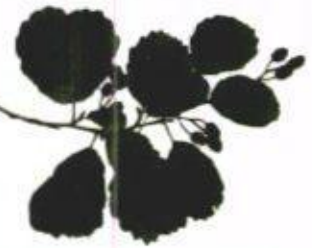




Alderwood
Consulting Limited



Mr D Manns
D M Designs
18 Francis Road
Purbrook
Waterlooville
PO7 5HH

My Ref: D1530AIAL1

6th May 2015

Dear Mr Manns,

**RE: 26 DOUGLAS GARDENS, WEST LEIGH, HAVANT PO9 5TG
PROPOSED ALTERATIONS AND ADDITIONS**

In accordance with the applicant's instructions I have visited the above site and collected tree information relevant to the proposed development to the standard normally required by the Local Planning Authority in support of a planning application. My assessment of the impact of the proposals with appropriate protection and amelioration measures is set out below. This letter is written as a part of the formal submissions to the Local Planning Authority.

1 The proposal

- 1.1 Development:** The proposal is the addition of a two-storey extension on the side east elevation of the existing dwelling at 26 Douglas Gardens. The location of the proposed development site is shown on the block plan. This drawing has been annotated with tree numbers and tree root protection areas and a copy is attached as plan AC1. The details of the proposed extension are shown on the D M Designs drawing no. WINSZEWSKI 01A dated 3rd April 2015. This drawing has been annotated with tree numbers and tree protection measures, and a copy is attached as plan AC2.

2 Trees

- 2.1 Trees:** The tree schedule identifies 3 trees on or closely adjacent to the site that are potentially affected by the proposed redevelopment. Details of these 3 trees to BS5837:2012 are included in the attached tree schedule

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at Appendix 1. There are no other trees of amenity significance on or closely adjacent to the site potentially affected by the proposals.

- 2.2 **Formal tree controls:** I have not myself checked with the Local Planning Authority to see if any of the three trees are protected by tree preservation order (TPO). *It is comparatively unusual for a Local Planning Authority to make a TPO on trees under their own management. In any event the trees T1 and T2 are protected by virtue of being on land not owned or managed by the applicant. The proposals are to retain trees and to protect them during the redevelopment process.*

3 Issues relevant to the trees

- 3.1 **Preliminary matters:** The proposed extension is within the root protection areas of trees on the adjacent public open space to the east, as the plan AC1 shows. The application acknowledges this and proposes measures for the management of the proposed development to keep the risks to retained trees to an acceptable minimum.
- 3.2 **Services:** The site is already fully serviced and the intention is to connect to those existing services. For the proposed extension the services will run back into the main part of the existing dwelling to the west. There are no proposals for trenching or excavation for services within tree protection zones and no provisions for special installation measures for services in respect of retained trees.
- 3.3 **Demolition:** The demolition will be limited to the removal of those parts of the existing east elevation necessary to accommodate the extension. All such works will be carried out by hand, off the existing tarmac drive access, with materials taken off site via the existing drive. The existing drive access provides a significant degree of ground protection and will be augmented with temporary ground protection, to be installed prior to any demolition activity. The location of the ground protection is as shown on plan AC2. As additional precautions there will be no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree. The combination of these measures with the temporary ground protection and existing access as ground protection will reduce any risk of damage to retained trees to an acceptable minimum.
- 3.4 **Existing surfacing:** There is an existing vehicular access from Douglas Gardens into the site along the existing east elevation of the dwelling and this is within the root protection areas of retained trees. While this

remains it provides ground protection to a good standard. It is proposed for retention at the front of the site, and it will be supplemented with temporary ground protection at the rear of the site. The surfacing will be taken up within the area where the extension is proposed. The surface will be broken up using hand tools, which may include pneumatic chisels, and the arisings will be removed by hand. There will be no excavation into previously undisturbed ground i.e. below the base of the bearing course of the drive. With this precautionary approach to removal and with the front part of the access remaining there will be no significant adverse effects on retained trees from activities relating to the existing surfacing.

