



Mr M Critchley
Martin Critchley Consultants Ltd
First Floor
7 North Street
HAVANT
Hampshire
PO9 1PW

My Ref: D1226AIAL1

28th May 2012

Dear Mr Critchley

**RE: 7 ROBINIA CLOSE, WATERLOOVILLE PO7 8HF
PROPOSED DEVELOPMENT**

In accordance with your instructions on behalf of the applicant I have visited the above site and collected and prepared 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 effectively an arboricultural impact assessment and is written as a part of the formal submissions to the Local Planning Authority.

1 The proposal

- 1.1 **Development:** The proposal is to demolish the existing conservatory on the rear elevation of the dwelling at 7 Robinia Close and erect a two-story extension approximately in the same place. The proposed layout is shown on the Martin Critchley Consultants Ltd drawing no. 1207-203⁰ dated 28th May 2012. This shows the relevant trees on the site of the proposed development. This drawing has been annotated with tree numbers and tree protection measures and a copy is attached as plan JF1.

2 Trees

- 2.1 **Tree schedule:** Tree information for relevant trees has been collected and presented as recommended in BS 5837:2012 *Trees in relation to design, demolition and construction*. Relevant trees are trees on or closely adjacent to the site that might be affected by the proposed development. The tree schedule is attached at Appendix 1.

- 2.2 **Trees:** There are 3 trees identified individually in the attached tree schedule. These are a yew (T1) and apple (T2) and a purple plum (T3). Tree details to BS 5837 are given in the attached tree schedule.
- 2.3 **Formal tree controls:** I understand from you that one tree on the site is included in a tree preservation order (TPO) administered by Havant Borough Council. This is the yew tree T1 in the attached tree schedule. I have not confirmed the protected status of the two other trees in the tree schedule, although it seems likely to judge from their size, species, condition and small amenity value that they are not included in a TPO. This arboricultural impact assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgment of the Council's relevant tree policies.

3 Issues relevant to the trees

- 3.1 **Demolition:** The existing single storey structure on the east side of the rear south elevation will be removed. The structure is a conservatory with a glazed superstructure supported by a plinth wall. The structure will be taken apart by hand and the plinth wall will be broken up using hand tools. For the duration of the demolition the existing decking abutting the conservatory will be retained as ground protection. With the temporary protective fencing (see paragraph 4.1) for T2 erected prior to the removal of the conservatory structure there will be no adverse effects on trees from this aspect of the proposals.
- 3.2 **Services:** The site is already fully serviced and the intention is to continue to use those existing services. All service connections will be made back into the existing dwelling outside tree protection zones. Surface water will run to the existing rain water goods. 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 **Construction:** The proposed structure is slightly narrower east-to-west than the conservatory that it replaces. The foundations on the west elevation of the extension will be about 0.5m further from the yew than the foundations for the conservatory; the foundations for the south elevation will be in the same place as those for the conservatory. The excavation of the foundations for the extension will not be into previously undisturbed ground, and the risk to tree roots from conventional foundations is at a low and acceptable level. No special foundations or construction methods are proposed in respect of the risk of damage to tree roots.
- 3.4 **Construction access:** This is a small-scale domestic development, using comparatively small amounts of materials. The access to the rear of the site for vehicles is constrained. There may be space for a small tracked low ground-effect excavator, but this will have to be small enough to get through the pedestrian gate at the side of the dwelling. For construction, access will

be pedestrian only, with the manual handling of small amounts of materials. Scaffolding may be required for work on the first floor, and such scaffolding would be installed on scaffold boards or the retained decking against the building footprint, to spread the loading to an acceptable level. With the temporary tree protective fencing in place for T2 there will be no significant adverse effects on trees from construction access. The retained trees will not come under undue pressure or be significantly affected by this aspect of the proposed development.

- 3.5 **Materials delivery, storage and handling:** The nature of the site, the existing access and the available space suggest that materials will be delivered to the front north elevation of the dwelling and moved by hand in small amounts to the site of the extension. Temporary tree protective fencing erected across the rear garden will limit access to the tree protection area and define the areas available for materials delivery, storage and handling. No phytotoxic materials shall be stored or mixed within the protection zones of trees to be retained.

4 **Protective measures**

- 4.1 **Protective fencing:** Temporary protective fencing is proposed across the rear part of the site. The fencing will effectively be at the back edge of the existing decking across the south elevation of the conservatory. In this location the fencing will provide protection for the two smaller trees T2 and T3; and the combination of fencing and existing decking will provide protection for T1. The fencing will be to the BS 5837:2012 recommendations i.e. preformed galvanised steel mesh panels ('Heras' or similar) facings braced with stabiliser struts. It will be installed prior to the commencement of any development-related activity and retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the Council. The satisfactory installation of the protective fencing may be confirmed in writing to the Council on inspection by a person suitably qualified in arboriculture. A specification for temporary protective fencing is attached as Appendix 2. The location of the fencing is shown on the annotated site layout plan JF1 by a dashed red line with diagonal hatching.

- 4.2 **Ground protection:** The existing decking across the part of the rear garden nearest the dwelling will be retained during the removal of the conservatory structure and for the construction of the extension. The decking provides ground protection for pedestrian access, as it does now, and will also be able to bear the load of small amounts of building materials without adverse effects on trees. No additional installed ground protection is needed or proposed.

5 **Other issues**

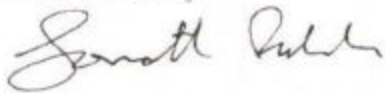
- 5.1 **Post occupancy:** The location and character of the proposals have been achieved in consideration of all the site factors including the presence of trees.

The aspects of the extension have been arranged to avoid overlooking from and to the first floor room, with roof lights installed for daylight. These lights will not be significantly affected by trees. On the ground floor the aspects are to the south and west, not directly to the largest tree T1; and the two smaller trees T2 and T3 will also not block light or dominate to an unreasonable extent. There are no issues with retained trees relating to sunlight, daylight and dominance for the proposed redevelopment.

The details given in this letter show that, provided the protective measures set out are put in place, 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
7 Robinia Close, Waterloooville
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	Yew (<i>Taxus baccata</i>)	7	3 x 47	3.2	3.2	1.5	M	Three stems from ground level. Crown reduced overall by regular pruning to present size.	40+	A	9.9
				3.2	3.2						
T6	Apple (<i>Malus</i> sp))	4	20	2	2	1.2	EM	Pruned by topping. No significant amenity value	10+	C1	2.4
				2	2						
T7	Purple plum (<i>Prunus cerasifera</i> 'Nigra')	5	30	2	2	1.2	EM	Pruned by topping. No significant amenity value	10+	C1	3.6
				2	2						

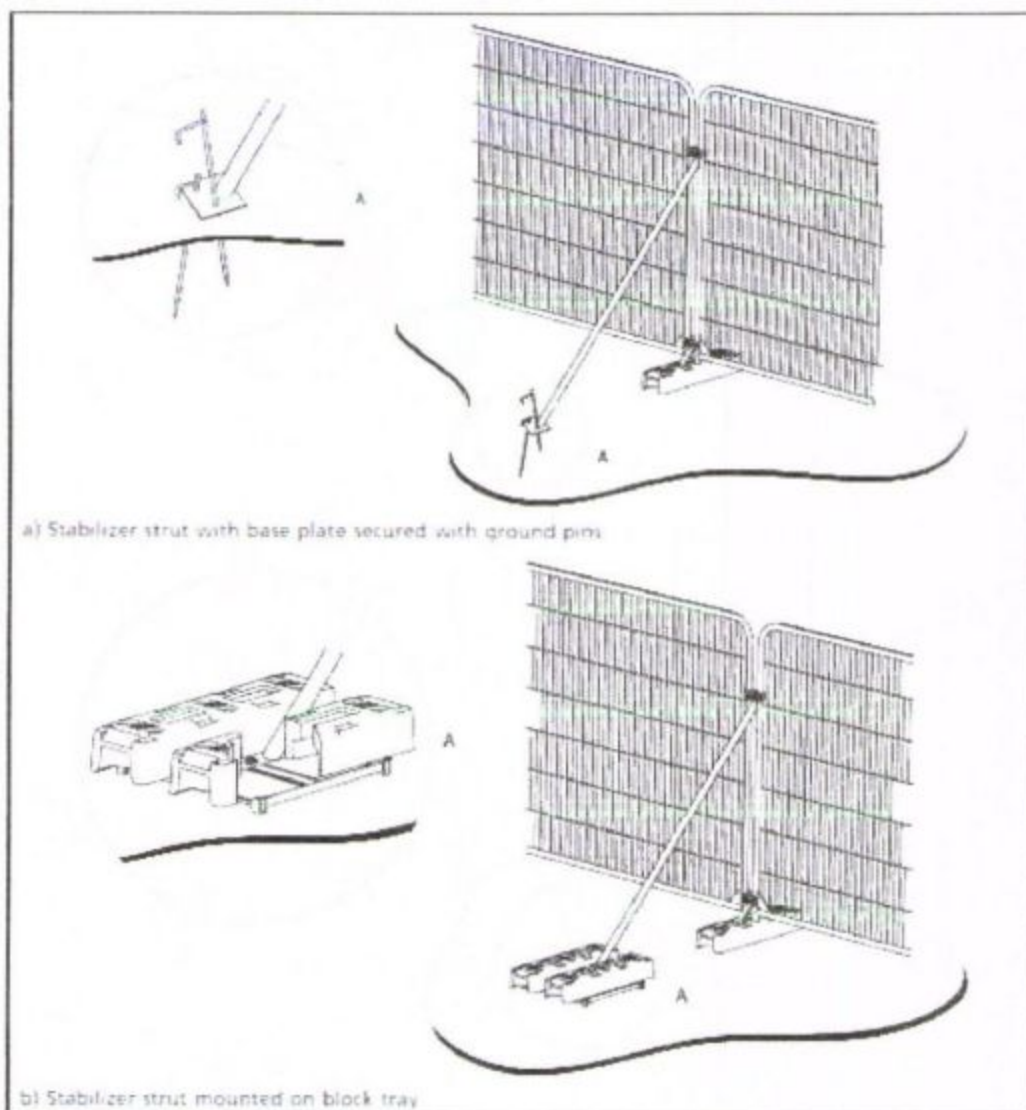
Appendix 1
7 Robinia Close, Waterloooville
Tree Schedule and Explanatory Notes

