

28 Wood Lane, N6 5UB Design and Access Statement -Part 2/3 24.12.2025

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6. Proposal



Sketch view of 28 Wood Lane and proposed external works



Sketch view of 28 Wood Lane and proposed internal works

Key:

1. New rear extension
2. Replacement glazing
3. New landscaping
4. Re-rendering façades
5. New staircase
6. Internal wall insulation
7. Loft insulation
8. Underfloor heating to lower and upper ground floor
9. Opening up above first floor bedroom

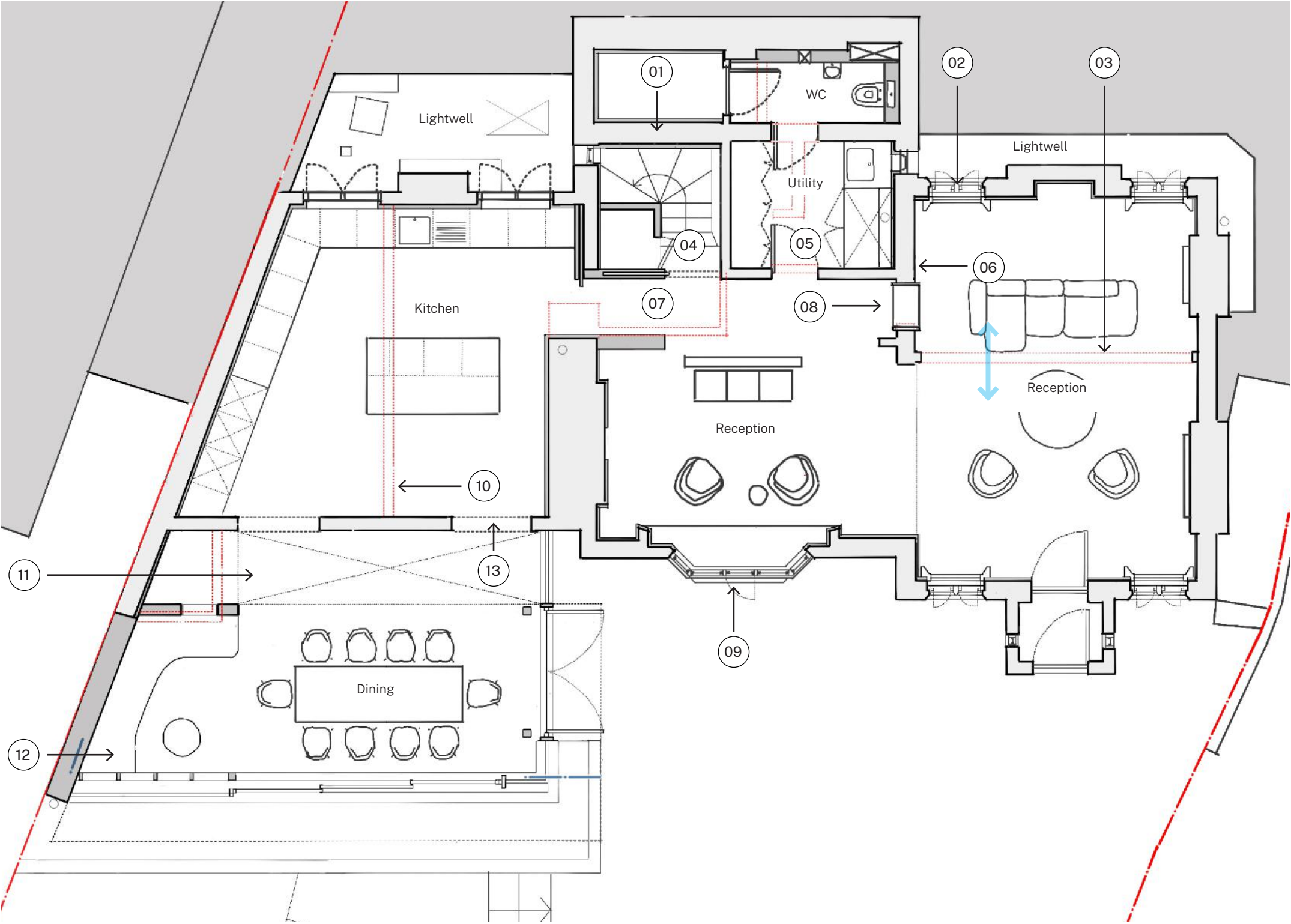
6.2 Proposed Lower Ground Floor

The proposed design emerges from a careful assessment of existing fabric and significance, creating a sequence of generous, welcoming spaces that reflect the building’s character. A new subservient extension will create a garden-facing dining room, while lowered sills to existing openings in the south façade will enhance connections to a more generous kitchen formed by combining existing spaces. The east end will be transformed by combining the current reception room and north-eastern inner room into a handsome drawing room. The central living space will be re-imagined as a more formal hall, marking the main arrival point at lower ground floor. A more generous open stair will create an appropriate connection between floors, while lowering the floor level throughout will improve spatial proportions and headroom.

The proposed design has also evolved to incorporate feedback during the pre-application phase. As a result, the extension has been altered to become lighter weight with less prominent structure. The articulation of the extension as a transparent addition through which the original house remains visible and readable. A rooflight between the house and extension serves to create a clearly articulated threshold between old and new, whilst also allowing the original house wall to remain well lit and visible.

Key:

- 1. Existing opening filled allowing for new main stair, simplified access through Laundry to WC
- 2. New window mirrors openings on south elevation (previously planning permission approved)
- 3. Opening made in partition, frame of existing wall retained to reflect original arrangement
- 4. New staircase with regular comfortable risers, providing a better sense of direction and arrival to the lower ground floor
- 5. Second WC and bath becomes laundry, with good access to rear garden
- 6. Bulkhead over removed
- 7. Narrow corridor opened up
- 8. Existing doorway retained as framed opening, giving sense of connection and light but preserving the formal arrangement of new living space
- 9. Bay window retained
- 10. Non-original partition removed and step removed, (see 6.8 for more information)



Lower Ground Floor Proposed Plan

- 11. New rooflight positioned to illuminate and highlight the existing facade
- 12. Built-in furniture provides some sitting space with connection to garden and kitchen, and offers opportunity to connect with Cottage Orné interior detailing
- 13. Sills lowered to create connection to new garden room extension

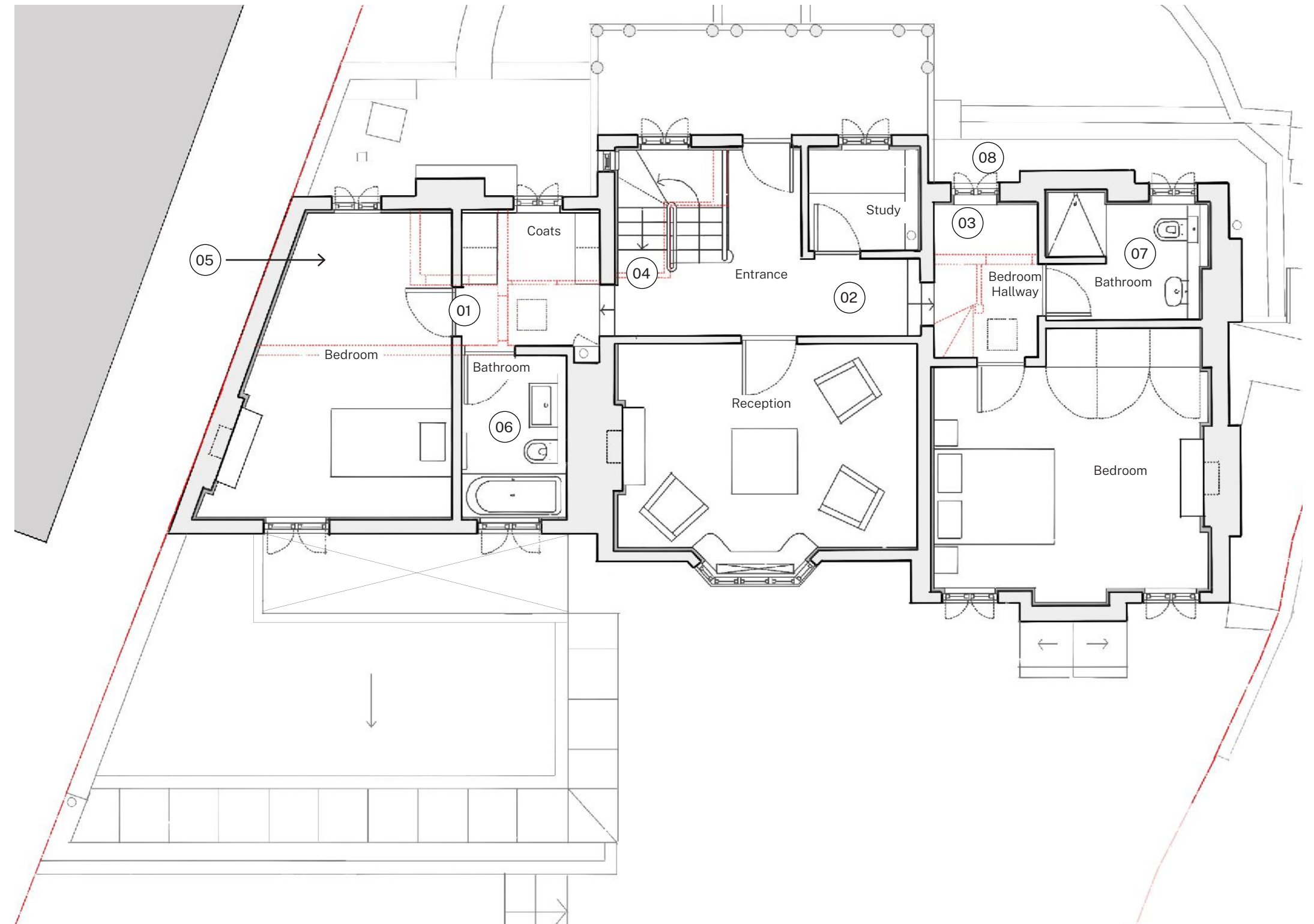
6.3 Proposed Upper Ground Floor

The upper ground floor proposals focus on two key areas of improvement. At the eastern end, the current subdivision of spaces into smaller bedroom and bathroom areas will be adjusted to create a more generous, dual-aspect bedroom space that is easier to furnish and enjoy. The bathroom will be relocated to the garden elevation, benefiting from improved privacy and garden views.

