

28 Wood Lane, N6 5UB Proposed Window Upgrades - Cover Letter 23.03.2025

1. Introduction
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1. Introduction

This supplementary document has been prepared in support of a planning application for works to 28 Wood Lane (ref: PP-14585948, it specifically provides further detail on the repair, restoration and upgrading of the windows in response to dialogue with Haringey Conservation during application stage. This should be read alongside the accompanying window condition report, which sets out in detail the findings of specialist surveys carried out by two independent heritage window contractors in March 2025. As well as, the proposed window schedule.

The windows at 28 Wood Lane are an integral part of the architectural character and heritage significance of the property. The proposed works have been developed with this understanding at their core, informed by specialist heritage window surveyors, energy consultants and heritage advisors, and seek to address the declining condition of the window stock and its poor thermal performance.

The surveys illustrate that the windows have been subject to incremental change over time, an expected and characteristic pattern of evolution that mirrors the broader phased development of the house itself. As well as being the product of sequential addition and adaptation of the building during its phased construction, the windows have also undergone several rounds of piecemeal replacement and maintenance -of varying skill and sensitivity. It is this history of change that informs the proposals: where glazing has already been replaced inconsistently and original fabric lost, the proposed works do not threaten further loss of heritage value but rather present an opportunity to restore greater coherence and authenticity to the window stock.

The proposals comprise a programme of repair, restoration and upgrading across all windows, structured around three approaches: draught proofing and restoration; heritage double glazing upgrade within existing casements; and the replacement or removal of a small number of windows where retention is no longer viable or appropriate. Together, these works form part of a wider integrated retrofit and improvement strategy for the property, balancing the responsible stewardship of its heritage fabric with a long-term commitment to improving its environmental performance.

2. Further Assessment

The following summarises the key findings from the specialist window surveys carried out on site, which have informed and supplemented the accompanying condition report. The surveys were undertaken by two independent heritage window contractors - Ventrolla (5th March) and Joinery & Heritage Craftsmen (13th March) and have provided a detailed understanding of the condition, history and appropriate treatment of the windows at 28 Wood Lane.

2.1 Condition Assessment

The surveys confirmed what was already apparent from visual inspection: that the rear elevation windows are in a more advanced state of deterioration than those to the front, and that this condition has worsened noticeably over the past year.

The rear elevation is south-east facing, leaving it prone to excess solar exposure and driven rainfall. The surveyors noted that the condition of the cills in particular has been compounded by the application of incorrect paint during previous maintenance cycles, which has cracked and burst where water has pooled on the surface, leaving the underlying timber exposed to moisture ingress and actively accelerating decay.



WLG.010 (REAR)
Lower Ground Floor Living Room
Poor external condition



WUG.10 (REAR)
Upper Ground Floor Bay Window
Poor external condition



WUG.08 (REAR)
Kitchen Window
Poor external condition

The Crittal windows present the most advanced stages of deterioration, with corrosion evident around the lock and handle fittings and, in some instances, holes in the glass panes themselves. By contrast, the windows on the front elevation are generally in good condition, showing only limited signs of weathering on the exterior.



WFF.03 (REAR)
First Floor Bedroom
Very poor condition



WFF.01 (FRONT)
Stair
Good internal and external condition



The need for attention to the windows, particularly those to the rear, is clear. The specialist surveys have provided a clear understanding of the scope of repairs required and the opportunities available to upgrade the windows, whilst establishing the appropriate approach: refurbishment and repair in the first instance, with upgrading, such as the introduction of heritage slimline double glazing, carried out with as little alteration to the original fabric as possible. Notably, the surveyors confirmed that double glazing can in many cases be installed in situ, minimising the extent of intervention required.

2.2 Subsidence

A key finding discussed in detail on site was the evidence of subsidence affecting the rear of the property, and its significant impact on the window frames.

The surveyors outlined a number of approaches depending on the severity of each case: realigning frames as both an aesthetic and practical measure- reinstating their original alignment whilst also improving energy efficiency in cases where skewing prevents casements from closing properly- through to immediate structural intervention where serious concerns have been identified.

There is clear evidence of alterations carried out over time in an attempt to accommodate the effects of movement. In some instances, casements have been shaped and adapted to fit distorted openings rather than the openings themselves being corrected. This is most evident in the upper ground floor bay window and the nursery window, where the existing casements are clearly not original to the frames.

The lower ground floor bay window presents the most serious case on the property. The structural posts at the base of the bay have been subjected to the combined effects of sinking and rot, leaving them significantly compromised. The surveyors are clear that immediate attention is required to stabilise the structure and prevent further deterioration or collapse. It was also noted that the original operable casements in this bay cannot function as intended until the alignment is addressed. The planned works to the interior of the building and specifically the lower ground floor provide the ideal opportunity to remedy the structural failings of the bay window and arrest structural movement. While works are ongoing - damaged sections of timber can be cut away and replaced with suitable matching hardwood.



WUF.012 (REAR)
Upper Ground Floor Nursery
Transom not level



Casement has been replaced
to fit within distorted opening



WUG.10 (REAR)
Upper Ground Floor Bay Window
Transom not level and replacement
casement