- 3.5 **Construction:** The proposed extension is within the root protection areas of trees T1 and T2. Special foundations are proposed to take account of this. The levels will allow the use of a pile and beam foundation design with the underside of any ground beam at or just above the level of previously undisturbed ground. The existing drive within the extension footprint will be removed down to the previously undisturbed ground under the bearing course. This drive removal with the additional three brick courses up to the dpc from the existing drive level will give sufficient clearance for ground beams with no additional excavations. Piles will be installed at the corners of the extension and in one of two places along the east elevation. The installation of piles in small localised augured holes keeps the risk of damage to tree roots to an acceptable minimum. Details of foundations will be provided separately.
- 3.6 **Construction access:** The existing drive access at the front of the site gives construction access on good quality ground protection on the north elevation. At the rear temporary ground protection will provide construction access for the south elevation. For the east elevation the construction will require overhand working from within the extension footprint. An alternative would be for access permission into the adjacent public open space. If this occurs temporary ground protection would be installed up to 2m from the proposed elevation, with additional temporary tree protective fencing along the back edge of the ground protection. If this method of access is proposed, an additional tree protection plan could be provided if required by the Council.
- 3.7 **Materials storage and handling:** The existing access and hard-standing will be the access into the site and the storage area for the delivery of materials. There is space at the rear of the site for the storage of small amounts of materials. Access into the rear of the site will be hindered by the extension itself as it gets above the level of the floor on the ground floor level, so materials storage will effectively be self-limiting, with

most activity at the front of the site. **Note:** This a comparatively small-scale domestic development, involving comparatively small quantities of construction materials, with no significant requirement for large plant or the storage and handling of heavy materials. With the safeguards as proposed, the risk to retained trees from construction access and materials storage and handling will be small and at an acceptable level.

4 Protective measures

- 4.1 **Protective fencing:** The site is separated from the adjacent public open space by a boundary hedge and wire fence. This effectively stops access into the public open space and acts as protective fencing in respect of access further into the root protection areas for trees T1 and T2. No additional temporary protective fencing is envisaged.
- 4.2 **Protection for below-ground parts of retained trees:** The drive access to be retained at the front of the dwelling acts as ground protection for trees T1 and T2 where their root protection areas extend into the area of the access. At the rear of the proposed extension the root protection area of T3 will be protected with temporary ground protection. This will allow pedestrian access for construction and the movement of small amounts of building materials, which will be brought into the rear part of the site prior to building works. The ground protection will also act as a base for scaffolding if such access is required. The ground protection shall be as recommended in BS 5837:2012, section 6.2.3 i.e. it shall be scaffold planks, or plywood sheets, butt-jointed over a layer of *pulverised bark or similar* at least 15mm thick installed on a geotextile membrane laid on the existing ground surface i.e. with no significant excavation. A specification for temporary ground protection is attached as Appendix 2. The minimum area where these measures apply is the protection zone as indicated on the attached plan AC1 by diamond hatching. For all other purposes the existing tarmac access provides such ground protection as may be appropriate and there are no proposals for additional temporary ground protection except as detailed above.

5 Other issues

- 5.1 **Post occupancy:** The location and character of the proposals have been achieved in consideration of all the site factors including the presence of trees. The amenity aspects for the extension will be front and back, on the north and south elevations. There will be no fenestration on the new east elevation. To the south the new French windows will allow good levels of light to the new lounge. These windows will be further from

the tree T3 in the rear garden than the existing conservatory on the rear elevation, and the presence of the conservatory does not appear to have brought significant additional pressure for works to T3. In this relationship the tree is a sufficient distance from the building not to be *unduly dominant*. To the east, the crown of the horse chestnut T1 has already been cut back because of the proximity of the tree to the property, so the principle of pruning to maintain a reasonable clearance is established. It would not be proportionate for this tree to have a significant adverse effect on the reasonable enjoyment of the property e.g. by denying the opportunity to add the proposed modest extension.

- 5.2 **Pruning:** Tree T1 will need to be cut back on the west side of its crown to provide a sufficient clearance for the proposed extension. These crown reduction works would be a continuation of works that have already been carried out, and which could in any event reasonably be done under common law. Any pruning works would be carried out in accordance with BS 3998:2010 *Recommendations for Tree Work*.
- 5.3 **Arboricultural method statement heads of terms:** The recommendation in BS 5837:2012 is that where details might need to be submitted to allow for changes that might occur after planning permission has been granted, heads of terms for an arboricultural method statement (AMS) would be appropriate. That is appropriate for sites with a range of arboricultural protection measures and methods to be determined. Here the tree issues are not unduly complex. Adherence to the precautions set out above would lead to a *satisfactory outcome* for retained trees, with foundations details the only additional submissions needed.

