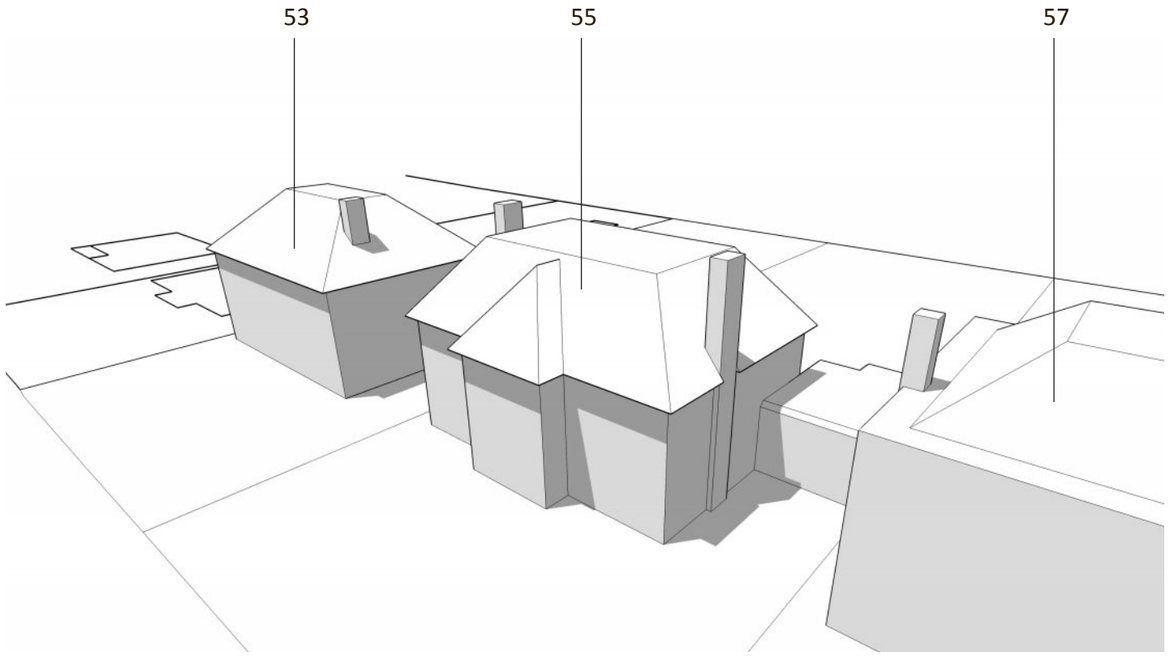
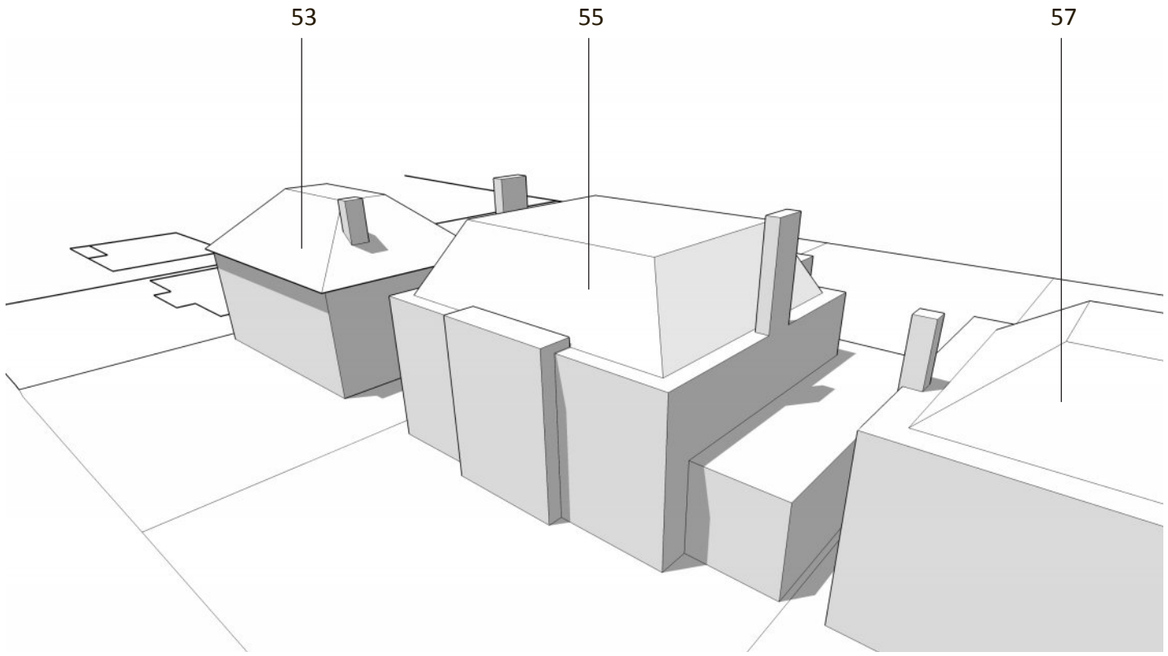
