

**PROTECTION OF TREES - METHOD STATEMENT  
21A CAVERSHAM ROAD NW5  
GARDEN ROOM  
MAY 2013**

**Description of the rear gardens**

This is a very large rear garden which would have served the whole of the original house in Caversham Road. It is approximately 22m x 9m. Trees are identified on the attached site plan.

We would suggest that the most important trees in terms of maturity, appearance or having been original to the house are as follows:

- lime trees - the front and rear boundaries of the houses in this part of Caversham Road have a number of mature lime trees which were probably planted when the houses were built (see photo attached).
- Ceanothus (4m) and Horse Chestnut (10m) - these 2 trees are very attractive next door in number 23

We are aware that trees such as the large sycamores which we assume self seeded in the garden at a later date or the more recent fir and palm trees also depend on their root system to ensure stability. We have not sought expert advice on these roots because of the lightweight nature of the proposed foundations (see following sections).

**Planning Proposal**

This planning application is a proposal to construct an extra living space in the back garden of a flat on the lower ground floor of a large Victorian house in the Kentish Town Conservation Area. As well as a garden room there will be a link to the existing flat.

**Approach to the design and impact on tree roots**

This garden room has been chosen because of the high standard of design, the planted green roof but also because there is no need for conventional foundations. We have included some pages from the Ecospace brochure at the back of this document to illustrate this.

Rather than build a rear extension in the slightly lower level light well which would have required deep concrete strip foundations, our client has chosen to locate the proposed garden studio space 3 steps up on the main garden level on a lightweight base.

The Ecospace brochure states "the engineered system eliminates the need for conventional concrete base and foundations for the garden studios. Your Ecospace building stands on adjustable steel shoes that bear on precast concrete pads on a compacted sub-base"

The foundations will therefore have no more impact on surrounding trees than a small paved area.

**Protection during construction**

The studio space is a system built product that requires no wet trades. It is erected over 5 days. The risk of damage to trees will therefore be very low but all efforts will be made to ensure no accidents occur.

## Why an Ecospace studio?

### It's built to modern housing standards

Which means it's made to last a lifetime using the latest in Modern Methods of Construction. We use the highest specification of structurally insulated panel systems (SIPS) to achieve exceptional structural and insulation performance, as used on many new eco homes. Plus, there's no need for conventional foundations, so you won't have to dig your whole garden up.

### No planning permission

That's right. In many cases, your Ecospace studio can be erected without any hassle at all. And where planning permission is required, such as conservation areas, as an architectural practice we can carry it all out for you, as part of the package.

### It's cost effective

An Ecospace studio costs less than a home extension or loft conversion (not to mention moving house) and has a fixed price, so no 'unforeseen costs' from the builders.

