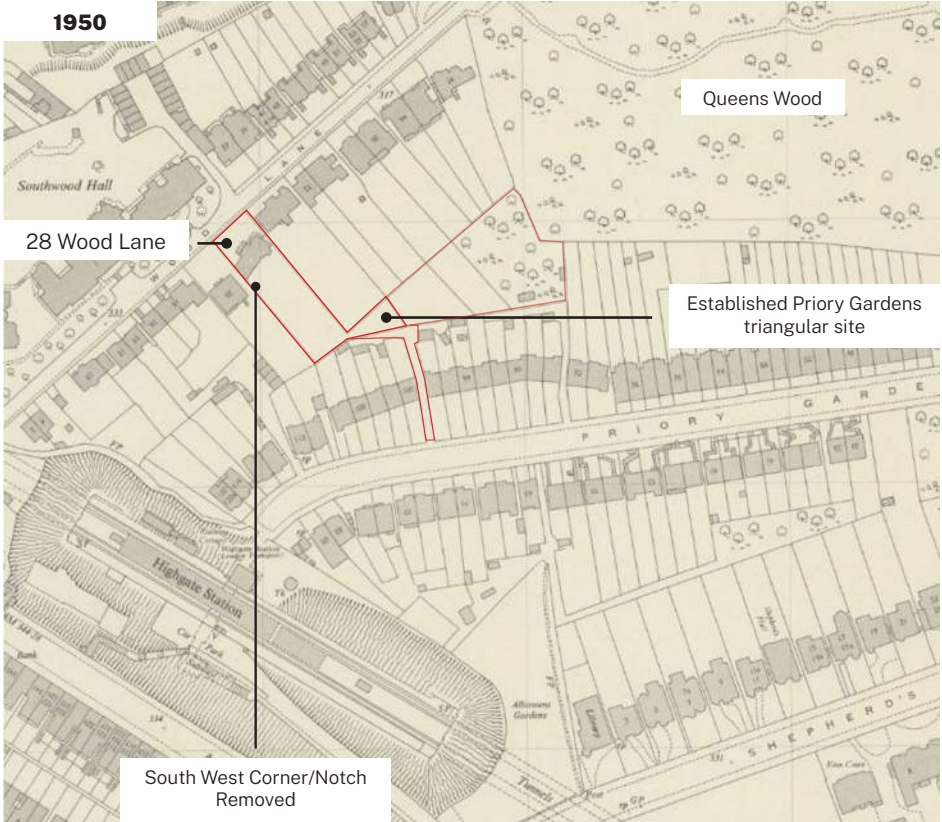
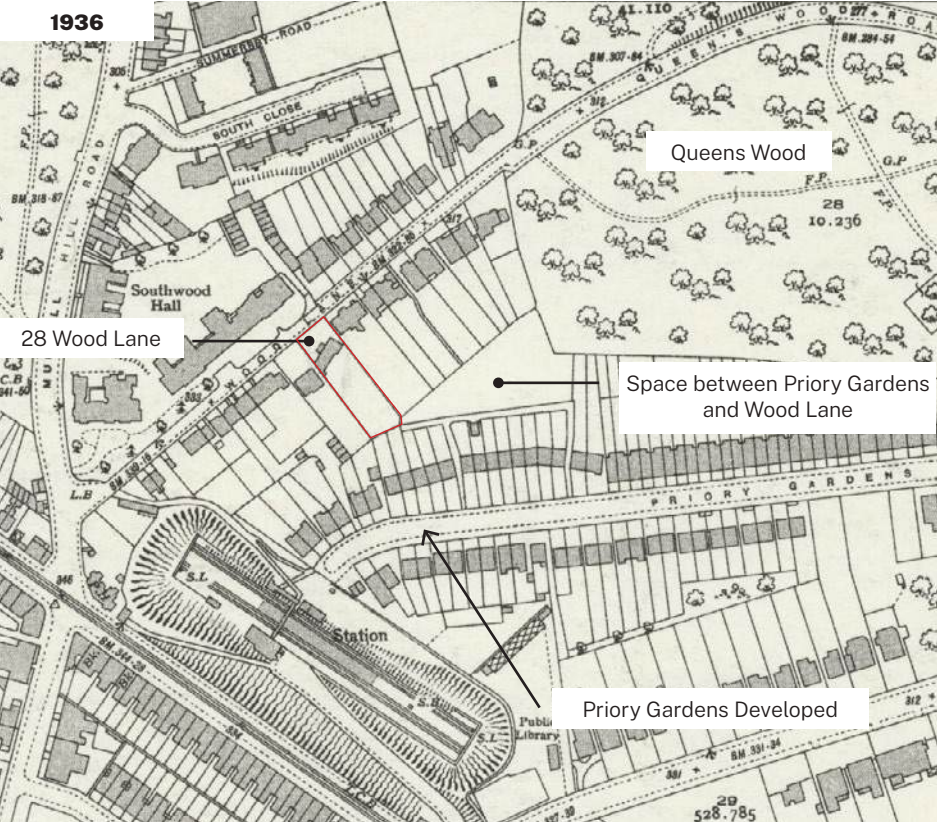
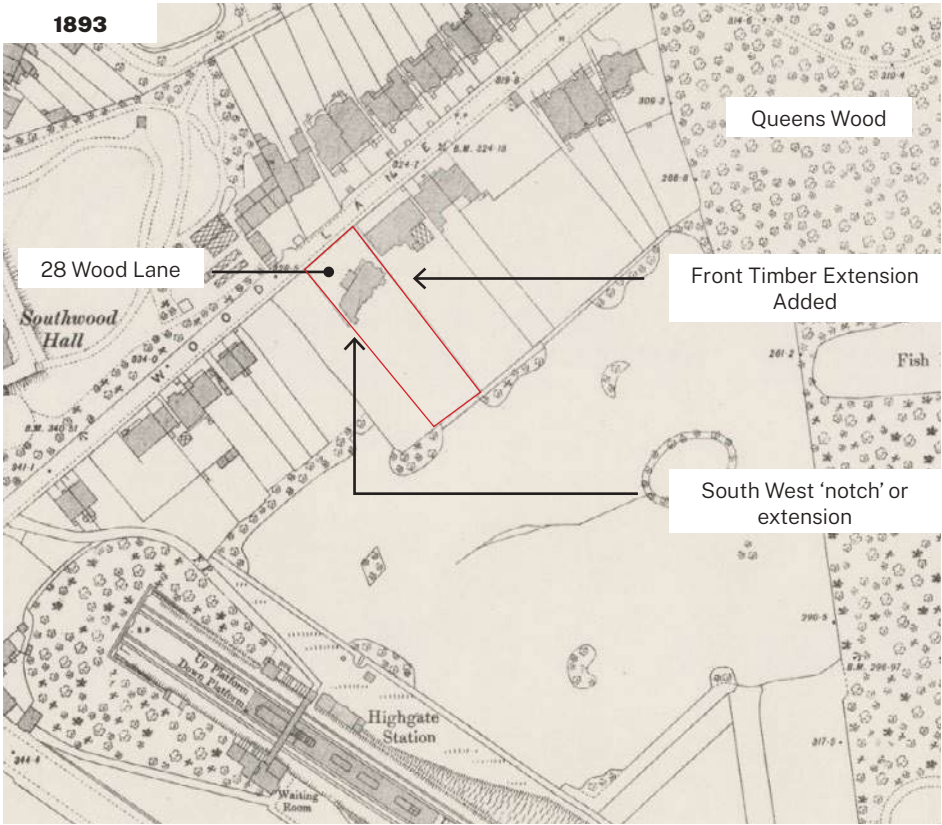
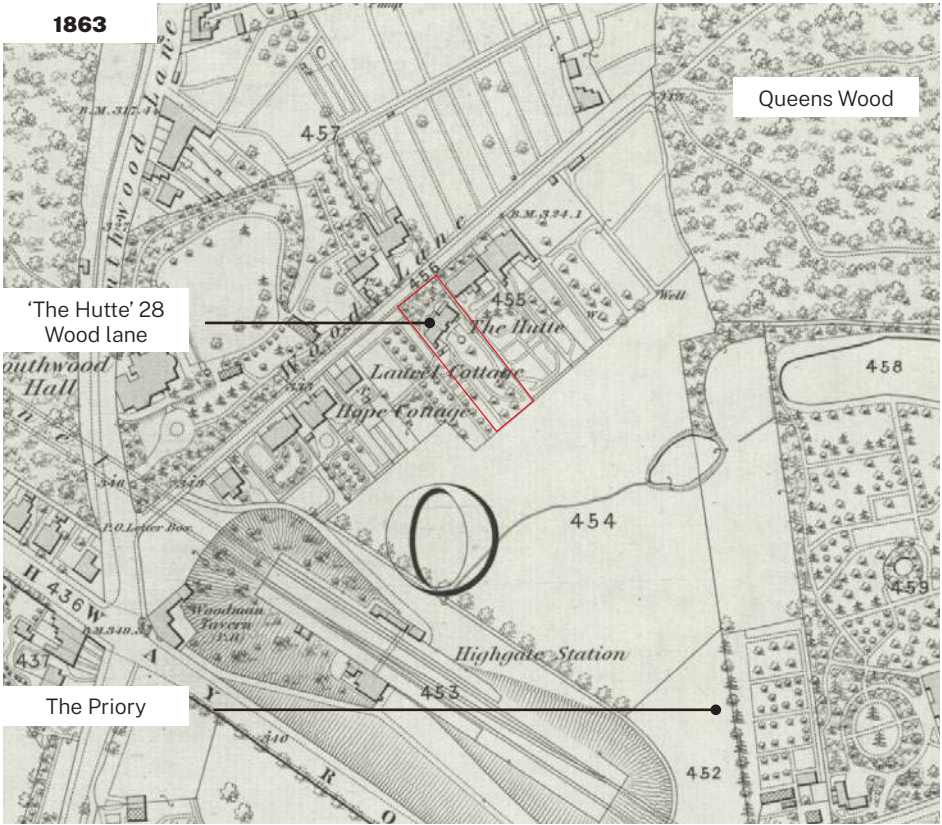
Existing site plan

