

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL UNDER SECTION 78 BY MS ELENA KIZIEVA

SITE AT KEBONY HOUSE, OAK HILL PARK,
LONDON NW3 7LP

APPENDICES
TO
APPEAL STATEMENT

LPA REF: 2017/3900/P
CWA REF: 1286/1

November 2017

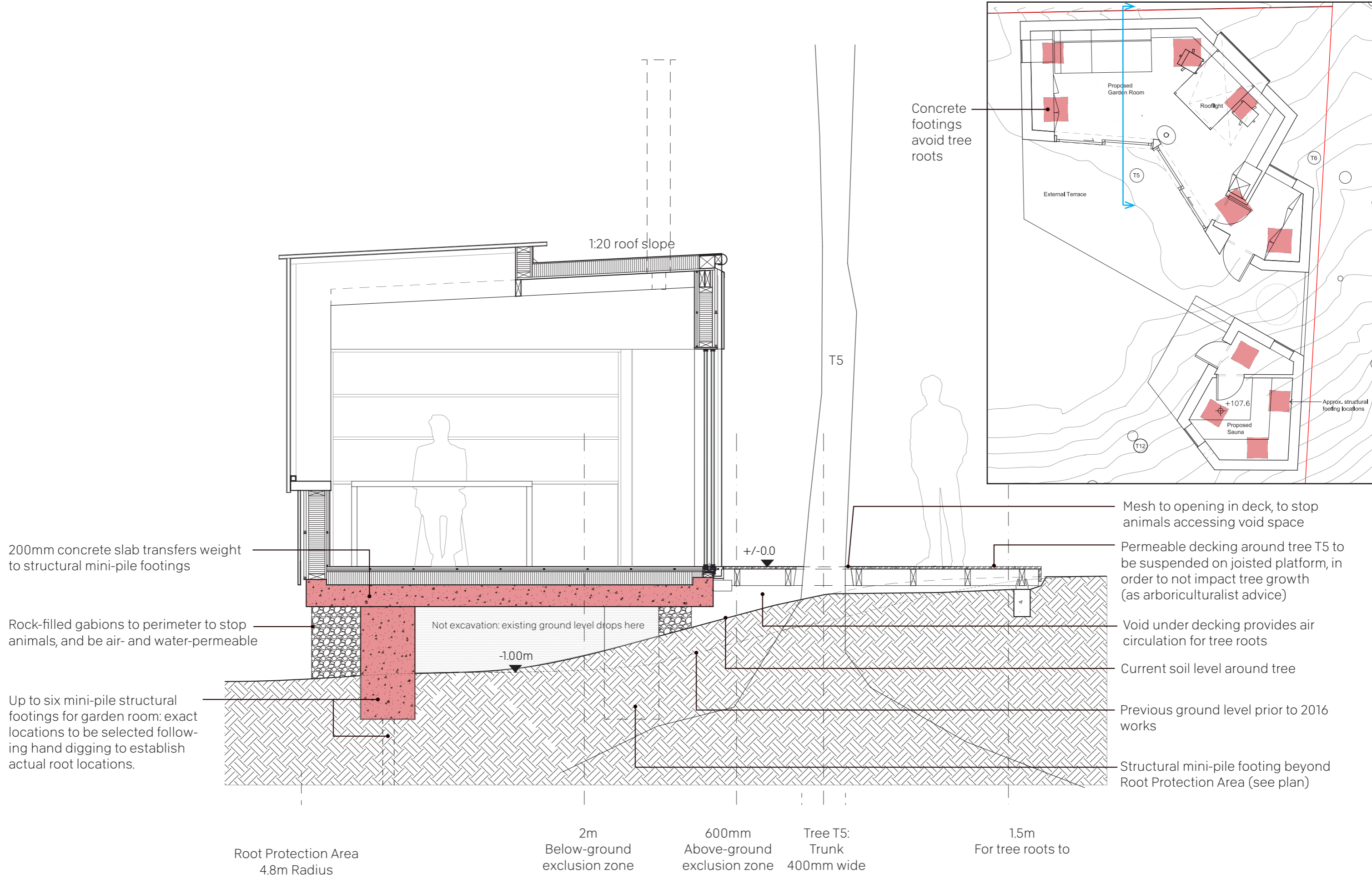
CHRISTOPHER WICKHAM ASSOCIATES
Town Planning Consultancy

35 Highgate High Street, London N6 5JT t: 020-8340 7950 e: cmwickham@aol.com

The following documents are appended to the appeal statement:-

1. Photograph (CF-129-SK-1711-002) of northern corner of garden of appeal site, and CGI view (CF-129-SK-1711-003) of proposal in this context ;
2. Planning consent and approved drawings for garden outbuilding at 20 Frognal Gardens, NW3;
3. Plans (CF-129-SK-1709-001 section RevC, CF-129-SK-1709-002 RevB structural-base, and CF-129-SK-1709-003 sauna-slab) showing indicative foundation design for the proposed outbuildings.

