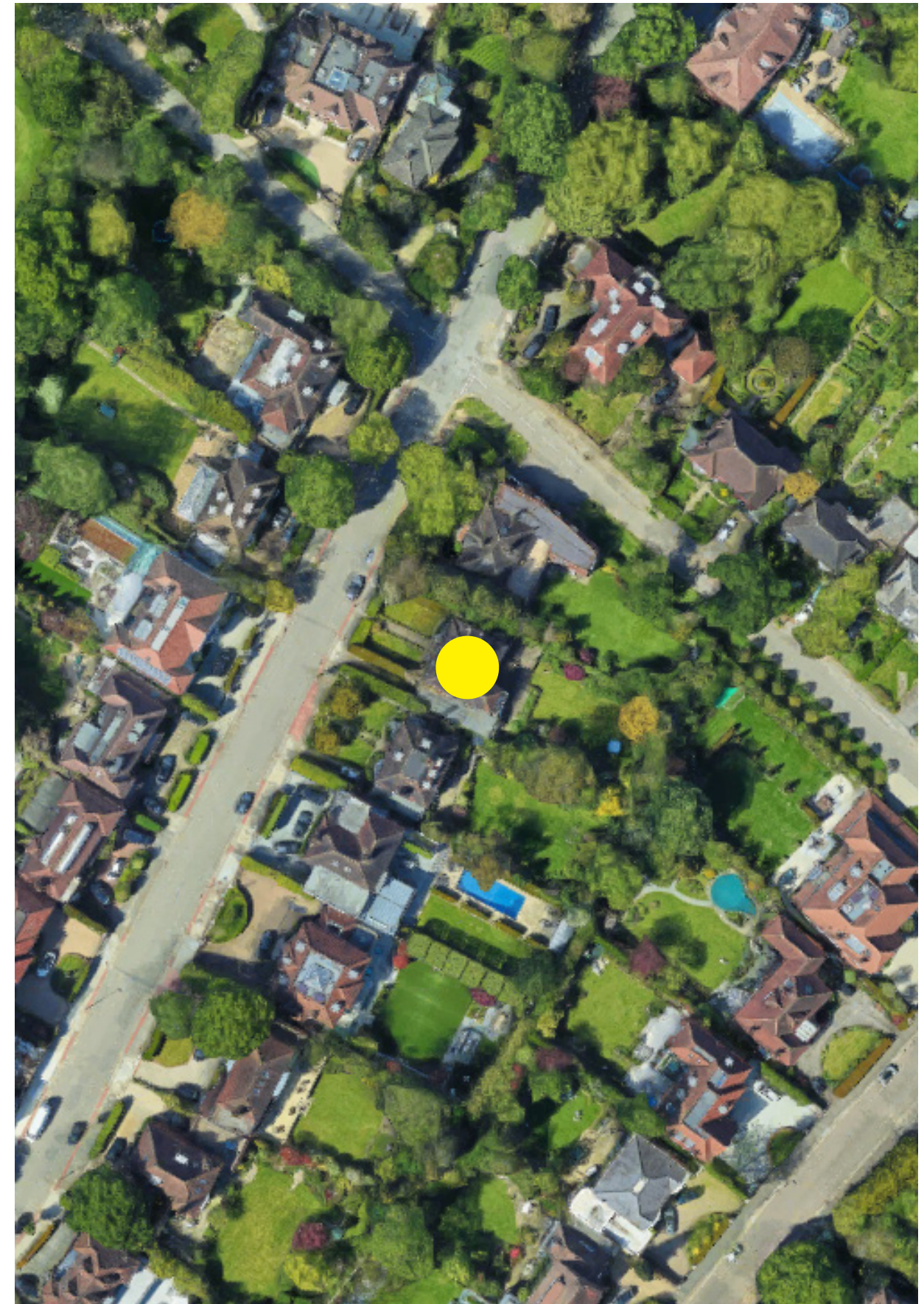


Design and Access Statement

46 Sheldon Av, N6 4JR

January 2024



Issue: P-00

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1.0 Introduction

XUL Architecture has been instructed to prepare a planning application for the extension of the existing house at 46 Sheldon Avenue N6 4JR to meet the requirements of a high quality family home.

The existing house includes a couple of side extensions of no historic or architectural merit which detract from the character of the main house.

Given this, our client is keen to redevelop the site and construct high-quality replacement rear and side extensions that enhance the character and appearance of the main house and provide environmental improvements through its increased sustainability.

