

1 ARBORICULTURAL STATEMENT

- 1.1 LandArb Solutions Ltd visited the site at 2 Rosehill Avenue, Woking on the 30th September 2022. Individual present on site: David Paginton CMLA, Dip Arb L4, M.Arbor.A.
- 1.2 A tree survey plan and schedule are in appendix 1.
- 1.3 A tree protection plan is in appendix 2.
- 1.4 The site proposals are in appendix 3.
- 1.5 The relevant trees were surveyed and a tree survey and protection plan produced.
- 1.6 Plans provided;
- 2216 01A Site and Block Plan 2 Rosehill Avenue
 - 2216 05A Proposed Plans 1 of 2 2 Rosehill Avenue
 - 2216 06B Proposed Plans 2 of 2 2 Rosehill Avenue
 - 2216 07A Proposed Elevations 1 of 2 2 Rosehill Avenue
 - 2216 08A Proposed Elevations 2 of 2 2 Rosehill Avenue

Arboricultural Resource

- 1.7 The site relates to a domestic dwelling with front and rear gardens. The existing house has a tarmac and block paving front drive and boundary well, enclosed by clipped cypress to the southern side of the drive which is in the neighbour's garden. There is an existing single storey garage to the side of the house set on a thick concrete slab, surrounded by concrete surfacing. There is a group of cypress trees forming a dense screen located 0.75m back from the boundary fence in the neighbour's garden, that overhangs the garage by 1.1m. The cypress has stems that are around 250mm dbh and have had their lower canopies historically cut back over the garage. Several garden shrubs and small trees nearest the back of the house were recorded for completeness.
- 1.8 Site photos are set out on the following pages.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

Statutory Tree Protection

Woking Councils online mapping resource shows that the site is not within a conservation area and that none of the trees are protected by a TPO.

Proposals

- 1.9 The proposals comprise of a double storey side extension and various single and double storey rear extensions to the existing house as shown on the architect's plans and elevations (appendix 3).

Tree Works and Removals

- 1.10 The applicant is entitled under common law to continue to cut back the overhanging cypress foliage that extends over the existing garage. The cypress will be cut back by 1m, which isn't quite to the boundary fence, which will leave around 0.6m clearance from the completed double height side extension. The applicant can do this outside of any application process.
- 1.11 No tree removals are required to facilitate the proposals.

Tree Protection

Removal of existing garage and hard surfacing

- 1.12 The existing garage will be removed. It will be removed using a top-down pull back approach to keep any materials from damaging the boundary fence and the overhanging cypress. The existing concrete pad will be carefully broken up and removed to the extent of the new extension, with the rest retained to act as ground protection until the extension is built and final landscaping is due to be installed.
- 1.13 The concrete surfacing can then be removed carefully, maintaining the same construction depth for new surface paving to enclose the new extension.

Installation of new extension

- 1.14 The off-site cypress trees within G2 were measured at being 250mm dbh with a default RPA of 3m radius. The stems are around 0.75m back from the boundary

fence. The new extension is shown to encroach the RPAS outer edges. The existing concrete base supporting the existing garage, and the concrete surfacing around the garage will have inhibited substantial root growth within these areas. It is likely that fibrous and smaller roots may extend beneath the concrete pad.

- 1.15 The foundations required for the extension will involve digging a foundation trench perpendicular to the cypress stems, cutting through the outer edge of the RPA. The applicant is legally entitled to do so under common law rights, and in addition, it is not anticipated that substantial roots will extend to within the area of the foundations. If the foundations were to be dug using a mini digger, that could cause more damage by pulling and snapping roots.
- 1.16 The foundations trench will be excavated by hand (in the light-yellow area of sensitive working on the protection plan) and any roots of whatever size will be carefully cut back to the edge of the foundation trench using sharp cutting tools. The trench will be lined with a non-permeable membrane before concrete is poured, to prevent concrete encountering any cut roots.

Services

- 1.17 There is no services information at the time of writing, however several assumptions have been confirmed by the applicant. New electrics can be internally wired from the existing house into the extension.
- 1.18 The new extension contains a downstairs toilet and utility room which will need to be plumbed in. There is space within the footprint of the extension to do this without a requirement to impact the boundary cypress.

Overbearing effects

- 1.19 The side extension has a door and several small side windows, but is otherwise a solid structure with space down the side as there is currently. There are no overbearing effects anticipated. The cypress is currently being periodically cut back by the applicant, and this will continue to be the case.