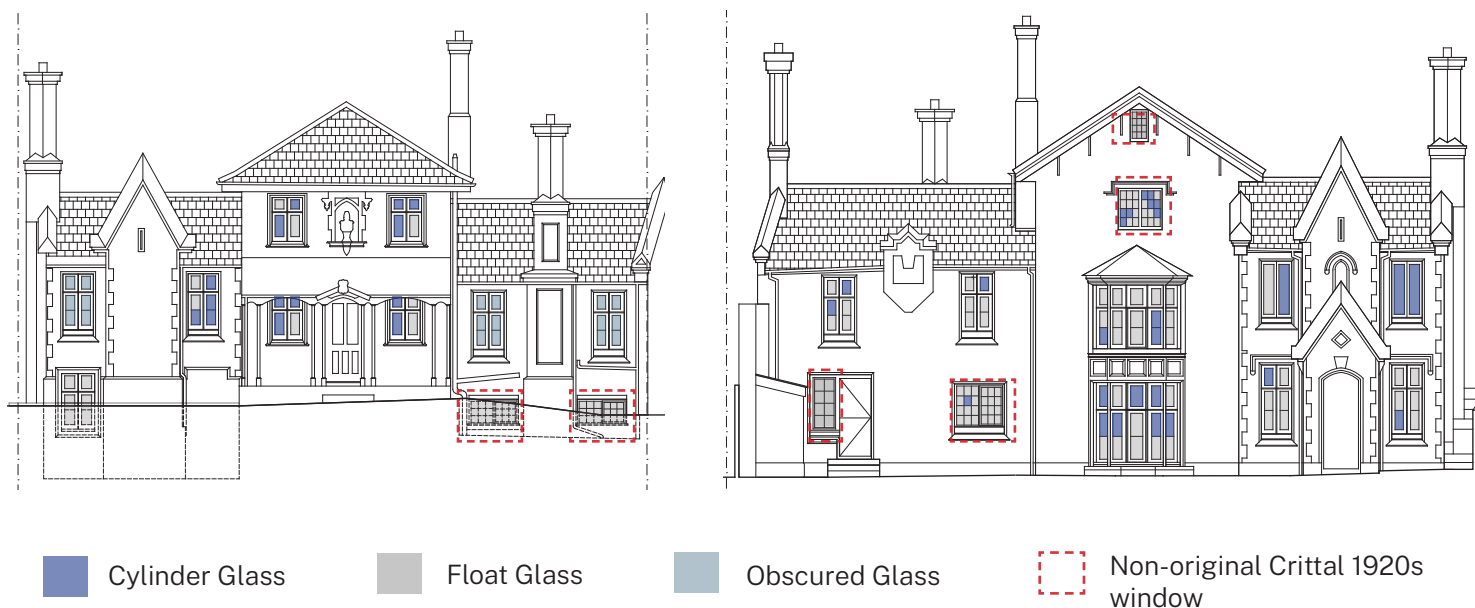
WLG.011 (REAR)
Lower Ground Floor Bay Window
Structural post is splitting and
rotting

2.3 Phasing, Age and Originality

A key intention of the specialist surveys was to obtain informed advice on the originality of the windows; to better understand their significance and to guide the proposed approach to their restoration.

The principal findings in this regard relate to the adaptations and replacements of casements described above, and to a detailed discussion around the glazing itself. Across the window stock, there is a notable inconsistency in the age of glazing present: it is not uncommon to find individual windows retaining a mix of original and replacement glass within the same frame, or windows where all panes have been replaced entirely. The surveyors have highlighted the opportunity to restore greater consistency as part of the proposed works, noting that heritage glass can be retained and re-set and new heritage glass can be incorporate, reinstating the authentic appearance of the windows whilst improving thermal performance.

The colour coded elevation drawings below illustrate the distribution of original and replacement glazing across the property as assessed on site. This assessment was made visually, using the characteristic indicators of historic glass-most notably the wavy appearance of hand-blown cylinder glass and the presence of tiny air bubbles-as explained by the attending surveyors.



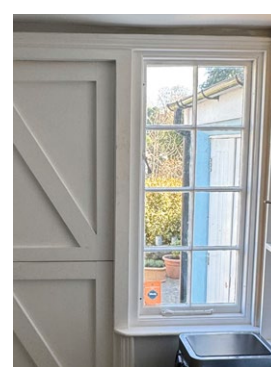
The kitchen windows, which are proposed to be removed were subject of careful and detailed discussion on site. The surveyor noted that there is strong evidence that they are timber-framed replacements of what were originally Crittal windows. This is evidenced by the presence of infill holes in the surrounding frame, a frame moulding profile inconsistent with the period of the original timber windows elsewhere in the property, and the addition of supplementary framing to accommodate the dimensions of the existing opening. The fact that they were steel crittal indicates that these windows were already replacements or installed later.



WLG.02
Kitchen



WLG.012
Kitchen



WLG.013
Kitchen

3. Key Drivers for Proposed Works

The proposed window upgrades are motivated by a combination of factors that together make a comprehensive overhaul both necessary and timely. The windows are part of a wider integrated strategy of spatial improvements and environmental upgrades that seeks to work with the grain of the property's natural evolution over time — acknowledging its layered and incremental development as a characteristic and expected quality of a building of this age, whilst addressing areas of deterioration and poor performance, and protecting and celebrating its heritage significance. The key drivers are set out below.

3.1 Energy Performance Upgrade

The applicants are planning for twenty-five years or more in this house. Over that timeframe, addressing the building’s environmental performance is not optional but rather it is a fundamental responsibility of stewardship.

The proposed retrofit strategy has been informed by specialist input from energy consultants Cook & Cardenas, who utilised the Passivhaus Planning Package (PHPP) to assess peak heat loss, evaluate thermal performance and identify the most effective opportunities for improvement.

The assessment identified single glazing as a meaningful contributor to heat loss, with a significant effect on comfort: the cold surface temperatures of single glazed windows during winter cause warm air to cool and fall, creating draughts throughout the house. Poor airtightness at window junctions was similarly identified as a key issue, compounding the draught problem.

Element	Existing Construction	U-Value W/m2.K	Air-Tightness
External Windows	Timber & steel framed casement windows	4.8 – 5.7	Poor around junctions with windows

As a first-stage measure, refurbishing the windows and draughtproofing was outlined to reduce heating demand. The further replacement of the existing glazing with heritage slimline double glazing was recommended as a high-performance upgrade, considered in the context of a wider combined strategy of improvements-including an air source heat pump, internal wall insulation, draught proofing and roof insulation, with each contributing cumulatively to improvements in energy performance, carbon reduction and running costs.



Figures provided by Cook Cardenas using the PHPP model to show the impact of the combined retrofit measures on the running of the proposed ASHP and annual heating demand.

