

Supplementary Information: Tree Report and Mitigation Plan

PROPOSED GROUND FLOOR SINGLE STOREY EXTENSION TO NORTH ELEVATION, A PROPOSED FIRST FLOOR EXTENSION OVER EXISTING GARAGE TO THE NORTHWEST ELEVATION, A LOFT CONVERSION WITH TWO DORMERS ON THE EAST ELEVATION AND 1NO. VELUX ROOF LIGHTS TO THE NORTH ROOF SLOPE AND 2NO. VELUX ROOF LIGHTS TO THE SOUTH ROOF SLOPE; RAISING OF THE ROOF RIDGE TO AN APEX FOLLOWING REMOVAL OF THE CHIMNEY. ERECTION OF A SUMMER HOUSE TO THE NORTHEAST BOUNDARY. REPLACEMENT OF 2M FENCE WITH A 1.94M BRICK WALL ALONG THE SOUTHWEST BOUNDARY. NEW ACCESS ON TO MEADOWLANDS LANE.

Client: Mr. S Holdway

July 2022

Ref.: SMT058 Tree Report July 2022

SMT Building Design Services Ltd

SMT Building Design Services Ltd is a Limited Company registered in England and Wales under company number 012804246.
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Proposed Ground Floor Single Storey Extension to North Elevation, A Proposed First Floor Extension Over Existing Garage To The Northwest Elevation, A Loft Conversion With Two Dormers On The East Elevation And 1no. Velux Roof Lights To The North Roof Slope And 2no. Velux Roof Lights To The South Roof Slope; Raising Of The Roof Ridge To An Apex Following Removal Of The Chimney. Erection Of A Summer House To The Northeast Boundary. Replacement Of 2m Fence with A 1.94m Brick Wall Along the Southwest Boundary. New Access on To Meadowlands Lane.

Introduction

I have been appointed by the owner of 12 Meadowlands, Mr. S Holdway, to apply for Planning Permission to carry out various alterations and extensions to the dwelling, along with and a new-build Summer House on the property. The Local Planning Authority has requested supplementary information before the Application can be registered, namely a Tree Report.

They have requested a Tree Report detailing an Arboriculture Implications Appraisal with regards to the foundation construction and an Arboriculture Method Statement regarding the protection of any affected trees, and/or a Mitigation Plan

Affected Trees

Please see Appendix 1 for the plan indicating the location of the trees within the rear garden of Nr. 12 Meadowlands, and the location of the trees affected by the proposed ground floor extension and new-build Summer House. Overleaf are photographs of the affected trees, T1 and T2 on the plan.

Tree T1 is a European Beech tree (*Fagus sylvatica*) and has a single trunk with an approximate diameter 250mm. Tree T2 is a Pear Tree (*Pyrus communis*) and has a single trunk with an approximate diameter of 350mm.



Elevation of T2



Elevation of T1

Arboriculture Implications Appraisal:

The only work that will be undertaken near to the affected trees will be the excavation of the foundations to both the Summer House and Ground Floor Extension. The depth of the foundations will be 1.0m or to a depth approved by the Building Inspector. There will be no drainage or ducting to the ground floor extension. There will be a drainage run from the Summer House, along with a duct for an electric supply. With regards to the surface finish of the ground adjacent to the affected trees, it is currently grass, and it is not intended to change or modify the current finish and will therefore not affect the trees.

Arboriculture Method Statement

If deemed necessary, excavation within the RPAs will be initially undertaken by hand under direct on-site arboriculturally supervision to a minimum of 600mm deep of any excavation, for the proposed foundations and drainage run. The soil is to be loosened with the use of a fork or pick and then cleared with the aid of an air-spade and air-vac. All roots to be cut will be cleanly severed with the use of a hand saw or secateurs. The edge of the excavation closest to the retained trees will be covered over with damp hessian to prevent drying out, and where necessary be shuttered to prevent soil collapse or contamination by concrete. Deeper excavations as required, may be undertaken manually or by a machine under supervision.

To be erected prior to the commencement of all works on site and retained in place throughout construction the following protective barrier will be erected. Default specification: To comprise either 2.4m wooden site hoarding; or a 2.3m high scaffolding framework comprising of vertical and horizontal framework, well braced to resist impacts, with uprights to be spaced at a maximum of 3.0m intervals and driven into the ground by a minimum of 600mm. On to this, standard anti-climb welded mesh panels are to be securely fixed to each other with at least two scaffold clamps and to the scaffold framework with wire.

Secondary Specification: To comprise of 2m tall, welded mesh panels on rubber or concrete feet, to BS 5837 standard. Panels are to be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The panels should be supported on the inner side by stabilizer struts, which should be attached to a base plate and secured with ground pins.