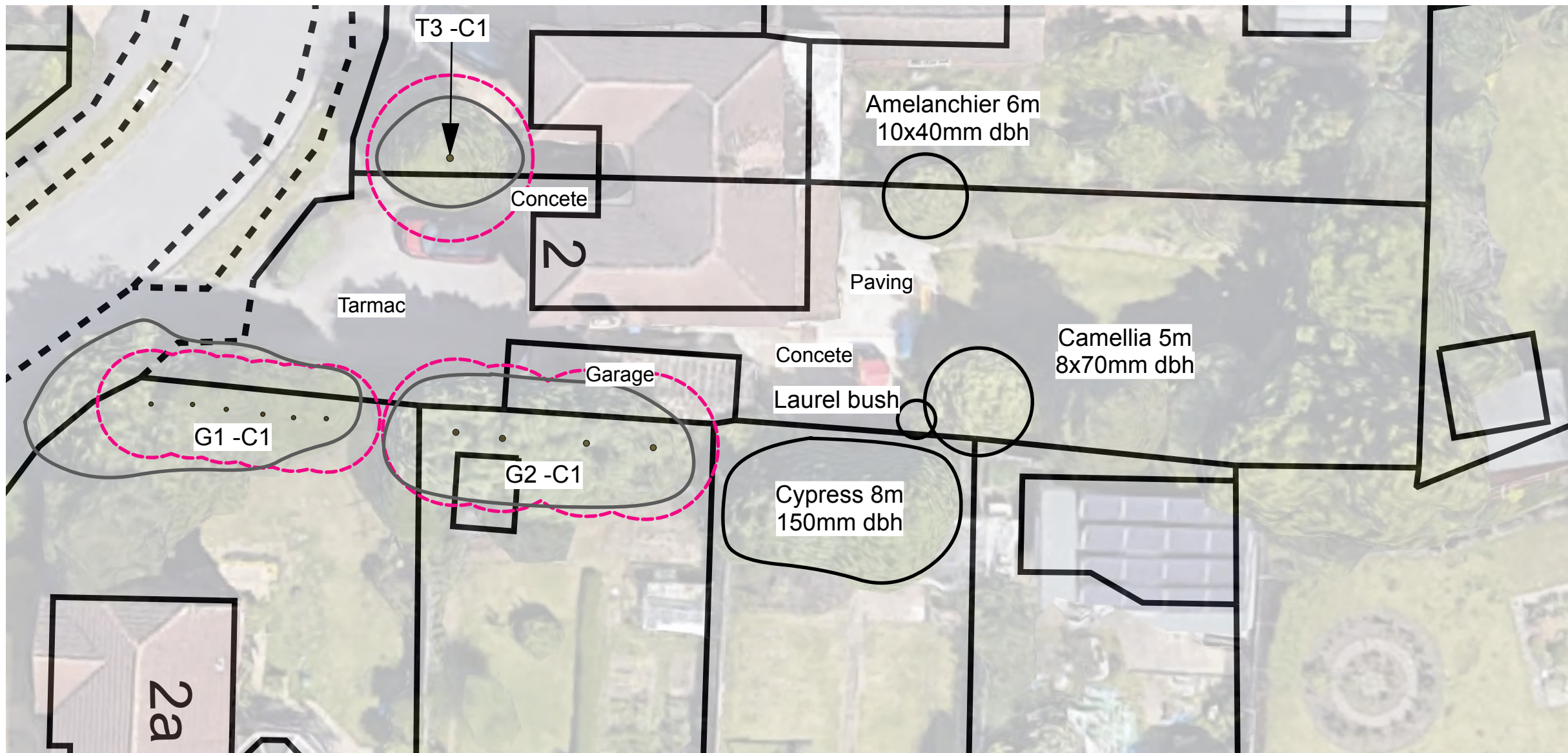
Protection Measures

- 1.20 Given the small scale of the proposals, there is no requirement for heras barriers or ground guards. The proposals are a domestic dwelling, with the applicant living in the house during construction.
- 1.21 There is space around the extension to be able to erect scaffolding to facilitate the upper floor of the side extension without impacting the off-site cypress. The scaffolding will be set out on the existing concrete, until the scaffolding is then removed, and the existing hard surfacing is removed and replaced with new.
- 1.22 There is plenty of access to the front drive for any deliveries or workmen to park on the tarmac.
- 1.23 Provided the measures suggested are implemented, the proposals can be installed without impact to retained survey items.