The details given in this letter show that, provided the protective measures set out are put in place, significant trees will not be adversely affected by the proposed development. For this reason, the proposals should be acceptable to the Council in tree terms and there should be no tree-related grounds for a refusal of planning permission.

Please call me if you would like to discuss any of these points.

Yours sincerely



Jonathan Fulcher DipArb FARborA

Encs

Appendix 1
26 Douglas Gardens, Havant
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)	Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T1	Horse chestnut (<i>Aesculus hippocastanum</i>)	14	65	7	5	EM	On adjacent public open space. Crown has been cut back on west side	20+	B	7.8
T2	Ash (<i>Fraxinus excelsior</i>)	15	106	8	8	EM	Two stems form crown, crown one-sided, poorly formed	20+	B	12.6
T3	Monterey cypress (<i>Cupressus macrocarpa</i>)	15	96	5	5	em		20+	B	11.4

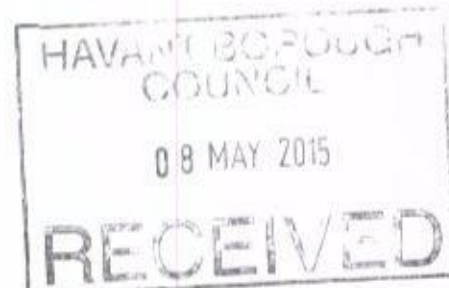


APPENDIX 1
Tree Schedule and Explanatory Notes

Explanatory Notes

Abbreviations:

m	: Metre
nm	: Not measured
>	: Greater than
<	: Less than

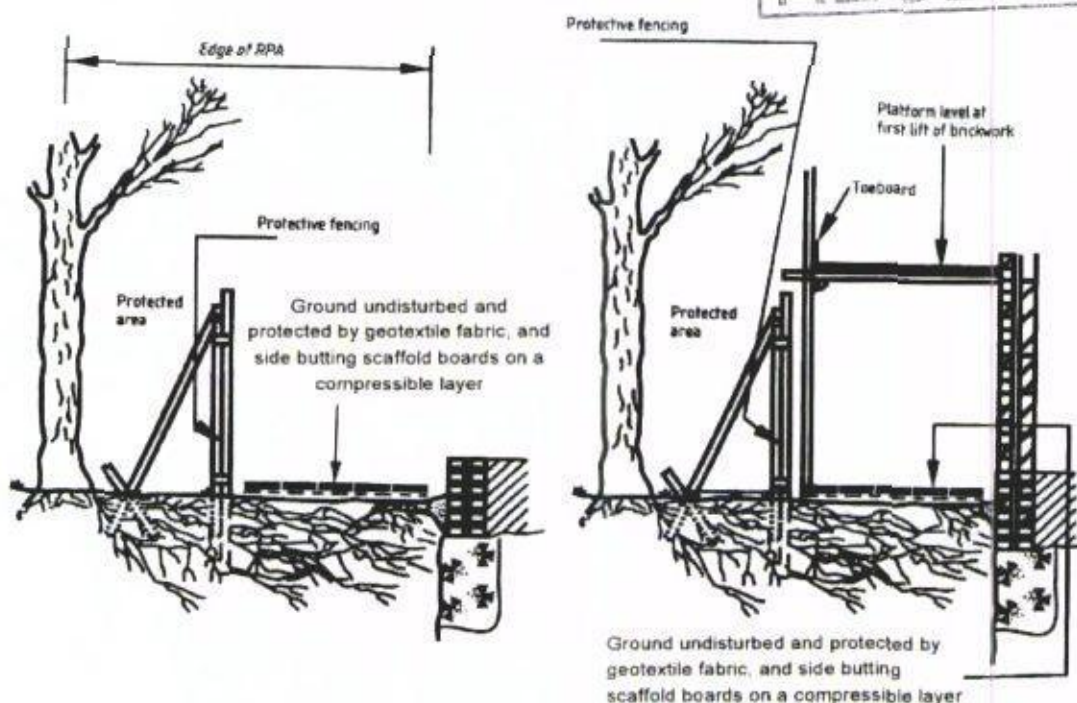


- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameter for accessible trees has been measured with a diameter tape and recorded in centimetres.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. For trees at the site edges the crown spread over the site is given, with the spread away from the site not measured. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Life stage:** The life stage categories correspond to the classes given in BS 5837:2012, which are Young (Y), Semi-mature (SM), Early Mature (EM), Mature (M) and Over-mature (OM). There are no over mature or veteran trees included in the schedule.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** <10, 10+, 20+, 40+, as advised in BS 5837:2012.
- **BS 5837 category:** As advised in BS 5837:2012. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; U - less than 10.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.

APPENDIX 2 Temporary Ground Protection



Purpose: Ground protection shall be installed in the locations indicated to protect trees during the development process. Ground protection should:

- Protect roots from compaction, abrasion or other damage during development
- Allow only pedestrian access into the protected area
- Allow the movement of materials by hand only within the area with ground protection
