



# PLANNING APPLICATION HGY/2022/4553

Land Boundary Infringement at 15 Denmark Street

|                        |                                      |             |                    |
|------------------------|--------------------------------------|-------------|--------------------|
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## 1 References

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1. HGY/2022/4553, "Planning Application 18 Denmark Street, Tottenham, London, N17 0JL", Haringey Public Register, 28/12/2022.
2. 22\_10\_10 Rev /, "Proposed Site Plan", Hill Patru, Dec 2022.
3. JD21050, "15 Denmark Street N17 0JL Tottenham London", JOD Surveys, July 2021.
4. 08-23063-01, "Planning Application HGY/2022/4553. Boundary Infringement at 15 Denmark Street", HTDC, 23/01/2023.
5. 08-23063-02, "Planning Application HGY/2022/4553. Detail of Boundary Infringement at 15 Denmark Street", HTDC, 23/01/2023.

## 2 Executive Summary

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HTDC have been commissioned by the owners of 15 Denmark Street N17 0JL (“the client”) to undertake an investigation with regard to the site boundaries used as the basis for the proposals contained within planning application HGY/2022/4553 [1].

Planning application HGY/2022/4553, currently under public consultation, proposes development of the existing building at 18 Denmark Street, as well as the extents of its garden. The gardens belonging to 15 and 18 Denmark Street share a boundary on the eastern side of the garden of 15 Denmark Street.

The client acquired the aforementioned property on the 18<sup>th</sup> of June 2021. A topographical survey was performed with the aid of 3D laser scanning technology in July 2021 at 15 Denmark Street by independent surveyors JOD Surveys. The extents of the survey included the entire building and its surroundings, reaching part of the neighbouring properties. The ground floor, front and rear boundaries were defined in drawing JD21050 [3], included in **Appendix A: Survey July 2021**.

In order to compare the boundary in the proposed site plan [2] with the existing boundary, the 2021 survey drawing JD21050 [3] has been superimposed over the proposed site plan drawing 22\_10\_10 [2]. The resulting drawings 08-23063-01 and 08-23063-02 are included in **Appendix B: Boundary Infringement at 15 Denmark Street**.

It is concluded that the proposal for the development of the site at 18 Denmark Street, as submitted in planning application HGY/2022/4553 [1], details a site boundary partially located within the property of 15 Denmark Street, which encroaches by 0.605 m, with a total encroached area of 2.86 m<sup>2</sup>.

### 3 Introduction

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HTDC have been commissioned by the owners of 15 Denmark Street N17 0JL ("the client") to undertake an investigation with regard to the site boundaries used as the basis for the proposals contained within planning application HGY/2022/4553 [1].

The client acquired the aforementioned property on the 18<sup>th</sup> of June 2021. A topographical survey of the land and building was prepared by an independent surveyor in July 2021.

Planning application HGY/2022/4553 [1], currently under public consultation, proposes development of the existing building at 18 Denmark Street, as well as the extents of its garden. The gardens belonging to 15 and 18 Denmark Street share a boundary on the eastern side of the garden of 15 Denmark Street.

The proposed site plan 22\_10\_10 [2], as part of the planning application, details the extent of the development, with its site boundary highlighted in red.