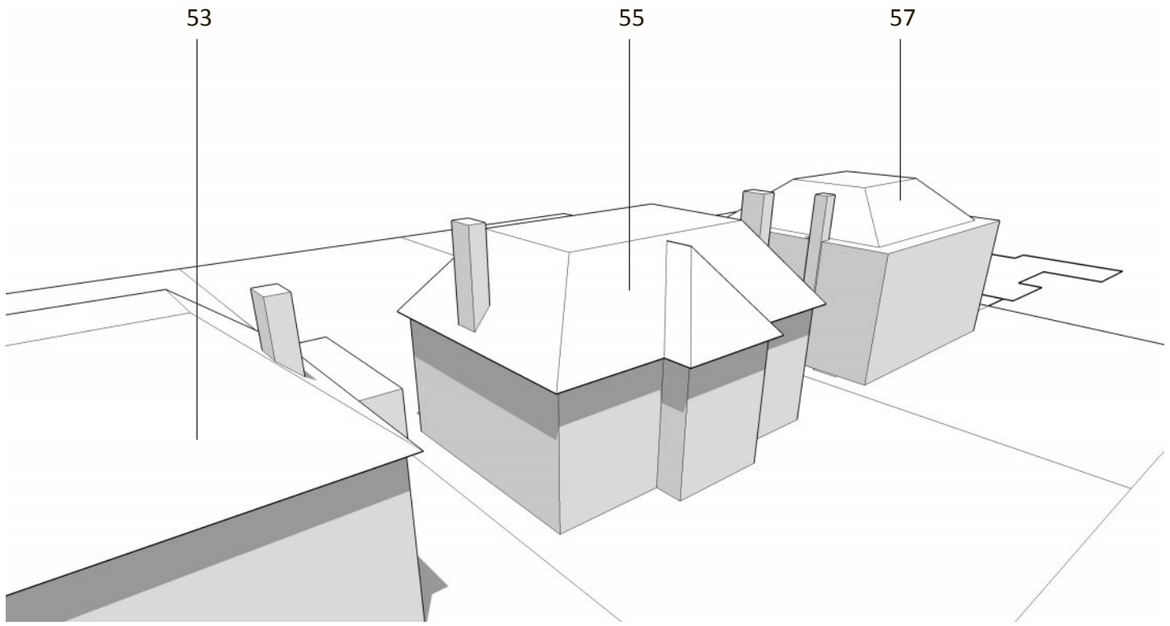