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.



Quoted from 2016 quoted from officer report: HGY/2016/1906

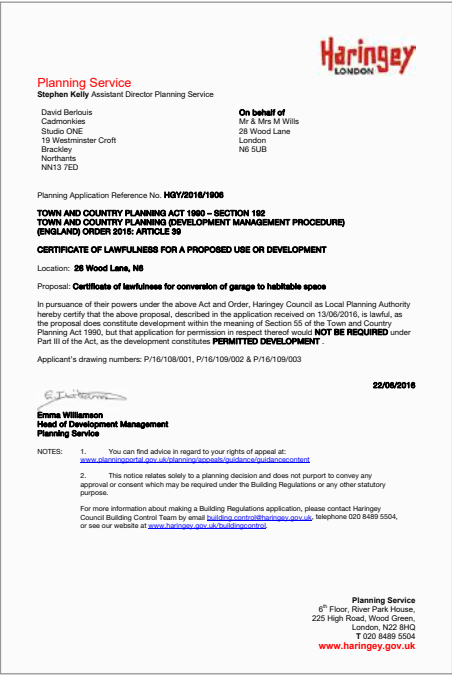
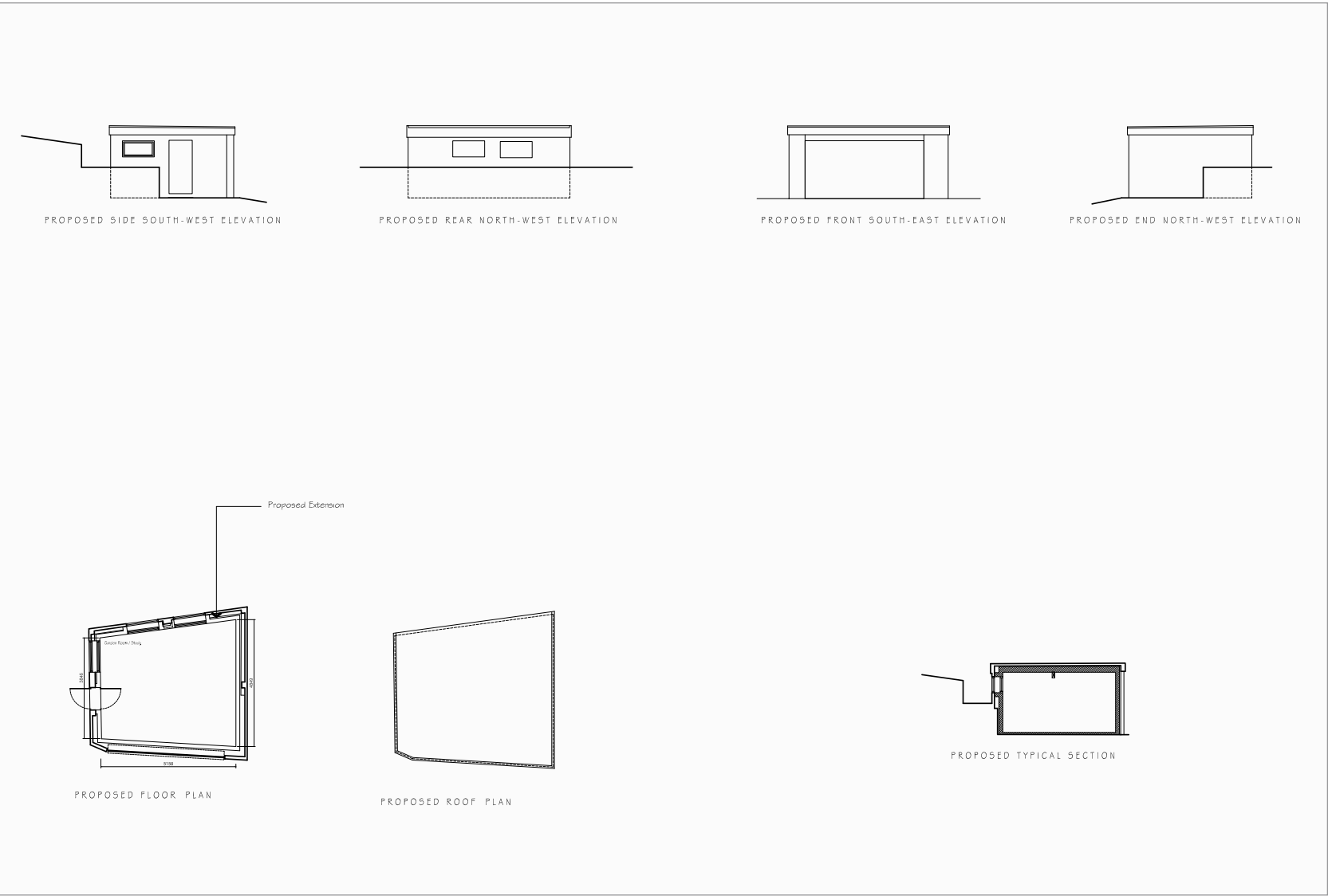
Details of Proposal: This is an application for a certificate of lawfulness for the conversion of an existing detached garage in to a habitable space, involving the insertion of internal insulation and a window.

Appraisal: The site is located within the Highgate Conservation Area and the main dwelling on the site is a grade II listed building. However, the site is not located within an Article 4 Direction. In addition, there are no previous conditions relating to the garage that would restrict permitted development rights.

It is noted that the host property at No. 28 Wood Lane is Grade II listed and the detached garage forms part of the current curtilage of the Listed Building. Nevertheless, Historic England states, as derived from case law Attorney-General v Calderdale BC relating to Nutclough Mill at Hebden Bridge in West Yorkshire and the extent of the cartilage of listed buildings, that the curtilage of a building has to be determined on a case-by-case basis. Relevant factors in determining that area will be: the physical layout; past and present ownership; and, current and previous uses of the land and buildings.

Firstly, it is apparent from the layout of the curtilage of the site, and also shown on historical maps, that the land on which the subject garage has been constructed did not form part of the original curtilage of the dwelling and has subsequently been added on to the original curtilage of the host property.

