

Application for Removal or Variation of a Condition following Grant of Planning Permission

APPENDIX A

Heritage assessment and supporting information for the locally listed boundary wall between Nos. 84 & 86 and along back of pavement — former boundary wall to Southwood House.

Planning Application Reference: HGY/2025/2929

1. Purpose and Scope of Report

The purpose of this document is to provide additional supplementary information regarding the heritage aspects of the locally listed wall between Nos. 84 & 86 and along back of pavement – former boundary wall to Southwood House, hereinafter referred to as ‘the boundary wall’. The report also seeks to record the treatment of junctions within the boundary wall and at their base when transitioning with other materials. Please also refer to the applicant’s Heritage, Energy, Design & Access Statement Section 4 which had an initial Heritage Statement that included the boundary wall.

Key Findings

Across the entire surveyed length of the locally listed wall, the blue/grey plinth stone was found only as a transition between two different thicknesses of brickwork, or as a cap to the top of a buttress. No example was found at the base of the wall, at any junction between brickwork and a different material, or anywhere on the wall as it faces the public highway. The wall is otherwise simply detailed and unarticulated where it meets the ground. The blue/grey plinth specified at the new brick-to-concrete junction in planning application HGY/2025/2929 therefore corresponds to no condition found anywhere on the locally listed wall. The survey was undertaken on foot along the full length of the wall on both sides where accessible, and a small number of the photographs were taken during winter, when foliage was reduced, so that as much of the wall as possible could be seen and read. Where evergreen planting conceals the face of the wall, the concealed sections were inspected at close quarters where access allowed; no plinth stone was found in any inspected section other than in the configurations described below. Further photographs of any part of the wall can be provided upon request should the Council consider it necessary.

2. Scope and extent of the wall

The extent of the boundary wall considered in this report matches the advice given by Haringey local council in its pre-application advice REF: PRE/2025/0028 and is recorded in figure a below.



Figure a – extent of locally listed wall highlighted by Haringey Local Council during the pre-application stage. Base aerial imagery © Google. Historic mapping: Ordnance Survey 1895 and 1952, out of Crown copyright, reproduced by permission of the National Library of Scotland (maps.nls.uk).

3. Photographic Survey of the boundary wall

To record the actual condition, makeup and articulation of the boundary wall, a series of photographs were taken along the entire length of the boundary wall with length and extents as defined in section 2 of this report. To assist with understanding where these photographs were taken, the below key plan has been provided.



Figure b – Key plan showing the boundary wall in red and location of photographs taken.

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3. Photographic Survey of the boundary wall

3.1 The Boundary Wall Facing the Public Highway



Photograph A - Showing rebuilt original entrance pillar to Southwood House in a predominantly yellow stock brick which is in contrast to the mixed red stock bricks from the wall adjacent. The entire wall can be seen sloping upwards along Southwood Lane.



Photograph B - Showing the Boundary wall next to the pillar having a uniform brick appearance with a solid grey coping stone on the top of the wall. There is no grey/blue plinth stone within the wall or at its base.

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3. Photographic Survey of the boundary wall

3.1 The Boundary Wall Facing the Public Highway



Photograph C - Showing detailing of two pillars within the wall and extensive planted overgrowth. There is no grey/blue plinth stone within the wall at this location or at its base.



Photograph D - Showing steps in the boundary wall with a rotated header course at the top and a double tiled detailing and a simple predominantly yellow stock brick formation below. There is no grey/blue plinth stone within the wall at this location.

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3.1 The Boundary Wall Facing the Public Highway



Photograph E - Showing steps in the boundary wall with a rotated header course at the top and a double tiled detailing and a simple predominantly yellow stock brick formation below. There is no grey/blue plinth stone within the wall at this location from this side of the wall that is visible. Adjacent to the wall is a predominantly mixed red stock pier and the black rendered wall of no 84/Highstone House.

Summary of Heritage Characteristics from Public Highway (Facing West)

From the public highway it can be seen in Photographs A to E above, that there is no uniform character of the boundary wall which has a mixture of different coloured bricks over its entire length along with a variety of different pillars and treatments to the top of the walls some having a grey flat coping stone at the top or a brick headercourse as it steps up. The wall is simply detailed without articulation where it meets the footpath. The majority of this wall is in need of re-pointing as it is in a poor state and there is also evidence of efflorescence in the bricks. There is no blue-grey coping stone visible in any location along the entire length of the boundary wall as it faces the public highway.

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3. Photographic Survey of the boundary wall

3.2 The Boundary Wall Facing the Southwood Lane Cul-de-sac



Photograph F - Showing the boundary wall from the Southwood Estate Cul-de-sac road parallel to Southwood Lane. Further photographs below discuss the condition of this wall in greater detail.



Photograph G - Looking along the length of the boundary wall towards the North. Dense evergreen planting hides the vast majority of the boundary wall from this side.

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3. Photographic Survey of the boundary wall

3.2 The Boundary Wall Facing the Southwood Lane Cul-de-sac



Photograph H - Showing the end condition of the wall connecting to the public highway (the opposite side of Photograph B). There are no blue/grey plinth stones at this location.



Photograph J - Looking along the length of the boundary wall as hidden behind the bushes with a solid capping stone at the top and simple wall course below.



Photograph K- Detail of rebuilt pillar from the opposite side of photograph B as visible from the public realm. There are no blue/grey plinth stones at this location.

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3. Photographic Survey of the boundary wall

3.3 Closeup photographs of the Boundary Wall Facing the Southwood Lane Cul-de-sac



Photograph L (left) - Detailed photograph of the corner of the wall taken during winter. Grey/Blue double course plinth stones are evident at the top of buttresses and where the brick wall thins from a thicker base to a single brick course at the top. Also evident is a header course and double tile detail. The grey linear element at the base of the wall is the the adjoining cul-de-sac road kerb, set forward of and separate from the wall, which is highway infrastructure and not part of the boundary wall. The base of the wall itself carries no plinth or coping stone.