This document provides an explanation of the proposed scheme, evaluated against the constraints of the site and location, as well as all relevant local and national planning policy.



01 46 Sheldon Avenue

2.0 XUL Architecture profile

XUL Architecture is an award-winning, “commercially minded” and client-centered architecture practice. Our vision is to design beautiful buildings that use ingenious ways of bringing natural light to architecture while changing how architectural services are delivered.

We see design as a collaborative process and place great emphasis on our relationships with clients, consultants, and contractors. Combining our energy, extensive knowledge and talents we deliver exciting projects and make a positive difference to each scheme and its local context.

As a RIBA Chartered practice with over 13 years of experience we have successfully worked on circa 300 projects, taking new build and renovation schemes from initial sketches to completion. We have extensive experience working particularly in Barnet, Camden, Haringey and Westminster Councils.

Our innovative design can be seen through our residential portfolio and has been recognized by Barnet Council, who awarded us with the **Barnet Architecture Award 2017** for our Hale Lane project in Mill Hill. In 2014 we also won the **Stuart Grey Award for the best project in Hampstead Garden Suburb** on a listed house.



02 / 03 Hale Lane project



3.0 Reference Documents

This Design and Access Statement has been produced (by XUL Architecture) in accordance with Haringey’s Local Plan and SPD’s and is to be read in conjunction with the following supporting documents:

- 1. **Drawings** by XUL Architecture
 - PA-00_P00: Existing & Proposed Site Plan
 - PA-01_P00: Existing & Proposed Ground Floor Plan
 - PA-02_P00: Existing & Proposed First Floor Plan
 - PA-03_P00: Existing & Proposed Front Elevation
 - PA-04_P00: Existing & Proposed Rear Elevation
 - PA-05_P00: Existing & Proposed Side Elevation 1
 - PA-06_P00: Existing & Proposed Section AA
 - PA-07_P00: Existing & Proposed Section BB
 - PA-08_P00: Existing & Proposed Section CC

4.0 Site and Surroundings

4.1 Sheldon Avenue

Sheldon Avenue is approximately 0.7 miles long linking Hampstead Lane to Aylmer Road. It was developed entirely by Walter Quennell and almost entirely designed by his brother, Charles Henry Bourne Quennell. Development began at the south end of the street in 1921 and ended at Denewood Road around 1927. Beyond Denewood Road there was no development until the 1950's.

It has a wide treelined streetscape with houses set back from the street. The houses are detached and generally set in generously sized plots.

There are several modern buildings in the street that do not enhance the conservation area but the majority of the houses are original and have retained a large number of architectural features such as columns, pilasters and motifs. Red-brown bricks and red tiles are the predominant building materials.



04 23a Sheldon Avenue



05 32 Sheldon Avenue



06 37 Sheldon Avenue



07 39 Sheldon Avenue



08 40 Sheldon Avenue



09 41 Sheldon Avenue

4.0 Site and Surroundings

4.2 46 Sheldon Avenue - Existing Plot

The existing plot sits in the middle of a quiet residential avenue within the Highate Ward of the Borough of Haringey in North London. As per the Haringey Map of Conservation Areas, the site sits within the Highgate conservation area.

The total site area is 1,111 sqm, including a single detached family dwelling which isn't listed and is of no special designation. It is accessed from Sheldon Avenue on the western boundary and is bounded to the North/South/East by private residences and their gardens.

The majority of the rear garden is lawn (approx. 1,000 sqm) with a hard paved terrace abutting the rear of the property. All existing trees will be retained.

4.3 Existing Building Areas (GIA)

Ground Floor Area	190 m ²
First Floor Area	111 m ²
Second Floor (Roofspace) Area	49 m ²
Total House Area	350 m ²
Total Site Area	1,111 m ²
Plot Ratio	31.5%

4.4 46 Sheldon Avenue - Existing House

The existing building is a large, 5-bed two-storey detached house, built in the 1920's, with a single storey adjoining garage. The internal layout is simply organized with social areas on the ground floor and private areas on the upper floors.

The property is built of solid red/brown brick walls, with a crown roof structure of hipped design, clad with red clay tiles. It also includes white single-glazed timber-framed doors and windows throughout, which are generally in poor condition and limit the energy efficiency of the house.



