

Response to Conservation Design Officer Comments (24 May 2024)

41 Sheldon Avenue, N6
23002

13th June 2024

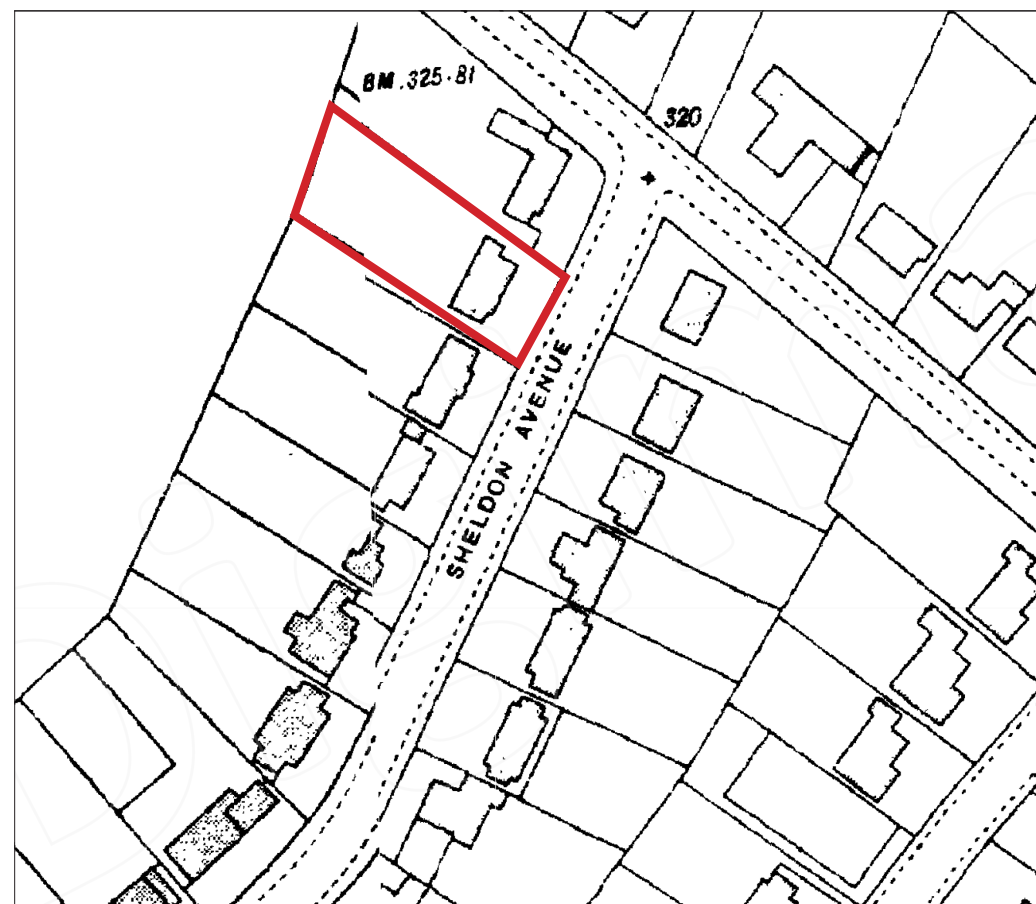


1. Progressive scale change; 100 years

Sheldon Avenue was originally developed in the 1920s and 1930s. Originally comprising large, detached dwellings in substantial sites. The houses were mostly of red/brown brick with clay roof tiles.

In the intervening period many of these properties, have been extended to the front, sides and rear. More recently many of these properties have been demolished and redeveloped completely, commonly with additional basement accommodation. Some of these developments have been well done in a way that respects the original design and materiality. However, there are also examples of less well executed pastiche and alternative styles.

Other than a constant setback from the road, and some uniformity to brick colour, there are not many prevailing details or characteristics on the street.