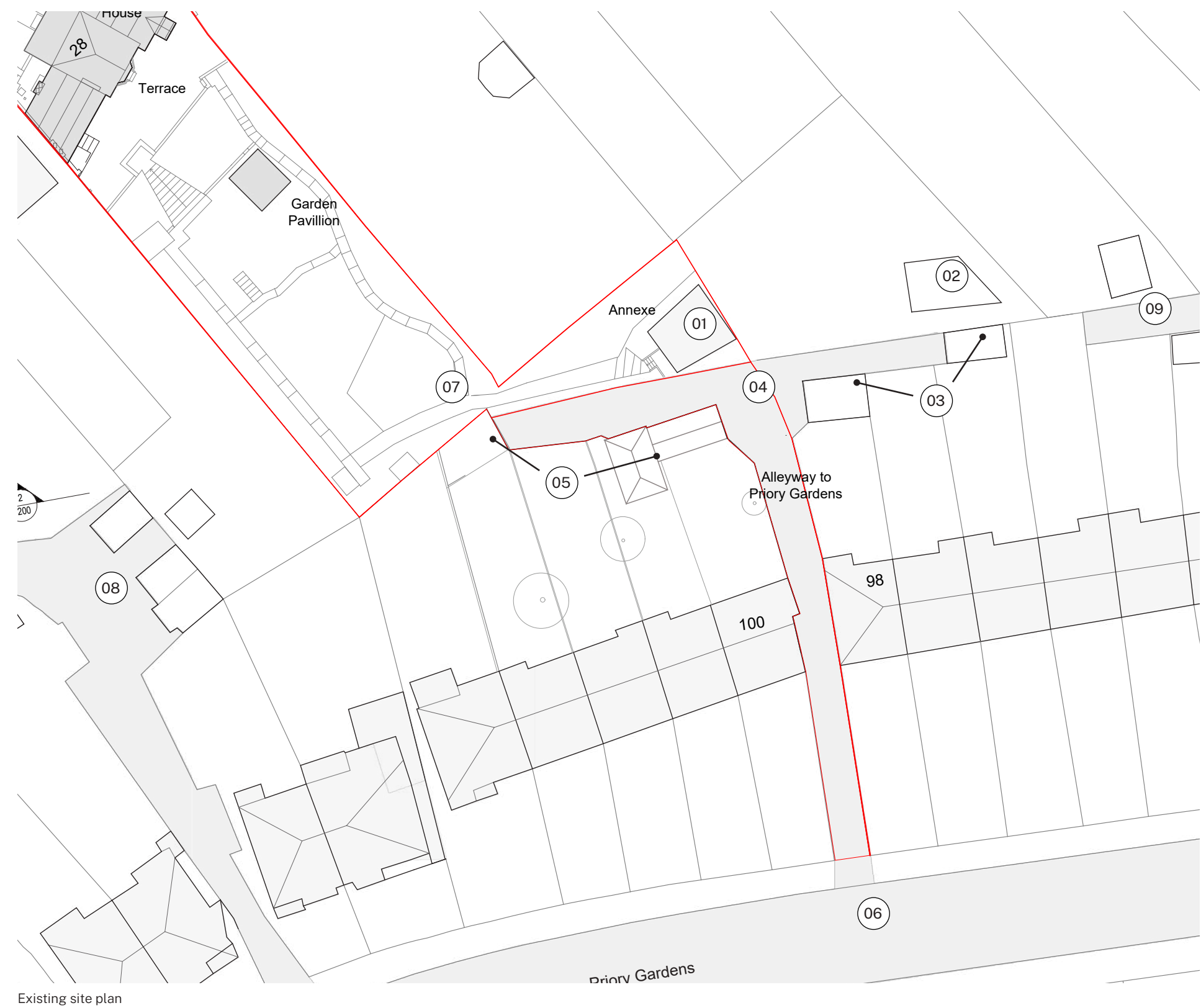
In addition, the host property at No. 28 Wood Lane was listed on the 10th May 1974. However, it is noted from the Council’s Building Control records, that the detached garage was constructed in 1980. Therefore, at the time of the original listing of the dwelling at No. 28 Wood Lane, the existing detached garage had no functional relationship with the dwelling as it did not exist. As such, although the garage is on land within the ownership of the applicant, it is not considered that the existing detached garage falls within the curtilage of the listed building. The applicant has confirmed that the use of the converted garage would remain ancillary to the enjoyment of the main dwelling and not converted in to a separate residential or commercial unit and the external alterations to the external fenestration and internal alterations to the garage would comply with Class E of the General Permitted Development Order and would not require planning permission.



The alleyways connecting Wood Lane and Priory Gardens form an established network of access routes to gardens and ancillary structures. The current pattern of development shows numerous examples of converted garages and garden buildings, with increasing demand for work-from-home spaces driving sensitive additions to these areas. While development has occurred organically over time, it maintains a consistent character of modest-scale structures serving ancillary functions. The site includes an established right of way serving neighbouring properties through a documented easement.

Key:

- 1. Existing Annexe building
- 2. 32 Wood Lane Annexe
- 3. Ancillary structures 98 & 94 Priory Gardens
- 4. Access to Priory Gardens
- 5. Ancillary structures 102 & 106 Priory Gardens
- 6. Priory Gardens
- 7. Access from 28 Wood Lane main house
- 8. Ancillary structures adjacent to Priory Gardens
- 9. Further Ancillary structures adjacent to Priory Gardens



3.4 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.

Priory Gardens is characterised primarily by individual period houses, with no single dominant form. The area is defined by generous plots, mature landscaping and a consistent residential scale.

Key:

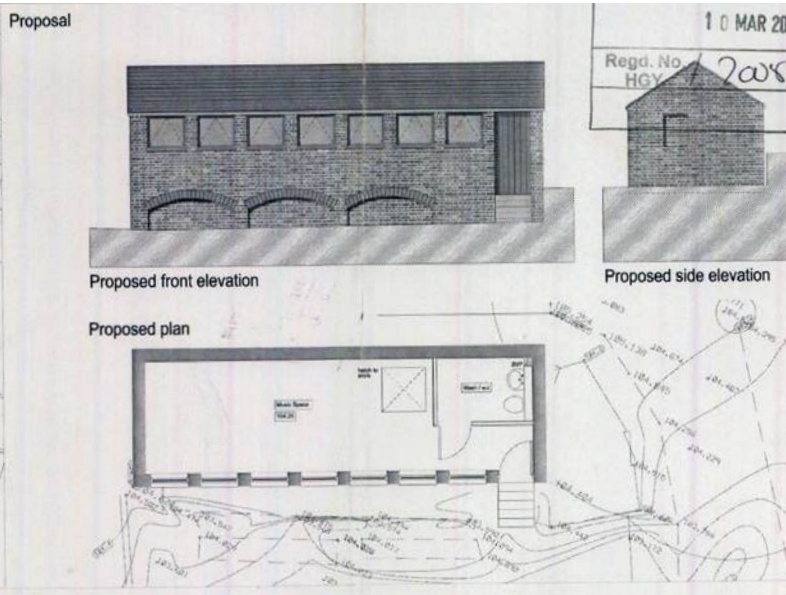
- 1. 28 Wood Lane grade II listed house
- 2. 28 Wood Lane annexe site
- 3. 34 Wood lane garden studio
- 4. 98 Priory gardens
- 5. 100 priory gardens converted garage - garden gym
- 6. 102 priory gardens
- 7. 104 priory gardens
- 8. 106 priory gardens



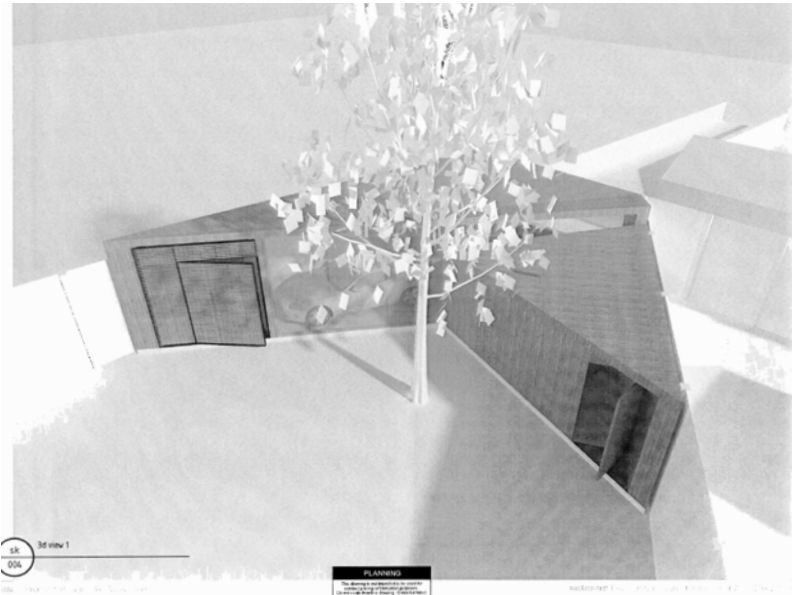
Development on garden sites presents specific planning challenges, particularly in conservation areas. While the site's previous use as ancillary accommodation is established through a certificate of lawfulness, the key considerations now focus on scale and potential impacts on neighbouring amenity, setting, ecology, trees and on the character of the conservation area. Although there are numerous precedents for garden development in the local area and across London, each site requires specific consideration. This proposal has been developed to respond directly to the site's unique constraints and opportunities, ensuring appropriate scale and minimal impact on the surrounding context.

