



0214.bjh.let

31st January 2008

Mr.M.Willenbruch
Northwood
Cope Lane
Hayling Island
PO11 0RJ



Dear Mike,

Northwood, Cope Lane – Redevelopment Potential & Tree Constraints

Thank you for your instructions on this project and I refer to our site meeting on Thursday 31st January when I inspected the TPO'd Ash tree and advised on redevelopment potential of the site.

I attach a Tree Survey Schedule & Root Protection Schedule which comply with the requirements of British Standard 5837:2005 in relation to planning submissions where trees are a potential constraint.

Having now seen the current relationship of the tree to the existing garage and building (see the attached photographs taken on the occasion of my site visit) I see the tree as a constraint but the problems it presents can all be mitigated and resolved without undue harm resulting to the tree.

In terms of your plans I note that it would be your intention to demolish the existing garage and this can be done by pulling it in on itself and away from the tree into the existing concrete hard standing without impact on the Ash tree. Then you would wish to remove the concrete hard standing which is thought to have a depth of some 150mm. This should be done by breaking it out with a mechanical breaking hammer in the first instance but once the surface has been broken up the rest of the works will need to be done by hand with no tracking over the area by machinery at all. Once the concrete has been removed and the soil exposed it will be necessary to lay ground protection as a temporary measure to prevent compaction of the surface layers of the soil. This will then provide a protective layer onto which a small self contained piling rig can travel across to bore the holes to create the piles to support the new garage block extension. Whilst I favour this method of bored pile and ground beam set in no more than the 150mm depth of the concrete sub-base layer I acknowledge that there are other methods of dealing with this design issue but I would need to see an engineer designed solution in order to support them if this is the way in which you choose to progress this project.

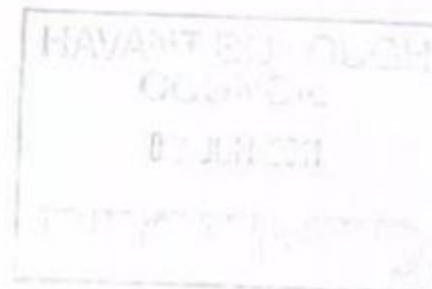
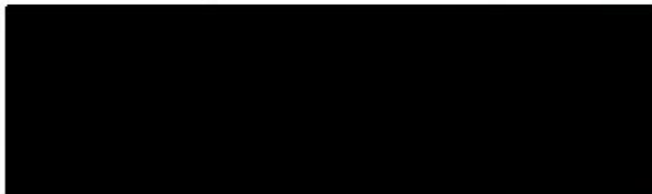
Bernie Harverson M.Arb.

With regards to the height of the structure I estimate the current flat roof guttering to be at around 5.5m and note from your drawings that it is proposed to have a ridge coming out from the house at around 6m above ground which after a distance slopes acutely downwards thus avoiding contact with tree branches. I do however anticipate a need to lightly crown lift the lower canopy of the tree on this side to provide a reasonable clearance but would not see this as preventing development as proposed or adversely affecting the health or appearance of the tree.

Overall, I see this as a project which with careful adherence to a Method Statement and Protection Measures (such as wrapping the trunk of the tree in Hessian and then chestnut pale fencing to a height of 3m to 4m from ground level) should prove feasible. This MS & TPM Report could I suggest be a requirement of a Planning Condition thus allowing you to proceed at this juncture with an application on the grounds that I would be able to prepare and submit a full MS & TPM Report in due course to satisfy a Condition of approval.

I trust that this meets with your requirements at this time and look forward to taking this matter up again on my return from holiday.

Yours sincerely,





ROOT PROTECTION AREA SCHEDULE

Client : Mike Willenbruch

Site Location : Northwood, Copse Lane, Hayling Island

Tree No.	Tree Species	Grade	Single or Multi Stem	Diam mm	BS5837:2005 Table2-Radial Protect Zone m	BS5837:2005 Table2-Root Protect Area m ²	If An Offset Required To Cater For Existing Rooting Pattern Restrictions
1	Common Ash <i>Fraxinus excelsior</i>	B1	S	800	9.6	289.6	YES- there is already hard standing and buildings close to this tree on three sides and this will affect the rooting pattern with a tendency to root out to the rear garden into open space.



TREE SURVEY SCHEDULE

Client : Mike Willenbruch

Site Location : Northwood, Copse Lane, Hayling Island

Surveyor : Bernie Harverson *M.Arb.*

Date Surveyed : 31st January 2008

1. The abbreviations used in the header block below are fully explained within the attached Tree Survey Notes.
2. The assessment of remaining contribution in years and the category are made as viewed and may be subject to variation where the management strategy suggests further investigations/actions followed by re-surveying.
3. Group details/dimensions are recorded as an average

No.	Species	Ht m	S or M	Trunk Diam mm	Brch Sprd m	Grd Cl m	Age	Form	Condition Comments	Preliminary Management Recommendations	Rem Coot yrs	Cat
1	Common Ash <i>Fraxinus excelsior</i>	13	S	800	N7 E7 S7 W7	5	M	Good	Ivy smothering trunk and into crown of tree-bifurcated at 2.5m-major deadwood and stubs throughout -previously reduced and reshaped.	Sever ivy at ground level and remove major dead wood	>40	B1

