

Design & Access Statement - Part A

41 Sheldon Avenue, N6
23002

March 2024



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1.0 Introduction

1.1 Introduction:

Project Team:

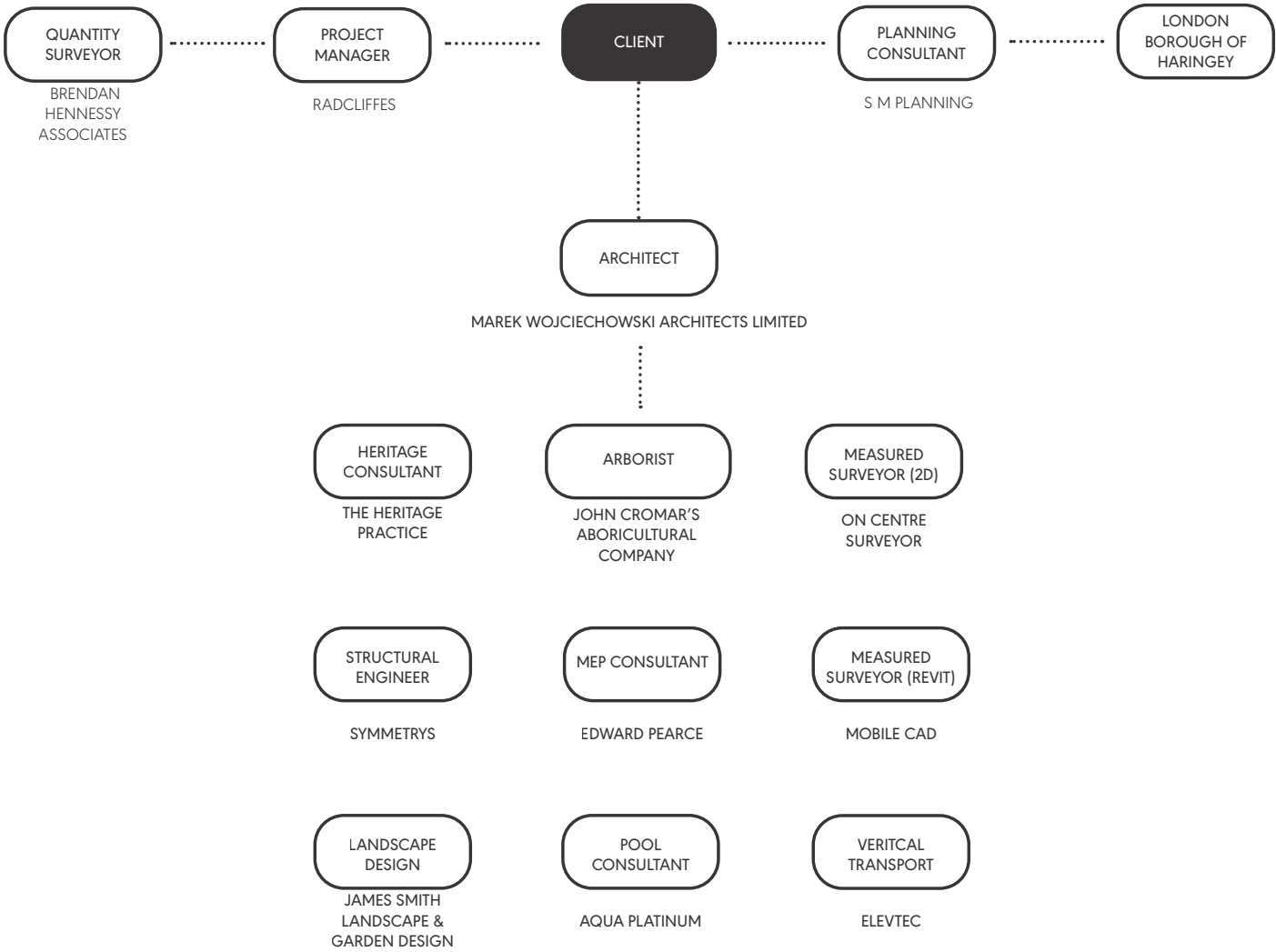
Planning Stage

Marek Wojciechowski Architects have been instructed to prepare a planning consent application for the property at 41 Sheldon Avenue, N6 4JP. The site sits within the Highgate Conservation Area of The London Borough of Haringey.

This application relates to the proposed redevelopment of the site, as outlined in the plans and visuals of this report. Works related to the above redevelopment include (but are not limited to):

- Provide a high quality dwelling that will enhance the Highgate Conservation Area;
- Development of a single family home arranged over basement, ground, first floor and loft;
- Demolition and replacement of dwelling house, with high performing fabric and services;
- Clay roof tiles to match existing;
- Basement under the footprint of the main house;
- Enhanced soft landscaping to the front garden replacing a largely hard landscaped drive way, and to the rear working with the established trees;
- A new outdoor swimming pool.

This document provides a detailed explanation of the development of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.



1.2 Introduction:

Marek Wojciechowski Architects: Conservation Area Experience



Broadhurst Gardens | 6,200sqft | 2017 - 2019
South Hampstead Conservation Area



Redington Road | 5,771sqft | 2022 -
Hampstead Conservation Area



Hanover Terrace | 7,500sqft | 2019 -
Regent's Park Conservation Area



Hamilton Terrace, 8,400sqft
St John's Wood Conservation Area



Bracknell Gardens | 5,000sqft | 2019 - 2021
Redington Froggnal Conservation Area



17 East Heath Road, 5,000sqft
Hampstead Conservation Area



Templewood Avenue | 13,000sqft | 2021
Redington Froggnal Conservation Area



Hamilton Terrace | 7,800sqft | 2011 -
St John's Wood Conservation Area



Elsworth Road | 11,000sqft | 2019 -
Elsworth Conservation Area



Langford Place (Grade II listed), 5,927sqft
St John's Wood Conservation Area



Carlton Hill | 5,683sqft | On site
St John's Wood Conservation Area



Branch Hill | 9,500sqft | 2017 - 2023
Hampstead Conservation Area

2.0 Site Analysis

2.1 Site Analysis:
Location

The site is located at 41 Sheldon Avenue which is within the Highgate Conservation Area of The London Borough of Haringey.

The Highgate Conservation Area Appraisal (pg 5) notes that:

"The character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its open spaces and distant views."



