

**Planning Statement
for 26 Sheldon Avenue, London N6 4JT**

qR Architects RIBA Chartered Practice was appointed to apply for this Planning Application on behalf of the applicant Mr. & Mrs. Patel.

We would like to propose the demolition of the existing house and the construction of a new two-storey detached house with basement and loft areas at 26 Sheldon Avenue, London N6 4JT, including a new front boundary treatment.

The property is not Listed but is part of the local Highgate Conservation Area.

We are presenting the following document to support our pre-application:

26SA-PA-01 - Existing plan and location plan

26SA-PA-02 - Existing elevations

26SA-PA-03 - Proposed plans

26SA-PA-04 - Proposed plans

26SA-PA-05 - Proposed Elevations

26SA-PA-06 - Proposed Sections

26SA - Location plan

26SA - Design and Access Statement and Heritage Statement

Arboricultural report:

Arboricultural Survey Report - 31.08.22

BS5837 - 26 Sheldon Avenue - Arbtech AIA 01 - 01-09-22-(A1)

BS5837 - 26 Sheldon Avenue - Arbtech AMS 01 - 01-09-22

BS5837 - 26 Sheldon Avenue - Arbtech TPP 01 - 01-09-22-(A1)

Ecology Bat Report:

26 Sheldon Avenue, London - Elite Ecology Bat Activity Report (October 2022)

Site investigation:

EEGSL - B2538/22/BIA/1

EEGSL - B2538/22/GEO/1

Basement Impact Assessment

26 SA - BIA - Supplementary report