

DESIGN AND ACCESS STATEMENT
25 SHELDON AVENUE
9/1/2022

INTRODUCTION

We have prepared the following design statement in support of the proposed development at 25 Sheldon Avenue.

A heritage report has also been prepared by Turley Heritage and is attached in support of this application. That report, aside from addressing heritage issues, also includes a comprehensive description of the site, surroundings and relevant planning history so we have not duplicated any of that information here.

The main context for consideration of this application is a recent extant planning approval for this site: HGY/2021/2919, for the “Construction of a part single, part two storey rear extension with rear terrace; works to the existing building including to the front elevation fenestration including front dormer window, remodelled roof to create accommodation and rear dormers, new internal layout, and new basement level and associated landscaping works.”

Further to that approval, the property was subsequently sold and is now under new ownership. Cassion Castle Architects were commissioned by the new owners to rework the proposal to their requirements. (A summary of our approach to that redesign forms the next section of this report, entitled ‘Design Approach’). We then put the revised scheme before the Haringey Planning Department for a pre-application enquiry. The feedback was generally positive, and this is summarised in the subsequent section entitled ‘Pre-Application Enquiry’.

DESIGN APPROACH

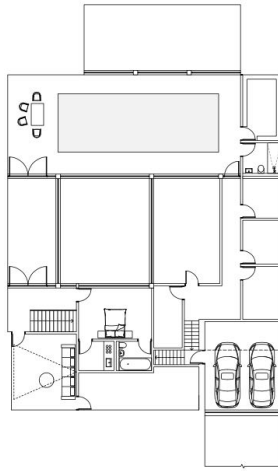
Our new proposal is designed as a series of alterations to the extant permission. The new proposal seeks only to deliver *and improve upon* the benefits in heritage and design terms that have been already been approved. With that in mind each change to that previous approval is either of a similar impact or an improvement in planning terms. These changes are as follows:

- Size: The approved scheme was for an *additional* 548m² of GIA (ie. existing house area not included). This proposal has been scaled back to 384m² of additional GIA. This general reduction in scale of proposal is very much in line with local planning policy and is as a big improvement on the extant permission.

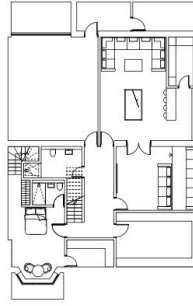
Key:

— indicates the proposed rear extent matching that of the approved

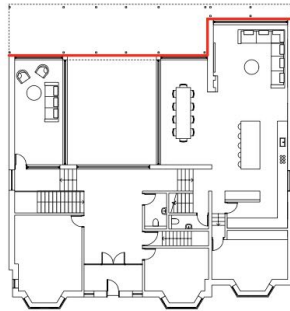
Basement: Approved



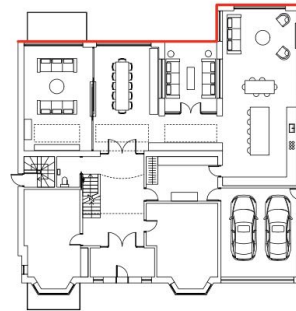
Basement: Proposed



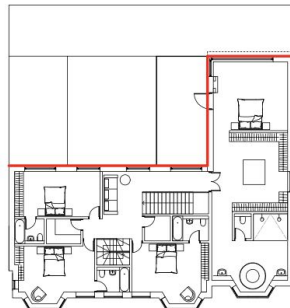
Ground floor: Approved



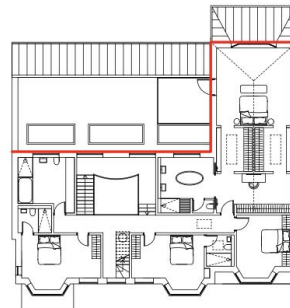
Ground floor: Proposed



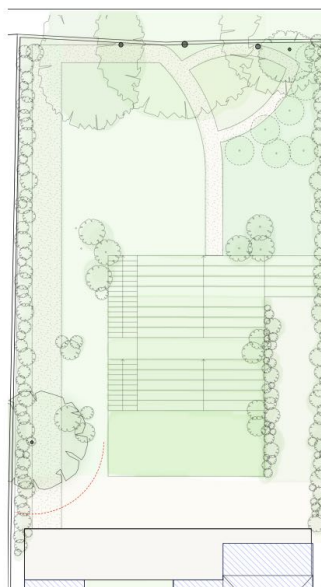
First floor: Approved



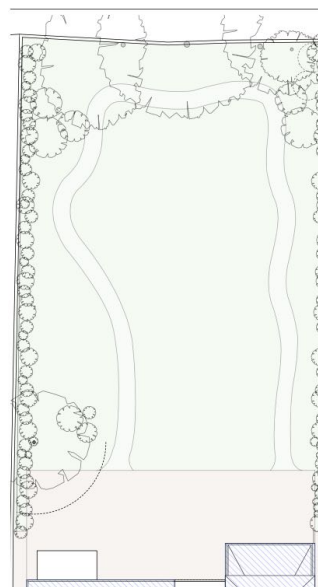
First floor: Proposed



Rear garden landscaping: Approved



Rear garden landscaping: Proposed



- Rear extension: The dimensions of the proposed rear extension are the same as in the approval. At both ground floor and first floor the extension extends back the same distance from the main house as the approval. Also the two storey part adjacent to No. 27 Sheldon Avenue has the exact same dimensions as before. This means that the impact on *all* neighbours is unchanged. The only fundamental change in the new proposal is the large light-well that previously was central on the main house and went down to the basement level has been made single level and is now a covered external area. This change creates a much more traditional aesthetic to the extension, which is more typical of the local surroundings.
- Front elevation: The proposal for the front elevation has remained largely the same. The approved large single dormer has been changed on heritage advice to two smaller dormers which sit in balance, aligned with the first floor windows below. We consider this an improvement in terms of local context, character, and the appearance of the street as a whole. The extant approval includes a sunken half-storey garage on the right hand side, which has been removed so that the proposed garage sits in its current existing position and height on the site. There is now instead a greatly reduced dug-out area on the left for a light well. This reduction in scale of dug-out area and the garage remaining where it is help to preserve the existing character more than the extant permission.
- Basement: The proposal is for a much smaller basement than in the previous approval which results in a reduced impact on the neighbour's property.
- Demolition: The heritage statement concludes that the building's contribution to the character and appearance of the conservation area is primarily invested in its principal public street frontage because it exhibits common domestic architectural features and materials found elsewhere in the sub-area. It is for this reason that the new scheme proposes to retain the existing façade and rebuild the remaining parts of the original house as visible from the street. In particular the flank wall, chimney and roof are now proposed to be taken down and reinstated as per existing, after the basement has been constructed. It is proposed that the brickwork on all elevations will be repointed in a consistent style so that there is no visible discrepancy between the existing and newly rebuilt walls.
 Another reason for this approach was discovered after a structural engineer's visit to site. His report (attached) raises significant issues in retaining the flank wall and chimney through construction, owing to its condition, vulnerability, and proximity to neighbouring property line.
 This represents an alteration to the demolition plan of the extant approval which has subsequently been supported by Haringey at pre-application stage, see below.
- Landscape: A very significant change from the existing approval is in the landscaping. In the extant permission there is a very large excavation in the middle of the garden in order to allow stepped access down to the basement. This has now been removed. Instead there is a simple traditional garden with a lawn. This represents a huge improvement in terms of local character, as large gardens are defined as part of the character of the houses in the local area.
- Trees: no trees are affected by the proposal. In particular the Maple tree near the house is unaffected.

PRE-APPLICATION ENQUIRY

This revised design was presented to Haringey Planning Department in late 2022 and was met with a positive response. The principle and size of development, the dimensions of rear extension, the design of the front elevation, the extent of demolition, and the rear garden landscape proposal were all broadly approved.

There were only two suggestions for changes as follows:

- The front dormers should be reduced in width.
- There should be more planting in the front garden to soften the impact of the additional gate.

Both of these changes have been included in the submitted scheme.

SUSTAINABLE DEVELOPMENT

The house is designed to have very low carbon consumption in its operation. Various measures will be employed to achieve this including enhanced insulation, mechanical ventilation with heat recovery, very high levels of airtightness, and an air source heat pump. Together these measures will provide a 63% reduction on Part L 2021. (There were no such benefits in the extant permission). An energy statement is attached to demonstrate the detail of how this is to be achieved.

SUMMARY

The changes detailed above represent a general scaling back of the proposal, and a change towards a more sympathetic style, in keeping with the local context and character. This was confirmed by the very positive feedback gratefully received from Haringey Planning Department as part of the pre-application enquiry. We hope that the above clearly demonstrates that we have worked closely with the Local Planning Authority and that this has resulted in a proposal that satisfies policy by improving upon the extant permission.

Kind Regards,

Cassion Castle
BA(Cantab) MA (RCA) RIBA

On behalf of
Cassion Castle Architects