At the western end, the removal of the WC added during the 2014 works will allow the reinstatement of the original landing space. This change, combined with subtle adjustments to the short flight of stairs, will enable the simplification of the ceiling beneath while creating a more considered landing design that better serves as a welcoming ante-space between the main entrance hallway and the bedroom areas.

Key:

1. Separate WC removed to simplify circulation
2. New stairs mirror the original stairs to the western wing of the house, and allow bulkhead from lower ground floor living space to be removed
3. Separate WC removed to let light into space and simplify circulation, provides generosity to main bedroom
4. New staircase opened up
5. Dual-aspect bedroom
6. Family bathroom to private side of house
7. En suite rearranged to provide WC within room
8. Horizontal SVP pipe running across front facade to be removed



Upper-ground floor proposed plan

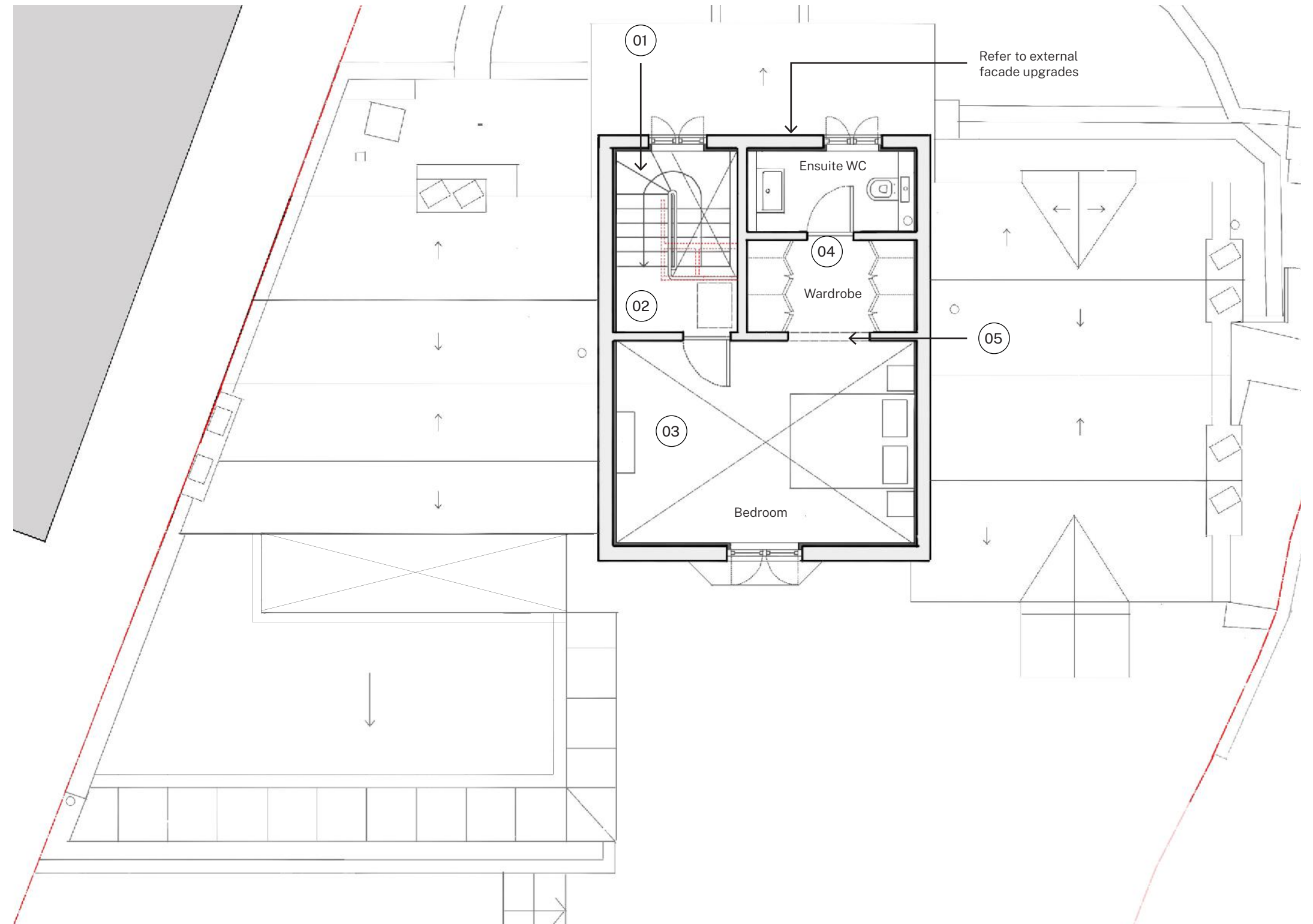
6.4 Proposed First Floor

While the first floor layout remains largely unchanged, several crucial improvements are proposed. A new ensuite bathroom will utilize the existing plumbing supply installed during the 2014 works, addressing the current lack of bathroom facilities on this level which compromises its use as a bedroom. Currently, occupants must access bathrooms on the raised ground floor via the entrance hallway, an arrangement that significantly impacts the room's functionality.

The proposals also include the revealing of the existing attic space above the central bay. This attractive but currently inaccessible space was previously discussed during the 2014 planning dialogue, where officers indicated openness to incorporating it into the first-floor room. This change would create a more characterful space while maintaining the building's external appearance.

Key:

1. New stair to address clash between window and stair
2. Stair removed to enable open landing with light and view to street and main entry below
3. Ceiling opened up to attic to express volume of house and hidden window within room
4. New en suite to bedroom using existing plumbing provision to this area
5. Existing door retained as non-operable behind new wardrobe cabinetry



First floor proposed plan

The project presents a valuable opportunity to address previous detrimental changes to the building's fabric. A comprehensive assessment of non-original, unsympathetic features was undertaken identifying elements that could be replaced with more appropriate alternatives to enhance the building's character and integrity.

The proposed facade improvements include:

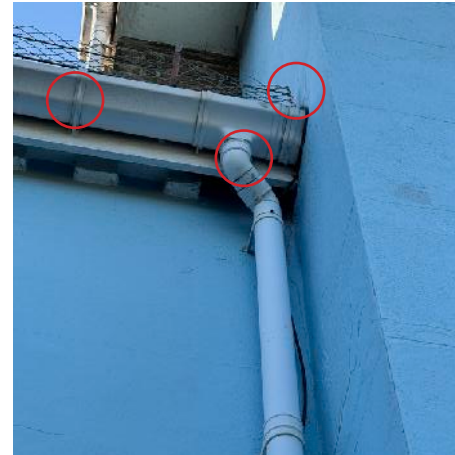
- Re-render all façades
- Mesh removed from gutters
- Replace PVC pipework and guttering with cast iron rainwater goods
- Remove fascias where obscuring historic details
- Oversized lantern/external lighting removed



Existing Front Elevation-opportunities for restoring facade fabric



Existing Rear Elevation-opportunities for restoring facade fabric



6.6 Proposed Rear Extension

The proposed single-storey extension takes inspiration from Cottage Orn  principles of buildings engaging with nature. Its low-lying form are designed to preserve neighbouring amenity while strengthening the relationship between the house and its garden.

The modern addition is distinct yet clearly subordinate to the historic building, respecting its form and rhythm while providing a contemporary complement. The lightweight glazed elevation and thin roof profile create transparency and permeability, allowing the original blue fa ade to remain visibly prominent through and above the new structure.

Internally, the extension provides a family dining space oriented toward the garden. Planting integrated along the glazed edge visually anchors the addition in its landscape.

Associated external works include new terrace paving, minor reconfiguration of steps and new tiered stone hardscape.



Sketch visual of the proposed extension viewed from the garden

Key:

- 1. Flat zinc covered roof
- 2. White painted timber rafters referencing the ornamentation on the main house
- 3. Timber lining to underside of roof canopy
- 4. Rendered wall
- 5. Operable sliding windows
- 6. Up and over structural glazing
- 7. Existing openings retained
- 8. Existing external wall visible through transparent facade



Light grey zinc roof covering



Painted timber rafters



Aluminium frame sliding windows



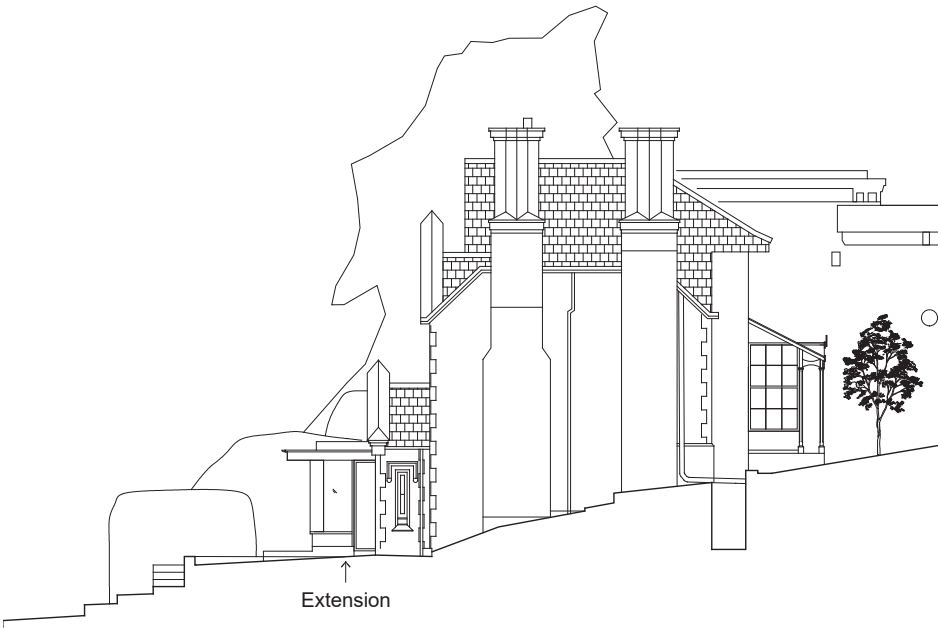
Textured retaining wall



Stone hard landscaping

The roof of the extension is set away from the main rear elevation and connected to the historic building by a glazed link. This separation maintains a clear distinction between old and new, in line with best practice for heritage settings. The rooflight position introduces natural illumination and provides a visual emphasis on the rear façade, ensuring the historic architecture remains the focal point.