1930's



2024



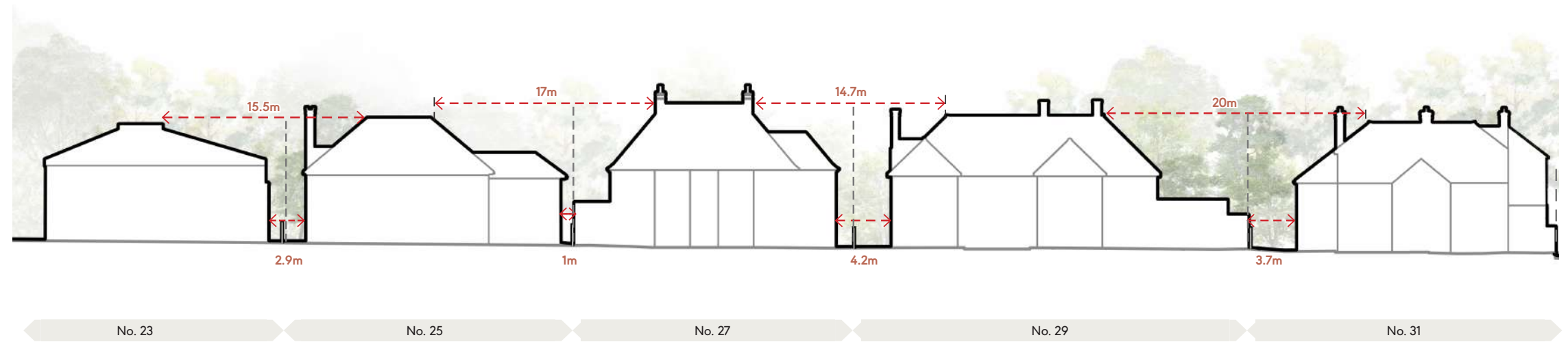
Key
Ordnance Survey Maps



Denotes site boundary



Denotes extensions to original massing



2. Gaps between buildings; No. 41 retains the largest gap

The Highgate Conservation Area Management Plan discusses side extensions.

12.3.9 'Side Extensions' of the Highgate Conservation Area Appraisal and Management Plan 2013:

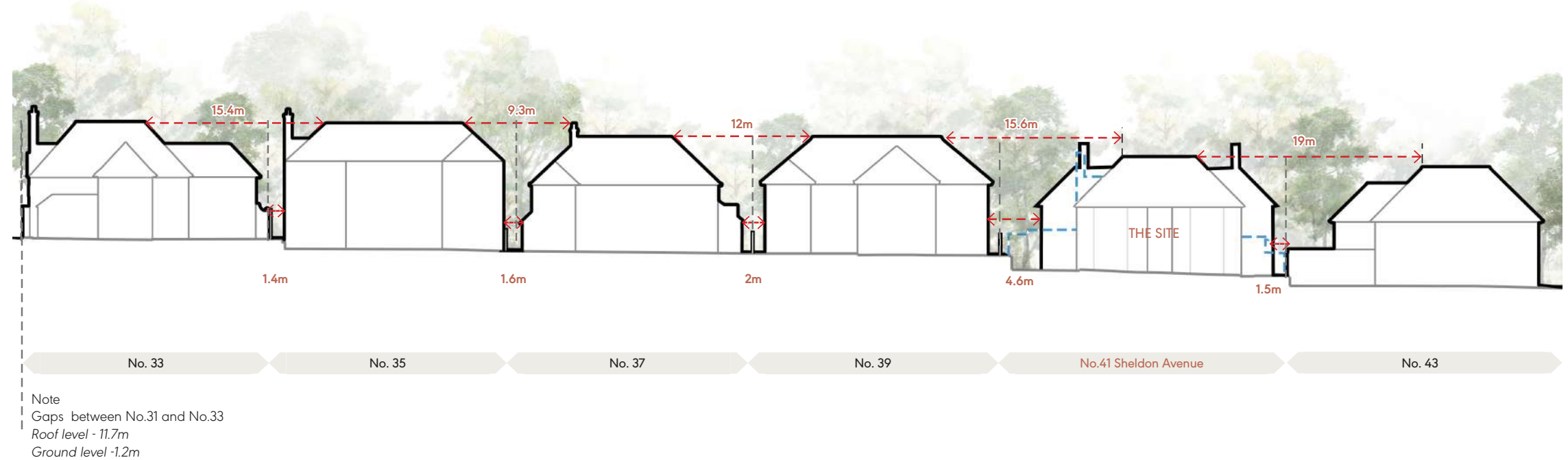
"...side extensions should be subordinate to the main building and relate to features of the main building..."