3.2 Repair, Levelling and Reinstatement of Heritage Character

Beyond energy performance, many of the windows are in need of repair as a baseline level of restoration to ensure their longevity. The proposed works will involve draught proofing, careful restoration of deteriorated timber, and sympathetic redecoration of frames and casements - a number of which have been subject to careless or poorly executed painting over the years. Undertaking this work with a specialist heritage window contractor presents a natural opportunity to address the glazing at the same time. Given that a significant proportion of the existing glass panes are not original, upgrading to heritage slimline double glazing as part of the restoration works is considered a logical and sensitively delivered step, and in many instances an opportunity to reinstate heritage glass where modern replacement panes currently sit.

Removing later additions and unsightly fixings

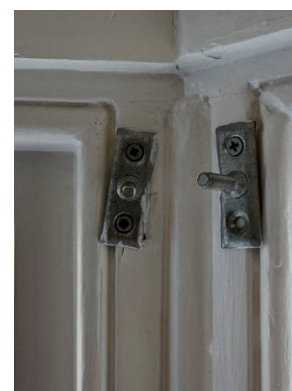
The condition surveys identified evidence of fixings added by previous owners across a number of windows, either left prominently in place, as with the upper ground floor bay window, painted over as with the lower ground floor bay, or removed but leaving unfilled screw holes in the frame. These accretions detract from the character and appearance of the windows. Addressing and reinstating the frames formed part of the discussion with the window surveyors and will be incorporated into the scope of works as part of the broader effort to reinstate the heritage character of the windows.



WUG.03 (FRONT)
Upper Ground Floor Stair
Previous fixings left behind



WUG.10 (REAR)
Upper Ground Floor Bay Window
Previous fixings left behind



Levelling and re-alignment

The effects of subsidence represent a key finding of the surveys and present a further driver for the proposed works. Where skewing has caused casements to hang out of alignment or prevented them from closing properly, the works will include re-hanging windows to correct their position. In the more noticeable affected cases - the nursery window and the upper ground floor bay, the proposed approach involves carefully removing the transoms and casements to re-level the frame, before remoulding, measuring and remaking the affected components to reinstate the correct alignment.

Taken together, these works represent a comprehensive overhaul: one that addresses the accumulated effects of deterioration, subsidence, inappropriate maintenance and inconsistent alteration, whilst restoring the windows to a condition befitting the heritage character of the building.

4. Proposals

Informed by the specialist surveys and the key drivers set out above, the proposed works have been developed with a clear understanding of the windows as an integral part of the architectural character and heritage significance of 28 Wood Lane. The approach reflects the high level of care and skill required to sensitively restore and upgrade windows of this age and quality, and has been shaped by ongoing dialogue with heritage window specialists throughout the assessment process. The approach is guided by Historic England's guidance on care, repair and upgrading of traditional windows.

The proposed works are not a single uniform intervention - the varying condition, age and character of the windows across the property has necessitated a considered approach. The works fall into three categories:

The extent and distribution of these works across the property is illustrated in the plans below. Please refer to the Proposed Window Schedule submitted alongside this report.

1. UPGRADES TO EXISTING TIMBER FRAME WINDOWS

- Draft Proofing and Restoration
- Upgrade fixed panes with 12mm heritage slimline double glazing.
- 23 of 29 windows

2. REPLACEMENT OF TIMBER FRAME CASEMENT UNITS

- New casement window made from PEFC Sapele glazed with heritage slimline double glazing.
- Repairs to existing frame where necessary
- 3 of 29 windows

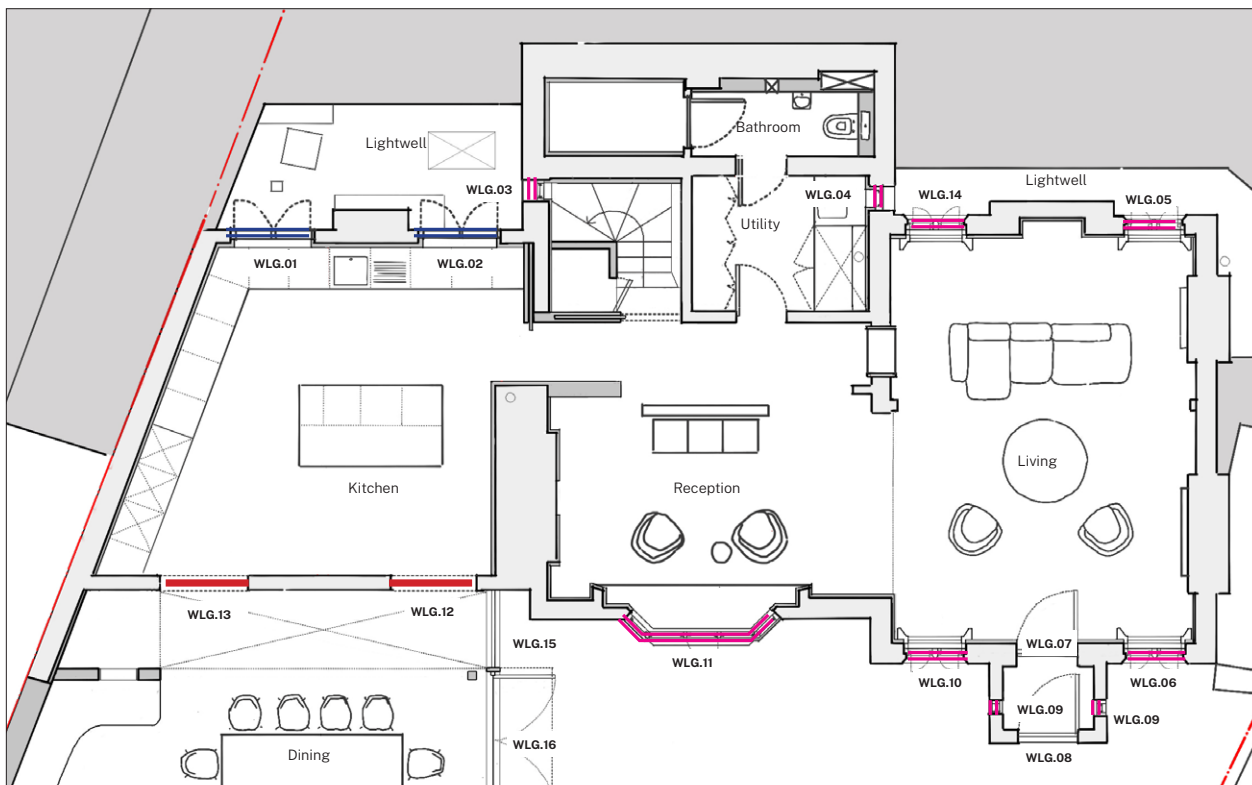
3. REPLACEMENT OF CRITTAL WINDOW

- New casement window made from PEFC Sapele glazed with heritage slimline double glazing.
- Repairs to existing frame where necessary
- 3 of 29 windows