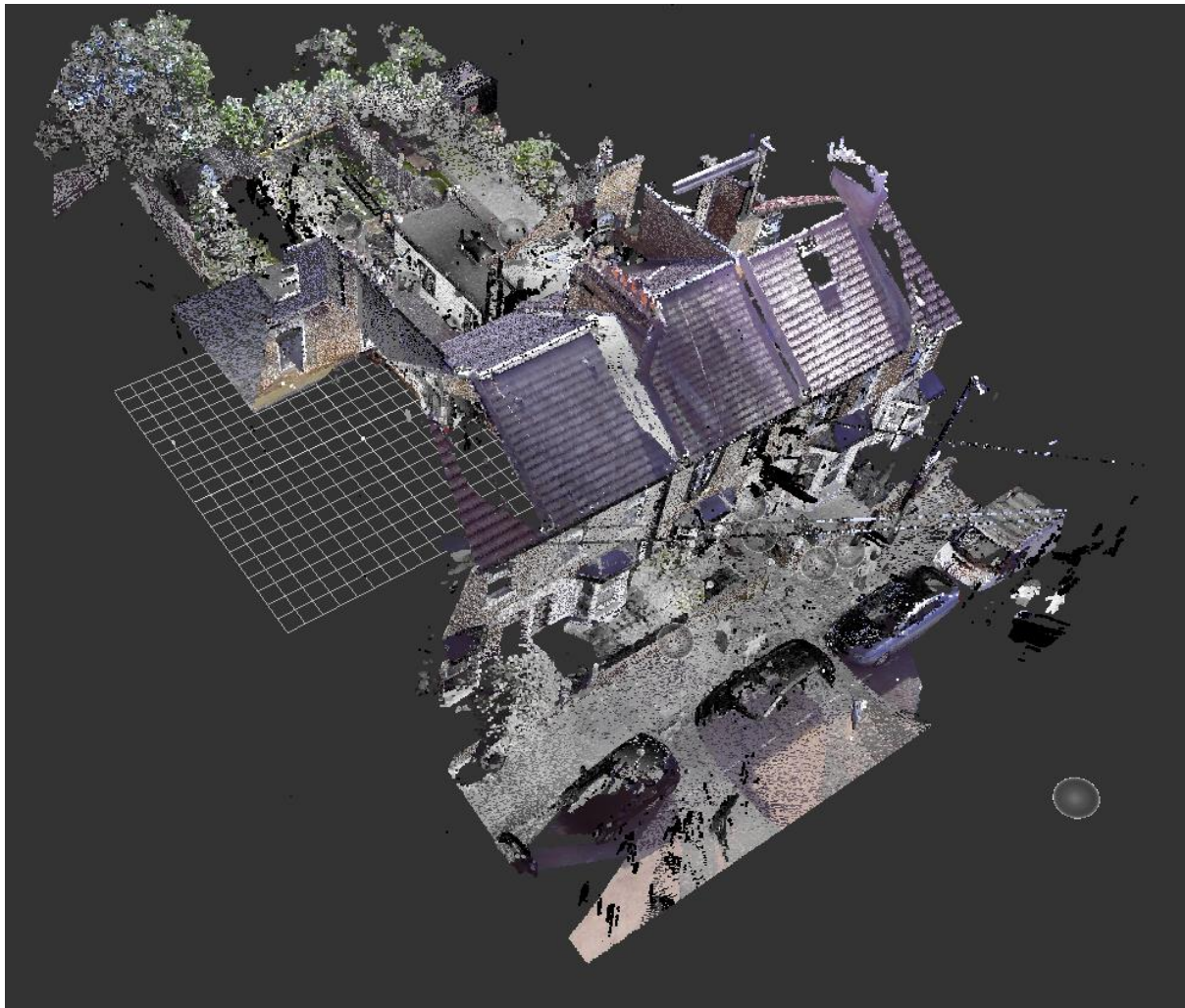
The scope of this document is to check the site boundary included in the proposed site plan 22\_10\_10 [2] against the existing boundary as shown in JD21050 [3], and report on the findings.

## 4 Survey

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A survey was performed in July 2021 at 15 Denmark Street, N17 0JL, by independent surveyors JOD Surveys. The survey included the entire building and its surroundings, reaching part of the neighbouring properties.

3D laser scanning technology was used to obtain the surveyed data, which then was processed off site. This technology relies on obtaining multiple readings from inner and outer areas to create a 3D cloud made of points, each of them georeferenced to a coordinate system. The level of detail provided by these techniques is hard to achieve with traditional survey methods.



**3D Model of 15 Denmark Street**

By creating sections of the 3D model, 2D plan and elevation drawings were prepared for all levels, including the roof. The ground floor, front and rear boundaries were defined in drawing JD21050 [3], included in **Appendix A: Survey July 2021**.

## 5 Methodology

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Drawing JD21050 [3] shows the ground level layout of 15 Denmark Street, N17 0JL.

In order to compare the site boundary in the proposed site plan [2] with the existing boundary, the 2021 survey JD21050 [3] has been superimposed over the proposed site plan drawing [2]. The resulting drawing is a combination of both, in which the surveyed data is displayed in colour, whilst the contents from the proposed site plan [2] are shown in grey.

## 6 Results

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The results of the superimposition described in **5. Methodology** are shown in drawings 08-23063-01 [4] and 08-23063-02 [5], also included in **Appendix B: Boundary Infringement at 15 Denmark Street**.

The boundary shown in the proposed site plan [2] is located 0.605 m to the west of the existing boundary. The total area of land from 15 Denmark Street being encroached upon is 2.86 m<sup>2</sup>.

## 7 Conclusions

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Based on the materials contained within planning application HGY/2022/4553 [1], specifically the Proposed Site Plan (Drawing N. 22\_10\_10) [2], it is concluded that the proposal for the development of site at 18 Denmark Street is based on a site boundary located partially within the property of 15 Denmark Street.

The boundary encroaches upon the garden of 15 Denmark Street by 0.605 m, with a total encroached area of 2.86 m<sup>2</sup>.

