



Quaife Woodlands

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17th October, 2021

Our Ref AR/3843-GR/jq
Your Ref: 19/AP/1941

Mr. L. Bullen,
TPO Surveyor-Planning Enforcement,
London Borough of Southwark,
Design and Conservation,
Planning Division,
Place and Wellbeing Department,
160 Tooley Street,
London. SE1 2HZ

By e-mail only

Liam.bullen@southwark.gov.uk

Proposed Garden Rooms at 40 Court Lane, SE21 7DR

Dear Liam,

I have been asked to provide a statement to support the construction of four garden rooms adjacent to the rear boundary of the site. I have attached a plan at Appendix A.

The intention is to build them as light structures constructed of timber and supported on the ground (as opposed to into the ground) with screw piles. This is illustrated at Appendix A. Where the ground may need to have any minor excavation to remove localised undulations it will be carried out manually.

The construction access will utilise the north-eastern garden and the installation of the garden rooms will be worked back progressively in sequence from the south-eastern room.

The garden rooms will have electricity supplies which will be with armoured cable running along the base of the garden fences.

Access to the garden rooms when in use will be pedestrian and whereas such use is unlikely to cause any problems to tree roots, initially the path routes will be laid with landscape bark. In due course this may be altered, but the new residents will be advised to retain them for a minimum of a year. The residents of the three southern properties will also be advised that they will need TPO consent if a path of formal construction might be contemplated.

The consented tree planting will be carried out, but the positions of some may need to be altered to provide appropriate separation from the garden rooms.

The consented tree protection measures and their management for the main construction will not be altered and carried out as specified.

This is a relatively straightforward proposal and the tree protection measures I have stipulated are uncomplicated. I trust that this is satisfactory and I look forward to hearing from you.

Regards,

A handwritten signature in black ink, appearing to read 'Jim Quaife', written in a cursive style.

Jim Quaife

Attachment: Appendix A - Site Plan (one page A3)