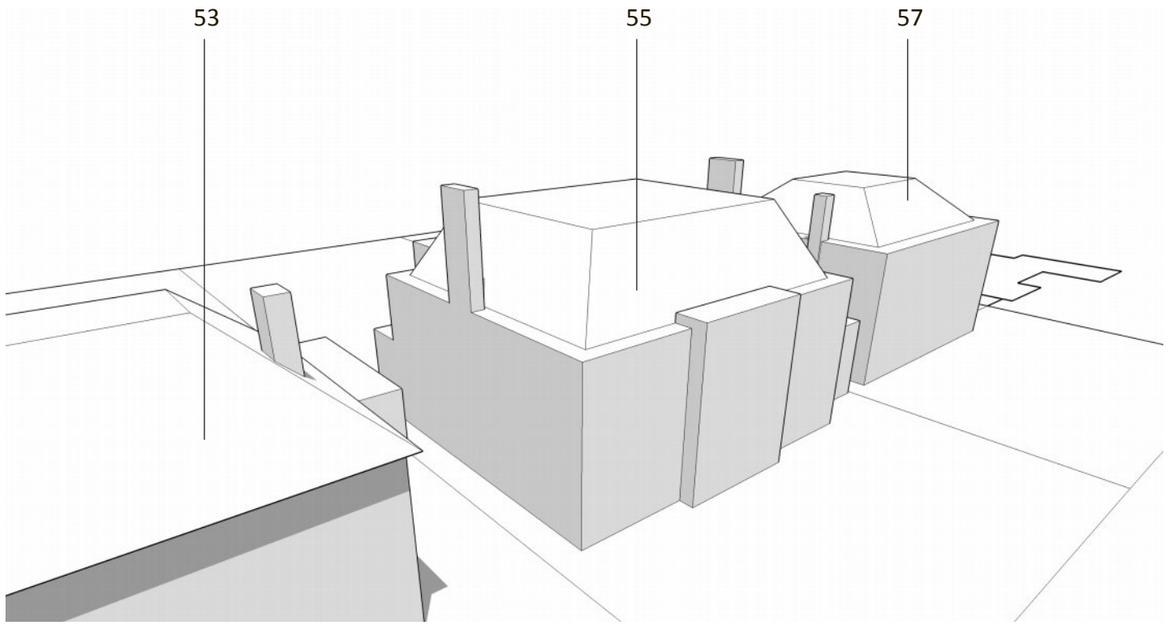
View 3: Existing Aerial from North Side



View 3: Proposed Aerial from North Side



View 4: Existing Aerial from South Side



View 4: Proposed Aerial from South Side



LEGEND

1. Handmade brickwork facades
2. Metal frame sliding windows
3. Hipped clay tile roof
4. Brick soldier course window head
5. Stone coping
6. Solid timber entrance door with glazed side lights
7. Stone central bay
8. Metal infill to slab edge
9. Metal balustrade around lightwell
10. Brick chimney with recess detail
11. White painted timber sash windows with brick reveals
12. Dormer window with flat roof and metal cheeks
13. Parapet roof with stone coping
14. Green roof
15. Timber panel side door with glazed sidelight and overpanel
16. Metal rainwater pipe and hopper
17. Timber panel side gate
18. Metal boiler flue
19. Metal chimney flue
20. Permeable stone paving to driveway
21. Permeable stone paving to rear terrace
22. Stairwell to basement with air intake grille
23. Lightwell to changing with air exhaust grille
24. Perimeter hedges to replace existing
25. Metal railings and gates on low level brickwork wall
26. Stone retaining wall
27. Solar photovoltaic array
28. Clear glazed rooflight
29. Low level metal planters
30. Timber batten bin store
31. Glazed balustrade



01 A150 **PROPOSED FRONT ELEVATION**
SCALE AT 1:100

LEGEND

1. Handmade brickwork facades
2. Metal frame sliding windows
3. Hipped clay tile roof
4. Brick soldier course window head
5. Stone coping
6. Solid timber entrance door with glazed side lights
7. Stone central bay
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28. Clear glazed rooflight
29. Low level metal planters
30. Timber batten bin store
31. Glazed balustrade