APPENDIX 1: TREE SURVEY PLAN AND SCHEDULE

Ref no.	Species	Ht. (m)	Stem				Crown Spread (m)								Life stage	ULE	Physiological Condition	Structural Condition	General notes	Management Recommendations
			Stem Count	Stem dia. (mm)	RPA radius	RPA area	Category Grading	N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction						
G1	Cypress	7.0	1	180	2.2	15	C1	As shown				N/A		1.5	M	10+	Fair	Fair	Stems located in adjacent garden, clipped, good screen.	None at time of survey.
G2	Cypress	9.0	1	250	3.0	28	C1	As shown				N/A		1.5	M	10+	Fair	Fair	Stems located in adjacent garden, historically clipped over drive. Dense screen. Overhangs garage by 1.1m.	Should be cut back to boundary to prevent conflict with existing garage.
T3	Katsura	9.0	1	280	3.4	35	C1	2.0	3.0	2.0	3.0	N/A		2.0	M	10+	Fair	Fair	Off site in neighbours garden. Upright form, good shape.	None at time of survey.



KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	30/9/22

LANDARB SOLUTIONS

Project:
2 Rosehill Avenue, Woking

Description:
Tree Survey and Constraints Plan

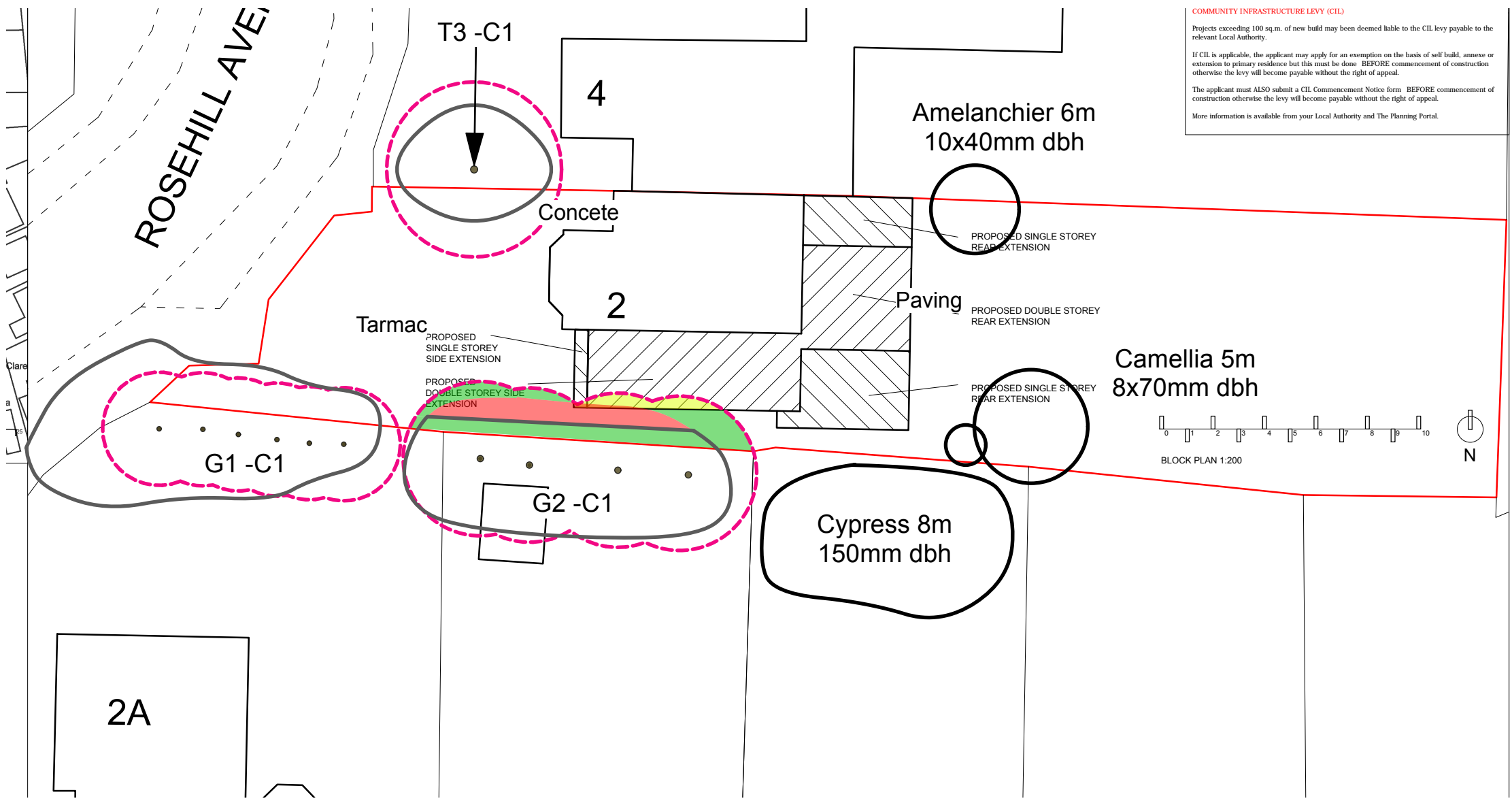
Status:
For Planning

Scale: **1:200 @A3** Drawn | Checked **DP MP** Date: **30/09/2022**

Job Number: **LAS 503** Drawing Number: **01** Revision: **-**



APPENDIX 2: TREE PROTECTION PLAN



COMMUNITY INFRASTRUCTURE LEVY (CIL)

Projects exceeding 100 sq.m. of new build may be deemed liable to the CIL levy payable to the relevant Local Authority.

