

Design & Access Statement - Part B

41 Sheldon Avenue, N6
23002

March 2024



4.0 Design Response

4.1 Design Response:

Proposal Overview

Design Proposals:

A contextual and sensitively designed reconstruction and extension of a family home.

1. Construction of a new property, to ground, first and loft floors - addition of two side wings, and ground floor extensions to the side and rear.
2. New exterior walls are to be of red/brown brick construction to match the materiality and detailing of the existing front façade.
3. New roof, with tiles to match the existing, flat roofs and six dormer windows detailed to match the existing. Flat roofs to pavilion, side extension and rear terrace.
4. Excavation and construction of a new basement under the footprint of the main house.
5. Excavation of 2 no. light-wells to rear garden, and 1 no to front garden.
6. Frameless structural glazed link to ground floor rear garden pavilion.
7. New finishes, fittings and joinery throughout.
8. New services throughout.
9. Improved landscape design to increase to biodiversity and amenity to both front and rear gardens.

Precis of Works:

- All new brickwork to match existing brickwork and the prevailing local character with general detailing to match. Materials from the demolition will be used wherever practical.
- All new timber windows and external doors to be painted with traditional detailing to match the existing, with double glazed units.
- All glazed metal doors & windows to be of slim profile design and Georgian bars with double glazed units.
- Roof tiles to be clay to match the existing.
- Eaves, of main roof, to be painted timber to match the existing.
- All new external rain water pipes to be of traditional design.

- All internal fabric to be new and of high quality to suit the status of the property.
- All internal plumbing, mechanical and electrical installations to be removed and replaced.

- Demolished materials will be re-used or recycled where practical.
- Recycled and Cradle-2-Cradle materials will be used where available.
- Lean construction will provide energy efficiency.
- Design for maintenance will reduce future requirement for replacement.
- Design for longevity will mitigate climate change and allow future adaptation and refitting of interior.

4.2 Design Response:

Planning Policy Matrix:

Haringey Local Policy

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Planning Policy Matrix	
Haringey Development Management DPD 20 17	Response
<u>Policy DM1: Delivering High Quality Design</u> <i>Haringey Development Charter</i> All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria: <i>a</i> Relate positively to neighbouring structures, new or old, to create a harmonious whole; <i>b</i> Make a positive contribution to a place, improving the character and quality of an area; <i>Character of development</i> <i>B</i> Development proposals should relate positively to their locality, having regard to: <i>a</i> Building heights; <i>b</i> Form, scale & massing prevailing around the site; <i>d</i> Maintaining a sense of enclosure and, where appropriate, following existing building lines; <i>e</i> Rhythm of any neighbouring or local regular plot and building widths; <i>g</i> Distinctive local architectural styles, detailing and materials	In response to A, B - The replacement dwelling shares materiality and design details of the existing property. Research has been undertaken to understand local characteristics and design details which are incorporated into the proposal. - Height of the roof remains consistent with the existing property and the neighbouring properties. - Building is designed with side wings that are both lower than the main roof, and set back from the street thereby being subservient to the retained facade and visually recessive. - The form, scale and massing of the proposed is considerate of the street scope with the extension of the building being achieved predominantly in the rear garden. The footprint and volume of the proposed dwelling is similar to the neighbour properties, and sits within established building lines. - Characteristics seen in a number of the Quennell brothers houses along Sheldon Avenue and the wider conservation area have been identified and incorporated within the proposed design for no. 41 Sheldon Avenue. Including Arts and Craft style Chimneys, flat roof dormers, timber eaves, bay windows and brick detailing. - The setting of the building, including gaps to adjacent properties and landscaping, have been considered and are proposed to follow local rhythms and characteristics.
<u>Policy DM6: Building Heights</u> A For all development proposals, the Council expects building heights to be of an appropriate scale which respond positively to the site’s surroundings, the local context, and the need to achieve a high standard of design in accordance with Policy DM1.	In response to A The proposed height of the roof remains consistent with the existing property. The massing of the building sets dominant and recessive elements which are a character of the area. The Massing is enhanced by brickwork chimneys, these are also a character of the local area. Using materials and details from the retained facade and the surround area will ensure the property is a positively contributing part of the local context.
<u>Policy DM9: Management of the Historic Environment</u> <i>Haringey’s Heritage Assets</i> <i>A Development that conserves and enhances the significance of a heritage asset and its setting will be supported.</i> <i>C When considering the impact of proposals on the historic environment, the Council will have regard to:</i> <i>c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;</i> <i>d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;...</i> <i>Conservation Areas</i> <i>D Subject to [A-C] above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.</i> <i>E Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.</i>	In response to A - The proposal retains the only significant part of the existing property, the front facade, and removes inappropriate extensions and out of character materials and details. The replacement and additions enhance the setting of the front facade and increase the contribution of the property as a whole. In response to C (c) - Characteristics seen in a number of the Quennell brothers houses along Sheldon Avenue have been identified and incorporated within the proposed design for no. 41 Sheldon Avenue. Including Arts and Craft style Chimneys, flat roof dormers, eaves and brick detailing. All materials and details are to be of high quality and the main building will match the existing while the rear garden pavillion uses the same palette of materials. - The proposal seeks to enhance the contribution of the property to the character of the conservation area - this is in accordance with the 'Highgate Neighbourhood Plan'. In response to C (d) - The proposal makes no change to the use of the property as a dwelling house. The proposal will provide a dwelling that will be suitable for continued, efficient, use as a dwelling. In response to D - The proposal removes inappropriate extensions and materials and reinstates materials and details fitting the character of the local area. - The proposal creates separation between the property and the neighbouring properties. - The proposal respects and compliments the local architectural style and special characteristics of the area. In response to E - The proposal extends the property in a considered way, reflecting the materials and details of the existing facade and local area, that will enhance the property, the setting and positively contribute to the local area. - The proposal includes a wing on either side of the front facade, the wings are set back by 3m and the roofs lowered by 0.6m to create hierarchy on the front facade. The same brick will be used on the main house and the wings, the materiality of the rear extension will tonally match the brick of the main house. Quennell details will be used throughout the design.
<u>Policy DM12: Housing Design and Quality</u> Residential Extensions A All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor’s Housing SPG. E Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.	The proposal is site specific and respects and enhances the form, architectural details and materiality of the retained facade. The proposal directly relates to the site and local area through matching the materiality and detailing. Inappropriate existing extensions and the somewhat ad-hoc painted rear fabric are to be removed. The new dwelling includes characteristics seen in a number of the Quennell brothers houses along Sheldon Avenue, including Arts and Craft style Chimneys, flat roof dormers, timber eaves, bay windows and brickwork detailing. The same brick will be used on the main house and the wings, the materiality of the rear extension will match the main house and detailed in a slightly more contemporary way to be an honest extention to the host building. Space standards are exceeded in the proposed dwelling. Interior and exterior spaces are generous.
<u>Policy DM18: Residential Basement Development and Lightwells</u> A Householder extensions to existing basements, and the construction of new basements, including in existing dwellings will only be permitted where it can be demonstrated that the proposal: <i>a Will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions;</i> <i>b Does not increase flood risk to the property and nearby properties from any source [see Policy DM24];</i> <i>c Avoids harm to the appearance or setting of the property or the established character of the surrounding area;</i> <i>d Will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity;</i> <i>e Will not adversely impact the local natural and historic environment;</i> And, where the proposed basement extends beneath the garden area: <i>F Will not cause loss, damage or long-term threat to trees of townscape or amenity value;</i> <i>g Maintains adequate soil depth satisfactory for preservation of landscaping consistent with neighbouring properties;</i> B Proposals for basements must not include habitable rooms or other sensitive uses in areas prone to flooding where there is no reasonable means of escape. C In determining applications for light wells, the Council will consider whether: <i>a The architectural character of the building is protected;</i> <i>b The character and appearance of the surrounding area is harmed; and</i> <i>c The development results in the loss of more than 50% of the front garden or amenity area.</i>	In response to A The policy is responded to in the various consultant documents issued as part of the planning application, including the Basement Impact Assessment, Flood Risk Assessment and the Tree Report. The development here relates to a large site and equally the site is bounded by large houses sitting in large plots. Highgate Golf Course is located to the rear of the property. The landscaping proposal is suitable for the area and will enhance the setting of the property. In response to A (e,f,g) Please refer to the Tree Report. The proposed basement extends further than the ground floor at the rear. There are doors here and so it is unlikely that the surface finish will be changed from planting. All neighbouring properties have hard teracing adjacent to the properties so the proposal is consistent with the established pattern. In response to B The policy is responded to in the various consultant documents that are issued as part of the full planning application, including the Basement Impact Assessment and Flood Risk Assessment. Escape from the basement is provided by the main stair and also two of the lightwells. In response to C (a,b) The lightwells are subtly placed within the landscape of the gardens. In response to C (c) The proposed dwelling does not extend into the front garden or exceed 50% of the site. The London Plan (para 3.10.3) notes that appropriately designed basements can contribute to the efficient use of land, and provide extra living space. The basement in the proposal is a preferred means of providing the volume required compared to adding mass above ground.

4.2 Design Response:

Planning Policy Matrix:

Haringey Local Policy

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Planning Policy Matrix	
Highgate Neighbourhood Plan 2017	Response
<u>Policy DH1: Demolition in Highgate's Conservation Areas.</u> <i>Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area.</i>	Elements to be demolished are deemed to have low value and detract from the character of the conservation area, or have only a minor contribution that can be improved with the new proposal.
<u>Policy DH2: Development Proposals in Highgate's Conservation Areas</u> <i>Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.</i>	The proposal seeks to enhance the setting of the existing front facade increasing the significance of the property as a whole and thereby enhance the appearance of the conservation area. Gaps between neighbours are reinstated and landscaping reinforces the green margins to the plot. Architectural details inspired by Quennell brothers house have been added. Separation between the property and the neighbouring properties is increased and planting to the site and in particular the boundaries reinforce the open, semi-rural character of the area.
<u>Policy DH3: Rear Extensions</u> <i>Rear extensions on residential properties should be subordinate in scale to the original dwelling, complement its character in terms of design, proportion, materials and detail, should not harm the amenity of adjacent properties, and should retain a significant area of garden or amenity space which is proportionate to that of neighbouring properties in the surrounding area. Development should respect and preserve existing architectural features where these contribute to local character and appearance, for example projecting bays and decorative balconies.</i>	The scale of the proposed property is in proportion with the neighbouring properties, and sits within the site within established building lines. The extension at the rear is single story located to the left of the rear façade as not to be a dominate addition to the rear façade. The extension typology is seen in many of the neighbouring properties. The rear extension materials are to be a tonal match to the brick of the main house.
<u>Policy DH4: Side Extensions</u> <i>Side extensions to detached or semi-detached properties, including the enlargement of existing garages, should be sensitive to and respect the character of the streetscape, and not block or significantly infill gaps between buildings, or otherwise disrupt the integrity of the individual architectural composition or group where these contribute to the character of the local area. They should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail. They should not harm the amenity of adjacent properties.</i>	The existing building footprint extends up to the neighbouring boundaries, the proposed property is set in from the boundary by 1.5m to each side. The proposal reintroduces the separation that has previously been lost.
<u>Policy DH5: Roofs and Roofscape</u> <i>Roof extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear except where they are part of the established local character and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets; re-roofing materials should avoid use of inappropriate substitute materials that can erode the character and appearance of buildings and areas.</i> <i>Chimneystacks should be retained where they positively contribute to the character of the conservation area. Satellite dishes and other telecommunications equipment should be located discreetly, and not be sited at the front of buildings on the roofline in the conservation areas.</i>	The proposed roof pitch, materiality, height and detailing matches the existing property and reflects those in the local area. Similarly the proposed dormers will be constructed of materials and details to match the existing. The proposal will maintain the roofscape contribution of the existing property. Chimneystacks have been introduced, creating symmetry that was not present in the existing dwelling, and positively contributing through a detail common in many properties in the local area.
<u>Policy DH6: Front Boundaries</u> <i>Original boundary walls, gate piers or railings should be retained unless their removal is necessary due to the condition of a structure, or replacement provision is proposed which would enhance the character of the area. In areas where matching and similar boundary walls form a recognizable part of the streetscape, for example clinker walls in Cromwell Avenue, replacements should be reinstated to match the originals.</i>	The existing boundary wall is low and largely constructed of bricks that don't match the main house. The existing boundary is of low value and doesn't significantly contribute to the streetscape. It is proposed to rebuild the front boundary wall in brickwork to match the retained facade.It is proposed to introduce a gate on each entrance of the driveway. and leave a central opening for a pedestrian entry with gate. There is precedent for both the pedestrian entrance and the gated driveway along Sheldon Avenue therefore the proposal will better sit within the local streetscape.
<u>Policy DH7: Basements</u> <i>Where basement development does not fall in the scope of permitted development, and where there is evidence that there may be problems with drainage or flooding, applications for basement development will be supported only where they meet the requirements set out within this policy.</i> <i>1. Impact Assessment requirements</i> <i>2. Protection for Neighbours</i> <i>3. Limiting Environmental/Ecological Impacts</i>	The policy is responded to in the various consultant documents issued as part of the planning application, including the Basement Impact Assessment. The site is not in a risk area for flooding and the basement has been designed, and will be detailed, by a structural engineer with extensive basement experience particularly in the local area.

4.2 Design Response:

Planning Policy Matrix:

Haringey Local Policy

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Planning Policy Matrix	
Highgate Conservation Area Appraisal and Management Plan 2013	Response
10. Character Analysis - Sub Area 7 - Bishops 10.2.1 <i>The streets within the Bishops area are an excellent example of high quality residential development of the period... It is very important to retain all the original character and details, to maintain the quality and distinctiveness of this section of the conservation area.</i> 10.4.18 <i>The relatively uniform appearance of this section of the road is due to the fact that it was developed and designed by the Quennell brothers. There has been pressure to demolish and re-build many of the original houses, which has lessened the unity of the street.</i> 10.4.20 <i>The footprint of the houses are appropriate to the size of the plot with sufficient space between the houses to allow gap viewed to the rear gardens. Street trees and mature trees in front gardens maintain the wooded nature of the road and are a very valuable feature of its character. Although many houses have a third storey, the common use of dormer windows prevents any building appearing over dominant in the streetscape.</i>	In response to 10.2.1, 10.4.18 - The double garage to the left of the main façade is to be removed and replaced with two storey brick closet wings more in keeping the rest of the street, in terms of scale, materials, detailing and proportions. - Characteristics seen in a number of the Quennell brothers houses along Sheldon Avenue have been identified and incorporated within the proposed design for no. 41 Sheldon Avenue. Including Arts and Craft style Chimneys, flat roof dormers and eave and brick detailing. - The proposal will enhance the distinctiveness of this section of the conservation area. In response to 10.4.20 - The existing building footprint extends up to the neighbouring boundaries where as the proposed dwelling is stepped in from both side boundaries to reinstate the space typical of the area. - The form, scale and massing of the proposal is considerate of the street scape with the extension of the building being achieved predominantly in the rear garden. The footprint and volume of the proposed dwelling is similar to the neighbouring properties, and sits on the site within the established building lines. - The larger trees are to be maintained on the site in both the front and rear gardens to maintain the wooded nature of the road and area. A full landscaping scheme will be implimented to supplement the mature trees and increase biodiversity and amenity. - The ridge height of the existing property and use of dormers have been maintained in the proposed house.
11. Problems, Pressures and Enhancement Opportunities 11.1 <i>Demolitions and replacement buildings</i> 11.1.2 <i>In the Bishops area there has been intense pressure for complete demolition and re-development of houses. In recent years many original houses have been replaced with modern, contemporary, or new 'reproduction' style ones. It is now evident that some of these replacement houses are too big, too wide, and too deep, and together with their large basements are over scaled compared to the size of the original houses leaving little opportunity for any planting or landscaping on the side boundary and the characteristic visual gaps between houses. The effect of this is eroding the special early twentieth architectural and historic interest of the conservation area.</i>	The proposal makes no change to the distance at ridge height of the main roof between no. 39 and no. 43. Separation between the proposed and neighbouring properties has been created which is not evident within the existing property. Landscaping of the site is important for the owners and the setting of the property will be enhanced as part of the development. The boundary planting is particularly important as established as it both provides privacy and enhances the visual gaps to neighbours in both front and rear gardens. The proposall enhances rather than loses boundary planting.
12. Management Plan and Design Guide 12.3 <i>Principles for Development Control</i> <i>Demolitions, replacement dwellings and new development</i> 12.3.3 <i>There shall be a presumption in favour of retaining designated and non-designated assets that make a positive contribution to the conservation area. Any proposals for such demolition should address the criteria for demolition set out in National Planning Policy Framework. Planning permission for demolition and new development would not be granted unless the loss of the building is justified.</i>	The double garage to the left of the main façade is to be removed and replaced with two storey brick closet wings more in keeping the rest of the street, in terms of scale, materials, detailing and proportions.
12. Management Plan and Design Guide <i>Extensions and alterations to existing buildings</i> <u>Side Extensions</u> 12.3.7 <i>...The maintenance of characteristic gaps between buildings is often also important in preserving the street scene and historic character of the conservation area.</i> 12.3.9 <i>...side extensions should be subordinate to the main building and relate to the features of the main building... When proposing a side extension, the layout should aim to achieve symmetry and balance.</i> <i>The following guidance points should be considered:</i> - <i>Side extensions should be set back from the building by at least 1m. This distance should be measured from the main elevation, not a front projecting bat or porch.</i> - <i>In the case of an extension more than one storey high, a minimum gap of 1.5m should be maintained (from first floor level onwards) from the side boundary.</i> - <i>Materials and detailing should match that existing on the main building. However, to appear visually subordinate, where appropriate these can be smaller in scale, for example, smaller window openings</i> <u>Rear Extensions</u> 12.3.10 <i>Extensions at the rear of the properties should follow the scale and form of other appropriate traditional rear extensions on surrounding properties within the conservation area and should complement the character of the main dwelling.</i> <i>Where considered acceptable, they should meet the following design requirements:</i> - <i>Rear extensions should usually be one storey less than the full height of the main building to ensure that they appear subordinate.</i> - <i>Extensions should normally be subsidiary and have a maximum width between half and two-thirds of the original width of the house to ensure that at least part of the original façade is retained.</i> - <i>The depth of the rear extension should generally be such that's it does not compete with the original footprint of the house. In any case, these should be no deeper than 4m in case of detach and semi-detached properties...</i>	12.3.7 The existing building footprint extends up to the neighbouring boundaries where as the proposed dwelling is stepped in from both side boundaries by 1.5m at ground level. This separation is greater than required in the design guide. 12.3.9 Addition of wings to either side of the main house, the wings are set back and the roofs lowered by 1m to create hierarchy on the front facade and ensure the wings are read as subservient. Materiality and detailing will match the retained facade and local area. 12.3.10 The extension to the rear of the property is single story with pitched roof, located to the left as viewed from the rear. The scale and mass of the extension is similar to that of the neighbouring property at no. 43. The form of extension, being read as a garden pavillion, is common in surrounding properties. The scale is smaller than several close neighbours. The materiality reflects that of the main house, though detailed in a more contemporary way to read as an honest extension. The extension is reduced in level from the main house so that it sits within the landscaped rear garden.

4.2 Design Response:

Planning Policy Matrix:

Haringey Local Policy

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Planning Policy Matrix	
Haringey's Local Plan - Strategic Policies 2013	Response
6.1 Design <i>SP11: Design (Supported by The London Plan D6)</i> <i>- All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to us.</i> <i>- Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;</i>	The front façade has been retained. Height of the roof remains consistent with the existing property and the neighbouring properties. The form, scale and massing of the proposed is considerate of the street scape with the extension of the building being achieved predominantly in the rear garden. The footprint and volume of the proposed dwelling is similar to the neighbour properties and sits within an establishe d building line to both front and rear. Characteristics seen in a number of the Quennell brothers houses along Sheldon Avenue have been identified and incorporated within the proposed design for no. 41 Sheldon Avenue. Including Arts and Craft style Chimneys, flat roof dormers and eave and brick detailing. There is significant vegetation to the existing site boundaries, this is proposed to be retained. The ridge height of the proposal matches that of the existing and the footprint of the proposal sits within established building lines. The proposed property will not result in increased overshadowing, or overviewing. The proposed first floor rear terrace is centrally located and set back between two side wings which block lateral views and ensure viewsare out to the garden rather than to neighbours. Views from the proposed terrace are therefore more restrcted than views experienced from habitable room windows.
6.2 Conservation <i>SP12: Conservation (Supported by The London Plan HC 1)</i> <i>- The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.</i> <i>- The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change.</i>	The front façade has been retained as this is the only part of the existing property that makes any significant contribution to the area. The proposed replacement and additions compliment and enhance the retained facade. Height of the roof remains consistent with the existing property. The form, scale and massing of the proposed is considerate of the street scape with the extension of the building being achieved predominantly in the rear garden. The footprint and volume of the proposed dwelling is similar to the neighbour properties. Characteristics seen in a number of the Quennell brothers houses along Sheldon Avenue have been identified and incorporated within the proposed design for no. 41 Sheldon Avenue. Including Arts and Craft style Chimneys, flat roof dormers and eave and brick detailing.

4.3 Design Response



(A) 2 Templewood Avenue (1910-11)



(B) 3 Templewood Avenue (1910)



(C) 4 Templewood Avenue (1910-11)



(D) 8 Templewood Avenue (1910-11)



(E) 20 Rosecroft Avenue (1989)



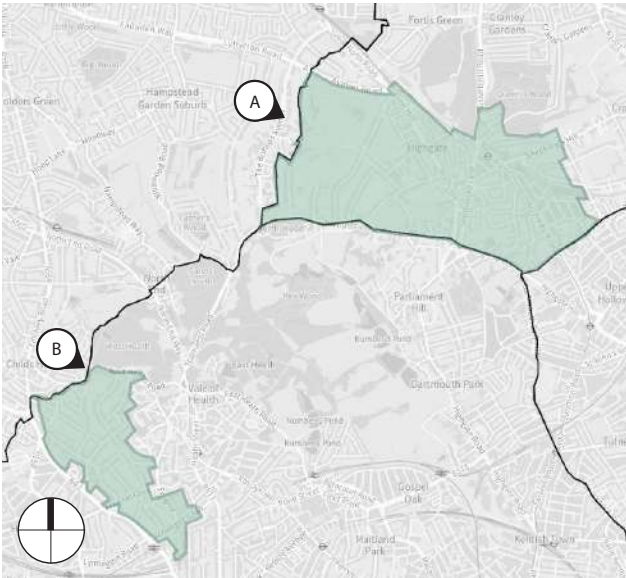
(F) 24 Heath Drive (1907)

Early examples of CHB Quennell Properties:
Redington and Frogнал Conservation Area

The early properties demonstrate a Free English or Queen Anne Revival Style. Common details include symmetry, classical compositions, hipped roofs, elaborate chimneys, ornately designed brickwork and timber features.

Key

- (A) Highgate Conservation Area
- (B) Redington and Frogнал Conservation Area



(G) 41 Redington Road (1907-08)



(H) 54 Redington Road (1908-09)



(I) 56 Redington Road (1908-09)

Note: Key map highlights the location of the Redington and Frogнал Conservation Area in relation to the Highgate Conservation Area, where 41 Sheldon Avenue is located.

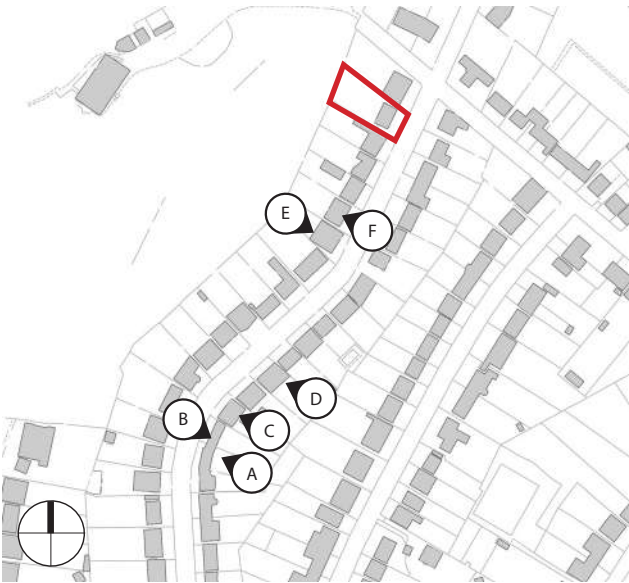
4.4 Design Response

Later examples of CHB Quennell Properties:
Highgate Conservation Area: Sheldon Avenue

Key

Site Plan (not to scale)

 Denotes Site Boundary



41 Sheldon Avenue, N6

The Highgate Conservation Area Appraisal identifies the Quennell brothers as the designers of many houses within the Bishops sub-area between 1906 and 1930.

The following images are examples of properties originally designed by Charles Quennell along Sheldon Avenue.

*“On the N side there was woodland until suburban streets were laid out from c.1910. Much of the development was by Walter Quennell, with many houses designed by his brother CHB Quennell in a free English domestic style, paler versions of his work around Redington Gardens, Hampstead. **Much diluted since; early examples** remain in Stormont Road, **later ones in Sheldon Avenue (Nos. 31 and 33, 1925; 16-24, 1923-4).”***

- p.413, *The Buildings of England, London 4: North*, Bridget Cherry and Nikolaus Pevsner

The later properties, including 41 Sheldon (1928), demonstrate a paired back and well proportioned aesthetic. The ornamentation displayed in earlier properties is no longer present.

The symmetry of earlier properties is also diluted with asymmetry of wings, and shifting fenestration reflecting the accommodation within.

In the introductory notes to his book ‘Modern Suburban Houses’ CHB Quennell wrote:

*“A few notes may be added as to materials. It is pleasant the more general use of sand-faced red bricks instead of wire cut and pressed variety... **Cheap ornamentation should be avoided**; -cast or moulded bricks, pilasters and carving unless it is first rate, and the money so saved spent in **better workmanship of simpler detail.**”*

- p.VIII, *Modern Suburban Houses*, CHB Quennell



A 16 Sheldon Avenue (1923-24)



B 18 Sheldon Avenue (1923-24)



C 20 Sheldon Avenue (1923-24)



D 24 Sheldon Avenue (1923-24)



E 31 Sheldon Avenue (1925)



F 33 Sheldon Avenue (1925)

Note: Photos illustrate properties originally designed by Quennell, using the earliest available data. They may include alterations since original construction.

4.5 Design Response

Highgate Conservation
Area Character Analysis:
Characteristics of later
CHB Quennell properties
along Sheldon Avenue

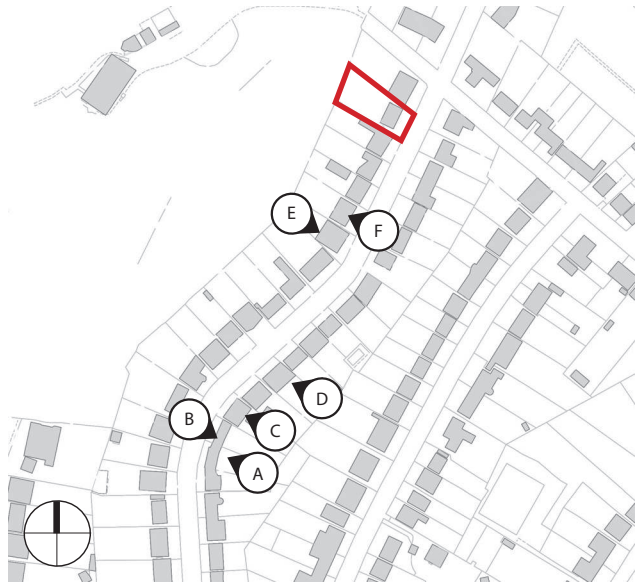
Key

Site Plan (not to scale)

Denotes Site Boundary

Denotes solid area

Denotes openings area



41 Sheldon Avenue, N6

Solid to Void
Fenestration & Apertures

Casement windows in white painted timber, located to the outside face of the walls are typical.

Alignment between ground and first floor windows is common, with the ground floor windows having a vertical extension expressed as toplights.

Windows to hallways or landings frequently shift within the overall fenestration grid.

The images highlight the proportion of fenestration and apertures in relation to the total overall facade area (excluding roof).

The average has been calculated based on the 6 examples used for this study.

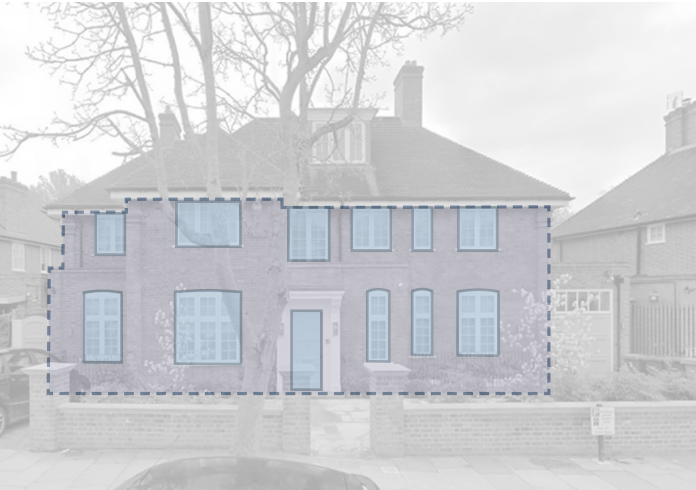
Openings percentage average: 30%



A 16 Sheldon Avenue
Openings percentage (excluding roof): 25%



B 18 Sheldon Avenue
Openings percentage (excluding roof): 26%



C 20 Sheldon Avenue
Openings percentage (excluding roof): 31%



D 24 Sheldon Avenue
Openings percentage (excluding roof): 28%



E 31 Sheldon Avenue
Openings percentage (excluding roof): 34%



F 33 Sheldon Avenue
Openings percentage (excluding roof): 38%

Note: Photos illustrate properties originally designed by Quennell, using the earliest available data. They may include alterations since original construction.

4.6 Design Response

Highgate Conservation Area Character Analysis: Characteristics of later CHB Quennell properties along Sheldon Avenue

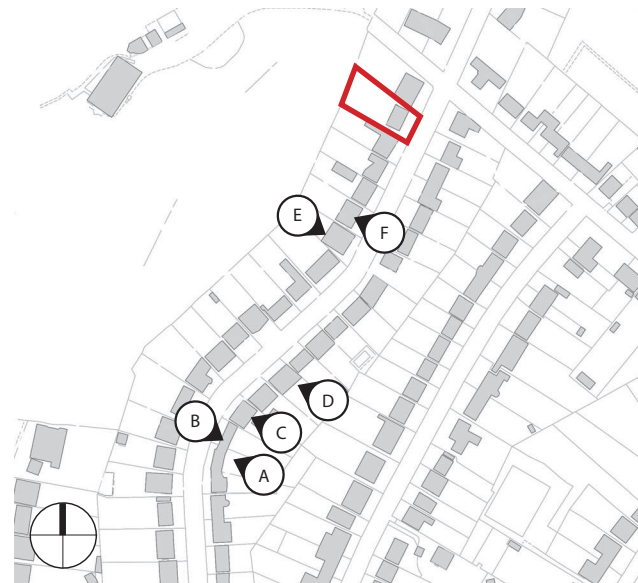
Key

Site Plan (not to scale)

 Denotes Site Boundary

 Denotes horizontal rhythm

 Denotes vertical rhythm



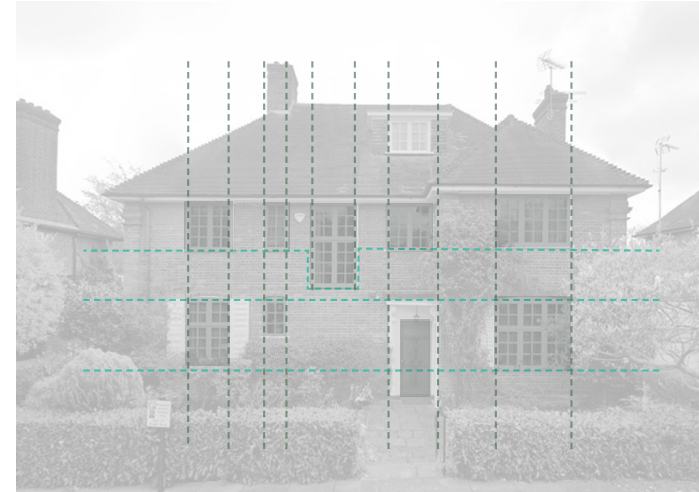
41 Sheldon Avenue, N6

Proportion Horizontal and Vertical Rhythm

Typically the external fenestration of Arts and Craft houses such as the Quennell style play on simple and bold shapes that reflect the internal arrangements behind.

