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SUSTAINABLE DRAINAGE SYSTEMS (SUDS) REPORT

41 SHELDON AVENUE
LONDON
N6 4JP

23135-SYM-XX-XX-RP-C-0002



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REVISION HISTORY

Revision	Description	Date	By	Checked
	Draft Issue	23/11/2023	SR	
A	First Issue	18/12/2023	SR	RF
B	Second Issue	01/03/2023	SR	RF
	Updated Architectural Layouts			

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1.0 Executive Summary

- 1.1 This Sustainable Drainage Systems (SuDS) Report is in support of a Planning Application associated with the works at 41 Sheldon Avenue, London, N6 4JP.
- 1.2 The site lies within the London Borough of Haringey. The Lead Local Flood Authority is Haringey Council.
- 1.3 The proposal involves demolishing the existing three-storey house and replacing it with a three-storey house with a basement. A new swimming pool is proposed in the rear garden.
- 1.4 A Flood Risk Assessment (FRA) has been prepared as standalone document. The FRA identifies the pre-development flood risks from all sources affecting the site to be 'Low'.
- 1.5 The increase in impermeable area as a result of the development is managed by a series of Sustainable Urban Drainage Systems (SUDS).
- 1.6 The existing drainage system is comprised of a combined sewer system. It currently discharges freely via gravity into the public Thames Water sewers along Sheldon Avenue. Sheldon Avenue contains a surface water and a foul sewer and it is assumed the existing site connection is to the foul public sewer.
- 1.7 The proposed drainage strategy proposes to separate the combined into a foul and surface water system.
- 1.8 Following the drainage hierarchy, the SuDS measures deemed most feasible for the proposed development is the use of a blue roof, permeable paving and below ground attenuation tank discharging at a controlled rate into the Thames Water surface water sewer.
- 1.9 The new sewer connection is subject to a Section 106 Agreement with Thames Water.
- 1.10 MicroDrainage calculations show that the below ground attenuation tank and permeable paving have been designed to provide enough storage for the 1 in 100 year storm plus 40% allowance for climate change.
- 1.11 A Thames Water Pre-Planning Enquiry confirms capacity of the public sewers.
- 1.12 Overall, the proposed drainage strategy offers a betterment to surface water runoff flowrates and mitigates flood risk. The overall post-development flood risk to the site is considered to be 'Low'.

2.0 Introduction

- 2.1 This Sustainable Drainage Systems (SuDS) Strategy Report has been prepared for a Planning Application for the proposed development at 41 Sheldon Avenue, London, N6 4JP.
- 2.2 The aim of this report is to explain the proposals for the below ground foul and surface water (including Sustainable Urban Drainage) drainage associated with the works.
- 2.3 A Flood Risk Assessment (FRA) has been prepared as a standalone document.
- 2.4 The development proposes to demolish and replace the existing three storey building with a new three storey dwelling with basement, pedestrian and vehicle access, a driveway, and a swimming pool. The proposed dwelling consists of three floors, plus a basement. The Development Proposals are contained in Appendix A.

3.0 Pre-Development Flood Risk

- 3.1 A Flood Risk Assessment was prepared as a standalone document.
- 3.2 According to the Environment Agency's flood map for planning, the site lies entirely within Flood Zone 1- defined as land with a Low probability of flooding from rivers and sea, having less than 1 in 1000 (<0.1%) probability of flooding each year.
- 3.3 According to the Environment Agency's surface water flood map, the majority of the site is subject to 'Low', with an area of 'Medium' flood risk. The front of the site is subject to 'Very Low' surface water flooding. The site has 'Medium' risk of surface water flooding.

- 3.4 A ground investigation is currently underway and can confirm the risk of groundwater flooding. Desktop study suggests the risk of groundwater flooding is 'Low'.
- 3.5 The site has not been subject to flooding from sewers in the past, therefore, the risk of flooding is considered to be 'Low'.
- 3.6 Based on information from the Environment Agency, the site is not at risk of flooding from reservoirs.
- 3.7 The table below contains the summary of the potential flood risks associated with the existing conditions (pre-development) from the Flood Risk Assessment.

Flood Source	Potential Risk			
	Very Low	Low	Medium	High
Fluvial (rivers and sea)	✓			
Surface Water			✓	
Ground Water		✓		
Sewers and Drainage Systems		✓		
Artificial Sources	✓			
Overall			✓	

Table 1: Pre-Development Flood Risk

- 3.8 The pre-development potential flood risk from all sources of flooding is considered to be 'Medium'.

4.0 Existing Drainage

- 4.1 A CCTV Drainage Survey was completed on August 2023 by The Drainage Lab. The full report is attached in Appendix B.
- 4.2 The existing drainage network consists of a combined foul and surface water gravity system with 100mm polyvinyl chloride and vitrified clay pipes. The combined outfall manhole is assumed to be connected to the Thames Water foul trunk sewer along Sheldon Avenue.
- 4.3 The CCTV survey found no third-party land connections into the property.
- 4.4 The CCTV survey found the system to be in overall serviceable condition with medium displaced joints in the old clay ware pipes and some minor cracks.
- 4.5 The Thames Water Asset Map can be found in Appendix C. It shows a 300mm diameter surface water sewer and a 305mm diameter foul water sewer running from southwest to northeast along Sheldon Avenue.

5.0 Pre-Development Surface Water Flow Rates

- 5.1 The greenfield run off rates were calculated using HR Wallingford estimation tool. The full results are appended in Appendix D and are summarised in the table below. The total site area is approximately 1645 sqm or 0.165 ha.

Pre-Development	Rainfall Events			
	Q1	QBAR	Q30	Q100
Greenfield Runoff Rates (l/s)	0.65	0.76	1.75	2.43

Table 2: Greenfield Runoff Rates

5.2 Following CIRIA C753 SuDS Guidance, existing sitewide peak runoff rates for the 15 min storm duration has been calculated using the Modified Rational Method in accordance with the following formula:

$$Q = 2.78 \times C \times i \times A$$

Q – Design event peak rate of runoff (l/s) ; *A* – Total catchment area being drained (ha); *i* – peak rainfall intensity in mm/hr

C – Non-dimensional runoff coefficient which is dependent on the catchment characteristics

$$C = C_v \times C_R$$

C_v – Volumetric runoff rate coefficient ; *C_R* – Dimensionless routing coefficient

In this case, C = 1 as the catchment characteristic is 100% impermeable.

5.3 The total catchment area (A) for the pre-development surface water rate calculation is considered to be the impermeable footprint of the site. The existing total impermeable area is 580 sqm or 0.058 ha.

5.4 The intensities have been obtained using FSR rainfall data for the 15 min duration critical storm. The peak runoff rates (Q) are summarised in Table 4, below:

Rainfall events	Rainfall Intensity (mm/hr)	Peak Runoff Rate (litres/sec)
Q1	33.658	5.43
Q30	82.676	13.33
Q100	107.610	17.35

Table 3: Existing Surface Water Flow Rates

6.0 Design Standards and Criteria

6.1 The National Planning Policy Framework Guidance: Flood risk and coastal change (GOV.UK, 2022) sets out how developers should seek opportunities to reduce overall flood risk in the area and beyond which can be achieved, for instance, through the appropriate application of sustainable drainage systems.

