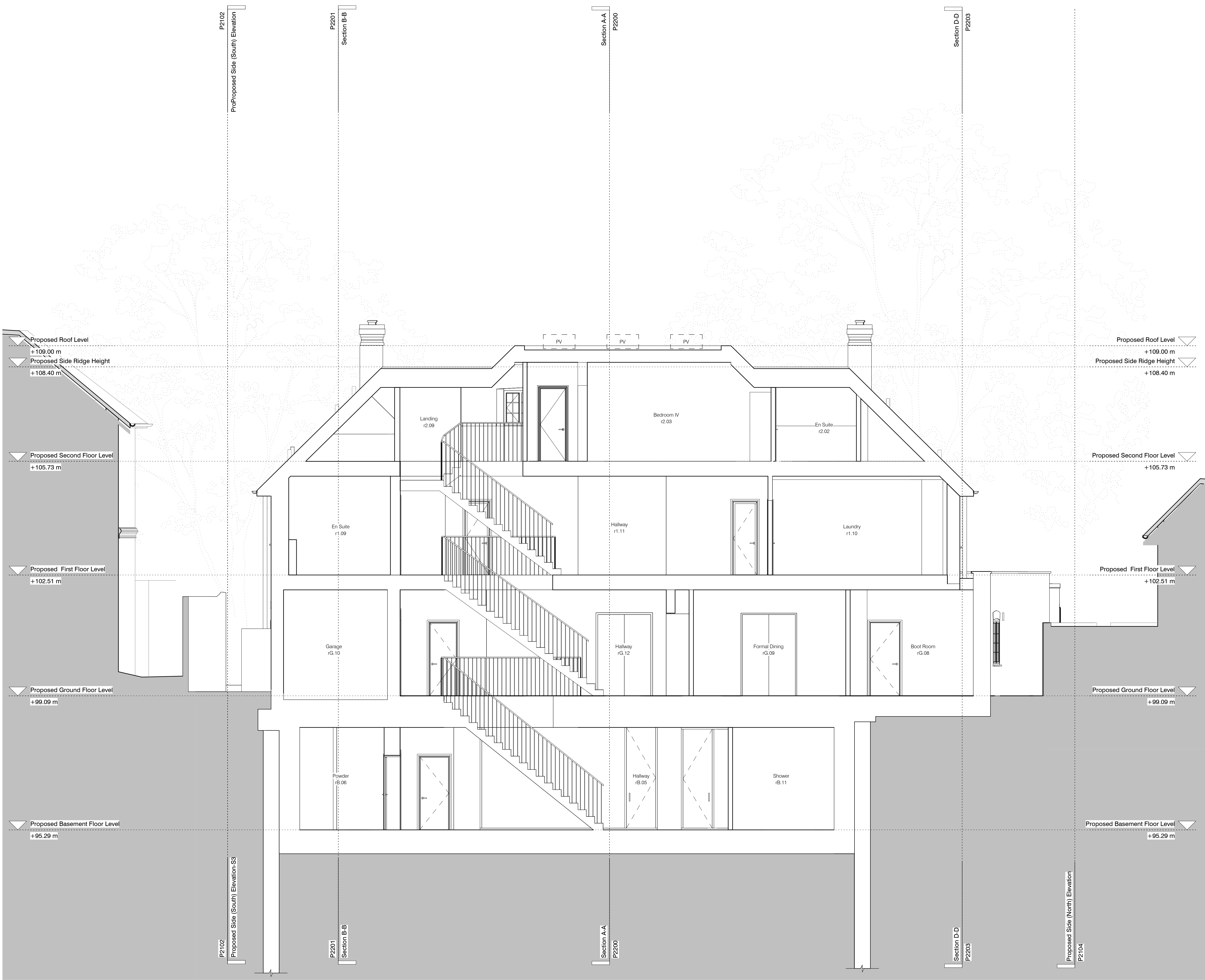
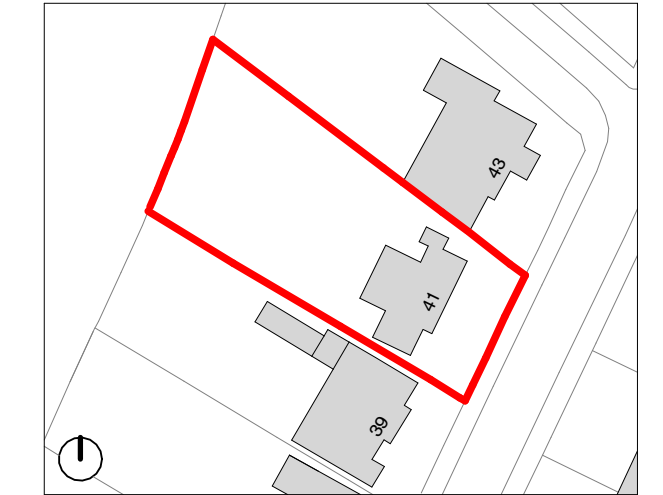