10 Front Elevation - Existing condition



11 Rear Elevation - Existing condition

5.0 Planning

5.1 Planning History

According to the Council’s online planning register, the only planning history that relates to the application site is as follows:

HGY/2001/1388

13/11/2001 - Permission granted for the erection of a two storey rear extension, a single storey extension and minor alterations.

5.2 Pre-Planning

No pre-application advice has been sought for the current proposal.

5.3 Relevant planning precedent in Sheldon Avenue

The applications below have all been approved by Haringey Council and show a history for approving full-width rear and side extensions.

10 Sheldon Avenue, London, N6 4JR

Ref.: HGY/2013/1679

Formation of single storey basement at rear of property, including erection of single storey rear extension.

Full permission Granted (08/10/2013) – Delegated

15 Sheldon Avenue, London, N6 4JS

Ref.: HGY/2018/2555

Erection of two storey front extension; demolition of existing single storey rear extensions and erection of larger single storey rear extension; erection of first floor rear extension; associated reduction and alteration to first floor rear terrace; insertion of roof lights on front and rear roof slopes.

Full permission Granted (18/10/2018) – Delegated

22 Sheldon Avenue, London, N6 4JT

Ref.: HGY/2012/0884

Refurbishment and extension of the existing dwellinghouse including partial demolition of the existing main house including the south/east (rear) external walls and part east and west (side) external walls, roof extension, erection of part two storey, part single storey rear extension and single storey side extension and excavation to create basement level, rear lightwell and basement access, swimming pool and pool house.

Full permission Granted (21/08/2012) – Delegated

24 Sheldon Avenue, London, N6 4JT

Ref.: HGY/2010/0449

Erection of single storey rear orangery extension.

Full permission Granted (07/05/2010) – Delegated

34 Sheldon Avenue, London, N6 4JR

Ref.: HGY/2011/0145

Erection of rear extension.

Full permission Granted (15/03/2011) – Delegated

43 Sheldon Avenue, London, N6 4JP

Ref.: HGY/2014/2790

Construction of rear glazed extension, enlargement of existing roof and construction of 2 replacement dormer windows, and modifications to existing front porch.

Full permission Granted (25/11/2014) – Delegated

44 Sheldon Avenue, London, N6 4JR

Ref.: HGY/2019/2867

Demolition of existing side structures, erection of 2 single storey side extensions and a single storey rear extension.

Full permission Granted (12/12/2019) – Delegated

6.0 Design

6.1 Introduction

The design, massing and materials of the new extensions have been developed in close consideration of the site and its context.

This application is for the demolition of two existing side extensions, and the construction of replacement rear and side extensions that maximise the opportunities for bringing in natural light, allow a more efficient/flexible use of the spaces, and that prioritise the relationship with the rear garden. It is also proposed the replacement of all single-glazed windows/doors to match the existing.