DOCUMENT 3



200mm concrete slab transfers weight to structural mini-pile footings

Rock-filled gabions to perimeter to stop animals, and be air- and water-permeable

Up to six mini-pile structural footings for garden room: exact locations to be selected following hand digging to establish actual root locations.

Root Protection Area
4.8m Radius

2m
Below-ground
exclusion zone

600mm
Above-ground
exclusion zone

Tree T5:
Trunk
400mm wide

15m
For tree roots to

Concrete footings avoid tree roots

Mesh to opening in deck, to stop animals accessing void space

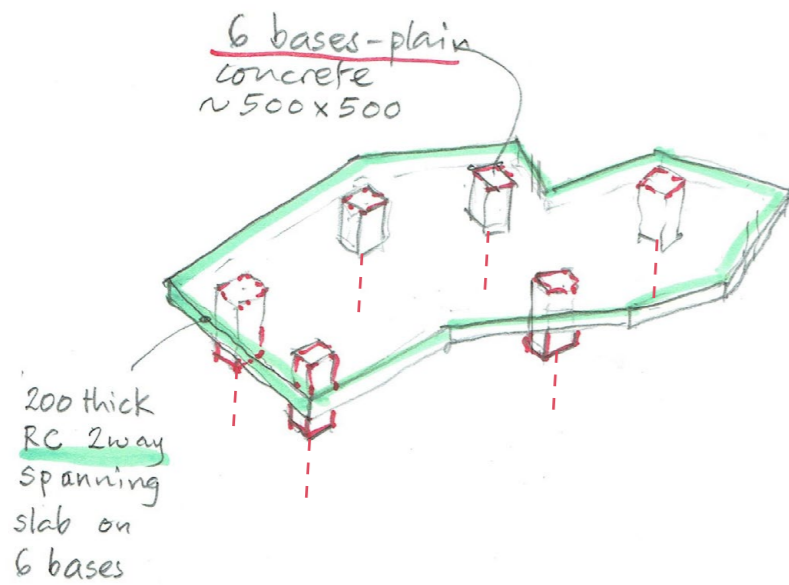
Permeable decking around tree T5 to be suspended on joisted platform, in order to not impact tree growth (as arboriculturalist advice)