Notices should be erected at regular intervals on the weld mesh panels with words as detailed over leaf.

Mitigation Plan

To provide mitigation for any potential damage to either tree during, or after the work, it is proposed to plant two new trees in the locations shown on the attached plan Appendix 1. These trees will be planted following the completion of all the below groundwork to avoid the potential for any disturbance to the new trees.

Tree Protection Area

KEEP OUT

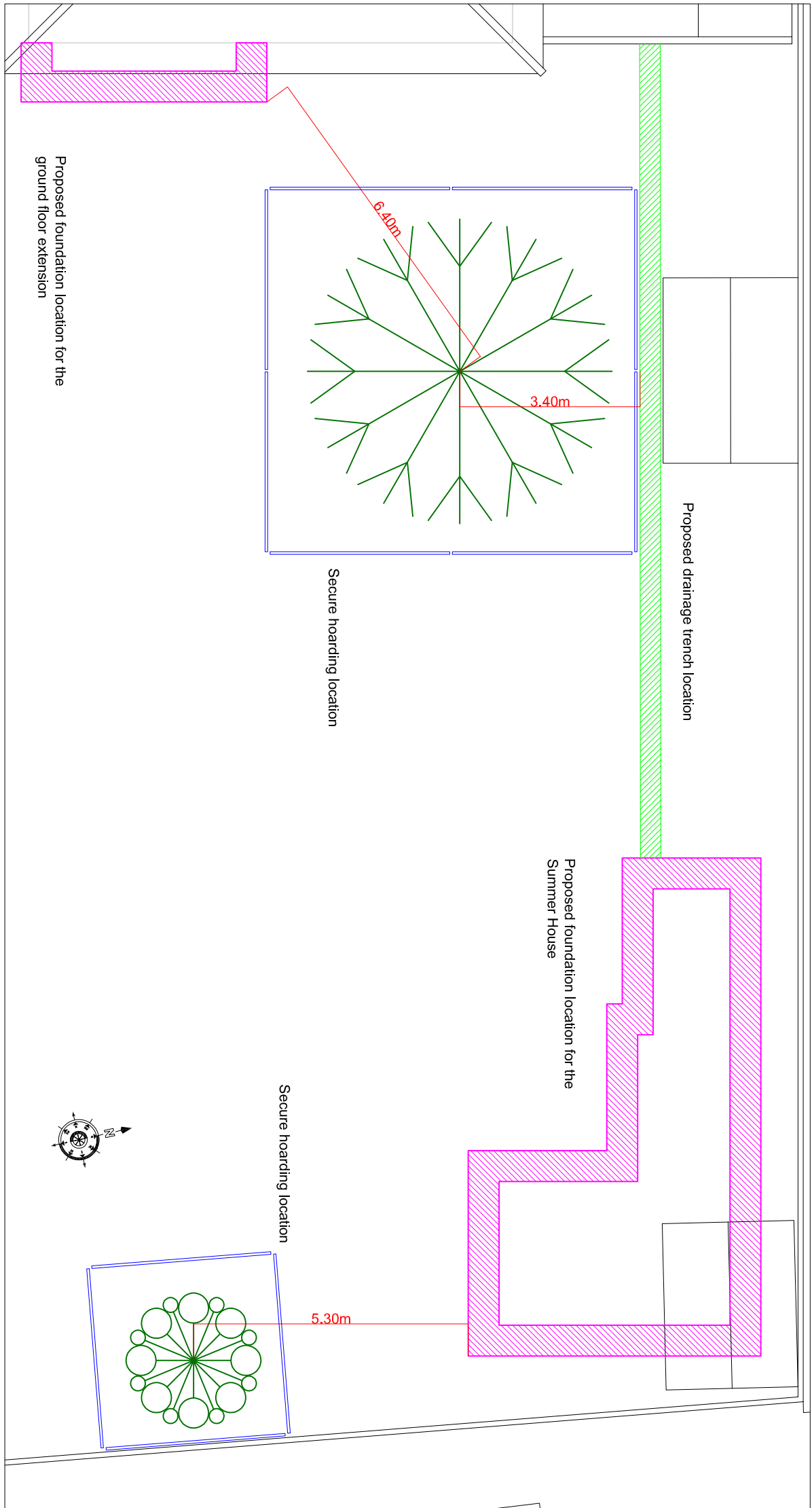
(TOWN & COUNTRY PLANNING ACT 1990)

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECT OF A
TREE PRESERVATION ORDER.**

**CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH
THE WRITTEN PERMISSION OF THE LOCAL PLANNING
AUTHORITY**

APPENDIX 1



Detail Plan - Scale 1:100

Tree Protection Area
KEEP OUT
(TOWN & COUNTRY PLANNING ACT 1990)
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AUTHORITY