6.2 The London Plan Policy 2021 Policy SI 12 Flood risk management & Policy SI 13 Sustainable drainage, provides guidance on the use of sustainable drainage and outlines the Drainage Hierarchy. (Greater London Authority, 2021)

6.3 The site will be drained by a surface water system designed in accordance with the following documents (where appropriate):

- Building Regulation – Approved Documents
- BS EN 12056: Parts 1–5: Gravity Drainage systems inside Building
- BS EN 752: Drain and sewer systems outside building
- Sustainable drainage systems – Design manual for England and Wales (CIRIA)
- Sewers for adoption – 8th edition
- BS 8000- 14: Workmanship on Building Sites: Code of Practice for Below Ground Drainage
- The Local Authorities guidelines, rules and regulations

7.0 Proposed Drainage Strategy

7.1 The Flood Risk Assessment contains a SuDS Assessment which was carried out using the guidance set out in the London Plan 2021 and the Sustainable Drainage Manual published by CIRIA.

7.2 The SUDS Assessment is reproduced below:

Method	Feasibility	Explanation
Rainwater as a resource (e.g., rainwater harvesting)	✓	Runoff can be collected from roofs and other impermeable areas, stored, treated (where required) and then used as a supply of water.
Rainwater infiltration to ground at or close to the source	✗	Based on a desktop study of the geology of the site, the infiltration capacity of the soil is of low permeability, therefore, infiltration into the ground is not deemed feasible.
Rainwater attenuation in green infrastructure for gradual release	✓	Runoff can be attenuated from roofs and other impermeable areas, stored, treated (where required) and then gradually released. Green infrastructure includes permeable paving, bioretention areas and rain gardens.
Rainwater discharge direct to a watercourse	✗	There is no watercourse in the close enough vicinity to the site to make discharge to a watercourse a feasible option.
Rainwater attenuation above ground (including blue roofs)	✓	Runoff can be attenuated from roofs, stored and then gradually released.
Rainwater attenuation below ground	✓	Runoff can be attenuated from roofs and other impermeable areas, stored in an attenuation tank and then gradually released.
Controlled rainwater discharge to a surface water sewer	✓	Runoff can be attenuated from roofs and other impermeable areas, stored, treated (where required) and then gradually released into the public surface water sewer.
Controlled rainwater discharge to a combined sewer	✗	There is no combined sewer within the vicinity of the site.

Table 4: SuDS Assessment

7.3 From an assessment of the different SuDS measures, the most viable measures include rainwater harvesting, green infrastructure, attenuation above and below ground and discharging to a surface water sewer.

7.4 Due to the size of the development, it is not feasible to propose a full rainwater harvesting tank unit, however, a rainwater butt is proposed.

7.5 A Blue Roof is proposed and can provide at source attenuation for the 1 in 100 year storm plus 40% allowance for climate change and gradually release rainwater as close as possible to greenfield values.

7.6 Permeable Paving is proposed and allows water to be stored in the underlying build up and discharge at a controlled rate whilst providing pedestrian and vehicular access.

7.7 The potential location and type of planting required for a raingarden have been considered. To make use of a raingarden’s benefits, water would have to flow on its surface. The potential locations of a raingarden would mean rainwater cannot flow on the top layer. The site currently benefits from mature hedging around its perimeter and to replace these with a raingarden would not be feasible. The type of planting required for a raingarden would need to cope with the significant fluctuation in soil moisture. Therefore, at this stage, a raingarden is deemed unfeasible.

7.8 A below ground attenuation tank lined with an impermeable geomembrane is able to store water for the 1 in 100 year storm plus 40% climate change allowance, and discharge at a controlled rate. An attenuation tank is proposed at the rear garden.

7.9 The proposed Below Ground Drainage Strategy is shown on sketch 23135-SYM-XX-XX-SK-C-0301, contained in Appendix E. The strategy is as follows:

- 7.9.1The existing combined drainage network is to be separated into surface water and foul networks.
- 7.9.2Foul drainage at basement level is to be pumped to ground level. The foul water is to then discharge into the existing outfall manhole and into the public foul sewer via gravity.
- 7.9.3Surface water at basement level is to be pumped to ground level. The site benefits from a series of SuDS which control site runoff as close to greenfield rate as practicably possible, at 1.0 l/s for the 1 in 100 year storm + 40% climate change allowance. Surface water will then ultimately discharge to the public surface water sewer via gravity. The new connection into the public sewer is subject to a Section 106 Agreement with Thames Water.
- 7.9.4The site's surface water catchment area is summarised in Table 6, below.

Catchment	Area (m²)
Existing	
Impermeable area	580
Green landscape	1065
Proposed	
Green landscape	755
Swimming Pool	67
Permeable Paving	125
Blue Roof	33
Impermeable area	665
Total	1645

Table 5: Catchment Areas

- 7.9.5As shown in Table 5, above, the permeable paving's catchment area is 125 m². MicroDrainage calculations, contained in Appendix F, show that a 300mm deep base is able to provide enough attenuation for the 1 in 100 year storm + 40% climate hange allowance. The volume required for the storm is approximately 5 m³ and the available volume is the drainage layer of the permeable paving (30% porosity) is calculated to be 11.25 m³.
- 7.9.6A Blue Roof is proposed and is subject to detailed design by a Specialist. Preliminary blue roof design information is contained in Appendix H for the catchment area of 33 m².
- 7.9.7The swimming pool is subject to detailed design by a Specialist. It is understood that the pool has a cover and any surface water runoff shall discharge into the surrounding area and connect into the surface water system via gullies and channels.
- 7.9.8From Table 5, above, the below ground attenuation tank's catchment area is 765 m². At this stage, the catchment area consists of the swimming pool area, blue roof and the impermeable areas. MicroDrainage hydraulic software modelling shows that a 9.00x6.5m 1.0m deep attenuation storage tank will be able to provide enough storage for the 1 in 100 year storm + 40% climate change allowance. According to the modelling, approximately 53 m³ is required. The below ground attenuation tank (95% porosity) provides 55.5 m³. The modelling results are contained in Appendix F.
- 7.9.9The pre-development and post-development site runoff rates during a 360 minute critical storm are compared in Table 6, below.

Rainfall events	Pre-development (Existing) Rate (l/s)	Post-development (Proposed) Rate (l/s)
Q1	5.43	1.0
Q30	13.33	1.0
Q100+40%	17.35	1.0

Table 6: Runoff Rates

- 7.10As shown in Table 6, above, the proposal aims to achieve greenfield rates as close as practicable. Due to advancements in current market technology, it is considered that 1.0 l/s is the lowest achievable flow rate that will not cause maintenance issues and lower risk of blockages.
- 7.11The SuDS Proforma is appended in Appendix G.
- 7.12A Pre-Planning Enquiry has been submitted to Thames Water and confirms capacity of the public sewer network for the proposed works. The correspondence is contained in Appendix I.

8.0 Post-Development Flood Risk

- 8.1Flood resistance and resilience measures are outlined in the Flood Risk Assessment (FRA).
- 8.2Risk from surface water flooding has been managed within the development by:
 - The front garden was previously paved and is now proposed to be replaced by permeable paving. The permeable paving has been designed to attenuate in the case of a 1 in 100 year storm + 40% climate change allowance.
 - Based on the surface water maps from the GOV.uk website, flooding is mainly contained in the rear garden which still benefits from being green landscape areas in the proposal.
 - All entrances are to be fitted with slot drain channels to manage any residual flows into the property.
 - Basement lightwells are mitigated against surface water flood risk due to the pumps.
- 8.3From the flood resistance and resilience measures outlined in the FRA and the proposals of the drainage strategy, the risk of surface water flood post development is considered to be 'Low'.
- 8.4Early consultation with a waterproofing specialist is recommended to ensure groundwater flood risk is mitigated, therefore, for the purpose of this Drainage Strategy Report the risk of groundwater remains 'Low'.
- 8.5The proposal separates the drainage system into foul and surface water sewers thereby mitigating the risk of flooding from sewers. The feasibility of installing non-return and/or anti-flood valves should be considered. The post-development flood risk from sewers remains 'Low'.
- 8.6A summary of the flood risks associated with the site post-development is given in Table 7, below.