Explanatory Notes

- **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. For trees with 2-5 stems the combined stem diameter has been calculated in accordance with the recommendations on 4.6.1 of BS 5837
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. 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:** Categories U, A, B and C, as advised in BS 5837:2012.
- **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, rounded up for practicality; the distance may not be the same as the distance for protective fencing. For trees with 2-5 stems the combined stem diameter has been calculated in accordance with the recommendations on 4.6.1 of BS 5837 and the root protection area has been determined on that basis.



Purpose: Fencing will be installed to protect trees during the development process. Fencing should:

- Exclude construction activity
- Be appropriate to the degree and proximity of work taking place around the retained tree(s)
- Be installed in a fashion that makes it difficult to move easily
- Be maintained to ensure that they remain rigid and complete
- Be installed in the positions agreed with the Local Planning Authority and shown on the fencing plan

Specification: Fencing should satisfy the above criteria. A typical construction is indicated in BS 5837:2012 and illustrated above. The fencing on this site will be to the standard recommended in BS 5837:2012 i.e. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts.

Location: The location of the fencing is shown on the annotated site layout plan. The fencing will be erected prior to any demolition or 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 fencing shall be altered only with agreement from the Local Planning Authority.





Plan JF1

Proposed development at 7 Robinia Close, Waterloooville	Report Ref: D1226A1A11
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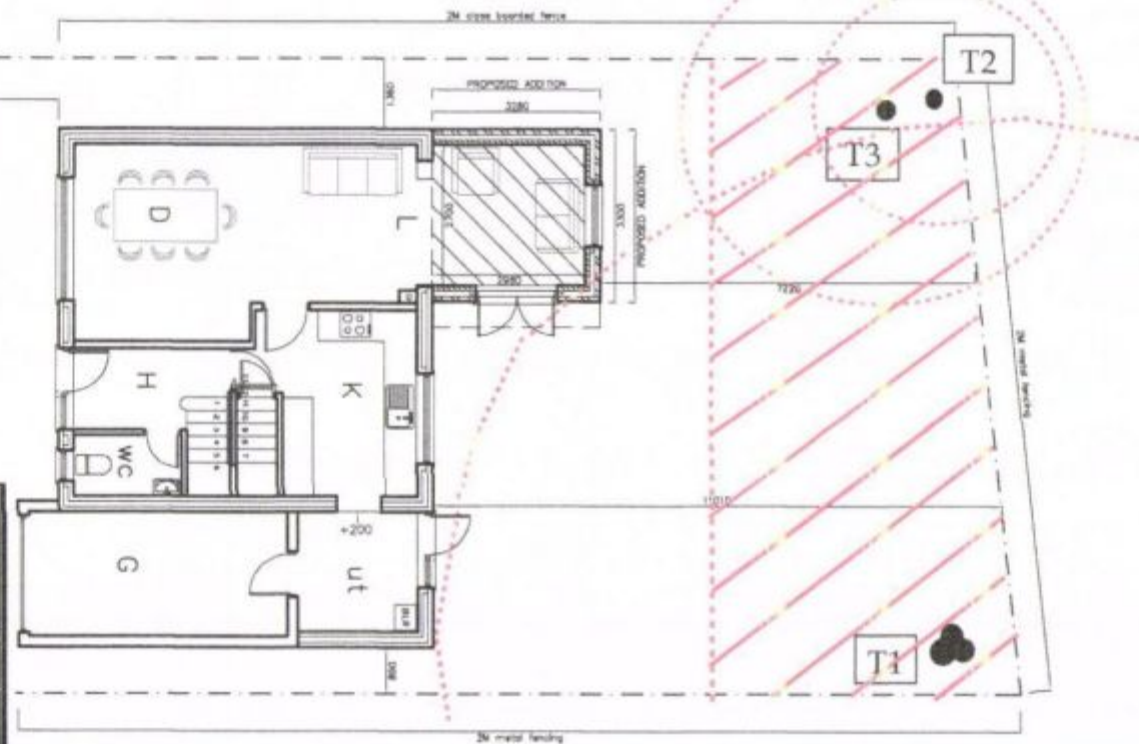
Location of trees indicating extent of BS5837 tree protection zones and location of temporary tree protection fencing.

Key

	Location of trees included in tree schedule showing extent of BS5837 root protection zones
	Location of temporary tree protective fencing and protected area

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**7 Robinia Close
Waterlooville**

PROPOSED SITE PLAN

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Consultants Ltd.

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023 92 474 919
critchleyarchitect@hotmail.com

Scale: A3 = 1:100
 Drawn: ALB
 Date: 28/05/12

Revisions
 A.

1207-203⁰