If CIL is applicable, the applicant may apply for an exemption on the basis of self build, annex or extension to primary residence but this must be done BEFORE commencement of construction otherwise the levy will become payable without the right of appeal.

The applicant must ALSO submit a CIL Commencement Notice form BEFORE commencement of construction otherwise the levy will become payable without the right of appeal.

More information is available from your Local Authority and The Planning Portal.

KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Canopy cut back
- Default Root Protection Area to BS:5837:2012
- Existing hard surfacing retained
- Area of Sensitive Working
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	5/5/23
A	Second issue	2/11/23

LANDARB SOLUTIONS

Project:
2 Rosehill Avenue, Woking

Description:
Tree Protection Plan

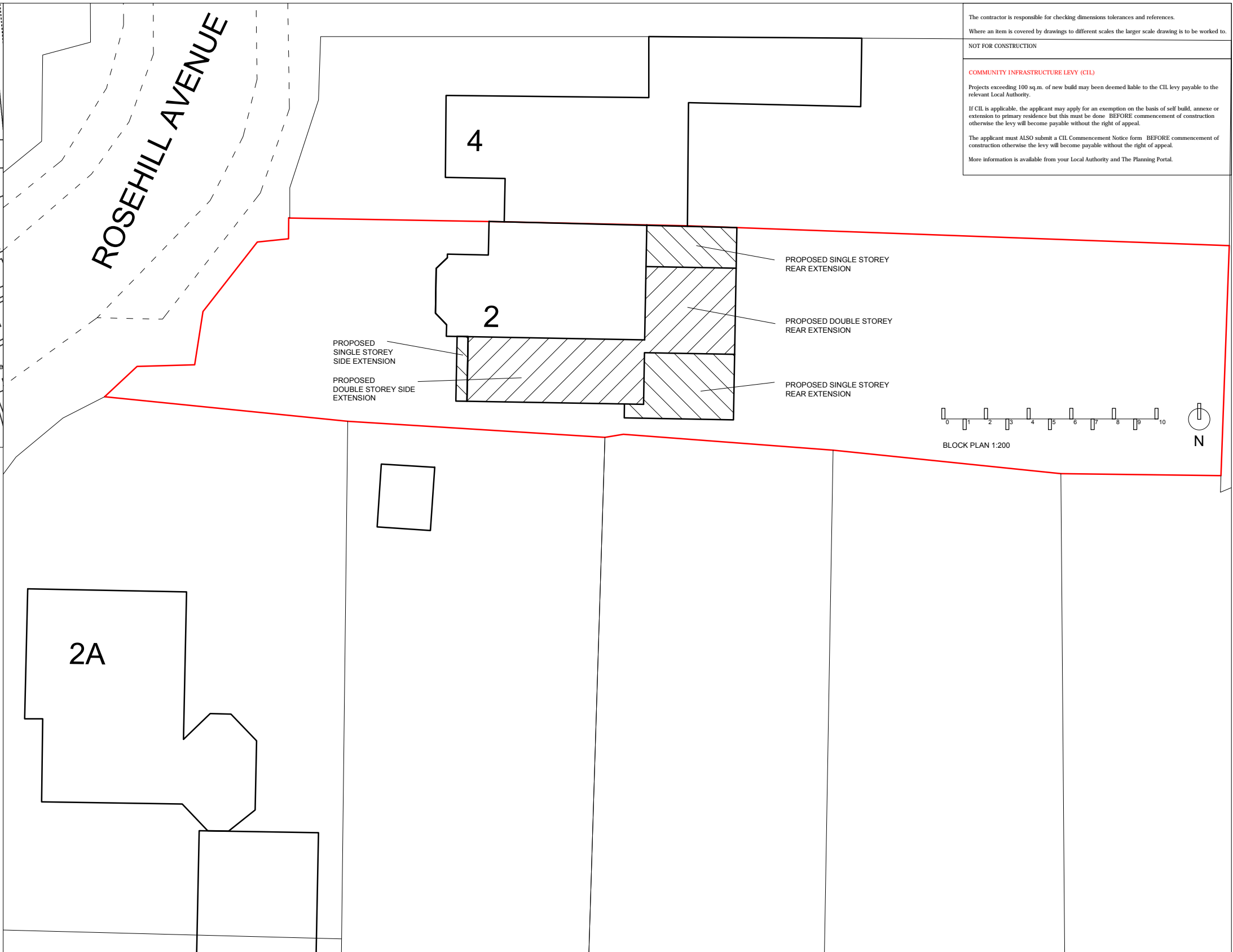
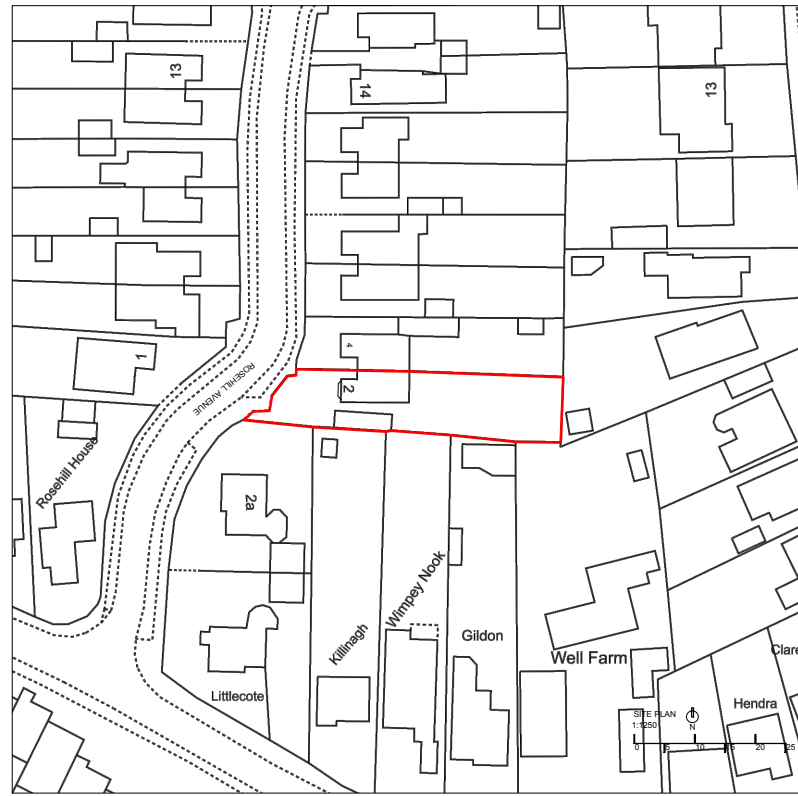
Status:
For Planning