"When proposing a side extension the layout should aim to achieve symmetry and balance."

"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 at 41 provides 1.5m to the North and 2.6m to the South boundaries, this is 1.5m and 4.6m to respective neighbouring properties.

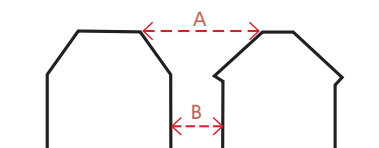
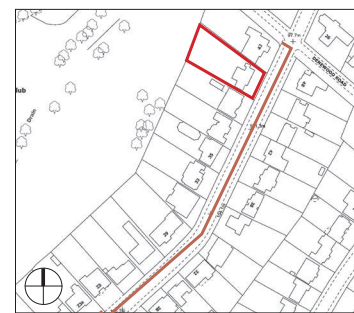
It can be demonstrated that many properties on Sheldon Avenue do not have 1.5m between neighbours and much less from the property to the boundary.



Key

Site Plan (not to scale)

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



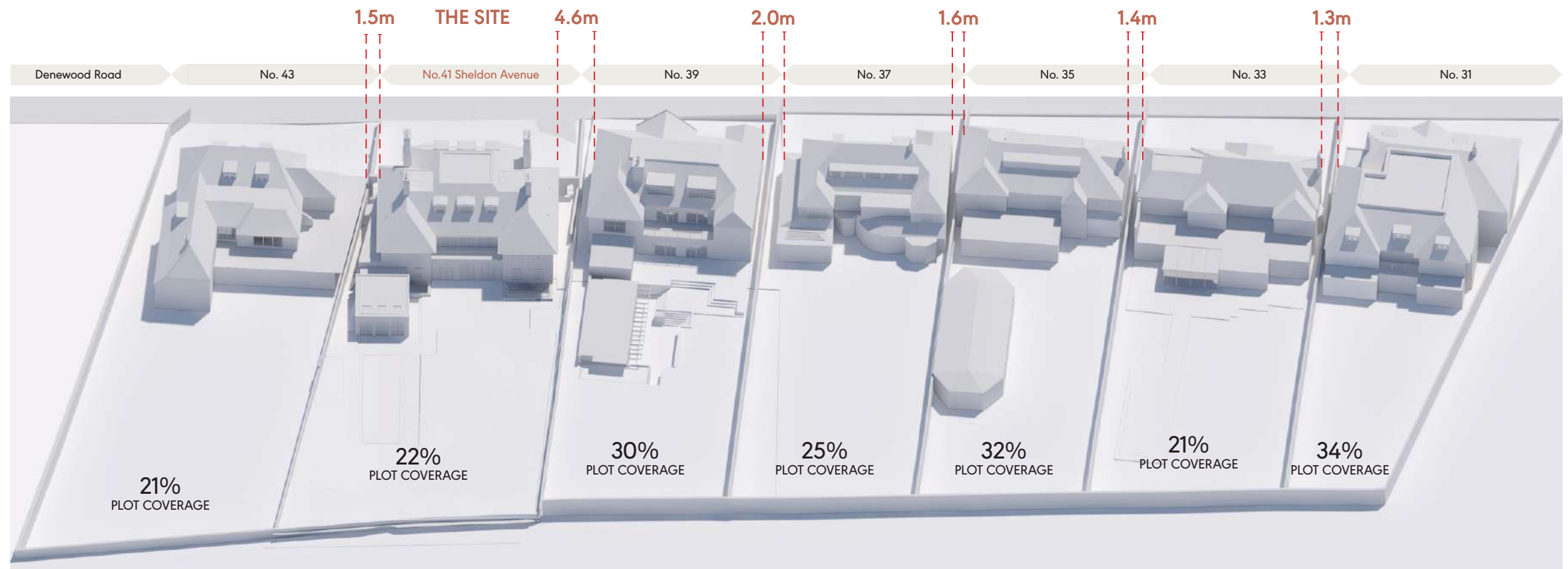
A = Gap at roof level
B = Gap at ground floor level

3. Footprint and Scale

The area when developed consisted of large houses on large plots, providing a verdant setting and large gardens.