Structurally, the extension employs a lightweight steel frame with moment connections, designed to minimise disturbance to the existing wall fabric. The proposal retains the existing window and door openings in the rear elevation wherever possible, adapting them sensitively to form new connections with the addition.



Key:

1. Glazed aluminium frame doors
2. Zinc roof covering
3. Fixed glazing
4. White painted timber rafters referencing the ornamentation on the main house
5. Aluminium frame sliding windows
6. Up and over structural glazing
7. Existing openings retained
8. Existing blue wall remains readable through proposed extension



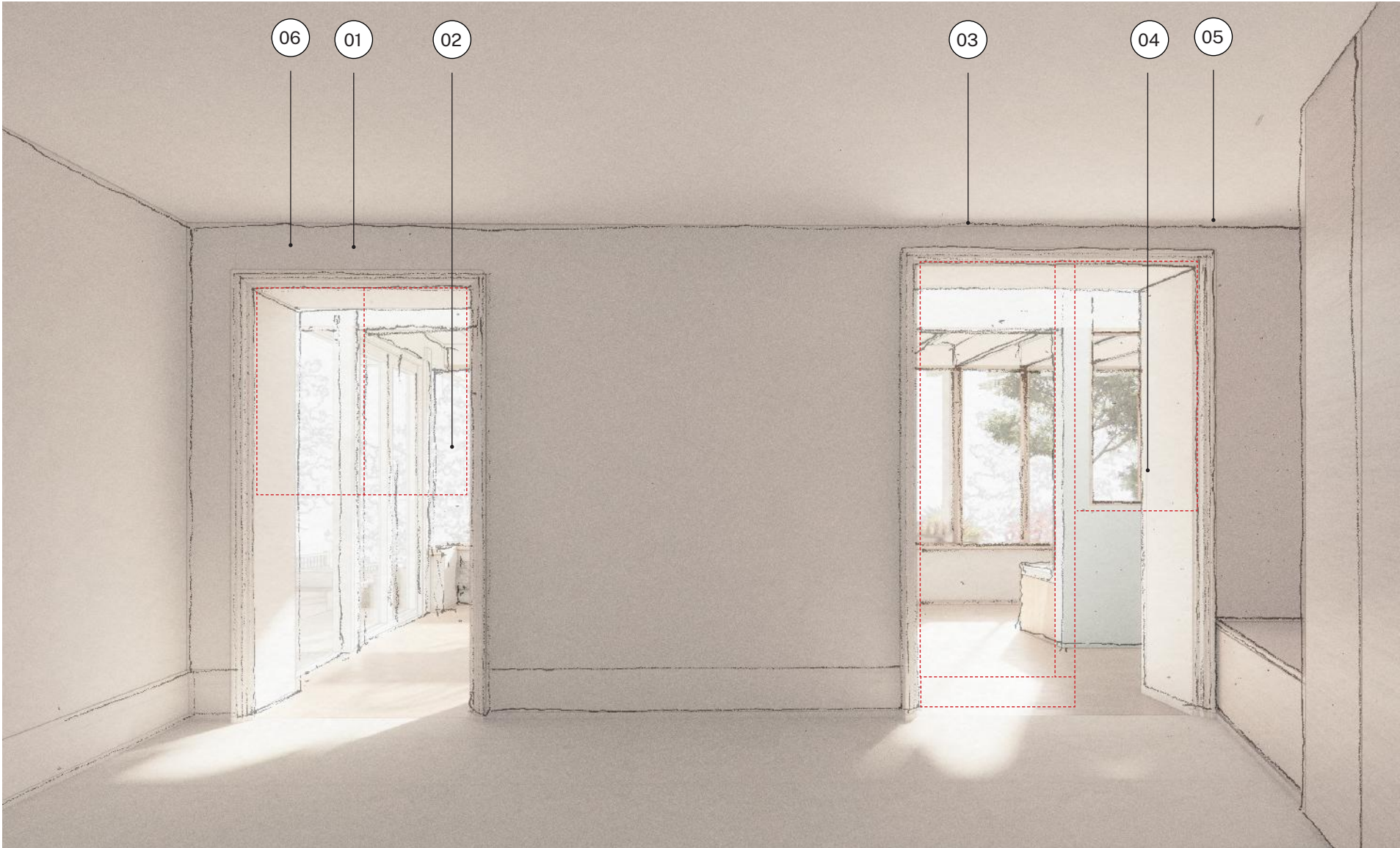
Frame-less glazed link references

6.8 Kitchen Connection

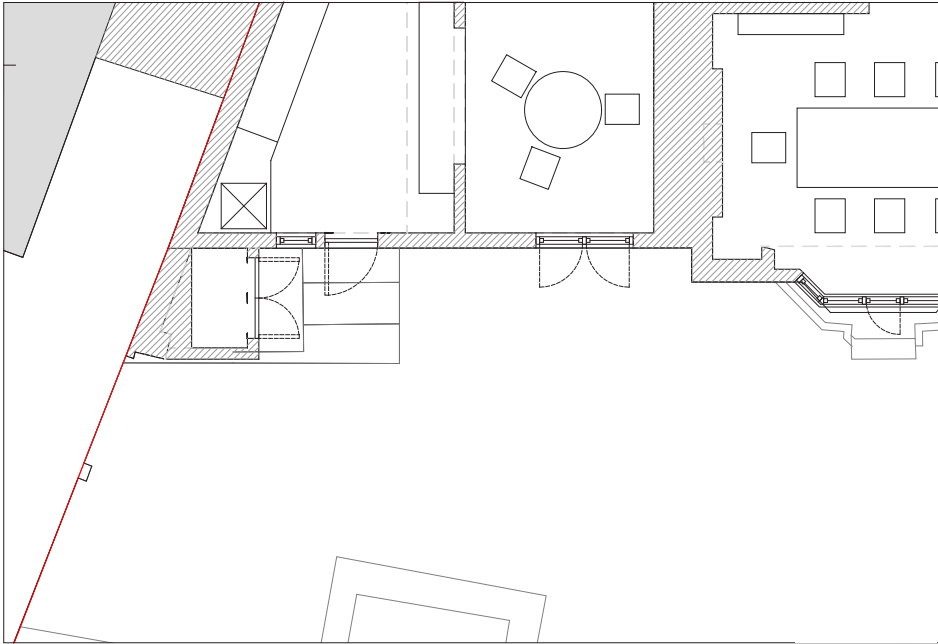
The existing kitchen diner, with spaces separated by a non original partition and a level change is awkward to use and feels cramped. The dining space is poorly connected to the garden. The new arrangement proposes removing the internal partition and the level change to create a more generous kitchen. Connection to the new garden facing dining room is formed by lowering the cills of the existing window and door openings to create two portrait format openings. The new arrangement retains the plan form of the building and spatial hierarchy whilst addressing a problematic area of the building.

Key:

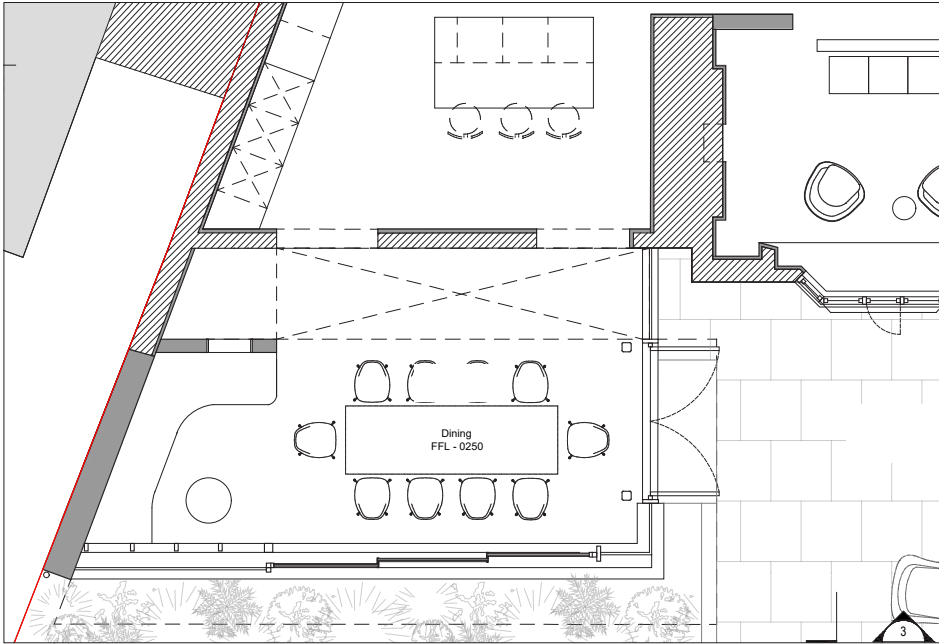
- 1. Existing opening form retained, including lintel height
- 2. Sill lowered to new proposed ground floor level
- 3. Existing opening form retained, including lintel height
- 4. Sill lowered to new proposed ground floor level
- 5. Accentuated door linings reinstated
- 6. Width of existing openings retained



View from kitchen through existing windows (lowered sills) to new conservatory extension



