Planning, Regeneration & Economy
Level 6, River Park House, 225 High Road, Wood Green, London N22 8HQ
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Haringey Council

Application for prior notification of proposed demolition.
Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 11

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Solomon	Surname:	Gardner

Company name:

Street address: 12 Lockmead Road, Tottenham

Town/City: London

County: London Borough of Haringey

Country: United Kingdom

Postcode: N15 6BX

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Ms	First Name:	Vivian	Surname:	Chan

Company name: Studio Verve Architects

Street address: Studio Verve Architects, Enver House, 2-4 Tottenham Road

Town/City: London

County:

Country: United Kingdom

Postcode: N1 4BZ

	Country Code	National Number	Extension Number
Telephone number:		02072542852	
Mobile number:			
Fax number:			

Email address: vivian@studioverve.co.uk

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: 14 Suffix:

House name:

Street address: Lockmead Road

Tottenham

Town/City: London

County:

Postcode: N15 6BX

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 534322

Northing: 188370

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

5. Proposed Demolition Works

Please describe the building(s) to be demolished:

The building to be demolished is the entire two-storey house at No.14 Lockmead Road.

Please state the reasons why demolition needs to take place:

The planning approved extensions (Type 3- two storey roof extension) requires extensive structural works especially to the existing foundations of the current semi-detached house; so much so that it would be vastly more economical to demolish the existing house in its entirety and to rebuild again. The extensive under-pinning required below the existing structure would render the works difficult in terms of sequencing and construction method and potential dangerous in terms of health and safety.
To demolish and rebuild would provide a much easier construction sequence and safer way and space to undertake new improved foundations required to support the additional loading of the planning approved extensions.

Please describe the proposed method of demolition:

Hoarding will be erected on the site boundary, with sturdy lockable gates.
Safety signs will be displayed.
Scaffolding and protective screens will be put up around the existing house.
All existing services will be disconnected from the property and confirmation obtained that all services are no longer live by licensed professionals only.
If Asbestos is located then further investigation and safe work method will be determined. If no Asbestos is found then the works will start with a soft strip of all fixtures and fittings including timber windows and floors. These items will be recycled where possible.
Traditional timber stud partitioning will be removed by the operatives using suitable hand held tools namely pinch bars, picks and hammer. Wall structures will be de-erected by removing the coverings using hammers and bars and once exposed; remaining timber stud work to be prized free and de-nailed. Resultant materials are to be removed to the designated drop/loading zones.
At the drop/loading zones the materials are to be loaded directly through the previously removed window openings and loaded directly into awaiting container skips where possible.
Once free of fixtures and fittings; the main structure will be taken down by operatives using hand-held mechanical demolition hammers and concrete breakers following the sequence of roof, internal walls, side walls and finally rear walls. All demolition, processing and concrete/masonry cutting works are to be damped down to act as a dust suppressant during works.
The sequence is to be roof, internal walls, side walls and finally rear walls. These are to be simply pulled inwards onto the floor as the works progress.
Damping down measures in the form of handheld water spray system may be adopted should the need arise.
Due care and attention will be taken to protect the adjoining dwellings, a supervisor shall observe all works and be in visual contract with the demolition workers at all times.
The demolished materials will undergo sorting and salvage once the property has been demolished. All waste products will be disposed of by licenced waste carrier.
During the demolition phase the site management will ensure that no portions of the property are left in an unsafe manner overnight. The site is to be inspected each morning before works commences.

Please describe details of the proposed restoration of the site:

Following completion of the demolition; the new foundation works to include excavations are to be commenced followed by new steel frame structures and rebuilding of the project to planning approved drawings as attached.

When do you expect the works to commence? 01/02/2016 When do you expect the works to be completed? 29/02/2016

Are there any public Rights of Way within the site or immediately adjoining the site? ○ Yes ◉ No

Is redevelopment or rebuilding proposed at a later date? ○ Yes ◉ No

Does the proposal involve the felling or pruning of any tree(s)? ○ Yes ◉ No

How and where would spoil/rubble be disposed of?

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

( ) The agent (•) The applicant ( ) Other person

7. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 11/12/2015