### Just 5 days to install

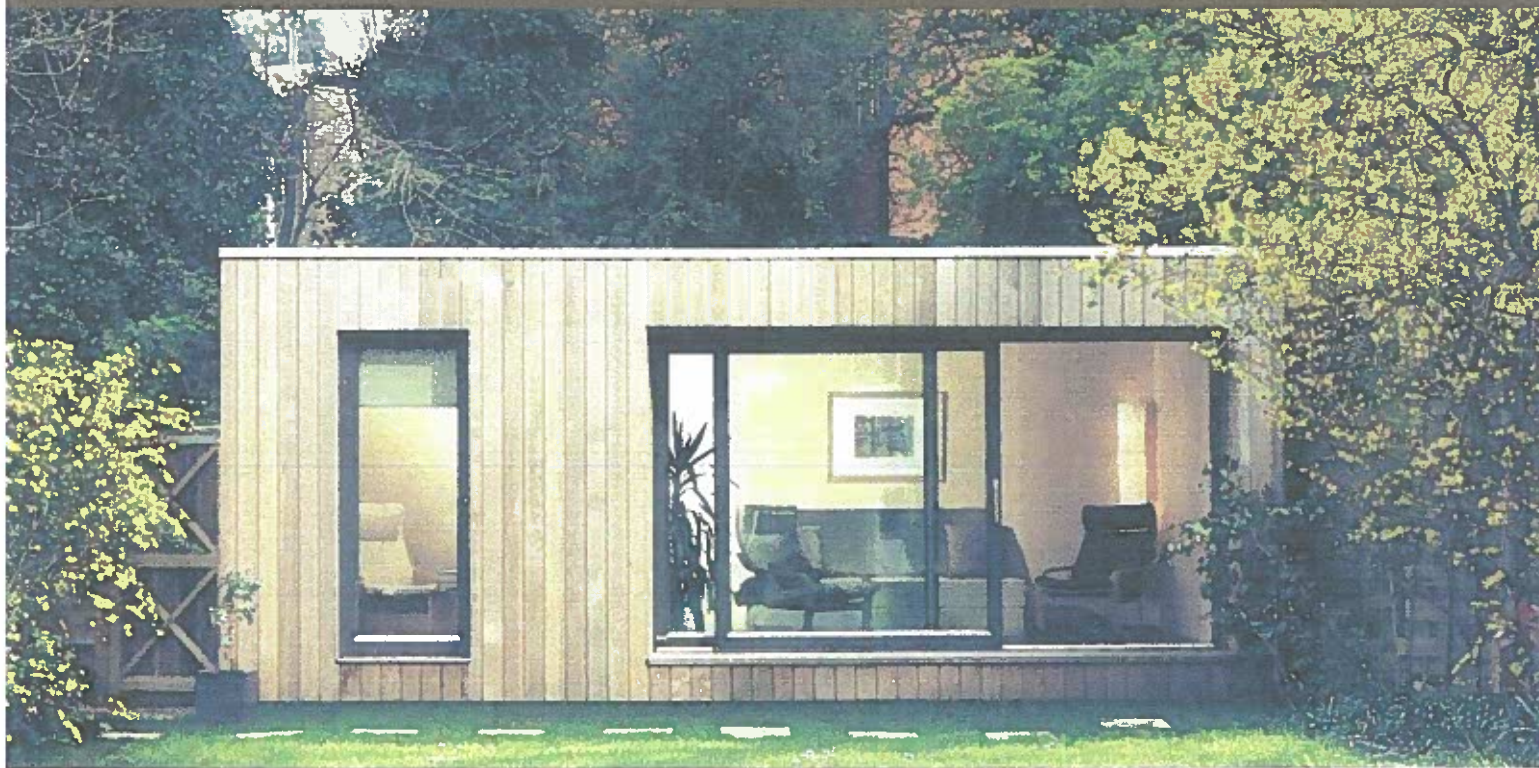
That's right, just 5 days. A lot less disruption than any extension or conversion. We'll usually get your Ecospace studio to you within 12 weeks of your order too.

### Ecospace is eco-friendly

Sustainable cedar wood, planted-covered roof, low-energy lighting and under-floor heating, plus high-performance insulation and double glazing. And if you use an Ecospace studio as your workplace, it'll do wonders for your carbon footprint too.

### Tailored to you

Everyone's perfect Ecospace studio is different. As an architectural practice, we can design any space you want, with a shower room, mini kitchen or something totally unique. We have even grown Ecospace studios into homes, holiday retreats, commercial and educational buildings. Just give us a call.

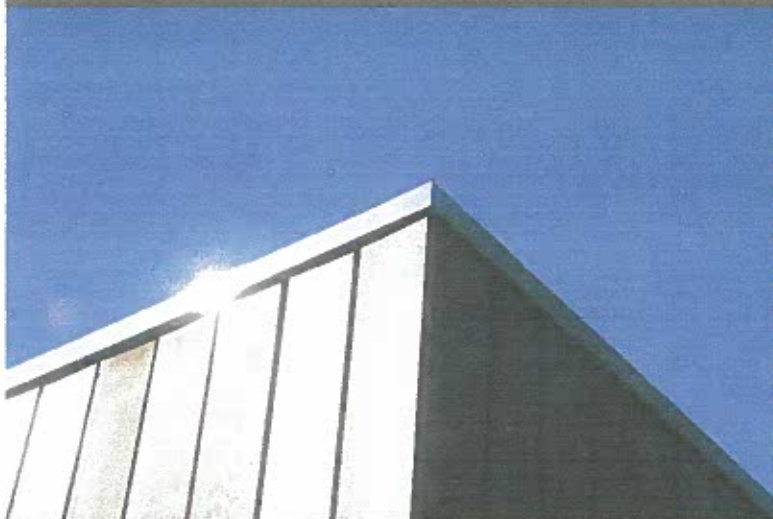


## Sustainable cedar walls

Built to modern housing standards, our multi layered walls are 220mm thick (nearly 9 inches thick). They're made from ecologically sound SIPS and are clad in naturally durable, western red cedar which is fully sustainable and can be left untreated for many years due to its natural oils.

