

Our ref: VB/006~01
12th February 2026

RE: 006 ~ 298A Alexandra Park Road, London

We have been appointed by Mrs Coen to provide engineering assistance and support for the planning application regarding the property above.

It is our understanding that further information has been requested by the Area Planning Manager at Haringey Council in relation to the proposed outbuilding.

According to the proposal the structure will be a pre-fabricated model timber clad with flat roof and a footprint of approx. 43sqm.

Given the presence of trees in proximity of the new garden studio, it was requested to include further documents within the planning submission, in order to evaluate carefully any potential impacts of the proposed construction.

As a result, an arboricultural report has been provided by John Cromar's Arboricultural Company Limited. This document provides useful information on the root protection area (RPA) and the location of structurally significant roots (SRP).

According to the impact assessment, trees in the surrounding of the site will not suffer harm if appropriate tree-friendly methods are followed.

Having reviewed carefully recommendations from John Cromar's report, we have developed a preliminary scheme for the outbuilding foundations to demonstrate how structural design will be coordinated in order to promote tree retention and health.

The proposed development as shown in Appendix A incorporates a screw-piled foundation system as a key design measure to minimise impact on the surrounding trees and their RPAs. This approach has been selected following careful consideration of arboricultural constraints, ground conditions, and sustainable construction principles, ensuring that the proposal aligns with best practice guidance for development in proximity to established vegetation.

Unlike conventional strip or raft foundations, screw piles are installed using a low-vibration, low-excavation process that significantly reduces soil disturbance. The piles are mechanically driven into the ground rather than requiring extensive trenching or deep excavation, thereby preserving existing soil structure and protecting sensitive tree roots. This method allows the foundation loads to be transferred to deeper, stable strata while maintaining the integrity of the upper soil horizons, which are essential for tree health and long-term stability.

The minimal footprint of each pile further reduces the extent of ground intrusion within root protection zones. Installation can be carefully positioned to avoid major roots identified during arboricultural assessment, allowing the development to proceed without unnecessary root severance or compaction. In addition, the lightweight nature of the superstructure supported by screw piles often eliminates the need for heavy machinery across sensitive areas, reducing the risk of soil compaction that could otherwise impair root function and water permeability.

From an environmental and sustainability perspective, screw-piled foundations offer additional benefits, including reduced spoil removal, lower embodied carbon compared with traditional concrete-intensive solutions, and the potential for reversibility at the end of the structure's lifespan. These factors contribute to a more responsible construction methodology that respects the ecological value of the existing trees and supports local planning policies aimed at preserving green constructions.

In the preliminary scheme a timber grillage is used to connect screw piles and create a rigid base which will support the superstructure. The grillage will be acting as a beam system with beams fastened directly to the piles by using U- brackets or steel plates. Of course, timber specification should be adequate given the close proximity to the soil and risks related to high moisture. Therefore, it is recommended that timber is treated to Use Class 4 (UC4) standards, as this high-performance treatment would ensure resistance to fungal decay and insect attack in ground-contact situations.

At this stage we assume that flooring will comprise a SIP system sitting above the grillage.

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Structural insulated panels (SIP) are built off site and allow for rapid "jigsaw-like" assembly, reducing site waste and labour demand.

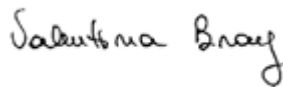
The same panels can be also used for the walls and the roof providing at the same time structural strength, thermal insulation and soundproof. This would result in a sustainable and energy-efficient option.

Overall, the adoption of a screw-piled system and grillage for the proposed foundation with a lightweight sustainable superstructure represents a proactive and sensitive design response to specific site nature and constraints. The new outbuilding will be built while safeguarding arboricultural assets, maintaining soil health, and minimising long-term environmental impact.

The approach demonstrates a commitment to sustainable construction and to the protection of the site natural character, ensuring that the proposed works can be undertaken in a manner that is both technically sound and environmentally responsible.

I hope this is useful and of course please do not hesitate to contact me if you have any queries.

Your sincerely,

A handwritten signature in black ink that reads "Valentina Bray". The script is cursive and fluid, with the first name and last name clearly distinguishable.

