

October 2022

Arboricultural Report

Proposed Replacement Garage

at

30 Hollow Lane, Hayling Island, Hampshire PO11 9EX.



Front elevation 30 Hollow Lane showing existing garage to the left of photo.

Introduction

This report was instructed by Mr and Mrs McTigue. The report details all trees that are relevant to the siting of the proposed development at 30 Hollow Lane. The position of the trees on the site is shown on the Tree Protection Drawing 20.318.300. The Tree Survey Data Table is included on this drawing.

Having initially discussed the conditions with an Arboriculturalist the report has been written by iDraw Architecture in house team as it is solely focussed on two existing Oak trees, and relates to the conditions below ground. The advice from the specialist was to submit the report in this manner being that there are no TPO's on site and the works only really hinge on the below ground conditions and it was considered that there was sufficient experience and knowledge within the practice to satisfy this.

The existing tree stock has been identified and graded in line with British Standard BS 5837 2012: Trees in Relation to Design, Demolition and Construction - Recommendations to enable informed decisions to be made regarding tree retention. The report also details methods of construction to be implemented to safeguard the retained trees.

This report details the constraints placed on the proposed development from the rooting area of the trees below ground and above ground by their size and position by way of trial pits which are examined in this statement.

Site Description

The site is located mid way along Hollow Lane on Hayling Island. This section of the road characterised by detached properties set back from the road shielded from view by established, mature landscaping. The site currently comprises a large detached house with detached garage, hardstanding access driveway. The front garden is laid to lawn with various trees and shrubs of mixed ages. The three Oak trees are located along the northern boundary of the site and line the edge of Hollow Lane. A photograph below shows them during late summer of 2022.

Site Visit and Tree Survey

The site visit was undertaken on 9th September 2022. The trees were surveyed visually, externally and from ground level only. No samples or internal decay detection readings were taken for further analysis. All dimensions have been measured unless stated otherwise. Weather conditions at the time of the survey were clear, dry and still.



Photos taken from the front door of the house looking north and showing the three Oak Trees which this statement refers to. The furthest white car shows roughly the location of the proposed garage.

Root Protection Areas

The RPA is calculated using the diameter of the tree's trunk at 1.5m above ground level. The calculation is the same for all trees, regardless of their age. For trees with a single stem, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter as shown on the table on Drawing 20.318.300.

Description of Proposed Development

The newly proposed garage building was approved subject to conditions in August 2022 with the Application Number: APP/22/00357 and description; Demolition of existing garage and construction of new timber clad three bay garage with home office above and new 1200mm high brickwork wall to the front boundary with brick piers and new automated recessed inward opening vehicular access gates between 1800mm brick piers.

Planning Policy

The relevant condition on the approval for this report reads as follows:

4 No development shall commence, including any demolition or groundworks preparation, until a specification of measures to be undertaken to prevent damage to existing trees on the site throughout implementation of the same, and/or a suitable specification for replacement tree planting as mitigation for any trees that require removal in order to facilitate this development, has been submitted to, and approved in writing by the Local Planning Authority (LPA).

This shall include a detailed, scaled Tree Protection Plan (TPP) and a related Arboricultural Method Statement (AMS). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of any service routings and drainage runs required for the approved development. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good Arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' and Policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Direct Loss of Trees

No trees are to be removed to facilitate the proposed development.

Protective Barriers

Protective barriers in accordance with Figure 2 of BS 5837: 2012 (Appendix 1) should be erected around the trees to be retained. The fencing is to be supported with an appropriate stabilizing system (Appendix 2). Where possible, the positions of these fences should be based on a distance equivalent to the radius of each tree's RPA. All site personnel shall be made aware of the importance of root protection areas and shall ensure that they are properly maintained at all times. Once established the fencing will define the boundary of the Construction Exclusion Zone (CEZ). Once erected all weather signage should be displayed stating 'Construction Exclusion Zone'. No development works shall commence within the CEZ until written confirmation has been obtained from the Local Planning Authority. The project Architect shall supervise all work within the RPAs.