**Appendix A: Survey July 2021**

---

SURVEY CONTROL

THE SURVEY GRID AND LEVELS ARE BASED ON ORDNANCE SURVEY NATIONAL GRID COORDINATES (GPS)

BUILDING LEGEND

C

H

S

S

H

2.34

2.35

\*

△

TBM

WINDOW HEIGHTS

Cill level

Head level

Spring level

ARCH HEIGHTS

Spring level

Head level

floor to ceiling ht.

door height

service cover

survey station

temporary benchmark

AB

AC

BL

CL

Cbd

CP

F/C

FL

G

HTB

IC

IL

MH

Q/JR

Rad

RNP

RL

Sh

S/up

SUP

U/s

V

VP

WB

WC

air brick

air conditioning

basement light

ceiling

cover level

cupboard

down pipe

false ceiling

finished floor level

gully

hatched towel rail

inspection cover

invert level

(number of) risers

manhole

radiator

rainwater pipe

rooflight

shower

slope up

soil & vent pipe

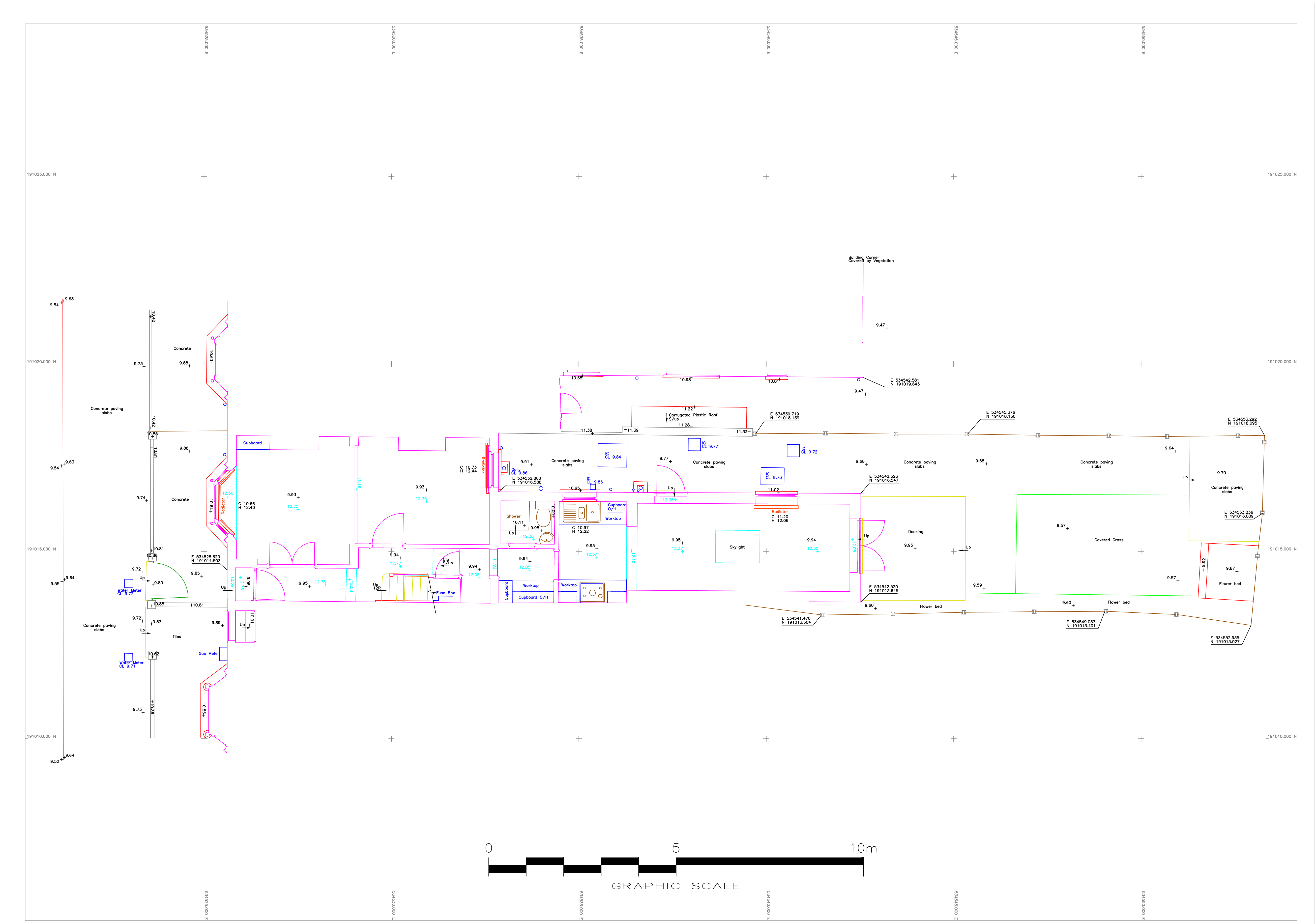
under side

vent

vent pipe

wash basin

water closet



| PROJECT                                             | CLIENT                                                                 | SURVEY CONTROL                                                                             |  |                                                                                                                                     |                                                                                                 |                           |
|-----------------------------------------------------|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------|