6.2 Use and Layout

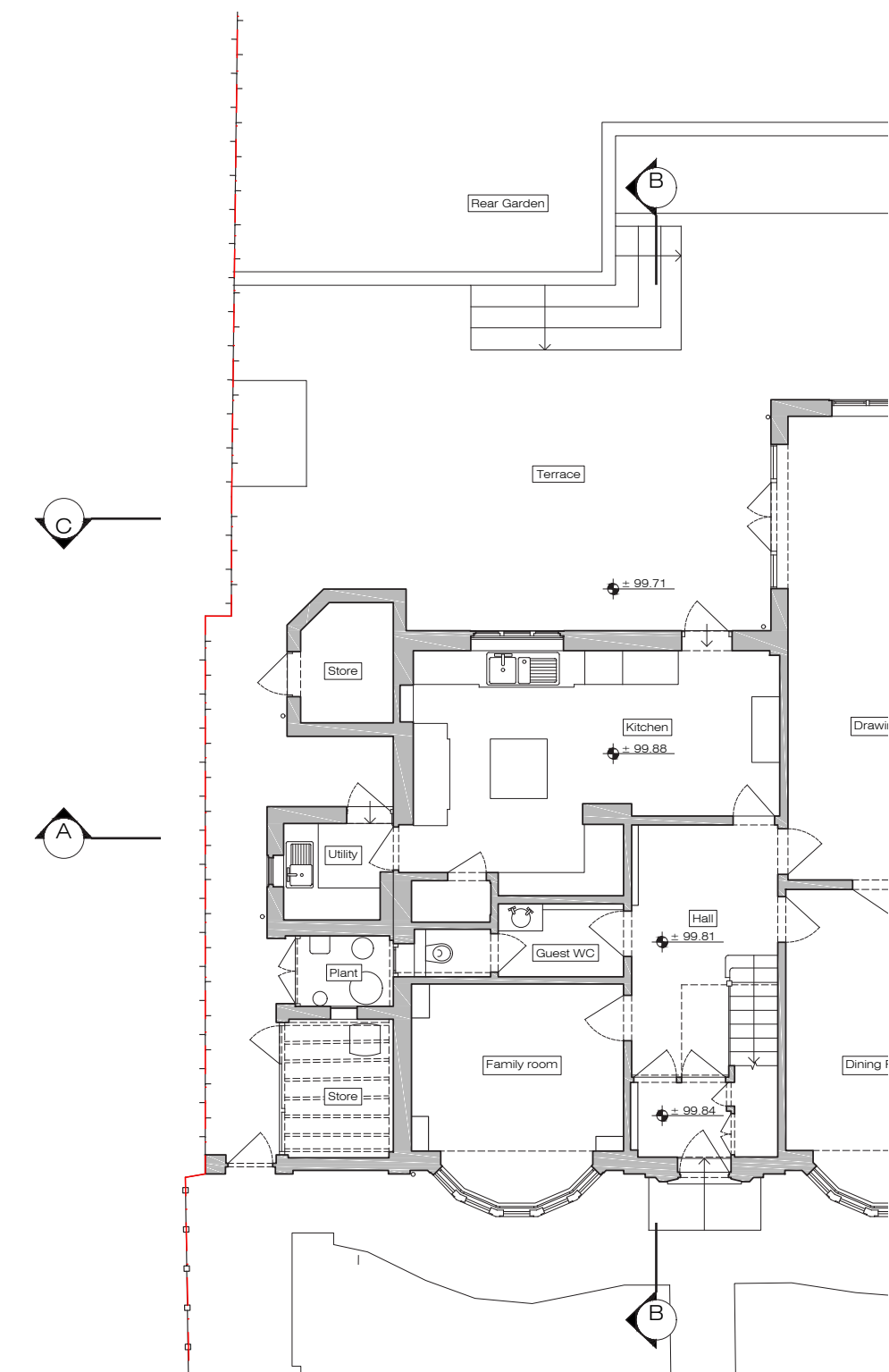
No change to the existing residential use is proposed as part of this application. The property will remain as a single dwelling for family use.

Currently, the kitchen creates a physical separation between the entrance hall and the rear garden. Also, the visual connection between the kitchen and rear garden is very limited.