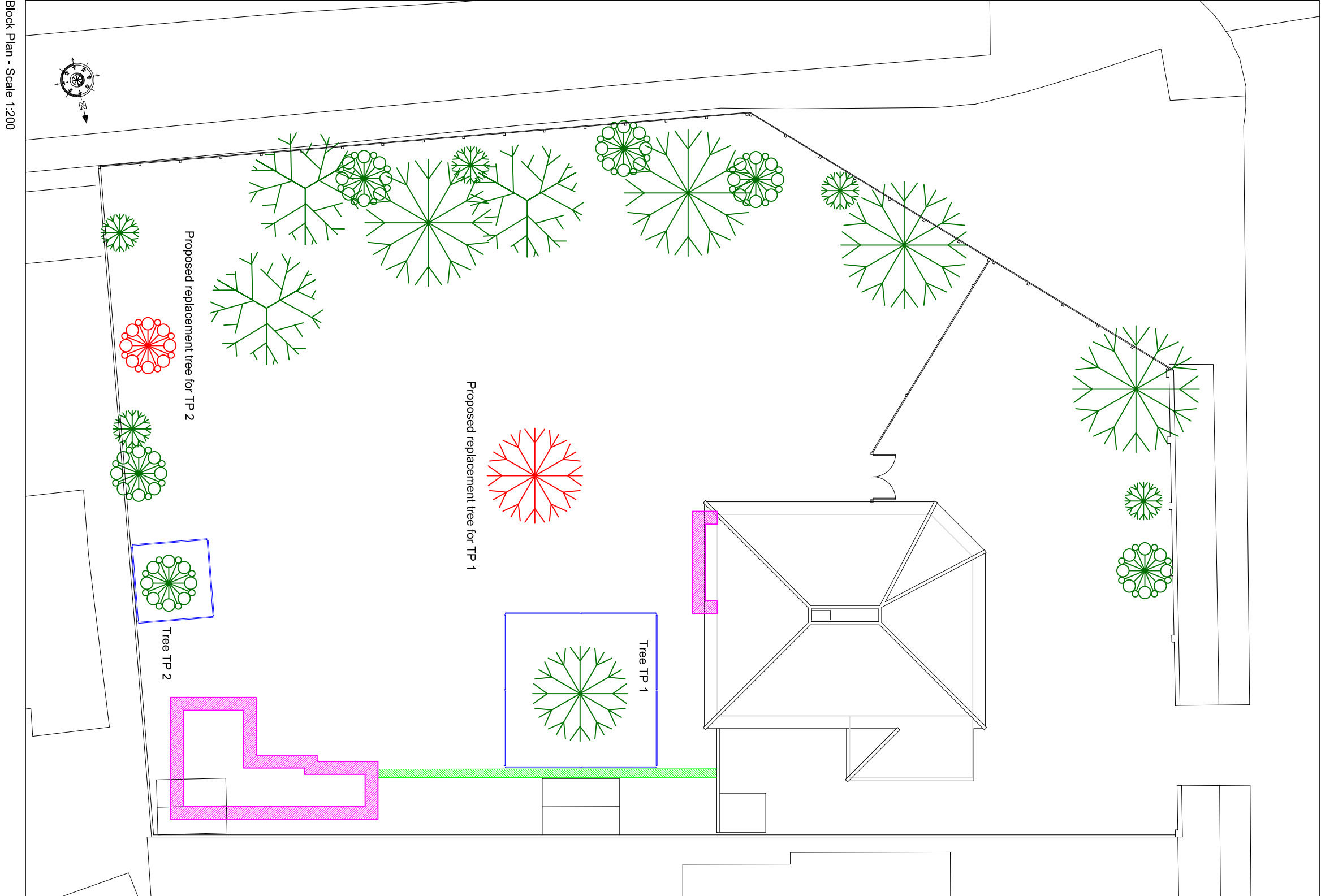
Sign to be fixed to the secure hoarding



Tree TP 1 - A Beech Tree



Tree TP 2 - A Pear Tree



Block Plan - Scale 1:200

Drawing No.: SMT0703007		Rev. / Revision details:		Issued by: / Date:	
DATE: July 2022		PROJECT: PROPOSED			
SCALE: 1:200 (1:100 @ A2)		ALTERATIONS AND SUMMER			
DRAWN BY: ST		HOUSE AT 12 MEADOWLANDS, HAYNANT, HAMPSHIRE PO9 9RP			
CHECKED:		CLIENT: Sean Hedgway			
 Building Design Services Ltd		TITLE: APPENDIX 1 - TREE			
		REPORT PLAN			
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