01 / A170 PROPOSED REAR ELEVATION
SCALE AT 1:100

AREA SCHEDULE
55 SHELDON AVENUE
02.02.16

EXISTING

FLOOR	EXISTING GIA (m2)	EXISTING GEA (m2)
G	135	187
1	121	154
2	76	154
TOTAL	**332**	**495**

PRE APPLICATION SUBMISSION

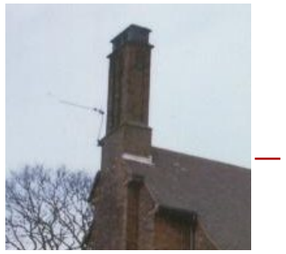
FLOOR	PROPOSED GIA (m2)	PROPOSED GEA (m2)
B	431	551
G	277	313
1	197	252
2	131	221
TOTAL	**1036**	**1337**

REVISED PRE APPLICATION

FLOOR	PROPOSED GIA (m2)	PROPOSED GEA (m2)
B	408	515
G	274	310
1	188	239
2	124	177
TOTAL	**994**	**1241**

Notes:

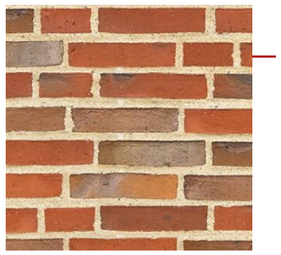
1. All figures are in given as m2.
2. Measurements are indicative at this stage.
3. NLA measurement includes storage to min head height of 1.5m.



Brick chimney stacks with recess detail



Wide bay windows separated with stone mullions



High quality handmade bricks



Full height sash windows decreasing in height from Ground to First Floor





Flat-roof lead dormers with white painted timber windows



Sash windows with brick reveals



Contemporary distillation of recessed brick quoins to principal elevation



Contemporary timber panel door

06 DESIGN PROPOSALS

DESIGN LAYOUT AND ACCESS

The property is located within an area of transport PTAL Rating of 0 (Worst). The nearest public transportation links are a number of bus stops on Archway Road A1, the closest of which is 0.3 miles away (6 mins walk). The nearest London Underground Station is Highgate Station which is 0.9 miles away (18 mins walk). As such, reliance upon private motorised transport is common in this area. The property currently includes a single garage for securely parking 1 car only. The proposals do not include a garage so as to optimise the valuable ground floor accommodation. Instead a pair of pedestrian and vehicular gateways are proposed to enable 2 cars to park securely on the driveway, typical of a family dwelling in this area. The proposals will not result in an increase of any on-street parking. Access into and within the site has been significantly improved within the proposed design in the following ways:

1. New pedestrian and vehicular entrance gate within railing and low-level wall
2. Vehicular parking area at highest point of inclined driveway
3. New vehicular gate within railing and low-level wall (see dwg A155)
4. Main residential entrance door with stone step
5. New timber refuse / recycling store
6. Side entrance gate with lock to provide security
7. New flush threshold side entrance door
8. Dedicated bike storage area adjacent to side entrance door
9. Entrance to basement from rear external terrace
10. Access to raised garden from sunken terrace via. stone steps
11. Access to rear garden from Ground Floor accommodation
12. Main access to Ground Floor accommodation
13. Access to upper floors via main staircase
14. Access to basement via main staircase

Please refer to Lifetimes Homes Analysis Plan on next page.

The proposed dwelling has been designed to comply with Lifetime Homes on the following criteria in as far as is reasonably practicable, as below:

Criterion (1a) On Plot (Non-Communal) Parking
Parking will be provided within the driveway of the property and will be at least 2400mm wide with a 900mm path on the dwelling side for access.

Criterion (2) Approach to Dwelling from Parking
Due to the natural topography of the site, the entrance storey of the dwelling is raised above the street level by approx. 1m. As such, ramped access will be provided within the contours of the driveway with a series of 1:12 ramps of no greater than 2m long with landings leading to the level access threshold side door. Parking will be provided at the highest point of the driveway with equivalent access provisions from the parked vehicle to the main entrance and the side entrance door.

Criterion (3) Approach to all Entrances
See Criterion (2) for level access provisions. The front driveway will be finished with permeable granite paving setts to provide a non-slip surface.