Existing plan layout of kitchen, dining, terrace relationship



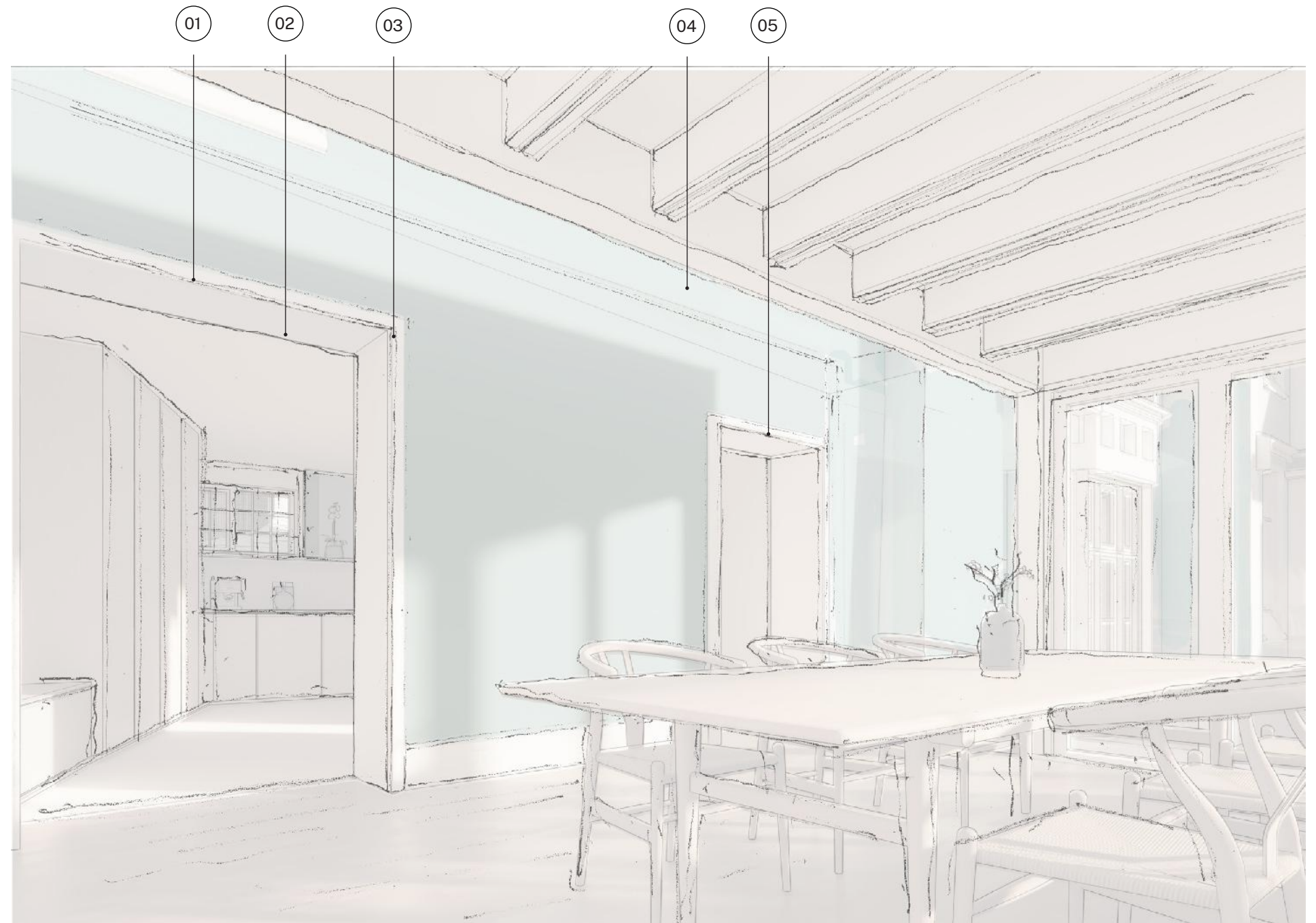
Proposed plan layout of kitchen, dining, terrace relationship

A rooflight is introduced between the existing dwelling and the proposed extension to provide a clear visual and architectural separation between old and new fabric.

This approach responds directly to the pre-application advice, ensuring that the decorated rear elevation of the original house remains the dominant element. The rooflight allows the historic blue wall to remain uninterrupted while introducing natural daylight that enhances its legibility and significance. This design strategy clearly distinguishes the contemporary intervention from the historic building, in line with established heritage principles.

Key:

1. Existing opening form retained, including lintel height
2. Width of existing openings retained
3. Accentuated door linings reinstated
4. New rooflight positioned to illuminate and highlight the existing facade
5. Existing opening form retained, including lintel height



6.10 Internal Works

The proposals form part of a holistic approach to enhancing the building’s functionality and comfort while respecting its historic character. All works will be carried out with attention to reinstating decorative finishes and ensuring no loss of significant historic fabric. Preliminary structural design has been undertaken to understand and sensitively manage the impact of the proposed interventions.

6.10.1 Lowered Floor Level (Lower Ground Floor)

The proposal includes lowering the lower ground level by 250mm to address inconsistent levels created by past refurbishments and to improve head height in the western living room. There is evidence to suggest the original level was lower. Localised underpinning, a new concrete slab, and underfloor heating are proposed. The heritage impact assessment confirms no loss of historic fabric as a result of this work.

6.10.2 Reconfiguration Layout (LGF/UGF/FF)

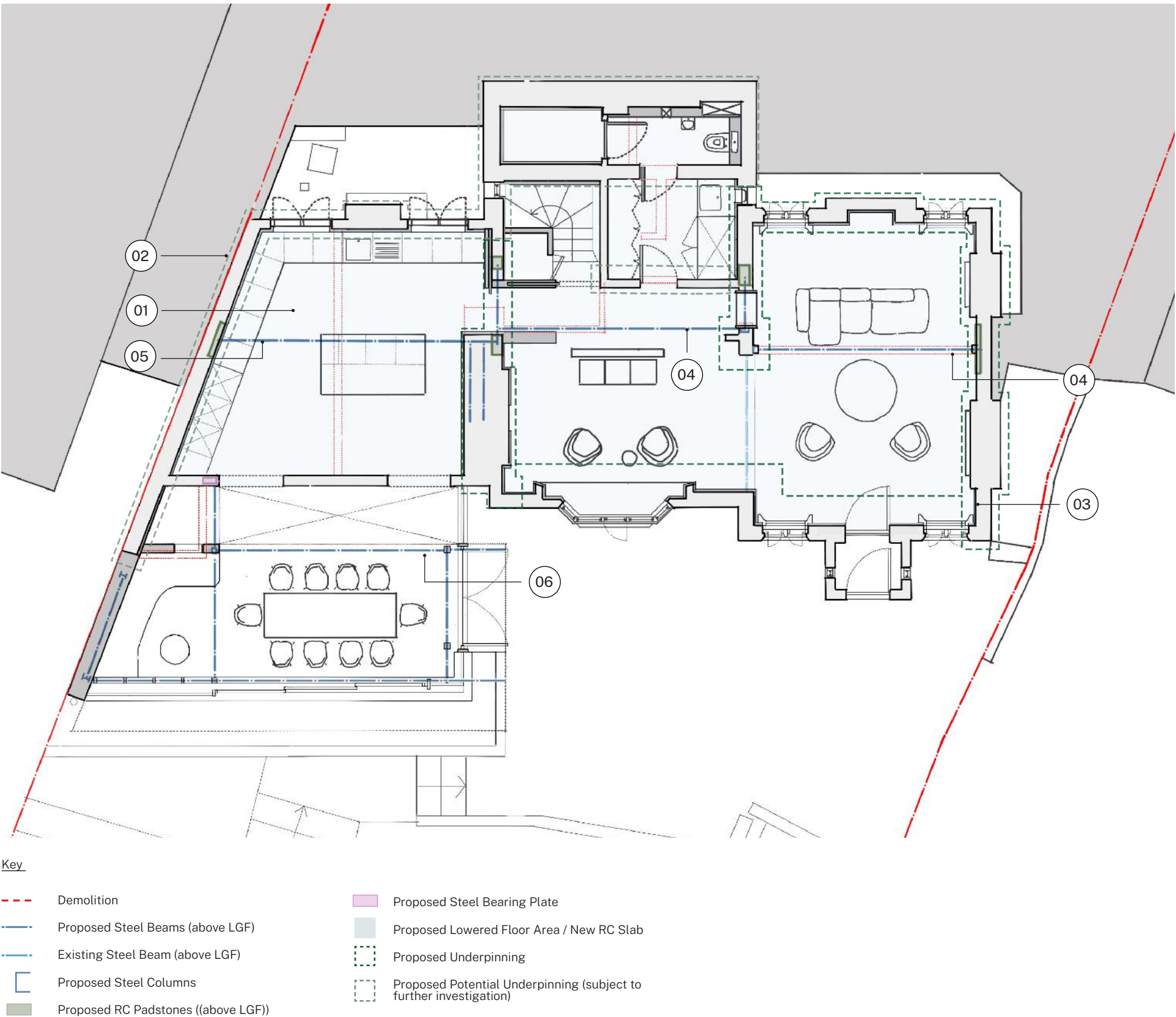
Selective removal of partitions will improve spatial flow, particularly by opening up the lower ground floor reception and kitchen areas. Structural measures include discreet steel supports, with beams designed to be integrated within the floor build-up or expressed only where necessary with a downstand, maintaining a sensitive relationship with the existing structure.

6.10.3 New Staircase

A new staircase will replace the existing steep and awkward stair, which poses safety concerns and fails to meet modern standards. The new design will provide safe and compliant access while being sympathetic to the building’s historic setting.

6.10.4 Proposed opening up above first floor bedroom

A new opening will connect the first-floor bedroom to the attic above, revealing existing roof structure and a high-level window. This modest intervention will create a lighter, more open space and bring the currently underused volume into visual continuity with the principal room below.



The existing lower ground floor construction dates from 2014, comprising an insulated floor with underfloor heating above a tanked screed. This replaced a previous twentieth-century uninsulated floor built on cement haunches and timber joists. Investigation revealed varying timber sizes across the building's three bays, reflecting its sequential development and adaptation.

The proposal to lower the floor level to align close to original levels, presents an opportunity to reinstate original proportions, while incorporating modern insulation standards. The opening up and subsequent works in 2014 revealed that the original floor was between a range of 100 and 200mm below the current levels. Because of the level change between interior and exterior the floor level can be lowered whilst still retaining a step up from outside to inside.