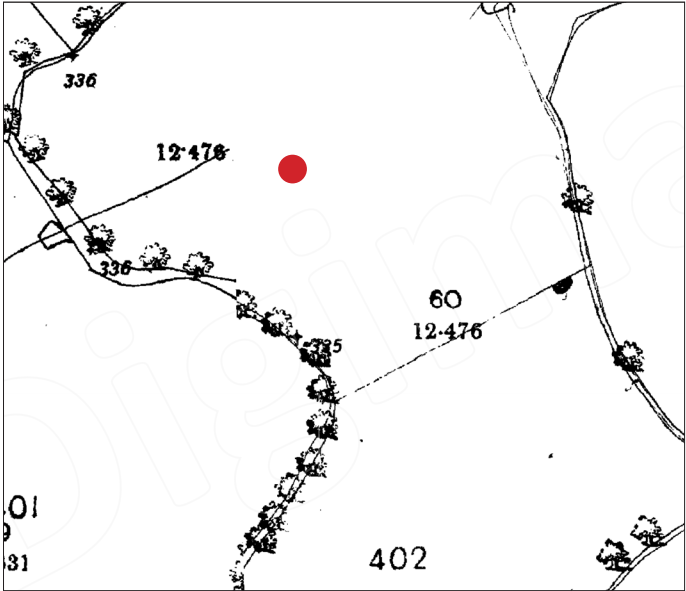
Key
Aerial Site Plan
 Denotes Site Boundary



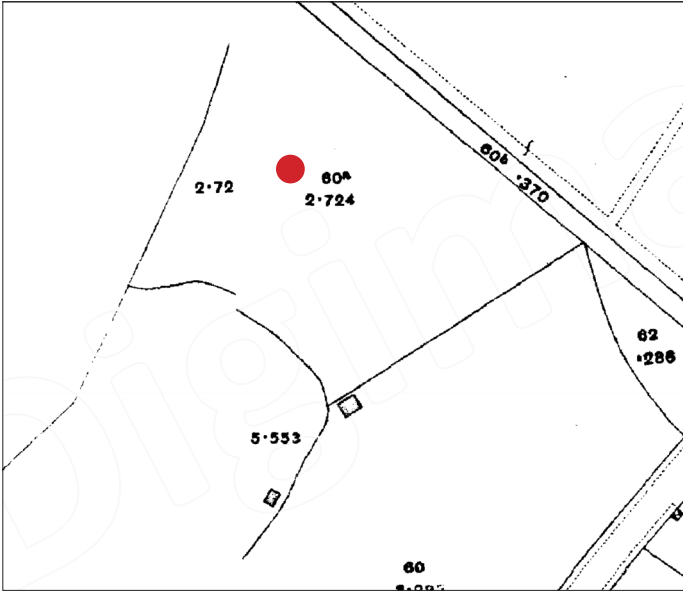
2.2 Site Analysis: History of Local Development



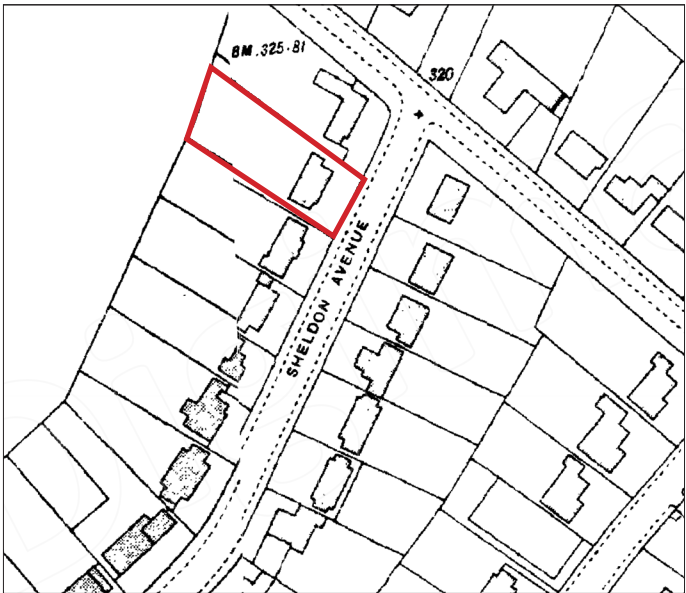
John Rocque's Map 1754



1860's



1890's



1930's



1950's



1970's



Present Day

The Highgate Conservation Area Audit provides the following summary of the historical development of the land within the conservation area:

- The development of Highgate village begins in about the 14th Century.
- Development of buildings along the high street continues in the 15th and 16th centuries. Highgate became a popular place to travel through and build country retreats. By 1553 there were 5 licensed inns in Highgate.
- The expansion of the village began in the 18th century. West Hill, connecting to St. Pancras, was not built until the late 17th century.
- The development continued in the 19th century, adding smaller scale houses among the 18th century country residences, this greatly increased congestion.
- Highgate station opened in 1867 and extended the boundaries of Highgate to connect with Muswell Hill and Crouch End.
- More residential development happened in the late 19th century and early 20th century, with the Gaskell Estate to the west side developed between 1902 and 1913. Development west of Bishop's Wood happened mainly between 1906 to 1930 as a suburb of large detached houses. The Bishop's Avenue area was extended eastward through the 1930s.
- In 1948, Hornsey Council built the Hillcrest Estate, a residential estate of 116 flats on the site of demolished Regency mansion Park House.
- Kingsley Place, a housing development off Southwood Lane was built in 1967, alongside a five storey extension to Highgate School.

Key

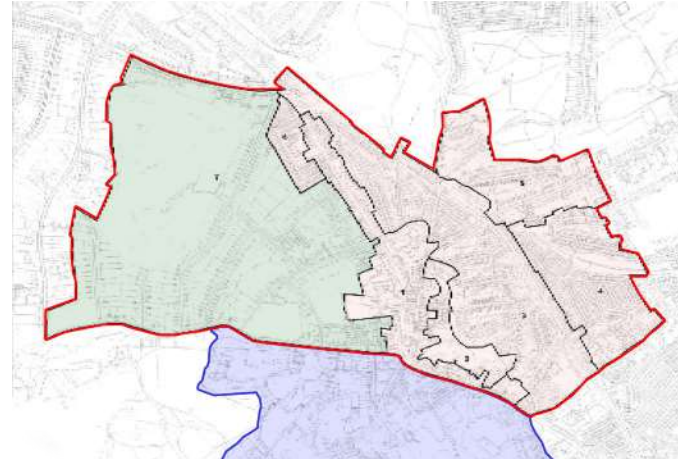
Ordnance Survey Maps



Denotes Site Boundary



2.3 Site Analysis: Highgate Conservation Area



Map of Haringey Highgate Conservation Area with Sub-areas

The site is situated in the Highgate Conservation Area within the London Borough of Haringey.

The Highgate Conservation Area was designated in 1967 and is overseen by both Haringey and Camden Borough Councils. The site lies within the Haringey section of the Conservation Area. Sheldon Avenue lies within the Bishops Sub-area of the Conservation area.