Flood Source	Potential Risk			
	Very Low	Low	Medium	High
Fluvial (rivers and sea)	✓			
Surface Water		✓		
Ground Water		✓		
Sewers and Drainage Systems		✓		
Artificial Sources	✓			
Overall		✓		

Table 7: Summary of Flood Risk (Post-Development)

8.7 The overall flood risk to the site post-development is considered to ‘Low’.

9.0 Maintenance Proposals

9.1 The CIRIA SuDS Manual 2015 gives guidance on the operation and maintenance requirements for blue roofs and attenuation tanks, a summary is reproduced in Table 8 and Table 9, below.

Blue Roofs	
Maintenance Schedule	
As required	If erosion channels are evident, these should be stabilised with extra soil substrate similar to the original material, and sources of erosion damage should be identified and controlled. If drain inlet has settled, cracked or moved, investigate and repair as appropriate.
Monthly (but usually responsibility of manufacturer)	During establishment (i.e year one), replace dead plants as required.
Six monthly or as required	Remove fallen leaves and debris from deciduous plant foliage. Remove nuisance and invasive vegetation, including weeds. Mow grasses, prune shrubs and manage other planting (if appropriate) as required – clippings should be removed and not allowed to accumulate.
Six monthly and annually or as required	Remove debris and litter to prevent clogging of inlet drains and interference with plant growth.
Annually (in autumn)	Post establishment, replace dead plants as required (where > 5% of coverage).
Annually and after severe storms	Inspect all components including soil substrate, vegetation, drains, irrigation systems (if applicable), membranes and roof structure for proper operation, integrity of waterproofing and structural stability. Inspect soil substrate for evidence of erosion channels and identify any sediment sources. Inspect drain inlets to ensure unrestricted runoff from the drainage layer to the conveyance or roof drain system. Inspect underside of roof for evidence of leakage.

Table 8: Maintenance Schedule – Green/Blue Roofs (CIRIA, 2015)

Attenuation Storage Tanks	
Maintenance Schedule	
As required	Repair/rehabilitate inlets, outlet, overflows and vents.
Monthly	Inspection. Remove debris from the catchment surface.
Annually	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary. Remove sediment from pre-treatment structures and/or internal forebays. Inspect/check all inlets, outlets, vents and overflows.
Every 5 years or as required	Survey inside of tank for sediment build-up

Table 9: Maintenance Schedule – Attenuation Storage Tanks (CIRIA, 2015)

- 9.2 Before cleaning, final testing and immediately before handover the Contractor will:
- Lift covers to manholes, inspection chambers and access points. Remove mortar droppings, debris and loose wrappings.
 - Thoroughly flush pipelines with water to remove silt and check for blockages. Rod pipelines between access points if there is any indication that they may be obstructed.
 - Carry out a CCTV survey of the pipework to ensure that it is free of silt and blockages.
- 9.3 The end user shall then follow the “Waste Management, The Duty of Care – A Code of Practice (Revised 1996)” and shall ensure that their waste does not escape from their control and is transferred only to a registered waste carrier to be sent for recycling or disposal at a suitably licensed facility.
- 9.4 All waste arising from the maintenance of the drains and sewers shall be handled, stored and disposed of correctly to avoid pollution. Waste may be designated as hazardous / special waste and, as such, the End User shall ensure that they comply with the Hazardous Waste (England and Wales) Regulations 2005.
- 9.5 Gullies and channels will be specified with silt buckets and silt trap manholes will be provided upstream of all tanks and infiltration structures to prevent the ingress of silts into the drainage network and impairing the performance of the system.
- 9.6 Maintenance of inlets, outlets and inspection chambers is specified in the Table 10, below.

Inlets, Outlets and Inspection Chambers	
Maintenance Schedule	
Monthly or as required	Inspect surface structures removing obstructions and silt as necessary. Check there is no physical damage. Remove vegetation 1m min. surround to structures and keep hard aprons free from silt and debris.
Annually	Remove cover and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn.

Table 10: Maintenance schedule for inlets, outlets and inspection chambers

9.7 The 'protected' orifice flow control chamber contains a unique filter and debris barrier. The barrier protects the orifice plate from blockage, as well as protecting the downstream watercourse. Regular inspection and cleaning is required.

10.0 Conclusions

10.1 Following the drainage hierarchy, the SuDS strategy deemed most feasible for the proposed development is the use of a blue roof, permeable paving and below ground attenuation discharging at greenfield rate.

10.2 MicroDrainage calculations show the below ground attenuation tank provides enough storage for the 1 in 100 year storm plus 40% allowance for climate change.

10.3 The permeable paving is to provide enough storage for its catchment area for the 1 in 100 year storm plus 40% allowance for climate change.

10.4 The blue roof is to provide enough storage for its catchment area for the 1 in 100 year storm plus 40% allowance for climate change.

10.5 The inclusion of a rainwater butt offers a small-scale water storage device that collects rainwater from the roof.

10.6 The proposed drainage system is to separate the existing combined into a foul and surface water system.

10.7 The total site runoff rate proposes to match greenfield rate as close as practicable at 1.0 l/s.

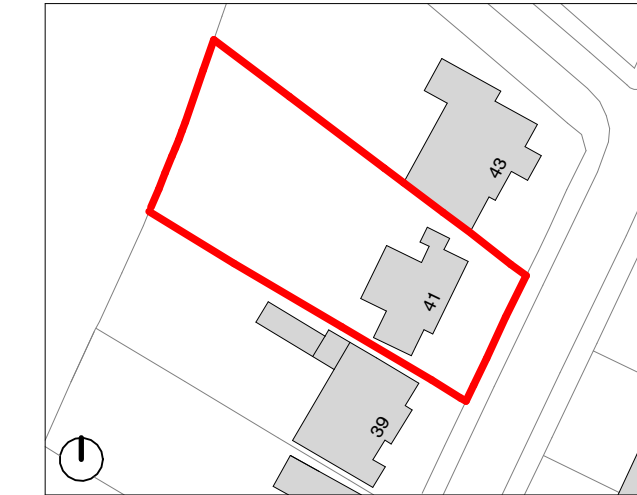
10.8 The Thames Water Pre-Planning Enquiry confirms capacity of the public sewers.

10.9 The mitigation measures contained in the FRA and this proposed drainage strategy would ensure the overall flood risk to the development is 'Low'

APPENDIX A DEVELOPMENT PROPOSALS



Key Site Plan



Scale: 1:1250 @A1

Key:

- Existing fabric
- Proposed structure
- Area of development

General Notes:

- Existing drawings based on April 2023 survey from On Centre Surveys.

