

Arboricultural Implications Appraisal, Tree Protection Plan & Arboricultural Method Statement

for the

Proposed Single Storey Rear Extension, Front Porch Extension

to

50 Bath Road
Emsworth
Hampshire
PO10 7ER



Figure 1: Front Elevation

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Introduction

Helyer Davies Architects have been appointed by a private client to design a single storey rear extension, a front porch, and internal alterations to the detached residential dwelling at 50 Bath Road, Emsworth, PO10 7ER.

Planning Application

The planning application for the proposed works was submitted to Havant Borough Council via the planning portal on 20.09.2022.

Reference	– APP/22/00917
Address	– 50 Bath Road, Emsworth, PO10 7ER.
Description	– Single-storey flat roof rear extension with 2 no. rooflights, a single-storey flat roof front porch extension with 1 no. rooflight, and internal alterations.

Havant Borough Council have since requested additional documentation on the application regarding existing trees on site at 50 Bath Road.

This document outlines the requested additional information consisting of:

- Arboricultural Implications Appraisal (AIA)
- Arboricultural Method Statement (AMS)
- Tree Protection Plan (on separate A1 sheet)

Trees List

There are a number of trees on and around the site at 50 Bath Road. These are as per the table below and shown on the Tree Protection Plan, drawing no. 22019_03.

Ref. no	Name/ Species	Trunk Diameter (mm)	Height (m)	No. of Trunks
1	Ash	400	8	1
2	Silver birch	350	10	1
3	Beech	600	8	1
4	Htn	300	6	1
5	Silver birch	500	12	1
6	Unknown species	300	5	1
7	Unknown species	400	6	1
8	Unknown species	200	6	1
9	Fir	300	12	3
10	Elder	400	6	1
11	Fir	400	10	1
12	Elder	100	8	2
13	Elder	100	6	6
14	Unknown species	200	6	1
15	Fir	400	10	1
16	Unknown species	200	9	1
17	Apple	200	4	1
18	Fig	200	4	1
19	Fig	200	4	1
20	Unknown species	200	5	1
21	Bay	200	7	1

(As per survey carried out by J. Brotherton & Partners Land Engineers & Surveyors in September 2021. Trunk sizes are measured at 1.5m above ground level.)

Tree Protection Order

Some of the above trees on site are protected by Tree Protection Orders (TPOs). This is under TPO no. 1884, as per Havant Borough Council website. Other trees on site fall into the category of 'trees in a conservation area'.

Root Protection Areas

The Root Protection Areas (RPAs) for the trees nearest to the proposed front and rear extensions have been calculated and noted as per the table below.

Ref. no	Name/ Species	Trunk Diameter (mm)	Height (m)	No. of Trunks	RPA (m)
3	Beech	600	8	1	7.2
4	Htn	300	6	1	3.6

18	Fig	200	4	1	2.4
19	Fig	200	4	1	2.4
20	Unknown species	200	5	1	2.4
21	Bay	200	7	1	2.4

Root Protection Areas have been calculated as advised by the Woodland Trust. "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." (i.e. for a tree diameter of 200mm x 12 = RPA radius of 2400mm.)

These RPAs are also indicated on the attached Tree Protection Plan, drawing no. 22019_03. (In dashed grey line.)

Arboricultural Implications Appraisal

The following Arboricultural Impact Appraisal (AIA) aims to evaluate the effects of the proposed design and will indicate where any mitigation strategies should be put in place, if they are necessary. (As per British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.)

The proposed design is for a single-storey flat roof rear extension, a single storey flat roof front extension, and associated alterations. All trees on site are to be retained. The proposed work does not involve any tree loss.

Rear Extension:

The single-storey flat roof rear extension is to be positioned to the centre of the rear elevation of the main dwelling. The proposal includes a small brickwork extension which will allow for a kitchen renovation internally. This has been designed to allow for the internal alterations, as per the client's brief, whilst having minimal impact on the site landscaping, and trees on site, with a small footprint of just an additional 9 square meters.

The existing space where the proposed extension will sit is currently hard landscaping of patio paving stones, not soft landscaping or in the root protection area of any trees.

Alterations to the existing dwelling also include replacing the rear back doors in the existing Dining & Sitting Area with more contemporary doors, to match the proposed extension. This will not involve any tree damage.

The nearest trees to the proposed rear extension are tree no.s 21, 20, 19, 18, in that order, which are all to be retained. (These trees are not under a TPO, but are within a conservation area.) The proposed rear extension sits over 5 meters away from the nearest tree RPA (of

tree 21), and no trees would need to be removed or pruned to allow for the proposed extension.