Key Site Plan



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 CC

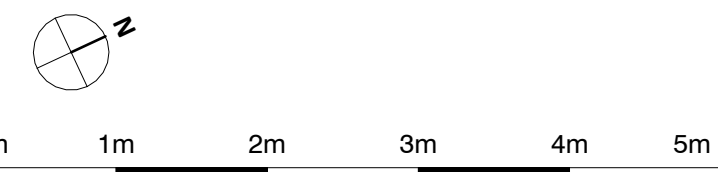
Drawing No: SHA-MWA-A-ZZ-DR-A-P2202

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

Marek Wojciechowski Architects

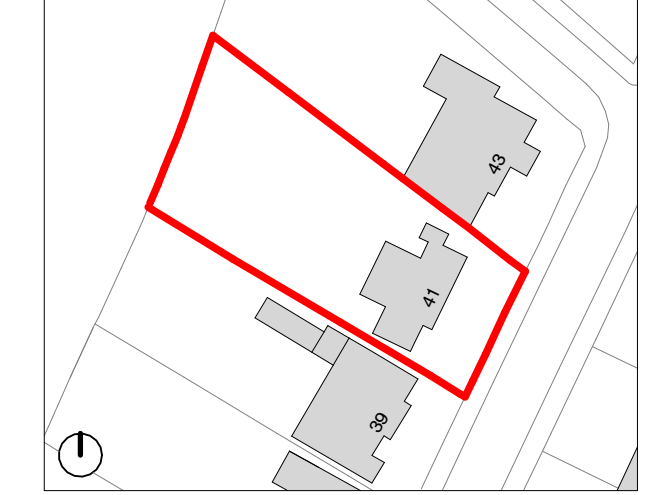
05-65 Margaret Street W1W 6SR T: 020 7595 9336 www.mwa.co.uk

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Key Site Plan



Scale: 1:1250 @A1

Key:

- Existing fabric
Proposed structure
Area of development

General Notes:

1. 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 DD

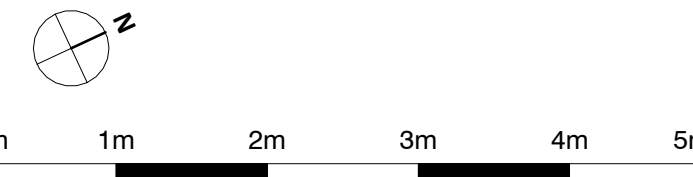
Drawing No: SHA-MWA-A-ZZ-DR-A-P2203

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

Marek Wojciechowski Architects

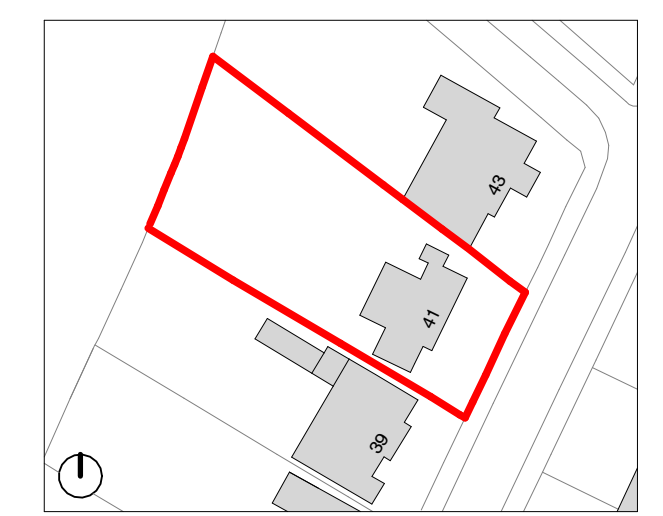
05-66 Margaret Street W1W 6SR T: 020 7590 9206 www.mwa.co.uk