The established development pattern along this stretch of Sheldon Avenue is to extend or to replace existing properties to create properties of larger footprints. Frequently these developments include the construction of basements.

It can be demonstrated that the scale of the development proposed at 41, and the spatial relationship with its neighbours, is in line with the prevailing pattern of development. The proposal is not out of keeping and would not cause harm to the character and appearance of the application site or this section of Sheldon Avenue.



Principle of Massing:

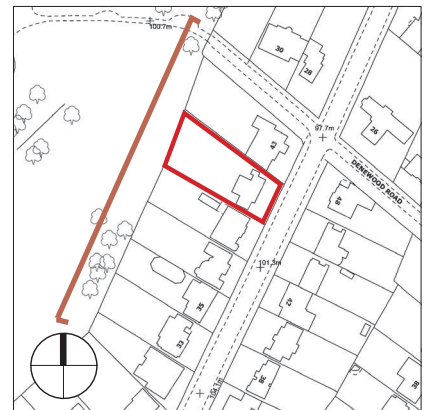
Proposed Scale, Massing, Hierarchy (*Plot Ratios*)

PLOT COVERAGE (No.41)		AVERAGE (No.31-43)	
AS EXISTING:	14%	PLOT COVER	26%
AS PROPOSED:	22%	GAP AT GROUND LEVEL:	2.13m

- Proposed building location relates to the existing building front elevation line
- Proposed plot coverage is 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.

Key

Site Plan (not to scale)



4. Case Study;
Nos. 25-26 Sheldon Avenue

Plot Ratio

Front
Elevation

Rear
Elevation

Gaps

Consented

25 Sheldon Avenue, November 2023

NMA Full demolition and amended façade: HGY/2023/2097
Pursuant to Façade retention proposal: HGY/2023/0078

Front Elevation

20m

21.5m

2.3m

0.9m

Rear Elevation

Plot Ratio

26%

PLOT COVERAGE

Consented

26 Sheldon Avenue, October 2023

Full demolition: HGY/2023/0630

Front Elevation

16m

18.8m

2.7m

2.1m

Rear Elevation

Plot Ratio

29%

PLOT COVERAGE

Amended Proposal

41 Sheldon Avenue, June 2024

Front Elevation

19m

24.4m

4.6m

1.5m

Rear Elevation

Plot Ratio

22%

PLOT COVERAGE

Officer's Report:

- "The proposed scheme... has been sensitively designed to maintain the existing characteristics of the plot, as well as the established spatial relationship between the house and its landscape..." MWA comment: Despite having a footprint nearly 200% the size of the existing property.
- "Front façade: [Demolition and reconstruction] amendments are minor and maintain the existing and approved character of the dwelling house. The proposed changes do not result in a material impact on the street scene..."

Officer's Report:

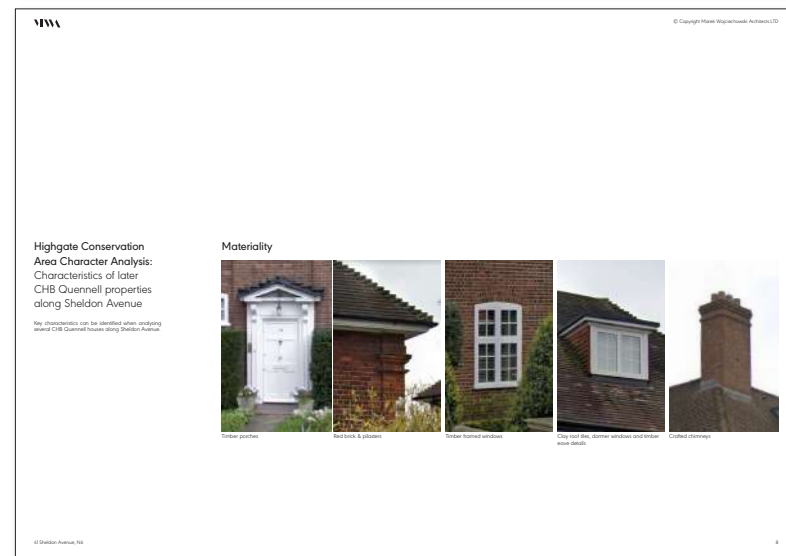
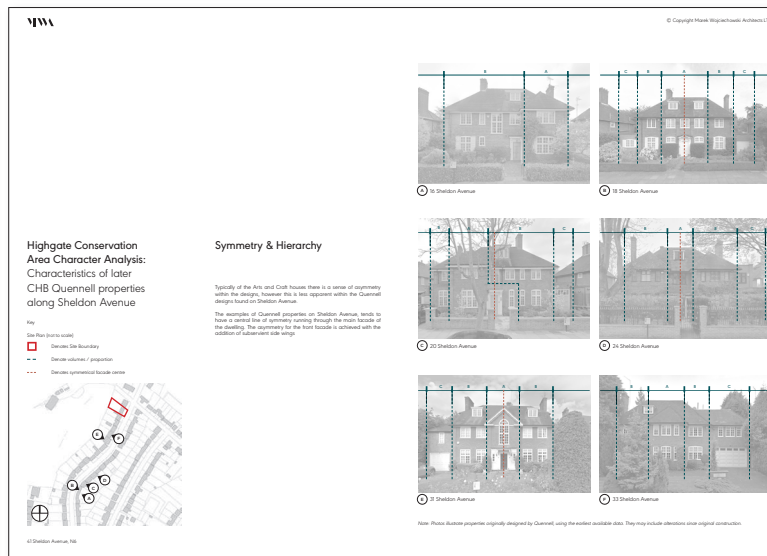
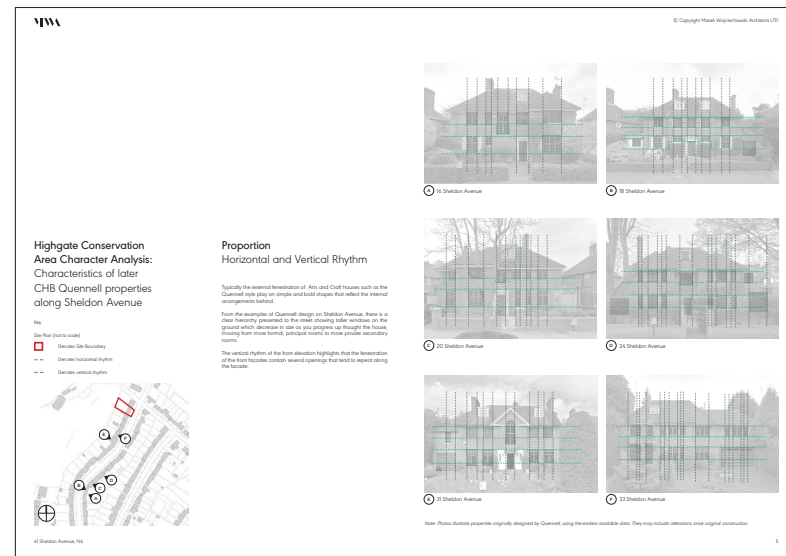
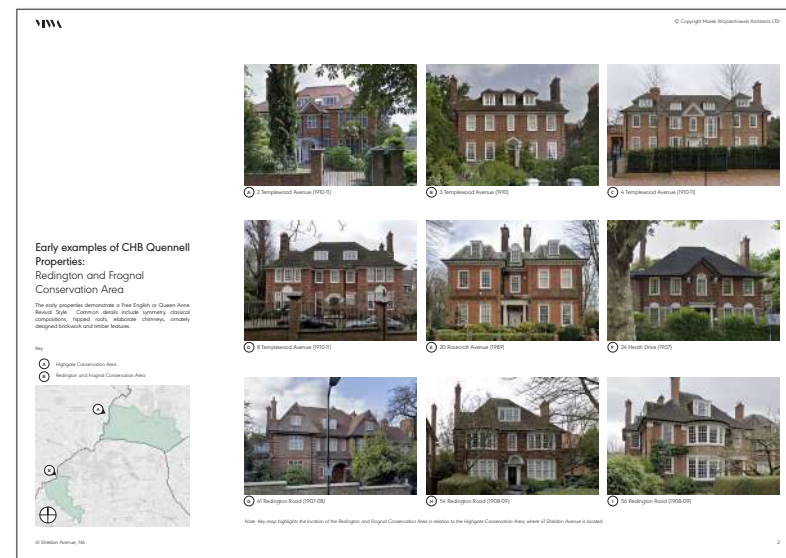
- "The revised plans retain sufficient gap between the neighbouring adjacent properties. The gap retained by the proposed development is similar to the prevailing pattern of development along Sheldon Avenue."
- "The proposed development would not [be] incongruent, out of keeping or [cause] harm to the character and appearance of the application site or this section of Sheldon Avenue."
- "The proposed development represents a more modern interpretation of the 'Arts and Crafts' style which is considered favourable..."
- "The asymmetrical approach is welcomed..."
- "The front boundary as detailed in the submission ...dwarf walls and piers... decorative metal fencing...preserve the setting of the conservation area."