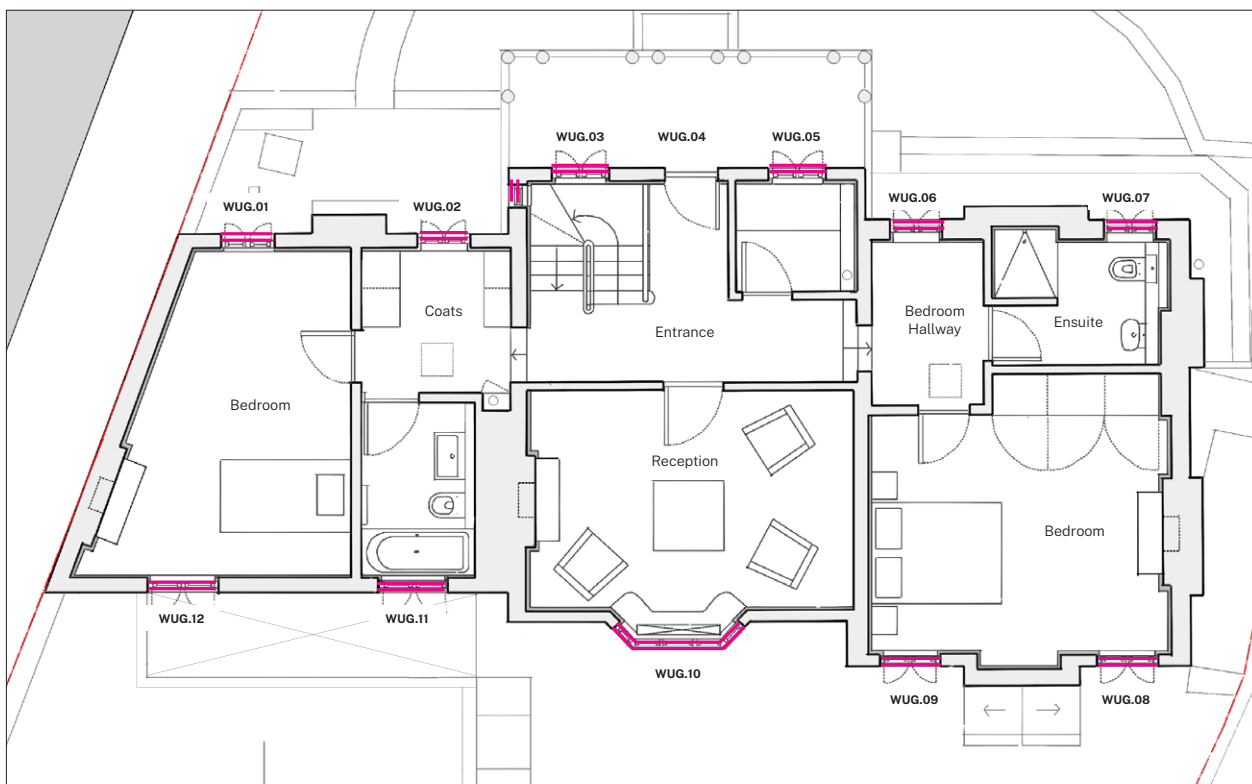
4. REMOVAL OF TIMBER FRAME WINDOW

- Existing windows removed and cills lowered
- 2 of 29 windows

4.1 Proposed Scope of Window Upgrades



Lower Ground Floor Proposed Plan

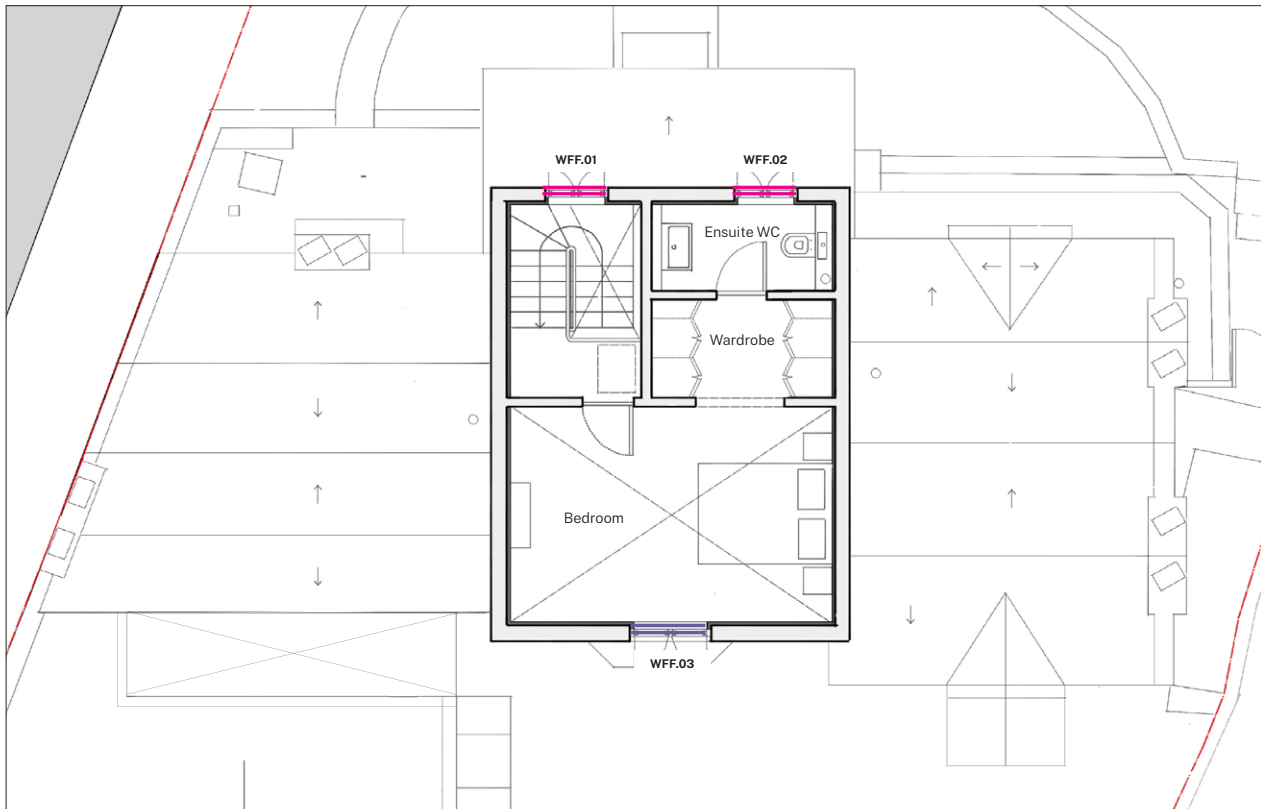


Upper Ground Floor Proposed Plan

Key

- | | | | |
|---|---|---|---------------------------------|
|  | Upgrades to Existing Windows |  | Replacement of critical windows |
|  | Replacement timber frame casement units |  | Removal |

4.1 Proposed Scope of Window Upgrades



First Floor Proposed Plan

Key

	Upgrades to Existing Windows		Replacement of crittal windows
	Replacement timber frame casement units		Removal

4.2 Upgrades to Existing Timber Frame Windows

Draught Proofing & Restoration and/or Redecoration

Draught proofing forms the essential first step for all windows across the property, regardless of the level of further intervention proposed. Addressing the airtightness at window junctions has been identified by the energy consultants as a key retrofit measure, and its implementation across all elevations will make a meaningful contribution to the overall improvement in thermal performance of the house regardless of the glazing upgrade.

The extent of restoration work required alongside the draught proofing varies considerably across the property. As the condition surveys make clear, the front elevation windows are generally in a much better state of repair than those to the rear, exhibiting only limited signs of weathering and requiring relatively modest attention. The rear elevation windows, by contrast, present a far more significant level of deterioration and will require more substantial repair and restoration works before draught proofing and redecoration can be completed. The nature and extent of these works is addressed in the sections above and in the accompanying condition survey.

Method Statement

Detailed breakdown of the various processes involved in casement window restoration provided by Joinery & Heritage Craftsmen

1. Remove openers from frame.
2. Replace all rotten timber.
3. Splice new timber into existing woodwork in heavily damaged areas.
4. Repair finely damaged areas with epoxy resin.
5. Install draughtproofing to frame / opener.
6. Re-align and re-fit existing window furniture.
7. Prime and undercoat any new timber to leave ready for final decoration
8. Redecoration — careful repainting of frames and casements to a finish consistent with the historic character of the windows

Specifications

Paint - External and internal paint to a Ral colour and finish to match existing. External to be compliant with Listed Building requirements.