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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 EE

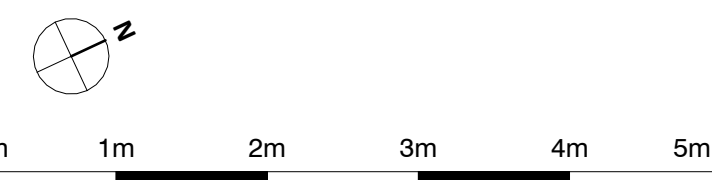
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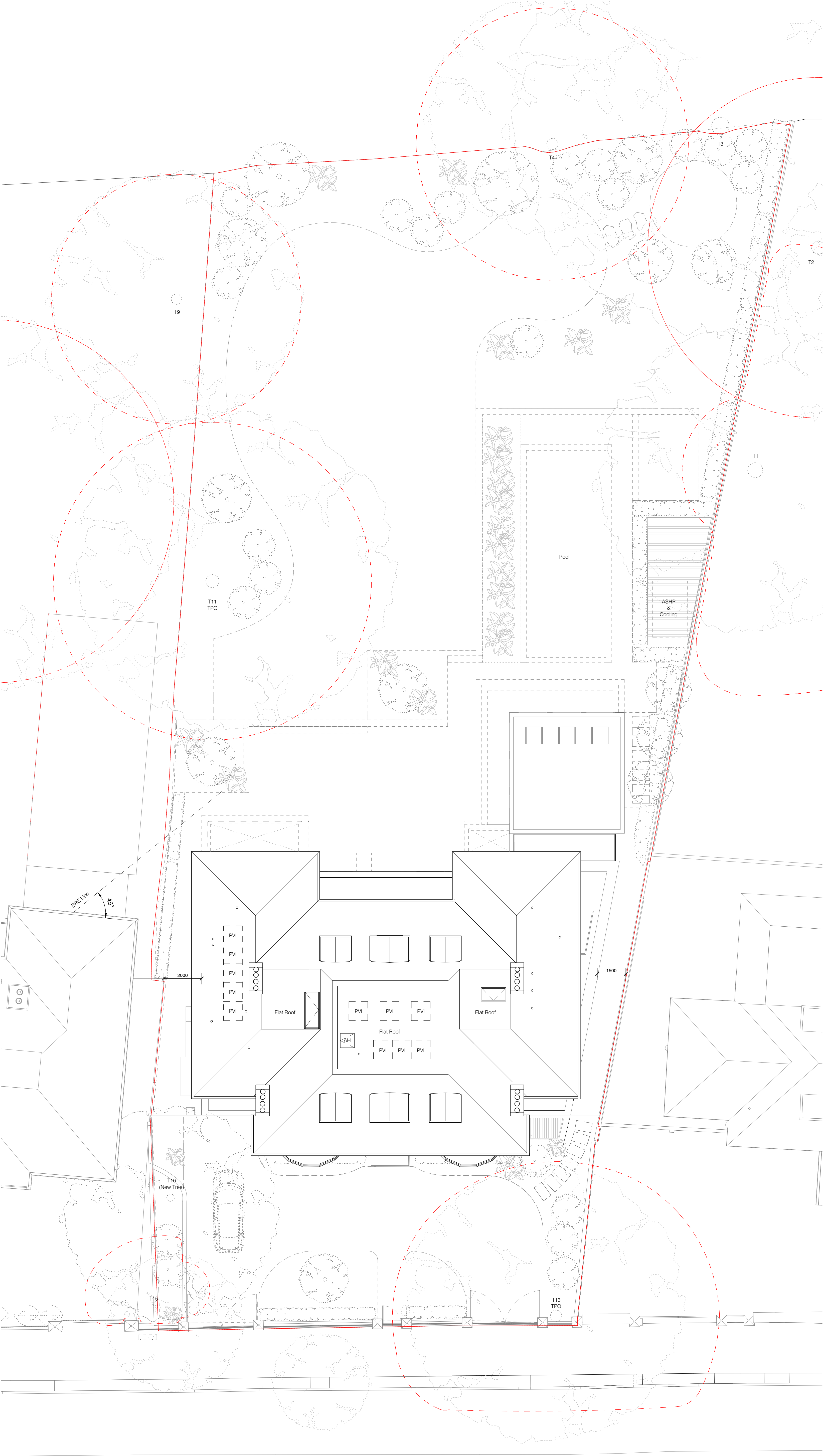
Drawn: AM/UD Approved by: AMB Signed: LG