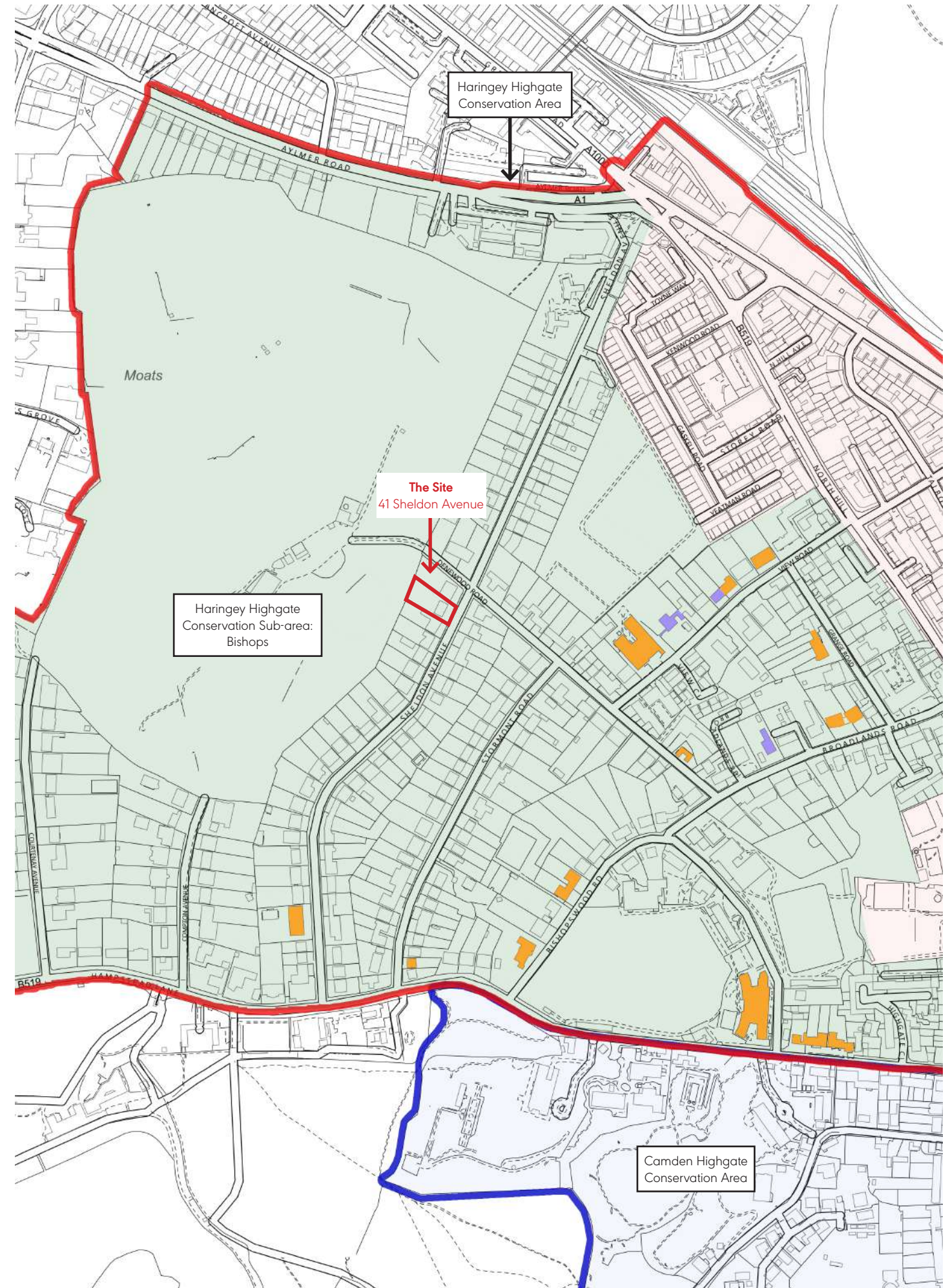
The Highgate Conservation Area Audit notes that:

'The streets within the Bishops area are an excellent example of high quality residential development of the period. It is very important to maintain the quality and distinctiveness of this section of the Conservation Area.'

- (Highgate Appraisal Part 2 pg. 143)

Key

- Denotes Haringey Highgate Conservation Area
- Denotes Camden Highgate Conservation Area
- Denotes Bishops Sub-area of Haringey Highgate Conservation Area
- Locally Listed Buildings within Bishops Sub-area
- Listed Buildings within Bishops Sub-area



2.4 Site Analysis:
Planning History:
The Site, 41 Sheldon Avenue

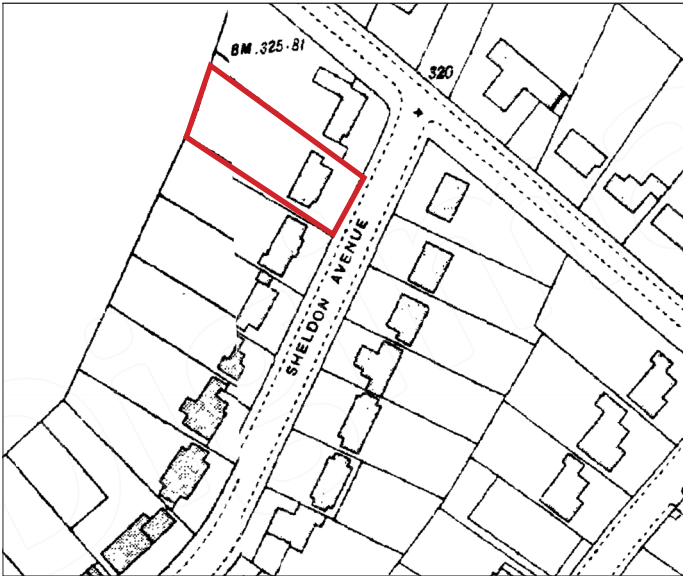
① c.1920 - 1930s: Developed

“Development of this area mostly occurred between 1914 and 1930 (when a series of land leases was granted by Ecclesiastical Commissioners) by Walter H Quennell. Walter was the younger brother of Arts and Crafts architect Charles Henry Bourne Quennell, who designed many of the houses in the area. Between roughly 1906 and 1930 streets were built up in a piecemeal fashion, in the following order: Stormont Road, Sheldon Avenue, Compton Avenue, Courtenay Avenue and Denewood Road. Walter Quennell was involved in the development of these streets”

Highgate Conservation Area Appraisal 2013, P.143



Sheldon Avenue and Denewood Road, Highgate, 1920
Source: Britain from Above



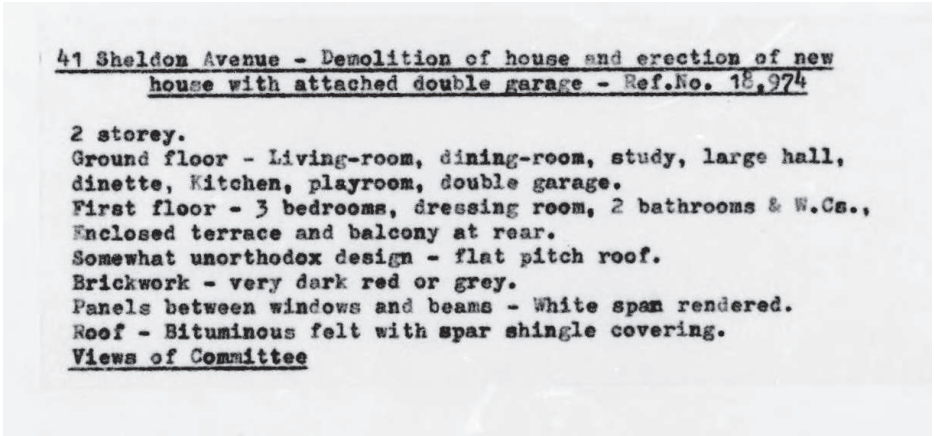
Historical Ordnance Survey, 1930s

② 1962: Consented (Not constructed)

Demolition and Rebuild

Ref: OLD/1962/0807
Decision Date: 11th July 1962

Demolition of existing house and erection of new house with double garage.



Notice Letter, p.14
Ref: OLD/1962/0807

③ 2006: Consented

Single storey Rear Extension

Ref: HGY/2005/2216
Decision Date: 25th January 2006

Erection of single storey rear conservatory extension.