Epoxy Resin - Epoxy resin used for fine detail repairs/strengthening is Timbabuild EWS. This is a specially designed two part low viscosity, solvent free, resin solution.

Pointing - Around the frame perimeter - a resin mastic by Sikka. This allows for greater flexibility between the frames and the brickwork thus preventing cracks from opening up in the future. It is a Heritage approved product used on listed building projects.

Wood - All replacement cills will be hardwood. All timber frame repairs with a slow grown Redwood.

4.2. Upgrades to Existing Timber Frame Windows

Upgrade fixed panes with 12mm heritage slimline double glazing

As part of the overall energy strategy for the property, the intention is to achieve the most efficient and meaningful outcome through the combination of retrofit measures working together, with the replacement of single glazing with slimline double glazing across the window stock representing a significant step in reducing heat loss and improving the comfort and running costs of the house. This proposal is driven by a genuine commitment to delivering sustainable performance over the long term, and sits within the wider integrated retrofit strategy informed by the energy consultants.

This approach prioritises the repair and refurbishment of the existing fabric -retaining as much original material as possible -whilst upgrading thermal performance through the introduction of slimline double glazing within the existing casement. The surveyors confirmed that in a number of cases this is achievable in situ, minimising the extent of physical intervention required and ensuring that the upgrade is delivered with as little disturbance to the original fabric as possible.

The condition surveys make clear that a significant proportion of the timber windows have not been properly maintained over time, and that glazing has been replaced in parts across the window stock. Given the extent of repair works already identified as necessary, the introduction of slimline double glazing within the existing casements is considered a minimal additional intervention and one that follows naturally from the works required without necessitating meaningful further alteration to the original fabric.

In many instances, where modern replacement glass has previously been fitted, the upgrade to heritage slimline double glazing units represents not a loss but a positive reinstatement, restoring the authentic appearance of the windows whilst simultaneously improving their thermal performance. Where original historic glass panes are identified within the existing windows, it is the firm intention to carefully remove, retain and re-set these as part of the upgrade works – preserving this irreplaceable fabric within the new double glazed units wherever practically possible.