Criterion (4) Entrances
The proposed entrance doors will be at least 800mm clear opening width and will be fully illuminated by external wall mounted and ceiling recessed lights. The side entrance door provides level threshold access into the Ground floor of the dwelling. The main entrance door is to be provided with an overhanging canopy to provide at least 600mm weather protection. Internally, all doors on the Entrance Floor of the dwelling will have a 300mm clear void on the leading edge. Both entrances to the Entrance Floor of the dwelling will have a landing of atleast 1200mm x 1200mm.

Criterion (5) - Communal Stairs and Lift
There are no communal stairs or lifts within the proposal as it is a single family dwelling.

Criterion (6) Internal Doorways and Hallways
The minimum clear width of hallways within the proposals will be 900mm minimum while all doorways within the dwelling will have a minimum clear opening of 750mm.

Criterion (7) - Circulation Space
All main spaces, including living and dining areas, and hallways will facilitate a turning circle of 1500mm diameter for a wheelchair user. A 750mm clearance around beds will be achieved and exceded throughout.

Criterion (8) - Entrance Level Living Space
All main living spaces are to be located at the Entrance Level of the proposed dwelling, with suplementary additional living spaces on the Second Floor.

Criterion (9) Potential for Entrance Level Bed-Space
Entrance level bed-spaces are to be provided within the Playroom / TV Snug. In future, direct access to this room may be made possible through the introduction of a doorway to the Utility Room.

Criterion (10) Entrance level WC and Shower Drainage
Dedicated accessible WC accommodation is provided on the Entrance Floor of the proposed dwelling, accessed directly from the Hallway. This WC meets the minimum access requirements. This room is also able to accommodate future reconfiguration to provide shower facilities through the design of gently sloping floors to enable shower drainage.

Criterion (11) – WC and Bathroom Walls
All walls within the bathrooms provided will be either of masonry or ply-lined construction to allow the future fixing of any grab rails etc to faciltiate the use of a disabled occupier.

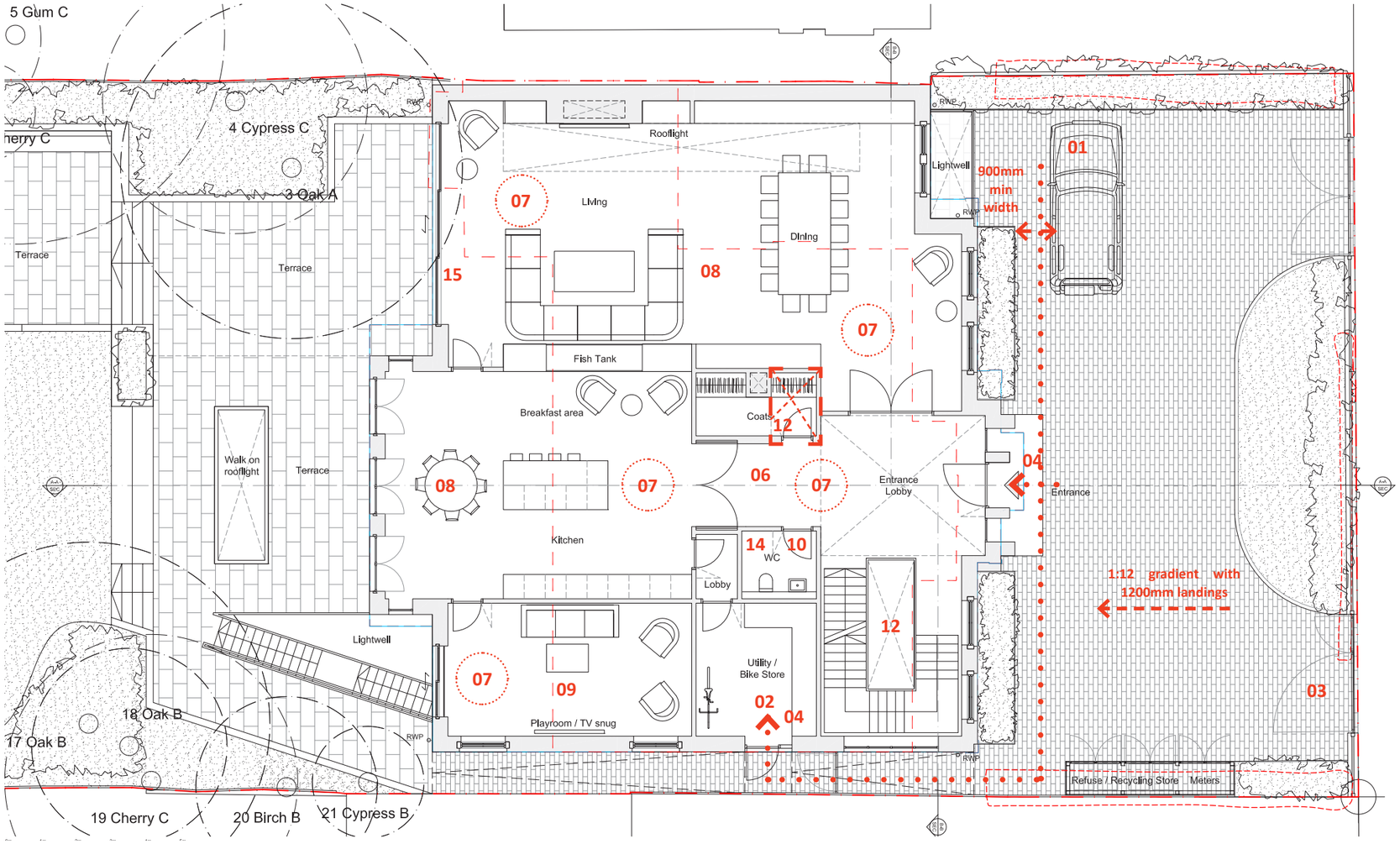
Criterion (12) Stairs and potential through-floor lift in dwelling
The main staircase for the building will have a clear width of 1100mm, exceeding the 900mm minimum, to enable the future installation of a stair lift. An area central to the plan and directly adjacent to the hallway is identified as providing future potential provision for a through-floor lift.