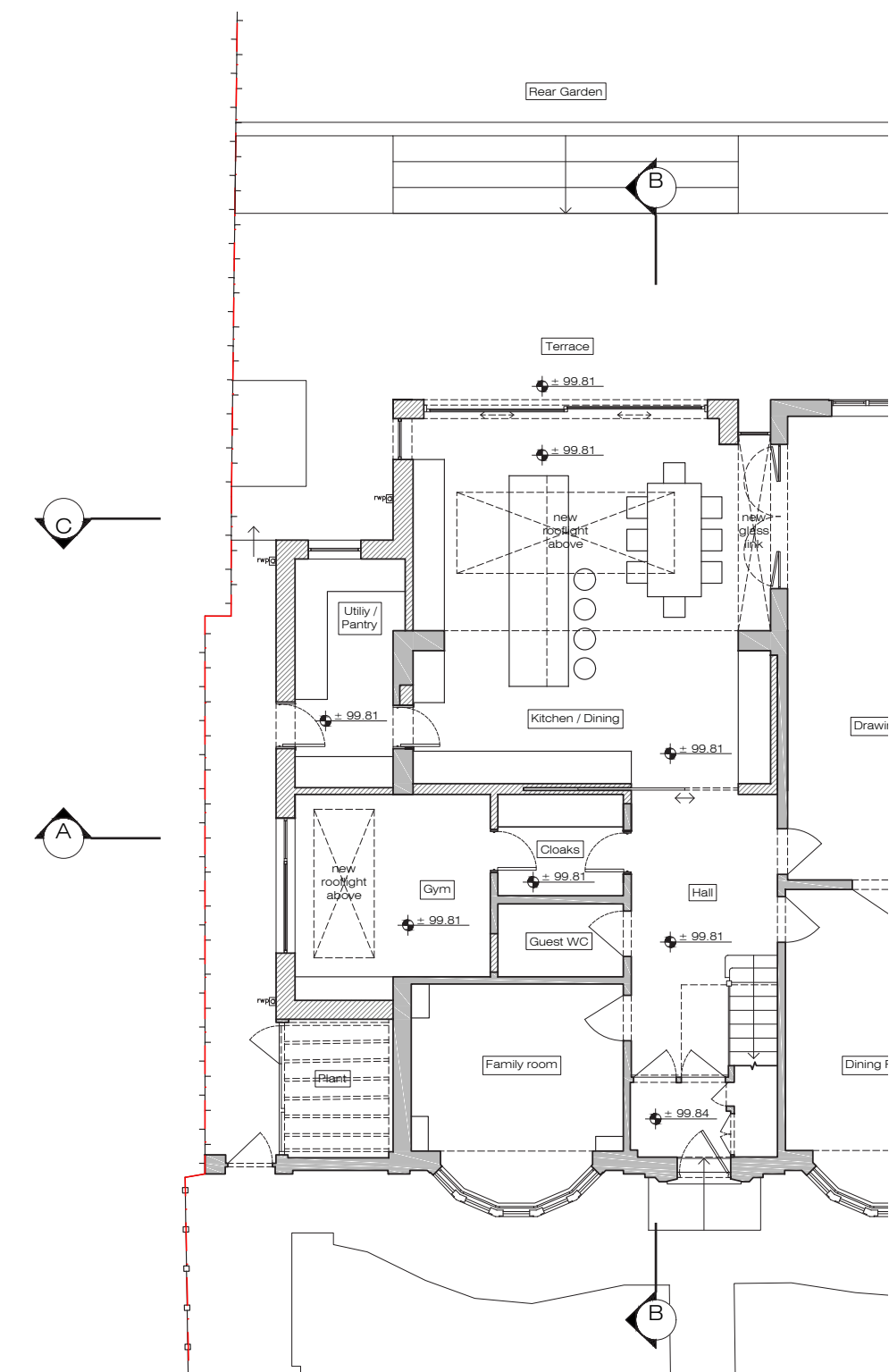
A big new doorway will be created between the hall and the new kitchen/dining area to establish a visual connection between the former and the rear garden and allow natural light into a dark part of the house.

The new rear extension will accommodate a bigger kitchen and dining areas with generous openings facing the back garden, and a generous rooflight and glass link to bring in more natural light into these spaces, including the drawing room. The new side extension will provide additional space for the new gym and accommodate a bigger utility area, which will double-up as a pantry. The terrace layout will be adjusted to accommodate the new extension and will be raised slightly to provide level access into the new rear extension.

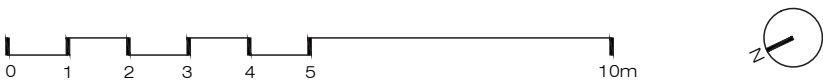
The first and second floor layouts will remain unchanged.



12 Extract of existing ground floor plan



13 Extract of proposed ground floor plan



6.0 Design

6.3 Form and Massing

Both extensions have been carefully designed to achieve the right balance with the existing house and with minimal impact on the adjacent properties, especially on 48 Sheldon Av.

The new rear extension is deliberately subservient to the existing house as it does not project any further than the existing two-storey rear extension and aligns with the side elevation of the main house (see images 14 and 15). The proposed glass link between the existing and new rear extensions provides a clean break between them whilst bringing in additional natural light.

The new side extension steps back from the new rear extension by 2.6m and is also 500mm lower, helping reduce the volume/mass of the overall proposal and ensuring minimal or no impact on the sense of enclosure to existing buildings and neighbouring gardens. The existing side/front plant room is retained, ensuring the new side extension is set back from the front elevation by 2.8m and almost invisible from Sheldon Avenue (see images 14 and 15).

6.4 Appearance and Materiality

The extensions will be a simple brick construction in keeping with the materiality of the Conservation Area. It's proposed that the brick cladding is detailed in a contemporary way to provide an interesting contrast with the existing house. The rear extension will include generous full-height sliding doors into the garden and a full height fixed window facing the side, with slim aluminium frames. The side extension will include 2no aluminium-framed windows and door with a glazed panel.

All existing white single-glazed timber-framed windows will be replaced with double-glazed units to match, including the ground floor rear study and the master bedroom doors/windows.

