

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 November 2017 08:27
To: Planning Scanning
Subject: FW: 1 Upper West Drive, Ferring - FG/162/17/PL
Attachments: Foundation layout.pdf; TRPS Method Statement P&B.PDF

From: Anita Gardner
Sent: 29 November 2017 18:24
To: Planning.Responses
Subject: FW: 1 Upper West Drive, Ferring - FG/162/17/PL

Please can this be treated as additional information from agent regarding trees

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

Sent: 29 November 2017 18:20
To: Anita Gardner
Cc: karl fish; elsteadbysea
Subject: 1 Upper West Drive, Ferring - FG/162/17/PL

Dear Mrs Gardiner,

I refer to the new comments raised by the Tree Officer, Mr Harverson.

Firstly can I say that the client agrees that the protected tree is a fine specimen of a sycamore and they have always maintained that the tree should be fully protected and all works should have minimal impact.

In reply to the comments, I have attached a foundation plan that shows the proposed locations of the piled system that will support a suspended reinforced raft. I have undertaken similar works before in close proximity to existing trees and by using a reinforced raft this prevents any loading onto the existing root system and allows air movement and water penetration to the existing area. I have therefore attached a typical method statement to explain the works that has been undertaken by Abbey Pynford. Based on this we feel that the proposal will have minimal impact on the sycamore tree and I would like the opportunity to explain the proposed foundation layout:-

1. The existing garage and the side extension will be removed as part of the proposals. This is previously developed land with existing foundations.
2. I have proposed 14 piled foundations in total with a reinforced suspended raft. This will be non-ground bearing and will be suspended to avoid any dig in the RPA. Please see the attached method statement and photos.

3. 9 are outside of the RPA (I have included No. 8), 5 are within the RPA.
4. Piles 1-2 are located in the foundation of the previous extension to No. 1 Upper West Drive and are outside of the RPA.
5. Pile 3 is in virgin ground but outside the root protection area.
6. Piles 4-12 are in the foundation line of the existing garage. Only piles 7, 11 and 12 are within the RPA.
7. Pile 13-14 are the only piles that are within virgin ground and within the RPA. We are of the opinion that this will have minimal impact upon the tree system.

I have noted the Tree Officers conclusions and recommendations and would like to reply as follows:-

1. Foundation system – as noted above
2. Protective fencing – protective Heras fencing will be used around the tree whilst the works are undertaken. If approval is obtained a full method statement of works will be provided as per the document attached. I understand a planning condition would be required for this.
3. Tight site – the proposed bungalow is very small and can be constructed without the use of large machinery. The height of the bungalow will mean that the scaffolding will require minimal height and will not interfere with the existing tree. The existing driveway will provide the location for storage of materials and skips. We are confident that a house can be constructed without any damage to the tree. Please note that Permitted Development allows the owner to construct a very large extension without the need for Planning Permission. The same protective measures would be required for this operation.
4. Levels – The existing site is level. As stated above there will be no excavations or cut and fill required.
5. Future maintenance to the tree - The proposed bungalow has been designed with the knowledge that the tree will block light from the kitchen window to the East. You will note that the design has included 2 large south facing rooflights within a vaulted ceiling that will allow plenty of natural light into the main habitable room. We are confident that there will be ample of natural light to avoid any future need to reduce the tree. As mentioned above Permitted Development could allow a large extension to be built to the side of the existing property (half of the original build). One could argue that once this is built the applicant could ask to reduce the tree. The existing house, garage and extension are within the root protection area and the tree has a similar impact upon the current owner. One would assume that the owner could already suggest that the tree has an impact on the existing property.
6. Building without causing significant impact – The proposed bungalow will be constructed with methods that are used to minimise the impact on protected trees. This work is not uncommon and we would ensure that the existing tree will be protected by a specialist company as noted in the attached typical method statement. If planning permission is approved the first operation will be remove the existing garage and side extension. We would then employ a specialised ground survey company to undertake careful trial investigations to identify the roots and to provide a full proposal and method statement for the works. We feel that this cannot be provided at this stage until the existing buildings are removed, however this will only be undertaken if planning permission were approved. All proposed works

will then be agreed on site with the Tree Officer to ensure that the best method is used to avoid any permanent damage to the protected tree. I assume a planning condition could be provided on this matter to suggest that all works are approved prior to commencement on site.

As stated above the client is very keen to protect the tree and ensure that it thrives in this location. The tree and the surrounding hedges will provide a natural seclusion to the plot and both will hopefully complement each other.

If you should require any further information or would like to arrange a meeting on site with the Tree Officer then please do not hesitate to contact me.