There is some existing hard landscaping of patio paving adjacent to tree 21, which will be retained. Some hard landscaping will be removed to allow for the proposed extension, but this is located towards the centre of the rear elevation of the main dwelling and will not affect any trees.

Adequate working space for the proposed rear extension, and any storage of materials is provided in the rear garden, away from any trees. (For example, on the grassed area).

Access to the site at the rear of the house will be along the south alleyway. Where there is a space of over 4 meters between the existing house and tree no. 6. As indicated on drawing no. 22019_03, additional consideration is to be taken when accessing the rear garden between the South-East corner of the house and tree 6. to ensure that the moving of any building materials will not impact tree no. 6.

Front Extension:

The single-storey flat roof front extension is to provide an enclosed porch to the centre of the front of the dwelling. This has been designed with a flat roof, to connect on to the existing property, and to form a small extension over the front door, and will act as a continuation of the garage brickwork wall.

The nearest trees to the proposed rear extension are tree no.s 3 & 4, which are also to be retained. The proposed front extension sits over 3.5 meters away from the nearest tree RPA (of no. 3), and no trees need to be removed or pruned to allow for the proposed extension.

The proposed front extension will enclose the existing open porch, and therefore will not include removal of a large amount of materials. The proposed porch will sit in an area which is already of hard landscaping, which will be made good around the works, and will not affect any trees.

There is adequate working space for the proposed front extension provided to the front of the house. Any storage of materials can be provided in the rear garden, away from any trees. (Or at the front of the house, on the gravel driveway.)

We do not foresee the need for any specialist structure or foundations with regard to the trees or their RPAs.

In conclusion, this AIA explains that the works required to implement the proposed design do not include the removal of any trees, at either the front or rear of the building at 50 Bath Road. No works are to be demolished or constructed within the RPAs.

Arboricultural Method Statement

This Arboricultural Method Statement (AMS) outlines the precautionary approach towards tree protection which will be implemented with regard to the proposed works on site. (Including operations & access). This AMS demonstrates that the proposed operations can be undertaken with minimal risk of harmful impact on the retained trees. (As per British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.)

The proposals are for a single-storey flat roof rear extension, a single storey flat roof front extension, and associated alterations. All of the existing trees on site are to be retained. The proposed work does not involve any tree loss. There are no building works proposed within the RPAs of the trees on site.

The AMS is to be read alongside our Tree Protection Plan drawing no. 22019_03, on a separate A1 sheet.

Rear Extension:

The single-storey rear extension is proposed towards the centre of the rear elevation of the existing house at 50 Bath Road. The proposed brickwork extension has been designed to include internal alterations, responding the client's brief, but to have minimal impact on the site overall and the trees on site, with a proposed increase in footprint of an additional 9 square meters.

The proposed rear extension will sit in a space of existing hard landscaping of patio paving stones, not green landscaping or in the root protection areas of any trees.

The majority of the hard landscaping of patio paving (some adjacent to tree 21) will be retained as existing. Some hard landscaping will be removed to allow for the proposed extension, this is located towards the centre of the rear elevation of the main dwelling and will not affect any trees. Along with this, any other existing material (e.g. the existing doors/windows, brickwork wall) will be removed with careful consideration of the trees on site.

The works do not include any new hard surfacing/landscaping to the rear of the property. The existing tiled patio is to be repaired and made good around the proposed extension. The proposed extension is to be over 5 meters away from the nearest tree RPA, however, this is to be carried out with careful consideration to the surrounding trees & RPAs.

The trees nearest to the rear extension are no.s 21, 20, 19, 18, (not under a TPO, but are within a conservation area) are all to be retained. The proposed rear extension sits over 5 meters away from the nearest tree RPA (tree 21), no trees need to be removed or pruned to allow for the extension.

As per the Tree Protection Plan drawing no. 22019_03, the RPA of tree no.s 21, 20, 19, 18 is to be maintained with temporary protection. This is noted on the drawing as 'Tree Protection fencing', shown in an orange dashed line, to be installed around trees 18-21. As per BS 5837: 2012, the fencing encloses a construction exclusion zone, hatched in pink as per the legend. The fencing is detailed in the 'Protective Barrier' diagram.

The plan also notes that sympathetic construction methods are to be implemented when working around this area.