Criterion (13) Potential for Fitting of Hoists and Bedroom / Bathroom:
The existing floor / ceiling structure will be designed to accomodate the future hoist requirements of a disabled user as requried. Bedrooms and Bathrooms are located on the same level. All bedrooms are equiped with Ensuites.

Criterion (14) – Bathrooms
All ensuites will be fitted with flush threshold showers with gently sloping floors for drainage. The master ensuite will be provided with an additional bathtub. All WCs and wash basins will have sufficient access provisions to enable accessible use for the ambulant disabled.

Criterion (15) Glazing and window handle heights
All glazing on the Entrance floor of the proposed dwelling is either flush with the floor level or has a cill with a height of below 800mm above the finished floor level. All window controls will consider ease of use for all users. All openable windows on the Entrance Floor will have an approach of 750mm wide to enable approach by wheelchair users. Controls on all full height windows will not exceed 1200mm.

Criterion (16) Location of service controls
All sockets & switches will be located between 450mm and 1200mm from the finished floor and atleast 300mm away from a corner.



See full Lifetime Homes Assessment on previous page.

Legend

01 - Criterion (1a) On Plot (Non-Communal) Parking

02 - Criterion (2) Approach to Dwelling from Parking

03 - Criterion (3) Approach to all Entrances

04 - Criterion (4) Entrances

05 - Criterion (5) - Communal Stairs and Lift

06 - Criterion (6) Internal Doorways and Hallways

07 - Criterion (7) - Circulation Space

08 - Criterion (8) - Entrance Level Living Space

09 - Criterion (9) Potential for Entrance Level Bed-Space

10 - Criterion (10) Entrance level WC and Shower Drainage

11 - Criterion (11) – WC and Bathroom Walls

12 - Criterion (12) Stairs and potential through-floor lift in dwelling

13 - Criterion (13) Potential for Fitting of Hoists and Bedroom / Bathroom:

14 - Criterion (14) – Bathrooms

15 - Criterion (15) Glazing and Window Handle Heights

16 - Criterion (16) Location of Service Controls