Proposed Notes:

- 01 Masonry, detail as retained facade
- 02 Clay tile pitched roof, with painted timber eaves
- 03 Timber, painted, door
- 04 Timber, painted, window
- 05 Metal, painted, door
- 06 Dormer, with tile hung cheeks
- 07 Structural glazing (fixed)
- 08 Obscured glazing
- 09 Charred timber garden outbuilding
- 10 Parcel Locker
- 11 Masonry boundary wall
- 12 Metal gate
- 13 Metal vehicular gates
- 14 Metal balustrade
- 15 Painted timber garage door
- 16 Blind masonry recesses
- 17 Timber painted double doors
- 18 Garden boundary wall, retained

09.02.2024

Draft Issue for Planning

PLANNING

Project Number: 23002

Client: Eva Stengaard and Mark Tognolini

Date:

Scale: 1:100 @ A3 / 1:50 @ A1

Project: 41 Sheldon Avenue, N6

Drawing Title: Proposed Street (East) Elevation

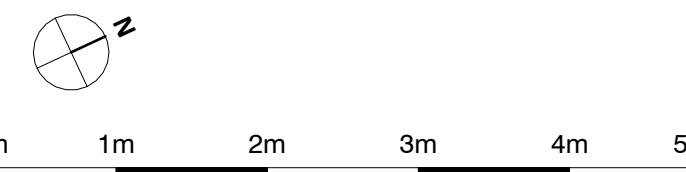
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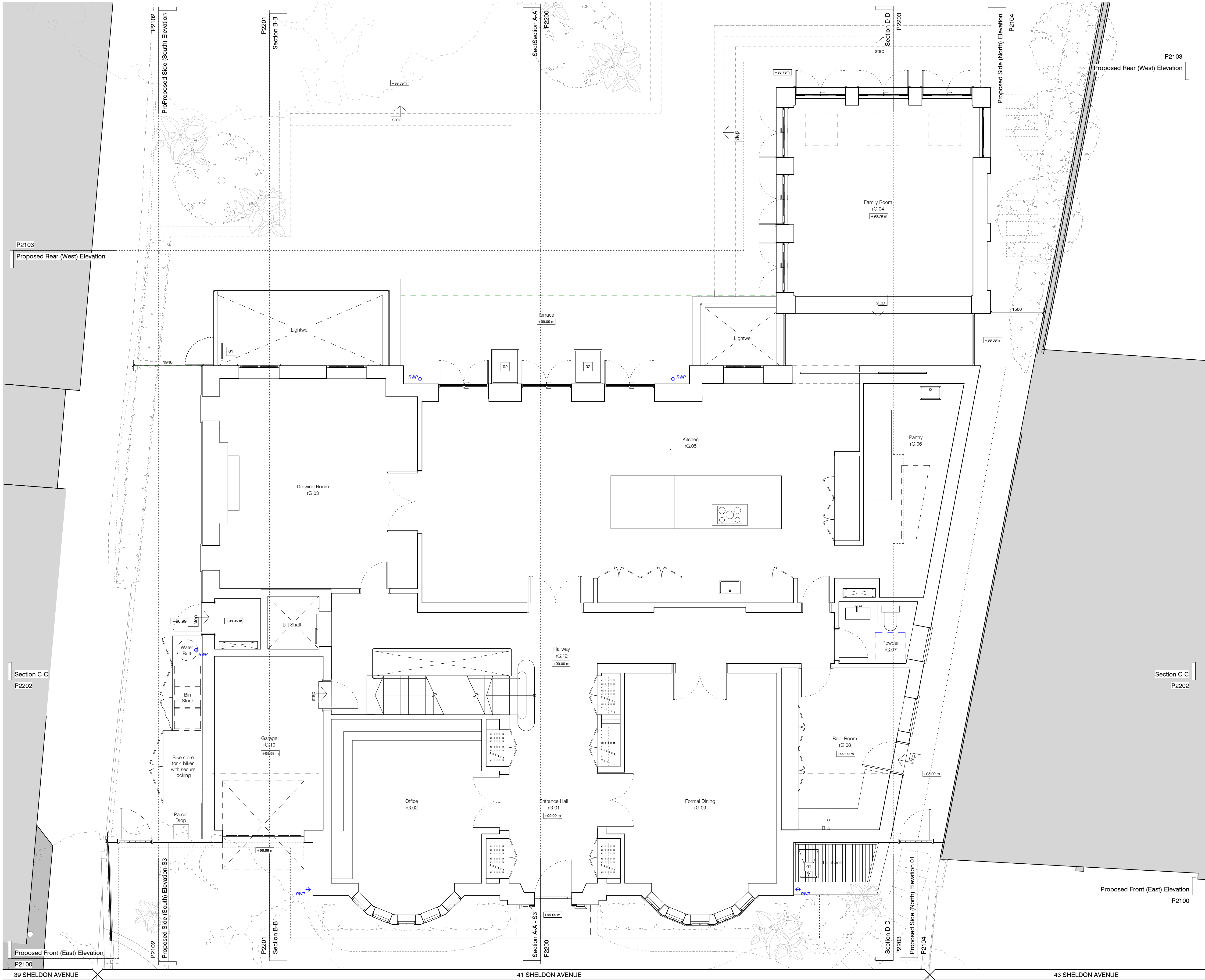
Drawn: AM/UD Approved by: AMB Signed: LG

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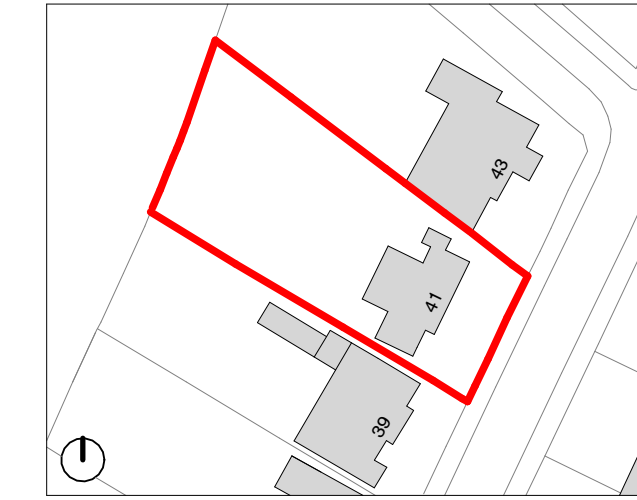
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Key Site Plan



Scale: 1:1250 @A1

Key:

- | | |
|----------------------------|-------------------------|
| Existing fabric | Proposed fabric |
| Area of development | Clear access zone M4(2) |
| Ground floor external face | Basement outline |
| Rainwater pipe | Rainwater outlet |
| Bathroom extracts | Soil vent pipes |

General Notes:

- Existing drawings based on April 2023 survey from On Centre Surveys.
- For basement construction refer to Structural Drawings and BIA by Symmetry's.

Proposed Notes:

- | | |
|----|------------------------|
| 01 | Basement egress ladder |
| 02 | Rooflight |

09.02.2024

Draft Issue for Planning

PLANNING

Project Number: 23002

Client: Eva Stengaard and Mark Tognolini

Date:

