STONEHOUSE & CO

ARCHITECTURAL DESIGN

CIAT

CHARTERED PRACTICE

TREE IMPACT STATEMENT

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Proposal

Planning has previously been granted for a very similar scheme (ref 2024/62/91342/W).

This proposal is similar with a 2 storey rear extension.

The changes are that we are now proposing;

- to keep the second conservatory and without altering the base, add a lightweight upper wall and roof.
- In addition the proposal adds a small outbuilding within the garden.

JCA tree report is included in the application which shows the location and RPA of the protected trees. In this document we have added Appendix 1 *which has an overlay of this scheme onto the RPA diagrams.*

In terms of tree protection we note that our clients are concerned to ensure the trees are fully protected as they understand the value of these trees to both their property and the wider area and community.

Protection Of Trees

We note that this report is not intended to be a construction method statement rather an explanation of how the design has been informed by the constraints of the protected trees.

My client has a large garden, however the area under T1 is largely unusable by the family as it is bare earth, and not suited to any type of play by the family. This is often the case under large trees, due to lack of sunlight etc.



Outbuilding

The owner wishes to have an outbuilding that would act as a family play room constructed in the area that is under the trees canopy, this would fall in the RPA.

Based on the JCA drawings the RPA is approx 400m2 of RPA, the proposed building is approx 23m2, therefore the area of RPA covered is small in comparison.

However to minimise any damage to the tree root system we propose that the outbuilding is a lightweight timber frame structure on timber beam foundation supported by ground screws (https://gbgs.co.uk/installation/). This will minimise any effects on the tree root system. It will be constructed to have a 100mm gap under the base to allow water to pass under.

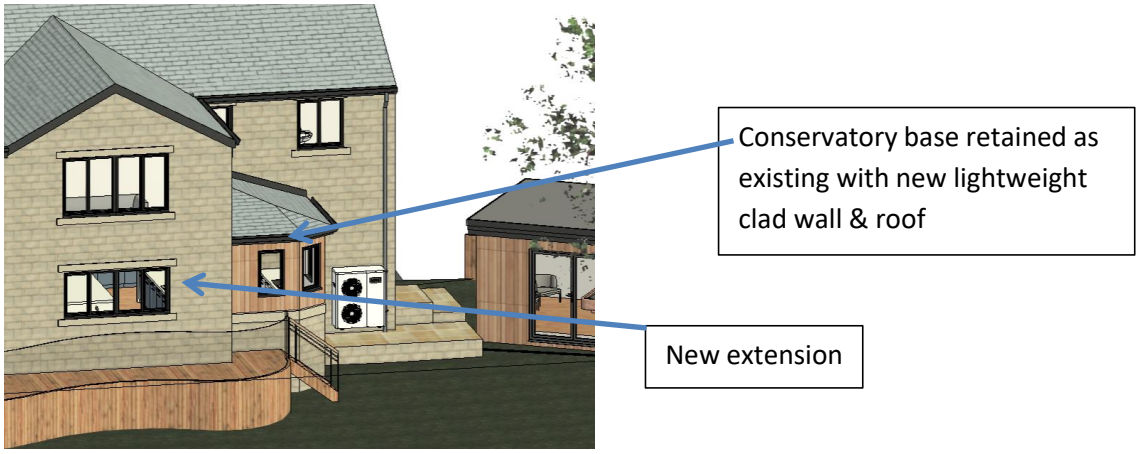






Conservatory

The conservatory was previously removed from the approved application - however we feel as this is in the RPA the removal of this base would likely damage the roots in the area. Our proposal is to leave the base (foundations & walls up to 600mm above FFL) and then build a lightweight frame that will be used as a utility room. This will cause no damage to the RPA as there are no groundworks.



APPENDIX 1



1 TREES EXISTING
1 : 200



2 TREES PROPOSED
1 : 200

NOTES
- Do not scale from this drawing.
- Due the nature of the project (existing property) dimensions may vary on site to those shown.
- The contractor and any specialist designers are responsible for checking all dimensions, tolerances etc before works commence or any materials are ordered / manafactured
- Any discrepancies to be reffered to the designer.
- Refer to structural engineers drawings for all structural elements. Structural elements denoted on this drawing are for information only.
- All dimensions are structural i.e. before plaster or other finishes unless stated therwise
-This drawing is copywright of Stonehouse Architectural Ltd and must not be reproduced without authorisation.

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No.	Description	Date

PURPOSE OF ISSUE
Planning

PROJECT
53 Hall Lee Fold

SHEET
Tree Overlays 1

CLIENT
Mr & Mrs Mittal

Date	Project number	Scale (@ A3)
Issue Date	J25-005	1 : 200

Drawn by	DRAWING NUMBER	REV
Author	T100	