As Existing Rear Elevation
Ref: HGY/2005/2216

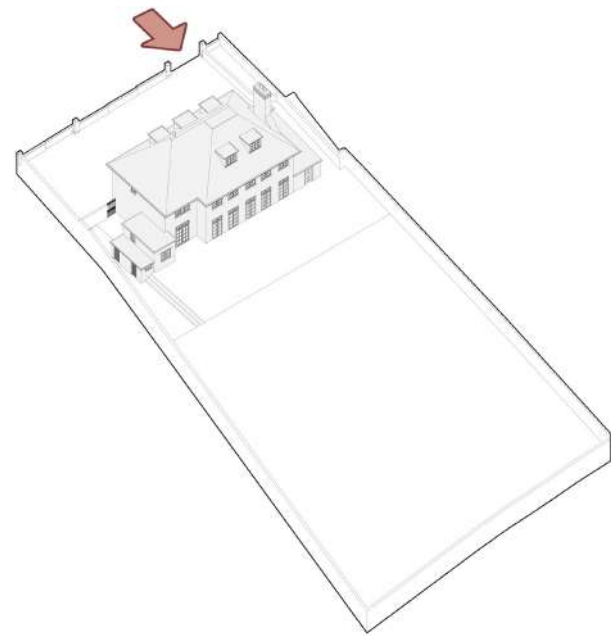


As Consented Rear Elevation
Ref: HGY/2005/2216

2.5 Site Analysis:

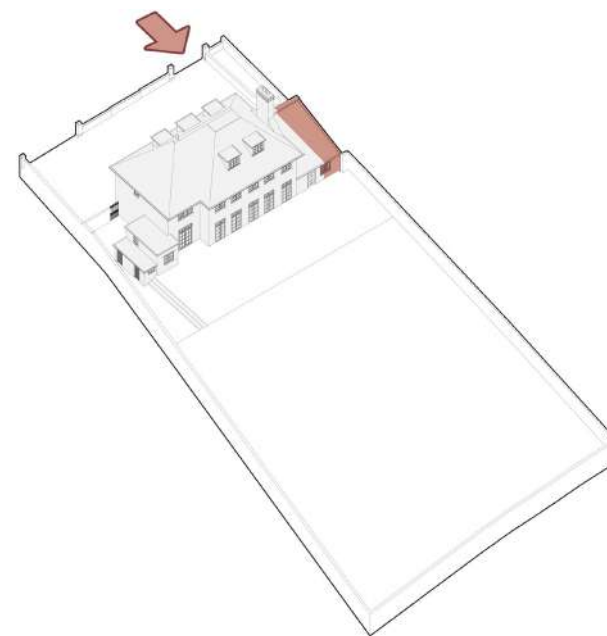
Planning History:

The Site, 41 Sheldon Avenue



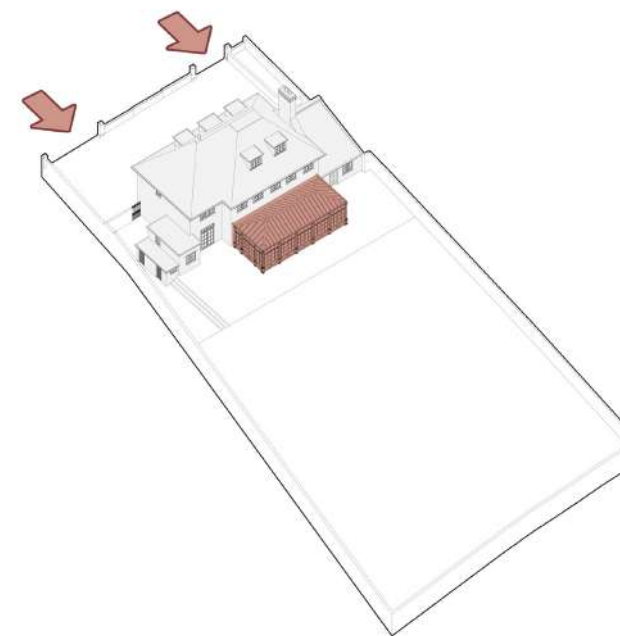
1928
Original house

- The original house is believed to have been constructed in 1928 with a single garage.



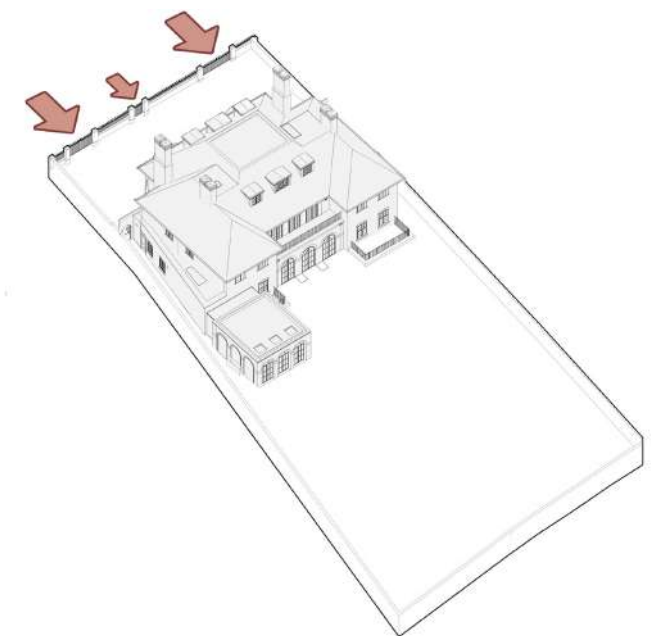
Pre - 2006
Garage extended to boundary wall

- The single garage has been extended into a double garage and is extended to the boundary wall.



2006
Single storey rear conservatory extension

- Erection of a single storey modern conservatory at the rear of the property.



Proposal
Demolition and rebuild

- The proposal is to replace the existing house with a replacement two storey house including loft accommodation and a basement level.
- The proposal is increased in size compared to the existing dwelling, however, its form and massing have been carefully considered to ensure that the visual difference in bulk is minimised.
- The proposal will reintroduce and enhance separation between the neighbouring properties.
- A pedestrian entrance is to be added to the street boundary, in common with many neighbouring properties.
- The replacement dwelling has been designed, and will be detailed, for durability and efficiency.

2.6 Site Analysis:

Local Planning History:

Consented applications on Sheldon Avenue to demolish, or partially demolish, the existing building and rebuild

It is noted that of the 22 houses on Sheldon Avenue 15 have been demolished and replaced, or significantly altered, and the remainder have been substantially enlarged.

The original properties displayed a pleasing variety within an overall style. Each altered property maintains an individual character though there is a formalisation in the fenestration that is bringing more similarity.

"...any little irregularity of shape of building plot that will go to mask its general naked appearance and squareness, should be allowed to remain... The plots are more often than not of uniform width, the same stock plan is used for all the houses, and the result is tiresome monotony."
- p.VII, *Modern Suburban Houses*, CHB Quennell

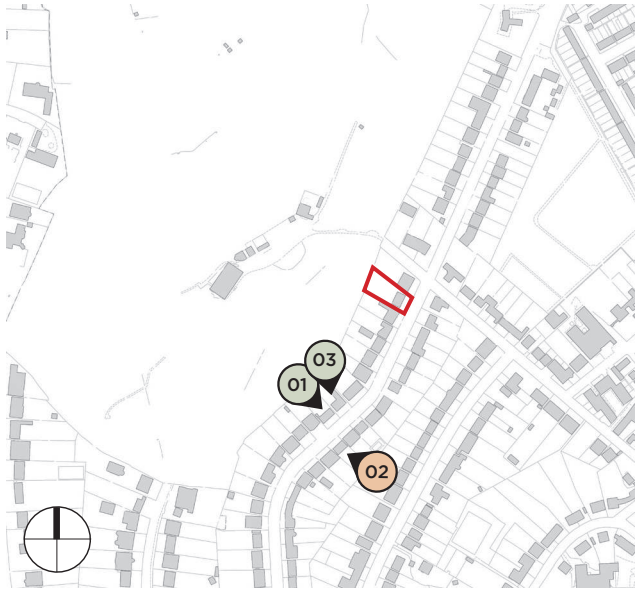


2.7 Site Analysis:

Local Planning History:

Consented/Live applications on Sheldon Avenue to demolish or partially demolish the existing building and rebuild

Key
Site Plan (not to scale)
Denotes Site Boundary



01 25 Sheldon Avenue
Demolition and Rebuild
Ref: HGY/2023/2097 | 2nd August 2023 | **Under Construction**

Non-Material Amendment to planning permission HGY/2023/0078 to demolish existing front façade, amend proposed front façade, amend roof form and raise ridge level over north-eastern wing, amend part-pitched roof over ground floor to a flat roof, amend second floor dormer windows, add first floor window on northeast elevation and internal alterations.