| 15 DENMARK STREET<br>N17 0JL<br>TOTTENHAM<br>LONDON | GUILLERMO HOWES<br>15 DENMARK STREET<br>N17 0JL<br>TOTTENHAM<br>LONDON | THE SURVEY GRID AND LEVELS ARE BASED ON<br>ORDNANCE SURVEY NATIONAL GRID COORDINATES (GPS) |  | <br>BUILDING & LAND SURVEYS<br>Gap Road SW19 Merton London<br>Tel: 07742 030107<br>www.jodsurveys.com email: JODSurveys@outlook.com | PLAN:<br>GROUND FLOOR PLAN<br>PGF<br><br>DATE: JULY 2021<br>SCALE: 1:50 @ A1<br><br>PLAN 1 OF 1 | Drawing N.<br><br>JD21050 |

**Appendix B: Boundary Infringement at 15 Denmark Street**

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SURVEY CONTROL

THE SURVEY GRID AND LEVELS ARE BASED ON ORDNANCE SURVEY NATIONAL GRID COORDINATES (GPS)

BUILDING LEGEND

WINDOW HEIGHTS

C  
H  
S

ARCH HEIGHTS

S  
H

floor to ceiling ht.

door height

service cover

survey station

TBM temporary benchmark

AB  
AC  
BL  
C/c  
Cbd  
C/c  
F/c  
G/H  
IC  
IL  
MH  
Q/R  
Rad  
RL  
Sh  
S/up  
T/P  
V/s  
VP  
WB  
WC

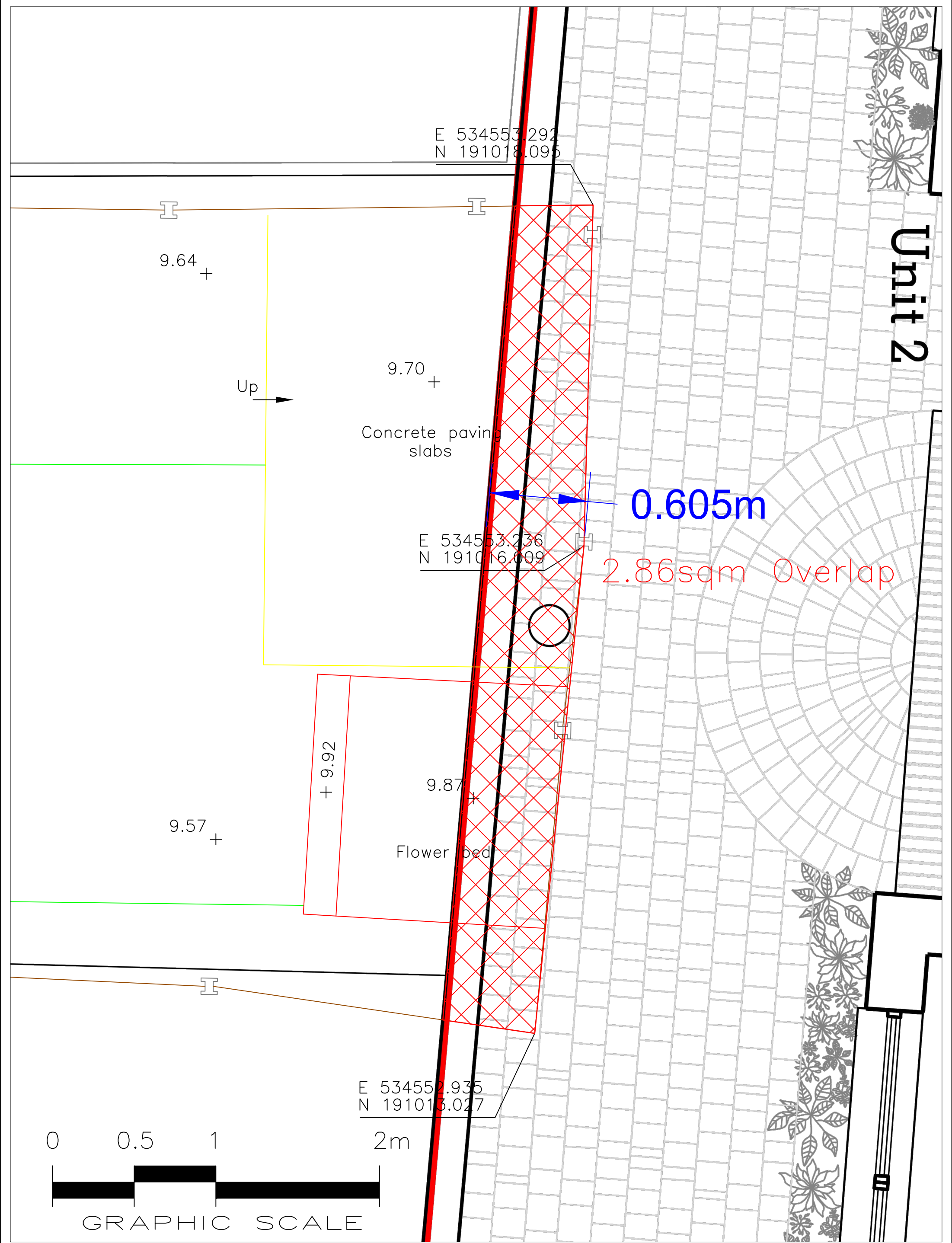
air brick  
air conditioning  
basement light  
ceiling  
cover level  
cupboard  
down pipe  
false ceiling  
finished floor level  
gully  
hatched towel rail  
inspection cover  
invert level  
manhole  
(number of) risers  
radiator  
rainwater pipe  
rooflight  
shower  
slope up  
soil & vent pipe  
under side  
vent  
vent pipe  
wash basin  
water closet