One of Cedar's most valuable characteristics is its well known high resistance to decay – it can provide a lifespan of over 90 years – but to be doubly sure, we add a breather membrane and ventilation between the core and the outer skin of the wall to prevent decay completely.

We offer various options for exterior and interior finishes and also do acoustic specification if required. In short, our walls not only look good, they keep the outside out and the inside in. Permanently.



## Planted green roof

Our planted green roofs are green in every sense. Not only are they multi-layered, they're also fully insulated – the structurally insulated panel systems have an impressive total thickness of 240mm, nearly 9 inches.

Ultra low maintenance organic plants not only reduce visual impact, they prolong the lifespan of the roof, improve insulation and ensure the area taken by your Ecospace building continues to give something back to the environment. And no, you don't need to mow them.

Other roof options include our German Bauder Thermoplan – a single ply membrane that is both environmentally friendly and long lasting, representing a major advancement in waterproofing technology. Alternatively, our contemporary timber clad roof is a beautiful continuation of our wall finish.

## Developing the Estates

The boundaries of the main estates in Kentish Town are evident in their architecture. The houses on the Christ Church Estate are different from those on the Bartholomew Estate; those on the St John's land, for all their variety, contrast with those on both the Dartmouth and Cholmondley land.

On a map of 1849 none of their fields is developed and off the main road hardly any building has occurred. There are some houses on both sides of Leighton Road, part of an estate of five fields stretching from the Assembly House to Brecknock Road, which at the end of the eighteenth century was owned by the exotically named Joshua Prole Torriano. Later family connections included Sir David Leighton of Charlton Kings in Gloucestershire, whose land agent was Prof. Thomas Leverton Donaldson. The street names today indicate the extent of this estate, which was substantially finished before adjoining estates were even begun.