The Tree Protection Plan notes that the Construction exclusion zone in the RPA surrounding retained trees that must be protected from any disturbance by construction activity. All the protective measures should be installed before the start of any site works. No protective measures should be removed or temporarily dismantled during the works. Protective fencing should be installed at the location shown on this plan.

Front Extension:

The front porch extension is to the centre of the front of the dwelling. This has been designed in brickwork to match the existing house, with a flat roof to form a small extension over the front door. This aims to have minimal impact on the site landscaping and trees, with a proposed increase in the building footprint of just 7.1 square meters.

The works on this extension will not include the removal of a large amount of materials, as there are no walls to be demolished. The proposed porch will sit in an area which is hard landscaping. The existing tiled flooring will be removed and re-tiled to match the interior of the house. The external hard landscaping to the front of the property will be made good around the works and will not affect any trees.

Access:

Access to the rear of the site will be along the south alleyway, as there is a space of over 4 meters between the existing house and tree no. 6. Careful consideration is to be taken when accessing the rear garden between the South-East corner of the house and tree 6. to ensure that the moving of any building materials will not impact tree no. 6, as indicated on drawing no. 22019_03.

Access to the area which includes the front extension is open to the front driveway. This also allows for sufficient working and storage space for the proposed works, away from any trees.

The proposals are both considered to be of reasonable scale and have been designed sympathetically to the existing landscaping and trees on site. The AMS explains that the works on the proposed design does not include the removal of any trees, at either the front or rear of the building at 50 Bath Road. No works are to be demolished or constructed within the RPAs, and careful consideration is to be given when in the area of any trees.

Tree Protection Plan

Please find attached separate A1 sheet, Tree Protection Plan drawing no. 22019_03.

The tree protection plan is shown on a site plan, based on the topographical survey (carried out by J. Brotherton & Partners Land Engineers & Surveyors in September 2021). The Tree Protection Plan shows the existing site layout, along with the main house, all hard surfacing and other existing structures.

The plan shows the numbered trees on site, with relation to the main building. It also indicates the location of protective barriers to be erected to form a construction exclusion zone around the trees located closest to the proposed extensions, as per the AMS.

Site Photographs



Figure 1: 50 Bath Road in Street Elevation.



Figure 2: Existing Rear Elevation [Location of Proposed Rear Extension]

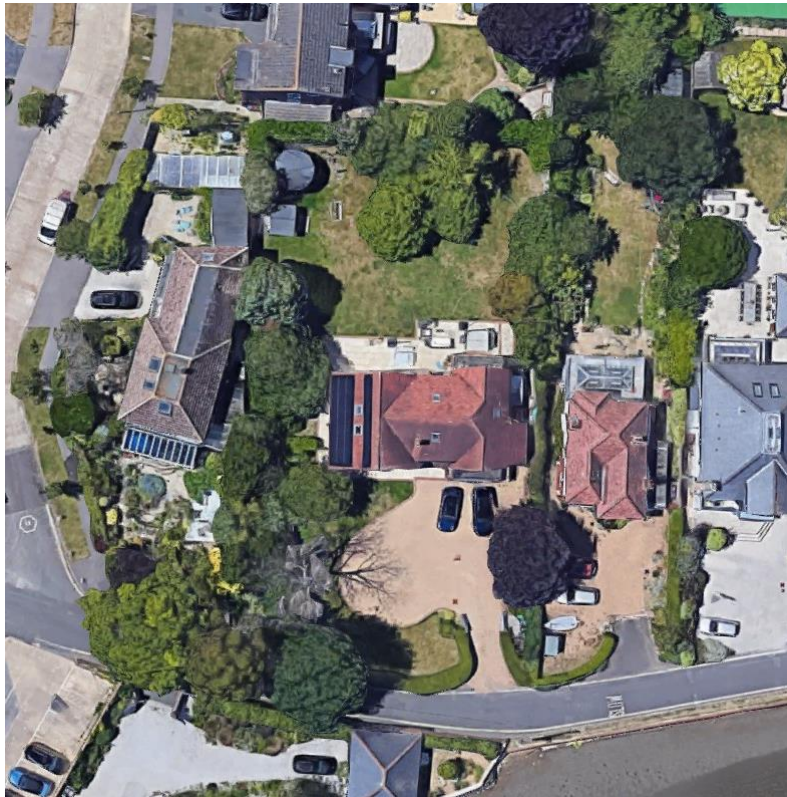


Figure 3: 50 Bath Road - Google Maps Aerial Image.



Figure 4: TPOs at 50 Bath Road - <http://maps.havant.gov.uk/>.

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