- Allow the installation and use of scaffolding within the area with ground protection
- Be installed in a fashion that makes it difficult to move easily
- Be installed in a fashion that allows it to remain effective for the life of the development
- Be installed in the positions agreed with the Local Planning Authority and as shown on the tree protection plan

Specification: Ground protection should satisfy the above criteria. BS5837:2012 does not illustrate this, but a typical installation is indicated in BS 5837:2005 and illustrated above. The board surfacing may be scaffold planks; or 15mm plywood sheets; or proprietary ground protection e.g. perforated steel/alloy sheets. The compressible layer shall be at least 50mm thick and be of chipped bark or composted wood chips or similar organic material and shall be laid to even out localized levels changes.

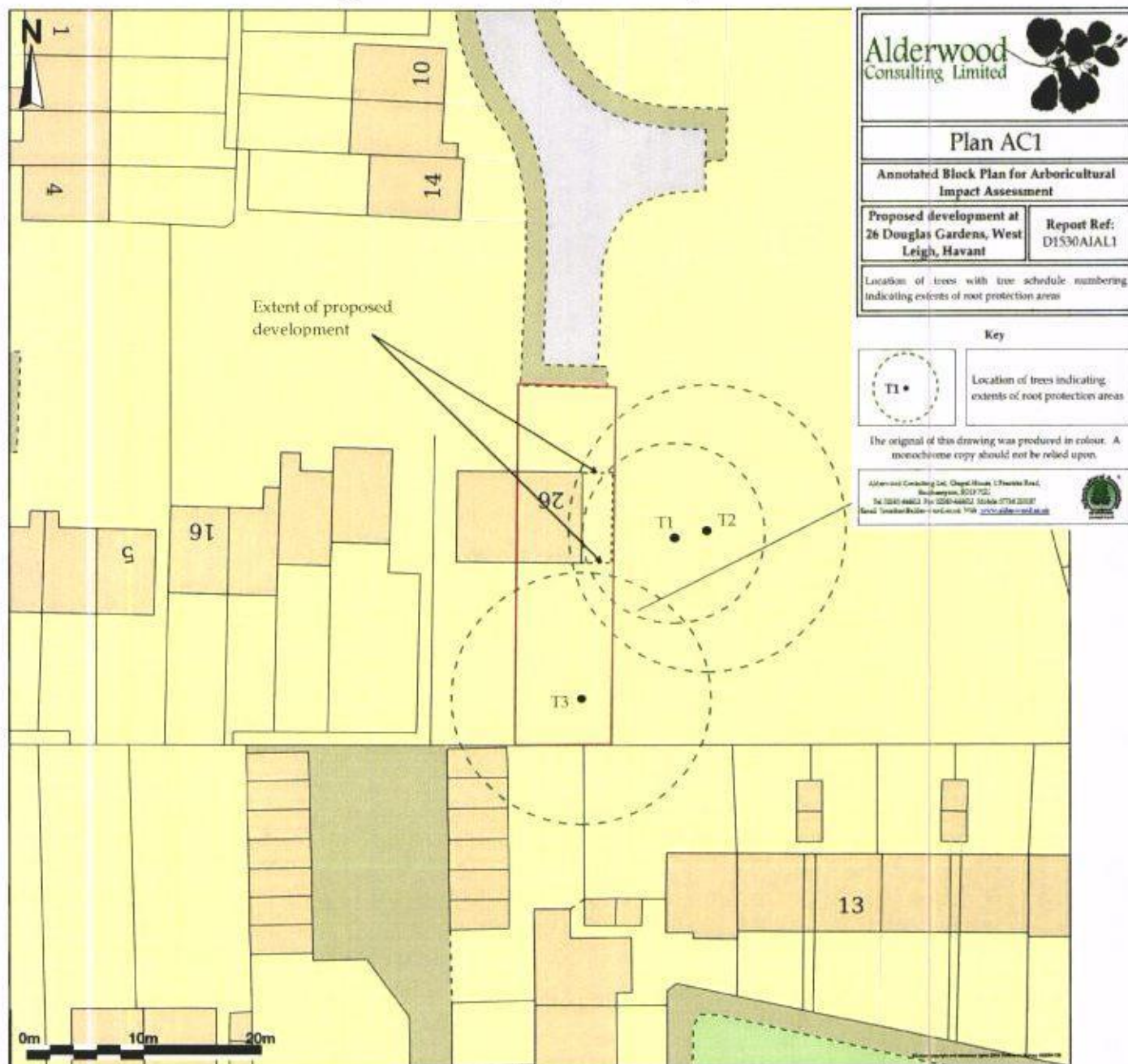
Location: The location of the ground protection is shown on the annotated site layout plan by diamond hatching. The ground protection will be installed with arboricultural supervision prior to development activity and retained in the positions shown until the completion of development or as required for landscaping and path installation. The position of the ground protection shall be altered only with agreement from the Local Planning Authority.