6.5 Proposed Building Areas

Proposed	
Ground Floor Area	230 m ²
First Floor Area	111 m ²
Second Floor (Roofspace) Area	49 m ²
Total House Area	390 m ²
Total Site Area	1,111 m ²
Plot Ratio	35.1%

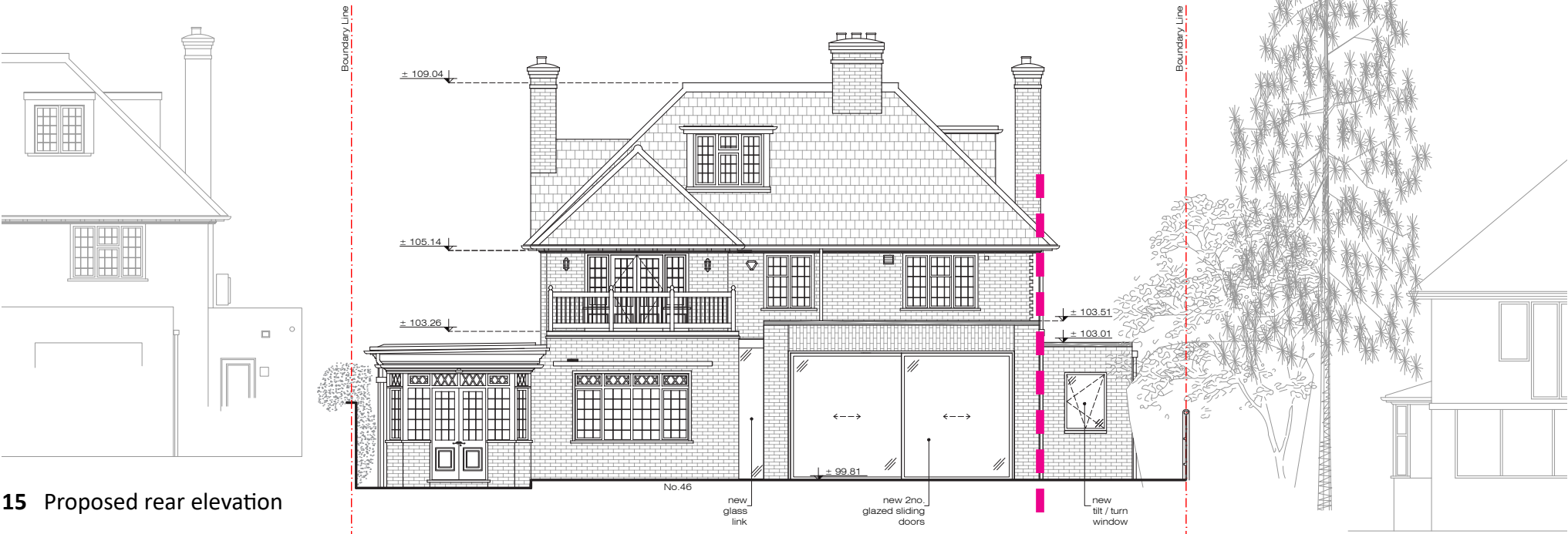
6.6 Landscape

The existing rear garden will remain unchanged except for the re-configuration of the existing rear terrace.

All existing trees will be retained and will not be affected by the proposals.

6.7 Access

Access to and within the site remains unchanged. The house is accessible via the front main entrance and a secondary entrance located on the new side extension through the utility room.



15 Proposed rear elevation

14 Extract of proposed first floor plan

7.0 Other Matters

7.1 Sustainability

The building envelope will be insulated to the latest requirements of Building Regulation part L to ensure low heat loss. New windows and doors will be thermally broken, with double-glazed and solar control glass to avoid overheating and meet U-value requirements. All rooms will have openable windows to allow natural ventilation.

Also, careful consideration has been given to the amount of daylight entering the new ground floor spaces to reduce the consumption of electrical lighting during the day.