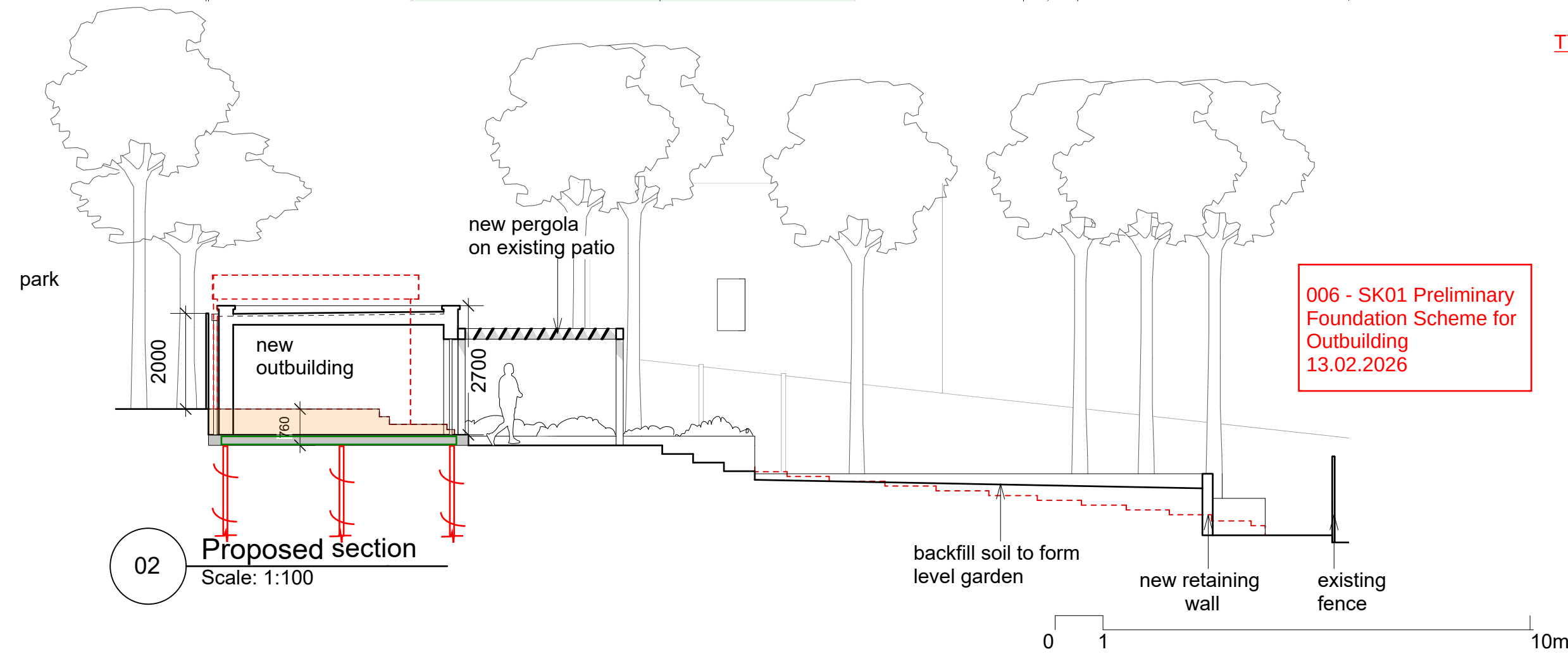
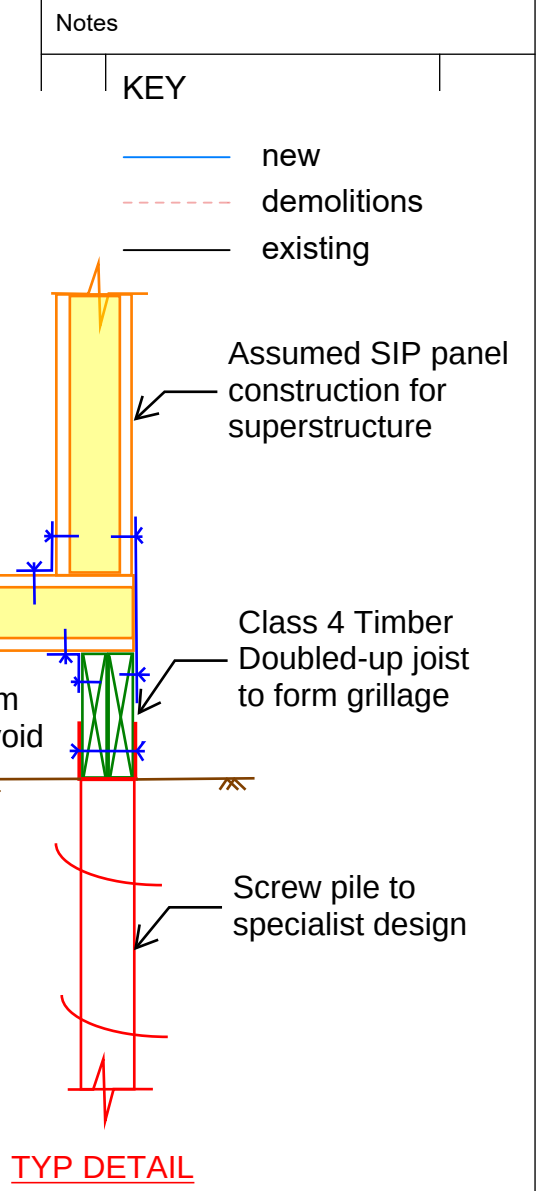
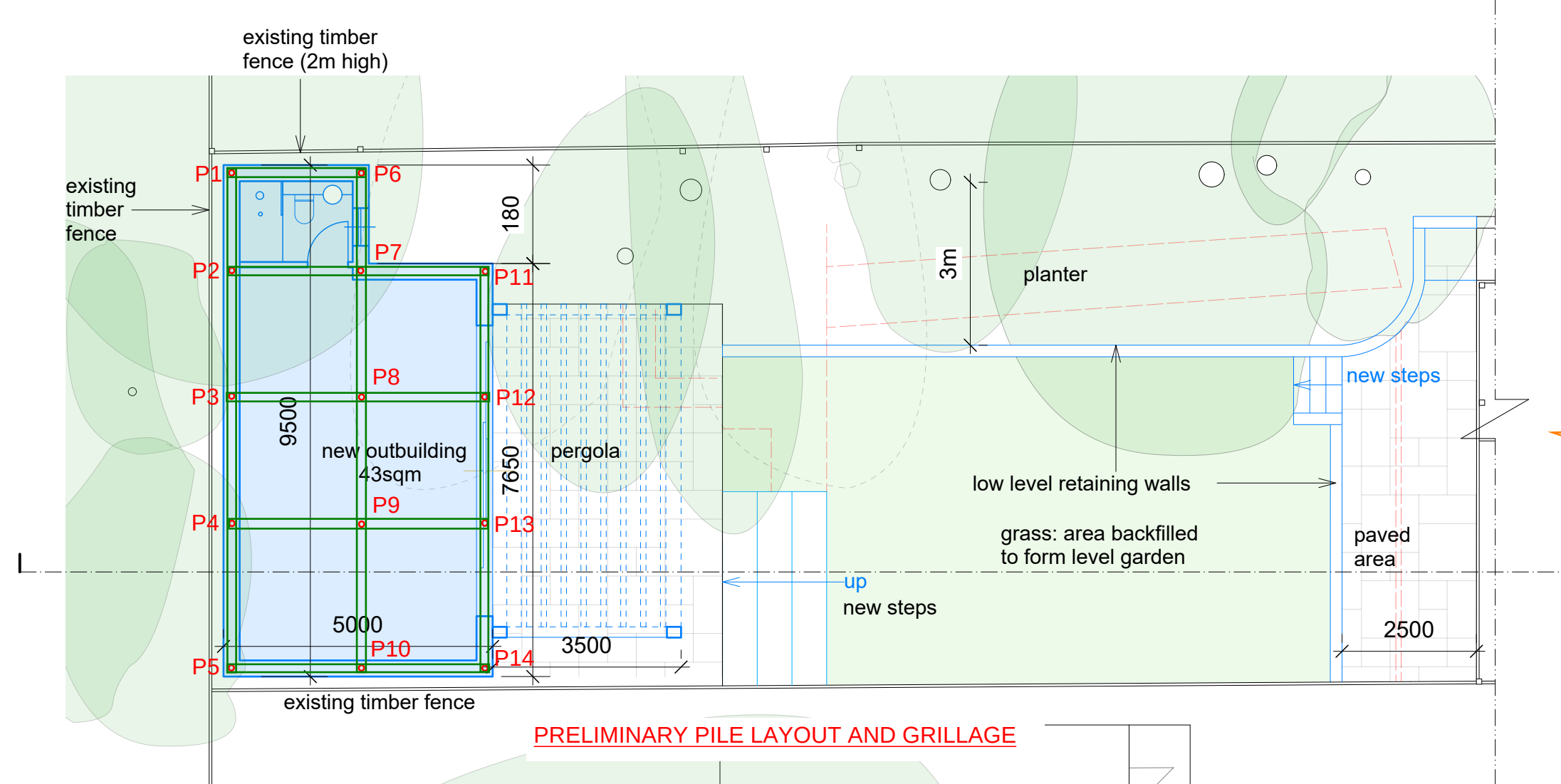
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APPENDIX A

Sketch SK01 – Preliminary Foundation Scheme for outbuilding



B	Retaining wall revised	02.11.25
A	Design revised	18.8.25
Revisions		
298A Alexandra park Road London N22 7BD		
Proposed outbuilding Plan and Section		
Date		
July 2025	Scale	Job No.
1:100@A3	-	-
Code		Dwg No.
-		15