SURVEY CONTROL

THE SURVEY GRID AND LEVELS ARE BASED ON ORDNANCE SURVEY NATIONAL GRID COORDINATES (GPS)



| TITLE                                                                            |  |  |  | Designed |            | Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Notes       | Drawing N. |  |
|----------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|--|
| PLANNING APPLICATION HGY/2022/4553<br>BOUNDARY INFRINGEMENT AT 15 DENMARK STREET |  |                                                                                       |                                                                                       | PLS      | 18/01/2023 | 1- For land survey refer to drawing number JD21050.<br>2- For proposed site plan refer to drawing number 2210_10_10<br>3- Land survey at number 15 has been superimposed over proposed site plan (Drawing number 2210_10_10)<br>4- The proposed site boundary overlaps with existing land belonging to property at 15 Denmark Street.<br>Total area of infringement is 2.86sqm as shown hatched in red.<br>5- For full details of proposed development refer to planning application HGY/2022/4553 | 08-23063-01 |            |  |
|                                                                                  |  |                                                                                       |                                                                                       | Checked  | Date       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Rev.        |            |  |
|                                                                                  |  |                                                                                       |                                                                                       | GH       | 23/01/2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |            |  |
|                                                                                  |  |                                                                                       |                                                                                       | Approved | Date       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | A           |            |  |
|                                                                                  |  |                                                                                       |                                                                                       | GH       | 23/01/2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |            |  |



| TITLE                                                                                          |  |  | <div>DATE: JANUARY 2023<br/>SCALE: 1:20 @ A3</div> <div></div> <div>15 Denmark Street<br/>N17 0JL, London<br/>email: gh@htdc.co.uk</div> | Designed | Date       | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Drawing N.  |
|------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| PLANNING APPLICATION HGY/2022/4553<br><br>DETAIL OF BOUNDARY INFRINGEMENT AT 15 DENMARK STREET |  |                                                                                     |                                                                                                                                                                                                                              | PLS      | 18/01/2023 | 1- This drawing is a detail of drawing number 08-23063-01.<br>2- For proposed site plan refer to drawing number 2210_10_10<br>3- Land survey at number 15 has been superimposed over proposed site plan (Drawing number 2210_10_10)<br>4- The proposed site boundary overlaps with existing land belonging to property at 15 Denmark Street.<br>Total area of infringement is 2.86sqm as shown hatched in red.<br>5- For full details of proposed development refer to planning application HGY/2022/4553 | 08-23063-02 |
|                                                                                                |  |                                                                                     |                                                                                                                                                                                                                              | Checked  | Date       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Rev.        |
|                                                                                                |  |                                                                                     |                                                                                                                                                                                                                              | GH       | 23/01/2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |
|                                                                                                |  |                                                                                     |                                                                                                                                                                                                                              | Approved | Date       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |
|                                                                                                |  | GH<br>Guillermo Howes<br>CEng MICE MIIMechE                                         | 23/01/2023                                                                                                                                                                                                                   |          |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |