

Ref: LAS_641
Date: 31.10.2023

Site: Brookfield Hotel, Emsworth

Arboricultural Statement

1 INTRODUCTION

- 1.1 LandArb Solutions Ltd were instructed to carry out a tree survey at Brookfield Hotel, Emsworth; herein referred to as the site, to accompany a planning application for external alterations and extensions to the existing hotel.

2 TREE SURVEY

- 2.1 LandArb Solutions visited the site on 04.05.23 to carry out the tree survey.
- 2.2 A copy of the tree survey schedule and tree survey and constraints plan is shown in Appendix 1. A selection of site photographs is shown in Appendix 2.
- 2.3 The following provides a short description of tree cover at the site and should be read in conjunction with the tree survey schedule and tree constraints plan.
- 2.4 At the hotel frontage is a tarmac parking area. To the south-east part of the parking area fronting Havant Road is a mature horse chestnut tree (T4), two mature sycamore trees (T2, T3) and a small early mature lime tree (T1). At the hotel frontage, surrounded by hard surfacing is a mature oak (T5).
- 2.5 On the eastern boundary are two topped small cypress stems (G9). Close to the hotel building are small planting beds with shrubs and a small olive tree (T24). Within the hard surfaced area by the car park is and small copper beech (T10).

- 2.6 At the rear of the hotel is a large mature lime tree (T11) and line of cypress trees on the northern boundary (G13). To the west of the cypress trees is a mature apple (T14) and a cypress tree (T15) and laurel shrub (T16). Within the existing rear garden are mixed garden shrubs and a small holly tree (T17). Towards the north west corner of the rear of the hotel are further cypress trees (G19, T2 and T22) and several small elder and hazel shrubs (G20). Adjacent T22 is a small pittosporum shrub (T23).
- 2.7 On the western boundary of the site are self-set small sycamore stems (G7 and T8) and mixed shrubs (H6).

3 STATUTORY PROTECTIONS

Conservation Area / Tree Preservation Orders

- 3.1 A review of Havant Borough Council's Online My Maps (accessed 04.05.23) shows the Hotel is not within a Conservation Area. However, it does confirm that three trees are subject to a TPO. These are believed to relate to trees T2, T3 and T5 on the tree survey.
- 3.2 Notwithstanding specific exemptions and in general terms, a TPO prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the prior consent of the local planning authority.
- 3.3 Penalties for contravention of a TPO tend to reflect the extent of damage caused but can, in the event of a tree being destroyed, result in a fine of up to £20,000 if convicted in a Magistrates' Court, or an unlimited fine if the matter is determined by the Crown Court.

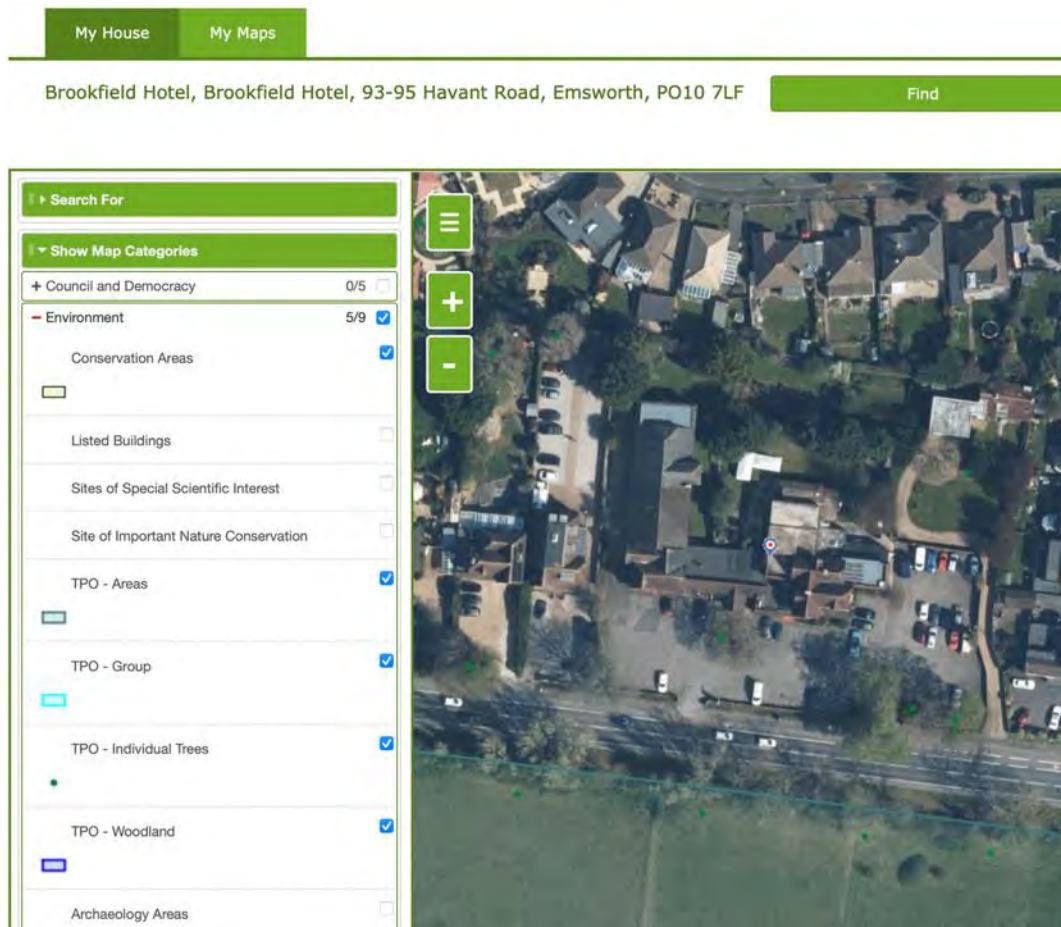


Fig 1: Extra of Havant My Map showing TPO Constraint's.

Statutory Wildlife Protection

- 3.4 Although preliminary visual checks from ground level of wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside the remit of the survey.
- 3.5 Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for bats in addition to birds and small mammals. It is recommended that in line with any accompanying specialist advice, any tree works should only be carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the project manager, site owner or consulting arboriculturist should be informed and appropriate action taken as

recommended by a Statutory Nature Conservation organisation such as Natural England.

- 3.6 It is advised that tree works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. Ideally, operations should be avoided during this period. Any necessary work should only be carried out following a preliminary check of the vegetation. For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in Britain.

4 DEVELOPMENT PROPOSALS

- 4.1 Development proposals comprise the remodelling of the existing entrance lobby, front extension, alterations to the front façade, external works to provide an outdoor seating area to the front including decking and associated landscaping, reconfiguration of the car park layout, and minor alterations to the rear elevation.
- 4.2 A copy of the proposed site plan is shown in Appendix 3 and elevations in Appendix 4.

5 ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The proposed site plan has been overlaid with the tree survey to prepare a Tree Retention/Loss Plan (Appendix 5) and Tree Protection Plan (Appendix 6). This has been used to inform this assessment in terms of the proposed site plan and relationship with trees.

Tree Retention/Loss

- 5.2 Proposals will require the removal of T17 and existing shrubs at the rear of the hotel to allow for new outdoor seating areas to be created. T17 is a small garden holly assessed as Category C, and therefore should not be viewed as a constraint to development. T17 could be replaced.
- 5.3 At the site frontage existing shrubs including a cabbage palm and T24 would need to be removed to create wheelchair access.
- 5.4 From a tree retention/loss perspective proposals are considered acceptable because no high-quality trees require removal.
- 5.5 A Landscape Plan is shown in Appendix 7. As shown, proposals retain the majority of existing areas of landscaping, except for the loss of T17 and shrubs at the rear and T24 and shrubs at the frontage. To replace T17 and T24 removed a new tree could be planted in the rear of the hotel by G20 and another replanted at the frontage by H6.

Impact to retained trees

Tree works

- 5.6 No major tree work is required to enable development.
- 5.7 With the proposed removal of existing hard surfacing and installation of raised decking and outdoor seating area, the lower canopy of T5 on its north side is to be lifted (as required) to ensure at least 2.4m height clearance over the raised decking and lifted to ensure at least 2.4m height clearance over the proposed grassed area beneath T5. As shown in Photo 1 in Appendix 2, on the north side no major limbs would need removing just smaller twigs and branches / foliage that hangs down. To allow scaffolding to be installed to facilitate the construction of the front extension/lobby, the

north side of T5 is to be tip reduced to allow clearance (if required). It is also recommended that T5 is crown is cleaned of deadwood.

- 5.8 Any further tree works should be actioned through the TPO process, where the tree is subject to a TPO, and for other trees not subject to a TPO, as part of good arboricultural practice as would be reasonably be required by any tree owner.

Rear garden alterations and outdoor seating

- 5.9 At the rear of the hotel it is proposed to create new outdoor seating areas. The location of the new seating avoids the Root Protection Areas (RPAs) of retained tree.

Extension to the frontage and timber decking

- 5.10 Proposals include for making alterations to the existing frontage / lobby. This will involve extending the frontage to infill the gaps to create a level frontage. Externally it is proposed to remove the existing tarmac and hard surfacing from the RPA of T5 and return part of it back to soft landscape/grass and another part replaced with a raised timber deck.
- 5.11 The extension works / alterations to the frontage will encroach the adjusted RPA of T5 by 7sqm (2.7% of the total RPA). This is a minor level of encroachment and unlikely to lead to the loss of, or demise of, T5.
- 5.12 The raised timber decking will encroach the RPA of T5 by 54sqm (20.7% of the total RPA). The timber decking would be above ground on timber supports. As this area is already covered with hard surfacing, proposals would not introduce new built from where it does not already exist. However, this aspect of proposals would allow the existing hard surfacing beneath the proposed timber decking to be removed. Removing the hard surfacing would help create a slightly better rooting environment for T5 by removing an impermeable layer of hard surfacing. Beneath the timber

decking removing hard surfacing would allow rain to percolate through and help improve gaseous exchange. It is noted that the area of timber decking also extends outside of the RPA of T5, therefore there would be further hard surface removal in these areas outside / adjacent to the RPA. Construction of the timber decking should avoid strip foundations and utilise lower impact methods such a screw pile or pad foundation that would limit excavations into the RPA which could sever roots.

- 5.13 To the south of the timber decking, it is proposed to remove the existing tarmac/hard surfacing from the RPA of T5 and return the area back to soft landscaping (grass). The level of hard surface removal from the RPA equates to 97 sqm (37% of total RPA). It is also noted that the proposed grass area extends further beyond the default/adjusted RPA to the west as well.
- 5.14 Given that all the RPA of T5 is currently under hard surfacing, removal of hard surfacing to return to soft landscaping / grass is a positive design element. Coupled with the removal of hard surfacing beneath the proposed timber decking, proposals would result in a 57.7% reduction in hard surfacing from the RPA of T5.
- 5.15 The proposed grass landscaping is to contain some outdoor seating / pub benches. To prevent this area from compacting from footfall or potentially churning up in wet weather, a grass reinforcement system could be used, such as Golpla. With the removal of the existing hard surfacing, an existing sub-base would already be present that could be used with Golpla Grass laid on top. An Example of Golpa is shown in Appendix 9.
- 5.16 It is also noted that currently the canopy of T5 extends over towards the entrance to the existing hotel and is an area of heavy public use for that reason. Replacing with

outdoor seating under the tree will result in another form of public use of the space rather than introduce a more intensive use of the space.

- 5.17 Overall, on balance it is considered that proposals would result in a betterment for T5 and its RPA compared to the existing situation. Proposals would result in a significant reduction in hard surfacing from the RPA of T5 that could help enhance the trees rooting environment for the benefit of the tree.

Car park organisation

- 5.18 The existing car park is to be re-organised to accommodate disabled parking and motorcycle parking in addition to standard car parking. The re-organisation will largely involve re-painting the existing car park areas. There is no additional hard surfacing proposed in any retained tree RPA. The current car park hard surfacing will be retained in the RPAs of the existing trees.

Levels

- 5.19 All existing levels in RPAs will be retained.

Summary

- 5.20 Overall, with regard to proposals the following is noted:
- Proposals would not require any significant tree loss nor any unacceptable tree works to enable development.
 - Proposals do not involve significant engineering works in any RPA that would reasonably lead to the loss or deterioration of existing trees.
 - Proposals would result in the significant reduction of hard surfacing from the RPA of a TPO tree (T5).
 - Retained trees can be adequately protected using a combination of protection fencing, ground protection and sensitive working methodologies.

6 TREE PROTECTION AND METHOD STATEMENT

- 6.1 Tree protection measures are shown on the TPP in Appendix 6. Protection measures will rely on fencing, ground protection and sensitive working.

- 6.2 The following protection and working methods is to demonstrate feasibility. Where additional scheme details or information is required by planning condition, such as decking foundation designs, it may be appropriate to finalise tree protection within a detailed arboricultural method statement secured via condition.

Protection fencing

- 6.3 In relation to T1-T4 and H6 to G7, it is considered that these trees would be far enough away from construction works that fencing would not be proportionate. However, as shown on the TPP it would be possible to install hears fencing if required to prevent contact with stems. The existing hard surfacing that is retained will act as ground protection for their RPAs.
- 6.4 In relation to T5 it would not be possible to fence of the RPA as works will occur within the RPA. As such the stem of T5 should be enclosed with a plywood box / hoarding to prevent direct contact. The same would also apply to T10 which is set within hard surfacing.
- 6.5 At the rear of the hotel, protection fencing is shown as a precaution to protect T11- T23 from accidental direct contact. This is mainly in relation to brining equipment and material around to the rear. There are two points of access to the rear of the hotel. On the western side there is the gravel drive to access the rear by T23. To the east there is a pedestrian access by T11. Fencing is shown at the rear of the hotel to cover both access points. However, in reality if only one access point is used to reach the rear garden fencing may not be needed to cover all areas.
- 6.6 As passage past T18 may be needed, plywood box for the stem would be more appropriate than heras fencing.

- 6.7 Protection fencing is to be installed prior to works on site and remain in place for the duration of construction works.

Ground Protection

- 6.8 For areas of RPAs of T22, T23, T18, T16, T15 and T11 not protected by fencing or covered by hard surfacing, it is recommended that temporary ground protection is installed where passage to the working area is required through their RPA.
- 6.9 An example of ground protection is shown in Appendix 8.
- 6.10 With regard to T5, the existing hard surfacing acts as ground protection. The existing hard surfacing is to be retained until the extension works at the frontage have been completed. The hard surfacing should only be removed from the RPA when timber decking is to be installed. If the situation arises where the hard surfacing needs to be removed before lobby construction works are completed, a load bearing ground protection would need to be installed in its place to protect the RAP of T5.

General rules for tree protection

- 6.11 Areas excluded by fencing or covered by ground protection form a construction exclusion zone (CEZ). The following activities, are not permitted within a CEZ (or any RPAs) unless detail in this statement:
- No mixing of cement.
 - No soil/turf stripping, raising/lowering of ground levels, deposit or excavation of soil or rubble.
 - No storage of materials, waste materials, spoil, machinery fuel, chemicals or other materials of any other description (unless on ground protection).
 - No parking/use of tracked or wheeled machinery unless on ground protection/existing driveway).
 - No lighting of fires or disposal of liquids.
 - No signs, cables, fixtures or fittings of any other description shall be attached to any part of a retained trees.

- 6.12 All materials are to be dropped off and stored within the existing car park hard surfaced areas or rear garden outside of RPAs.

Sensitive Working Methods

- 6.13 The final method of tree protection will be carrying out works sensitively and being tree aware. All contractors must be made aware that trees at the site are to be retained and protected. All contractors must be made aware of tree protection requirements at the site and ensure works are carried out in accordance with this statement.
- 6.14 With regard to the works in RPA of T5, the following sets out methods to be followed in relation to hard surface removal and installation of timber decking.
- 6.15 It is recommended that works are carried out in stages. The existing hard surfacing should be retained in the RPA of T5 to act as ground protection whilst the extension/lobby works are being carried out. Once the extension has been completed, the hard surfacing should be removed to allow the timber decking to be installed. Once the timber decking is installed the rest of the hard surfacing can be removed to be returned to soft landscaping.

Removal of hard surfacing and timber decking installation in RPA of T5

- 6.16 Where removing the existing hard surfacing beneath the proposed timber decking the following methods should be followed:
- The existing hard surfacing is to be broken up and lifted out using hand tools or lightweight plant with care not to excavate into the existing sub soil/base.
 - The break up should begin closest to the existing building and work backwards to ensure works breaking and lifting out hard surfacing operates from the hard surfacing and does not proceed over newly exposed ground in the RPA.

- Following hard surface removal, the subbase is to be scraped back where no roots are visible. If roots are present, the sub-base should be retained in situ and de-compacted (if required) using an air spade.
 - Once hard surfacing has been removed, no machinery or equipment is to enter or be stored in the exposed RPA.
- 6.17 The timber decking to be installed in the RPA of T5, following hard surface removal, must avoid strip foundations and instead adopt a lower impact methods such as small excavated concrete pads to support timber posts or screw/mini piles, or use an above ground foundation block / adjustable pedestal laid at ground level.
- 6.18 Some examples of above ground timber decking support systems are in Appendix 10.
- 6.19 If due to loading, excavated footings are required, the following method should be followed when installing the new timber decking support post / foundation pads:
- Designs for foundation pads or pile must use the smallest practical pile or pad and the smallest number piles or pads.
 - The posthole/pad or screw pile foundation locations are to be marked out on the ground.
 - Post holes/ pad foundations need to be the smallest required or use screw piles if possible.
 - Post holes are to be excavated by hand.
 - If roots under 25mm are found these are to be pruned back to the edge of the excavation with a sharp cutting tool.
 - Any roots over 25mm are to be retained and an alternative post hole / pad foundation location chosen.
 - Each post hole/pad foundation excavation is to be lined with an impermeable membrane prior to concrete pouring to prevent leaching into the surrounding soil.

Removal of hard surfacing and creating soft landscaping in RPA of T5

6.20 Where existing hard surfacing from the RPA of T5 is to be removed and returned to soft landscaping the following method is to be used:

- The existing hard surfacing is to be broken up and lifted out using hand tools or lightweight plant with care not to excavate into the existing sub soil/base.
- The break up should begin closest to the stem of T5 and work backwards to ensure works breaking and lifting out hard surfacing operates from the hard surfacing and does not proceed over newly exposed ground in RPAs.
- Following hard surface removal, the subbase is to be scraped back where no roots are visible. If roots are present, the sub-base should be retained in situ and de-compacted (if required) using an air spade.
- Once hard surfacing has been removed, no machinery or equipment is to enter or be stored in the exposed RPA.
- If a grass reinforcement system is required, such as Golpla, this should be installed on the existing sub-base and built up to avoid further excavations that could sever roots.
- If a grass reinforcement system is not needed, following hard surface removal, the ground is to be decompacted using an airspade (if required) and made up using good quality clean topsoil and seeded with grass.

Site Monitoring and supervision

6.21 The project arboriculturist will provide advice and support throughout the development process in relation to this Statement and retained trees.

6.22 With regard to the above works detailed within this Statement, it is clear the majority of works are not complicated engineering operations that will require on site supervision. However, works in the RPA of T5 will need monitoring to ensure compliance and avoid potential damage to T5 which is a TPO tree.

6.23 It is recommended that a pre-commencement meeting is undertaken with the contractor prior to works to ensure protection measures are in place and mainly to

discuss the works in the RPA of T5 to ensure all are clear on protection requirements and working methods in relation the TPO tree.

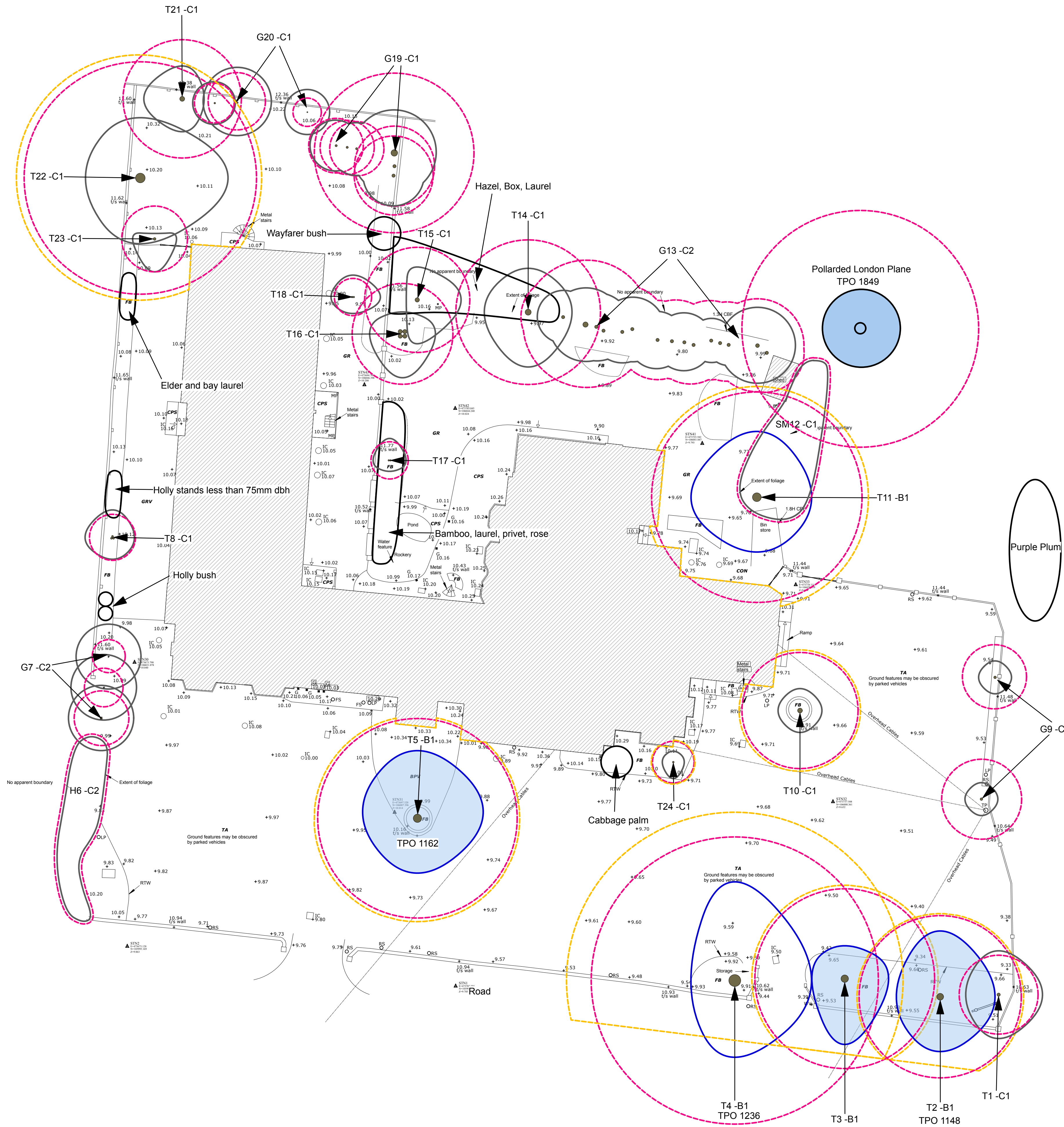
6.24 When it comes to hard surfacing removal and decking construction, the project arboriculturist is to visit site to monitor works in the RPA to ensure they are carried out in accordance with this statement.

6.25 Site visits / the outcome of arboricultural monitoring must be recorded with written and photographic evidence taken as necessary. This will ensure there is an accurate record to demonstrate the effectiveness of tree protection and evidence compliance.

**Appendix 1:
Tree Survey and Constraints Plan and Schedule**

KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Preservation Order (TPO)



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	9/5/23

LANDARB SOLUTIONS

Project:
Brookfield Hotel, Emsworth

Description:
Tree Survey and Constraints Plan

Status:
For Planning

Scale:
1:200 @A1

Job Number:
LAS 641

Drawn I Checked
DP MP

Drawing Number:
01

Date:
09/05/2023

Revision:
-

Ref no.	Species	Ht. (m)	Stem				Category Grading	Crown Spread (m)								Life stage	ULE	Physiological Condition	Structural Condition	General Observations and Notes
			Stem Count	Stem dia. (mm)	RPA radius	RPA area		N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction	Ht. Can. (m)					
T1	Lime	10.0	1	300	3.6	41	C1	4.0	4.0	4.0	3.0	N/A	-	N/A	1.5	EM	20+	Good	Fair	Supressed to the west by large sycamore, crown lifted west side.
T2	Sycamore	15.0	1	620	7.4	174	B1	6.0	5.0	5.0	4.0	N/A	-	N/A	2.0	M	10+	Good	Fair	Dense crown, union from 3m, crossing branches northeast side, set in planting bed, electrical point and metal embedded in stem south side.
T3	Sycamore	15.0	1	680	8.2	209	B1	3.0	4.0	6.0	3.0	N/A	-	N/A	4.0	M	10+	Fair	Fair	Southern branch with wounds and decay, canopy favours south and east side, flood lighting attached to stem, pruned in the past.
T4	Horse chestnut	15.0	1	1090	13.1	538	B1	9.0	7.0	7.0	4.0	N/A	-	N/A	3.0	M	20+	Good	Fair	Large horse chestnut with seven stems from 2.5m, deadwood and canopy thinning in upper crown, pruned in the past and multiple cavities in old pruning wounds, low retaining wall to north, wall to south and east.
T5	Oak	11.0	1	760	9.1	261	C1	6.0	6.0	5.0	5.0	N/A	-	N/A	2.0	M	10+	Fair	Fair	Set in small planting bed, hard surfacing and car park all around stem. Lighting fixed to the stem and hanging in the crown. Pruning wounds north west and south side with decay, crossing branches north east side, upper crown is thinning and there is minor to moderate deadwood and areas of dieback, lower leaves darker green upper canopy leaves yellowing.
H6	Bay laurel, holly, box, bramble	3.5	5+	80	1.0	3	C2	As on plan				N/A	-	N/A	0.0	EM	10+	Fair	Fair	Boundary vegetation clipped and managed as a hedge.
G7	Sycamore	7.0	5+	80	1.0	3	C2	As on plan				N/A	-	N/A	0.0	SM	10+	Fair	Poor	Self set semi mature sycamore, multiple stems, drawn up, poor quality.
T8	Sycamore	6.0	3	173	2.1	14	C1	2.5	2.0	2.0	2.5	N/A	-	N/A	0.0	SM	10+	Fair	Poor	Self set multi-stemmed sycamore, drawn up, poor form.
T9	Cypress	5.0	1	240	2.9	26	C1	1.5	1.5	1.5	1.5	N/A	-	N/A	1.0	EM	<10	Fair	Poor	Two cypress, northern cypress has been topped and has dead southern stem, south cypress growing by electric pole, topped in past and pruned,
T10	Beech	6.5	1	444	5.3	89	C1	2.0	2.0	2.0	2.0	N/A	-	N/A	1.5	M	10+	Fair	Poor	Twin stem from base, eastern stem splits again and has dead stem and second with large wound with decay, set in brick planter.
T11	Lime	13.5	1	800	9.6	290	B1	6.0	5.0	5.0	6.0	N/A	-	N/A	2.5	M	20+	Good	Fair	Large lime, old historic pollard which appears to have been reduced at a higher point in the past. , washing line attached to stem, cavity west side below knuckle, dense crown.
SM12	Laurel, privet, elder, holly	2.5	5+	100	1.2	5	C1	As on plan				N/A	-	N/A	0.0	EM	10+	Fair	Fair	Snapped and clipped garden shrubs on boundary.
G13	Cypress	9.0	4	300	3.6	41	C2	As on plan				N/A	-	N/A	0.0	EM	10+	Fair	Fair	Line of cypress, lower canopy pruned back, topped in the past,
T14	Apple	9.0	1	550	6.6	137	C1	4.0	4.0	5.0	4.0	N/A	-	N/A	3.0	M	<10	Fair	Poor	U shaped union from 1.6m, pruned in past, cavities in multiple pruning wounds, canopy favouring south, stem sounds hollow, cavity in stem south west side has decay and powdered wood and was probed beyond 500mm into the stem, cavities in old pruning points on stem hollow and probed beyond 500mm.
T15	Cypress	10.0	1	400	4.8	72	C1	3.0	4.0	4.0	1.0	N/A	-	N/A	2.0	EM	10+	Fair	Poor	Supressed to west, pruned in past, may have been topped historically.
T16	Bay laurel	9.0	4	381	4.6	66	C1	2.0	3.0	4.0	3.0	N/A	-	N/A	1.5	M	10+	Fair	Poor	Multi-stemmed, supressed to north, central stem has split in it from branch union, crossing branches
T17	Holly	5.0	2	141	1.7	9	C1	2.0	1.5	1.0	1.5	N/A	-	N/A	1.0	SM	10+	Fair	Poor	Twin stem from base. Small holly in shrub bed.
T18	Magnolia	5.0	2	141	1.7	9	C1	2.0	2.5	1.5	2.0	N/A	-	N/A	1.5	M	10+	Fair	Poor	Small garden magnolia, twin stem from 0.5m, western stem pollarded, poor form.
G19	Cypress	8.0	5+	300	3.6	41	C1	As on plan				N/A	-	N/A	0.0	M	10+	Fair	Fair	Line of cypress, snapped and topped. Stems to 300m with one appearing 600mm but unable to access.
G20	Hazel, elder	5.5	5+	150	1.8	10	C1	As on plan				N/A	-	N/A	0.0	M	10+	Fair	Fair	Two elder bushes and hazel stand adjacent brick wall.
T21	Cypress	12.0	1	450	5.4	92	C1	3.0	2.0	3.0	3.5	N/A	-	N/A	1.5	M	10+	Fair	Fair	Cypress growing by wall, lower crown pruned.
T22	Cypress	13.0	1	880	10.6	350	C1	5.5	8.0	6.0	5.0	N/A	-	N/A	1.5	M	10+	Fair	Fair	Large cypress, crowded union with multiple drawn up stems from 1m,at have been topped.
T23	Pittosporum	6.0	1	250	3.0	28	C1	0.5	2.0	3.0	2.0	N/A	-	N/A	1.5	EM	10+	Fair	Poor	Supressed to north, pruned in past, small, tree by gate.
T24	Olive	4.0	1	160	1.9	12	C1	1.0	1.0	1.5	1.0	N/A	-	N/A	0.0	EM	10+	Fair	Fair	Set in planting bed, shaped crown.

Appendix 2: Site Photos



Photoview 1: View east towards T5.



Photoview 2: View south west along G7.



Photoview 3: View south towards T1-T4.



Photoview 4: View east at G9.



Photoview 5: View north at G13.



Photoview 6: View looking north west towards G13 and T14.



Photoview 7: View south at T11.



Photoview 8: View north at T14-T16.



Photoview 9: View west at G19.



Photoview 10: View north at G19.



Photoview 11: View south at T18.



Photoview 12: View south at T10.



Photoview 13: View west at T24.



Photoview 14: View south at T17.

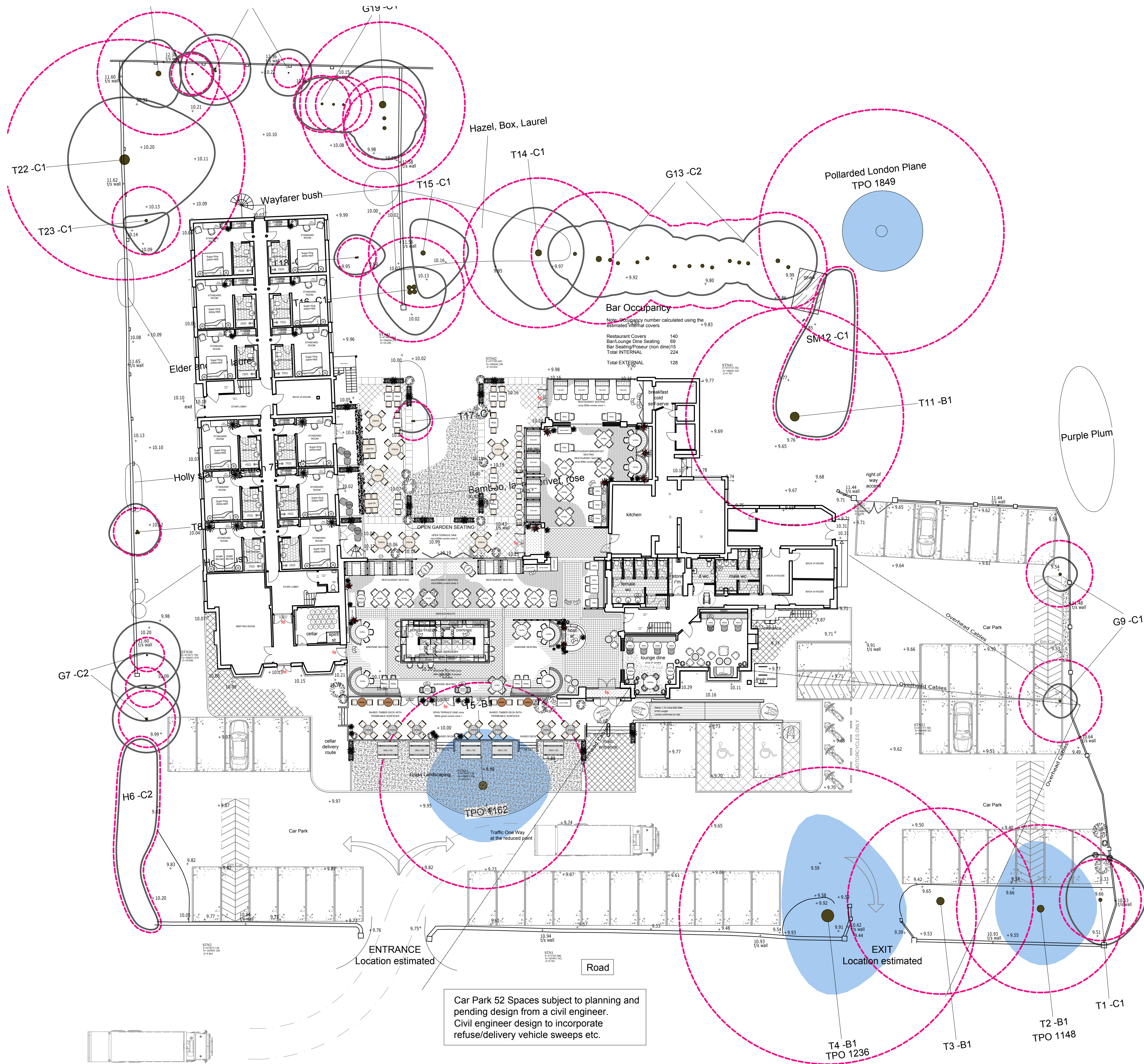


Photoview 15: View west at T17.



Photoview 16: View south at shrubs by T17.

Appendix 3: Proposed Site Plan



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NOTES:

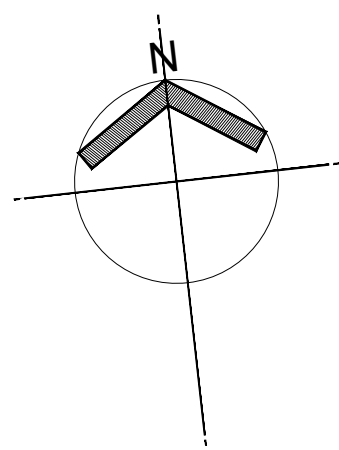
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DISCLAIMER

A full and accurate measured survey has not been undertaken by Concorde BGW at this site. This drawing has been produced from information provided by others. Any dimensions indicated are for information only and must be checked on site prior to the commencement of any works

- Indicates areas of new structure
- Indicates wall to be removed



Rev: H	09.10.23	SB	External area updated to allow for existing TPO trees to be realigned to suit tree survey. Car parking bays to front boundary wall reconfigured. Site levels added to drawing
Rev: G	31.07.23	SB	External area updated to increase parking provision to 2no spaces, bicycle shelter added and area noted for x4 motorcycles
Rev: F	31.04.23	SB	Garden Room, Pergola, Sun Dial and associated landscaping/paving removed. Garden landscaping table layout amended to suit.
Rev: E	July2023	dn	Garden Room, Pergola, Sun Dial and associated landscaping/paving removed.
Rev: D	July2023	dn	DD Access moved to right of entrance, grass landscaping to TPO 116 extended, deck amended to suit & car park amended
Rev: C	July2023	dn	Grass landscaping to TPO 1162 extended
Rev: B	July2023	dn	DDA Access, deck added to main facade & car park amended
Rev: A	May 2023	dn	Refuse Vehicle sweep added
Rev:	Date:	Init:	Note: © Copyright

Stage: **PLANNING**

Project address:
**Brookfield Hotel
93 Havant Road
Emsworth
PO10 7LF**

Title: **PROPOSED SITE LAYOUT**

Scale:	1:200	Dwg size:	A1
Drawn by:..	dn	Date:	March/2023
Drawing no:	4893-02-02	Rev:	H

CONCORDE BGW GROUP

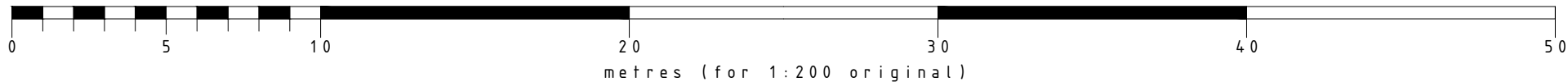
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Thomas Ford House
23-24 Smithfield St
London
EC1A 9LF

Doncaster
Palmer Street
Hyde Park
Doncaster
DN4 5DD

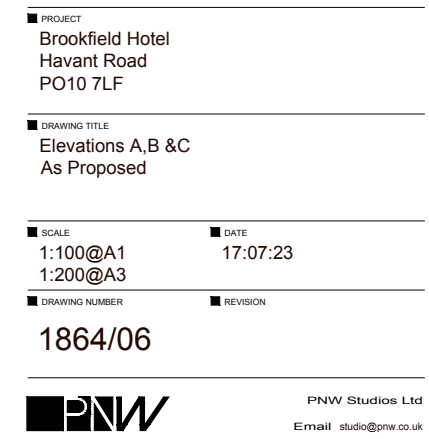
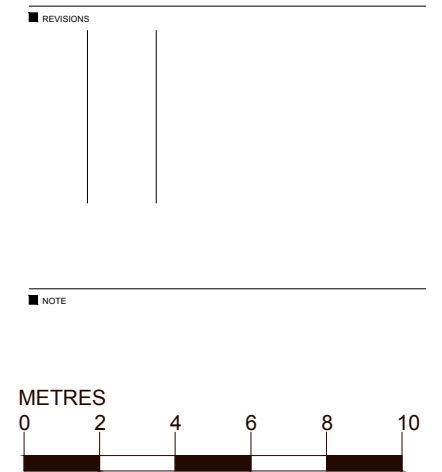
Nottingham
Unit 3, The Glade
Business Centre
Forum Road
Nottingham
NG5 9RW

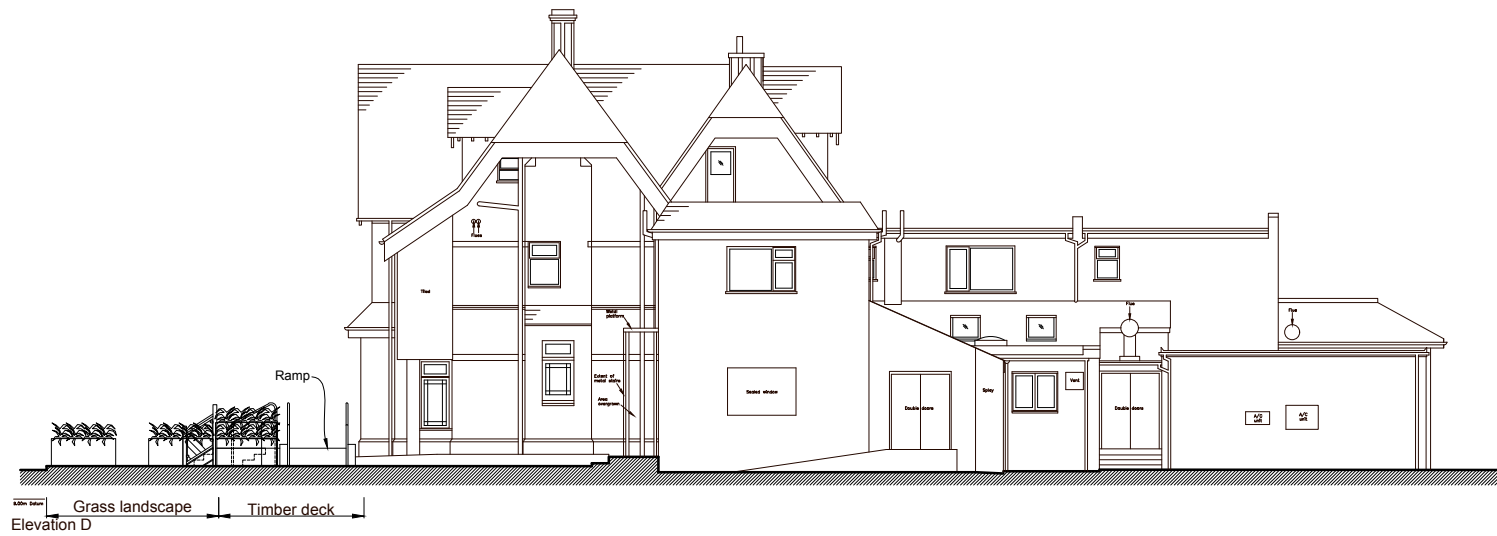
01302 361 024 concordebgw.com

Proposed Site Layout
Scale 1:200



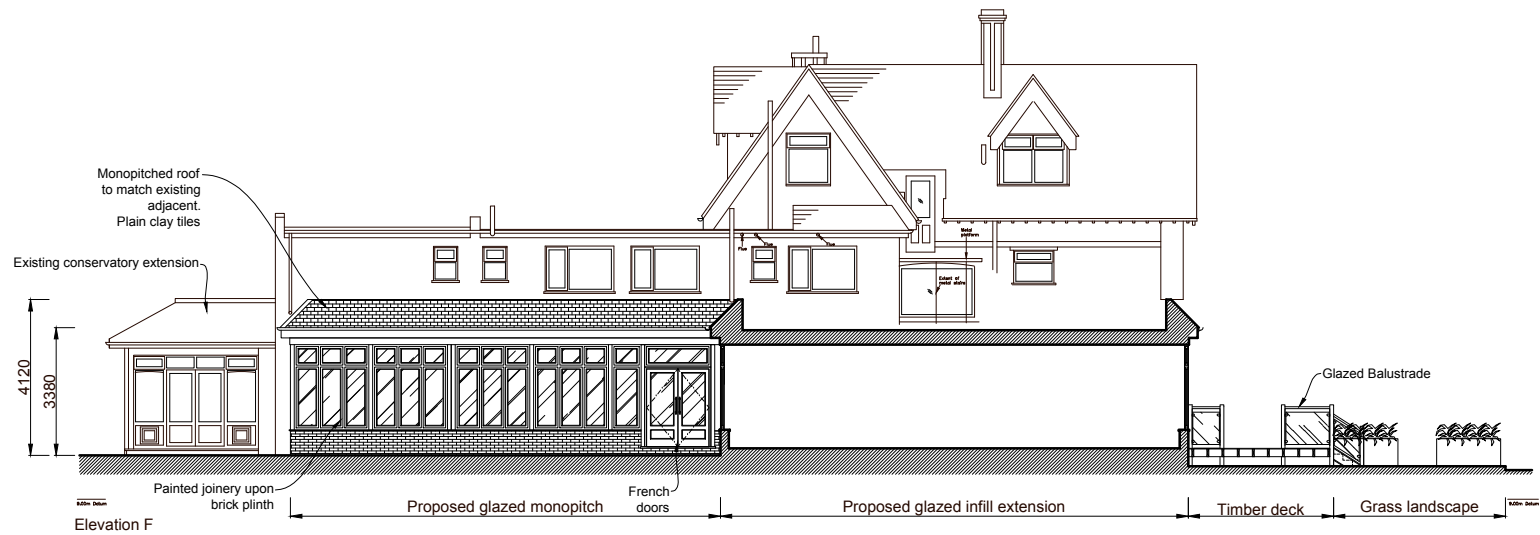
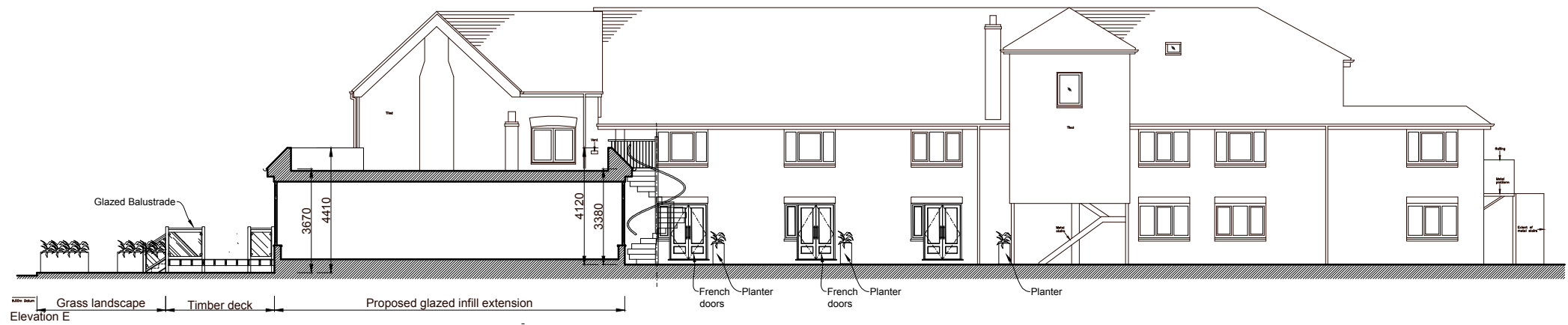
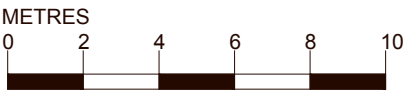
Appendix 4: Elevation Plans





REVISIONS	

NOTE



(PROPOSED)

PROJECT
Brookfield Hotel
Havant Road
PO10 7LF

DRAWING TITLE
Elevations D,E &F
As Proposed

SCALE
1:100@A1
1:200@A3

DATE
17:07:23

DRAWING NUMBER
1864/07

REVISION

Appendix 5: Tree Retention and Loss Plan

PROPOSED GROUND FLOOR PLAN



KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Preservation Order (TPO)
- Survey Item to be Removed

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	20/10/23

LANDARB SOLUTIONS

Project:
Brookfield Hotel, Emsworth

Description:
Tree Retention and Loss Plan

Status:
For Planning

Scale:
1:200 @A1

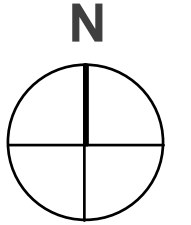
Drawn I Checked
DP MP

Date:
20/10/2023

Job Number:
LAS 641

Drawing Number:
02

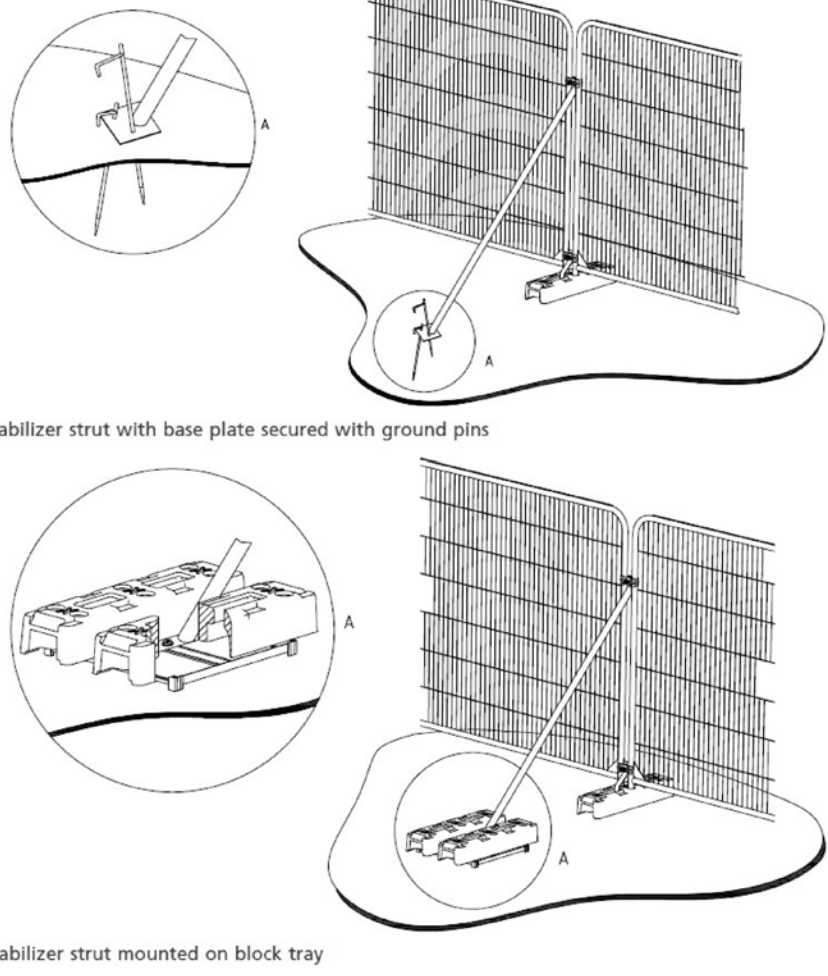
Revision:
-



Appendix 6: Tree Protection Plan

PROPOSED GROUND FLOOR PLAN

BS:5837:2012 Figure 3 Examples of above-ground stabilizing systems



KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Preservation Order (TPO)
- Survey Item to be Removed
- Tree Protection Barrier to BS:5837:2012 Primary Position
- Plywood Box
- Temporary Ground Protection to BS:5837:2012
- Area of hard surface removal and replacement with soft landscaping/grass reinforcement
- Area of hard surface removal and replacement with raised timber decking
- Area of sensitive working
- Area of existing hard surfacing retained



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	27/10/23

LANDARB SOLUTIONS

Project:
Brookfield Hotel, Emsworth

Description:
Tree Protection Plan

Status:
For Planning

Scale:
1:200 @A1

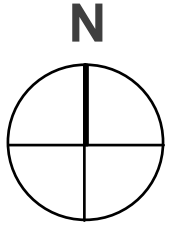
Job Number:
LAS 641

Drawn I Checked
DP MP

Drawing Number:
04

Date:
27/10/2023

Revision:
-



Car Park 52 Spaces subject to planning and pending design from a civil engineer. Civil engineer design to incorporate refuse/delivery vehicle sweeps etc.

Appendix 7: Landscape Plan

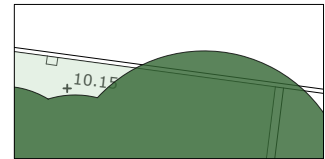
PROPOSED GROUND FLOOR PLAN

TREE PLANTING

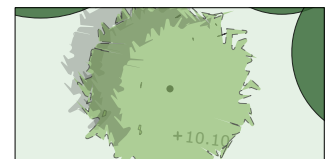
Code	Species	Form	Girth cm	Height cm	Root condition	Quantity
LT	Liriodendron tulipifera	EHS	14-16	425-600	65/85 L	1
TC	Tilia cordata	EHS	14-16	425-600	65/85 L	1

KEY

Soft Landscaping



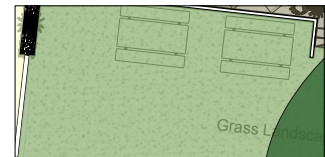
Existing Retained



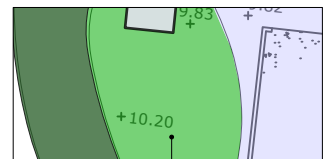
Proposed Tree Planting



Existing Grass



Proposed Golpa Grass - Image 1



Existing Shrubs

Hard Landscaping



Existing Tarmac



Proposed Paving - to replace existing tarmac hard surfacing

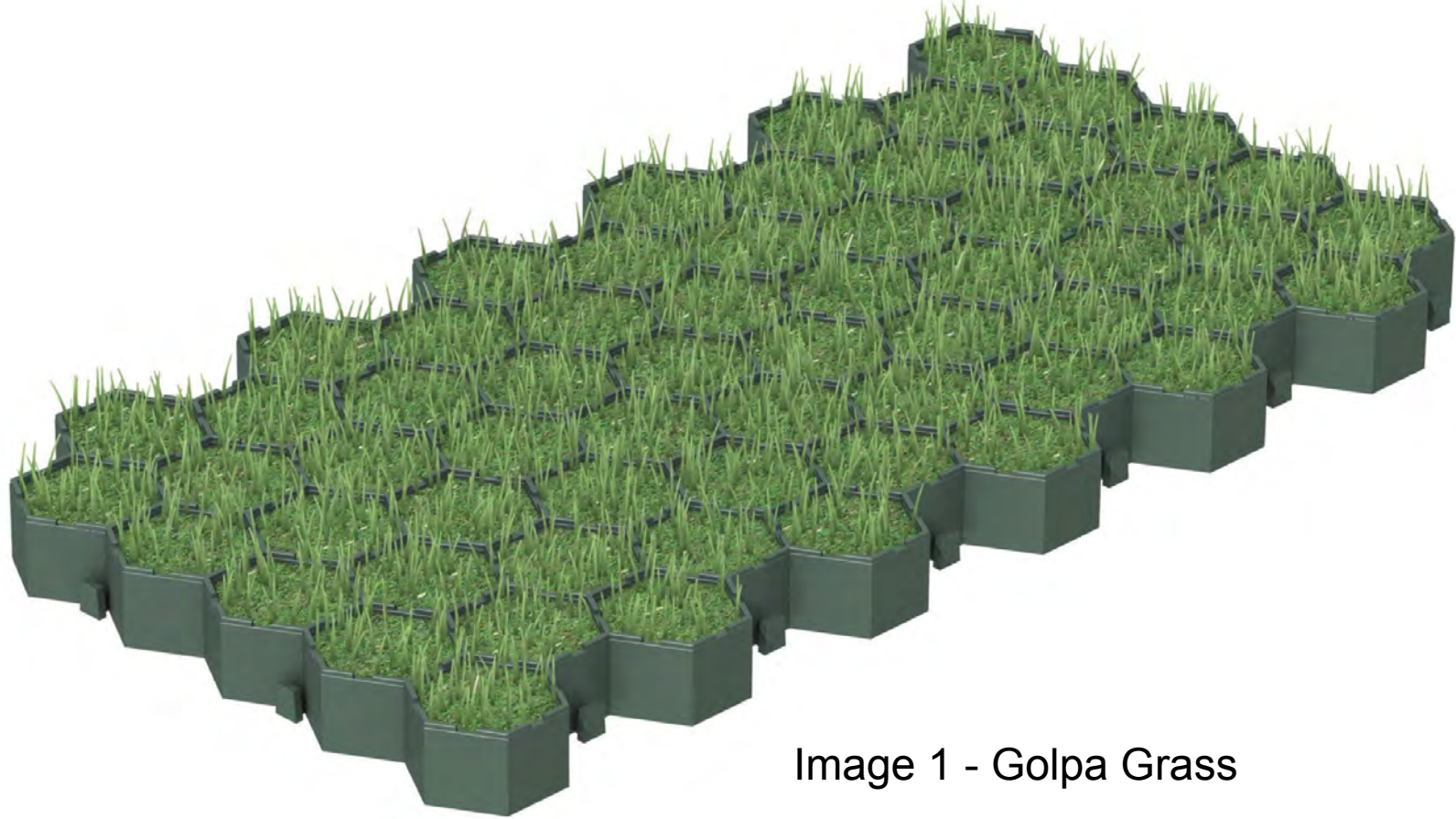
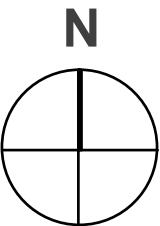


Image 1 - Golpa Grass



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	31/10/23

LANDARB SOLUTIONS

Project:
Brookfield Hotel, Emsworth
Description:
Landscape Proposals

Status:
For Planning

Scale: 1:200 @A1	Drawn I Checked DP MP	Date: 31/10/2023
Job Number: LAS 641	Drawing Number: 03	Revision: -

Appendix 8: Example ground protection

TREE ROOT PROTECTION DURING CONSTRUCTION PROJECTS

The Department for Communities and Local Government's guide **"Tree Roots in the Built Environment"** states that **"ground protection should be installed before any materials or machinery is brought onto the site"** (Section 9.3.3.2) [Crown Copyright acknowledged]

It has been shown that **"the major contribution to soil compaction from vehicle movements comes from the first passes of vehicles over the ground"** (Section 4.2.3) Thus it is essential that ground protection is specified and installed from day one of construction projects.

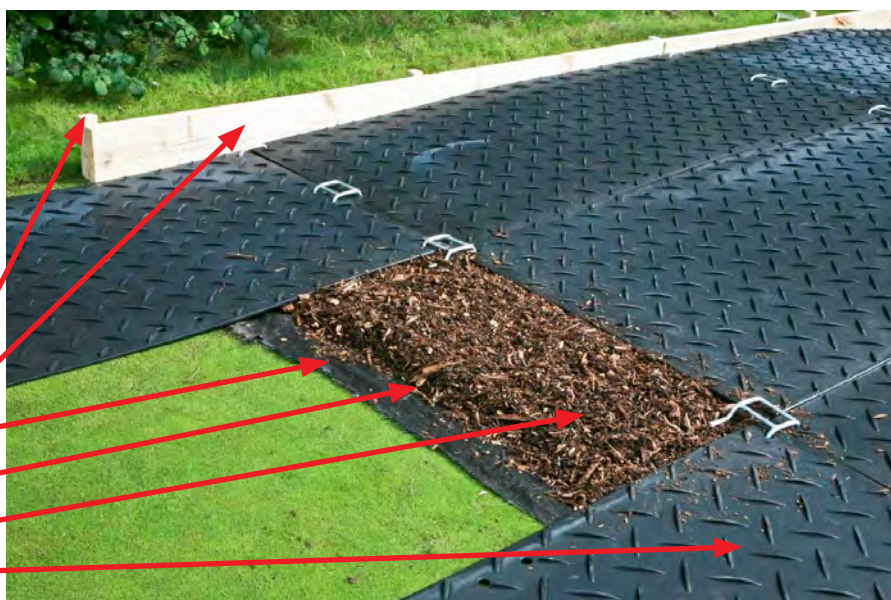
Failure to protect the ground from compaction will lead to reduced water and oxygen infiltration to the tree roots and can ultimately lead to the decline of the tree.

TREE ROOT PROTECTION METHOD

GroundGuards trackway mat systems are frequently used on construction sites to protect the ground from erosion and damage by construction vehicles. Where a temporary roadway must pass near to trees, the following extra precautions must be taken in order to provide cushioning for the ground under the tree canopy:

1. Edge rails of 200 x 50mm sawn timber should be installed where the trackway will pass under the tree canopy. These should be staked on either side of the trackway using 50 x 50 x 500mm timber stakes at 1.5m spacings.
2. A layer of geotextile membrane should be laid to cover at least the area under the tree canopy and preferably under the whole of the trackway.
3. A pad of trackway mats should be laid on top of the geotextile membrane, between the timber rails.
4. A 150mm deep layer of wood chipping should be laid over the mats
5. The trackway can then be laid so that it rises over the wood chippings as it passes under the tree canopy.

