

TREE PROTECTION SCHEME



OUR REF: UB10 0BH

REPORT DATE: 29/03/2019

**37 Sylvana Close
Uxbridge
UB10 0BH**



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INTRODUCTION

Urbanist Architecture has been appointed to act on behalf of the client to submit a full planning application, along with supporting documentation, for the conversion of the existing double garage into storage space and construction of new single car garage, coupled with a two storey side extension at 37 Sylvana Close, London, UB10 0BH.

On the site is a tree protected by a TPO 7, following an approval by a planning inspector (at appeal) to remove a pine tree (T144) on the TPO schedule (ref. 24324/TRE/2010/2). As such, this proposal aims to protect the tree to ensure the continued visual beauty it provides to the site. This scheme will first assess the tree based on the setting and Tree Officer's report from the pre-application (reference 67937/PRC/2018/285) and then provide a method statement of how the tree will be protected during and after construction.

The proposal has been carefully considered to ensure that the development complies with the relevant planning policy, and at the same time ensures that the accessible space required is created within the development. The policies that have been consulted include those from Hillingdon Local Plan (2013), Hillingdon Development Management Plan (2015) as well as the National Planning Policy Framework (NPPF).



SETTING & BACKGROUND

This site is occupied by a two-storey detached dwelling on the north side of Sylvana Close within with a locally designated Area of Special Local Character. The plot is relatively shallow from front to back but is exceptionally wide plot with a long frontage onto the road. There is a double garage accessed via a double width driveway to the west of the house. The land to the west of the garage and driveway is laid to lawn in the middle of which is a single specimen tree.

According to the Tree Officer's assessment from the pre-application report (reference 67937/PRC/2018/285), this tree is protected by TPO 7, following an approval by a planning inspector (at appeal) to remove a pine tree (T144) on the TPO schedule (ref 24324/TRE/2010/2). Permission to remove the tree was granted subject to the provision of a suitable replacement. The report does not mention the typology of the tree; however, this assessment has carefully considered the root system for any type of tree as well as the future growth of the tree.

According to the pre-application report, the Tree Officer stated, "The proposed re-siting of the garage is close to the protected tree, however, the tree has a fastigate (upright) habit and is relatively young. It may be feasible to construct the new garage and retain the protected tree." A tree protection plan and arboricultural method statement was suggested to ensure the retention of the tree.



IMPACT ASSESSMENT

Development proposals can impact on trees by requiring their removal or by adversely affecting their longevity through disturbance to their rooting environment or the impact of severe pruning. In many cases however it is possible to reduce the levels of disturbance by implementing precautionary measures and by adopting appropriate working practices.

The proposed development seeks to retain and protect the existing tree in order to reduce the impact on the setting of the site.

BS5837 suggests that where surfacing is proposed in the vicinity of retained trees, the species and tolerance to disturbance should be considered and that hard surfacing should not exceed 20% of the trees total root protection area (RPA).



ARBORICULTURAL METHOD STATEMENT

The principal purpose of an Arboricultural Method Statement is to ensure the preservation of retained trees through setting out appropriate working practices, construction techniques and tree protection measures that will be adopted when construction work is undertaken.

Construction Exclusion Zone

British Standard 5837:2012 recommendations provide a formula for calculating the Root Protection Area which indicates the area around a tree deemed to contain sufficient roots and soil rooting volume to maintain the trees viability. The protection of the roots and soil within this area should be treated as a priority. The shape of the RPA and its exact location will depend upon arboricultural considerations and the area will normally be represented on a constraints plan as a circle or polygon, which informs the extent of the Construction Exclusion Zone (CEZ).

Given the age of the tree as well as the distance of any hard surfaces being over 3.7 meters away from the tree, it is considered that the development would fall outside of the CEZ. Therefore, no work shall be undertaken within any defined CEZ's that may cause damage to the trees root system.

Protective Fencing

Protective fencing will be erected in accordance with section 6 of BS5837:2012 and as indicated in Figure 1. All protective fencing shall be erected prior to the commencement of any works on site.

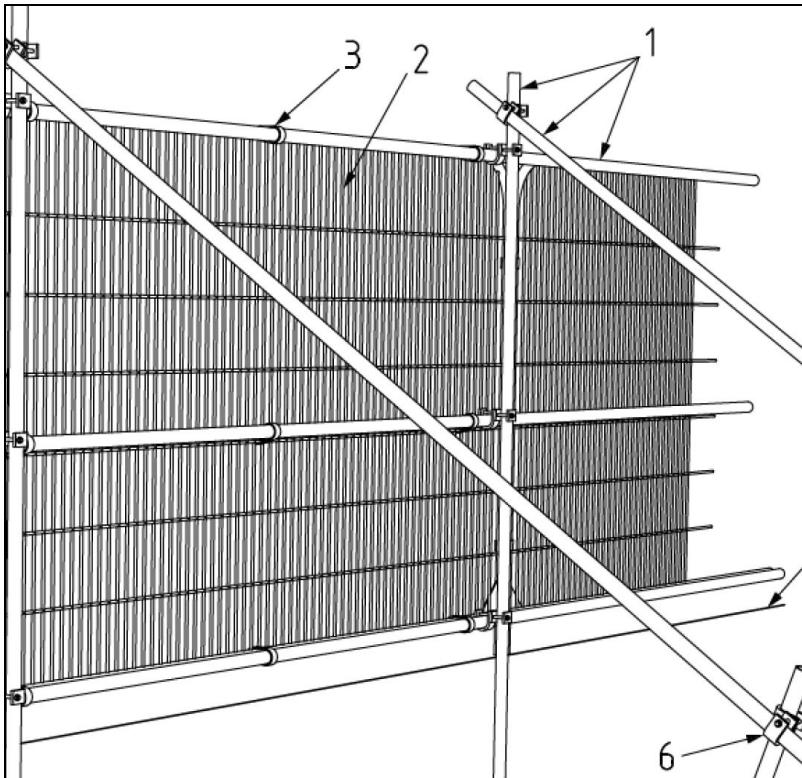
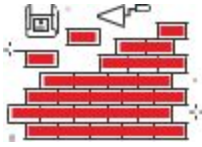


Figure 1

Any accidental damage to the retained tree or any associated protection measures must be reported to the site manager immediately. Works occurring in the vicinity must cease immediately until adequate remediation has been completed. A record of any damage will be made by the site manager and in consultation with the project arborist any remediation undertaken.

The proposed site access does not impact the retained tree and parking will take place on the existing hard surfaces away from the retained tree. Additionally, no site offices or facilities will be located within close proximity of the tree and no materials will be stored within close proximity.

It is the responsibility of the main contractor to ensure the planning conditions regarding the protection of the tree are adhered to at all times and that the tree protection scheme is adopted and maintained.



CONSTRUCTION OF VEHICULAR ACCESS

The construction of the hard surfacing for vehicular access has been engineered to ensure that it will cause no long-term detriment to the tree. In order to minimise the potential for root damage through construction activities in the vicinity of trees special consideration must be given to the methods employed.

To construct vehicular access across root systems requires great care utilising either a flexible or suspended surface which would not cause post-traumatic stress to retained trees. Cellular Confinement Systems serve to bridge the rooting area of trees and negate the need for excavation. Such engineering solutions are commonly referred to as no dig systems. Further details of systems suitable for consideration have been included with this application as a brochure from Terram. An image of the Cellular Confinement System can be found in Figure 2.



Figure 2



SUMMARY

Through the understanding of previous applications made at this site and the assessment of the site itself, the Urbanist Architecture team have created sympathetically designed extensions which aims to protect the existing tree on the site and at the same time, creating usable for the occupant.

British Standard 5837: 2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. The proposed development has followed this guidance by:

- Seeking arboricultural advice to inform the layout and design of the proposal
- Respecting the constraints posed to development of the site by the retained tree, and taking proactive steps to ensure their protection during development
- Continuing to take advice on all aspects of the proposal that may impact upon the retained tree

The proposed development is largely located outside the root protection areas of the retained tree and will therefore, have no detrimental impact on the retained tree. By implementing suitable protection measures for the retained trees, it is considered that there is ample scope within the site for the construction process and associated activities required to facilitate the proposed development.

Should the need for further clarification or additional information for the progression of this application arise, please do not hesitate to contact Urbanist Architecture Ltd. We are more than happy to supply a full tree assessment should the planning department request it; however, given the distance of the proposed construction at the site and the provisions identified within this statement, it is respectfully put forward that this should be sufficient to indicate the protection of the tree on the site is of the utmost importance to the applicant.