02 26 Sheldon Avenue
Demolition and Rebuild
Ref: HGY/2023/0630 | 3rd March 2023 | **Under Construction**

Demolition of the existing house and erection of a new two-storey detached house with basement and loft areas. New front boundary treatment.

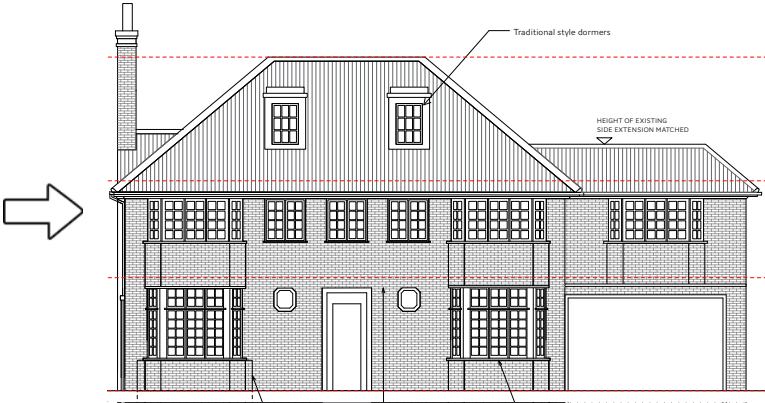
03 27 Sheldon Avenue
Demolition and Rebuild
Ref: HGY/2019/0014 | 30th September 2019 | **Under Construction**

Demolition of existing dwellinghouse and the erection of a new dwellinghouse.



As existing front elevation

01 25 Sheldon Avenue
Ref: HGY/2023/0078 | 8th June 2023 | **Consented**

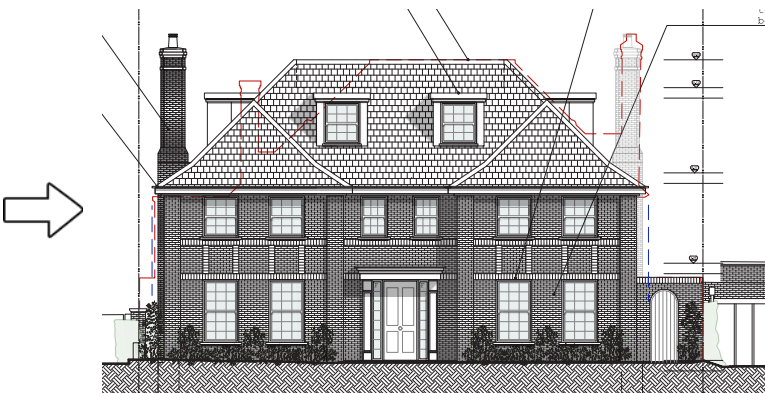


Proposed front elevation



Existing front elevation

02 26 Sheldon Avenue
Ref: HGY/2023/0630 | 3rd March 2023 | **Under Consultation**



Proposed front elevation



Before demolition

03 27 Sheldon Avenue
Ref: HGY/2019/0014 | 30th September 2019 | **Consented**



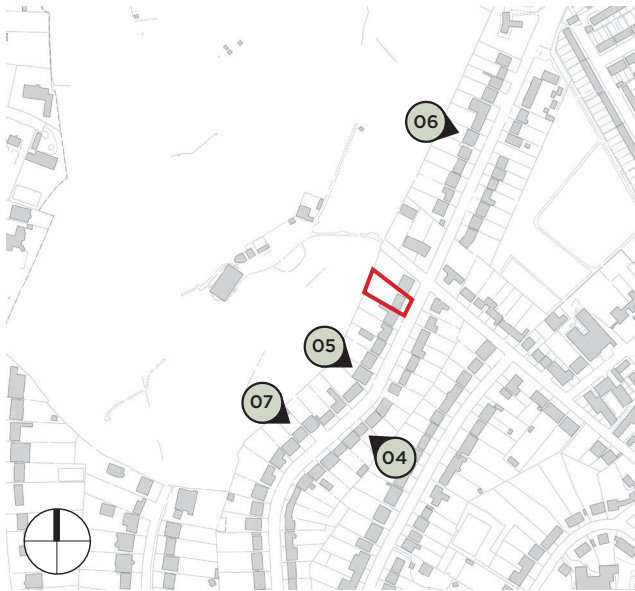
Consented front elevation

2.8 Site Analysis:

Local Planning History:

Consented applications on Sheldon Avenue to demolish or partially demolish the existing building and rebuild

Key
Site Plan (not to scale)
Denotes Site Boundary



04 28 Sheldon Avenue
Demolition and Rebuild
Ref: HGY/2017/0174 | 5th May 2017 | **Under Construction**

Demolition of existing house on the site and the construction of a new single dwelling, consisting of 2 storeys, attic rooms and basement housing plant and leisure facilities. The house will have an attached garage at ground level and a further parking space via car stacker in the basement.

05 31 Sheldon Avenue (Originally by Quennell)
Facade Retention/Demolition and Rebuild
Ref: HGY/2017/2776 | 23rd February 2018 | **Constructed**

Demolition of existing dwelling house except for main front elevation and side returns. Erection of replacement two-storey dwelling house with accommodation in roof space.

06 55 Sheldon Avenue
Demolition and Rebuild
Ref: HGY/2016/0801 | 20th May 2016 | **Constructed**

Demolition of existing two storey dwelling house and erection of two storey dwelling house with basement. Erection of plant enclosure within the garden, associated landscaping and boundary treatment.

07 23a Sheldon Avenue
Demolition and Rebuild
Ref: HGY/2015/1346 | 3rd July 2015 | **Constructed**

Replacement of existing dwelling with proposed single dwelling of similar footprint and height, plus basement.