Marek Wojciechowski Architects

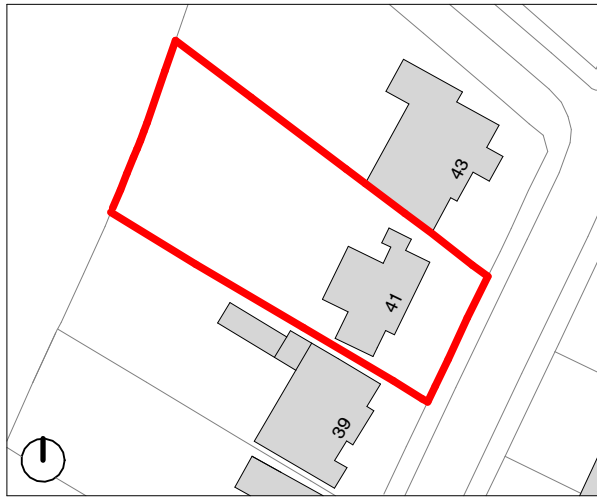
05-66 Margaret Street W1W 6SR T: 020 7595 9336 www.mw-a.co.uk

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Key Site Plan



Scale: 1:1250 @A1

Key:

- Existing fabric
Proposed structure
Area of development

Trees:

Note: Refer to Arboriculturalist's Report

T1	Tulip Tree	T10	Lime
T2	Weeping Willow	T11	Silver Birch
T3	English Oak	T13	Silver Lime
T4	English Oak	T15	Magnolia
T9	Pine	T16	Replacement (New Tree)
- - -	Root Protection Zones		
○	Existing Trees	○	Proposed Trees

General Notes:

- Existing drawings based on April 2023 survey from On Centre Surveys.
- For landscape refer to Lanscape Plan by James Smith.
- For works to or near to trees refer to Tree Report by John Cromar's Arboricultural Company.

09.02.2024

Draft Issue for Planning

PLANNING

Project Number: 23002

Client: Eva Stengaard and Mark Tognolini

Date:

Scale: 1:200 @ A3 / 1:100 @ A1

Project: 41 Sheldon Avenue, N6

Drawing Title: Proposed Landscape Plan

Drawing No: SHA-MWA-B-00-DR-A-P1900

Drawn: AM/UD

Approved by: AMB

Signed: LG

Marek Wojciechowski Architects

66-68 Margaret Street W1W 8SR T: 020 7580 6396 www.mwa.co.uk

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0m 2m 4m 6m 8m 10m

39 SHELDON AVENUE

41 SHELDON AVENUE

43 SHELDON AVENUE

APPENDIX F

EA FLOOD MAP

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
527540/188084

Created
22 Aug 2023 12:12

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

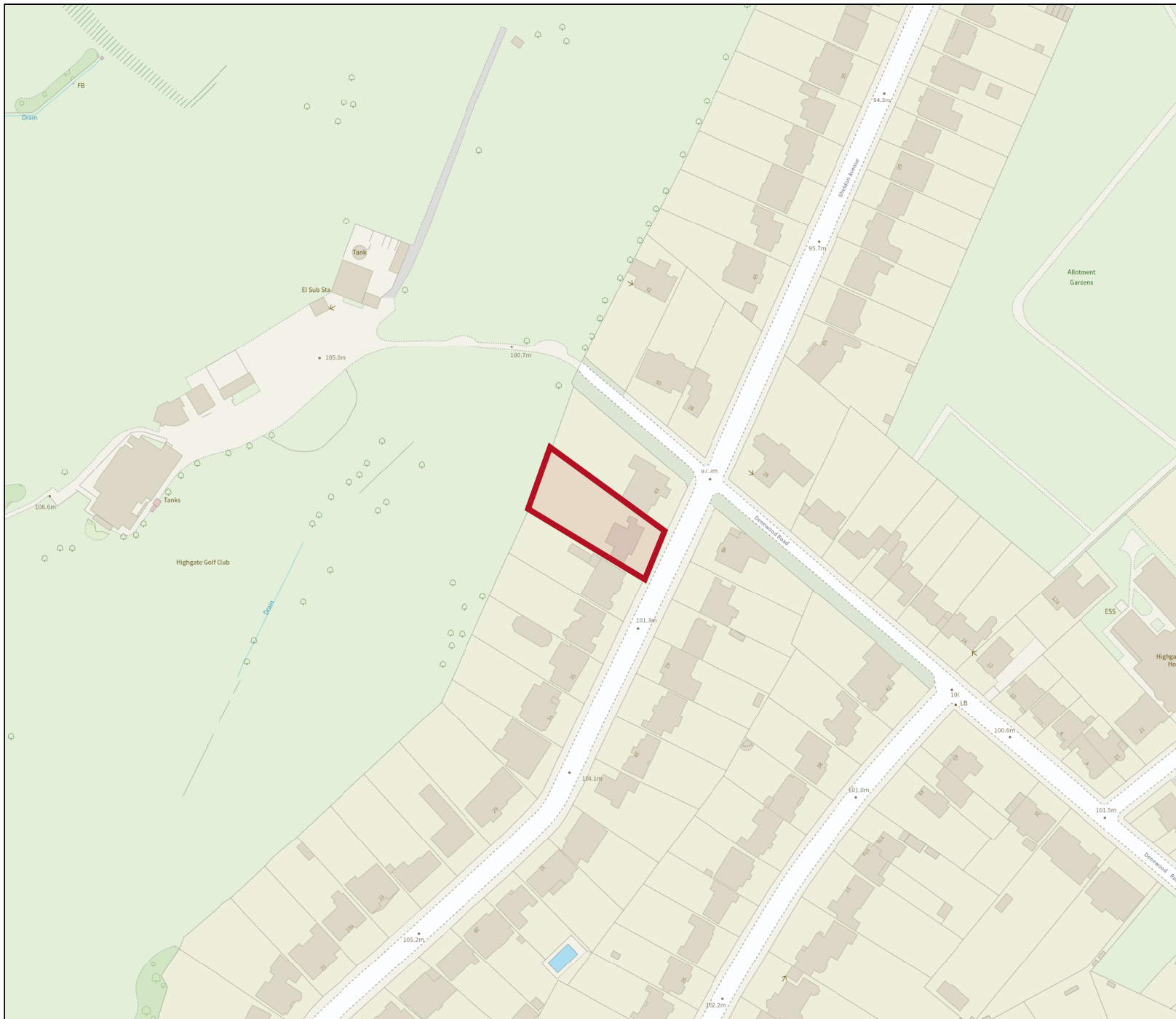
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
527540/188084