7.2 Flood Risk

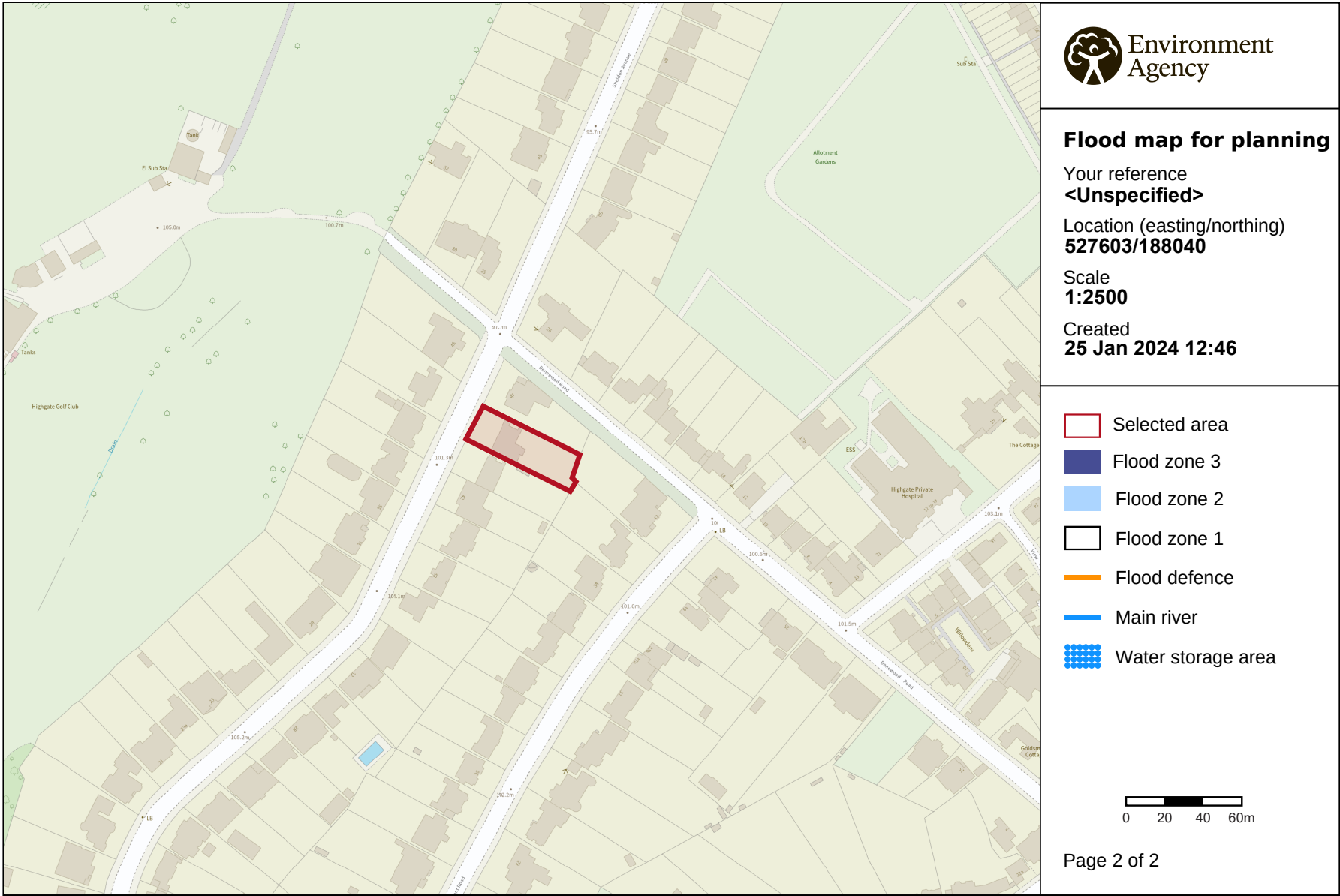
The application site is located within Flood Risk Zone 1, so a Flood Risk Assessment is not required (see image 16).

7.3 Refuse

There is no change required to the existing refuse provision due to the proposed extension.

7.4 Parking

The proposal does not affect the current parking provision and does not warrant additional parking spaces.



15 Flood risk map from the Environment Agency

8.0 Conclusion

The application proposes a sensitive and cohesive solution to create additional accommodation on the site while respecting the character of the existing building and surrounding area. This has been achieved through a thoughtful design approach that considers the scale, form, and materiality of the surrounding built environment. The proposal is expected to make a positive contribution to the area, while satisfying the requirements of future users.

We understand that every project is unique, but it’s worth noting that this application is not substantially different from previously approved schemes on the same street.

Based on the evidence presented in this report, along with the submitted drawings, we believe that this application meets the requirements of local development plans and planning policies and guidelines. Therefore, we request that the application be granted approval.