Scale: 1:100 @ A3 / 1:50 @ A1

Project: 41 Sheldon Avenue, N6

Drawing Title: Proposed Ground Floor Plan

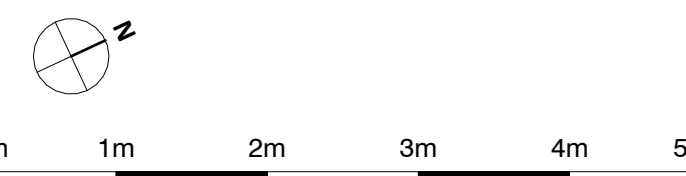
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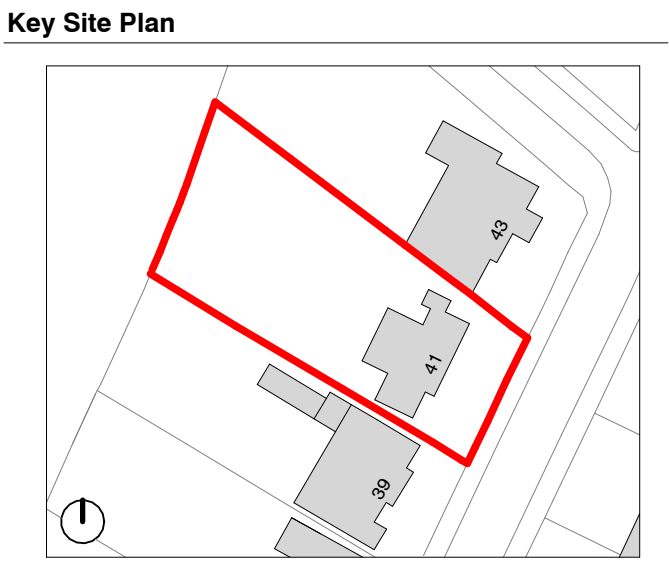
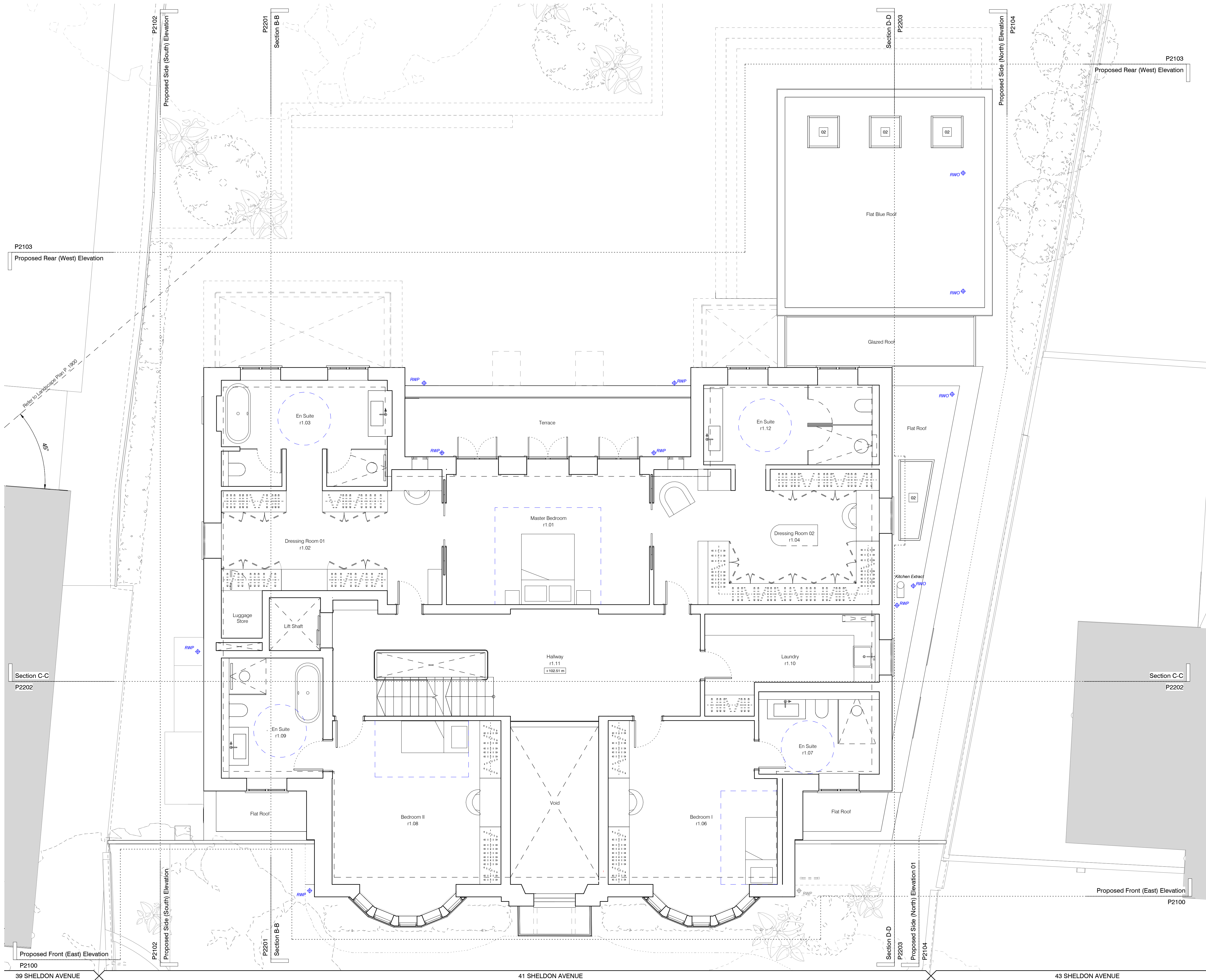
Drawn: AM/UD	Approved by: AMB	Signed: LG
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Scale: 1:1250 @A1

Key:

- | | |
|----------------------------|-------------------------|
| Existing fabric | Proposed fabric |
| Area of development | Clear access zone M4(2) |
| Ground floor external face | Basement outline |
| Rainwater pipe | Rainwater outlet |
| Bathroom extracts | Soil vent pipes |

General Notes:

- Existing drawings based on April 2023 survey from On Centre Surveys.
- For basement construction refer to Structural Drawings and BIA by Symmetry's.

Proposed Notes:

- | | |
|----|------------------------|
| 01 | Basement egress ladder |
| 02 | Rooflight |

09.02.2024
Draft Issue for Planning

PLANNING

Project Number: 23002

Client: Eva Stengaard and Mark Tognolini

Date:

Scale: 1:100 @ A3 / 1:50 @ A1

Project: 41 Sheldon Avenue, N6

Drawing Title: Proposed First Floor Plan

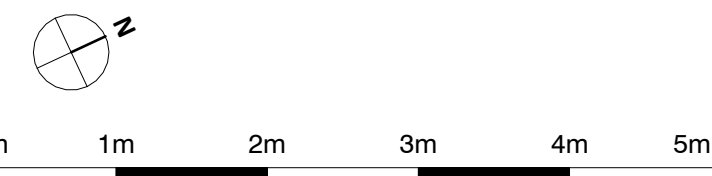
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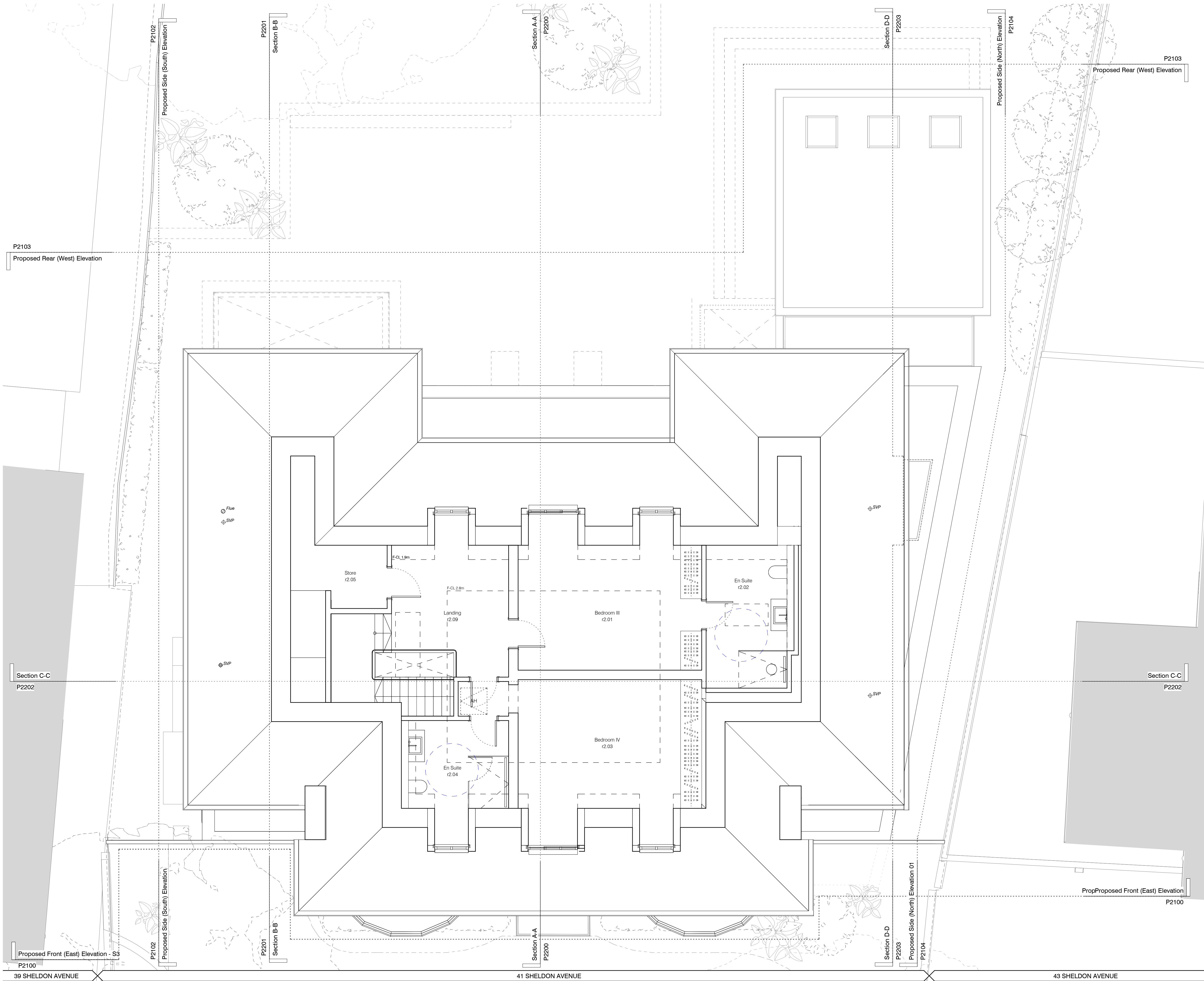
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Key Site Plan

Scale: 1:1250 @ A1

Key:

Existing fabric	Proposed fabric
Area of development	Clear access zone M4(2)
Ground floor external face	Basement outline
Rainwater pipe	Rainwater outlet
Bathroom extracts	Soil vent pipes

General Notes:

- Existing drawings based on April 2023 survey from On Centre Surveys.
- For basement construction refer to Structural Drawings and BIA by Symmetry's.

Proposed Notes:

01	Basement egress ladder
02	Rooflight

09.02.2024 Draft Issue for Planning

PLANNING

Project Number: 23002

Client: Eva Stengaard and Mark Tognolini

Date:

Scale: 1:100 @ A3 / 1:50 @ A1

Project: 41 Sheldon Avenue, N6

Drawing Title: Proposed Second Floor Plan

Drawing No: SHA-MWA-A-02-DR-A-P2002 Rev:

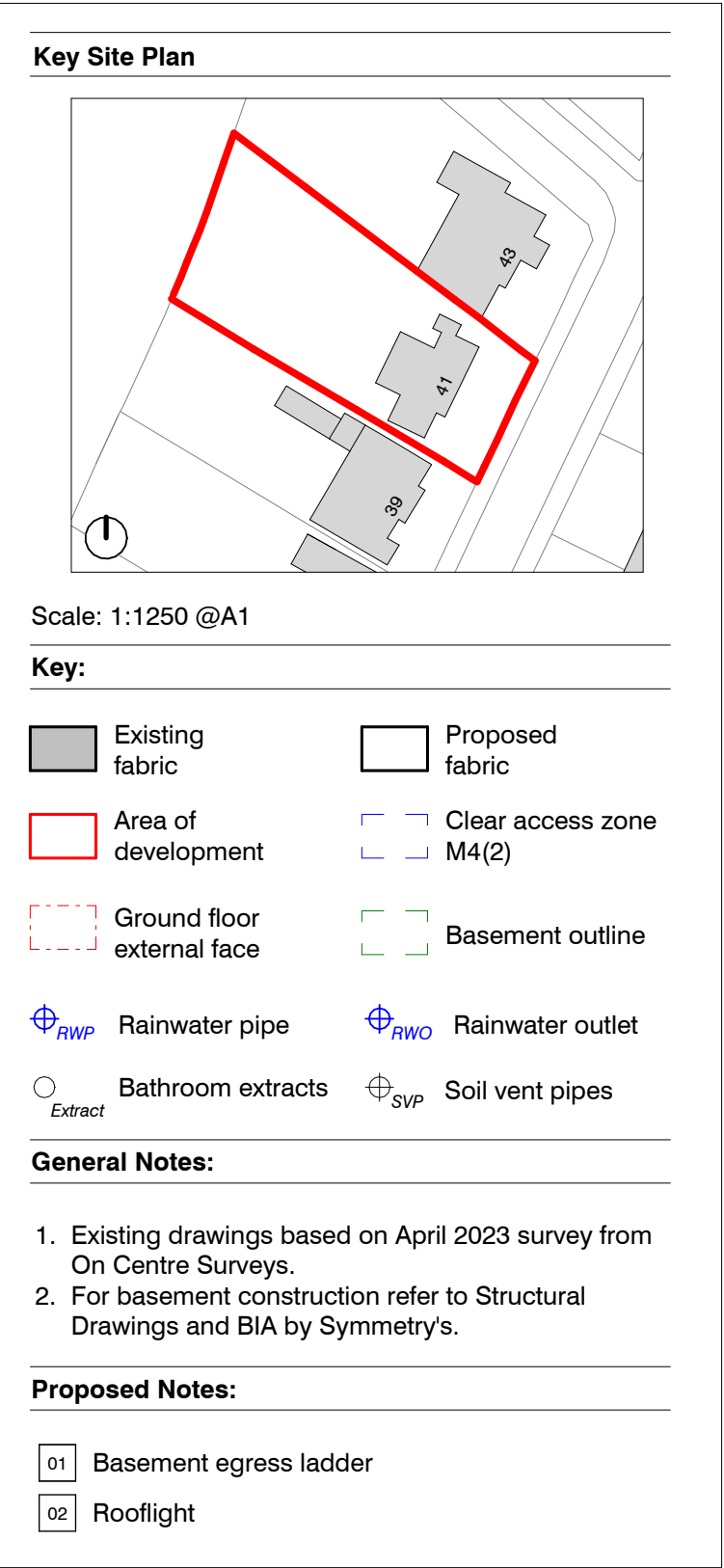
Drawn: AM/UD Approved by: AMB Signed: LG