Study of recent precedent for garden structures and ancillary buildings as well as the existing structures along Priory Gardens / Wood Lane, reveals a number of common characteristics. these have informed the design of the proposal:

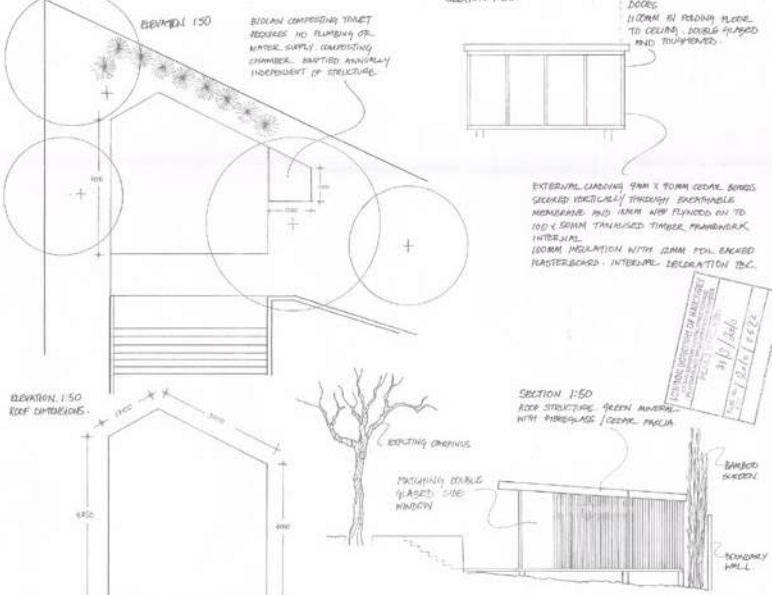
- 1. Typically low lying - either single storey, or with lower levels sunken in to landscaping.
- 2. Inward facing window orientation
- 3. Subservient in scale to host properties
- 4. Often linked to, or forming property boundaries
- 5. Providing secondary means of access to properties
- 6. Materials sympathetic to existing properties (brick) and setting (timber)
- 7. Ancillary uses - work from home, gym, garage, music/artist stuio



114 Priory Gardens (2008)
Rebuilding of a small ancillary building to the rear of the semi detached house within the Highgate Wood conservation area. The existing ancillary building was in an extremely poor state of repair.



44 Wood Lane (2009)
New single storey building to accommodate two cars, dry storage area and external storage. The new garage is located at the foot of the garden of the property in Wood Lane.



34 Wood Lane (2010)
New single storey garden studio sited at the bottom of the property in Wood Lane. The bottom corner was identified as a suitable location as the garden, similar to the majority of the gardens on Wood Lane, slopes away from the house, making the positioning difficult.

4. Existing Building

4.1 Annexe Siting

The annexe site occupies a discrete position within the property, accessed via a garden gate at the lower boundary of the main garden. Its offset position from the main house and shared boundaries with neighbouring Wood Lane properties creates a natural separation while maintaining its ancillary relationship to the primary residence. This positioning allows the building to function independently for daily use while remaining part of the overall property.



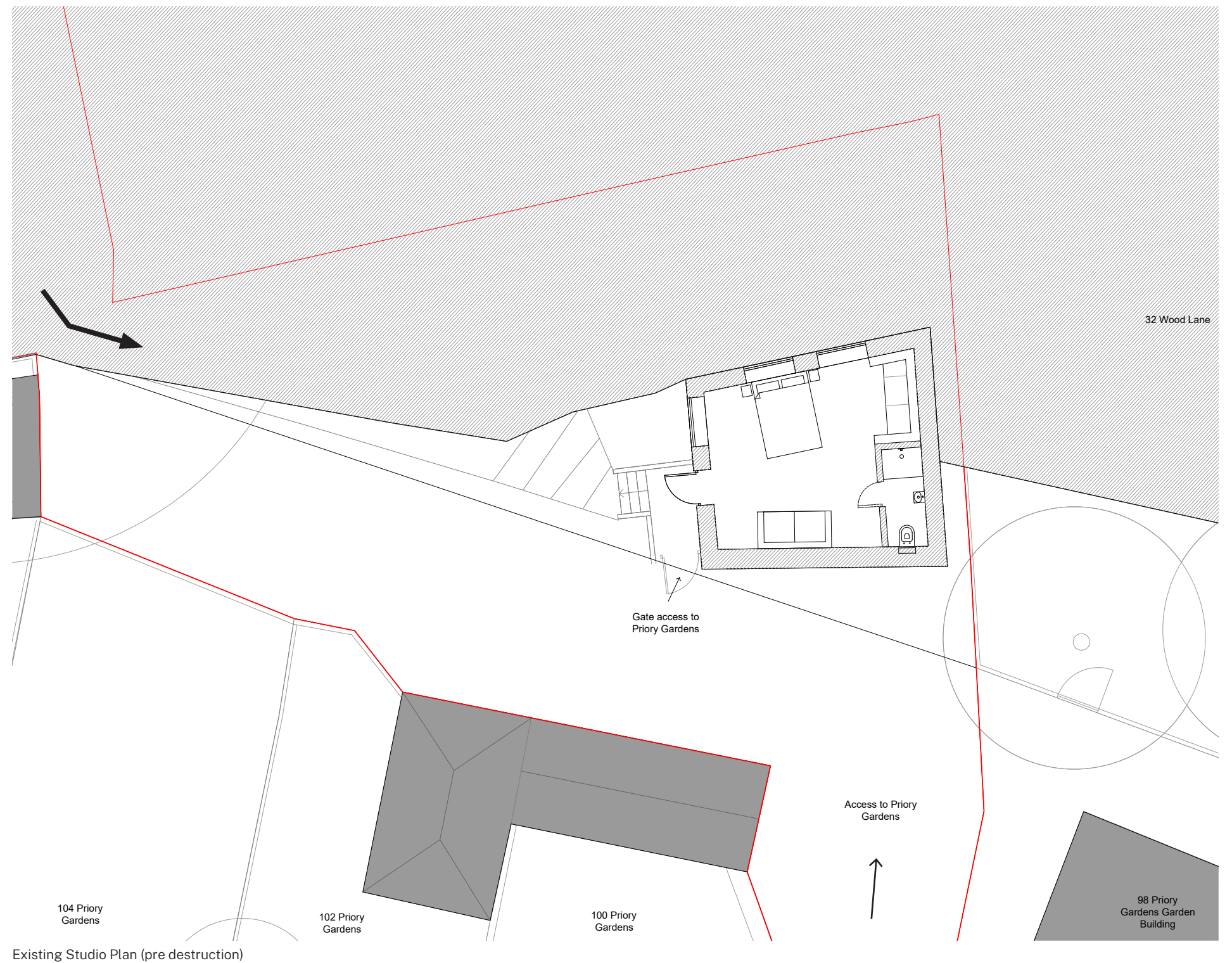
Existing Annexe Site Section



Existing Site section

4.2 Existing Layout

The existing building was a garage conversion into a habitable space, involving the insertion of internal insulation and a window. The layout consisted of a guest bedroom and bathroom.



4.3 Existing Building (before and after tree fall)

The existing site has fallen into a state of disrepair following the collapse of a large diseased tree during the previous property ownership. The new owners are keen to not just replace the annexe structure but to also improve the appearance of the wall onto the triangular parcel of land which will in turn improve the experience of neighbours on Priory Gardens who use the driveway to access the rear of their properties.

The previous garage facade and roller doors formed a boundary to the alleyway, however, when the tree fell, it destroyed this boundary as well as resulted in damage to neighbouring fences and gardens.



Studio before fallen tree



Studio Annexe after damage from fallen tree

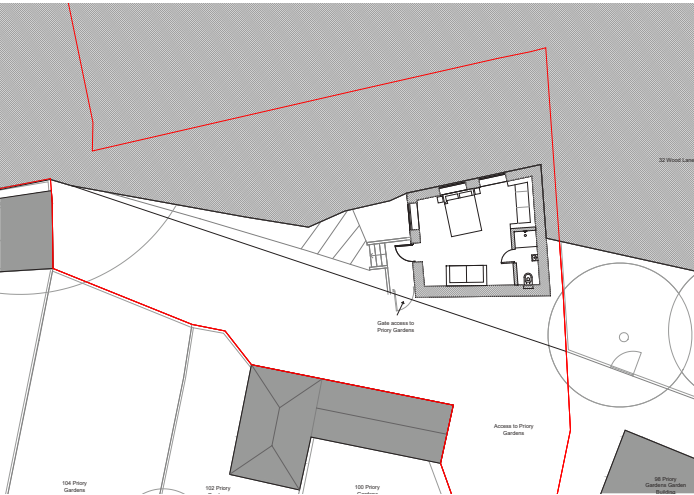


Studio before fallen tree

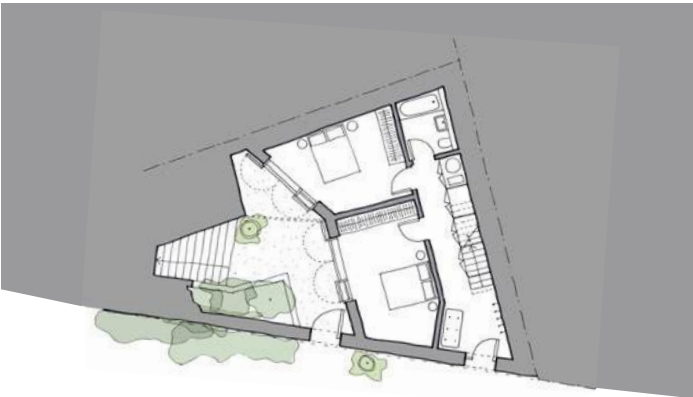


Studio Annexe after damage from fallen tree

5. Proposal



Existing
30 sqm



Pre-Application
105 sqm
Pre-app: The building's arrangement responds to the site's levels and privacy considerations. The lower level contains two modestly-sized bedrooms, a bathroom, and storage space, set into the ground to minimize impact. The upper level houses the main living area with a separate WC, designed to maximize natural light while avoiding overlooking issues. The arrangement creates comfortable, usable spaces while maintaining the ancillary nature of the building.