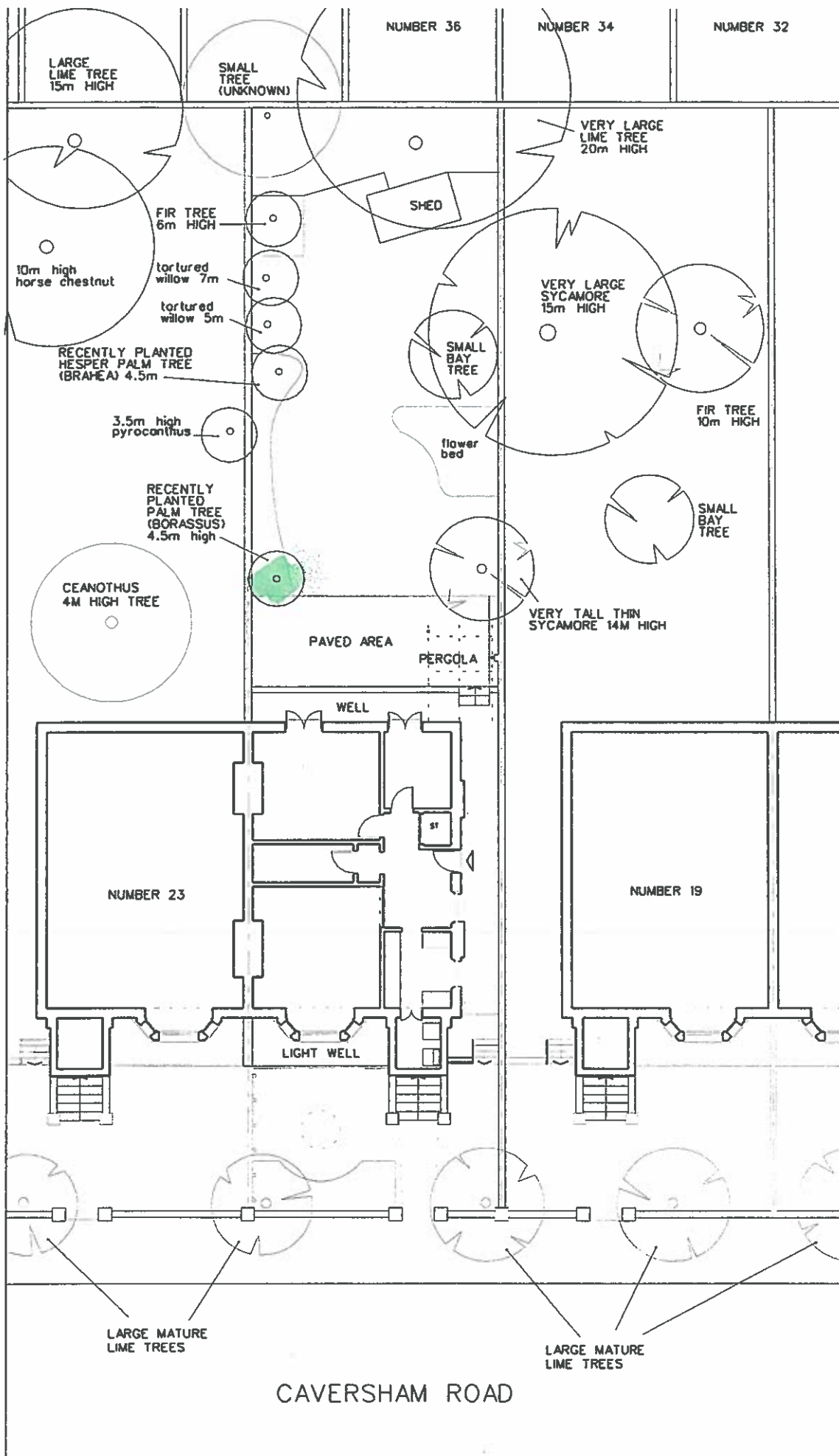
The trustees of the Eleanor Palmer land had already capitalised on the fortuitous intrusion of the Fortress/Junction Road, and put houses on both sides of the road. Another substantial off-centre develop-

ment consisted of ominously third-class houses, tightly packed into the area between Prince of Wales Road and Chalk Farm Road – it was not a good start for West Kentish Town. In this highly populated and very poor district the evangelical Rev. David Laing chose to erect a large church in Hartland Road, as part of the mission of St Pancras Church to serve a wider population. The land around here was developed in the usual terrace system by small-time builders, and there is little uniformity. The landlords, who included Sir Henry Hawley of Leybourne Grange and Lewis Buck of Hartland Abbey, themselves took little risk.

The Christ Church Estate, about 31 acres, was left by the Rev. Robert South of Caversham to his housekeeper, Mrs Margaret Hammond, in 1716 and upon her death (1735) to the College. William Morgan, the argumentative farmer who occupied the old farm house on the Christ Church Estate and also another across the road, moved out in 1831 saying that he was 'perfectly satisfied that to continue in it would be the means of my going to a gaol or a workhouse'. The Estate did not seek to keep him and two years later was considering plans for building on the Kentish Town Road frontage. They were having difficulties letting out the rest of the estate for building in 1854 because of 'war uncertainties' and it was not until the beginning of the 1860s that serious work began. One of the problems for Christ Church was that the land had no access to Camden Road and Lord

58. *Caversham Road on the Christ Church Estate, c.1905.*





JONATHAN LAYLOR  
ARCHITECTS RIBA

tel. 020 7419 2177  
m. 07790902132  
jonlawlor@blueyonder.co.uk

21 CAVERSHAM ROAD NW5

EXISTING TREE PLAN

MARCH 2013

1:200  
E A 4

23 FR/10



ECOSPACE STUDIO  
WITH PLANNING  
PERMISSION  
IN OAK VILLAGE,  
CAMDEN NW5



ECOSPACE STUDIO  
BEHIND GROVE TERRACE  
IN THE DARTMOUTH PARK  
CONSERVATION AREA NW5