The proposal at 41 includes many of the characteristic materials and details of the area. These include:

- Red/brown brickwork, with contrasting white windows
- Clay roof tiles
- Accommodation in the loft, lit by dormers
- Timber surround to principal entrance
- Arts and Crafts style casement windows
- Expressed chimneys
- Asymmetrical form to the street façade, suggestive of previous extension and adaption
- Low walls and metal railings to the street boundary
- Single storey garden structure to rear

5. Designing a new building that respects and retains characteristics of the Conservation Area

Studies of Quennell properties, Sheldon Avenue and the wider Highgate Conservation Area have been conducted to inform our proposal.



6. Honest reinterpretations of the historic designs + front railings

A number of design studies have been undertaken to investigate different local characteristic details incorporated into the design of the front façade.

These were assessed against the proposed floor plan, to ensure that façade form followed internal program.

Lighting studies were also undertaken to review each proposal against the effect on space and light in the interiors.

VWA

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As Proposed: Front Elevation Design Option 1

- Double height bays
- Window to the boot room
- Coping stone replacement with solidier course on side wing walls
- Solidier course detail to continue along main facade forming the lintels over the bay windows and aligning with top of door portico
- Portico to align with solidier course and garden wall heights
- Stepped central portico detailing
- Entrance door 2.4m x 1.1m (H x W)
- Recessed front door (approx. 300mm)
- Stepped detail for the arched window
- Reduced arched window height to allow for an increased door height

41 Sheldon Avenue, N6

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As Proposed: Front Elevation Design Option 2B

- Symmetrical window arrangement on the front facade
- Simple brick pilasters detailing
- Portico to align with solidier course of ground floor windows
- Stepped detail for the arched window
- Reduced arched window height to allow for an increased door height

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VWA

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As Proposed: Front Elevation Design Option 3A

- Symmetrical window arrangement on the front facade
- Brick pilasters detailing
- Stepped central portico detailing
- Portico to align with solidier course of ground floor windows
- Stepped detail for the arched window
- Reduced arched window height to allow for an increased door height

41 Sheldon Avenue, N6

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VWA

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As Proposed: Front Elevation Design Option 3B

- Symmetrical window arrangement on the front facade
- Simple brick pilasters detailing
- Stepped central portico detailing
- Portico to align with solidier course of ground floor windows
- Stepped detail for the arched window
- Reduced arched window height to allow for an increased door height