Void under decking provides air circulation for tree roots

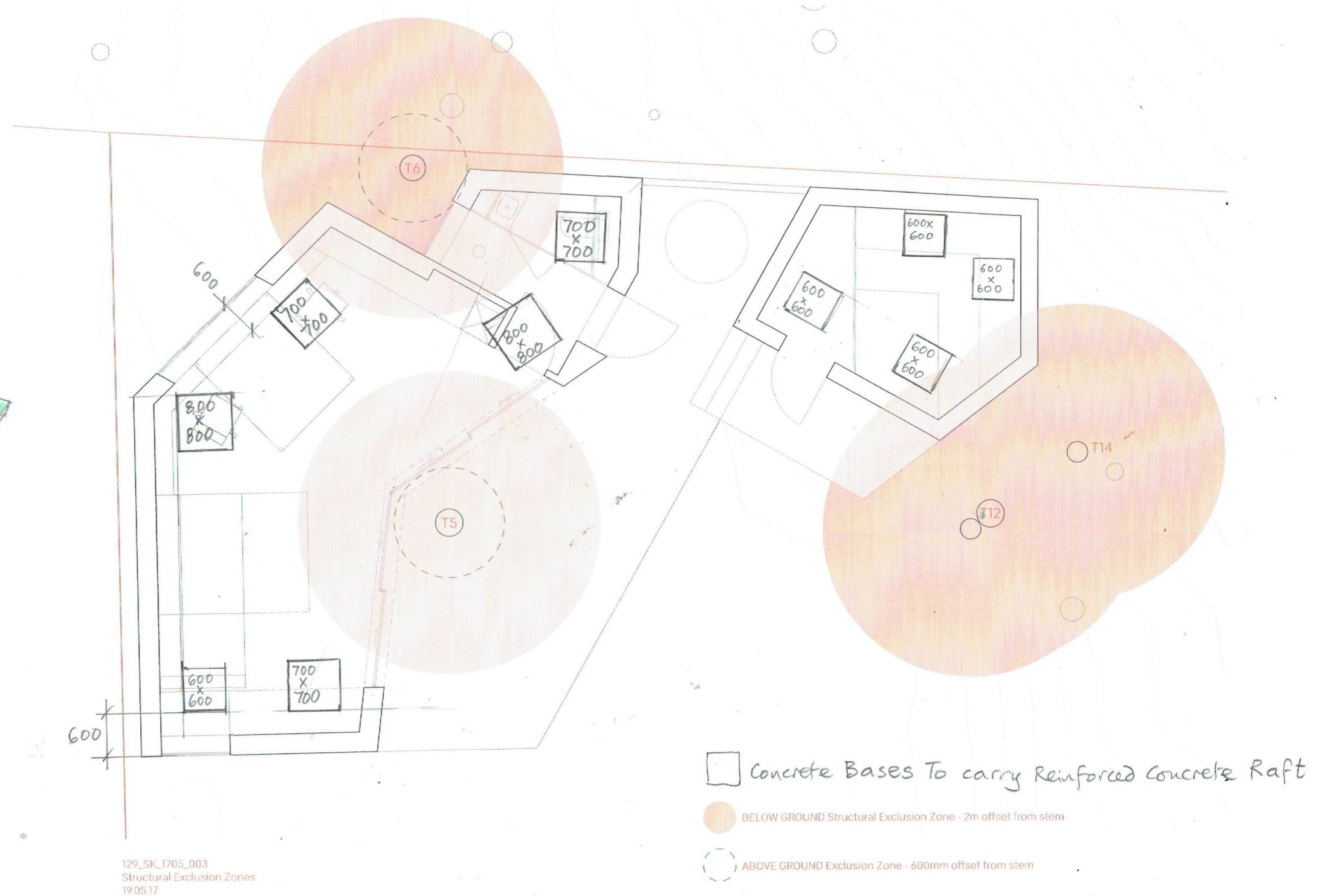
Current soil level around tree

Previous ground level prior to 2016 works

Structural mini-pile footing beyond Root Protection Area (see plan)



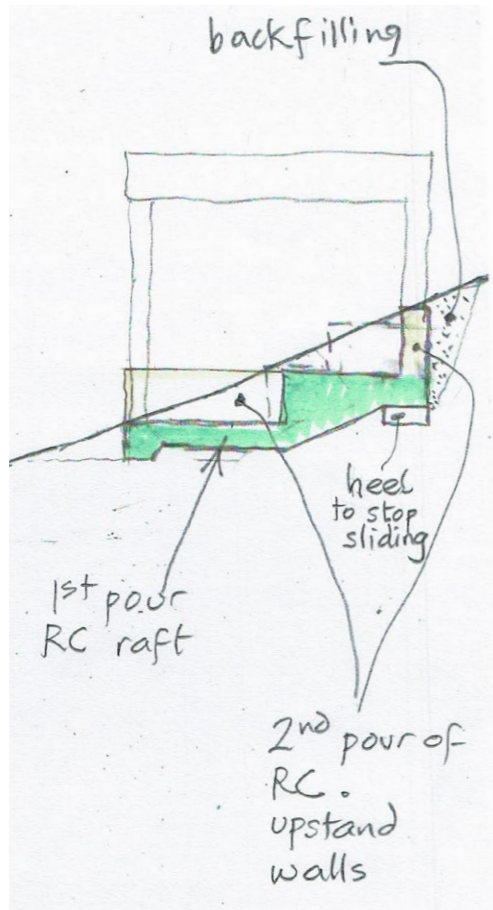
1. Early 3D structural sketch of garden room slab and mini-pile footings - to avoid tree roots