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0m 1m 2m 3m 4m 5m



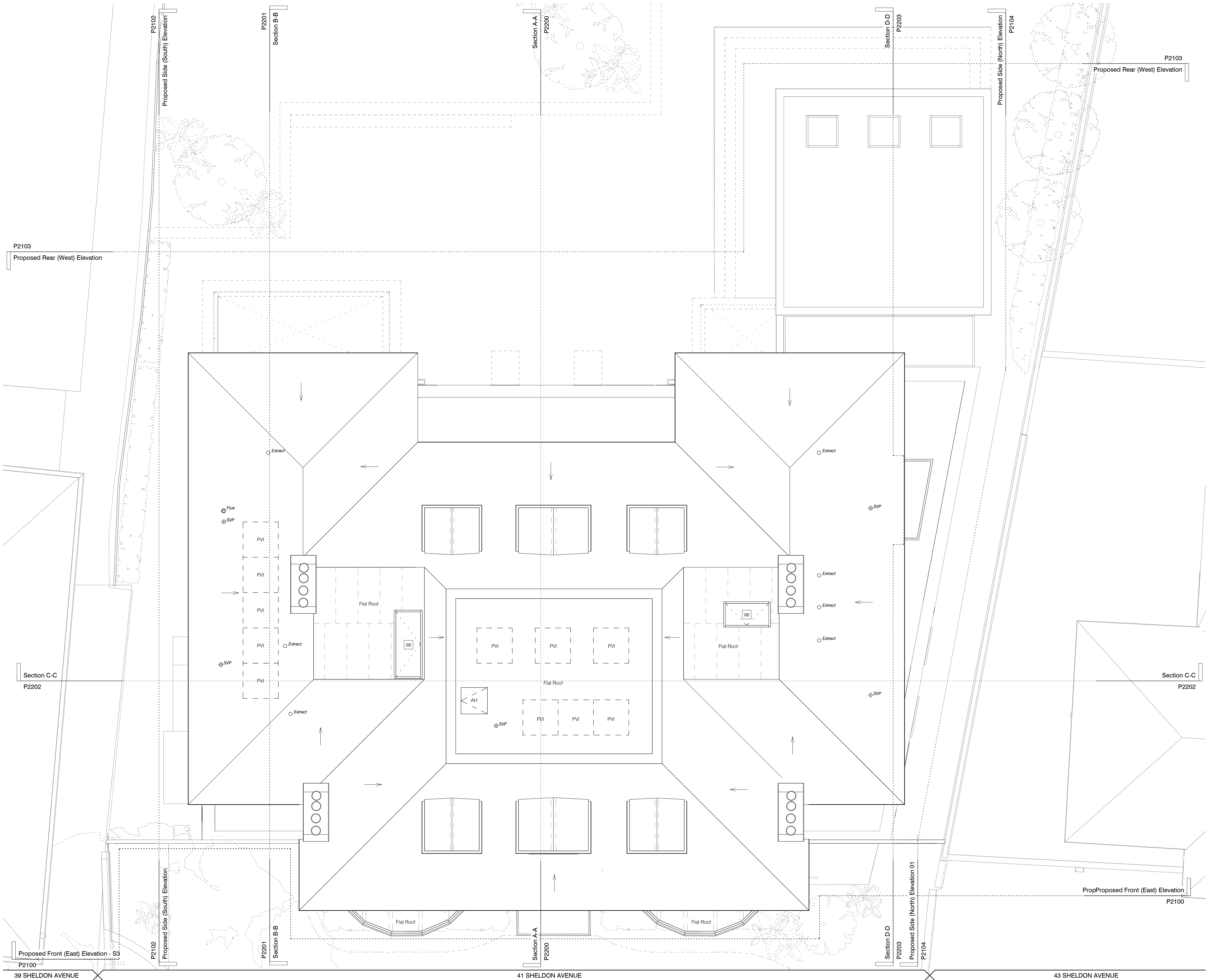
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Key Site Plan

Scale: 1:1250 @A1

Key:

Existing fabric	Proposed fabric
Area of development	Clear access zone M4(2)
Ground floor external face	Basement outline
RWP Rainwater pipe	RWO Rainwater outlet
Extract Bathroom extracts	SVP Soil vent pipes

General Notes:

- Existing drawings based on April 2023 survey from On Centre Surveys.
- For basement construction refer to Structural Drawings and BIA by Symmetry's.

Proposed Notes:

01	Basement egress ladder
02	Rooflight

09.02.2024 Draft Issue for Planning

PLANNING

Project Number: 23002

Client: Eva Stengaard and Mark Tognolini

Date:

Scale: 1:100 @ A3 / 1:50 @ A1

Project: 41 Sheldon Avenue, N6

Drawing Title: Proposed Roof Plan

Drawing No: SHA-MWA-A-RF-DR-A-P2003 Rev:

Drawn: AM/UD Approved by: AMB Signed: LG

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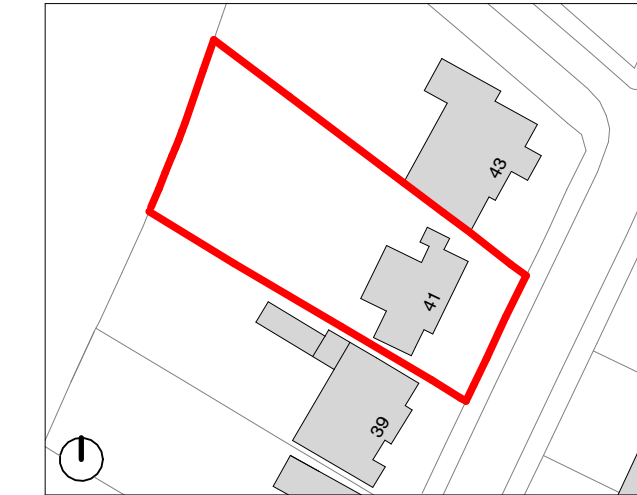
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0m 1m 2m 3m 4m 5m



Key Site Plan



Scale: 1:1250 @A1

Key:

- Existing fabric
- Proposed structure
- Area of development

General Notes:

- Existing drawings based on April 2023 survey from On Centre Surveys.

Proposed Notes:

- 01 Masonry, detail as retained facade
- 02 Clay tile pitched roof, with painted timber eaves
- 03 Timber, painted, door
- 04 Timber, painted, window
- 05 Metal, painted, door
- 06 Dormer, with tile hung cheeks
- 07 Structural glazing (fixed)
- 08 Obscured glazing
- 09 Charred timber garden outbuilding
- 10 Parcel Locker
- 11 Masonry boundary wall
- 12 Metal gate
- 13 Metal vehicular gates
- 14 Metal balustrade
- 15 Painted timber garage door
- 16 Blind masonry recesses
- 17 Timber painted double doors
- 18 Garden boundary wall, retained

09.02.2024

Draft Issue for Planning

PLANNING

Project Number: 23002

Client: Eva Stengaard and Mark Tognolini

Date:

Scale: 1:100 @ A3 / 1:50 @ A1

Project: 41 Sheldon Avenue, N6

Drawing Title: Proposed Front (East) Elevation

Drawing No: SHA-MWA-A-ZZ-DR-A-P2100

Drawn: AM/UD Approved by: AMB Signed: LG

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Key Site Plan



Scale: 1:1250 @A1

Key:

- Existing fabric
- Proposed structure
- Area of development

General Notes:

- Existing drawings based on April 2023 survey from On Centre Surveys.