Before demolition

04 28 Sheldon Avenue
Ref: HGY/2017/0174 | 5th May 2017 | **Consented**



Consented front elevation



Before demolition

05 31 Sheldon Avenue
Ref: HGY/2017/2776 | 23rd February 2018 | **Consented**



Consented front elevation



Before demolition

06 55 Sheldon Avenue
Ref: HGY/2016/0801 | 20th May 2016 | **Consented**



Consented front elevation



Before demolition

07 23a Sheldon Avenue
Ref: HGY/2015/1346 | 3rd July 2015 | **Consented**



Consented front elevation

2.9 Site Analysis:

Local Planning History:

Case Study

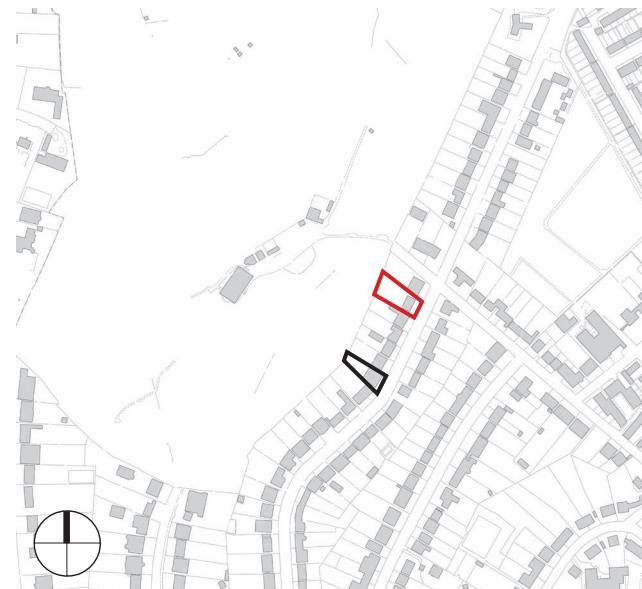
31 Sheldon Avenue

(Originally by Quennell)

Key

Site Plan (not to scale)

- Denotes Site Boundary
- Denotes Case Study Site Boundary



Existing rear elevation



Consented rear elevation

- A** 31 Sheldon Avenue
Ref: HGY/2011/2061 | 14th August 2012 | **Consented**

- A** **Facade Retention/Demolition and Rebuild**
Ref: HGY/2011/2061 | 14th August 2012 | **Consented**

Demolition of existing building except for main front elevation and side returns. Erection of new-storey dwelling with accommodation in roof space and at basement level.

- B** **Facade Retention/Demolition and Rebuild**
Ref: HGY/2017/2776 | 23rd February 2018 | **Consented**

Demolition of existing dwelling house except for main front elevation and side returns. Erection of replacement two-storey dwelling house with accommodation in roof space.

- C** **Facade Retention/Demolition and Rebuild**
Ref: HGY/2019/0036 | 11th February 2019 | **Consented**

Variation of condition 2 (approved plans) of planning permission reference HGY/2017/2776 to amend the approved front elevation and north-east facing side elevation (revised scheme following application HGY/2018/2813).

- D** **Demolition and Rebuild**
Ref: HGY/2019/2453 | 11th February 2019 | **Consented**

Variation of condition 2 (approved plans) of planning permission reference HGY/2019/0036 & HGY/2017/2776 to rebuild the approved front elevation following unauthorised demolition.



Existing front elevation



Consented front elevation

- B** 31 Sheldon Avenue
Ref: HGY/2017/2776 | 23rd February 2018 | **Consented**



Demolition rear elevation



Consented rear elevation

- C** 31 Sheldon Avenue
Ref: HGY/2019/0036 | 11th February 2019 | **Consented**

2.10 Site Analysis:

The Existing Building: Height, Scale and Character



View 01
Frontage to Sheldon Avenue

41 Sheldon Avenue is neither listed nor considered of particular local merit. It is considered of importance for its contribution to the street-scene within the Conservation Area.

The existing property is a two storey dwelling with loft space, of modest scale compared to neighbouring properties. The scale of the property is small when compared with the neighbours and the property also has a smaller plot coverage.

The original property was designed by Walter Quennell in 1928, with later additions and modifications throughout the lifetime of the property. The front facade is the only remaining face that has not been significantly altered, it is harmed by the later addition of double garage constructed in materials, style and detail not sympathetic to the original dwelling. The lead work to the door surround and bay windows requires replacement.

At the rear of the property the brickwork has been painted and is not in character with the conservation area. There are several additions and alterations to the original. In 2006 a large conservatory was added to the rear ground floor.

The significance of the original dwelling has been diminished such that it is only the street facade that makes a minor positive contribution to the local area. The setting of the facade detracts from the contribution that it could make.

When the property was constructed it sat within a collection of Quennell properties sharing a similar style. Overtime many have been altered, rebuilt or demolished such that the group value has been lost.

The importance of the asset is debatable. The Heritage Appraisal notes 'The building is of modest architectural and aesthetic value' and 'The house is of very limited evidential or communal value. It is proposed to replace the dwelling with a well designed 'Highgate' property and enhance the setting such that the property makes a more positive contribution. The proposal for demolition and reconstruction is therefore considered to meet the requirements of the policies DM9, DH1 and DH2.

Key

Site Plan (not to scale)

 Denotes Site Boundary



View 02
Aerial view looking North



View 03
Aerial view looking West



View 04
Aerial view looking East

2.11 Site Analysis:
The Existing Building:
External Condition



View 1 - Front elevation



View 2 - Passage through side of building



View 3 - Double garage

At the rear of the property the original brickwork has been painted and is not in character with the conservation area. There are several additions and alterations to the original. In 2006 a large conservatory was added to the rear ground floor.

As noted in the heritage appraisal the rear of the asset makes no contribution.

The scale of the property is small when compared with the neighbours and also has a smaller plot coverage.

The quality of the fabric is not to contemporary standards due to age, ad-hoc alterations and maintenance required.



View 4 - Rear elevation



View 5 - Rear of garage side extension



View 6 - View of side extension



View 7 - View of rear garden from first floor



View 8 - View of modern conservatory



View 9 - View of north elevation



View 10 - View of south elevation, garage roof

3.0 Consultation

3.1 Consultation

Pre-Planning Advice:
(page 1 of 3)

A pre-planning application was submitted to Haringey Council on 16th June 2023, with an addendum document on 28th September 2023.

The pre-planning initial meeting with the Case Officer took place on 26th July 2023 via video call.

An additional site meeting with the case officer took place 19th September 2023.

Written feedback was received on November 29 2023.

The feedback and design response is summarised on the following pages.