Pre-Application Update
80 sqm
Pre-app Update: The second iteration of the design proposed a single storey structure which stepped down in level following the site topography. Level changes provided points of access from different points on the site, and also reduced the visual impact of the development



Planning
64 sqm
The updated annexe layout, now proposed, is reduced in scale to focus on providing key ancillary functions - gym, home office and a small guest bedroom.

The proposed annexe is a single-storey garden building providing a gym, home office and guest accommodation. The annexe is carefully positioned and partially excavated into the natural slope. This sunken siting allows the structure to sit discreetly within the site. The height of the structure at the boundaries, refers to the existing fencing and walling heights and is intended to give the building a modern appearance as a low lying structure framed by garden walls.

All internal spaces are oriented towards inward-facing garden views, avoiding the need for boundary-facing windows and ensuring privacy for both neighbours and the occupants. Clerestory windows and rooflights bring in generous natural light while preventing any overlooking.

The material palette is deliberately simple and robust- brick, natural timber and grey zinc roofing- chosen to weather well and complement both the main house and the garden setting. The existing fence and former garage façade are replaced with a new brick wall inspired by traditional Victorian garden walls, reinforcing the site's historic character and echoing the scale and materiality of the existing buildings on the Priory Gardens alleyways.

The landscaping strategy retains existing ground levels and fully respects tree root protection zones, while new planting creates a gentle transition between the annexe, garden areas and the courtyard approached from the Priory Gardens gate.

Key:

1. Mature trees at the rear of Wood Lane properties screen the proposed annexe from view
2. Primary access from 28 Wood Lane rear garden
3. Dense planting to provide screening and roof direction, heights and alignments referencing surrounding ancillary structures
4. Access to Priory Gardens
5. Priory Gardens terrace



Proposed sketch aerial view

5.3 Layout and Size

The building's arrangement responds directly to the site's levels and the need for privacy, while providing flexible spaces that function as a natural extension of the family home. The layout accommodates a gym and home office for everyday use, alongside a guest bedroom and bathroom for visiting family. The overall configuration creates comfortable, practical rooms while clearly maintaining the ancillary nature of the annexe.

Key:

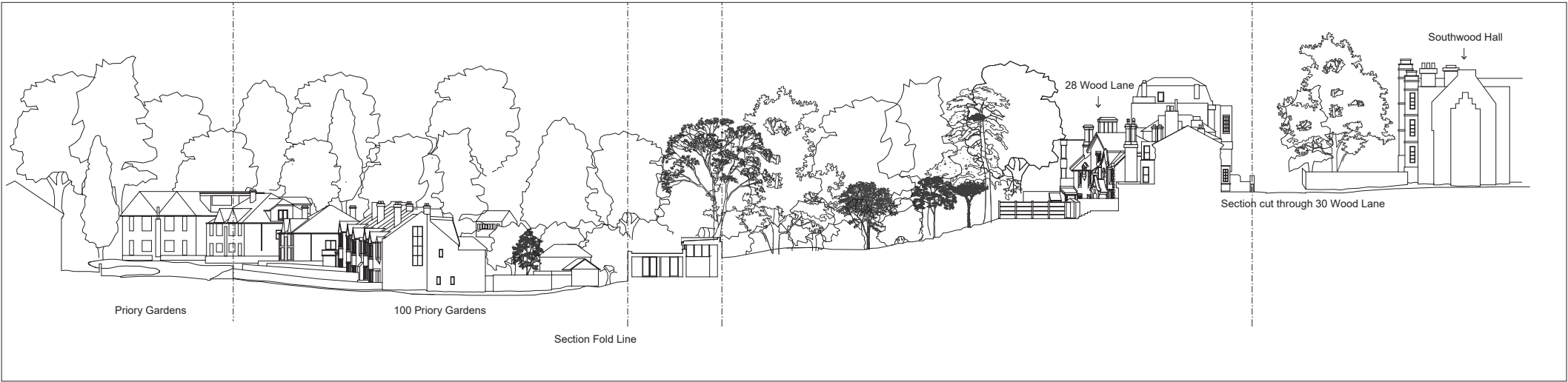
1. Pedestrian gate retained
2. New brick wall to restore boundary
3. Window face the courtyard to avoid overlooking to neighbours
4. New planting to prove privacy
5. Site levels retained with new landscaping



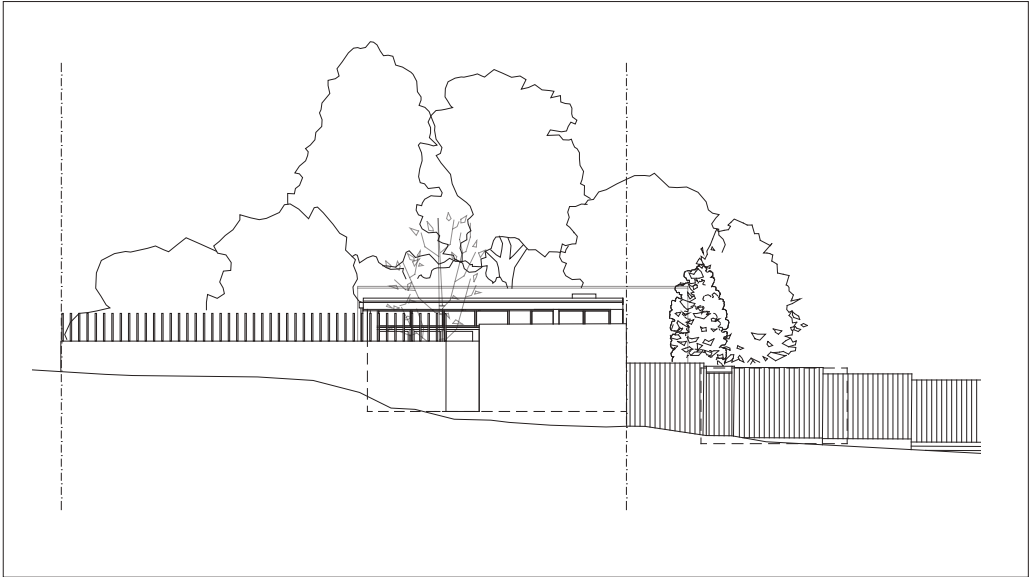
Proposed Ground Floor Plan

5.4 Scale

The scale of the annexe has been designed to fit comfortably with nearby garden structures. Its height follows the ridges and eaves of surrounding garages, helping it blend into the context. Simple edge detailing creates subtle shadow lines that relate well to the surrounding planting. From Wood Lane gardens, existing vegetation provides natural screening, and from Priory Gardens the annexe appears only as a modest roof above the garden wall.



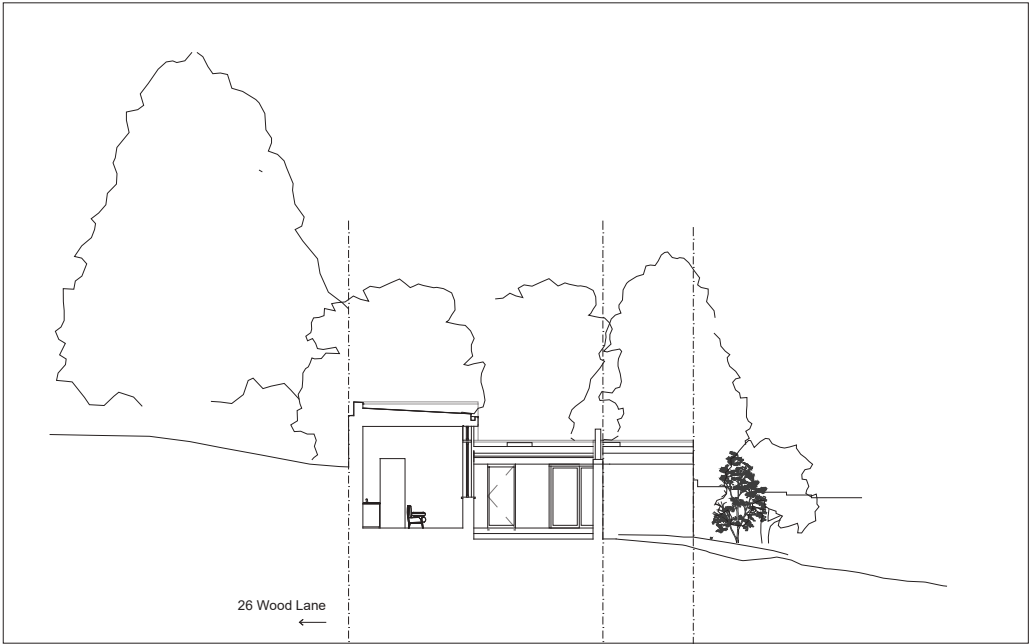
Proposed Annexe Site Section



Proposed Annexe



Proposed Annexe



Proposed Annexe



Proposed Annexe

5.5 Appearance and Materials

The material palette has been carefully selected to reflect the garden setting and the partially excavated nature of the annexe. A clear hierarchy is established between the grounding brick boundary wall, the robust zinc roof form, and the warm natural-timber elements that articulate the façade. These materials sit comfortably within the surrounding landscape, complemented by new planting and a landscaped courtyard that softens the building's presence.