Yours sincerely

Carl Moore
Atterbury Moore Associates

**ABBEY PYNFORD
FOUNDATION SYSTEMS LIMITED**

**TREE ROOT PROTECTION SERVICE
METHOD STATEMENT**

Introduction

Abbey Pynford Piling & Foundations Limited have been asked to quote for the installation of the Housedeck piled foundation system

Due to the proximity of trees to the location of the proposed development, it is proposed to use the Tree Root Protection Service (TRPS) during the installation of the foundations.

This document outlines the possible extent of works involved with the TRPS.

It is intended that this document is used in conjunction with the site specific Arboriculturist's Method Statement. On receipt of that document, its site specific requirements will be adopted by Abbey Pynford and incorporated into this method statement.



Hand augering is undertaken at all pile positions within the Root Protection Area, if roots greater than 20mm diameter are found the pile is moved and the new position re-augered. Our in-house design department then re-analyse the slab design to ensure the new position is adequate.



The ground surface is protected with a breathable geotextile membrane. Over this cellweb is pegged out and the pockets filled with pea shingle to provide a permeable low bearing pressure working surface.



A typical piling rig used on a Tree Root Protection Service project. The rig is custom designed to have a very low bearing pressure, equivalent to a 12 stone man wearing size 10 shoes. The power pack (in back of photo) is left outside the root zone, leaving just the lightweight piling rig operating on the site.



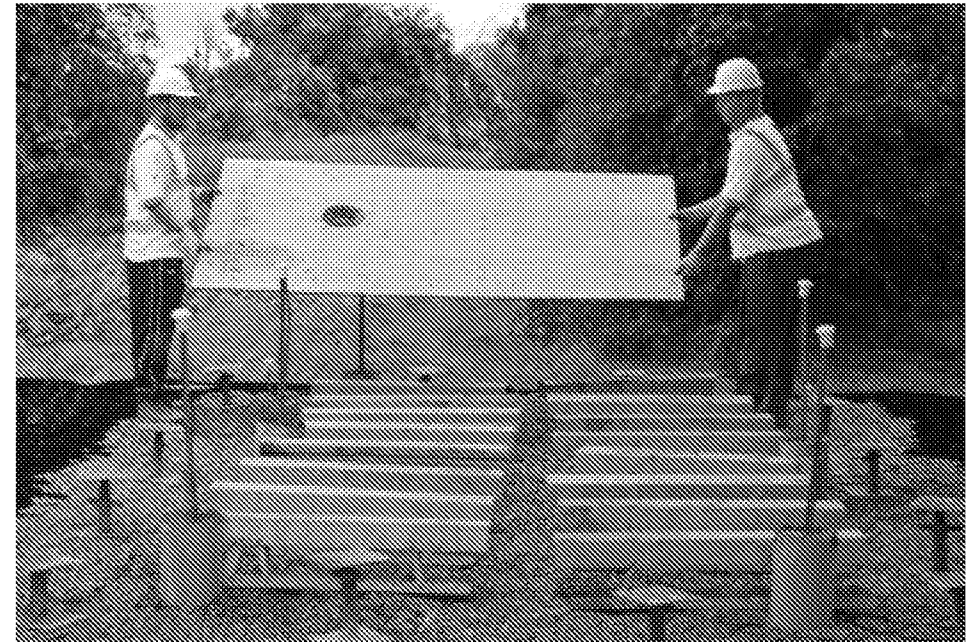
Each pile position is sleeved using a polythene coated cardboard tube to prevent concrete from the pile leaching into the root zone