Photograph M (left) - Closeup of blue/grey plinth stones which appear within the boundary wall only between layers of different thicknesses of brick and not at the base.

Summary of Heritage Characteristics from Southwood Lane Cul-de-sac (Facing East)

From the cul-de-sac it can be seen in Photographs F to M above, that large portions of the east facing wall are not visible due to evergreen planting. The visible sections (and sections accessible behind the planting) vary in treatment along their length in a similar way to photographs A to E, with the exception at the turning head at the top of the cul-de-sac road where grey/blue plinth stones have been used to transition between different thicknesses of brick or a cap to the top of buttresses. No blue/grey plinth stone was found at the base of the boundary wall at any location, or at a transition between different material types.

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3. Photographic Survey of the boundary wall

3.4 The Boundary Wall Facing North (Partially visible from the cul-de-sac Road)



Photograph N - Photograph taken in Winter/early Jan showing the partially visible portions of the North facing boundary wall. Details of this wall are discussed further in the photographs below.



Photograph O - Shows a small portion of yellow stock bricks with a vertical header course, there are no coping or plinth stones along the length of this wall.



Photograph P - Showing a square topped buttress and the sloping brickwork behind (presumed a later addition)

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3. Photographic Survey of the boundary wall

3.4 The Boundary Wall Facing North (Partially visible from the cul-de-sac Road)



Photograph Q - Shows the contrasted difference between the lower weathered yellow stock bricks with a vertical header course and an upper diagonally climbing course of primarily red bricks which presumably was a later addition made to the wall which caps off a boiler room to no 84/Highstone House behind it.



Photograph R - side view (diagonal wall to the left) showing a different buttress style on the boundary wall where brickwork curves up to the top to meet the wall behind it.

Summary of Heritage Characteristics from Southwood Lane Cul-de-sac (Facing North)

The boundary wall between no 84/Highstone house (60a Jacksons Lane) and the Southwood Lane Cul-de-sac road is varied along its length with a predominant mixed yellow stock base and rotated header course. The buttressing along the length of this wall is different at each location (Photographs P and R) and the wall has been altered presumably at a later date with bricks of a different colour to hide a boiler room to no 84/Highstone House behind the wall. There is no grey/blue plinth stone along the entire length of this wall and it is evident that the original characteristics of the boundary wall along this location were intended to be a lot simpler in nature than the wall as designed to face the Southwood Lane Public highway or Southwood Lane Cul-de-sac road.

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3. Photographic Survey of the boundary wall

3.5 The Boundary Wall Facing North (Within no.86 plot and not visible from the public realm)



Photograph S - Photograph showing failing boundary wall between no. 84/Highstone House and no.86, not visible from the public realm.



Photograph T - showing the poor condition of buttressing with a flat top and brick header courses as modified by application HGY/2014/3447



Photograph U - showing the end masonry wall in a predominantly red brick with a chamfered end suggesting the wall was cut and previously longer (presumably cut in 1958).

Summary of Heritage Characteristics of the boundary wall between no.84/Highstone House and no.86 (not visible from the Public Realm).

The Heritage aspects and condition of this structurally failing wall has been documented in the Heritage, Energy Design and Access Statement (HEDAS/Section 4 of planning permission ref: HGY/2025/2929) but is included here for completeness. There is a significant lean and cracking in the wall. Notably there is no blue/ grey plinth stones or coping stones at any location over the entire length of this wall.

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4. Summary of Significance and Findings

The boundary wall is a non-designated heritage asset. It is included on the London Borough of Haringey Register of Local Listed Buildings of Merit, where the entry reads:

Under the street heading “*Southwood Lane, Highgate N6*” the entry reads: “*Wall between Nos. 84 & 86 and along back of pavement (former boundary wall to Southwood House)*”. The register records the entry against Conservation Area 1, with an inclusion date of 25 September 1986 marked by an asterisk; the register key states that the asterisk “*Denotes inclusion as part of conservation area designation*”.

The entry identifies the wall as a whole and attaches no significance to any individual detail. Its significance is accordingly derived from the wall’s visual contribution to the Highgate Conservation Area, rather than from any single decorative detail or from hidden fabric.

The photographic survey establishes the following:

1. The wall has no uniform character. It comprises different brick types and colours along its length, a variety of differing pillar and buttress styles, sections altered at later dates (including brickwork added to conceal a boiler room to No. 84), and a section previously shortened. Substantial lengths are concealed by dense evergreen planting.
2. The wall is in poor condition in many places (cracking, leaning, widespread need for repointing, and visible efflorescence), and the section between No. 84/Highstone House and No. 86 is structurally failing.
3. The blue/grey plinth stone was found only as a transition between two different thicknesses of brickwork, or as a cap to the top of a buttress at the top of the cul-de-sac road. None was found at the base of the wall, at a junction between brickwork and a different material, or on the wall as it faces the public highway.
4. Where the wall meets the ground or footpath it is simply detailed and unarticulated.
5. The junction subject to the proposed amendment (the rebuilt brick wall meeting the new concrete retaining wall) is not visible from the public realm, and historically carried no plinth or coping stone at all, the original condition being an earth bank abutting the brickwork.

Accordingly, the blue/grey plinth detail at this junction in the approved scheme reflects no condition found anywhere on the locally listed wall: it is neither a top-of-wall coping, nor a brick-thickness transition, nor a buttress cap, and the wall’s bases are characteristically unarticulated. These findings are provided as a factual record of the wall’s significance and detailing; their relevance to the proposed amendment is addressed in the accompanying covering letter.