View from garden - approach from the main house

Key:

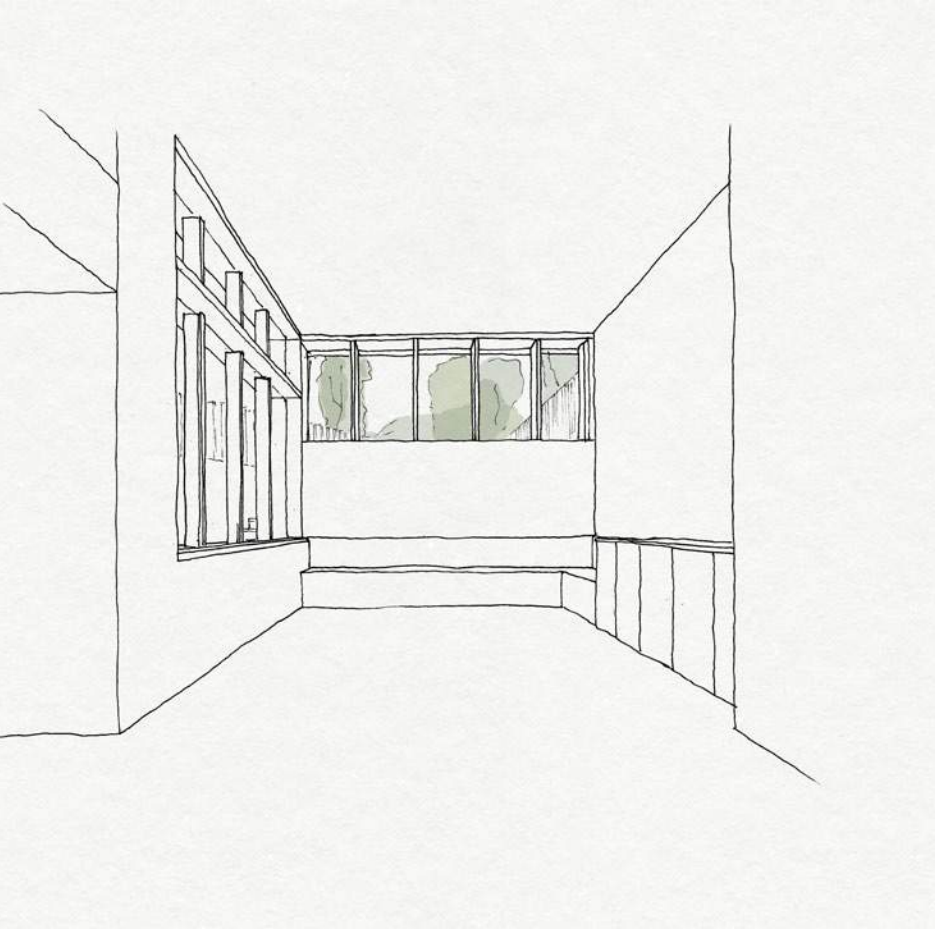
1. Property boundary rebuilt in masonry to echo feel of traditional garden wall. Top of wall setback from the boundary.
2. Zinc capping
3. Timber finish to fascia
4. Timber glazing inserts
5. Zinc roof covering
6. Improved new planting to boundary wall for screening
7. New planting to replace overgrown shrubs



Material References

Due to the design of the boundary walls and the density of nearby planting, the proposal will be largely invisible from neighbouring gardens. The top of the building will be visible from the alleyway connecting to prior gardens and from the upper levels of some of the properties on this street. To reflect this context, and the need to avoid impact on neighbours, the building has been designed to appear low lying.

The integration of planting above the wall level will soften the building's appearance, replacing the current garage elevation with a more attractive prospect. The material palette is intentionally simple and high-quality, comprising brick, natural timber, and grey zinc roofing.



Internal View



View from neighbouring property

- Key:
- 1. Property boundary rebuilt in masonry to echo feel of traditional garden wall
 - 2. Boundary wall reinstated with improved with new planting
 - 3. Clerestory windows to bring light into spaces without creating line of sight and/or overlooking issues
 - 4. Grey zinc roof covering with concealed gutter
 - 5. Timber fascia with zinc capping



Material References



5.7 Appearance and Materials -View from Priory Gardens

From the alleyway, the development will appear as a simple masonry garden wall. The new brick boundary wall complements the existing character and reflects the traditional materials of the surrounding context. The visible elements, the grey zinc roof and brick wall, form a coherent, understated design that sits comfortably within the site and has no adverse effects on neighbouring properties.

Key:

1. Brick boundary wall -encloses and conceals annexe building
2. 100 priory gardens annexe building (conversion of an existing garage into garden gym)



Proposed view from Priory Gardens alleyway

5.8.1 Summary

Given the history of trees falling on shte site, and out of a general desire to make sure that any proposals brough forward should not result in impact on other trees, the applicants have procurred arboricultural advice from an early stage of the design process.

Sykes Land Management were appointed to undertake a tree survey, constraints assessment and desktop review to inform the design development for the annexe. 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 assessment extends to trees on neighbouring properties.

This application includes requests for consent to prune or remove trees where recommended by the arboriculturist on the basis of quality, condition or unavoidable conflict with the proposed layout.

The proposed annexe is positioned partly over the footprint of the former garage on the triangular parcel of land to the south. This area is closer to several protected trees on neighbouring land, including a mature sycamore to the west. For this reason, the design keeps the footprint compact and avoids unnecessary changes to existing ground levels. The Root Protection Area for T5 overlaps part of the western section of the annexe footprint. The encroachment amounts to approximately 5 m² from a total RPA of 250 m² (2 percent). It was advised that sycamore is a species generally tolerant of minor root loss and selective root pruning, and that the scale of encroachment is low.

To address this constraint, comprehensive mitigation measures are set out in the Arboricultural Method Statement and Tree Protection Plan. These include the full work sequence from pre-start to post-completion (AMS sections 11.1–11.19). Key requirements incorporated into the construction strategy include:

- A pre-start meeting with the client, contractor, arboriculturalist and the Local Planning Authority to agree tree protection measures and on-site setting out.
- Arboricultural supervision during initial groundworks.
- Appointment of a qualified arboriculturalist for supervision of all operations that may affect trees.
- Installation of protective barriers to form Construction Exclusion Zones in accordance with approved plans.
- Use of temporary ground protection for any access or working room within areas containing underlying tree roots.
- Restrictions ensuring all construction traffic remains on existing hard surfaces.
- Hand excavation or carefully controlled overhand excavation using a toothless bucket where digging occurs within or adjacent to RPAs.
- Arboricultural supervision during all initial groundworks and any operations where tree roots may be encountered.
- Immediate protection of exposed roots using damp hessian and backfilling as soon as possible.
- Root pruning to follow AMS guidance, avoiding work in spring or

- autumn and retaining all roots over 25 mm unless specifically approved by the supervising arboriculturalist.
- Use of impermeable membranes to shield any retained roots from concrete during pours.
- “No-dig” construction methods for the air source heat pump base and above-ground service routing where works fall within RPA areas.

These combined measures ensure that potential impacts are controlled and that retained trees, including T5, are adequately safeguarded throughout the construction process.

5.8.2 Trees within the Boundary of No. 30

T10 – Horse Chestnut stump (U grade, unsuitable for retention)

This is the stump of the former horse chestnut that caused the destruction of the previous studio. It has been categorised as unsuitable for retention. Removal is proposed, subject to the necessary permissions.