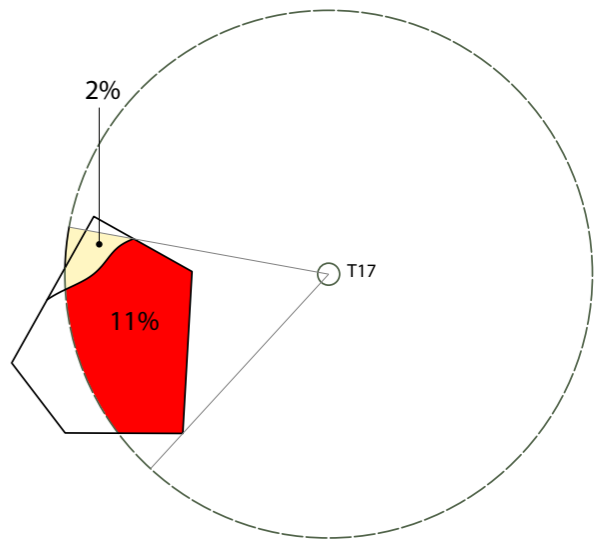
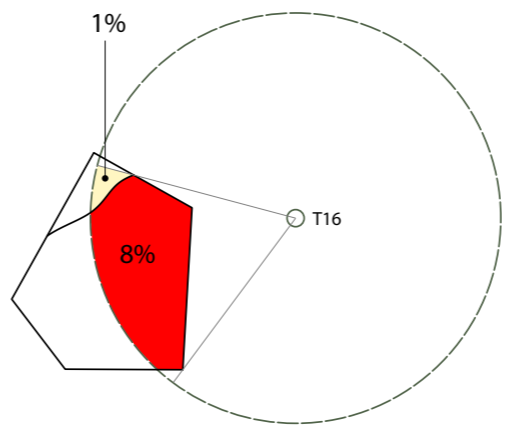
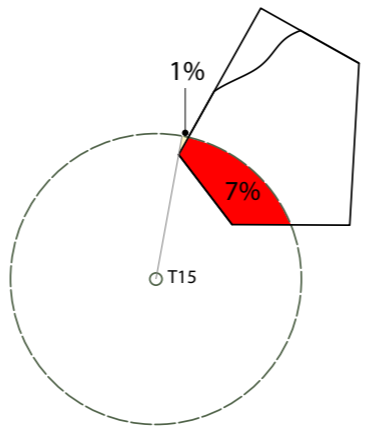
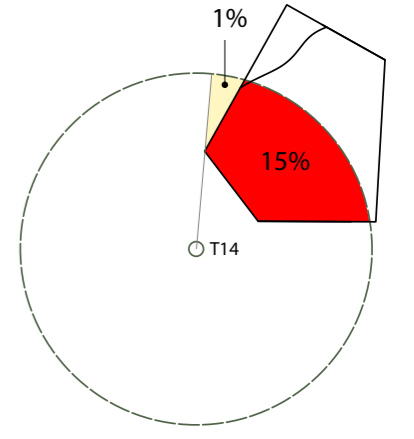
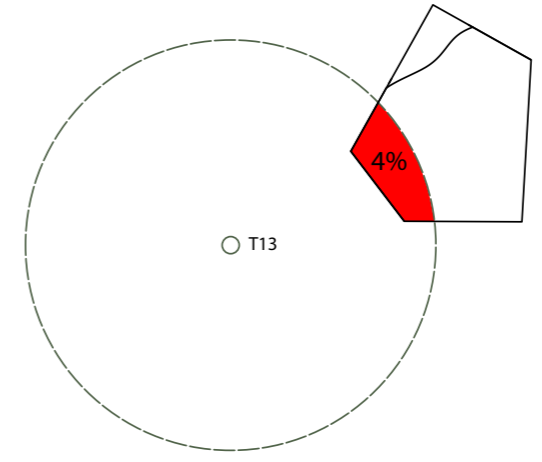
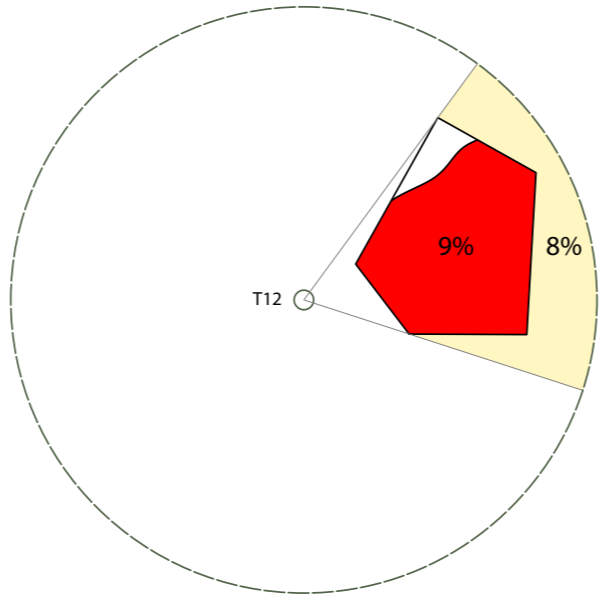
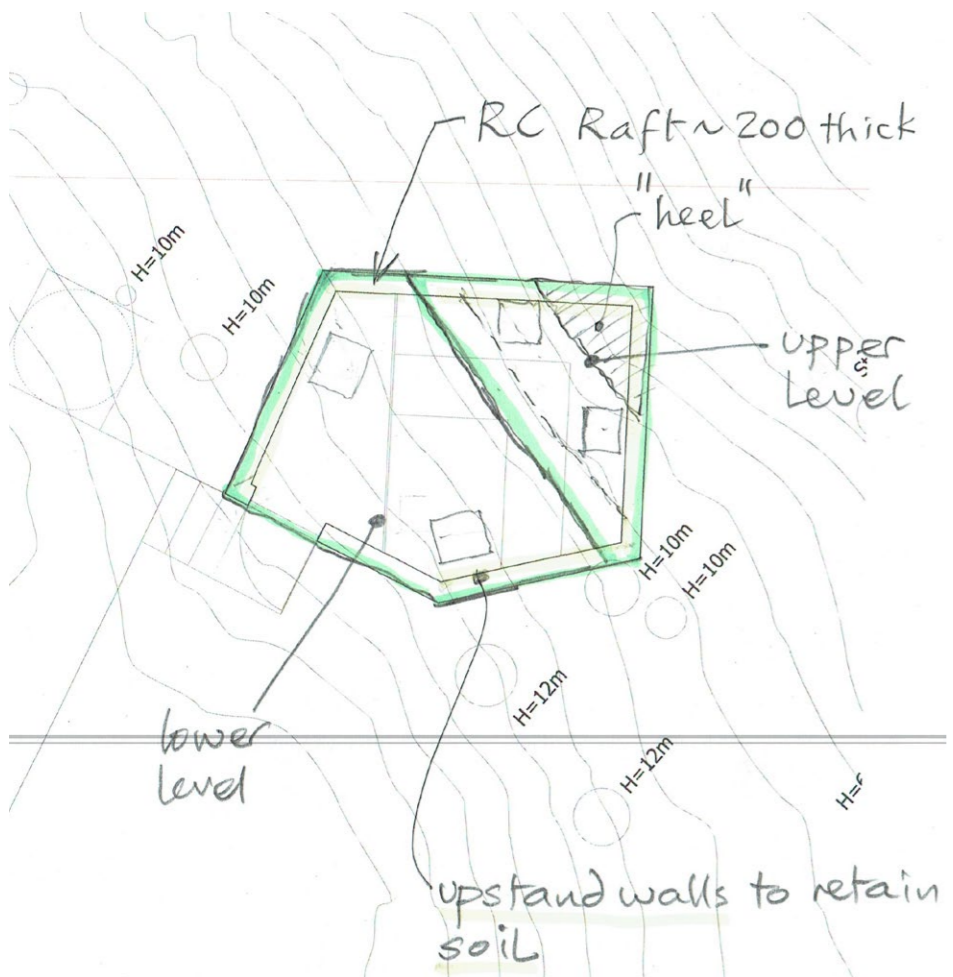
2. Structural sketch of garden room suspended raft slab and mini-pile footings: mini-pile locations to avoid root protection zones.

- Exact locations of mini-piles to be defined following on-site hand digging to identify roots.
- Type of mini-piles to be chosen to suit load distribution, and mini-mise number.

Cambridge Architectural Research Ltd
 25 Gwydir Street #6 Cambridge CB1 2LG UK
 info@carltd.com www.carltd.com
 tel +44 (0)1223 460475 fax +44 (0)1223 464142
 company registration number 2060803 England VAT registration number GB 432 2531 88



1. Structural Engineer's sketches of Sauna building slab



2. Analysis of impact of Sauna building on surrounding tree Root Protection Areas (shows that all below threshold of negative impact)