50x50x500 timber stakes
200x50 timber rails
Geotextile Membrane
Base layer of trackway mats
Wood chippings
Upper layer of trackway mats



Three trackway systems suitable for tree root protection are available for hire or sale:



GroundGuards®

Ground-Guards Ltd

Rudgate • Walton
Leeds • LS23 7AU
United Kingdom

+44 (0)113 267 6000
info@ground-guards.co.uk
www.ground-guards.co.uk

Appendix 9: Golpla Grass Reinforcement Example



Sub-base Preparations



During Installation



Completion

Installation Method - Prepare Ground

1. Excavate existing ground to suit application and CBR conditions. Check subsoil permeability and water table. Install suitable drainage system if infiltration not possible. (Drainage is a key element for the performance of the system)
2. Lay Turftex Geotextile, overlapping joints by 300mm
3. Lay reinforcing Geogrid if required
4. Install the required depth of sub-base Type 3 (open graded granular sub-base) as described in Specification for Highways Works Clause 805
5. Bedding layer:

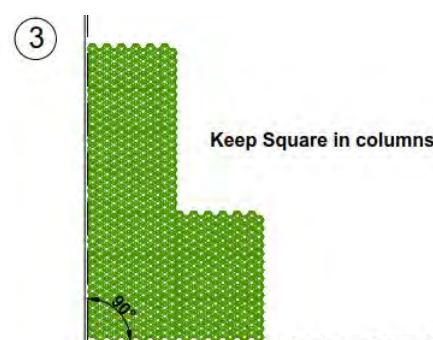
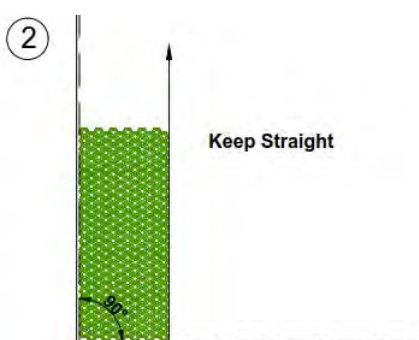
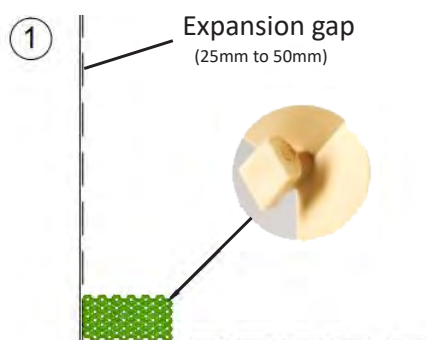
For Gravel surface: Lay second layer of Turftex geotextile and then a layer of 25mm of grit/sharp sand (according to BS7533) (just rolled not compacted)

For Grass seed/soil surface: Install 100mm bedding layer of 70/30 Rootzone (+/- 10mm) (just rolled not compacted)

For Grass Pre-Grown surface: Install 100mm bedding layer of 70/30 Rootzone (+/- 10mm) (just rolled not compacted)

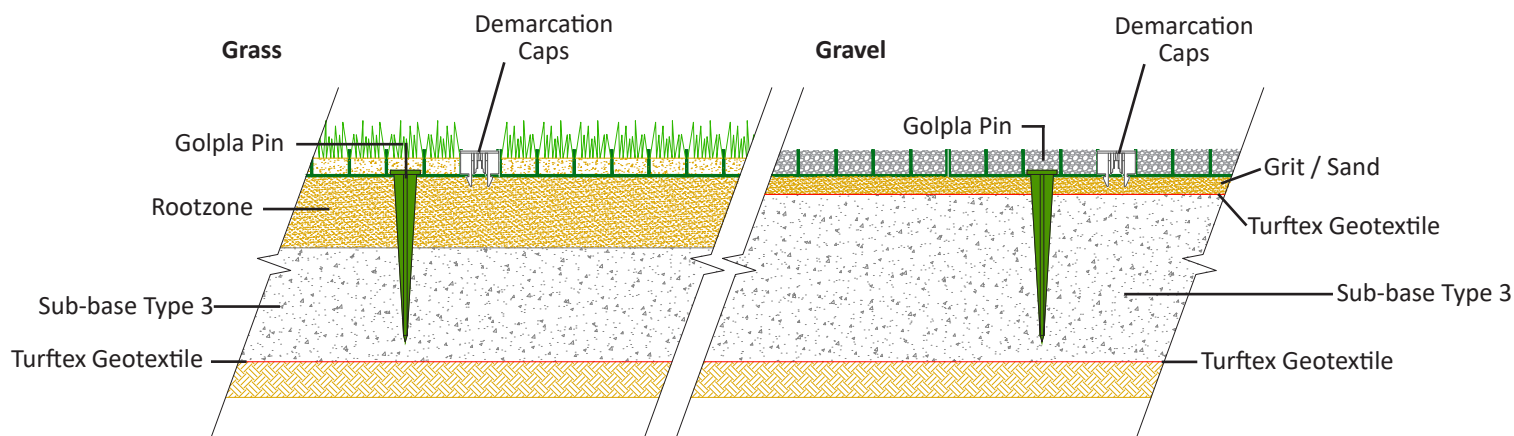


6. Laying of Golpla units



- Start in the bottom left hand corner leaving a 25 to 50mm expansion gap around the perimeter
- Lay first unit with connecting tabs facing forward, ensure line is straight and complete first row
- Start second row ensuring it is square to the first row; do not lay in 2 directions at the same time
- Line up all long and short sides, do not lay in a bond. Allow a 25mm expansion gap every 20 metres and against any kerbs in the body of the surface
- Continue until all units are installed; consolidate the surface with a plate compactor or light roller
- Dimensions of each Golpla® unit: 640mm long by 330mm wide by 38 mm in depth

Laying of units



- For ease, pilot a hole and then insert Golpla® pins evenly at a rate of 1 per square metre
- Cut Golpla® units with a hand or power saw to fit the shape of the area
- Any cut units should be installed with additional pins
- Insert demarcation markers as required before filling

7. Filling the Golpla® Units

For Gravel surface: Use 6-10mm clean angular gravel to completely fill units leaving the top edge visible

For Grass seed or soil surface: Use good quality friable top soil to fill the units. DO NOT compact. Remove any overfill leaving the plastic edge visible and allow to settle (settlement can be achieved with a light vibrating plate). This will leave a 5-10mm gap and should NOT be topped. Apply grass seed

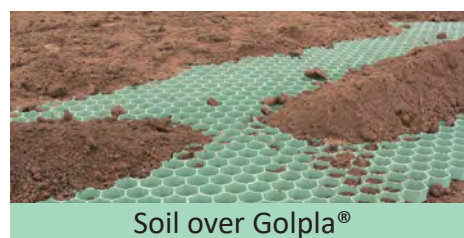
For Grass Pre-Grown surface: Water within 6 hours of laying and then regularly for a minimum of 4 weeks

Golpla® Aftercare Tips (✓)

- ✓ Cut the grass as required but keep the blades above their lowest setting to avoid the risk of clipping the Golpla® units. Remove grass cuttings.
- ✓ Apply a fertiliser in the spring and autumn months to keep the grass healthy and at other times as required
- ✓ In the case of soil and seed, it can take 6 months before the grass has established sufficiently to enable regular traffic



Gravel over Golpla®



Soil over Golpla®

Click here to view a Golpla® Installation video!

Features

- Instant aesthetics
- Professionally grown
- No germination issues
- Faster installation
- Reduces weeds
- Ready for use much sooner



Applications

- Car Parks
- Access Roads
- Footpaths
- Cycle Paths
- Tow Paths
- Caravan Parking
- Wheelchair Access
- Drainage Solutions

Golpla® Pre-Grown is a unique system that provides clients with a fully established grass surface which looks great visually and is ready to use in a matter of weeks not months*.

Encouraging grass growth is essential to the success of a reinforced grass surface. Golpla® Pre-Grown solves this by allowing grass to reach a mature stage before being shipped to site.

Units can be supplied at any time of the year enabling the installation to be completed even in the winter months when it is too cold for grass seed to germinate.

Golpla® Pre-Grown is delivered to site ready to be installed directly onto the prepared ground. Geosynthetics can provide sub-base advice to suit the site conditions along with installation guidance.

After installation the grass may require watering until new roots have been produced and will benefit from an application of fertiliser.

*For best results Golpla® Pre-Grown requires a minimum 4 weeks establishment period, depending on seasonality.



Appendix 10: Example above ground decking support



Website: https://www.wrekinconcreteproducts.co.uk/products/standard-deckin-block/?utm_source=Google%20Shopping&utm_campaign=Google%20shopping&utm_medium=cpc&utm_term=761&gclid=CjwKCAjw_MqgBhAGEiwAnYOAet0sSPNo2I-LCNNJB7dP-tZkJbIYPP4mNywG9cuxmrCidfxIVv2RoCTd8QAvD_BwE



Website: <https://www.tuin.co.uk/blog/garden-decking-guide/>