

Copy of Email: 10 Dec 2021

From: Martin Norris to Selina Donophy HBC

Subject: 27A Queens Road - Further information in support of Application
APP/21/01110

Dear Selina,

Further to our telephone call yesterday I would like to submit the following information in support of the Application.

1. History of the site:

The site area for the current house at No 27A Queens Road was formed when three houses were constructed between 2008 and 2012, under Planning Application 07/55343/00, and on the former site of No 27 Yew Tree Cottage, the site of the earlier house having being divided into three plots at the time.

The picture in Image 1. below is an Ariel photograph taken in 2004, for reference purposes the large light green tree to the right of the swimming pool is the Oak tree (with a T4 designation on the current proposal) also please note the top of this image faces North.

You can see the swimming pool together with large areas of concrete paving and brickwork patios and pathways that had been constructed in and around the oak tree and leading into the woodland area at the top of the picture. Concrete steps are also visible as is the Pool House which itself stood on a concrete foundation, with further patios and paths to the south and east of the Oak Tree. When construction of the new houses were undertaken it appears that most of these pavings, pathways and swimming pool installations were left insitu, covered over with a thin layer of soil and then seeded. Trial dig holes as shown below on Images 7 -13 confirms this point.

Furthermore the area to the right and rear of the Pool House was historically used for general dumping and we have removed a large amount of old brickwork, concrete, stone, steel bar, broken glass, nailed timber and garden cuttings, plastic mesh steel fencing, iron posts etc.

Note: For reference the proposed area for the new garage building is to the left of the Oak tree and predominately over these earlier garden pavings and feature constructions

Image 1. Ariel image of plot dated 2004 and as per site prior to demolition and construction circa 2011 - depicts the site with the earlier house No 27 Yew Tree Cottage, to the bottom right. Please note existing concrete paving with brickwork walls creating pathways and patios around the oak tree, swimming pool and pool house. Steps, water fountain and pathways leading into woodland to North (top of picture) are also shown. It is not clear from this picture but I understand, from discussions with the former owner, that there were also concrete paths behind the Oak tree, leading from the Pool House, up towards the main house



Image 2. The pool area , patio and steps with chestnut tree, upper centre, in front of the Pool House - see Image 3 below

The chestnut tree was felled, I understand, as part of the construction of the new house



Image 3. Shows the Pool House to the left and set further back into the plot of the Oak tree

This building was demolished in 2012.

It was on the site of the now proposed garages



Images 4. 5 and 6 These show the large piles of brickwork and rubble, broken glass and rusty nailed timber etc that had been dumped at some previous date, I understand this occurrence happened prior to 1982 when the previous owners of No 27 Queens road first moved into the property.

We removed several tons of building rubble and waste from this area in an effort to clean up the space and make it safe.





We first became aware of the over landscaping with soil and seed to the current front area of my house during the clearance of the building rubble which uncovered some additional earlier brickwork walls in the deeper section of the front garden area.

During discussions in relation to the development of the Tree Preservation Report I tabled the fact that it appeared the site had been over landscaped approximately 10 years earlier and decided to undertake some limited excavation to better understand the actual below ground level situation.

Image 7. below shows the shallow trench that I excavated and uncovered brickwork and concrete paving



Images 8. 9. and 10. Below shows uncovered brickwork and concrete paving to the rear of the old Pool House and into the woodland

Image 8



Image 9



Image 10



Images 11, 12 and 13 show further limited depth trial holes that have uncovered the earlier pavings and construction, these three holes are located on a line along the central north south axis of the proposed garage



Image 11.



Image 12



Image 13

Please note that in addition to the existing old pavings and constructions that were already exposed we have found old paving to extensive areas a shallow distance under the current lawned areas in and around and to the front of the Oak tree.

2. Additional notes to proposed garage construction - Garage siting, Foundation design and construction and Tree Protection Report measures, No dig driveway

1. Siting

Given that we have been informed that the siting of the proposed garages may encroach on Ancient Woodland we are prepared to propose to bring the garage siting forwards and clear of the Ancient woodland boundary, when that boundary has been properly established.

2. Foundation Design and Tree Protection

We would propose to retain the narrow diameter pile foundation proposal with a suspended floor with void under, as per Dr Martin Dobson's recommendation in the Tree Protection Report as submitted with this application.

Please note that the design proposed calls for 12 small diameter - 220mm diameter piles to be carefully installed to locations to miss the tree root systems and cause no damage or impact to the trees.

It should be noted that the total surface area of the piles to be constructed is minimal on plan area: $12 \times 3.142 \times 0.110 \text{ squared} = 0.465\text{M}^2$

3. Similarly we would propose to retain the no dig drive way design, again proposed by Dr Martin Dobson.

The potential for any impact of the proposed driveway is further reduced due to the existence of existing concrete paths and brickwork in the area beneath the proposed driveway.

3. Summary

Given the above and the additional information that has been provided we would ask if a site visit can be organised so that you can properly view and consider the information submitted and actual site conditions.

Given also the extent and areas of preexisting construction above, and protection thus afforded to the RPA's for the trees we would ask that your objections to this application be reconsidered, please also consider the offer to

1. Re-site the garages forwards to a location outside of the Ancient woodland
2. Coupled with a minimal piling solution, less than 0.5m² of surface area to be disturbed
3. Additional protection afforded by the existing construction under the proposed driveway

We would also welcome the opportunity to discuss our proposals above and the Application further.

We would be grateful if you could advise an early date to visit the site, or alternate as appropriate.

Should you have any questions or request any further information please contact me on 07775 025783

Kind Regards

Martin Norris