

PLANNING STATEMENT

**32 NORTH GROVE
TOTTENHAM
LONDON N15 5QP**

Non material amendment application for Artist Studios 1;2;3

We are using SIP construction and screw foundations to minimise waste and carbon footprint of the development

Studios 2&3

Amendment to simplify the studios, reducing their height and scale by removing the mezzanine floor from both studios, reshaping the studios and realigning them on the site. The size of the units has been reduced to 23 sq m each. Height is reduced from two storey 4.8m to single storey structure at 2.5m eaves height on the boundary line.

The new footprint allows more open space for the yard behind 32 North Grove.

current amendment B 006 proposed elevations and plans to attached amendment drawings:

32NGS1 -02.203P; 32NGS1 -01.102P; 32NGS1 -01.100P; 32NGS1 -02.201P

32NGS1 -03.301P; 32NGS1 -01.1000P; 32NGS1 -01.1001P

Proposed exterior materials:

Walls -

Metal cladding – box profile metal .

Finish - anthracite grey

Roofing -

Standard epdm rubberised membrane – dark gray to match metal cladding

Windows and doors -

Powder coated aluminum system

Finish - anthracite grey.

Studio 1

Amendment to change the design from current amendment B to amendment drawings:

32NGS1 -02.203P; 32NGS1 -01.102P; 32NGS1 -01.100P; 32NGS1 -02.201P

32NGS1 -03.301P; 32NGS1 -01.1000P; 32NGS1 -01.1001P

Glazing on the front elevation has been reduced, the overall size of the building has been reduced to allow maintenance access all around, 40 -45cm offset created around perimeter line of Studio 1.

Note that site plan has to date been inaccurate as studio 1 has always overlapped 26 North Grove's garden and this was not shown on original plans and not picked up in site visits.

Updated location plan and site plans are attached for review.

Proposed exterior materials:

all timber cladding treated with:

[Zero-flame Fire Retardant Treatment](https://www.rawlinspaints.com/home/fire-retardant-paints/timber-plasterboard/128-zero-flame-fire-retardant-treatment.html)

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Side Walls and rear wall, visible parts-

[Softwood timber cladding, finish:](#)

[Finish - ONYX 27 https://sansin.co.uk/colours/](https://sansin.co.uk/colours/)

[hidden segments - metal cladding – box profile metal anthracite grey finish.](#)

Main elevation Wall -

[Natural cedar cladding](#)

Roofing -

[Metal cladding – box profile metal](#)

[Finish - Spectrum metallic obsidian colour ral 9007](#)

Windows and doors -

Powder coated aluminum system

Finish - anthracite grey.