From the examples of Quennell design on Sheldon Avenue, there is a clear hierarchy presented to the street showing taller windows on the ground which decrease in size as you progress up through the house, moving from more formal, principal rooms to more private secondary rooms.

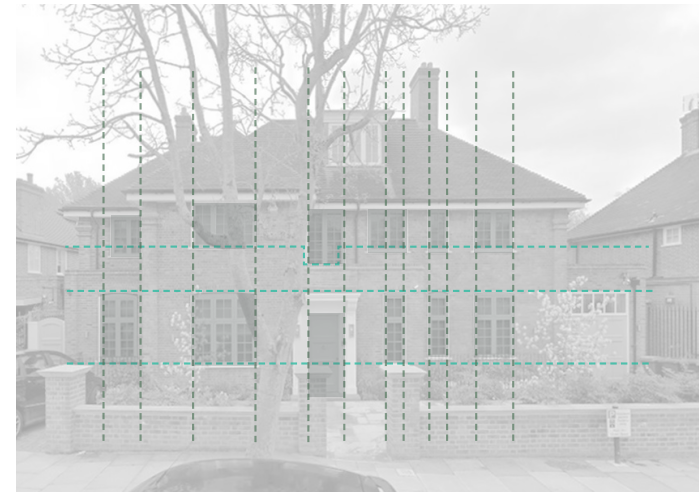
The vertical rhythm of the front elevation highlights that the fenestration of the front façades contain several openings that tend to repeat along the facade.



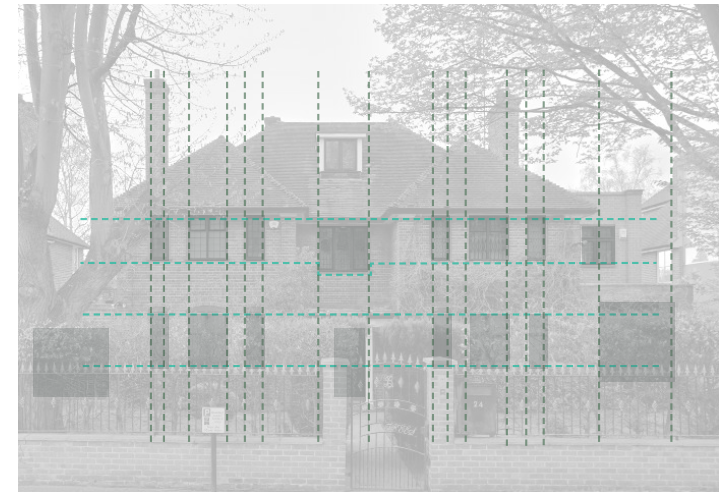
(A) 16 Sheldon Avenue



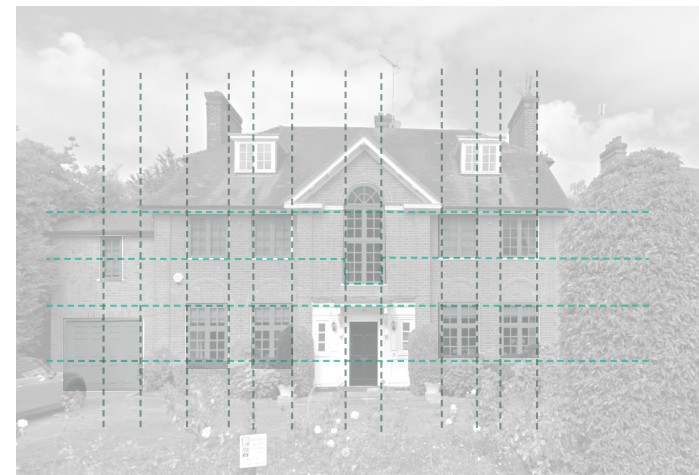
(B) 18 Sheldon Avenue



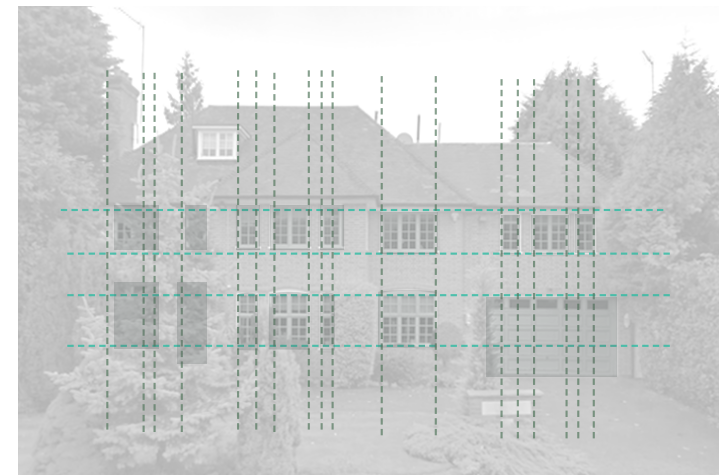
(C) 20 Sheldon Avenue



(D) 24 Sheldon Avenue



(E) 31 Sheldon Avenue



(F) 33 Sheldon Avenue

Note: Photos illustrate properties originally designed by Quennell, using the earliest available data. They may include alterations since original construction.

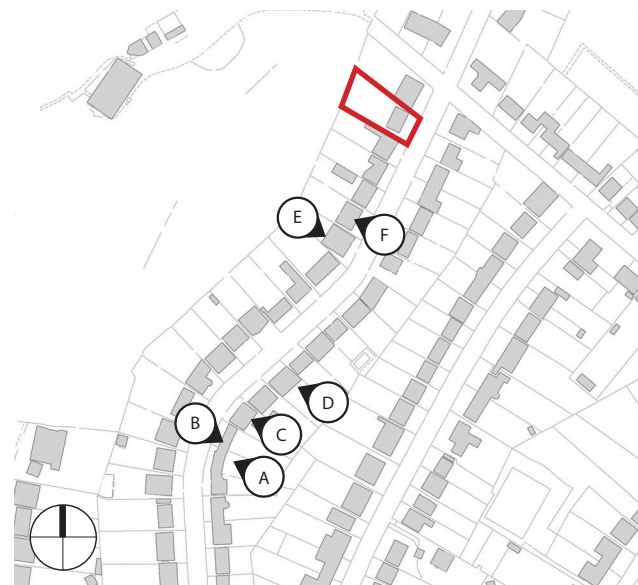
4.7 Design Response

Highgate Conservation Area Character Analysis: Characteristics of later CHB Quennell properties along Sheldon Avenue

Key

Site Plan (not to scale)

- Denotes Site Boundary
- Denote volumes / proportion
- Denotes symmetrical facade centre

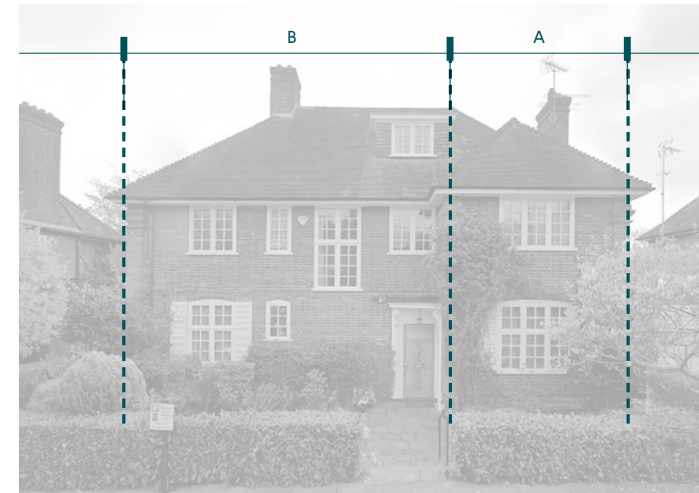


41 Sheldon Avenue, N6

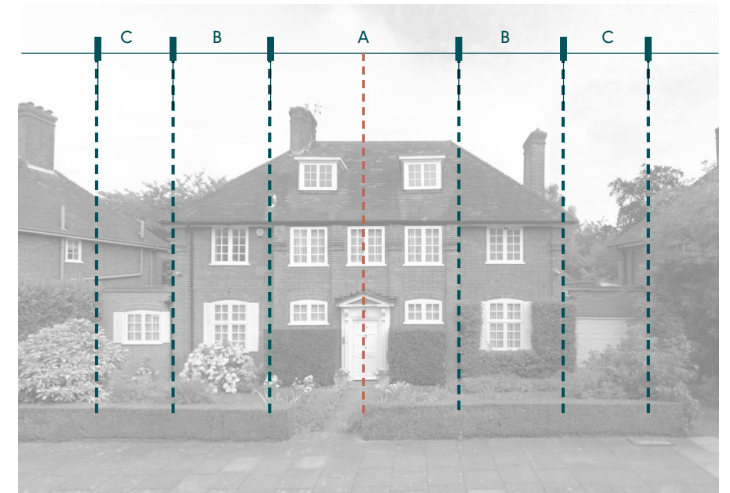
Symmetry & Hierarchy

Typically of the Arts and Craft houses there is a sense of asymmetry within the designs, however this is less apparent within the Quennell designs found on Sheldon Avenue.

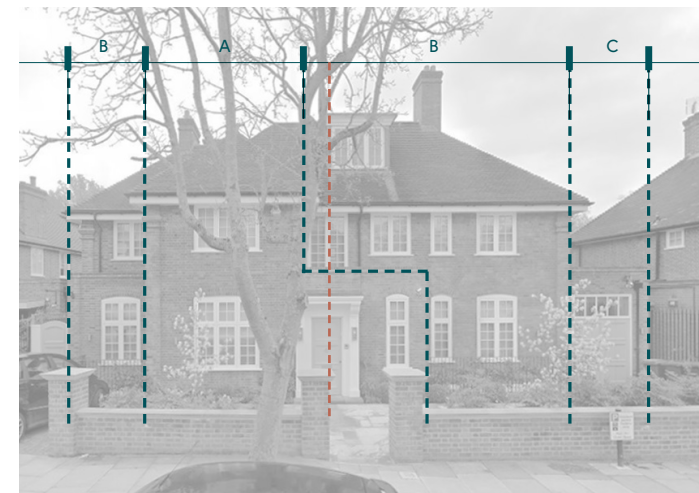
The examples of Quennell properties on Sheldon Avenue, tends to have a central line of symmetry running through the main facade of the dwelling. The asymmetry for the front facade is achieved with the addition of subservient side wings



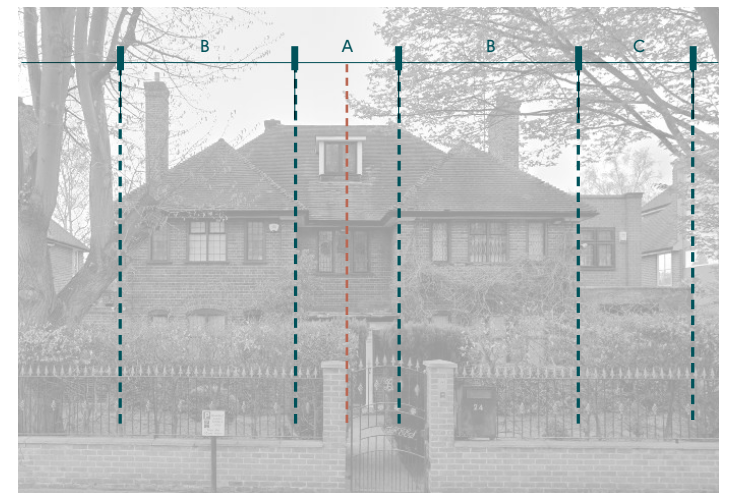
(A) 16 Sheldon Avenue



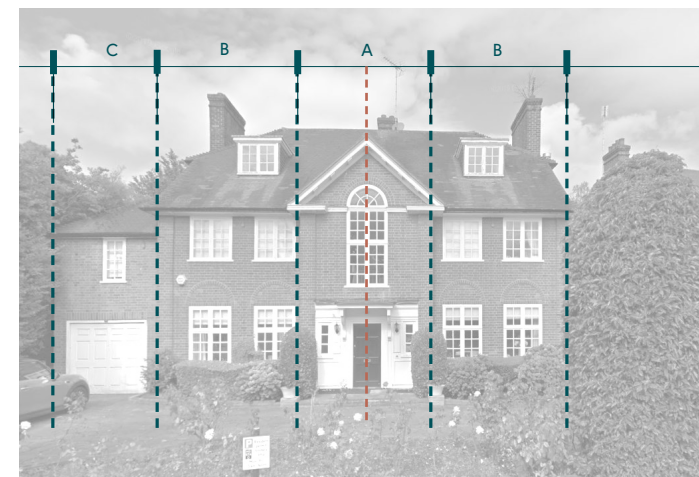
(B) 18 Sheldon Avenue



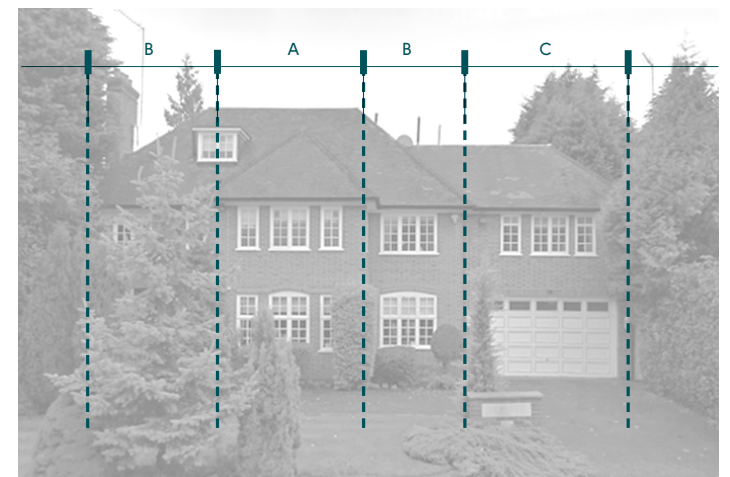
(C) 20 Sheldon Avenue



(D) 24 Sheldon Avenue



(E) 31 Sheldon Avenue



(F) 33 Sheldon Avenue

Note: Photos illustrate properties originally designed by Quennell, using the earliest available data. They may include alterations since original construction.

4.8 Design Response

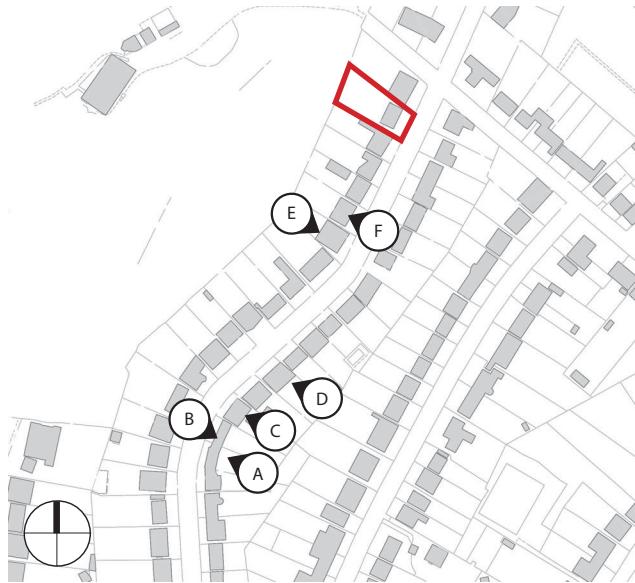
Highgate Conservation
Area Character Analysis:
Characteristics of later
CHB Quennell properties
along Sheldon Avenue

Key

Site Plan (not to scale)

 Denotes Site Boundary

 Denotes roof line



Roofscape

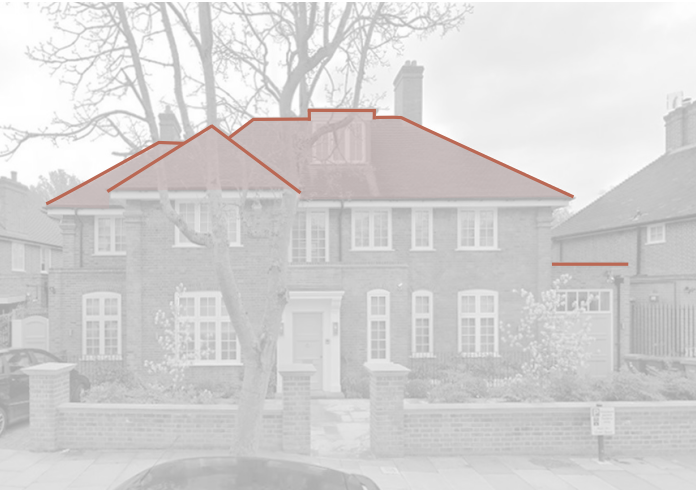
From the example references of Quennell properties the roof treatments tend to consist of traditional pitch roofs over the main house with shallower pitch or flat roofs used on the subservient side wings and dormers.



A 16 Sheldon Avenue



B 18 Sheldon Avenue



C 20 Sheldon Avenue



D 24 Sheldon Avenue



E 31 Sheldon Avenue



F 33 Sheldon Avenue

Note: Photos illustrate properties originally designed by Quennell, using the earliest available data. They may include alterations since original construction.

4.9 Design Response

Highgate Conservation
Area Character Analysis:
Characteristics of later
CHB Quennell properties
along Sheldon Avenue

Key characteristics can be identified when analysing
several CHB Quennell houses along Sheldon Avenue.

Materiality



Painted timber door surrounds



Red/brown brick



Timber framed windows, set to the outer face
of the walls



Clay roof tiles, dormer windows and timber
eave details



Crafted chimneys

4.10 Design Response

Highgate Conservation Area Character Analysis: Characteristics of later CHB Quennell properties along Sheldon Avenue

Key characteristics can be identified when analysing several CHB Quennell houses along Sheldon Avenue.

Key

Site Plan (not to scale)

Denotes Site Boundary



Chimneys

Typical Arts and Crafts style with corbelled stacks and minimal ornamentation.

Dormers

Front flat roofed dormers with multi-pane windows.

Eave and brick

Overhanging eaves on red-brick, corbelled brick pilasters to the corners of the building.

First floor

Multi-pane, white timber casement windows to the first floor sitting directly below the eaves.

Ground floor

Typical ground floor fenestration feature arched, multi-pane casement windows that are arranged with main body equal to the first floor with fanlights over.

(A) 16 Sheldon Avenue



(B) 18 Sheldon Avenue



(C) 20 Sheldon Avenue



(D) 24 Sheldon Avenue



(E) 31 Sheldon Avenue



(F) 33 Sheldon Avenue



4.11 Design Response

Highgate Conservation
Area Character Analysis:
Further general
characteristics of properties
along Sheldon Avenue

The Heritage Report notes:

6.12 “The proposed double height bay is characteristic of CHB Quennell’s slightly earlier work in other spacious suburban areas in North London and will provide a strong sense of visual interest and articulation to the new façade.”

The double height bay with aligned casements and top lights to the ground floor is a common detail, though the manifestation has variations that provide visual interest to the street.

Bay Windows



5 Sheldon Avenue



8 Sheldon Avenue



12 Sheldon Avenue



17 Sheldon Avenue



70 Sheldon Avenue

4.12 Design Response: Justification for Demolition

The below quotes have been taken from the Heritage Report that is submitted as part of the planning consent application by The Heritage Practice.

6.9 “Following the pre application engagement, various options regarding retaining and adapting the property have been explored. The conclusion is that full replacement, rather than a remodelling and extending the existing building, will allow for the most efficient, sustainable and high-quality build.”

6.17 “Overall the front façade is considered to incorporate design improvements when compared with the existing building. The garage wing to the south will be replaced with a new single storey element of a more appropriate and complementary design. A brick on edge detail will be introduced to the new single storey side wings and this will continue across the main front façade as a window head and banding detail, adding a sense of quality to the design. The central projecting entrance bay will incorporate additional steps forward from the main façade, adding further articulation and emphasis. Above the main entrance the depth of the arched window will also be slightly modified in relation to the current design, creating a more balanced and proportionate effect which is in keeping with the architectural hierarchy of the fenestration.”

7.4 “...The new house will be well designed, appropriate for its context and responsive to the surrounding context. It will be of a comparable width, scale and massing to many other buildings along Sheldon Avenue and the characteristic dense suburban grain and pattern of development will be preserved. Facing Sheldon Avenue, the central section of the façade will reflect the form, profile, symmetry and balance of the existing house, with improvements to its articulation and detailing...”

6.34 “It is considered that any minor positive contribution made by the existing building will be outweighed by its replacement with a new, sustainable and high-quality home, of a sympathetic, contextual and locally distinctive design which improves upon the articulation and detailing of the current building. Enhancements will be secured to its front and rear garden settings.”

6.24 “The principle of demolition and redevelopment is considered acceptable in this instance and has been permitted extensively by the Council elsewhere on Sheldon Avenue.”

7.5 “The proposals are considered to fully comply with the s.72 duty within the Planning (Listed Buildings and Conservation Areas) Act 1990, the requirements of the National Planning Policy Framework 2023, the London Plan 2021 and the policies contained within the London Borough of Haringey Local Plan – Strategic Policies and Development Management DPD 2013/2017, the Highgate Conservation Area Appraisal & Management Plan 2013 and the Highgate Neighbourhood Plan 2017.”

DM1:

Policy – “A - All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria.”

‘B- Development proposals should relate positively to their locality...’

MWA response

Characteristics seen in a number of the Quennellll brothers houses along Sheldon Avenue have been identified and incorporated within the proposed design for no. 41 Sheldon Avenue. Including Arts and Craft style chimneys, flat roof dormers and materiality that is consistent with the vernacular.

The proposal is of Highgate and celebrates the distinctive local style, details and materials.

DM9:

Policy – “When considering the impact of proposals on the historic environment, the Council will have regard to: The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting. The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right”

MWA response

The height of the proposal and the massing as viewed from the street is the same as the existing property. The distinctive bays windows are replicated in the proposal, ensuring continued interest in the streetscape.

The relationship with the neighbours has been improved as gap studies demonstrate.

The materiality and form of the property is improved, in particular to the rear. It is considered that the proposal makes a positive contribution to the conservation area.

H1:

Policy – “Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area.”

MWA response

The minor contribution that the existing property makes to the conservation area is improved on in the proposed scheme. The proposal also includes setting improvements.

DH2:

Policy – “Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate’s conservation areas, and respect the setting of its listed buildings and other heritage assets.”

MWA response

The character of the area, and Sheldon Avenue in particular, has been studies and understood. This process has informed the proposal and it is considered that the proposal will enhance the conservation area.



1. View of front elevation



2. View of rear elevation



3. View of one-storey rear elevation



4. View of rear garage



5. Flank facade brickwork



6. Flank facade brickwork

4.13 Design Response: Character Analysis Along Sheldon Avenue (Nos.23-43)

A study of the gaps between the properties along Sheldon Avenue is shown opposite.

The average distance between the properties at roof and ground level is as follows:

- Average gap at roof level: **15.5m**
- Average gap at ground level: **2.13m**

The proposal makes no change to the gaps at roof level between Nos. 39 and 43 Sheldon Avenue.

These gaps are as noted below:

- Gap between No. 39 and 41 at Ridge level: **15.6m**
- Gap between No. 41 and 43 at Ridge level: **19m**

We are proposing to reinstate further separation between No. 41 and the neighbouring properties at ground level following the demolition of the existing garages and side wing.

These gaps are as noted below:

- Gap between No. 39 and 41 at GF level: **4.6m**
- Gap between No. 41 and 43 at GF level: **1.5m**

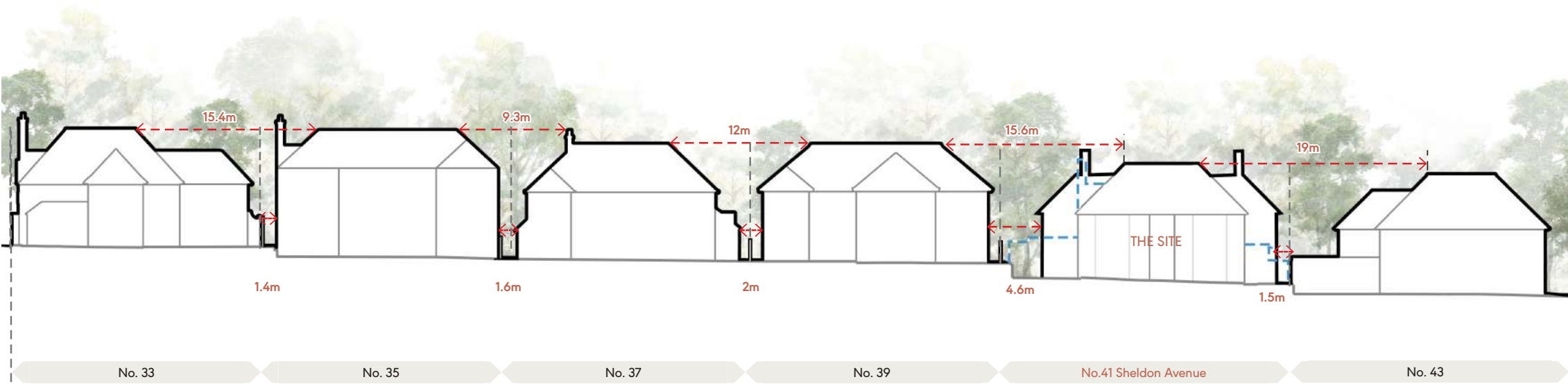
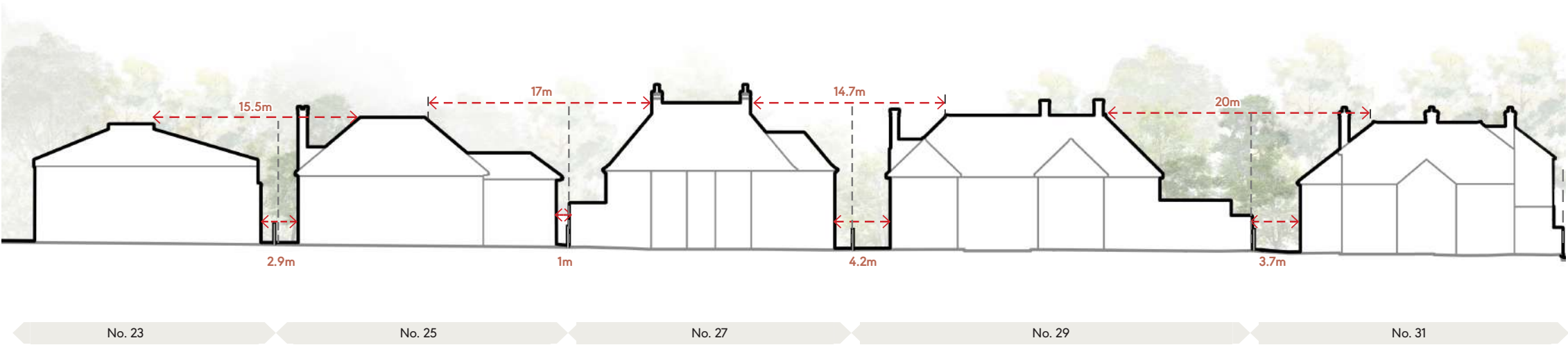
The above is in line with Policy 12.3.9 'Side Extensions' of the Highgate Conservation Area Appraisal and Management Plan 2013:

"In the case of an extension more than one storey high, a minimum gap of 1.5m should be maintained (from first floor level onwards) from the side boundary."

Key

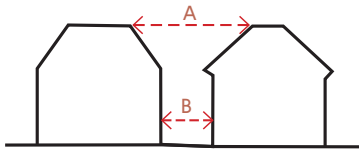
Site Plan (not to scale)

- Denotes Site Boundary
- Denotes Existing Elevation
- Denotes Site Elevation Extent
- Denotes Site Boundaries



Note

Gaps between No.31 and No.33
Roof level - 11.7m
Ground level -1.2m



A = Gap at roof level
B = Gap at ground floor level

4.14 Design Response:

The Concept:

Gap analysis of Sheldon Avenue (Nos.39-43)



As Existing



As Proposed



The proposal makes no change to the gaps at roof level between Nos. 39 and 43 Sheldon Avenue.

We are proposing to create a gap to the south of 2.6m and retain a gap of 1.5m to the north. The gap between the site and the boundary wall at No.43 is increased to 1.5m and carried through to the first floor.

This is in line with Policy 12.3.9 'Side Extensions' of the Highgate Conservation Area Appraisal and Management Plan 2013:

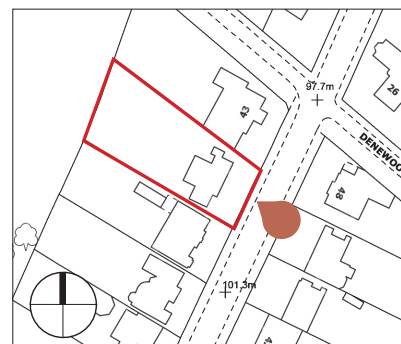
"In the case of an extension more than one storey high, a minimum gap of 1.5m should be maintained (from first floor level onwards) from the side boundary."

The proposal is similar to the prevailing rhythm of gaps between properties along the street and the established, and proposed, planting reinforces the visual separation between properties.

Key

Site Plan (not to scale)

Denotes Site Boundary



4.15 Design Response:

The Concept:

Principles of massing
(Front Elevation)

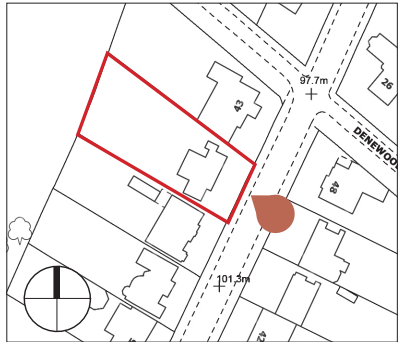
The hierarchy and rhythm of the existing building is reflected in the proposed scheme.

The design takes characteristics from Quennell buildings along the street. This includes overhanging eaves and strong chimneys, half decagon bay windows over 2 stories together with the typical palette of materials.

The Heritage Appraisal states:

6.16 “Overall the proposals will replicate and maintain the contribution which the current building makes to the streetscene along Sheldon Avenue and to the character and appearance of the Highgate Conservation Area. The façade will have a similar sense of balance, rhythm and symmetry, although the double height bays and slightly increased width of the central projecting element are considered to be an improvement in relation to the proportions and articulation of the current building. The proposed side wings will be fully subordinate in terms of their height, scale and position and will retain the overall symmetrical composition of the building.”

Key
Site Plan (not to scale)
Denotes Site Boundary



Solid to Void
Fenestration &
Apertures



Proportion
Horizontal
and Vertical
Rhythm



4.16 Design Response:

The Concept:

Principles of massing
(Front Elevation)

The symmetrical ordered elevation, flanked by asymmetrical components, is also a feature taken from a number of nearby properties and typically seen in the Highgate Conservation Area.

The Heritage Appraisal states:

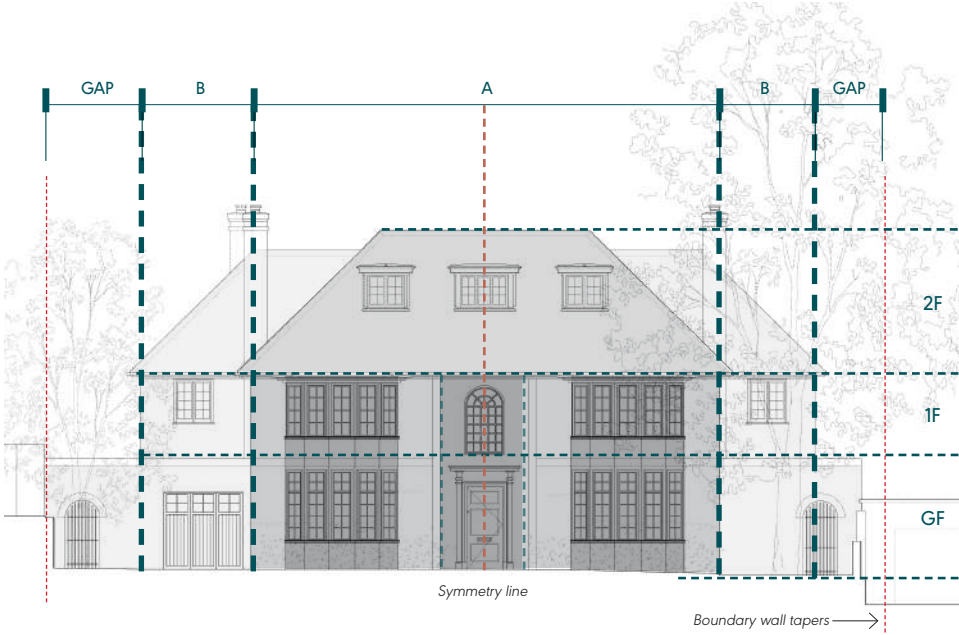
6.14 "At ground floor level there are single storey elements, set back 1.5m from the front façade. Behind this are wings of two storey in height, and of equal depth and width, to maintain the overall symmetry of the front façade. Their ridge lines will be set down from the main roof and the wings will be setback 3m from the main front building line of the house, allowing the central portion of the composition to be the dominant architectural element. New chimney stacks will be incorporated to the flank walls of the house, rising high above the ridge to add traditional rhythm and punctuation to the roofscape."

Symmetry & Hierarchy

As Existing



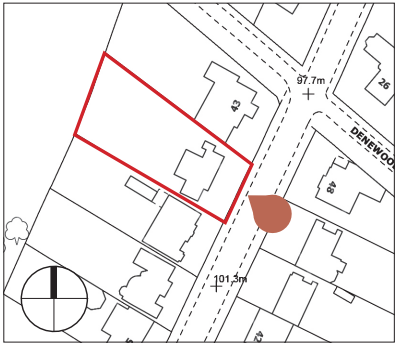
As Proposed



Key

Site Plan (not to scale)

Denotes Site Boundary



Roofscape



4.17 Design Response:

The Concept:

Principles of massing
(Rear Elevation)

The hierarchy and rhythm of the front facade has been used as a template to bring a structure to the rear composition.

The design of the new building takes characteristics from Quennell buildings along the street (as studied on pages 28-34). This includes overhanging eaves and strong chimneys, together with the typical palette of materials.

The garden pavilion is a typology that can be seen in many properties along Sheldon Avenue. Here the pavilion takes its materiality from the original dwelling and follows the style references in a respectful manner. The pavilion is a device to extend the property and also increase the connection between property and landscape.

The Heritage Appraisal states:

“6.20 The proposed rear façade of the house will be symmetrical in character, with an additional single storey projecting element to the north. The proposals will continue the aesthetic of the front façade, with traditional red/brown brickwork and red/brown clay tiles to the roof. The fenestration will be similar in character, with a combination of painted timber subdivided casement windows and French doors to the 1st floor roof terrace.”

Key

Site Plan (not to scale)

Denotes Site Boundary



As Existing



Openings percentage (excluding roof): 48%

As Proposed



Openings percentage (excluding roof): 34%

Solid to Void Fenestration & Apertures

Proportion Horizontal and Vertical Rhythm



4.18 Design Response:

The Concept:

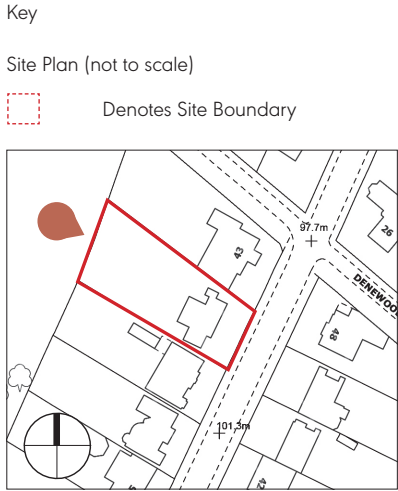
Principles of massing
(Rear Elevation)

The proposals will continue the aesthetic of the front façade, with traditional red/brown brickwork and red/brown clay tiles to the roof.

The fenestration will be similar in character, with a combination of painted timber subdivided casement windows and French doors to the 1st floor roof terrace.

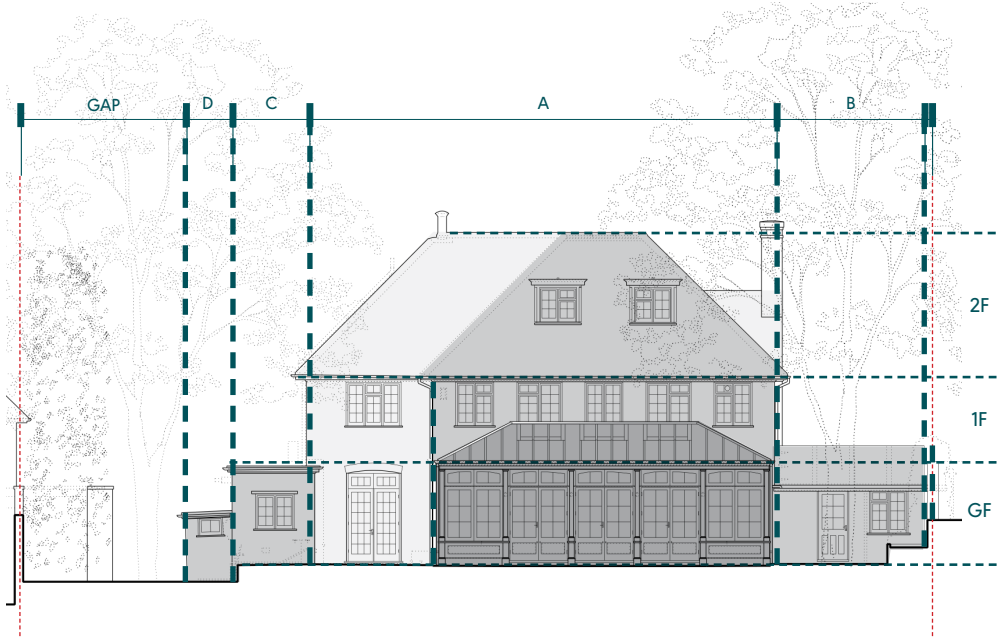
The rear roof slope will have three evenly spaced dormers in a similar manner to the front slope. At ground floor level the central section of the composition and the projecting element to the north will have larger arched door openings, creating the character of an Orangery, which is considered appropriate given the Neo-Georgian character of the building.

The scale, bulk, massing and form of the rear parts of the building will sit comfortably with the neighbouring properties, where no.43 has a projecting northern wing and no.39 has a symmetrical arrangement of shallow projecting wings to the main rear façade of the house with an inset ground floor element.

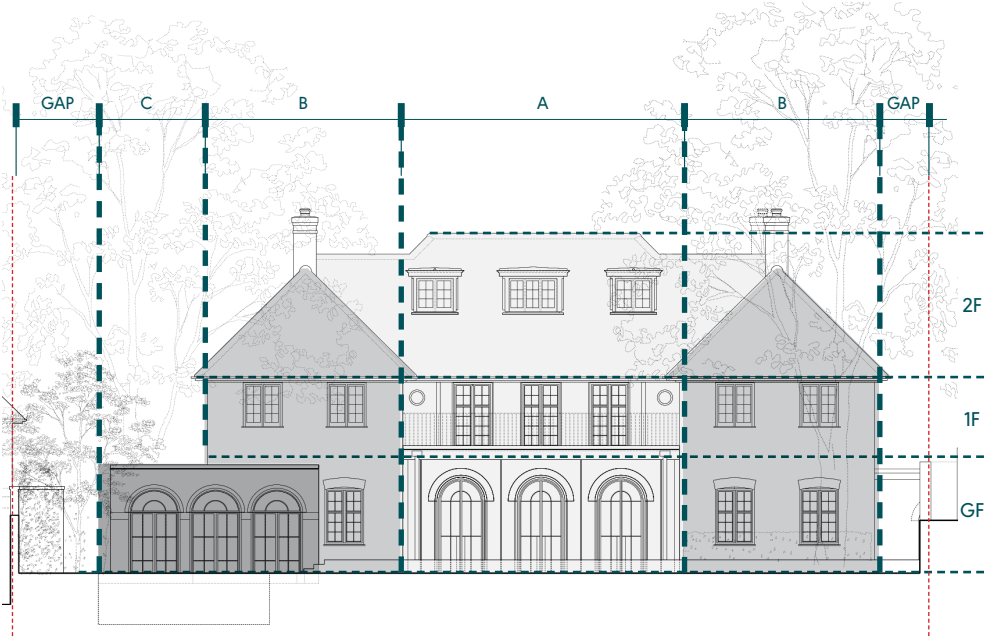


Hierarchy

As Existing



As Proposed



Roofscape



4.19 Design Response:

The Concept:

Scale, massing and plot ratios

PLOT COVERAGES

AS EXISTING: 14%

AS PROPOSED: 22%

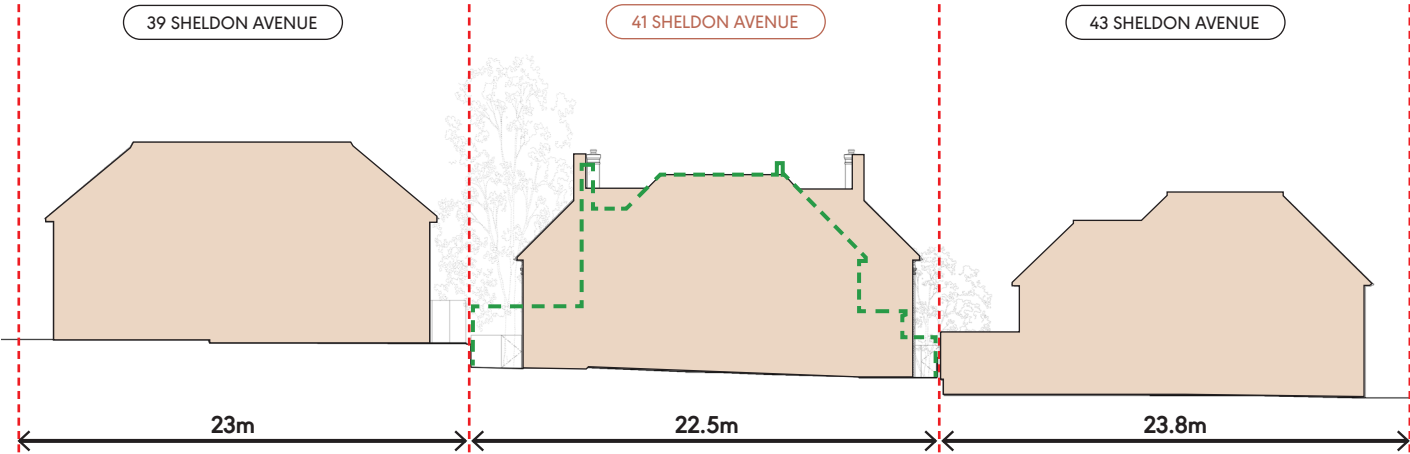
House No.	Site Area (msq)	Property Area (msq)	Percentage of Plot Coverage
39 Sheldon Avenue	1296.76	388.71	30
41 Sheldon Avenue	1636.05	357.644	22
43 Sheldon Avenue	1701.7433	362.0613	21

*Plot coverages calculated based on measured survey.

Site Plan



Front Elevation



Key

Site Plan (not to scale)

Denotes Site Boundary

Denotes Building Massing at First Floor and Above

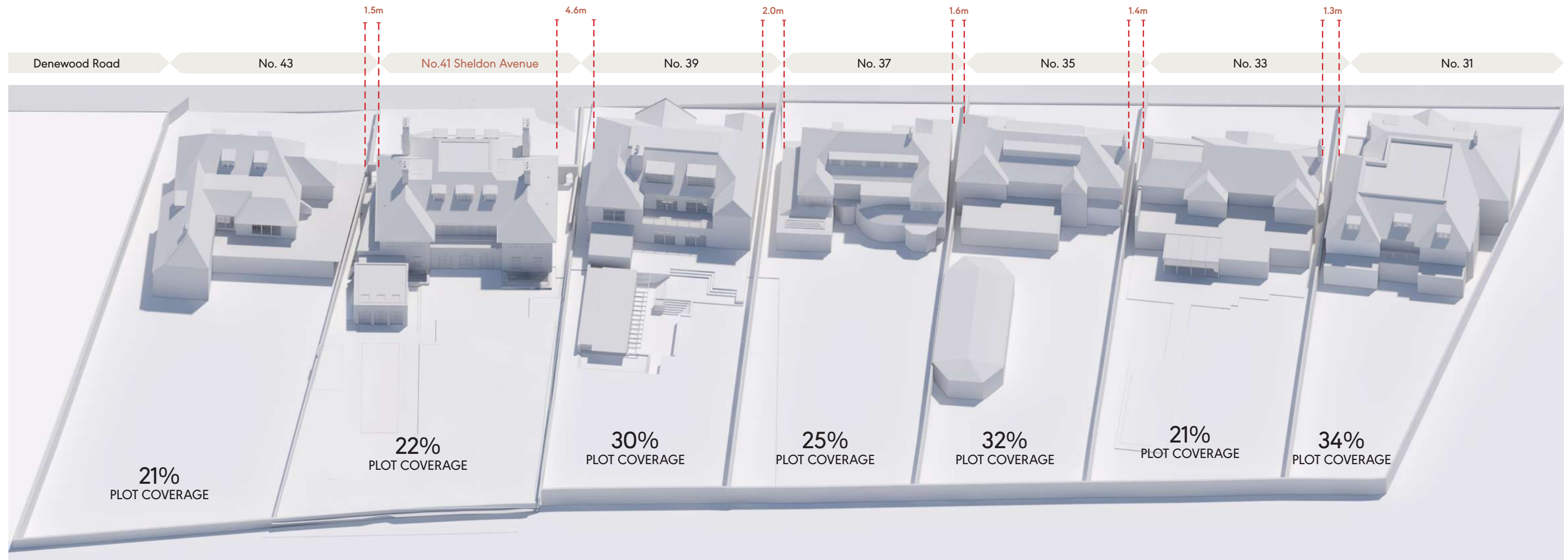
Denotes Building Massing at Ground Floor Level

Denotes Existing Massing

4.20 Design Response:

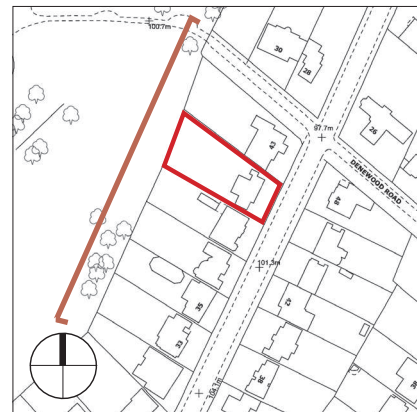
Principle of Massing:

Proposed Scale, Massing, Hierarchy (*Plot Ratios*)



Key

Site Plan (not to scale)



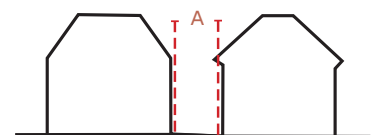
PLOT COVERAGE (No.41)

AS EXISTING: **14%**
AS PROPOSED: **22%**

AVERAGE (No.31-43)

PLOT COVER **26%**
GAP AT GROUND LEVEL: **2.13m**

- Proposed building location relates to the existing building front elevation line
- Proposed plot coverage less than the average established by neighbours
- Scale relates to the existing property and neighbouring established building lines
- Garden pavilion is an established extension typology.



A = Gap at ground level

4.21 Design Response: Sustainability Design Statement

SP4 Working Towards a Low Carbon Haringey

The proposal at 41 Sheldon Avenue has been developed to anticipate a changing climate and provides a design that will be durable in the face of the challenges anticipated. The proposal has also considered its emissions, whether CO2, refuse or water and sought to adopt design solutions to reduce harmful emissions.

The Energy Statement, prepared by Edward Pearce Consulting Engineers, sets out in more detail the measures proposed to reduce energy use and reduce carbon emissions. The project design strategy follows the Be Lean, Be Clean, Be Green methodology whereby the building fabric is designed to require less energy to run the property, the energy required is supplied efficiently and energy imported is renewable where viable.

The Flood Risk Assessment, prepared by Symmetrys, outlines the Water Exclusion Strategy to protect against flood risks and wetter winters. The Be Lean strategy includes U-values, thermal bridging and air tightness targets that will also protect against a changing climate. The project is designed to be sympathetic to the conservation area and this has resulted in an architecture without large expanses of glazing; overheating analysis will be undertaken and shading solutions, through vegetation, blinds or glass specification, will be provided to mitigate any risk of overheating through solar gain.

This approach to maximise performance and provide low maintenance can not be attained whilst retaining the existing property. The proposal will provide a desirable and efficient dwelling in an established residential area for many years.

Cycle storage, for 4 cycles, and two electric vehicle charging points are proposed. These facilities promote the use of clean transport and will lower emissions.

SP6 Waste and Recycling

During construction minimising waste will be targeted. Many suppliers are seeing this as a positive challenge and are offering products with less packaging or in a greater range of sizes. Off-site construction, and DfMA, are ways of fabricating and preparing materials and components off-site where materials can be more efficiently used and waste better sorted and recycled. These two strategies mean that what arrives on site is what is needed.

Waste that does arise through construction will be sorted; some suppliers collect waste product and either reuse or recycle into new production. These Cradle-2-Cradle schemes are becoming more common. Other waste will be sorted and sent for general recycling so that the waste headed for landfill is minimised.

DM4 Provision of Waste Management Facilities

The property will have both indoor waste sorting bins located within the pantry, and also a recycling/refuse storage shelter outside in the south passage. This will ensure that there is space to separate and store waste prior to collection.

The external storage is screened from the street and the garden, however, it is accessed easily from the from driveway therefore relocating for collection is only a short distance across new paving.

DM21 Sustainable Design, Layout and Construction

The design of the proposal has been considered from the outset to Be Lean; the materials used and the layout/design of the spaces and fenestration have been considered against the impact on energy use to construct and use the property. High quality design will provide for longevity of fabric and also adaptability to suit the occupants’ changing needs.

Constructing a basement, and the demolition of the existing property, are not the most embodied-carbon efficient form of construction activity. These have been interrogated and within the overall scheme their benefits can be justified. The replacement dwelling is designed using the Circular Economy ‘Building in Layers’ with the structure and skin designed to be durable and adaptable, services designed to be efficient and serviceable while the space fit-out will be designed to be maintainable but replaceable, and reusable or recycled when situations arise that alterations or modifications are required.

Basement construction:

- A basement is a means of providing increased floor area without losing gardens or green spaces and without changing the character of the area.
- The proposed basement complies with policy DM18, the application provides supporting documentation to demonstrate that the design avoids harm to the appearance and setting of the property and will not adversely affect neighbouring properties. The light wells, proposed to provide natural light and air to habitable rooms, have been carefully considered to be discrete when viewed from the street and at the rear they protect the architectural character of the property. All light wells sit sensitively within the proposed landscape scheme.

Demolition:

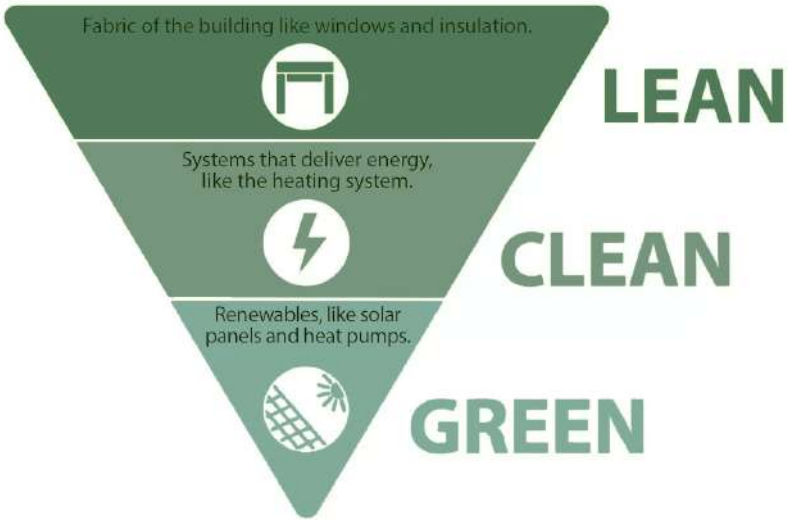
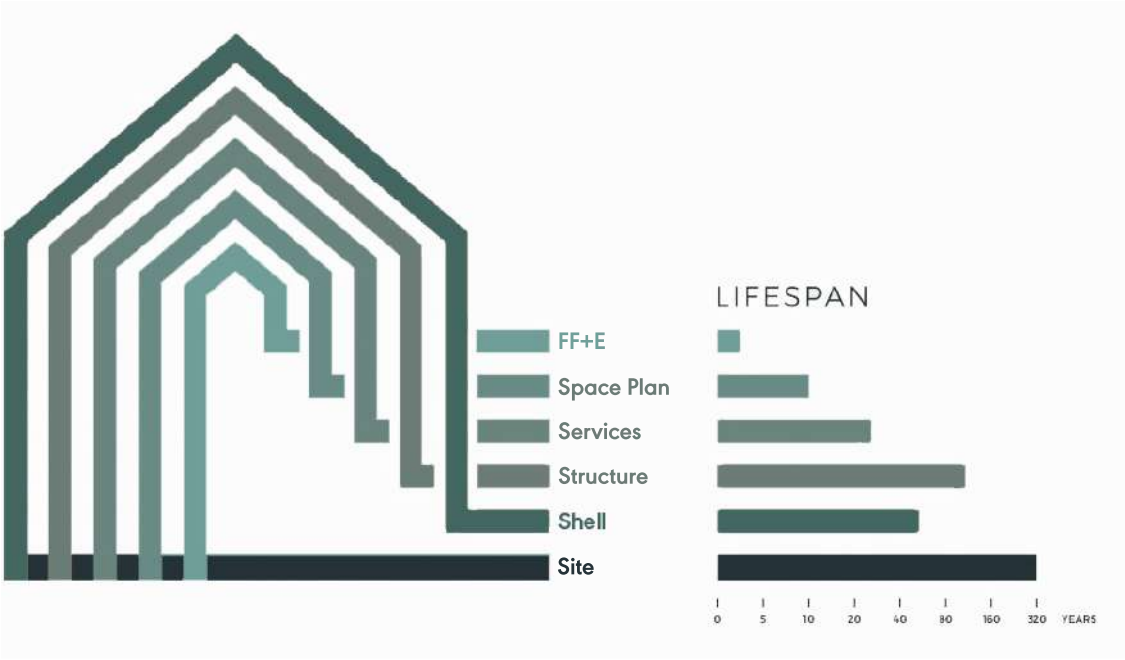
- The existing property is inefficient in space and energy use. It is not designed for contemporary living and its fabric performance is poor. The services design is old and it would be very difficult to incorporate cleaner services.
- The existing property has been adapted and extended several times previously which makes further alteration increasingly inefficient.
- Incorporating the full requirements of M4(2) into a renovation and extension of the existing property is not possible. Reconstruction allows M4(2) to be met, and exceeded, to ensure that the proposed replacement dwelling is both accessible and adaptable to the occupants’, and future occupants’, needs to ensure long term viability of the dwelling.

The garden is being developed and will increase the biodiversity and longevity of the site flora. The landscaping proposal covers front and rear gardens and also the light wells to the basement and on the first floor terrace. The established trees and hedges on the site are a positive, these will be maintained and supplemented.

DM29 On-site Management of Waste Water and Water Supply

Details of the proposals in relation to waste water can be found within the Flood Risk Assessment and Sustainable Drainage Systems Report, both documents prepared by Symmetrys.

Attenuation of surface water is provided through various systems and there is also provision for collection and reuse of surface water on site.



4.22 Design Response:

Fire Safety

Policy D12a of the London Plan: information

In accordance with Policy D12a of the London Plan the requirements are demonstrated to be met by the following measures set out below.

Fire appliances and Evacuation assembly point

The proposed site plan identifies the fire brigade set down point within the curtilidge of the property.

Incorporated features which reduce the risk to life and risk of serious injury in a fire

New Grade A LD2 fire and smoke detection and alarm system provided throughout the building.
Smoke detectors on all floors and rooms leading to exits. Sounders provided throughout.
Walls enclosing the staircase will be constructed as 30 minute fire resisting walls.
All fire doors will be appropriately tested and installed fire door sets. Fire doors will be provided as part of walls that form escape routes.
Fire stopping will be provided where penetrations exist in fire resisting walls.
On a signal from the fire alarm the lift will return to ground floor and will not take further calls.

Appropriate construction to minimise the risk of fire

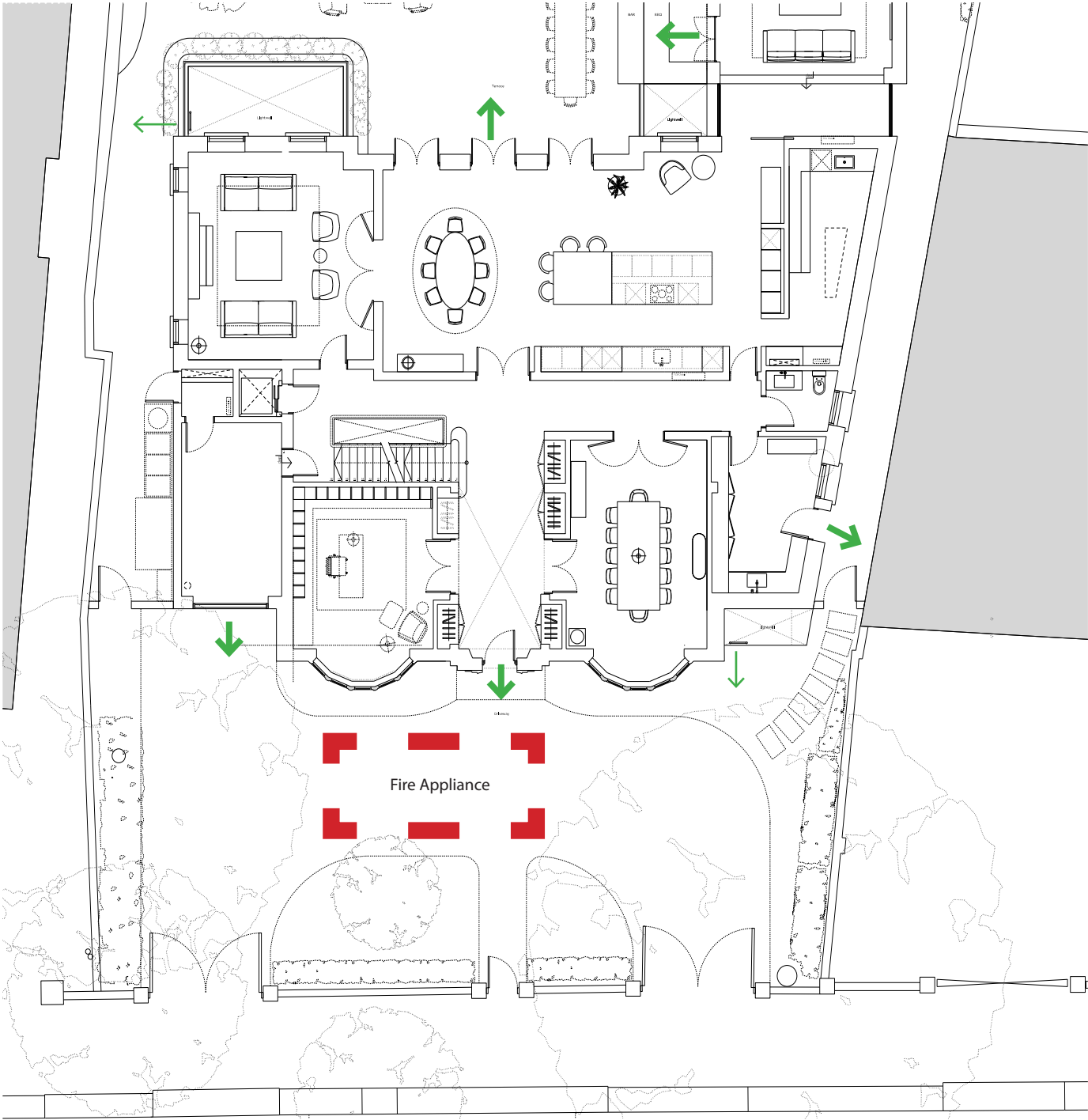
New external walls are located at a greater distance than 1.5m from the site boundary. External wall are to be constructed of masonry.
New windows and unprotected openings, will be subject to assessment to determine risk of external fire spread.
The garage, and the plant room will be separated from the main parts of the dwelling by walls and doors with construction of at least 30 minute ratings.

Means of escape

Egress routes will consist of the main staircase which leads to alternative doors as means of final exit at ground floor.
All first-floor habitable rooms will have egress windows.
The basement has 2 fixed egress ladders located in opposite corners of the plan, allowing escape to ground level via the lightwells.

Suitable access and equipment for firefighting which is appropriate for the size and use of the development

External access for the fire service is provided from the front elevation via Sheldon Avenue which is a public road. The gates and driveway are wider than the minimum widths required by Approved Document B.
All parts of the dwelling can be reached from the fire appliance in a distance of less than 45m.



4.23 Design Response:
Accessibility/Adaptability



Drop off / Entrance

Standard of Accommodation

The new dwelling will be designed to meet the standards of M4(2). The project is designed to be sustainable and that includes being designed to be accessible and adaptable as the occupants' needs change. The requirements of M4(2) provide a baseline that allows the dwelling to adapt to occupants shifting needs whether changed by age, health or other life experiences.

Access

The approach to the dwelling is from the front driveway accessed off Sheldon Avenue. The front driveway and garden are to be landscaped there will be a slope from the road to the front door (as existing), and across the site, however this will be smooth and step free. From the point at which someone is dropped of by a car, on the driveway, the path to the front door will be step free and relatively level.

The principal entrance will be covered and lit to provide a safe place in all weather.

Usability

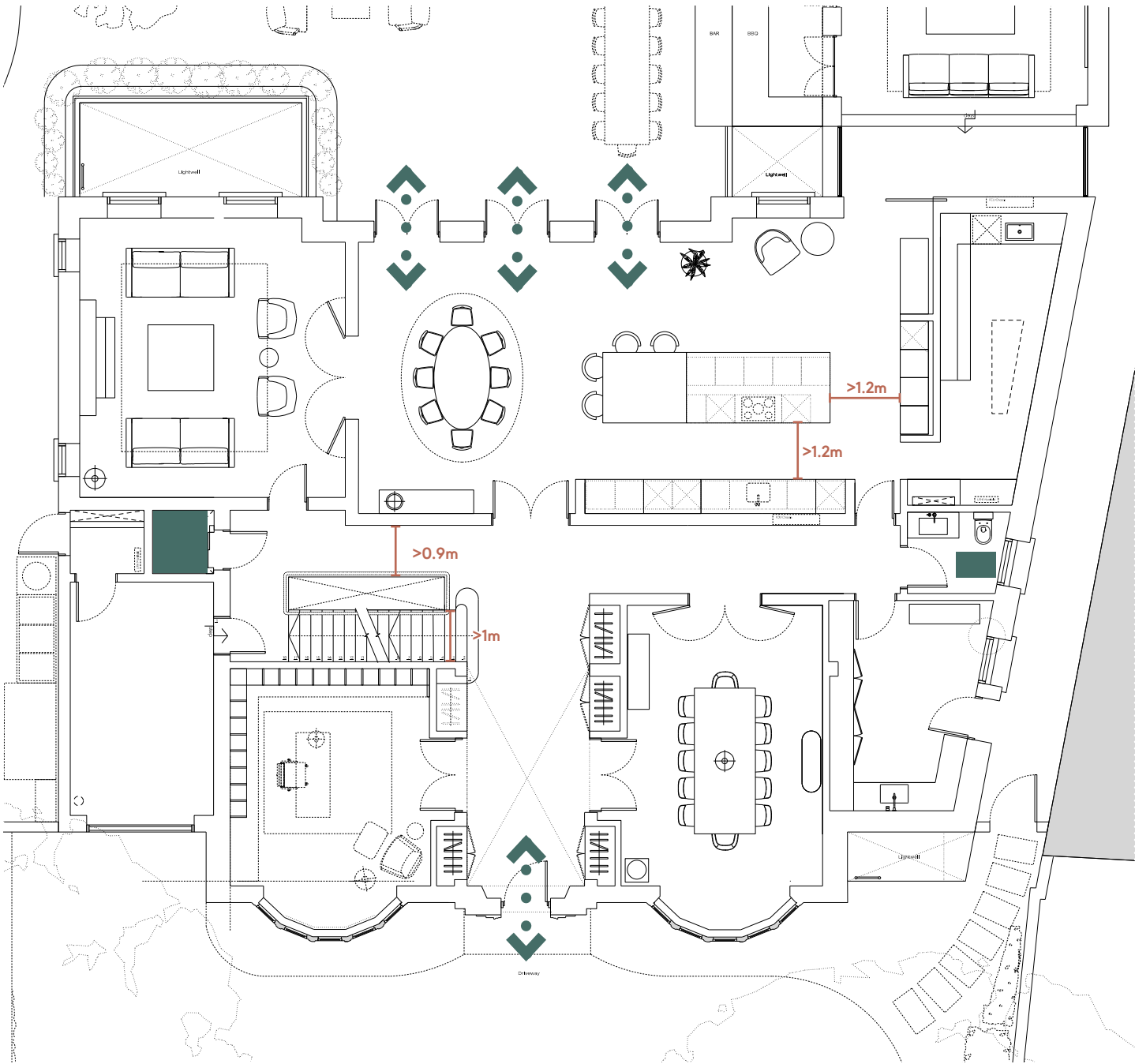
The property is designed as a generous family home and the spaces and doorways within meet the space standards required. In excess of the requirements of M4(2) it is proposed to install a passenger lift to serve floors basement, ground and first. This will permit occupants level access to the majority of the property, including all of the family spaces and several bedrooms. The staircase provided is of a grand scale and exceeds the requirements of M4(2).

The principal living space on the ground (entry) level is the family kitchen/dining/sitting room. This room has step free access from the principal entrance and also has three glazed doorsets with step free access to the rear garden. This one room meets the requirements of cl.2.24.

The master bedroom and all secondary bedrooms are larger than the national housing space standards. Access zones around beds and to windows are easily provided.

The bathrooms in the property are well equipped with a mixture of baths and level access showers provided. Space around fittings is generous and walls will be pattressed to allow for additional fittings such as grab bars to be installed in future.

Services and controls will be designed in accordance with M4(2) such that switches, sockets, handles and bathrooms fittings, lift controls etc. are all accessible to the majority of occupants.



Ground Floor / Entry Level

Key



Level threshold doorway

Clear activity space

Notes

- All doorways are greater than 750mm wide
- Kitchen doors to garden are fully glazed

4.24 Design Response:
The Elevations - Response to Pre-application Feedback
Front Elevation (East)



Revised proposal:

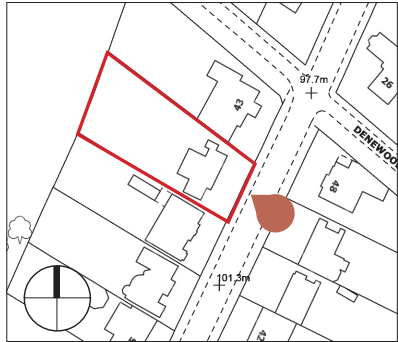
- Existing principal massing
- Bay windows relocated and extended to first floor
- Garden wall added
- Side wings pushed further back from main facade
- Chimney design and detail more appropriate to conservation area



Key

Site Plan (not to scale)

▼ Denotes Datum Height

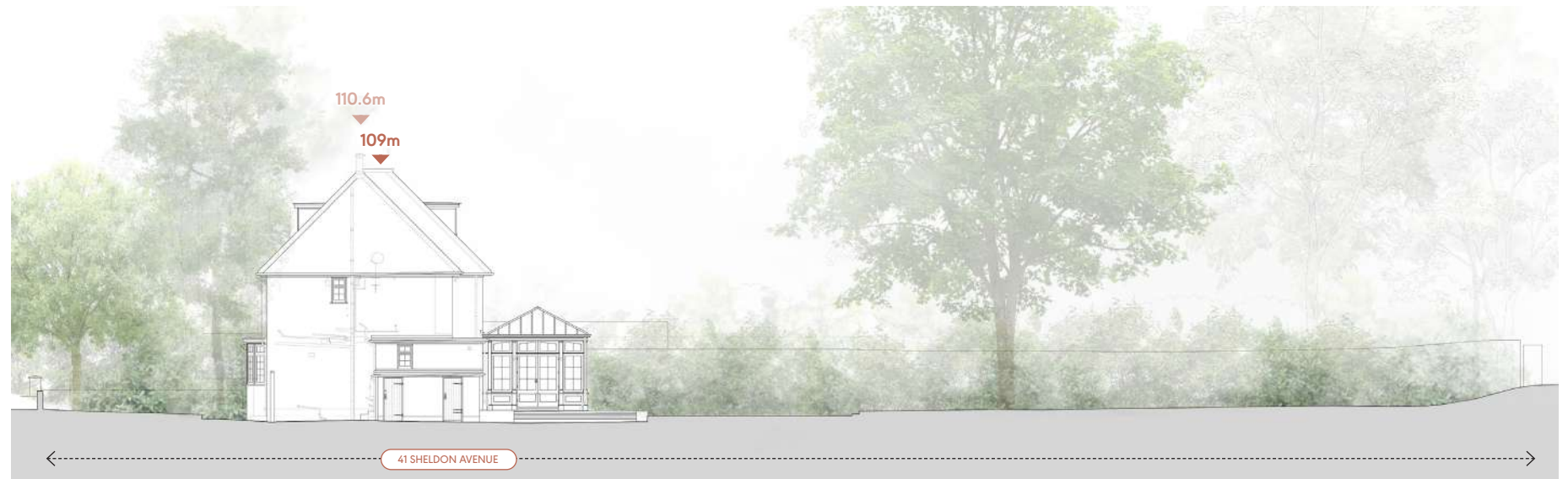


Note : Drawings are not to scale.

4.25 Design Response: The Elevations - Response to Pre-application Feedback

Side Elevation (North)

Existing



Revised proposal:

- Ground floor garden wall pushed back from main facade.
- First floor wings pushed back further from front facade, and behind ground floor line.
- Pavilion moved away from boundary to leave 1.5m gap.
- Chimneys reconsidered to relate to main house and increase sense that wings are subservient.
- First floor window to be obscured.

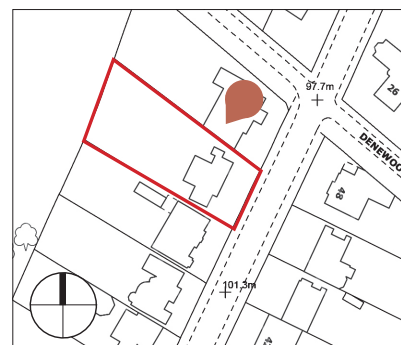
Pre-App Proposal



Key

Site Plan (not to scale)

▼ Denotes Datum Height



Revised Proposal



Note : Drawings are not to scale.

4.26 Design Response: The Elevations - Response to Pre-application Feedback Side Elevation (South)

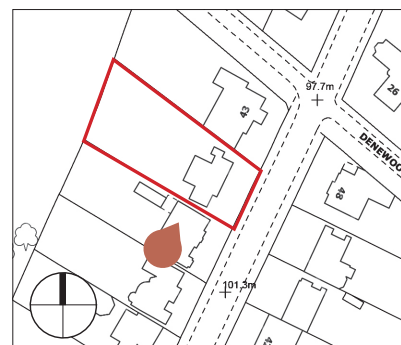
Revised proposal:

- Ground floor garden wall pushed back from main facade.
- First floor wings pushed back further from front facade, and behind ground floor line.
- Chimneys reconsidered to relate to main house and increase sense that wings are subservient.
- First floor window to be obscured.

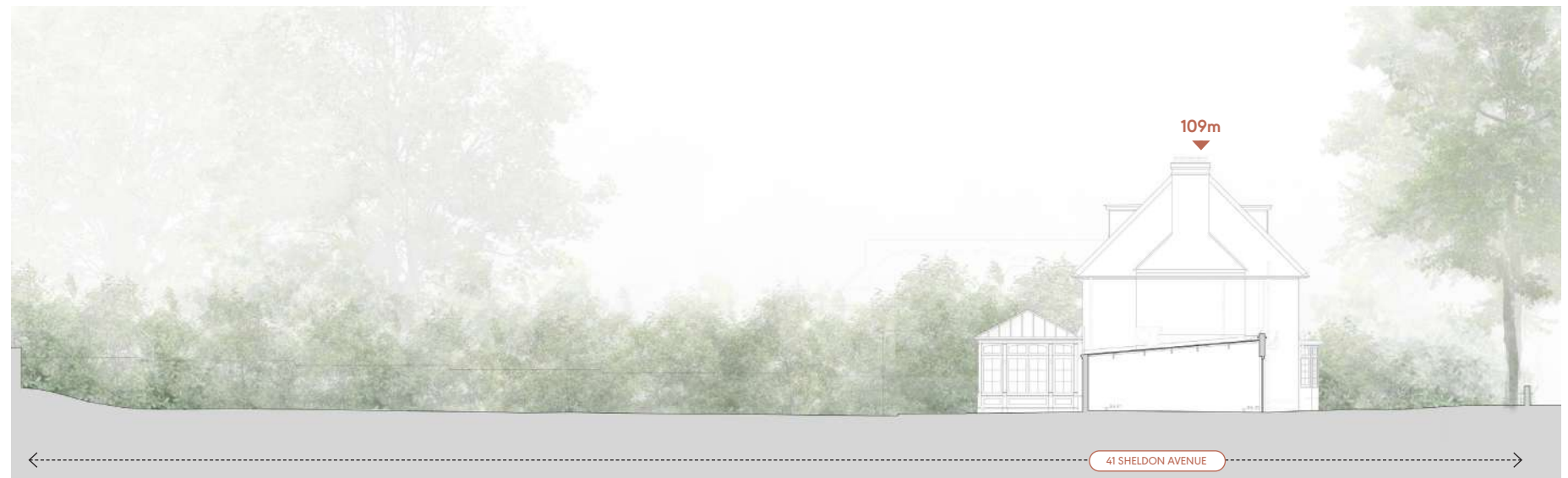
Key

Site Plan (not to scale)

▼ Denotes Datum Height



Existing



Pre-App Proposal



Revised Proposal

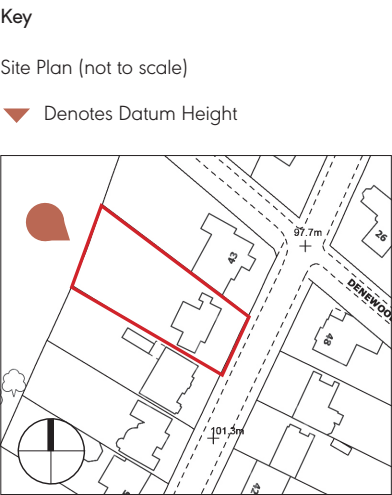


Note : Drawings are not to scale.

4.27 Design Response:
The Elevations - Response to Pre-application Feedback
Rear Elevation (West)



- Revised proposal:
- Pavilion detailing less ornate, more subtle in keeping with the character of the area.
 - Pavilion decreased in height and moved away from the boundary.



Note : Drawings are not to scale.

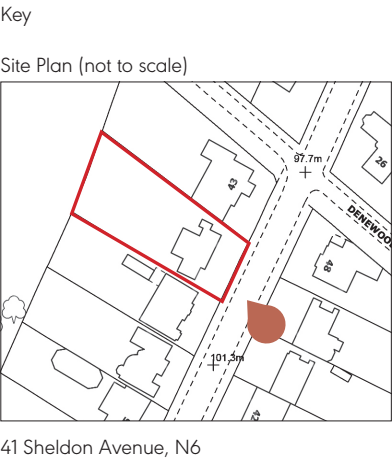
4.28 Design Response:
Landscape/Visual Impact Assessment
Street Elevation



As Existing



As Proposed



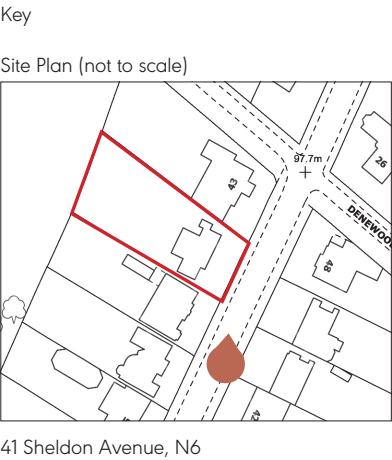
4.29 Design Response:
Landscape/Visual Impact Assessment
Street Elevation



As Existing



As Proposed



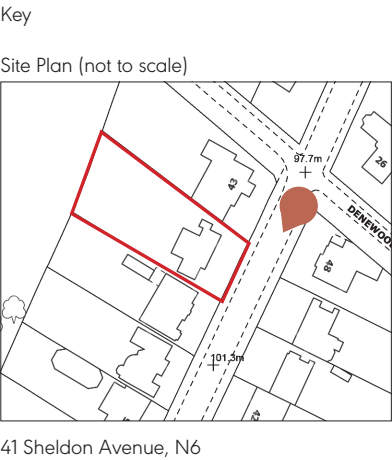
4.30 Design Response:
Landscape/Visual Impact Assessment
Street Elevation



As Existing



As Proposed



4.31 Design Response:

The Concept:

Front elevation materiality

At the front of the property the side elevations sit modestly alongside, though set back from, the main front facade. Care has been taken to ensure that the visual gap at first floor is maintained between the main properties, while at ground floor the treatment is much more in keeping with the character of the local area than what currently exists. This hierarchy will be supplemented by the landscaping scheme of green boundaries.

During the pre-app process the massing and setbacks of the side elevations have been refined to ensure that there is a hierarchy and that the mass of the building is visually reduced

The proposed scheme follows design characteristics of the Quennell brothers and also takes a lead from the massing and detail of the existing property.

The windows that exist at ground level have been replicated at first floor; the double storey bay is a typical Quennell feature. The central projection has been widened to balance the revised fenestration.

In accordance with policies DH1 and DH4 the proposal seeks to improve the setting of the new dwelling, and make a positive contribution to the wider conservation area.



As Proposed: Front Elevation



As Existing: Front Elevation



Painted timber joinery to match existing detailing



Brickwork to match existing

4.32 Design Response:

The Concept:

Rear elevation materiality

The materiality and detailing of the rear elevation and garden pavilion take their lead from the front elevation and the wider Quennell style prevalent within the conservation area.

A restrained palette of red/brown brickwork laid in Flemish Bond and broadly neo-Georgian in style. Symmetry and proportion provide an understated presence. There is no overt ornamentation, however, brickwork detailing consisting of soldier and rowlock courses, tile creases and string courses provide interest and celebrate the craft of construction.

In line with policy DH3 the pavilion and side extension are scaled and detailed to read as subordinate to the host dwelling. Their materiality and details follow the same palette to ensure they read as respectful and sit in a composition with the main dwelling. Architectural features reflecting the local character are used which enhance the setting of the original dwelling.

In accordance with policies DH1 and DH4 the proposal seeks to improve the setting of the new dwelling, and make a positive contribution to the wider conservation area.



As Proposed: Rear Elevation



As proposed: Pavilion



Painted timber joinery to match existing detailing



Brickwork to match existing



Metal framed glass doors

4.33 Design Response:
The Concept:
Arboricultural Input

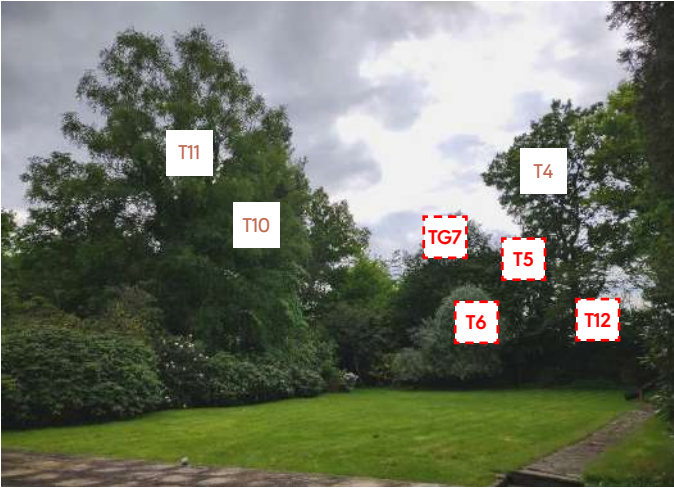
The information on this page was obtained from a report prepared by John Cromar's Arboricultural Company Ltd dated 23/05/23. This report can be found in the Appendix of this document.

The site plan to the right provides an initial overview of the proposed footprint of the house overlaid with the root protection areas (RPAs), as illustrated in orange. Trees 11 and 13 have Tree Protection Orders attached to them. We propose to remove the following trees:

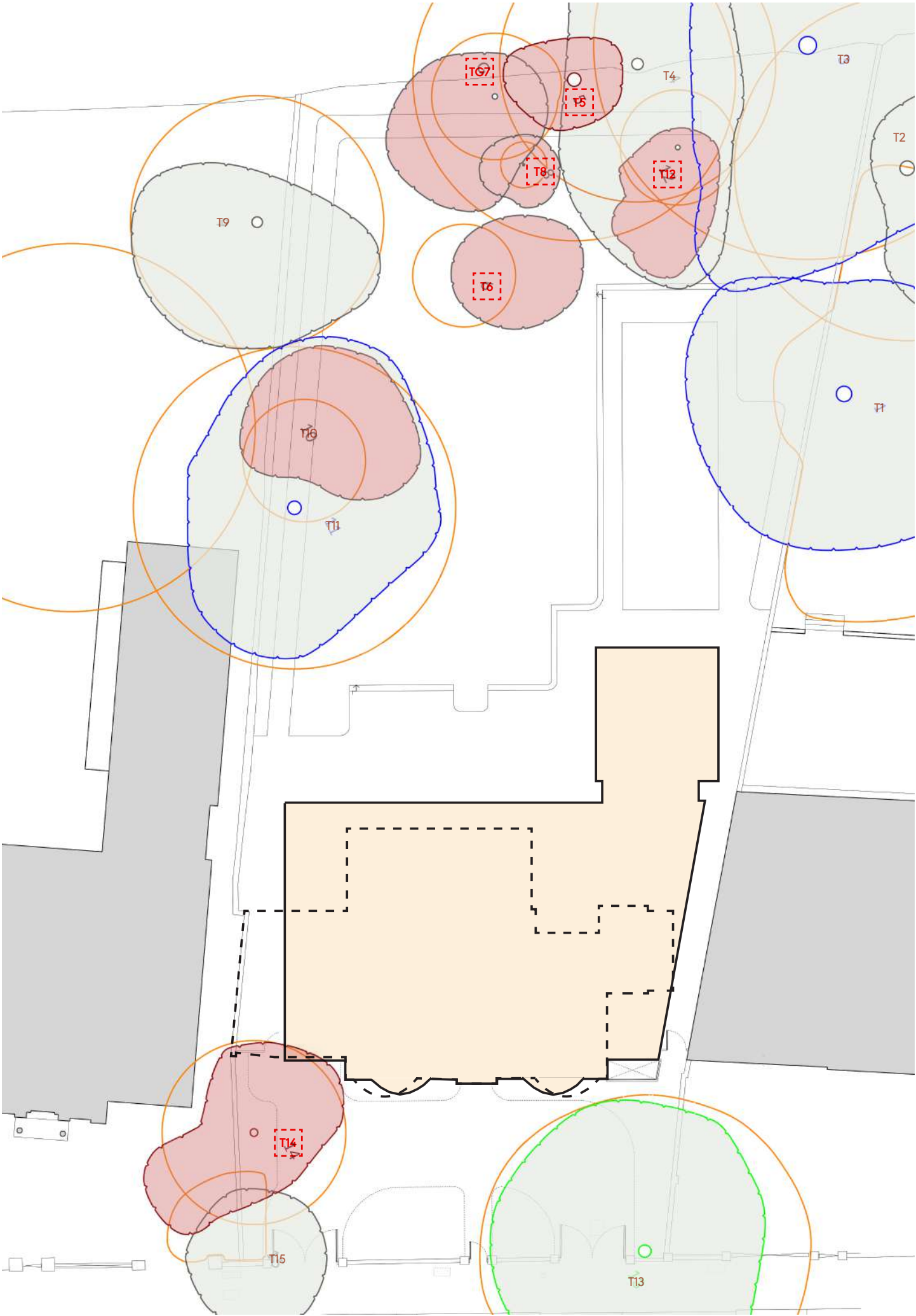
- T5 English Oak
- T6 Willow-leaved Pear
- TG7 English Oaks
- T8 Common Hornbeam
- T10 Lime
- T12 Wild Cherry
- T14 Silver Birch

See John Cromar's report for commentary on these trees

The proposed landscape design illustrates the proposals to replace and supplement the trees proposed to be removed.



- Key
- Tree Plan (not to scale)
- Existing house footprint
 - Proposed house footprint
 - Tree Root Protection Areas (TRP)
 - Tree to be removed: short life expectancy
 - Tree to be removed: low value
 - Retained tree: short life expectancy
 - Retained tree: high value
 - Retained tree: moderate value
 - Retained tree: low value

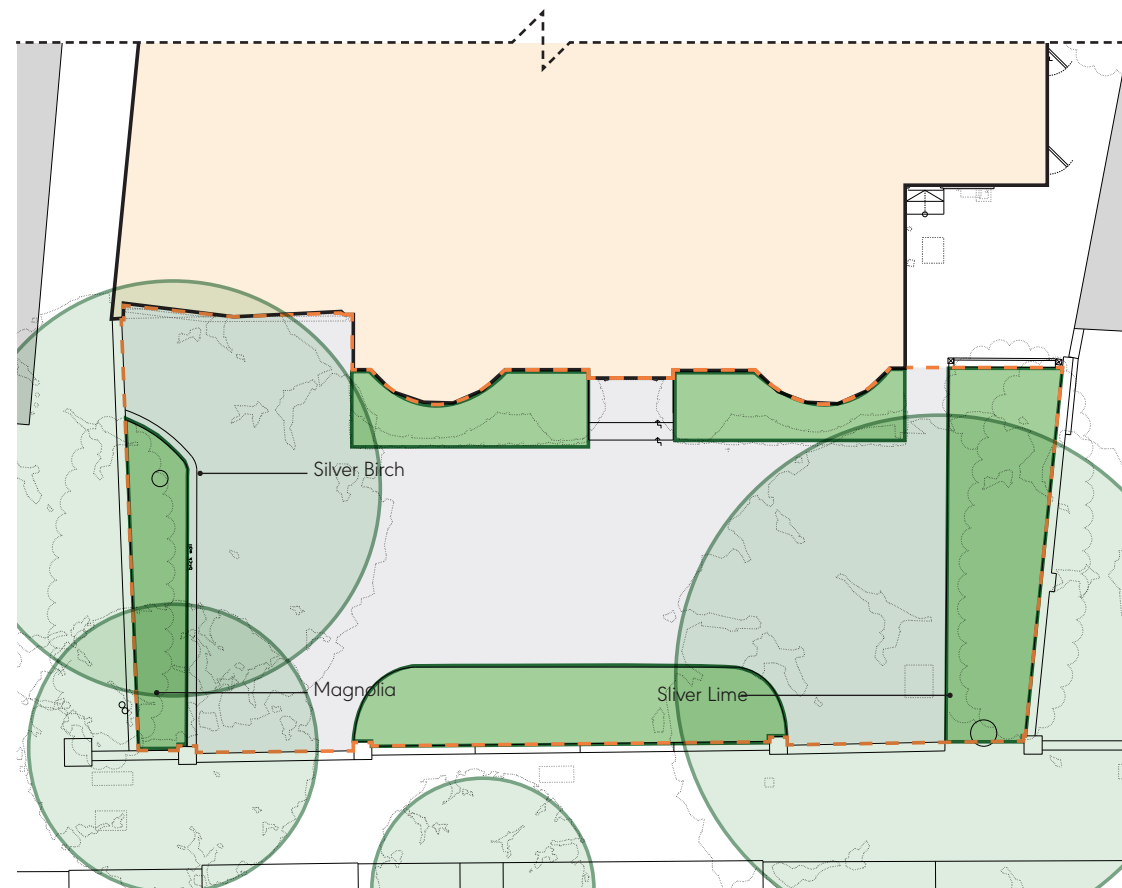


4.34 Design Response: Street-scape Greenery: The Green Buffer

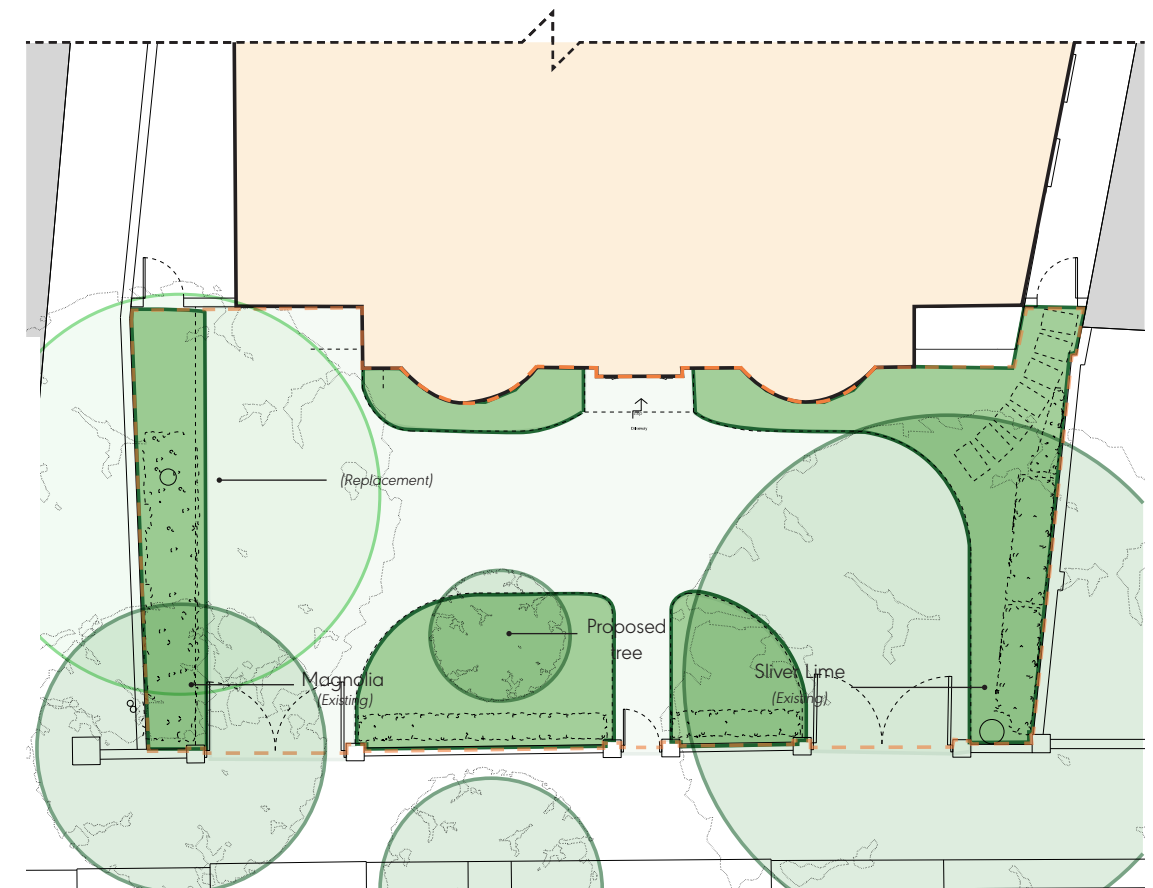
A study of Sheldon Avenue demonstrates that the perceived gaps between the properties is enhanced by the planting to the gardens.

Trees and shrubs positioned between the street and the properties are generally denser at the plot boundaries thereby screening the properties towards the boundaries and giving visual separation to the built forms.

It is proposed to increase the soft landscaping to the front garden by 6% - this enhancement of what is already a particularly verdant forecourt, within the context of Sheldon Avenue, maintains the visual separation of the property from the neighbours and will also enhance amenity to the street.



Existing front garden condition



Revised proposal for front garden condition

- Existing planting revitalised
- 6% increase in planting
- Screening to both boundaries
- Verdant forecourt screens property wings

Key

Front Garden Plan (not to scale)

- Front garden extents
- Built/Proposed Footprint
- Non-permeable Landscaping
- Soft Landscaping
- Permeable Landscaping
- Existing/Retained Trees



4.35 Design Response: Landscape Proposal

A landscape proposal, for the full plot, has been developed by James Smith. The scheme is designed to enhance the setting and the amenity of the dwelling.

The existing rear garden is predominantly laid to lawn with a border of hedge and shrubs. Several mature trees grow around the boundary both on the plot and in neighbouring gardens.

The existing front garden is mostly block paving, however there are planted margins to the boundaries which offer greening to the street-scape and accentuate the spacing between the property and its neighbours.

The mature trees and planting provide privacy and prevent overlooking from and to neighbouring properties. The mature planting will be retained to preserve privacy and give the design a matureness.

The new design for the front garden will see the character and charm of the property enhanced with materials selected to complement the façade. New permeable brick paving is proposed to replace the existing with a contrasting border of brick or York stone paving.

The existing in-out vehicle entrances will be retained and enhanced with new boundary walling, piers, and black painted metal entrance gates for security. All will be carefully constructed where within existing tree root protection areas in accordance with John Cromar’s method statements and site monitoring.

In addition a new pedestrian entrance will be located centrally, directly opposite the front door to the property. This will provide a legible and safe route to the house for those arriving by foot. The path will be flanked on either side by generous planting beds and new evergreen yew hedging to the boundary in keeping with the character of the neighbourhood. A small ornamental tree is proposed within the border.

Flanking the main entrance, we will ensure planting is allowed for, similar to the existing footprint but updated and refreshed with a new planting scheme. Feature pots will also help to embellish the design and frame the entrance, adding to the symmetry and formality.

In order to facilitate the works the existing Birch tree T14 which is described in the arboricultural report as ‘Almost dead. Not retainable in the medium or long term’ will be removed and a replacement tree will be proposed as part of the detailed planting scheme and mitigation. We do however seek to retain and protect both T13 Silver Lime and T15 Magnolia as part of the scheme. The existing dwarf wall around the Magnolia tree will be sensitively re-built in brick to match the new boundary walls and piers.

The rear garden design works closely alongside the new architectural scheme, seeking to help ground the new building in the landscape. Connection with the garden is key and maximising the functionality of the external spaces for the client and their young family has played a vital role in design decisions taken. A key driver for the client in the purchase of the property was the garden and the mature backdrop it provides to the boundary with Highgate Golf Course. The new garden design looks to retain and enhance the maturity of the garden where possible, whilst also breathing new life and vigour into areas that require it for the future vitality and longevity of the site.



5.0 Area Schedule

5.1 Area Schedule:
Existing and Proposed Areas

Existing Areas

Gross Internal Area

	Existing GIA*	
	(sqm)	(sqft)
Basement	0.0	0
Ground	161.8	1,742
First	100.2	1,079
Second	47.6	512
TOTAL	309.6	3,333

Proposed Areas

Gross Internal Area and Gross External Area

	Proposed GIA*	
	(sqm)	(sqft)
Basement	242.1	2,606
Ground	294.9	3,174
First	227.8	2,452
Second	106.3	1,144
TOTAL	871.1	9,376

	Proposed GEA*	
	(sqm)	(sqft)
Basement	265.7	2,860
Ground	329.4	3,546
First	259.4	2,792
Second	129.5	1,394
TOTAL	984.0	10,592

* All areas are based on survey drawings provided by On Centre Surveys.

** All measurements are approximate. They relate to the likely areas of the project at the current state of design and are based on the Gross Internal Area and Net Internal Area following the RICS Code of measuring Practice 6th Edition. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increase and decreases inherent in the design development and building processes.

*** GIA for residential property standard as NSA

**** GEA measures as APP2