41 Sheldon Avenue, N6

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Design development studies influenced by key characteristics of Quennell properties along Sheldon Avenue

7. The Revised Design: Front and Rear Elevations



Front Elevation:
Ref HGY/2024/0806, March 2024



Front Elevation:
Revised Proposal, June 2024



Rear Elevation:
Ref HGY/2024/0806, March 2024



Rear Elevation:
Revised Proposal, June 2024

8. The Revised Design: Front and Rear Elevation

Following consultation and officer feedback we have reviewed the proposal. On consideration of the feedback against the proposed design we present here a revised scheme that has been improved by the feedback received.

Revisions to the scheme include:

- ① Front bay windows replaced with casement windows of the same proportion and Arts and Crafts style as used at the rear
- ② Walls between front and rear gardens reduced in height and separated from the side boundaries with gates
- ③ Chimneys to the North omitted to create an asymmetric roof line
- ④ Enriched brickwork detailing to the retained chimneys
- ⑤ Window added to ground floor north wing to create asymmetry at street level
- ⑥ Updated proposed landscaping including Yew hedging and multistem tree to better illustrate the visual impact of the boundary railings
- ⑦ Corbelled brick pilasters added to the corners of the main house referencing the Arts and Crafts buildings along Sheldon Avenue
- ⑧ First floor terrace windows revised from circular to rectilinear
- ⑨ Glazing style to the kitchen and pavilion revised to sprung arches and darker brickwork to reference the Arts and Crafts style of the main house
- ⑩ Quenell Tripartite bay window added to ground and lower ground floor
- ⑪ Dormers lowered and roofscape detail enhanced



Front Elevation



Rear Elevation

9. The Revised Design: Front Elevation Details



Arts & Crafts Chimneys



Brick detailed Pilasters



Front Elevation
(trees hidden to show full elevation)



Proposed casement windows
with sprung brick lintels to
mirror rear elevation



Clay
Pantile
detail



Brick
parapet
detail



Enhanced Green frontage



Replacement of garden walls to boundary with traditional
metal gate to enhance green gap between buildings