Scale: 1:200 @A3	Drawn Checked DP MP	Date: 02/11/2023
Job Number: LAS 503	Drawing Number: 02	Revision: A





APPENDIX 3: SITE PLAN, ELEVATIONS



The contractor is responsible for checking dimensions tolerances and references.
 Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.

NOT FOR CONSTRUCTION

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Rev A revised planning application

project: 2 Rosehill Avenue
 Horsell
 GU21 4SE
 title: Site Plan | Block Plan
 scale: VARIOUS
 drawing: 2216-01A


**Harriet Williamson
 Architecture**

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NOT FOR CONSTRUCTION

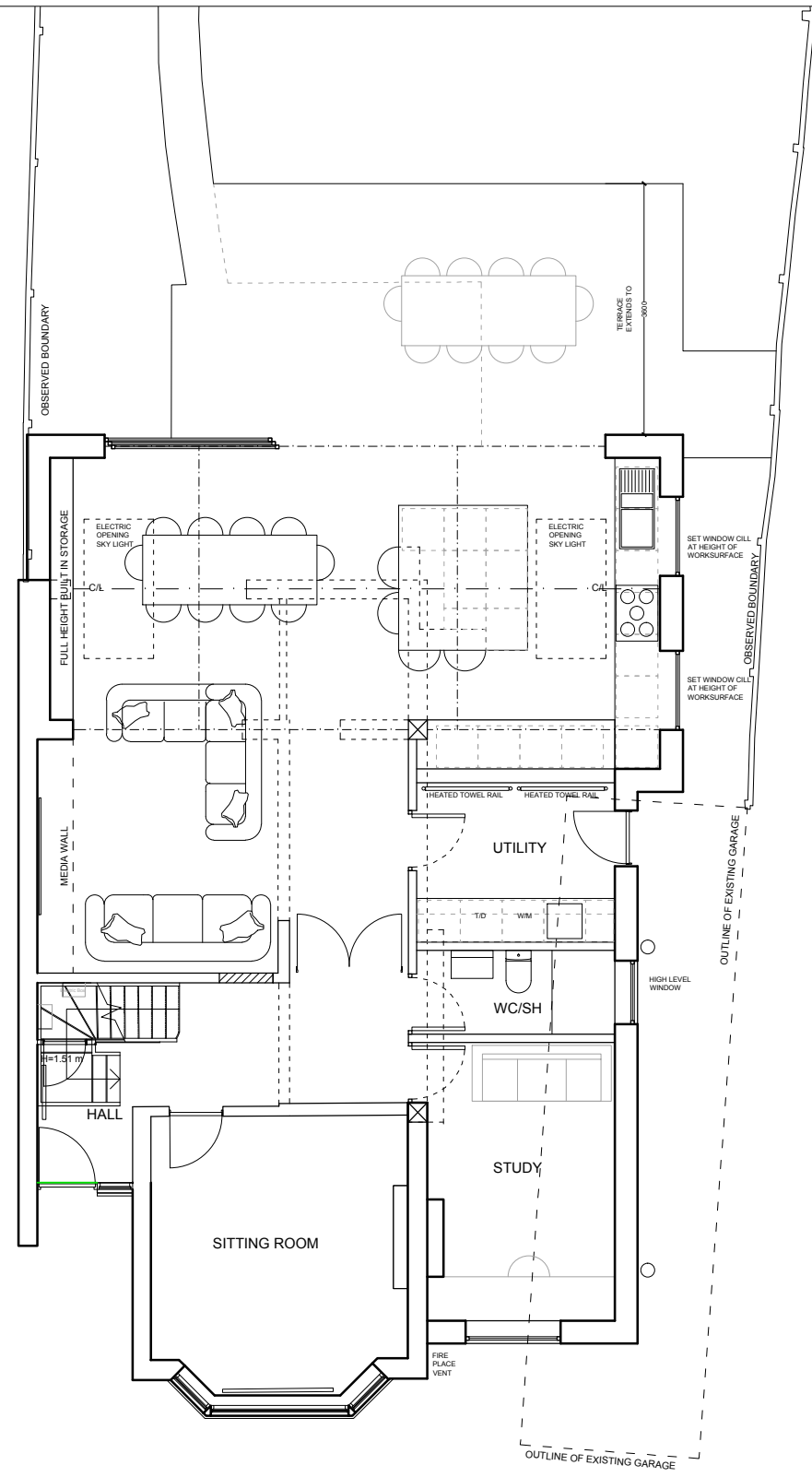
COMMUNITY INFRASTRUCTURE LEVY (CIL)

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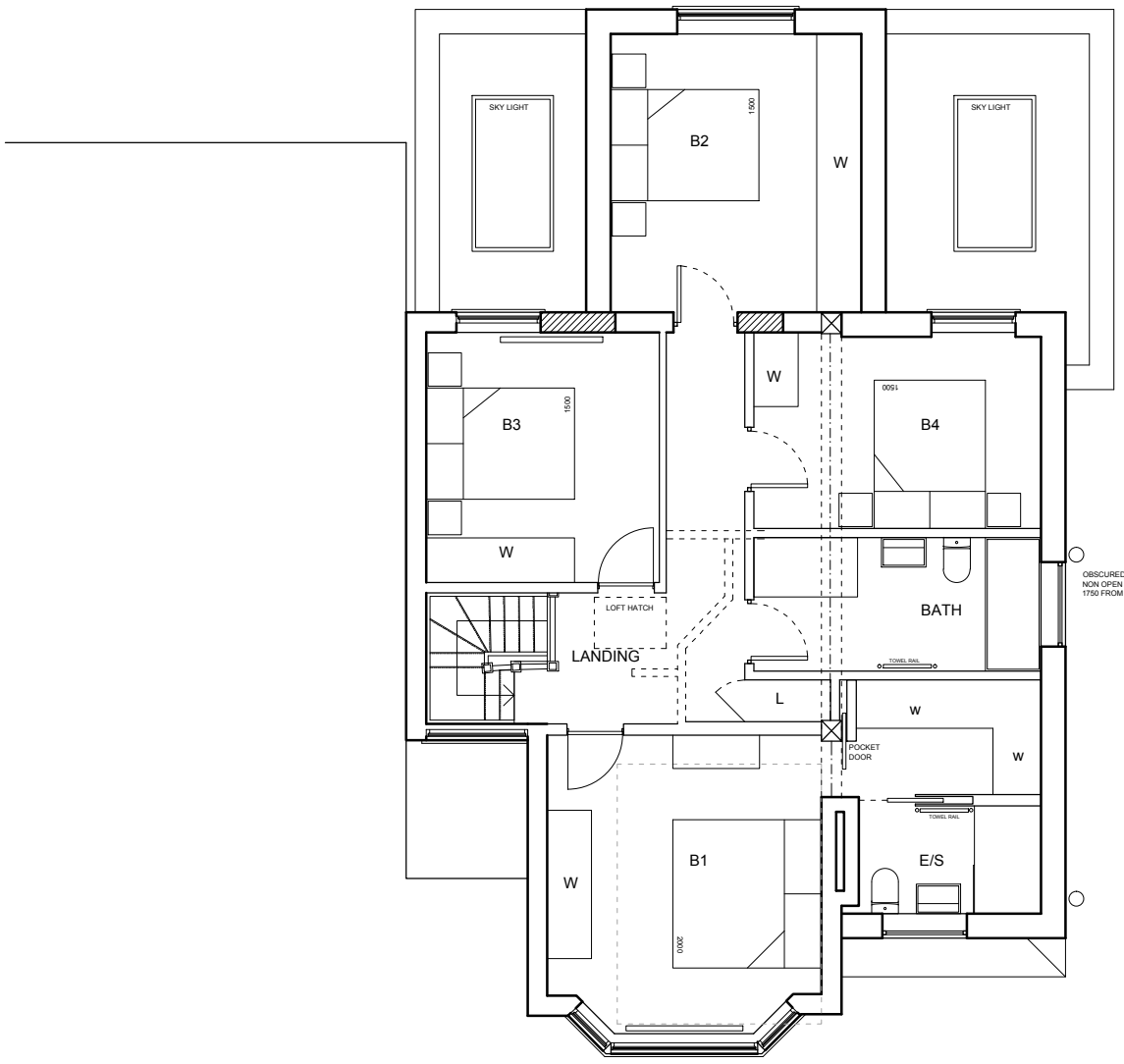
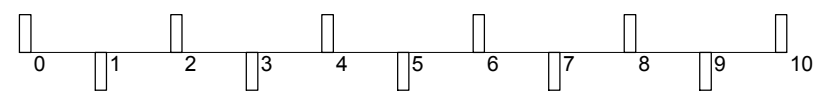
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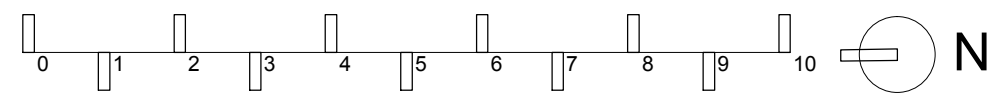
More information is available from your Local Authority and The Planning Portal.