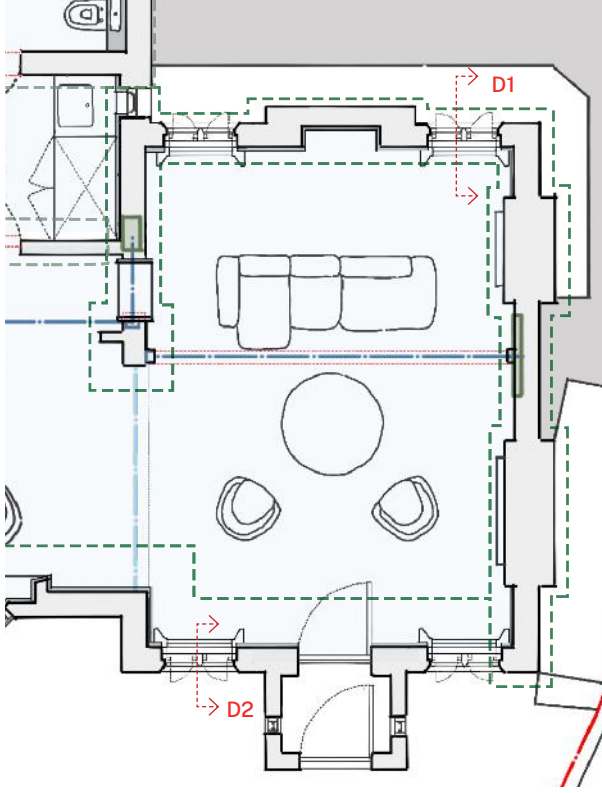
From inspecting the trial pits, the structural engineer has provided a preliminary design for the groundworks. Underpinning will be required in certain areas as shown on the plan. The works will involve removing the existing floor build-up and creating a new insulated construction. The change appears feasible without impacting historic fabric, as affected elements (skirting, architraves, doors) are predominantly from 2014 or later alterations, and the floor substrate itself is largely just compacted earth rubble and brick fragments.



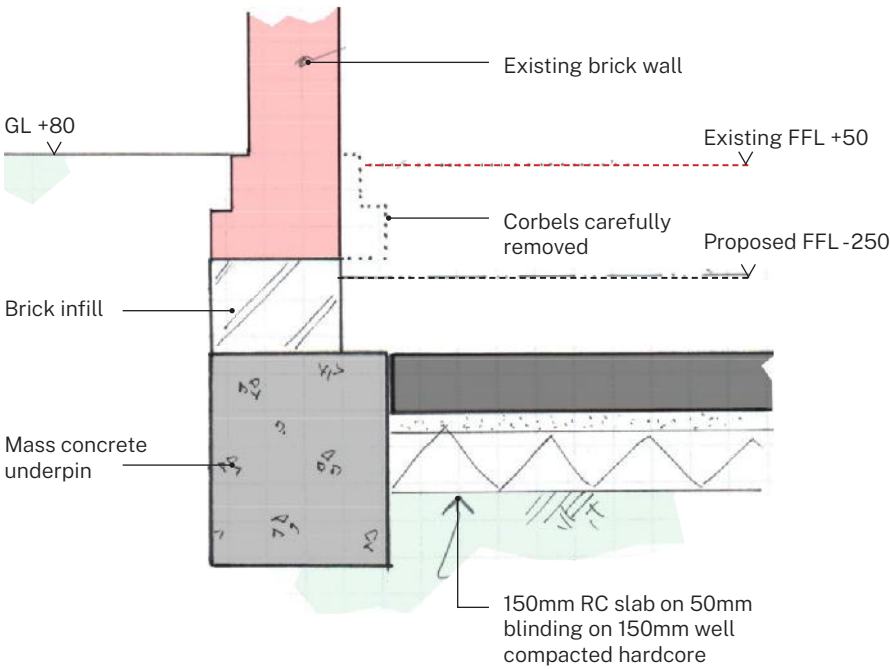
Photos of the flooring substrate taken during 2014 works. This material was removed as per the approved demolition to reveal brick and rubble beneath.



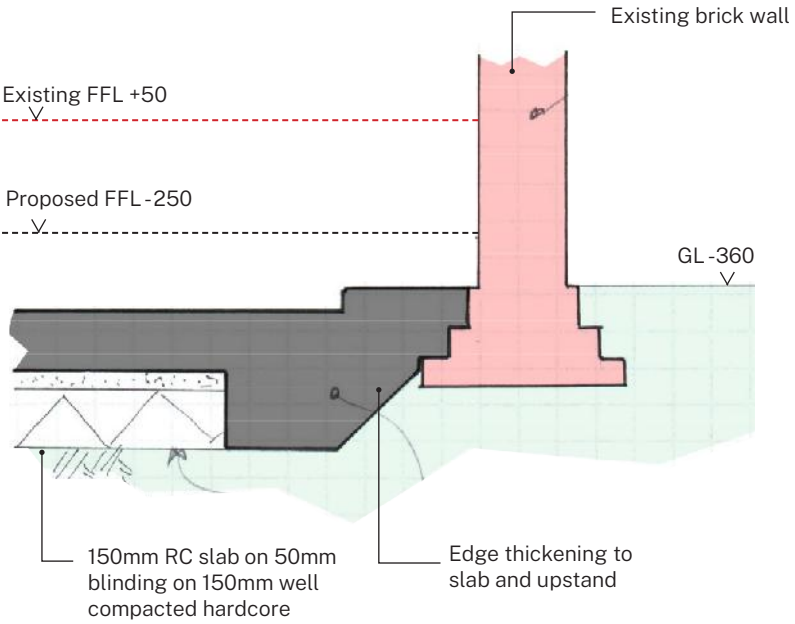
Section highlighted to show the existing floor level dashed red, and the proposed floor level lowered and resolved as one consistent datum.



Proposed lower ground floor plan showing details section locations.



Detail 1:
Preliminary structural lower ground floor detail showing proposed underpinning and RC slab.
Sketch by Structural Engineer

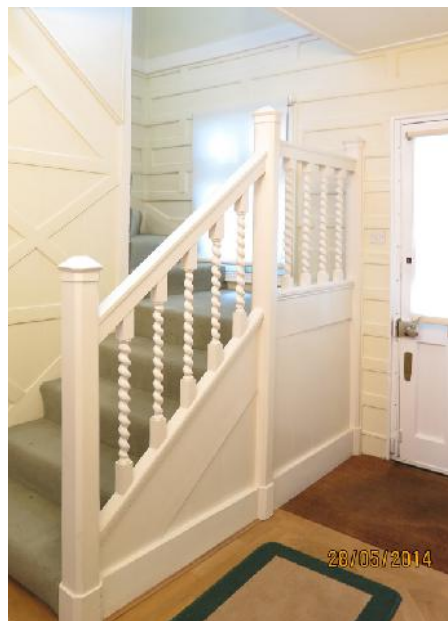


Detail 2:
Preliminary structural lower ground floor detail showing proposed RC slab (underpinning not required). Sketch by Structural Engineer.

Issues with Existing Condition:

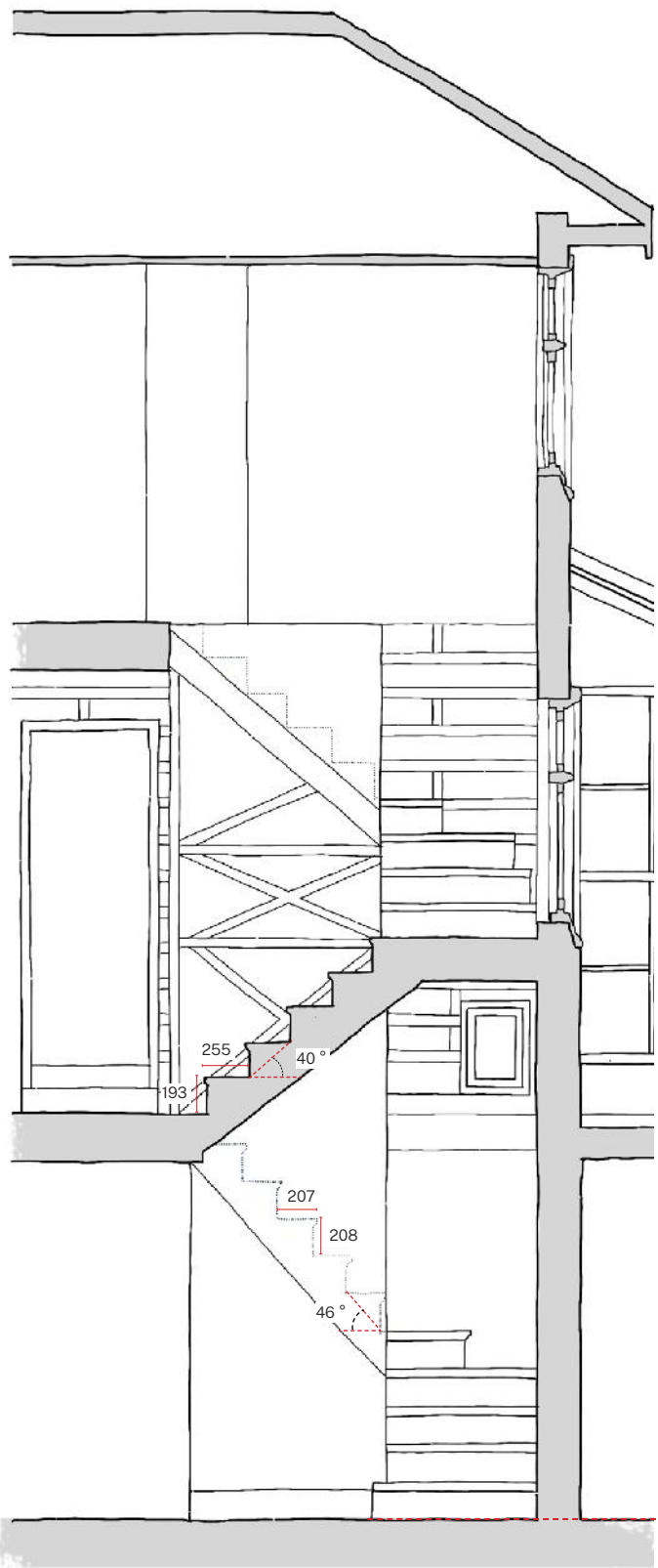
There are significant practical issues with the existing stair that have resulted from various alterations. Awkward elements such as inconsistent detailing, treads overlapping windows and improper service integration were identified. The most utilised run, down to the lower ground floor is a steep and confined stair which fails to meet current building regulations - this presents a safety hazard, particularly for the occupants' young children and elderly relatives.