Asymmetrical side wings

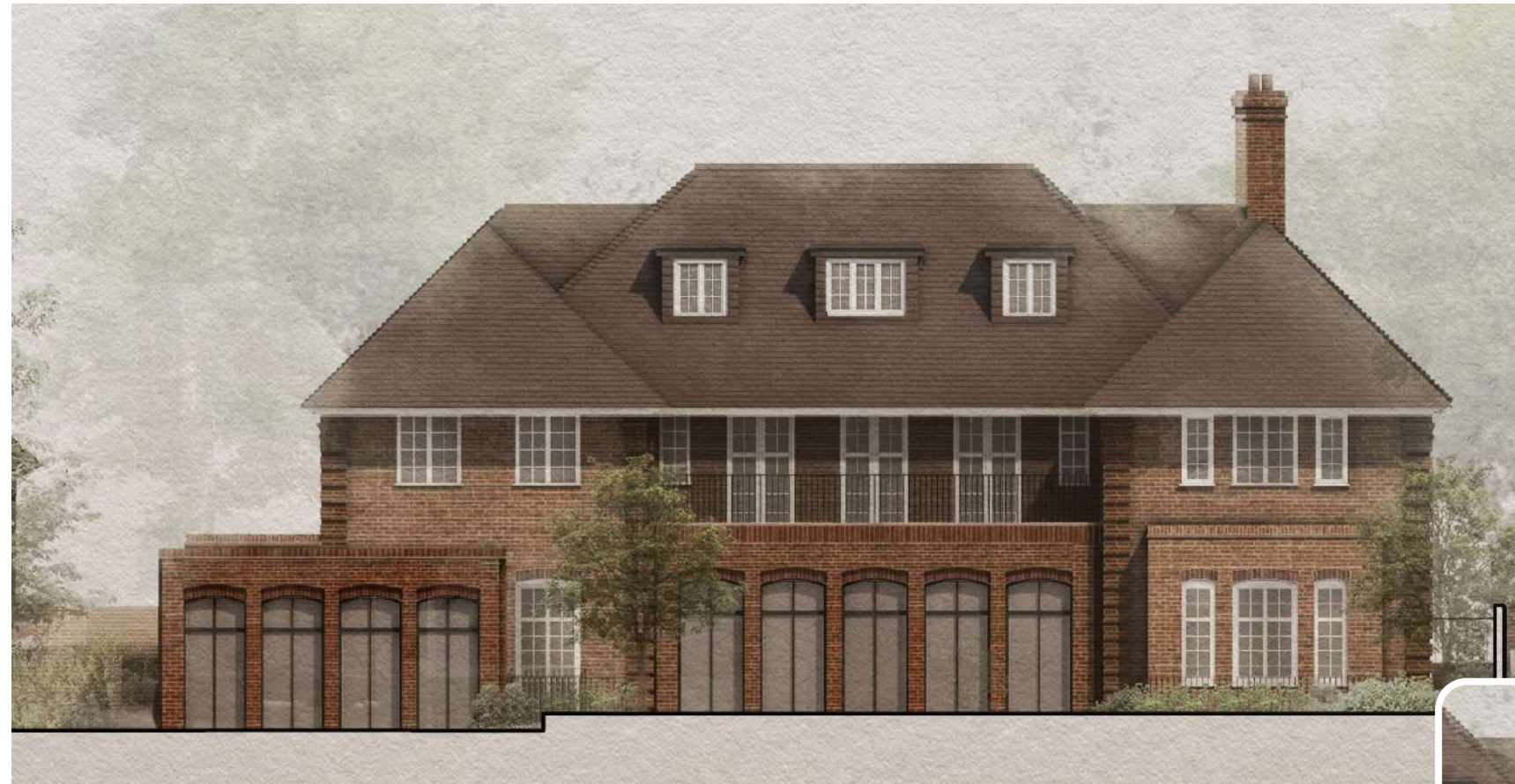
10. The Revised Design: Rear Elevation Details



Enhanced Roofscape



Brick detailed pilasters



Rear Elevation



Arts & Crafts Chimneys



Asymmetry and casement windows
to mirror front elevation



Brick
parapet
detail



Sprung arch brick
detailing and windows



Asymmetry and Arts & Crafts detailed
sprung arch colonnade relating to
internal plan



Asymmetry and Quennell
tripartite bay window



Brick
parapet
detail

11. The Revised Design: Within Context of Sheldon Avenue Quennell Buildings



(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)



(G) 41 Sheldon Avenue (Proposed)

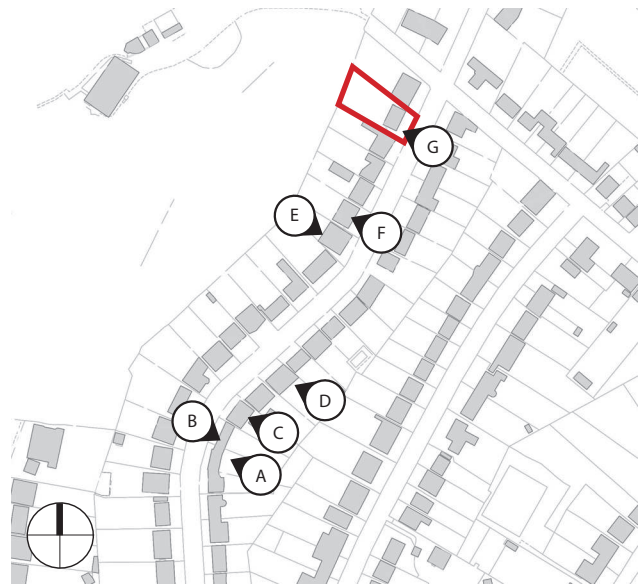


(F) 33 Sheldon Avenue (1925)

Key

Site Plan (not to scale)

 Denotes Site Boundary



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

12. The Revised Design:
Public View from Sheldon Avenue