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



Rev A amendments as noted in revised planning application 271023

project: 2 Rosehill Avenue
 Horsell
 GU21 4SE
 title: Proposed Plans
 scale: 1:100
 drawing: 2216-05A

**Harriet Williamson
 Architecture**



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NOT FOR CONSTRUCTION

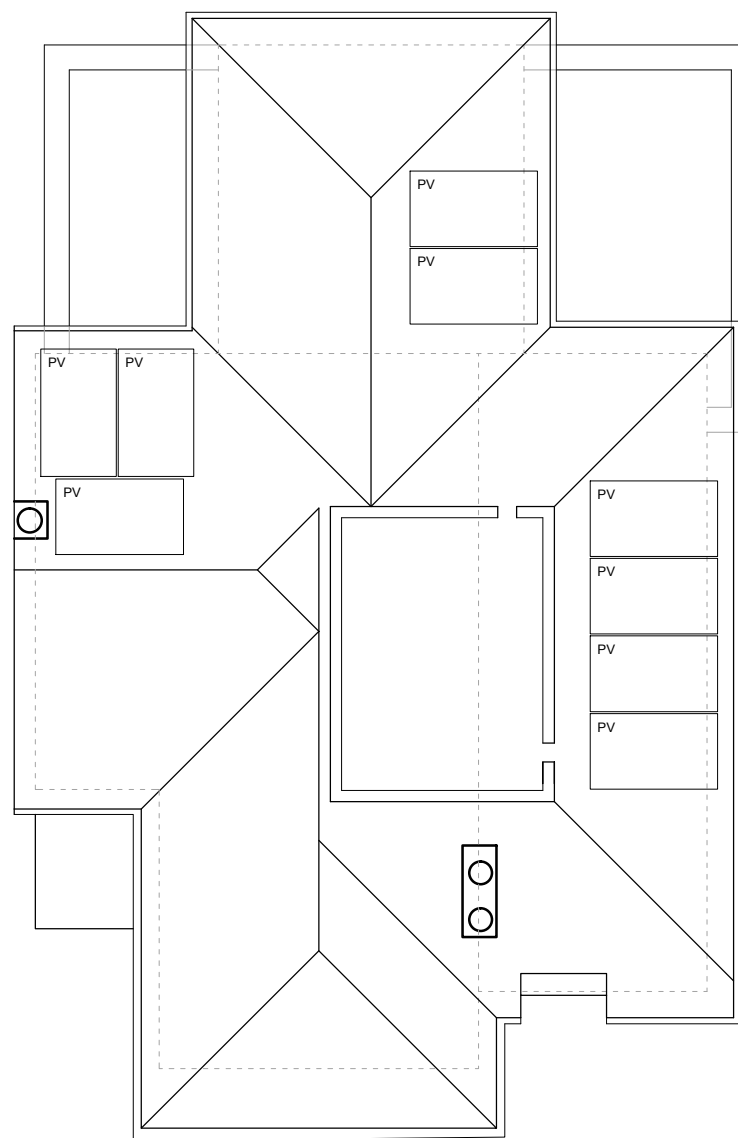
COMMUNITY INFRASTRUCTURE LEVY (CIL)