Method Statement

Detailed breakdown of the various processes involved in casement window restoration provided by Joinery& Heritage Craftsmen

1. Remove openers from frame.
2. Manufacture new timber openers / fixed panes with 12mm heritage slimline double glazing.
3. Splice new timber into existing woodwork in heavily damaged areas.
4. Repair finely damaged areas with epoxy resin.
5. Install new 12mm glazed units into frame.
6. Install draughtproofing to frame / opener.
7. Re-align and re-fit existing window furniture.
8. Prime and undercoat any new timber to leave ready for final decoration

Additional processes depending on window condition

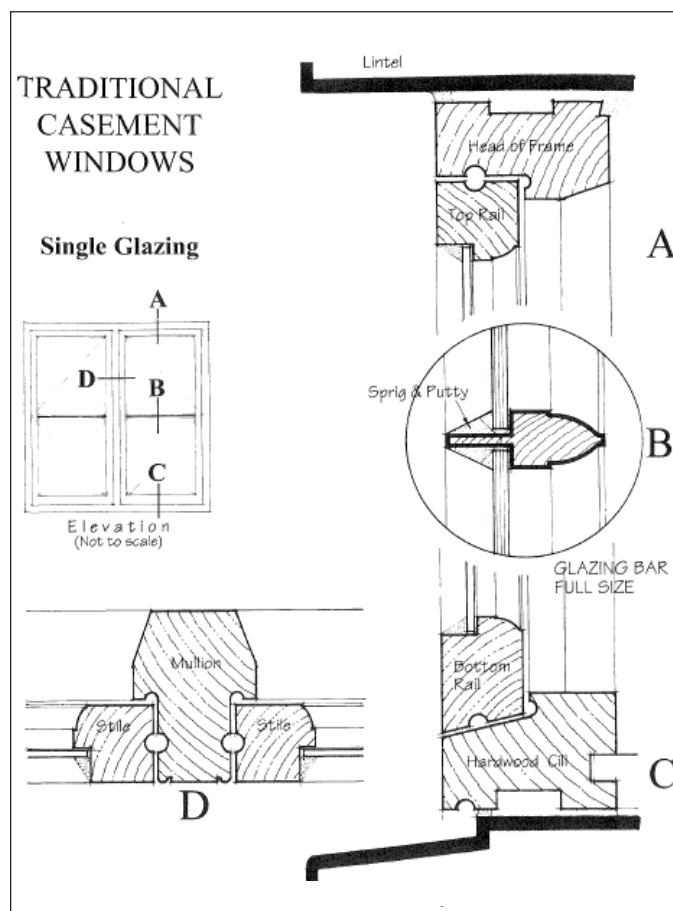
Replacement Cill :

9. Remove rotten cill and replace with new hardwood cill.
10. Primed finish ready for final decoration.

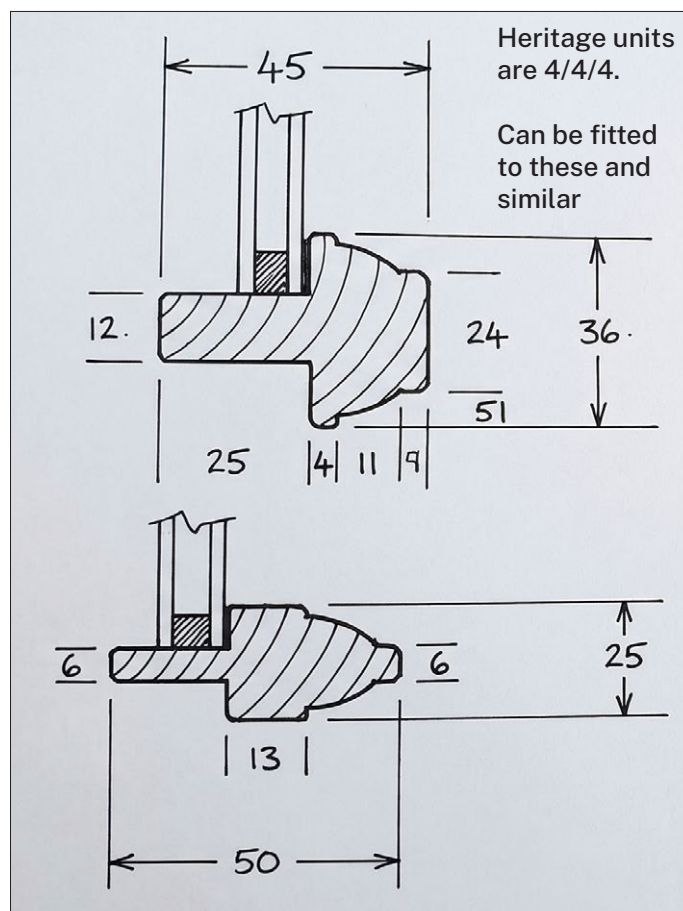
Prep and paint to architraves/mouldings:

11. Prepare and top coat architrave and mouldings.
12. Paint to a RAL colour of choice and finish to matching existing.

Upgrade Fixed Panes with 12mm Heritage Double Glazing - Typical Details



Traditional Casement Window Detail
Typical Detail



Details showing glazing bars of exact Wood Lane windows with 12mm heritage slimline double glazing.
Sketch Detail by Joinery & Heritage Craftsmen technical team

The glazing bar sketch details that reflect the existing wood lane windows, illustrate that the heritage double glazing can be fitted to the existing glazing bars without any visible alteration.

4.3 Replacement of Timber Frame Casement Units

In line with Historic England guidance on the repair and maintenance of timber windows, replacement is only proposed for a limited to a small number of windows where the condition or nature of the existing casements makes retention unviable.

Front Kitchen Windows

The front kitchen windows have been assessed by the surveyor as timber-framed replacements of Crittal windows - a conclusion supported by physical evidence in the frames as described in the condition survey. Their nine-pane-per-casement configuration presents particular practical difficulties for a glazing-only upgrade to double glazing within the existing frames.

Given that these are modern replacement windows rather than original historic fabric, and that they do not replicate the Crittal windows they replaced, their replacement is not considered to represent a loss of significance. The proposed replacement with heritage slimline timber frame double glazed units presents the opportunity to improve both the thermal performance and the visual coherence of the elevation, introducing a window more sympathetic to the character of the original building.



