

Daun Johnson

From: Anita Gardner
Sent: 21 March 2012 09:48
To: Planning.Responses
Subject: FW: FG/6/12 - Application for conversion of barn and annexe to 2 residential units The Old Barn, Ferringham Lane, Ferring

From: Ian Brewster
Sent: 20 March 2012 16:57
To: Anita Gardner
Subject: RE: FG/6/12 - Application for conversion of barn and annexe to 2 residential units The Old Barn, Ferringham Lane, Ferring

Anita,

I inspected the site yesterday and found T1 Evergreen Oak tree nearest the barn to be in a poor condition and not worthy of retention as part of the development and therefore should be removed. The two remaining trees T2 Evergreen Oak and T3 Lime are prominent trees, in good health and providing good visual amenity for the area and their protection is important in respect of this proposal for development.

The change of use to residential dwelling will require access for non commercial vehicles. The broken and uneven concrete surface would become an issue for new owners regarding the unevenness for lighter vehicles and potential trip hazards. The concrete should therefore be removed manually and carefully within the Root Protection Area (RPA). A three dimensional cellular confinement system (BS5837 Section 11.8) should replace the concrete to provide a new access route and parking spaces where it encroaches into the RPA, restricting a maximum of 3 car parking bays positioned centrally between both T2 and T3. The three dimensional cellular confinement system should be installed after the bulk of the main property construction is complete. The tree consultant states no contaminants and materials to be stored or fires to be lit near to the trees which are important considerations and should be addressed with the Planning conditions.

There must be no utility pipes, cables or soakaways to be installed within the root protection areas of T2 Evergreen Oak and T3 Lime.

T3 has a minimum root protection radial distance of 12m and where the construction would encroach within this area. To ensure the protection of tree roots of T3 Lime, it is recommended that a new access is created as far away as possible to the south east. A special foundation design for construction would be necessary to provide protection for the tree rooting area and the new construction. Considering the root protection area is restricted by the the solid highway east a propensity of trees roots are likely to be encountered beneath the thin concrete layer. Therefore greater care should be taken.

The tree consultant suggests that the fencing should be supported within rubber feet as part of the protection. It should be possible however to break through the thin concrete layer to insert scaffold tubes to form a rigid attachment point for an appropriate weldmesh panels in accordance with 'BS5837 Section 9.2 Barriers'.

According to 'FEBO designs' the trees have been represented with small crowns. However they are substantially larger in size and would have a bearing upon the overall design and impact upon the future health and existence of both T2 and T3.

Ian