ITEM	PAGE	LOCATION	COUNCIL COMMENT	DESIGN RESPONSE
1	2, 3	General	The proposed demolition and renovation of a dwelling within a conservation area where there is no increase in number of units is acceptable in principle, but is dependent upon the design and detailing of the particular proposal and heritage aspects of the building. It is understood from the submitted Heritage Appraisal that the subject building was designed by CHB Quennell rather than Walter Quennell and dates from 1928 and makes a minor positive contribution to the conservation area. The front façade is noted by the Heritage Appraisal as the key element, and this is proposed to be retained. The remaining elevations have little heritage value with no architectural distinction.	The Heritage Appraisal, by The Heritage Practice, states that the property at 41 Sheldon Avenue was designed by Walter Quennell in the late 1920s. The heritage statement describes the property as having 'modest architectural and aesthetic value'. The front facade is noted as having 'a pleasing sense of scale and proportion... but lacks any innovative or unusual features... which would elevate its architectural interest or value'. The proposed replacement facade replicates the scale and massing of the existing property and includes improved detailing and adds value to the side and rear elevations.
2	3	General	Haringey's Conservation Officer at the meeting challenged the Heritage Appraisal as to why only the front façade was considered worthy of retention. Instead, she considers the entire building to make a minor positive contribution to the conservation area, and therefore the first step should be to consider retaining/ adapting/ extending the existing building. As a starting point and in line with best practice it is viewed that greater consideration should be given to the retention of a building in a Conservation Area, rather than the façade. At the pre-application meeting it was equally outlined that if the building was not to be retained, then consideration should be given to designing a new building as opposed to retention of only the façade. Further analysis of why the existing building is not retained with additions proposed is recommended to be included for the purposes of such an assessment.	Options of retaining and adapting the existing property have been explored in depth, but it was determined that alterations to the existing would not allow for contemporary standards of a modern dwelling house. Adaptations would be inefficient and likely not have longevity, as has been described in technical and sustainability regards elsewhere in this application. Following the council's feedback it has been determined that full demolition would allow for a more sustainable and successful dwelling house. The replacement proposals are of a high quality and will increase the contribution to the conservation area than either the facade replacement or refurbishment options.
3	3	General	Notwithstanding the element of contribution noted by the Conservation Officer, given the specific context of this site in question and the character and appearance of the conservation area as a whole, its loss in itself, would not be unduly harmful to the conservation area. Equally it is noted that of the 22 houses on the road, 15 have been demolished and replaced or significantly altered and the remainder have been substantially enlarged.	There is a pattern of redevelopment locally and these have not been detrimental to the conservation area where development has been of high design quality. In this DAS we have described the processes undertaken to design and refine this proposal as a contextually appropriate and sustainable contribution.
4	3	General	However, the replacement dwelling must be sensitively designed, so to ensure that the character and historic significance of the CA is preserved or enhanced, in line with London Plan Policy HC1, Local Plan Policy SP12 and DPD Policy DM9. Furthermore, Highgate Neighbourhood Plan Policy DH1 outlines that any proposed replacement, following demolition, should make a positive contribution to the CA. The supporting text to this policy also explains that new development should not make less of a contribution to the CA than that which it replaces. Therefore, clearly the acceptability of the intended demolition is reliant on the design quality of the proposed replacement dwelling.	The DAS provides background to the design of the proposal, including research and analysis of the local area and how the design has been developed to be sensitive and contextual. The proposed dwelling and the landscaping, will make a positive contribution to the local area. Please Refer to the Planning Policy Matrix, pg. 22 - 25 of the Design and Access Statement, for the response to the planning policy.
5	3	General	The proposed replacement dwelling would be a two-storey building sitting in a similar location to the current building with an east facing aspect. The front façade is proposed to be retained, with the footprint of the building increasing to the sides and rear of the current footprint.	The footprint of the proposed property to be in keeping with the scale and massing of the neighbouring properties. The proposed dwelling has a plot coverage of 22% compared to the average street plot coverage being 26%. This proposal is for a full demolition, changed since the pre-app scheme; a full demolition proposal is justified within this DAS.
6	3, 4	Site coverage	The proposed development will result in 21% plot coverage of the site. Information provided indicates that this is similar to adjoining site plot coverages on this side of Sheldon Avenue. The existing setback of the building from the front boundary will be retained. While the set-in of the building from the side boundaries is noted in the amended addendum as being 1.5m, this may not be strictly met at the closest points given the tapering nature of the boundary lines, however it is noted that an acceptable gap would be maintained in relation to flank walls when measured at first floor level.	Please refer to pages 36, 37, 42 & 43 of the Design and Access Statement, for the response to the site coverage. The distance of the proposed building from the boundaries has been reviewed to ensure that the 1.5m minimum distance is respected at ground level.
7	4		The proposed house will retain the façade of the existing dwelling on the site. The remainder of the proposed front façade will utilise re-used brick to match. The existing bay windows will be retained. The greater set-back of the ground and first floor side wings is welcomed, so as to ensure that the bulk of such extensions is minimised and to allow the visual and physical primacy of the retained façade to be respected. As discussed at the pre-application meeting the existence of large and highly visible extensions has led to a diminution to the character and appearance this part of the conservation area and is a precedent which the Highgate Neighbourhood Plan and Character Appraisal seeks to resist.	The facade of the existing dwelling is to be demolished and replaced as justified elsewhere in this DAS. Please refer to pages 46 - 49 of the Design and Access Statement, for the design response. The design of the proposed massing has considered the visual mass and the hierarchy of elements to be appropriate for the site and in the local area. New materials will be selected to closely match the materiality of the existing property and the area.
8	4		As per the visuals shared at pre-application stage, a Landscape and Visual Impact Assessment should be submitted with the application or as part of the Design & Access Statement to show how the additional bulk will sit and be perceived in the street, compared to the existing street scene and features/ vegetation etc.	Please refer to pages 50 - 57 of the Design and Access Statement and the landscape document provided as part of this application.

3.1 Consultation

Pre-Planning Advice:
(page 2 of 3)

9	4		Those elements of the side and rear elevations will utilise new materials to match the existing. The Design and Access statements and drawings will need to demonstrate the scheme is based on the use of high-quality materials and be illustrative of details proposed. Furthermore, any new development will be required to integrate all aspects of sustainability into the design, and it is recommended to achieve as close to net zero carbon as possible in order to secure additional benefits from such a redevelopment.	Please refer to pages 53 - 57 of the Design and Access Statement and the landscape document provided as part of this application for material proposals. The submitted energy statement and sustainability described in this DAS provide detail to the sustainability benefits of the proposal.
10	4		It is proposed to alter the front boundary treatment. The two vehicle entrances are retained, but will be gated, with a pedestrian gate proposed in the centre of the front boundary wall with additional fence railings added. Low hedging is noted in respect of boundary treatment fronting Sheldon Avenue, and this landscape feature is encouraged for the subject site which appears to be proposed from the plans provided. The retention of green space within the front garden is maintained and this is welcomed. Loss of tall hedging to form the northern wing of the new building is noted in the drawings, and hedging of similar size should be incorporated in the final landscaping plan to promote greening to the frontage of this side and provide an acceptable setting for such a replacement dwelling.	Please refer to the landscape document provided as part of this application. The landscaping proposal is integral to the proposal and has been developed to provide an appropriate green setting for the dwelling. The retention of the existing mature trees, supplemented with new planting will reinforce the green edges to the plot and provide amenity.
11	4		As part of the proposed replacement dwelling, it is proposed to construct a large basement and swimming pool. The basement as revised is not shown to include bedrooms.	Bedrooms have been omitted from the basement. All habitable rooms have access to light and air via the proposed lightwells.
12	5		The Council has a specific policy on Basement Development, DPD policy DM18, which requires proposals to demonstrate that they will not adversely affect the structural stability of neighbouring buildings; do not increase flood risk to nearby properties; avoids harm to the established character of the surrounding area and to not adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 ('Managing and reducing flood risk') also outlines the requirement of new development to manage and reduce surface water runoff.	Documentation submitted includes a BIA, Flood Risk Assessment and Sustainable Urban Drainage Report. These documents demonstrate that the proposal is in line with policy. Please Refer to the Planning Policy Matrix, pg. 22 - 25 of the Design and Access Statement, for the response to the planning policy.
13	5		Policy DH7 of the Highgate Neighbourhood Plan (2017) is equally relevant and requires impact assessments to be submitted with basement development where there is evidence that there may be problems with drainage or flooding and to show there are no adverse effect from such development on the structural stability of adjacent properties or associated potential damage. It specifically talks about there being no possibility of irreparable damage to the local water regime both in terms of ground water diversion and surface water flooding and that construction should not be allowed where there is evidence that damage to neighbouring properties would exceed Burland Scale 1.	Please Refer to the Planning Policy Matrix, pg. 22 - 25 of the Design and Access Statement and the consultant information submitted as part of this application, for the response to the planning policy. The submitted BIA includes a ground investigation report detailing ground makeup and ground water conditions.
14	5		The subject site is shown to be located within a Flood Zone 3 area. A Basement Impact Assessment will accompany the application once lodged, as noted within the Covering Letter.	A Flood Risk Assessment has been submitted as part of this application. The site is within Zone 1, as demonstrated by the EA Flood Map within the report.
15	5		Privacy & overlooking - Additional side windows are proposed at first-floor level. While these are noted as not serving habitable rooms, these should be finished in obscure glazing. Mature rear landscaping along the side boundaries, in particular the northern boundary should be retained where possible to limit overlooking from the upper floor rear windows. Overlooking is not considered to be significant and provided the above points are taken into consideration in the final design, there are no concerns identified with regards to privacy and amenity.	Refer to the drawings issued as part of this application for the location of the obscured glazing on the side windows. Boundary greening is retained, and reinforced, where possible. Refer to pages 46 - 49 of this document and the consultant information submitted as part of this application for information on the rear landscaping.
16	5		Impact on outlook/ overbearance - The proposed side and rear extensions will result in additional bulk along the boundary of the site, and therefore the potential to impact the amenity of adjoining properties.	The design has considered it's impact and mitigates risks. See responses to 17 and 18 below.
17	5		With regards to No. 39 Sheldon Avenue due to the setback of the proposed built form from the shared boundary and the difference in ground levels, impacts on conditions of sunlight/ daylight are not anticipated. However, the submitted drawings should plot a 45 degree BRE line drawn from the nearest first floor rear window to demonstrate there will be no adverse impact. The difference in ground levels in combination with the existing landscaping and orientation serve to limit the impact on the amenity to the occupiers of this property.	Refer to the drawings issued as part of this application for the 45 degree BRE line. The drawing highlights that proposed development is set back from the 45 degree line.
18	5, 6		With regards to no. 43 Sheldon Avenue, the neighbouring site is located at a lower level compared to the subject site. This neighbouring building has a large single storey wrap-around extension adjacent to the application site. The proposed second storey element will be located mostly 1.5m from the side boundary and 3.70m from its rear corner. This, in combination with the layout of the built form at No.43 will ensure there is no adverse impact on amenity.	Noted