**UK
Planning
Maps**



26 Douglas Gardens, Havant, PO9 5TG



Map shows area bounded by: 472297.0,107751.0,472387.0,107841.0 (at a scale of 1:500) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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1 EXISTING NORTH FRONT ELEVATION
1:100



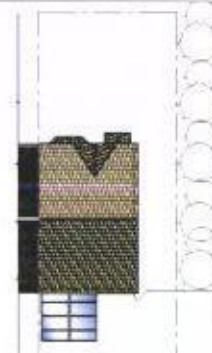
2 EXISTING EAST SIDE ELEVATION
1:100



3 EXISTING SOUTH REAR ELEVATION
1:100



4 EXISTING WEST SIDE ELEVATION
1:100



5 EXISTING ROOF PLAN
1:100



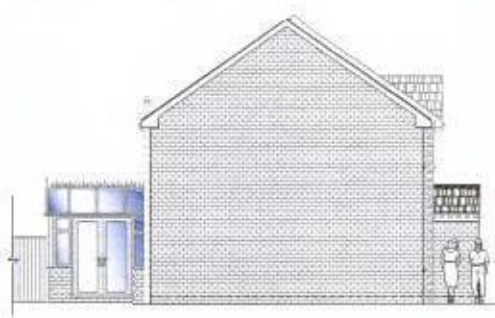
6 EXISTING GRD FLOOR PLAN
1:50



7 EXISTING FIRST FLOOR PLAN
1:50



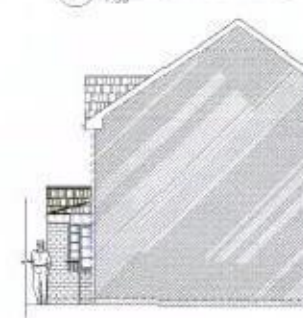
8 PROPOSED NORTH FRONT ELEVATION
1:50



9 PROPOSED EAST SIDE ELEVATION
1:50



10 PROPOSED SOUTH REAR ELEVATION
1:50



11 PROPOSED WEST SIDE ELEVATION
1:50



Plan AC2

Draft Tree Protection Plan for
Agricultural Impact Assessment

Proposed development at
256 Douglas Gardens,
West Leigh, Havant

Report Ref:
D15X0A1A1

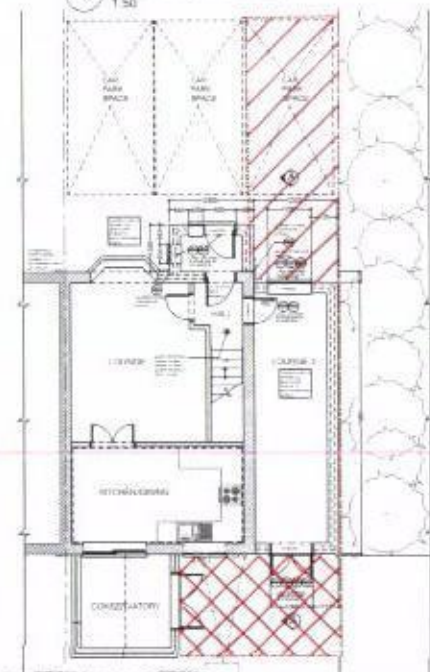
Location of trees with tree schedule numbering
indicating location of ground protection, special
measures relating to surfacing and protective fencing.

Key

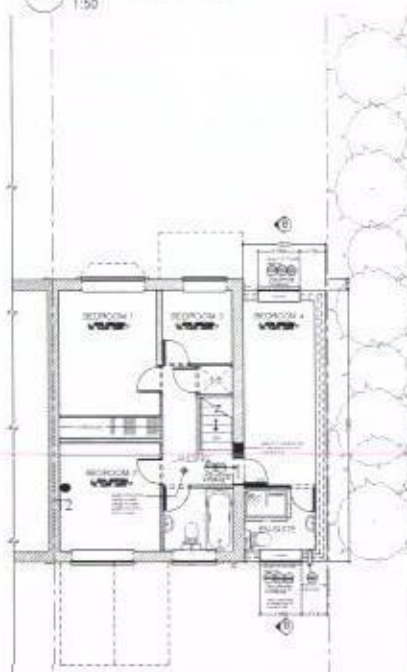
T1	Location of trees
	Location of special measures relating to surfacing
	Location of BS 5817 temporary ground protection
	Location of (existing) protective fencing/hedging

The original of this drawing was produced in colour. A
monochrome copy should not be relied upon.

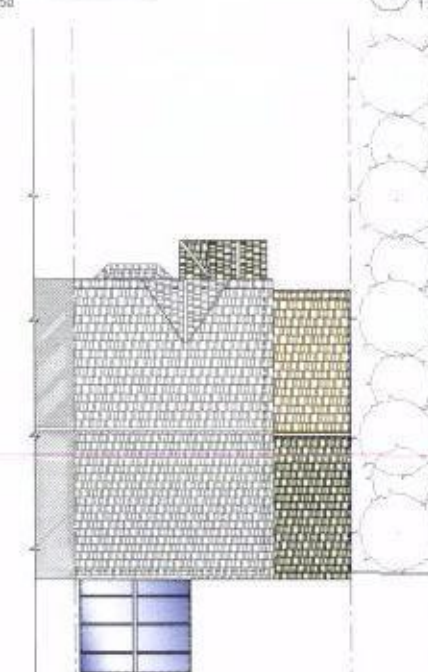
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Web: www.alderwood.co.uk



12 PROPOSED GRD FLOOR PLAN
1:50



13 PROPOSED FIRST FLOOR PLAN
1:50



14 PROPOSED ROOF PLAN
1:50



NOTE: DRAWING WINSZEWSKI DIA TO
BE USED IN CONJUNCTION
WITH ASSOCIATED BUILDING
REGULATIONS NOTICES
WINSZEWSKI
CONSTRUCTION NORTH ARROW
SHEDS BLOCK & LOCATION
PLANS WINSZEWSKI

NOTES/REMARKS: SEE CONSTRUCTION NOTES

DOUBLE STOREY SIDE EXTENSION

MR K WINSZEWSKI
25 DOUGLAS GARDENS, WEST LEIGH
HAVANT, HANTS, PO9 9PG



Revised to:
Revised by: 1 OF 2
Date: 08.04.2015
Revision: A