Demolition of Existing Garage

The existing garage will be demolished first (as conditioned) to allow access for machinery. The existing hard standing will be retained until all work requiring machinery access has been completed.

Changes in Ground Surface within RPAs

There will be a change of ground surface within the RPAs of T1 and T2. The RPAs of T1 and T2 will have a new access and parking established within their RPAs. Exploratory excavations, special construction techniques and robust tree protections measures with supervision will ensure that any disturbance is kept to a minimum.

Services

No overhead services are proposed.

At the time of writing this report there are no underground services proposed within the RPAs of any trees. If this changes this report will be revised to detail location and the methodology for their installation.

Foundations within RPAs

Garage - The proposed foundations for the garage will breach the RPAs of T1 and T2.

Exploratory supervised excavations have been undertaken to determine the rooting patterns. This information can be used to provide an appropriate foundation design and methodology for construction in conjunction with a structural engineer and the input from the Tree officer.

Trial pit locations are shown on Drawing Number 20.318.300.

- Pits were dug carefully with a machine with hand / visual inspection prior to each bucket scoop.
- Pits have been excavated to 2m deep (footing depth).
- Width is 1500mm
- Soil is heavy clay down to 1.8m then hard ground.
- Only fine fibrous roots found less than 10mm in diameter, most likely from previously cleared shrubs in this location.



Trial pit 2

Method Statement, Responsibilities and Schedule

Protective barriers to be installed around the working areas of the site under supervision of the Site Architect (S.A.) (iDraw). Protective barriers must be regarded as sacrosanct and must only be moved under direct supervision of the S.A. to enable the undertaking of works within the RPAs of trees. It is of paramount importance the fencing is repositioned correctly after any agreed operations.

No materials, chemicals, machinery or vehicles to be stored within the RPAs.

Ground protection must not be lifted or removed without prior consultation with the S.A.

Damage caused to protective fencing or ground protection must be reported to the site supervisor and S.A. to ensure appropriate repair.

Any damage to retained trees must be reported without delay to the site supervisor, the LPA and the S.A. so appropriate remedial work can take place without delay.

No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 5 metres of the trunk of the retained trees or any other trees on the site.

No fires will be lit on site.

Notice boards, telephone cables or any other signage or services are not to be attached to any part of the retained trees.

The S.A. shall be responsible for monitoring/supervising the following works:

- Establishment of protective barriers.
- Exploratory excavations within RPAs.
- Establishment of ground protection for machinery.

The S.A. will be responsible for periodical monitoring and will inspect the protective fencing to ensure it is intact and monitor any works necessary. A record of site visits will be maintained for inspection on site. The S.A. will be responsible for notifying the LPA / Tree Officer should any large root structure become evident during the excavation works within the RPA or elsewhere during construction, or should any damage occur to the trees relevant to this statement during construction.

Should this occur works will cease whilst awaiting inspection by the LPA / Tree officer and discussions on how to proceed have taken place.

Conclusions

- The trees on the site are of good quality.
- Trial Pits show no significant Oak Tree Roots and are available to be viewed at any time by the Tree Officer given suitable notice. Pits are currently covered with Sheets to protect from falling.
- No trees are to be removed to facilitate the proposal.
- Protective barriers will be required as described. Once the garage has been demolished the remaining protective barriers are to be installed. The establishment of the protective barriers should be supervised by the Project Architect.
- The proposed foundations will breach the RPAs of T1 and T2 Oaks. Exploratory excavations, special construction techniques and robust tree protections measures with Arboricultural supervision will ensure that disturbance within the RPAs is kept to a minimum.
- Further excavations will be undertaken by hand under supervision to determine the rooting patterns continue as determined by the existing Trial Pits.
- Given these conclusions we would request that Condition 4 is signed off by the Local Authority.

Signed by Mark Davsion
For and on behalf of iDraw Architecture