WL.G.01
Kitchen



WL.G.02
Kitchen

4.4 Replacement of Crittal Windows

Crittal Windows

As documented in the condition survey, the Crittal windows to the first floor bedroom, attic and lower ground floor bathroom are in a very poor state of repair, exhibiting late-stage corrosion. Inspection by the surveyor and advice from the heritage consultant determined that the surviving metal windows are steel framed, and are therefore likely to have been manufactured by Crittalls after approximately 1920 - indicating that these were later added openings or replacements of timber frame windows.

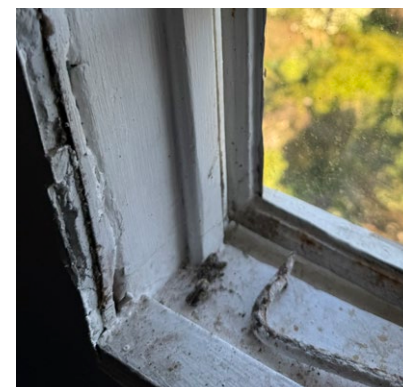
In addition to their physical condition, the original Crittal frames present a significant thermal performance liability. The absence of a thermal break in the steel frame means the frames become cold in low temperatures, encouraging condensation on both the glass and frame surfaces and contributing to the pattern of moisture-related deterioration observed across the rear elevation.

It is proposed to replace these windows with heritage slimline timber frame double glazed units, with detailing designed to be sympathetic to the character of the existing historic windows and to minimise any loss of historic character.

Planning Precedent - support for this approach is provided by a relevant neighbouring precedent. Listed building consent was granted for alterations at 42 Southwood Lane (ref: HGY/2022/2556), which included the removal of deteriorated Crittal windows and their replacement with new timber-framed double glazed windows, with details designed to be sympathetic to the existing windows on the building. This precedent directly supports the proposed approach at 28 Wood Lane.



WFF.03 (REAR)
First Floor Bedroom



WA.01 (REAR)
Attic



WLG.04 (SIDE)
Lower Ground Floor Bathroom

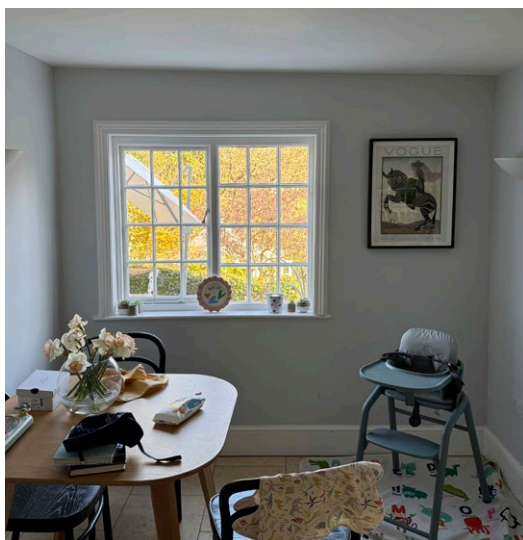
4.5 Removal of Timber Frame Windows

The lower ground floor kitchen windows have been the subject of careful and detailed consideration, given that their proposed removal to form new openings into the proposed rear extension warrants particular attention and justification.

Following thorough on-site discussion with the window surveyors, it was established that there was a high likelihood that the windows are modern timber-framed replacements of what were originally Crittal steel windows. The surveyor's assessment points to a number of clear indicators: the presence of infill holes in the surrounding frame where the original Crittal fixing points have been patched; a frame moulding profile that is inconsistent with both the Crittal windows they replaced and the original timber windows found elsewhere on the property; and the addition of supplementary framing introduced to make up the dimensions of the existing opening.

The elevation arrangement of the West end of the building also underscores the likelihood that the lower ground floor windows are either later additions or perhaps more likely have been significantly altered. It would be unusual and out of character with the house for the original incarnation of this end of the building to have had window openings at lower ground which were wider and out of alignment with the windows above.

It is our view that this evidence materially affects the weight that should be given to the retention of these particular windows, and that their proposed removal in connection with the rear extension does not constitute the loss of historic fabric of significance. We trust that this careful assessment, informed by specialist heritage advice, provides the necessary context and reassurance to support this element of the proposed works.



WL012
Kitchen



WL013
Kitchen



Proposed Sketch Visual from Kitchen



Proposed Sketch Visual from Extension

4.6 Restoration Examples by Joinery & Heritage Craftsmen

The images below were provided by Joinery & Heritage Craftsmen to illustrate an example of high quality restoration of heritage windows for a listed private dwelling in Hampstead.



Before



After

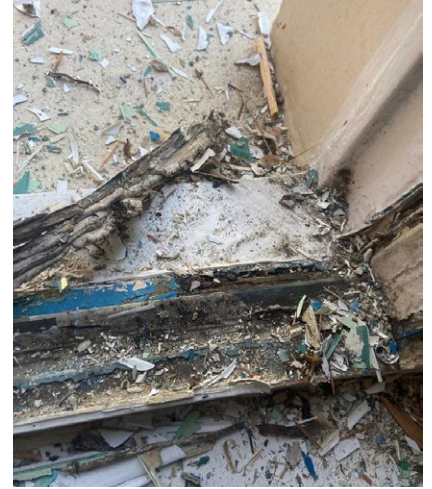


Before



After

4.6 Restoration Examples by Joinery & Heritage Craftsmen



Before



After



[illegible]