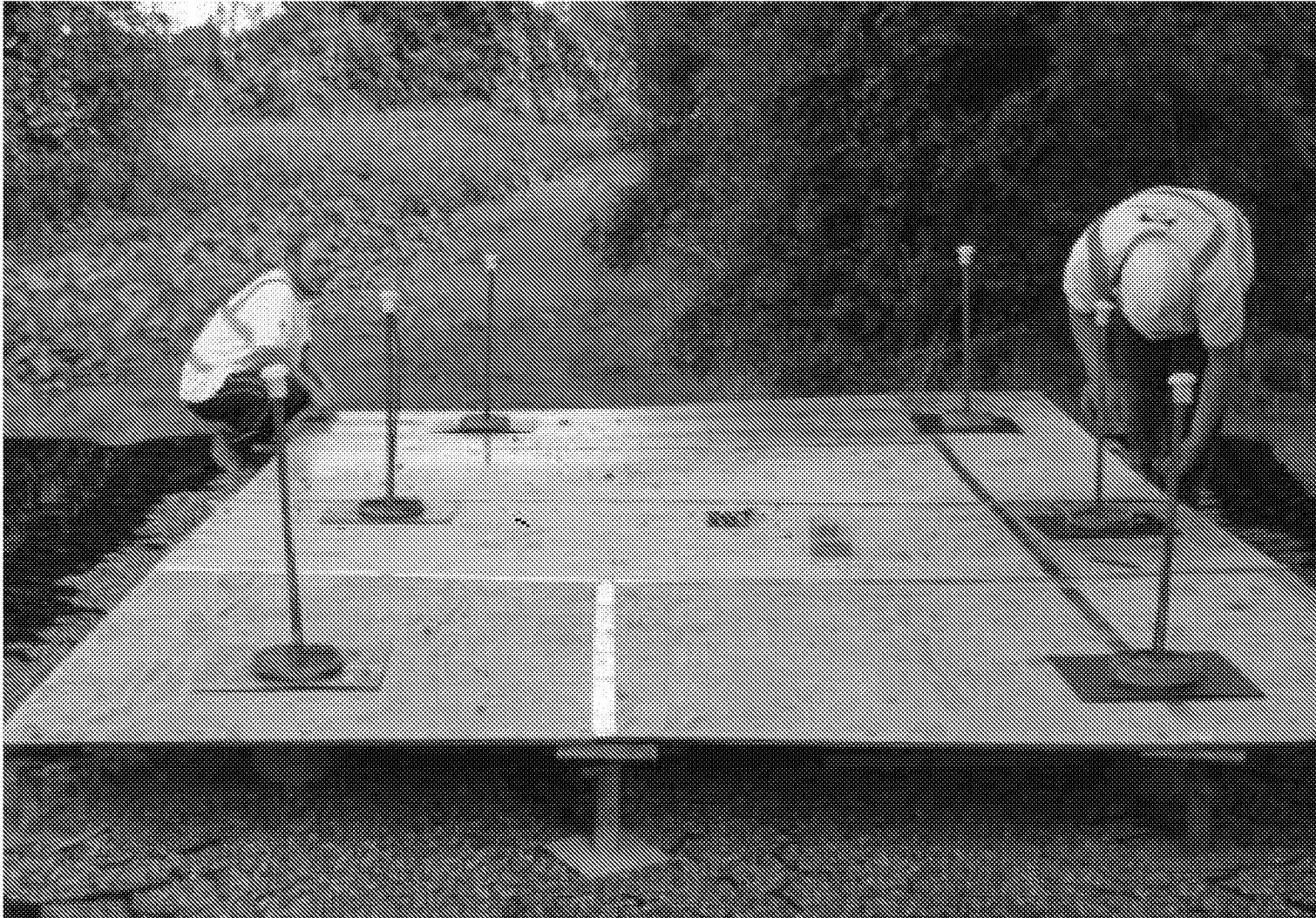
The clear void is created using our proprietary collapsible void formers known as Deck Support Units. These are laid under the footprint of the building.



Perimeter jacks are laid around the edge of the footprint to allow fine level adjustments to be made.



The Deck Support Units are covered with marine ply to provide the formwork for the concrete slab.



The completed deck. Pile overlays made of a flexible material prevent concrete from the slab pour leaching onto the ground surface. Similarly the aluminium strips between the sheets of ply prevent concrete reaching the ground surface.



The slab prior to the concrete pour. The reinforcement steel, service ducts rising up through the slabs and the stainless steel edge detail can all be seen. The edge is levelled to a high tolerance by means of perimeter jacks.



Concrete is poured to a fine finish producing a slab with a very high tolerance. After 7 days of curing the Deck Support Units are removed.



This picture shows the finished voided system. The piles supporting the slab can be seen as well as the clear void the Housedeck system leaves. The pea shingle and cellweb under the slab are also visible and the geotextile membrane which prevents materials entering the void can be seen attached to the underside of the slab.

No. 1 Ferringham Lane

Existing single storey extension to be removed

Existing 6.1m x 6.1m garage to be removed

KEY:

Reinforced ground beam

Piled foundation

Reinforced raft foundation

No. 3 Upper West Drive

Root protection area
No. 1 Upper West Drive

Existing sycamore tree with TPO

Driveway

PROPOSED FOUNDATION

LAYOUT 1:100



1:100 Scale Bar

amq

afterbury moore associates

architectural & quantity surveying services

Unit 1 Gosling Croft Business Park

Long Furong

Clapham Worthing

West Sussex BN13 3UT

Address of works:

1 Upper West Drive, Ferring

Drawing title:

Proposed 2-bed dwelling

Date:

Sept. 17

Scales:

As shown

Paper size:

A3

Dwg No:

AR-123-05