Proposed Notes:

- 01 Masonry, detail as retained facade
- 02 Clay tile pitched roof, with painted timber eaves
- 03 Timber, painted, door
- 04 Timber, painted, window
- 05 Metal, painted, door
- 06 Dormer, with tile hung cheeks
- 07 Structural glazing (fixed)
- 08 Obscured glazing
- 09 Charred timber garden outbuilding
- 10 Parcel Locker
- 11 Masonry boundary wall
- 12 Metal gate
- 13 Metal vehicular gates
- 14 Metal balustrade
- 15 Painted timber garage door
- 16 Blind masonry recesses
- 17 Timber painted double doors
- 18 Garden boundary wall, retained

09.02.2024

Draft Issue for Planning

PLANNING

Project Number: 23002

Client: Eva Stengaard and Mark Tognolini

Date:

Scale: 1:100 @ A3 / 1:50 @ A1

Project: 41 Sheldon Avenue, N6

Drawing Title: Proposed Side (South) Elevation

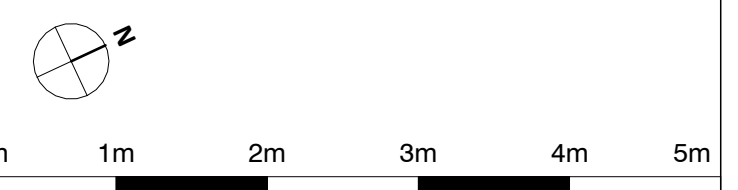
Drawing No: SHA-MWA-A-ZZ-DR-A-P2102

Drawn: AM/UD Approved by: AMB Signed: LG

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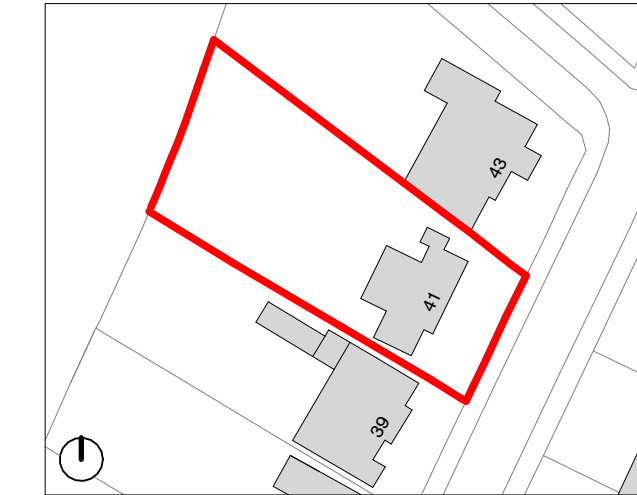
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Key Site Plan



Scale: 1:1250 @A1

Key:

- Existing fabric
- Proposed structure
- Area of development

General Notes:

- Existing drawings based on April 2023 survey from On Centre Surveys.

Proposed Notes:

- 01 Masonry, detail as retained facade
- 02 Clay tile pitched roof, with painted timber eaves
- 03 Timber, painted, door
- 04 Timber, painted, window
- 05 Metal, painted, door
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- 13 Metal vehicular gates
- 14 Metal balustrade
- 15 Painted timber garage door
- 16 Blind masonry recesses
- 17 Timber painted double doors
- 18 Garden boundary wall, retained

09.02.2024

Draft Issue for Planning

PLANNING

Project Number: 23002

Client: Eva Stengaard and Mark Tognolini

Date:

Scale: 1:100 @ A3 / 1:50 @ A1

Project: 41 Sheldon Avenue, N6

Drawing Title: Proposed Rear (West) Elevation

Drawing No: SHA-MWA-A-ZZ-DR-A-P2103

Drawn: AM/UD

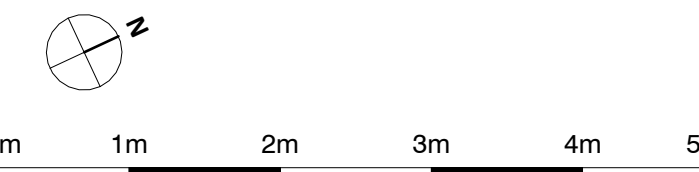
Approved by: AMB

Signed: LG

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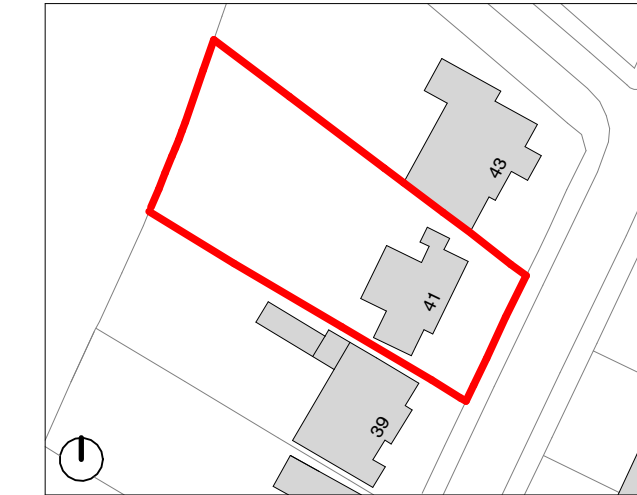
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Key Site Plan



Scale: 1:1250 @A1

Key:

- Existing fabric
- Proposed structure
- Area of development

General Notes:

- Existing drawings based on April 2023 survey from On Centre Surveys.

Proposed Notes:

- 01 Masonry, detail as retained facade
- 02 Clay tile pitched roof, with painted timber eaves
- 03 Timber, painted, door
- 04 Timber, painted, window
- 05 Metal, painted, door
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- 14 Metal balustrade
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- 16 Blind masonry recesses
- 17 Timber painted double doors
- 18 Garden boundary wall, retained

09.02.2024

Draft Issue for Planning

PLANNING

Project Number: 23002

Client: Eva Stengaard and Mark Tognolini

Date:

Scale: 1:100 @ A3 / 1:50 @ A1

Project: 41 Sheldon Avenue, N6

Drawing Title: Proposed Side (North) Elevation

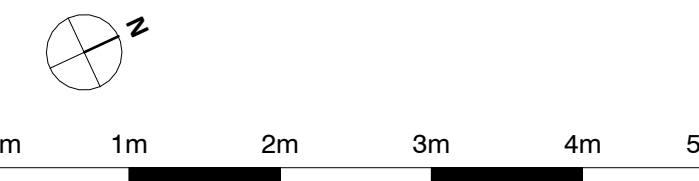
Drawing No: SHA-MWA-A-ZZ-DR-A-P2104

Drawn:	Approved by:	Signed:
AM/UD	AMB	LG

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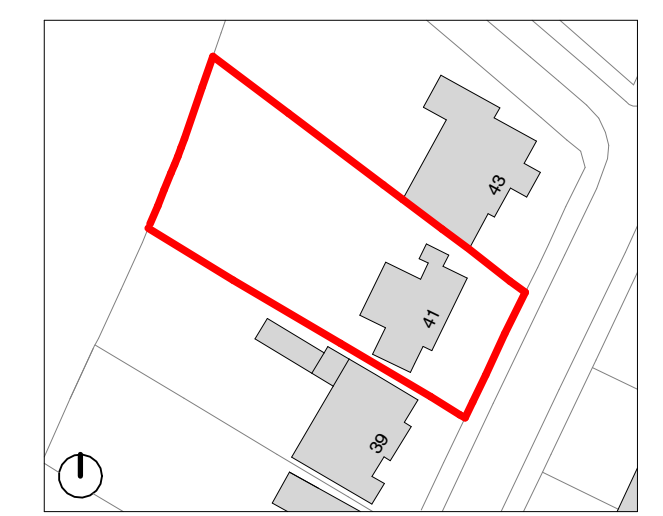
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Key Site Plan



Scale: 1:1250 @A1

Key:

- Existing fabric
- Proposed structure
- Area of development

General Notes:

- Existing drawings based on April 2023 survey from On Centre Surveys.

09.02.2024

Draft Issue for Planning

PLANNING

Project Number: 23002

Client: Eva Stengaard and Mark Tognolini

Date:

Scale: 1:100 @ A3 / 1:50 @ A1

Project: 41 Sheldon Avenue, N6

Drawing Title: Proposed Section AA

Drawing No: SHA-MWA-A-ZZ-DR-A-P2200

Drawn: AM/UD Approved by: AMB Signed: LG

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