5.8.3 Trees in neighbouring property

The applicant has discussed the proposals with adjoining neighbours and has received initial confirmation in principle for the removal of trees that are recommended for removal within or near shared boundaries, subject to formal consents.

Some neighbouring trees have low or suppressed canopies that lightly overhang the site. Where required for safe access during construction, limited pruning may be appropriate, subject to agreement with tree owners and any required permissions from the Council.

T5 – Sycamore at No. 32 (B2 grade, moderate quality)

As noted, the RPA overlaps the annexe footprint by approximately 2 percent. With the mitigation measures described, the arboriculturist considers that no significant adverse impact is expected.

T11 – Common Holly (U grade, unsuitable for retention)

Located between the two boundary fences. Ownership is uncertain, but likely to be the neighbour’s. The tree has poor form, ongoing growth that threatens the boundary fences, and conflicts directly with the proposed north east retaining wall. Removal is recommended.

T12 – Wild Cherry (C grade, low quality)

Located in the neighbour’s garden. The tree has a suppressed form, with the canopy weighted to the east and only minimal overhang of the existing annexe site. Removal is proposed due to low quality, shading potential and anticipated future conflict with the site. This tree would also have conflicted with a like for like rebuild of the previous structure.

5.8.4 Structural Input

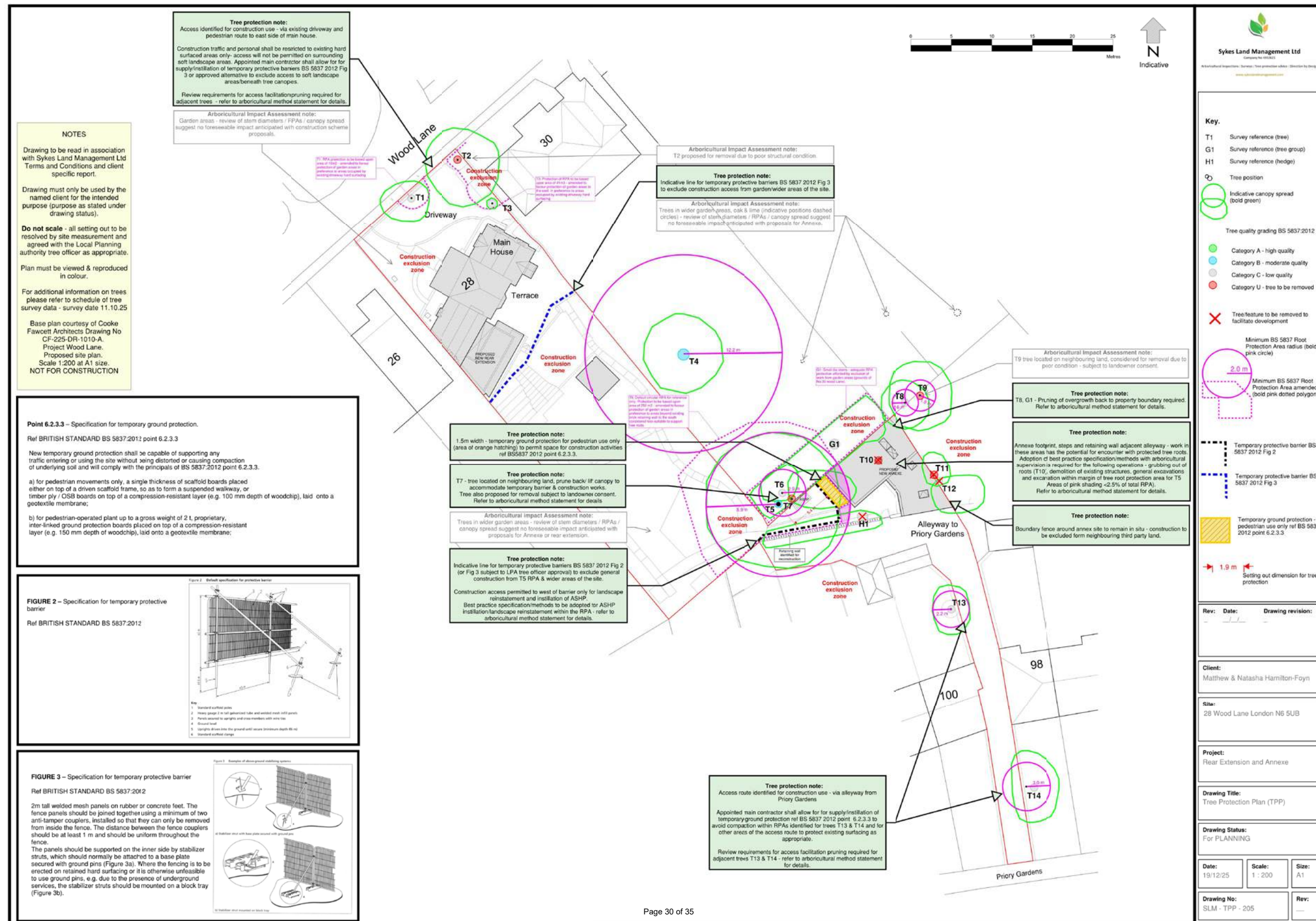
Early input from a structural engineer was considered in relation to tree protection. The preliminary structural strategy outlines that a test trench is to be dug by hand along the perimeter of the proposed building within the RPA, to formation level, prior to final setting out of the annex to confirm that substantial tree roots are not present within the footprint of the new construction.

5.8.5 Conclusion

The tree survey, Arboricultural Method Statement and Tree Protection Plan have been fully integrated into the design process, ensuring that protected and higher-quality trees are retained and that any impacts are minimised. Works affecting TPO-protected trees have been clearly identified. With the adoption of the approved construction methods, phased working, supervision, and protective measures outlined in sections 11.1–11.19 of the AMS, the arboriculturist confirms that the development can proceed without significant long-term harm to retained trees or to the character of the Conservation Area.

Tree loss associated with the annexe development is restricted to a small number of low-quality features or trees unsuitable for retention. It is therefore anticipated that this loss will not have any significant landscape impact. Mitigation can be achieved through prudent management of the remaining trees and additional small-scale landscape planting around the annexe.

During construction, all access routes will be managed carefully to avoid pressure on tree roots and canopies, particularly along the driveway and the alleyway leading to Priory Gardens. Where access is required close to trees, temporary ground protection will be used in accordance with BS 5837 requirements and the AMS.



The proposed single-storey annexe at 28 Wood Lane has been designed with careful regard to the character of the Highgate Conservation Area and to the relevant policies of the Highgate Neighbourhood Plan (2017), in particular Policies DH2 and DH10.

5.9.1 Policy DH2: Development Proposals in Highgate’s Conservation Areas

The scheme preserves and enhances the character and appearance of the conservation area by adopting a modest, sensitively positioned form that responds to the site’s topography and historic plot pattern.

The annexe is partially excavated into the natural slope, which significantly reduces its perceived height and visual presence when viewed from Priory Gardens. Its simple, high-quality material palette of brick, natural timber and grey zinc roofing reflects the traditional tones and textures of the area and sits comfortably alongside the main house and garden context.

The replacement of the existing fence and former garage façade with a well-proportioned brick garden wall takes direct reference from Victorian walled-garden typologies, further reinforcing local distinctiveness.

5.9.2 Policy DH10: Garden Land and Backland Development

The proposal respects the principles for garden and backland development.

- The design retains the majority of existing garden land, with over 50% of the site remaining open and landscaped.
- The layout and excavation strategy have been developed to avoid harm to existing trees, with full consideration of tree root protection zones and the need to maintain soil conditions for continued growth.
- Hard landscaping has been minimised, and new planting is incorporated to provide visual continuity between the annexe, garden and courtyard entrance from Priory Gardens. Surface water drainage will be managed through the landscape design.
- The annexe uses high-quality, durable materials that reinforce local distinctiveness and complement the character of the surrounding garden environment.
- The building respects existing building lines and is arranged to maintain a clear sense of subservience to the main house
- All primary outlooks are inward-facing, avoiding boundary windows and ensuring no overlooking of neighbouring homes on Priory Gardens.

Overall, the proposal represents a carefully considered and appropriately scaled form of development that preserves the character of the conservation area, retains the openness of the garden setting, protects existing landscape features, and meets the design expectations set out in Policies DH2 and DH10 of the Highgate Neighbourhood Plan.

5.9.3 Haringey Local Plan

The proposals align with the following key policies of the Haringey Local Plan (Strategic Policies 2013–2026, Alterations 2017; Development Management DPD 2017):

Haringey Local Plan – Strategic Policies

SP11: Design

The proposal delivers a high-quality design that responds to local character, conserves heritage assets, and uses durable materials appropriate to the conservation area. The modest scale and partial excavation reduce visual impact and preserve the spacious, garden-dominated setting.

