

Roundle Residents Association

Equipment and Maintenance Shed on RRA owned land Opposite 5 Roundle Avenue PO22 8LQ

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Introduction

The intention of the Roundle Residents Association (RRA) is to replace an aging and dilapidated metal shed with a slightly larger newer item of similar construction. The RRA have responsibility over many trees within their remit of which a significant number are protected by a TPO known as Bognor Regis No.4. There are four trees adjacent to the existing shed location, one of which (T153) has a root protection area within which an existing shed is situated. It is therefore their intention to make this change without causing any harm to the existing trees or area in general.

Scope of Limitations

The tree survey is of a preliminary nature only; all trees have only been inspected from ground level applying Mattheck's (1994) visual tree assessment method (VTA). No detailed decay investigations of the trees or detailed site investigations have been conducted to inform this report.

This report is not an assessment of tree condition and the risk they represent to people or property, however no significant defects have been noted as requiring work and detailed information can be found in the tree schedule included with this report.

All recommendations are given in the context of the site's current use. This report should not be considered as a full assessment of the health and safety of trees on and adjacent to the site, and where trees do have the potential to harm people or property, an inspection of their condition by the relevant owner on an annual basis is recommended.

Due to the absence of a full topographical survey, tree positions are approximate only unless otherwise stated

Background documents

Drawing List.

007- 01B Location Plan.

007- 02B Block Plan.

007- 03B Site Plan.

007- 05A Shed Plans and Elevations.

007- Design and Access Statement Version 2

Tree Details

BS5837 (2012) Assessment of trees.

Tree Data

The data on the trees surveyed can be found in the tree schedule at Appendix A1.

Proposed tree works are identified in the tree work schedule at Appendix A2.

The tree protection plan and brief method statement is provided at Appendix B3

Legal Status of trees

According to Arun District Council the primary tree adjacent to the application site area is a Scots Pine Listed as T153 on Bognor Regis TPO Notice No.4 that is situated at the Southern end of area A9 of the notice plan.

The site is not within a conservation area.

The removal or pruning of any legally protected trees requires prior written Local Planning Authority. (LPA) approval unless granted through full and detailed planning consent where the works have been clearly specified and agreed as necessary to implement that consent.

Existing rooting area of T153.

Existing areas within the 366sq.m. RPA of T153 are:

- (a) Small verge area on the East side of Roundle Avenue. 24sq.m. (7%)
- (b) A 20m length of Tarmac surface Roundle Avenue to the East. 116sq.m. (31%)
- (c) Paved driveway/verge to the North including a paved area driveway to No. 2 Roundle Avenue. 43sq.m. (12%)
- (d) A small area to the South beyond the boundary hedge of No. 10 Roundle Square together with a driveway connected to the same property that is unpaved which has been used as such for over 40 years. 24sq.m. (7%)
- (e) The primary verge area within which the trunk is situated and includes the shed application site. 157sq.m. (43%)

All of these features have covered the tree's root protection area for many years so it's reasonable to assume that the tree has adapted to its rooting environment sourcing adequate water and nutrients to maintain its current good physiological condition during this time.

Arboricultural Impacts

Tree loss/pruning.

No trees will be removed.

No trees need to be pruned to accommodate the new shed.

Branch Arrangement of T153 above the front of the existing/new shed location

The crown of the tree is irregular and there is a significant opening directly above the front of the shed meaning that contact between branches/foliage and the existing or new shed is extremely unlikely. There is further crown foliage oversailing the area of the front of the new shed with a minimum clearance of 2.5m. above.

Works within the RPA area of T153..

Works within the RPA of trees adjacent to the application site will be carried out by members of the RRA committee and residents of the estate, as such it is anticipated that all those involved have a direct interest in ensuring that no unnecessary damage will be made to the area. All four adjacent trees will be protected in accordance with that shown on the tree protection plan.

Dismantling within the RPA of T153

The existing steel component shed sits on compounded soil at it's perimeter and the internal area of the shed, it has no formal foundation or floor. The shed will be carefully dismantled by undoing its components and putting to one side for recycling elsewhere. Its components will be immediately taken away for recycling.

Construction within the RPA of T153

The perimeter of the new shed will sit on a recycled dense plastic floor frame situated at ground level and supported on 300mm long mini support posts on a 150x150x50mm concrete tile base. Holes for the bases are to be carefully hand dug and relocated as necessary should any tree roots be found to clash with the post locations. See detail. The shed will have a gravel floor laid onto recycled plastic interlocking panels laid at ground level and onto a 50mm compacted type 1 material and a geotextile membrane.

Access for works will utilise a temporary path designated as a route that has more than adequate headroom to manhandle the new shed components and to ensure that the verge remains undamaged in any way beyond the shed footprint

Tree Images T150 – T153 incl.



T150 from the West



T151 & 152 from the North West



T153 from the North West



T153 from the South West

ARBORICULTURAL METHOD STATEMENT

Tree works

There are no tree works planned or required in respect of the taking down the old lightweight steel-clad shed and the erection of a new one of similar construction.

Immediately prior to the dismantling of the old shed the installation of protective barriers will take place.

The entire process for the dismantling and assembly/erection of the new shed will be safely carried out with the use of hand tools only. No machinery is required or necessary to be brought onto the grass verge.

Temporary ground protection

No temporary ground protection is necessary.

Foundation Construction

Small hand dug pockets 20cm x 20cm x 40cm deep to the perimeter of the new shed at a maximum of 1.2m c/c's. Into which lay 5cm of gravel and sharp sand will be tamped down to support 15x15x5cm concrete slab onto which a 30cm long dense recycled plastic post will support a continuous 9x9cm recycled dense plastic perimeter ground frame 90x90mm by Kedel Ltd., or similar onto which the shed will sit and be screwed. See drawing/details.

Shed Floor Construction

The existing are of ground under the existing shed is generally flat, remove 50mm of turf within the area of the new shed and lay a floor consisting of 50x50x3cm plastic grids filled with bagged angular pea gravel (10-20mm) on heavy duty geotextile weed suppressant membrane on a 50mm compacted type 1 MOT (bagged) sub-base.

Underground drainage and services

There are no known underground services laid on the West side of Roundle Avenue as all services and drainage are either on the East verge or under the road surface. However, the hand dug pockets will be carefully inspected and if any significant tree roots are found the pockets will be relocated as necessary.

General Tree Protection Measures

No construction or demolition works will take place within any protection zone identified on the plan.

No chemicals will be used during the shed works or within 3m of a tree, including hazardous material, cement or other toxic materials.

Protective Barriers

Prior to any work taking place protective barriers will be installed in the locations specified on the drawings prior to any works starting on site. This protection will remain in place until all work involved in the assembly of the new shed has taken place.

Supervision of Works

Once protection measures as specified on this drawing are in place, the project arboriculturist will be notified and a site visit will take place to approve the installations are fit for purpose. Site operations can commence once this has been approved.