3.1 Consultation

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19	6		The proposed single storey rear extension for the family room will extend beyond the rear building line of the adjoining site. This will be approximately 3.8m in height, but which perceived height is further increased by the change in ground levels between the two sites. Considered in combination with the proposed extended two storey element of the building there is the potential for a sense of enclosure/ feeling of dominance to result on no. 43. While some mitigation will be provided by the setback of the built form from the side boundary, and the large open garden space, a reduction in height or greater setback of the building from the side boundary should be provided - in particular if the boundary vegetation in this location is not able to be retained in its current form.	The pavilion has now been recessed so that its floor level is lower than the main dwelling. The height has also been reduced. Both of these design changes have reduced the risk of potential sense of enclosure noted. As noted in point 6 above the gap to the boundary has been reviewed, the pavilion has been adjusted to sit further from the boundary, this will additionally reduce the visual heigh from no 40. The single storey rear pavilion has an approximant height of 3.4m. The pavilion is recessed into the ground by 0.3m with 3.1m protruding above ground level. 700mm lower than the pre-app proposal.
20	6		Contextual drawings should be submitted with such a planning application to present the scheme in relation to the broader environment outside this site, with daylight / sunlight / overshadowing analysis also carried out to show there will be no adverse impact on neighbouring amenity.	Refer to the information submitted as part of this application
21	6		The proposed scheme would clearly meet the space standards and private outdoor space requirements of London Plan Policy D6. Furthermore, all the habitable rooms within the revised plans of the replacement dwelling (noting no bedrooms are now provided in the basement) would be served by at least one window or opening. This would ensure that good levels of light would reach these spaces and acceptable outlook would be achieved for future occupiers. Any future proposal should again accord with the requirements of London Plan Policy D6, so to provide satisfactory living conditions. In addition, a future scheme should demonstrate that the proposed replacement dwelling would comply with Building Regulation requirement M4(2) ‘accessible and adaptable dwellings’, in line with London Plan Policy D7.	The response to the London Plan Policy D4 has been addressed throughout this document. All habitable rooms within the proposed property are served by at least one window including within the basement. This evident within the drawings submitted as part of this application. Refer to pg. 45 for how the proposed design is responding to the requirements of Part M4(2).
22	6		The development is proposed within close proximity of mature trees located in the front garden. No trees are proposed for removal within the front garden, although several root protection areas are noted. A full Arboricultural Report will be submitted with this application. Consideration should be given to the practicalities of any future construction if permission is granted, and whether any canopy trimming will be likely to facilitate this. Mature vegetation in the front garden is particularly important in this location to maintain a green streetscape.	Refer to the Treet Report submitted as part of this application in response to the removal and replacement of trees. Site methadologies are described that will ensure that the trees are protected during the adjacent construction. One tree in the front garden, identified as in poor health, is proposed to be removed and replaced to ensure longevity of the greening.
23	6		No significant trees are noted to be removed in the rear garden.	Confirmed, all trees are to be retained in the rear garden maintaining the established screening and amenity.
24	7		Limited information has been provided regarding car and cycle parking; however, from transportation perspective there is little change to the proposal. The existing vehicle crossings will be maintained, and there is sufficient space on the site to provide cycle storage.	Refer to the ground floor plan that was submitted as part of this application. A bike store as been proposed to be located at the side of the house accommodate 4-5 bikes. 2 EV chargers are proposed, one 7kW and one 22kW.
25	7		Local Plan Policy SP4 outlines that the Council will promote measures to reduce carbon emissions and energy use from new buildings during design, construction and occupation. This policy requires all new residential development from 2016 onwards to be zero carbon. DM DPD Policy DM21 notes that all new development should implement sustainable design, layout and construction techniques. The energy hierarchy and cooling hierarchy should be applied to new developments. Building materials used should have high environmental performance ratings. Adverse impacts on the urban heat island should be minimised through design, layout, orientation, materials and the incorporation of green infrastructure, in line with London Plan Policy SI4.	Refer to pg. 44 of this document for the Sustainability Design Statement. Refer also to the Energy Report prepared by Edward Pearce Consulting Engineers.
26	7		Considering the application is essentially for a new building, any future planning application must be supported by an Energy Report to demonstrate compliance with the above policies. The report should clearly outline: o the baseline regulated and unregulated emissions o the assumptions included in that baseline model o the Target Emission Rate (TER), Dwelling Emissions Rate (DER) for the residential home o the reduction in carbon emissions following the energy hierarchy (Be Lean, Be Clean, Be Green). o SAP output for a sample of the proposed residential dwellings for each stage of the energy hierarchy.	Refer to the Energy Report submitted as part of this application
27	7		In November 2023 (as a result of the Environment Act 2021), Biodiversity Net Gain (BNG) will become a mandatory part of the planning process. This will take effect from November 2023 for major planning applications and April 2024 for minor planning applications. Minor developments for the purposes of mandatory BNG are those:	As a minor application submitted prior to April 2024 a BNG report has not been provided.