WUG.03	Front Elevation Stair	Fixed / operable timber frame window	Size (structural opening): 800 x 1230mm	Upgrade of existing timber frame window Including draft proofing, restoration and upgrade fixed panes with 12mm heritage double glazing.
			Air tightness: Poor	
			Frame condition (general): Good	
			External condition (e.g. sills / finishes): Good	
			Glazing : 4 set 1 pane. Mix of old and modern glass.	
WUG.04	Front Elevation Entrance	Timber panelled door		Restoration and draught proofing
WUG.05	Front Elevation Utility	Fixed / operable timber frame window	Size (structural opening): 800 x 1230mm	Upgrade of existing timber frame window Including draft proofing, restoration and upgrade fixed panes with 12mm heritage double glazing.
			Air tightness: Poor	
			Frame condition (general): Good	
			External condition (e.g. sills / finishes): Good	
			Glazing : 4 set 1 pane. Mix of old and modern glass.	
WUG.06	Front Elevation WC	Fixed / operable timber frame window	Size (structural opening): 870 x 1530mm	Upgrade of existing timber frame window Including draft proofing, restoration and upgrade fixed panes with 12mm heritage double glazing.
			Air tightness: Poor	
			Frame condition (general): Good	
			External condition (e.g. sills / finishes): Good	
			Glazing : 2 set 1 pane and 2 set 2 pane. Modern obscured glass.	
WUG.07	Front Elevation Bathroom	Fixed/operable timber frame window with obscured glazing	Size (structural opening): 870 x 1530mm	Upgrade of existing timber frame window Including draft proofing, restoration and upgrade fixed panes with 12mm heritage double glazing.
			Air tightness: Poor	
			Frame condition (general): Poor	
			External condition (e.g. sills / finishes): Poor	
			Glazing : 1 set 8 pane arranged 2 x 2. Mix of old and modern glass.	
WUG.08	Rear Elevation Main bedroom	Operable timber frame window	Size (structural opening): 880 x 1475mm	Upgrade of existing timber frame window Including draft proofing, restoration and upgrade fixed panes with 12mm heritage double glazing.
			Air tightness: Poor	
			Frame condition (general): Poor	
			External condition (e.g. sills / finishes): Poor	
			Glazing : 2 set 1 pane. Old glass.	
WUG.09	Rear Elevation Main bedroom	Operable timber frame window	Size (structural opening): 880 x 1475mm	Upgrade of existing timber frame window Including draft proofing, restoration and upgrade fixed panes with 12mm heritage double glazing.
			Air tightness: Poor	
			Frame condition (general): Poor	
			External condition (e.g. sills / finishes): Poor	
			Glazing : 2 set 1 pane. Mix of old and modern glass.	
WUG.10	Rear Elevation Reception room	Fixed / operable timber frame bay window	Size (structural opening): 2200 x 2060mm	Upgrade of existing timber frame window Including draft proofing, restoration and upgrade fixed panes with 12mm heritage double glazing.
			Air tightness: Poor	
			Frame condition (general): Good-reasonable	
			External condition (e.g. sills / finishes): Reasonable-poor (can be repaired)	
			Glazing : 5 sets 1 pane and 5 sets 2 pane. Mix of old and modern glass.	
WUG.11	Rear Elevation Second bedroom/nursery	Fixed / operable timber frame window	Size (structural opening): 920 x 1480mm	Upgrade of existing timber frame window Including draft proofing, restoration and upgrade fixed panes with 12mm heritage double glazing.
			Air tightness: Poor	
			Frame condition (general): Good-reasonable	
			External condition (e.g. sills / finishes): Poor	
			Glazing : 2 set 1 pane. 2 set 2 pane. Mix of old and modern glass.	
WUG.12	Rear Elevation Second bedroom/nursery	Fixed / operable timber frame window	Size (structural opening): 920 x 1480mm	Upgrade of existing timber frame window Including draft proofing, restoration and upgrade fixed panes with 12mm heritage double glazing.
			Air tightness: Poor	
			Frame condition (general): Good-reasonable	
			External condition (e.g. sills / finishes): Poor	
			Glazing : 2 set 1 pane. 2 set 2 pane. Mix of old and modern glass.	
FIRST FLOOR				
WFF.01	Front Elevation Stair	Fixed / operable timber frame window	Size (structural opening): 800 x 1150mm	Upgrade of existing timber frame window Including draft proofing, restoration and upgrade fixed panes with 12mm heritage double glazing.
			Air tightness: Poor	
			Frame condition (general): Good	
			External condition (e.g. sills / finishes): Good	
			Glazing : 4 set 1 pane. Mix of old and modern glass.	
WFF.02	Front Elevation Study	Fixed / operable timber frame window	Size (structural opening): 800 x 1150mm	Upgrade of existing timber frame window Including draft proofing, restoration and upgrade fixed panes with 12mm heritage double glazing.
			Air tightness: Poor	
			Frame condition (general): Good	
			External condition (e.g. sills / finishes): Reasonable (can be repaired)	
			Glazing : 4 set 1 pane. Mix of old and modern glass.	
WFF.03	Rear Elevation Bedroom	Operable steel crittal window	Size (structural opening): 1100 x 1000mm	Replacement of crittal window New casement window made with PEFC Sapele glazed with slimline double glazing.
			Air tightness: Poor	
			Frame condition (general): Very poor	
			External condition (e.g. sills / finishes): Very poor	
			Glazing : 2 set 12 pane arranged in 3x4. Modern glass.	
ATTIC				
WA.01	Rear Elevation Attic	Operable steel crittal window	Size (structural opening): 430 x 700mm	Replacement of crittal window New casement window made with PEFC Sapele glazed with slimline double glazing.
			Air tightness: Poor	
			Frame condition (general): Very poor	
			External condition (e.g. sills / finishes): Very Poor	
			Glazing : 1 set 12 pane arranged 3 x4. Modern glass.	

5. Conclusion

The proposed window works at 28 Wood Lane represent a carefully considered and proportionate response to the condition and character of the existing window stock. The scope of works has been shaped by detailed specialist input, a thorough understanding of the building's phased history, and a clear commitment to a refurbishment-first approach that prioritises the retention and repair of original fabric wherever possible.

Where more significant intervention is proposed, whether through the introduction of double glazing, the replacement of corroded Crittal frames, or the removal of later non-original windows, each decision is grounded in evidence and guided by established heritage principles. The proposals seek not only to arrest the ongoing deterioration of the windows, but to restore a greater degree of coherence and integrity to the windows as a whole, whilst delivering meaningful and lasting improvements to the thermal performance of the building.

It is our view that the proposed works strike the appropriate balance between heritage sensitivity and responsible stewardship, and we trust that this document provides the necessary context and justification to support the application.