Quaife Woodlands Arboricultural Survey AR/3843GR/jq

40 Court Lane, Dulwich, London, SE21 7DR

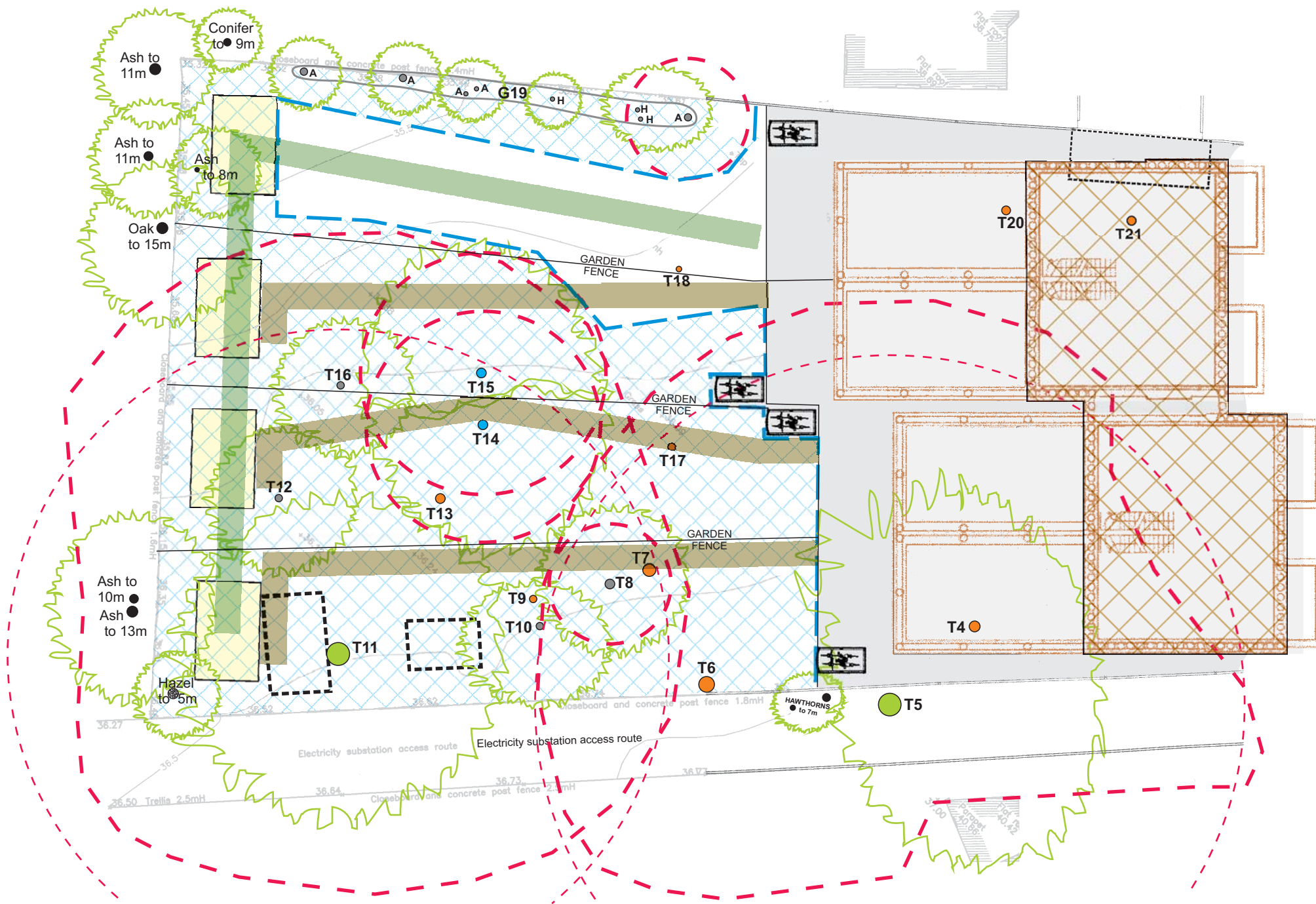
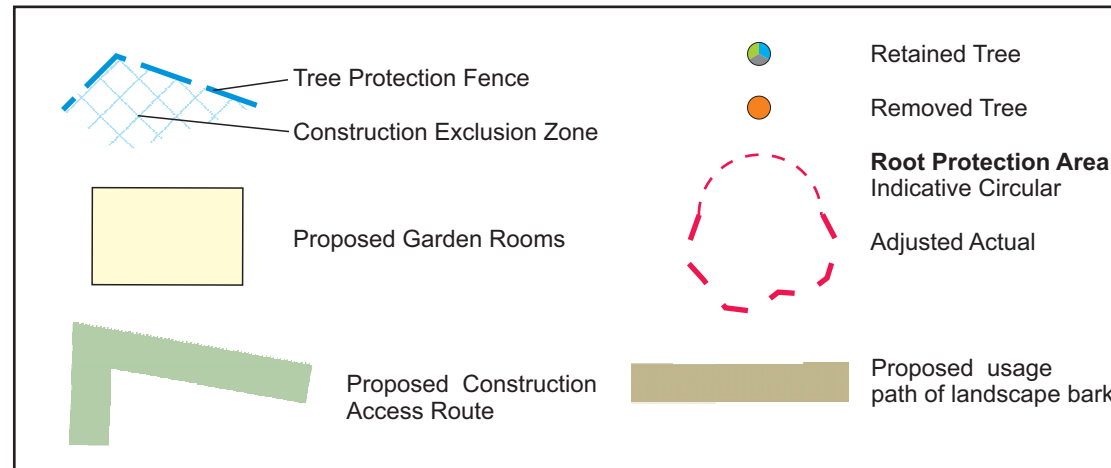
Site Plan - Proposed Garden Rooms

Scale 1:200 approximately @ A3

17th October, 2021



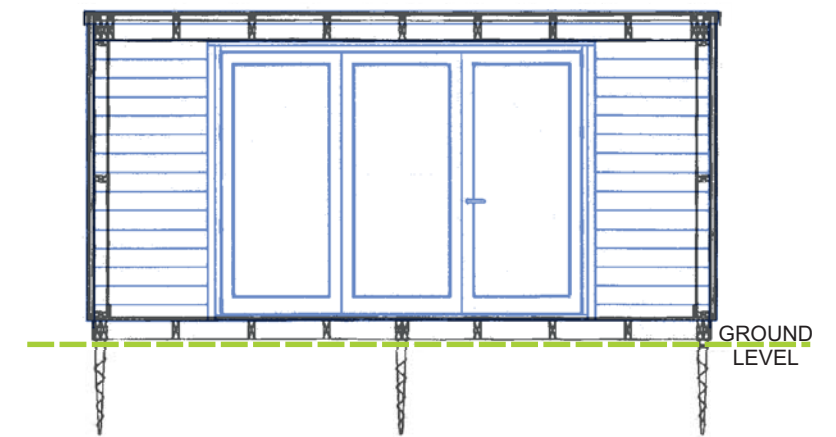
Scaling accuracy is sufficient for planning purposes but this drawing should not be used for construction
This plan is drawn in colour so monochrome reproduction may be unreliable



The consented new tree planting is not shown, but it will be carried out once the garden rooms are constructed, and there may be some minor alterations to some their positions for pragmatic reasons.



Garden Room Design Principle
(note the ground clearance)



Proposed Garden Room Design Front Elevation