As the heritage assessment notes the existing stair is 'probably not in its original form', the proposal seeks to address the issues identified with a new replacement staircase.

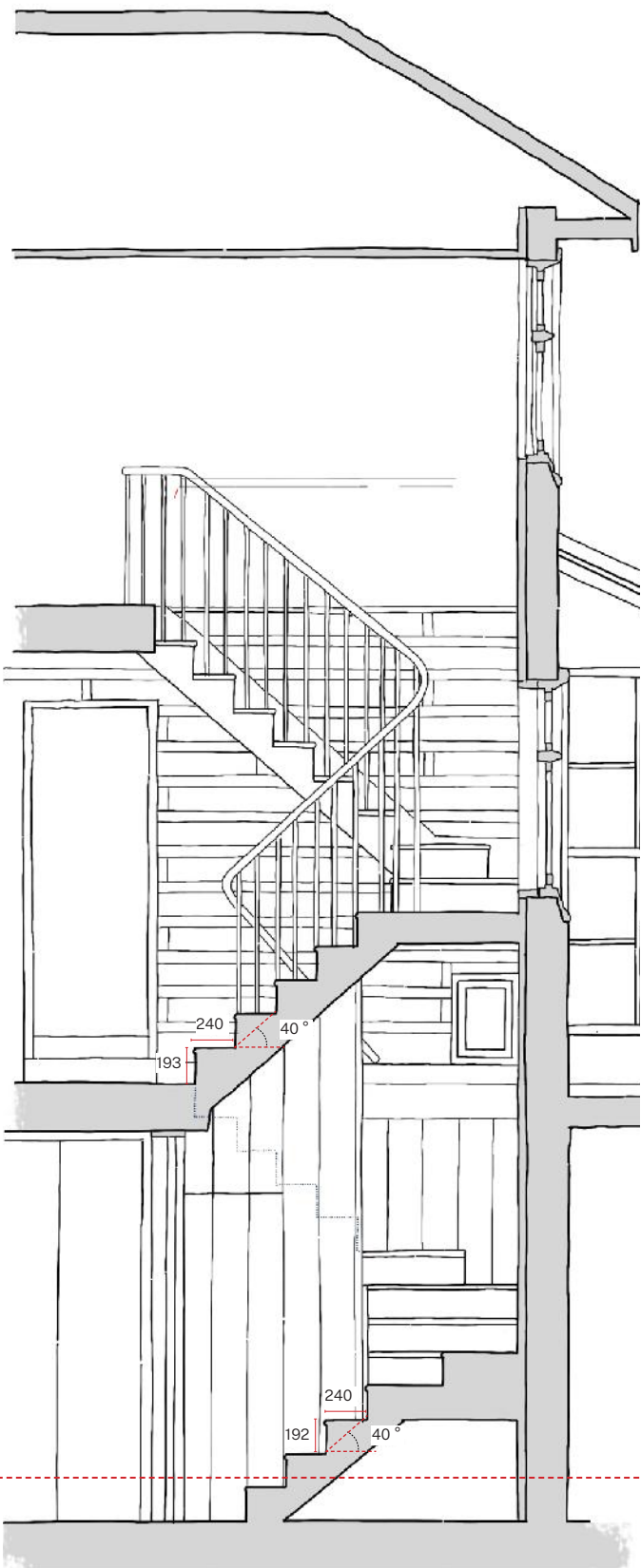


2014 site photos of stair and main Entrance relationship, detailing clash with winders and access

2024 site photos of lower stair to lower ground floor, compromised visibility and access



Existing Stair Setting Out Cross Section



Proposed Stair Setting Out Cross Section

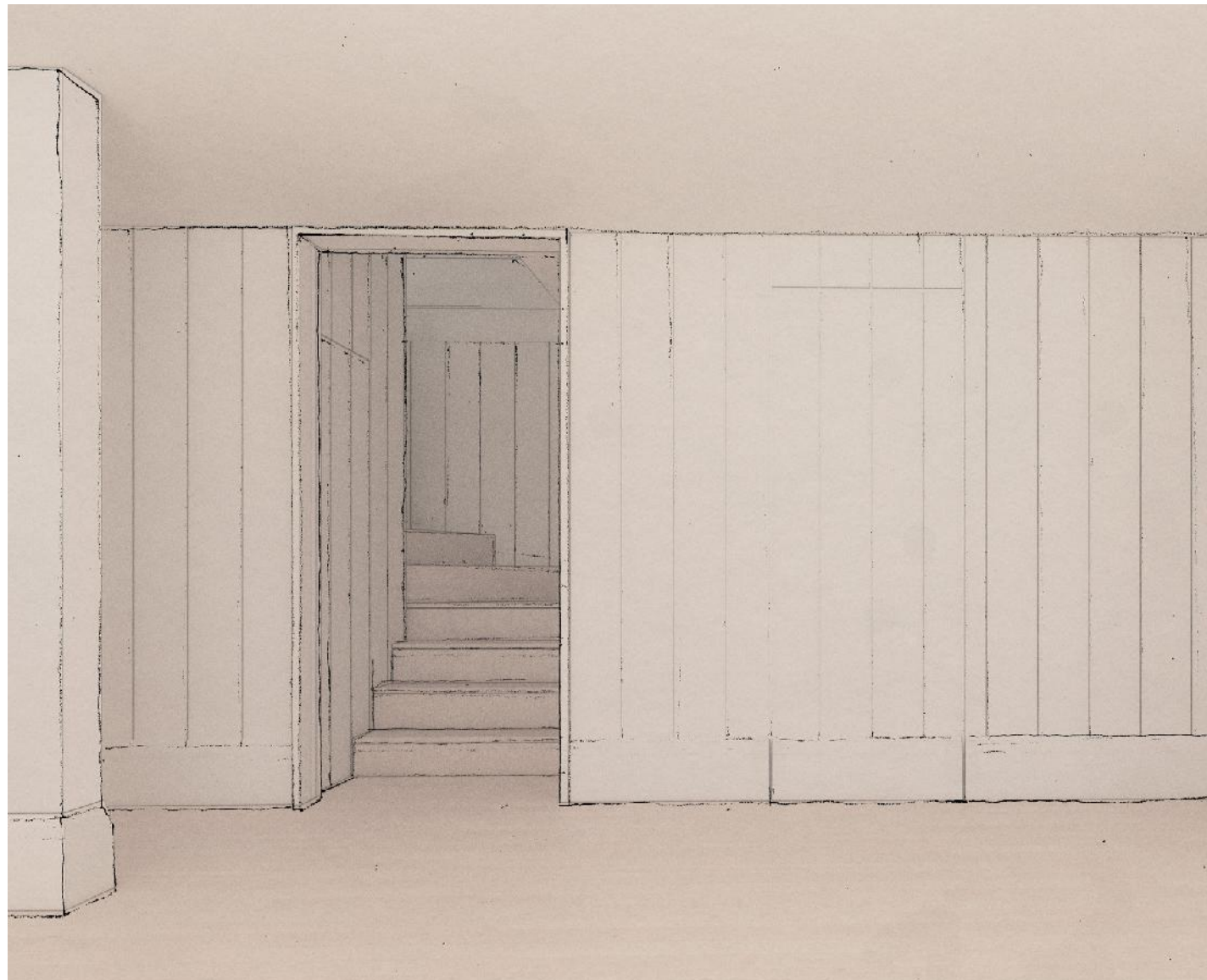
6.13 Proposed Stair

The main objective of the new stair is improved comfort and safety, whilst proposing a central feature with appropriate historic character. The setting out has been carefully considered to provide a more gradual and consistent stair. The constraining partition between the upper run will be removed to create an open and coherent design. At the stair's base, reconfiguration of ancillary spaces will allow for improved alignment with the lower ground floor hall, creating more natural circulation flow.

The design reflects a late Georgian type stair with slim newels, stick balusters and a shaped continuous timber handrail. Existing period details will be retained

where possible such as reinstating and continuing the panelling into newly revealed areas.

In summary, a dangerous stair which is very much the product of piecemeal alteration, and which feels awkward and incongruous as a means of accessing the primary reception and living spaces of the house, will be replaced with a more generous welcoming stair. The new design will re-frame the stair as a harmonious element, central to the appreciation of the building.



Proposed sketch view showing the opened up stair at lower ground floor to improve connectivity and access



Proposed sketch view showing the new stair and reinstatement of panelling

6.14 Main Living Spaces

The east wing's reconfiguration creates a generous dual-aspect room celebrating window symmetry between north and south elevations. Reinstating the stair window which was consented in 2014 but never actioned, completes this composition. A ceiling down-stand with projecting nibs preserves the original layout's legibility.

The resultant arrangement maintains legibility of the original plan form while creating living space appropriately scaled to the house. The articulation — with downstand and nibs framing two zones — reflects nineteenth century domestic precedent where reception spaces were larger than rooms above. Combining spaces in the east wing acknowledges its history as a later addition, itself an act of aggrandisement that this intervention continues.