Scale
1:2500

Created
22 Aug 2023 12:12

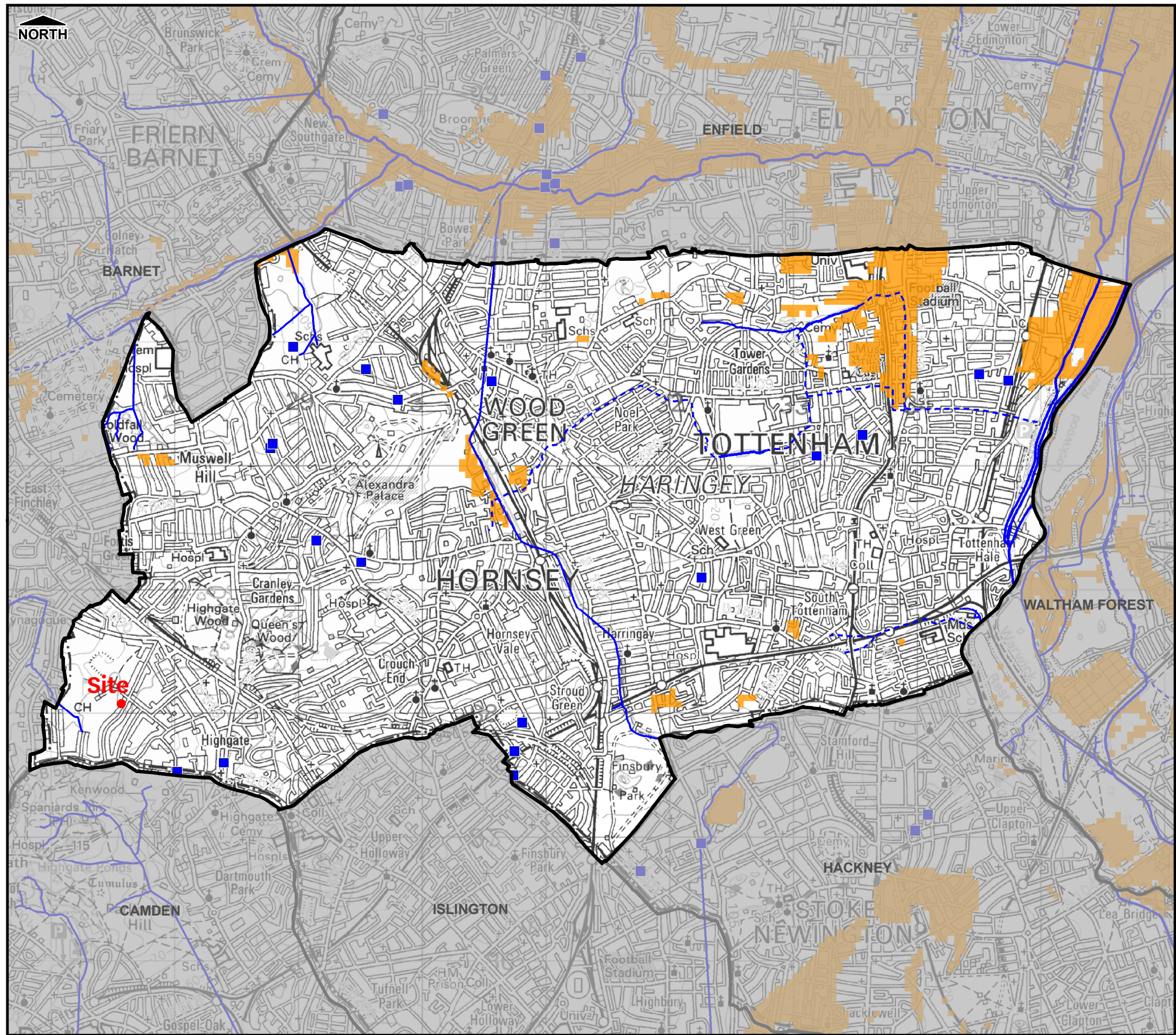
-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

APPENDIX G

IPEG MAP

Filepath: L:\Environment\ZNET\CS046913_DrainLondon_Tier2Group4\ARC\mxds\PFRA\GP4_Haringey_FigA-5_PotentialElevatedGWMMap.mxd



THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED

Legend

- Borough Administrative Boundary

Main River

Ordinary Watercourse

Groundwater Flood Incident (EA Records)

Increased Potential for Elevated Groundwater in Permeable Superficial Deposits
- Culverted Watercourse (Main River)

Groundwater Flood Incident (Other Records)

Consolidated Aquifers

Notes

- The increased Potential for Elevated Groundwater map shows those areas within the London Boroughs where there is an increased potential for groundwater to rise sufficiently to interact with the ground surface or be within 2 m of the ground surface. Such groundwater rise could lead to the following consequences:
 - flooding of basements of buildings below ground level;
 - flooding of buried services or other assets below ground level;
 - inundation of farmland, roads, commercial, residential and amenity areas;
 - flooding of ground floors of buildings above ground level; and
 - overflowing of sewers and drains.
- Incident records shown are generally unconfirmed and may include issues such as water main bursts or non-groundwater related problems.
- Areas not shown to have increased potential for elevated groundwater should be considered to have a low potential for elevated groundwater – Lack of information does not imply 'no potential' of elevated groundwater in that area.
- Includes groundwater flood mapping provided by JBA Consulting Copyright © Jeremy Benn Associates Limited 2008 - 2011, partially derived from data supplied by the Environment Agency

London Borough of Haringey



Preliminary Flood Risk Assessment

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Digital geological data reproduced from British Geological Survey (c) NERC Licence No 2011/053A

Scale at A3 1:32,000	Date 07/04/2011	Drawn by S.TURNBULL	Approved by S.IP
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Increased Potential for Elevated Groundwater Map

Consultants

CAPITA SYMONDS

Scot Wilson

Flood Risk Management

Capita Symonds
Level Seven,
52 Grosvenor Gardens,
Belgravia,
London
SW1W 0AU

Drain London Programme Board Members



FIGURE A-5

APPENDIX H

SWMP MAP