SP13: Open Space & Biodiversity

The scheme retains over 50% of the site as open garden land, protects existing trees and enhances landscape planting, supporting biodiversity and local green infrastructure.

Haringey Development Management DPD

DM1: Delivering High Quality Design

The annexe is sensitively designed with a restrained form, complementary materials and a layout that respects the site’s historic boundaries and topography. The brick garden wall reinforces local distinctiveness and enhances the relationship between the building and garden setting.

DM3: Privacy and Amenity

The orientation and internal layout protect the amenity of neighbouring properties. The use of inward-facing openings and high-level windows prevents overlooking and maintains privacy for both the occupants and adjacent homes on Priory Gardens.

DM6: Heritage Assets

The proposal preserves and enhances the character of the Highgate Conservation Area by retaining openness, respecting historic boundaries from the original 1816 Inclosure Award, and using materials and detailing appropriate to the local vernacular.

DM23: Amenity Space

The design retains generous garden space and ensures that the new annexe sits comfortably within a landscape-led layout that preserves the open setting of the main house.

DM25: Trees & Landscaping

The scheme has considered tree root protection zones, with minimal encroachment and clear tree protection measures in place. The proposal retains existing site levels and introduces new landscaping.

The existing landscaping consists largely of overgrown, low-value shrubbery that has developed since the site became underused following the tree collapse. The proposed landscaping will significantly improve the appearance and ecological value of the area, with new, appropriate planting to enhance screening and biodiversity, including the introduction of a birch (or similar) tree within the courtyard.

DM33: Development in Back Gardens & Backland Sites

The annexe meets the criteria for acceptable backland development by maintaining openness, protecting existing landscape features, respecting established building patterns, and ensuring that any new built form is subordinate to the main dwelling.

Together, these policies confirm that the proposed annexe is a well-considered, context-appropriate, and policy-compliant form of development.

6. Energy Considerations

6.1 Energy Considerations

The energy strategy for the annexe has been developed with specialist input from energy consultants CookeCardenas and aligns with the wider sustainability approach for the main house. Utilities will be sub-metered from the main dwelling as per existing.

A renewable heating system is proposed using an air-source heat pump, positioned in the garden and set back from the building elevation. The location provides good ventilation, and with no neighbouring buildings nearby, the unit will not generate any adverse noise impacts.

Operable rooflights provide natural cross-ventilation, helping maintain comfortable internal conditions during warmer months. The building fabric will be specified to meet recommended U-values, ensuring strong thermal performance and reduced energy demand.

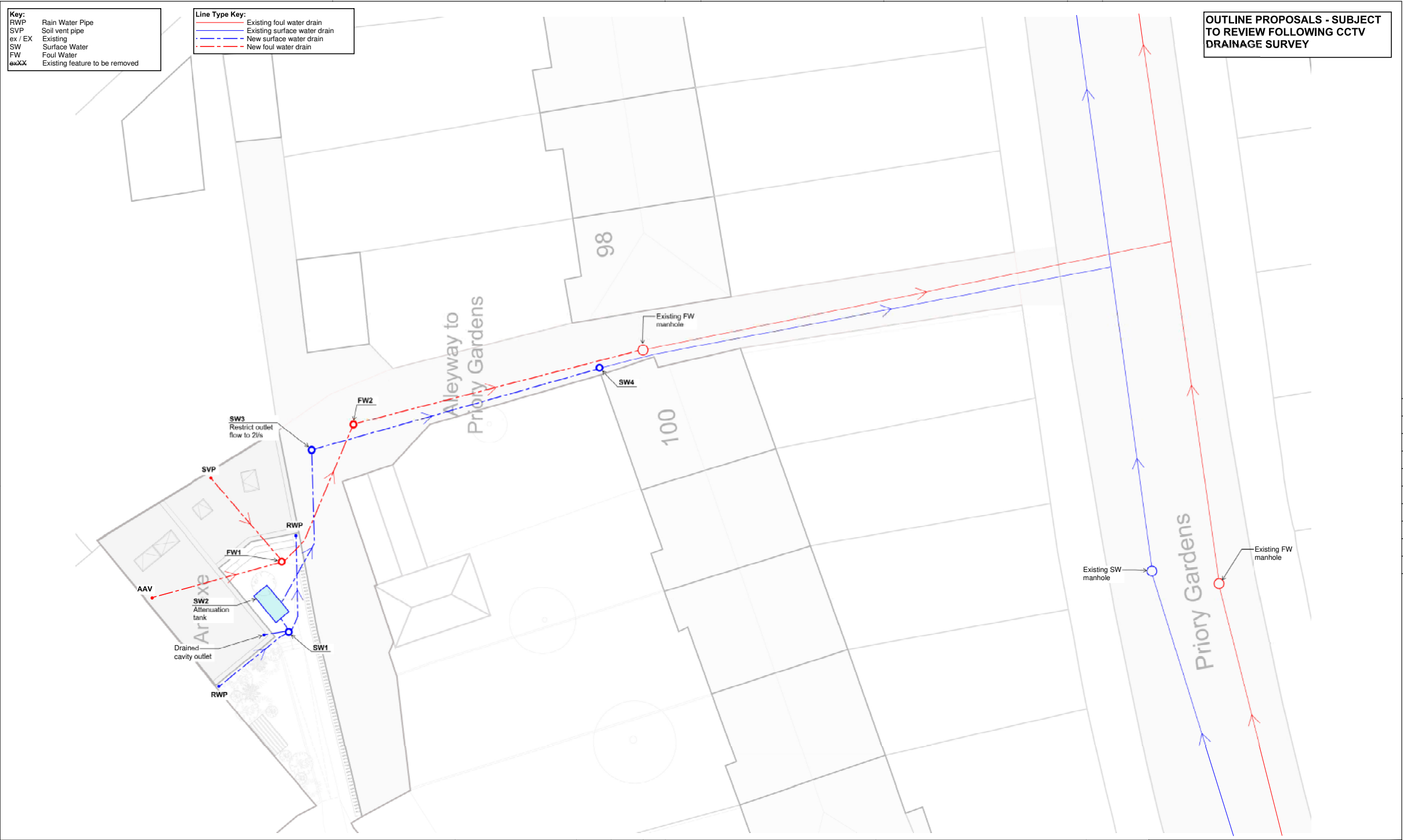
Key:

1. Air Source Heat Pump & DHW cylinder
2. Operable rooflights allow for cross ventilation in the summer
3. Windows to aim for U-value of 1.2 W/m²K or below to prevent significant heat loss



Proposed annexe ground floor plan

7. Drainage



7.1.1 Floor Risk Statement and Drainage Strategy

CAR Ltd prepared a Floor Risk Statement and Drainage strategy to support the planning application. The report concludes; The surface-water management strategy reflects site constraints, infiltration needs, and required water-quality treatment in line with CIRIA SuDS Manual C753 and London Borough of Haringey guidance. Surface runoff will be collected, attenuated, and discharged to the surface-water sewer in Priory Gardens

for storm events up to the 1-in-100-year event with 40% climate-change allowance. Foul water will discharge to the public sewer in Priory Gardens via a gravity connection. The proposed drainage network complies with Building Regulations Part H, and all SuDS features will be maintained for the lifetime of the development by the homeowner.

8. Conclusion

The redevelopment of the garden annexe provides an opportunity to sensitively reinstate an established ancillary use following the destruction of the former structure in 2021. Although the new building offers more functional accommodation, it has been carefully designed to remain low-impact through its partially sunken form, respectful scale and considered relationship with neighbouring properties.

The principle of ancillary accommodation on this site is well established through previous lawful permissions and the wider pattern of similar garden structures between Wood Lane and Priory Gardens. The proposals maintain this ancillary status while providing flexible space that supports the long-term use of 28 Wood Lane as a family home, including workspace, gym and occasional guest accommodation.

The design responds sensitively to its context by:

- Creating a modest ancillary building which is distinctly subservient to its host both in terms of scale and function
- Excavating the building into the natural slope to reduce visible height
- Adopting a discreet, low-profile roof form
- Using high-quality materials — brick, natural timber and grey zinc — that complement the Conservation Area
- Replacing the existing garage frontage with a refined brick wall referencing Victorian garden boundaries
- Maintaining over 50% of the site as open garden space and integrating new planting
- Orienting views inward to protect privacy for both neighbours and occupants

The proposals are supported by rigorous technical input, including detailed arboricultural assessment, structural advice and energy modelling. Retained trees are fully protected, and any necessary removals are limited to low-quality specimens, with mitigation through additional landscape planting. The project therefore provides a more sustainable, long-term solution for the site.

Overall, the scheme reinstates an established ancillary building in a landscape-led and conservation-sensitive manner. Its scale, character and material quality ensure that it sits comfortably within its setting, preserves neighbouring amenity and contributes positively to the character of the Highgate Conservation Area.

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