Key:

- 1. Doorway retained as framed opening
- 2. Corners of formal rooms defined with nibs
- 3. Cornicing re-instated to reflect rest of reception room
- 4. Down-stand preserves historical reading and separates the two chimney breasts
- 5. Appropriate replacement fireplace surrounds installed



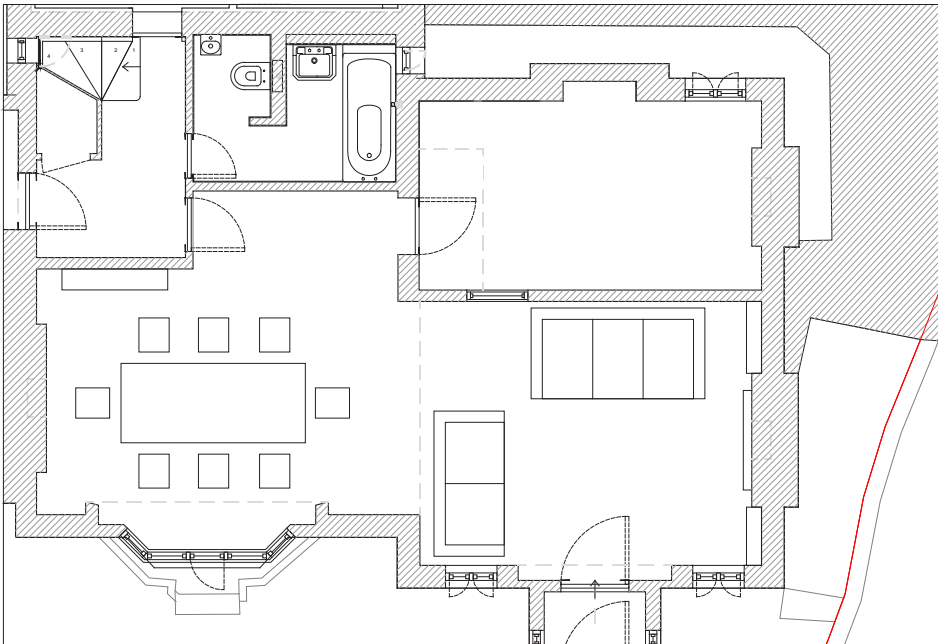
Existing lower ground floor



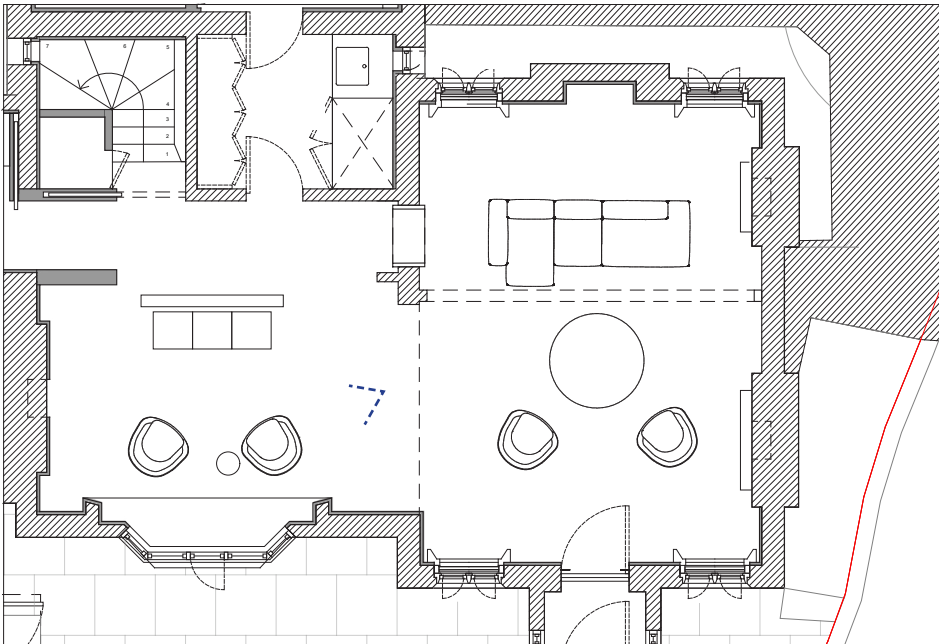
Victorian interior reference image showing a downstand as a feature detail.



View from central reception through to proposed double reception



Existing plan layout of dining and living spaces



Proposed plan layout of living spaces

6.15 Reinstating a Coherent Language

Lowering the floor level at lower ground floor implies work to nearly all internal finishes and joinery in these spaces. Fortunately, these works will all effect fabric within areas which were altered in 2014. As such an opportunity presents itself to reinstate a coherent language of detail without impact on heritage significance, or historic features. The combination of lowering the floor and reinstating detailing in line with that new datum will deliver an interior which is altogether more consistent.

Careful attention has been given to key interfaces, including:

- 1. New Fireplace hearths and thresholds. Appropriate log burners where proposed.
- 2. Replacement door & window cills, mouldings and panelling, architraves to match existing
- 3. Detailing of proposed internal wall insulation -junctions with existing fabric
- 4. Skirting board profiles to match existing
- 5. Cornicing profiles to match existing
- 6. Proposed lowered floor level junctions

As part of initial design development these opportunities have been considered in sketches, and the intention will be to progress this with further research into appropriate detailing i.e. of profiling for cornices, skirtings and architraves.

Site photos highlighting the impact of piecemeal change on the existing floor:



Slight level change into WC



Floor junction at bay window



Slight level change into store room



Threshold at lower ground front door



Sketch indicating fireplace, skirting, cornice, window and door detailing considerations

The proposed lower-ground floor lowering and associated fabric works (internal wall insulation and window replacement) will be carried out to minimise impact on historic fabric. This can be achieved without significant loss to mouldings (skirtings, architraves). Key items requiring detailed design development are the window surrounds, cills and the fireplace hearths which has been explored through sketch details and visuals.

Key details are identified below.

Window surrounds

The eastern bay contains two full-height panelled surrounds with vertically sliding shutters, a characterful feature revealed when radiators were removed in 2014. The bases of these surrounds (and the lower-ground front door lower rail) have been reduced over time as floor levels changed. As part of the wider retrofit strategy, we propose to carefully move, extend and re-set the existing joinery to suit the new floor level, retaining shutters and original profiles.

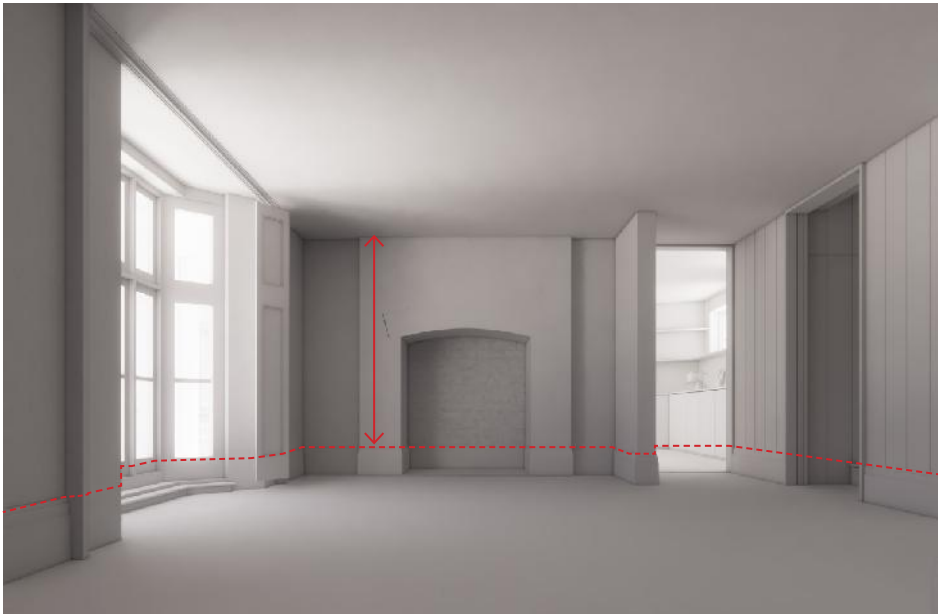
Bay window [1]

Replacement of the bay window with bespoke timber frame double glazing is proposed to improve thermal performance. The central bay treatment will retain a pronounced cill to reference the existing bay height. Detail development will be coordinated with heritage window specialists.

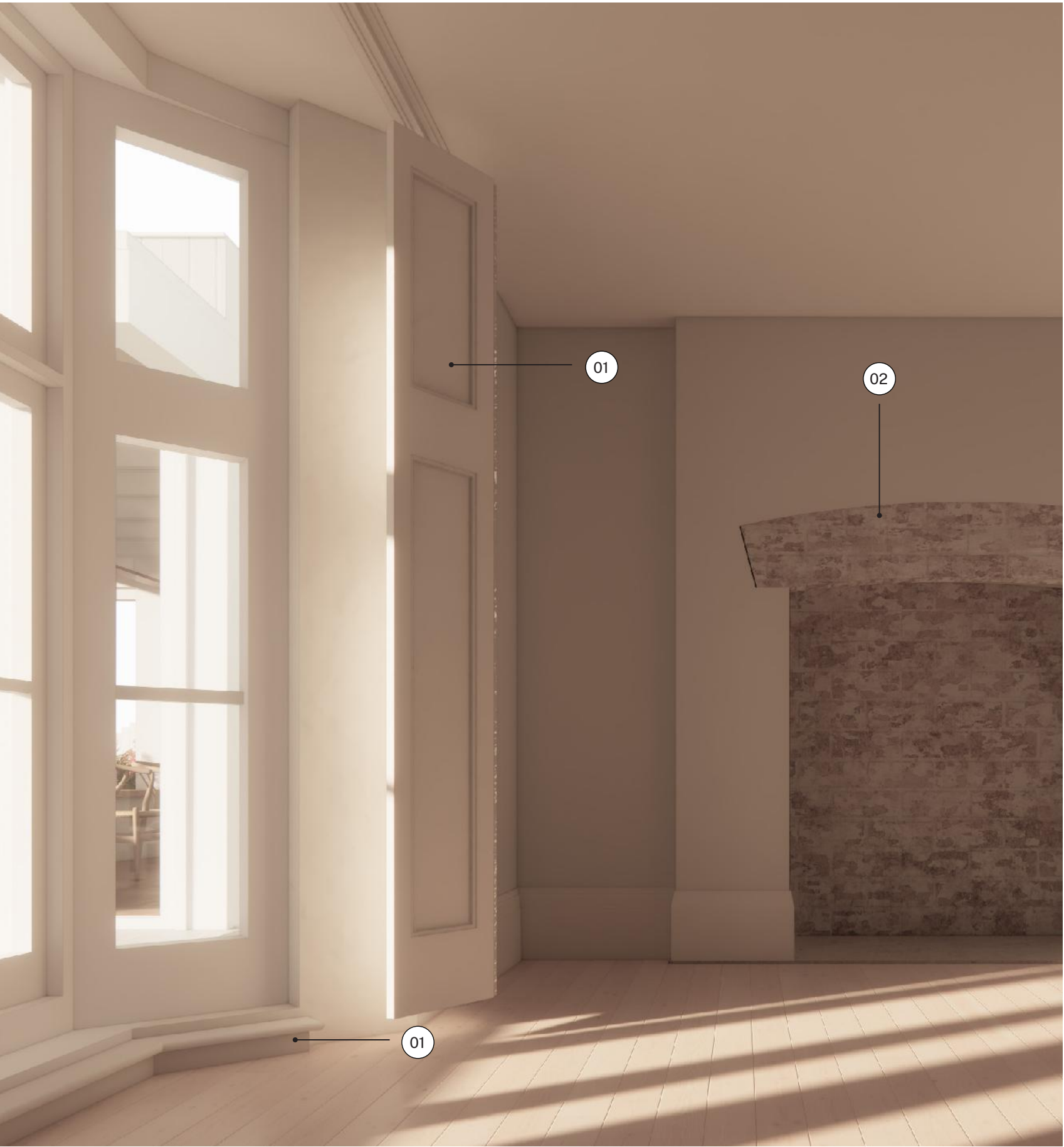
Fireplaces and hearths [2]

No original fire surrounds remain on the lower ground floor; these elements have been replaced several times, most recently in 2014. The hearth in the central bay (shown in the sketch visual) was uncovered during opening-up works at that time. It is proposed to extend the fireplace to meet the new lower floor level.

Elsewhere, the proposed approach is to introduce new surrounds to establish a coherent and consistent design language.



Proposed drop in level and impact on proportion



Hearth lowered and new skirt created beneath bay window

6.17 Existing Attic

The existing attic space represents one of the building’s most intriguing yet compromised features. Currently accessed through what appears to be a cupboard door on the stair, its presence is barely hinted at externally by a single high-level window. Despite its charm, the combination of awkward access and limited headroom restricts its use to storage, failing to contribute to the house’s character.



Photos of the attic space from 2025



Existing cupboard stair to attic



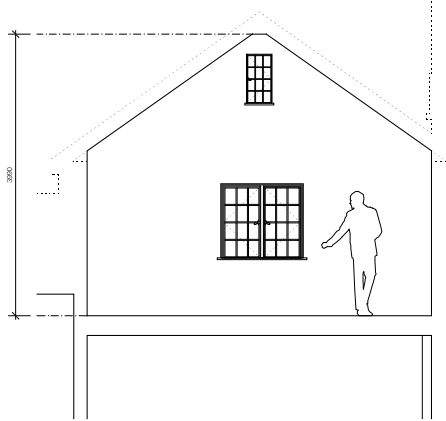
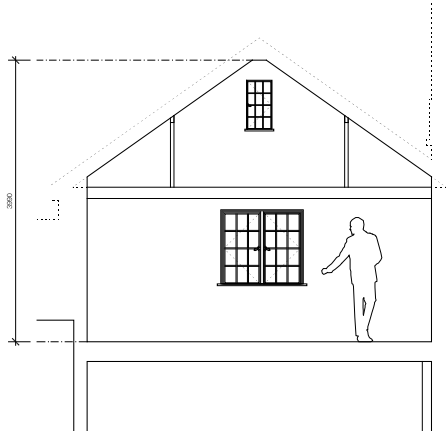
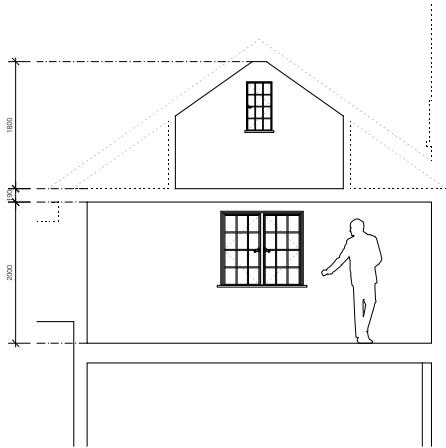
Photos of the existing roof structure



6.18 Attic-Previous Investigations

The previous owners were initially interested in fully vaulting the roof space above the main room at first floor.

In 2014 an in depth structural and architectural assessment was made of the attic. The existing primary structure comprises the ceiling joists, and the roof rafters which are propped on a pair of half height timber stud wall which form the side walls of the attic. This understanding informed a series of options which were then discussed with the conservation officer. Despite positive discussion, the idea of vaulting the ceiling was not progressed in 2014, due to timing constraints.

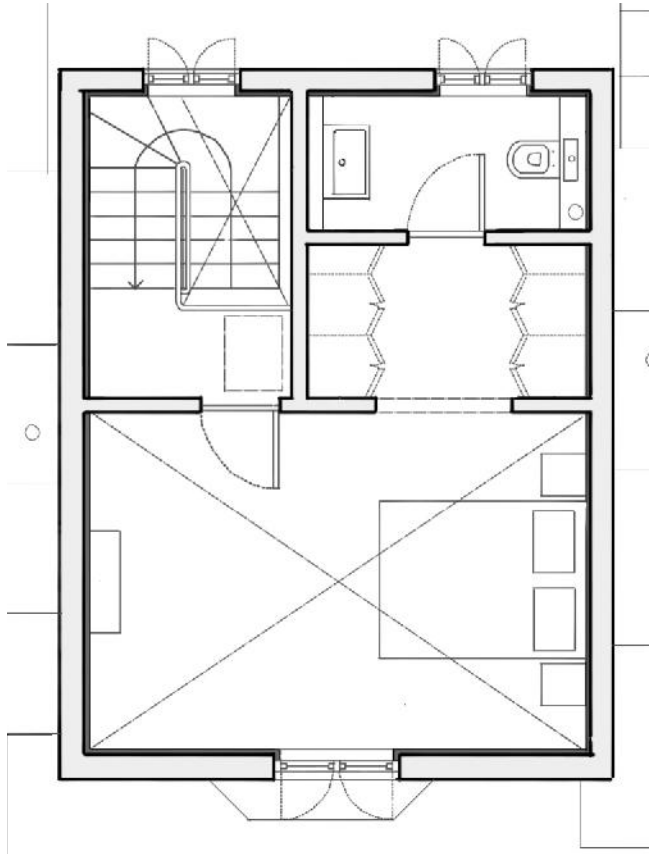


Diagrams above -current 1st floor room, existing roof structure, full volume of the attic

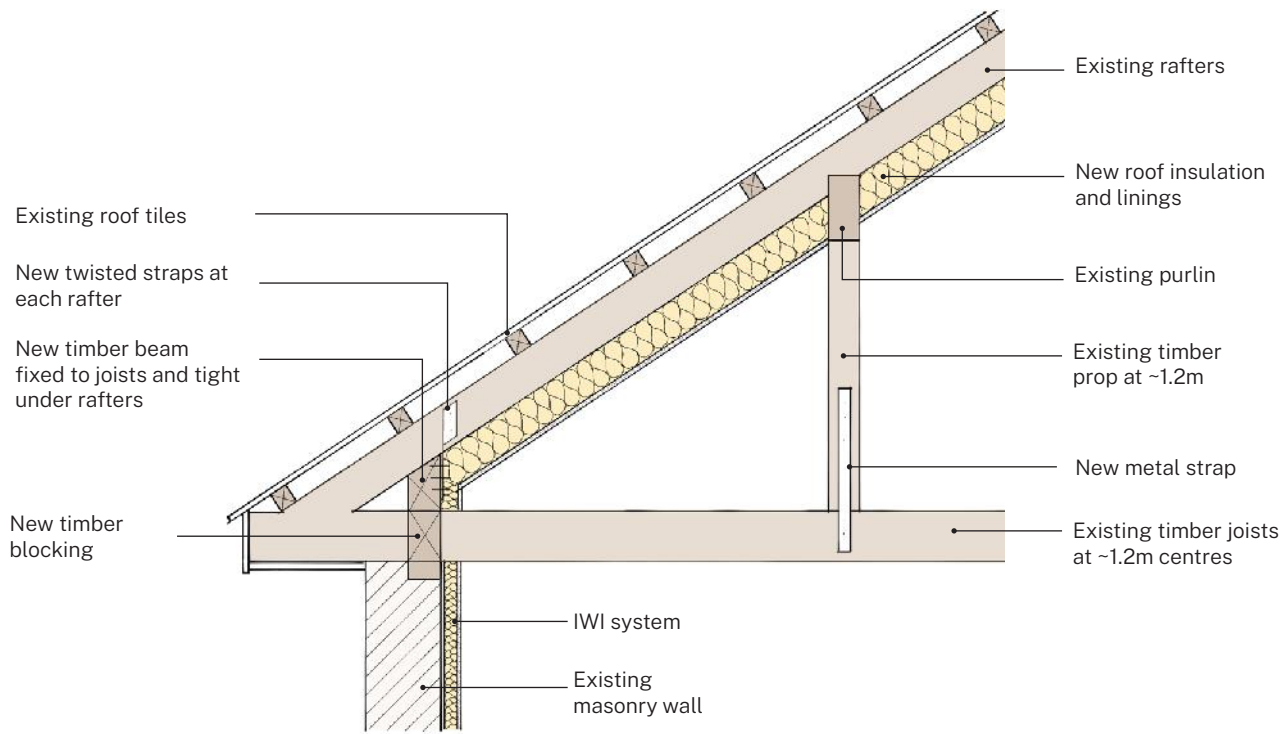
The proposal to open up the ceiling above the first-floor bedroom will connect the two spaces, revealing the roof structure and high-level window. The generous head height will create an open and light bedroom space.

The proposal makes efforts to preserve the original historic fabric with the existing joists and ties retained, referencing the line of the ceiling. The preliminary structural design proposes new timber eaves support above the ceiling joists shown in the sketch detail below.

The remaining attic space will be accessed via a ceiling hatch and ladder for useful storage space.



Proposed first floor plan



Proposed sketch detail of roof section



Proposed sketch view showing exposed timber joists and attic window