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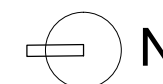
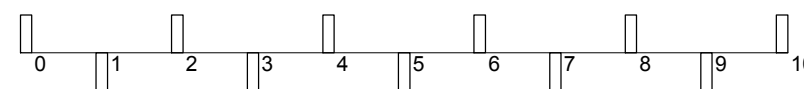
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PROPOSED ROOF



Rev A Label added to PVs 11|05|23

Rev B amendments as noted in revised planning application 271023

project: 2 Rosehill Avenue
Horsell
GU21 4SE
title: Proposed Plans
scale: 1:100
drawing: 2216-06B



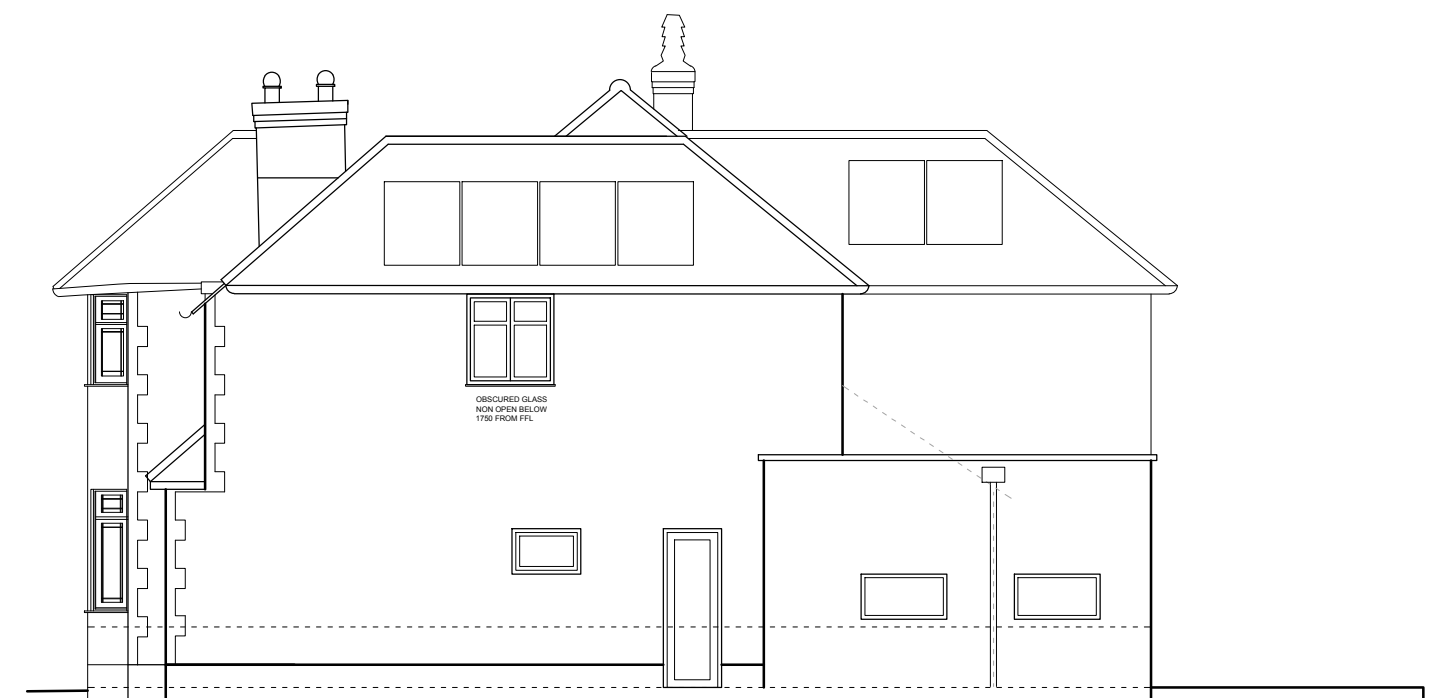
Harriet Williamson
Architecture

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NOT FOR CONSTRUCTION

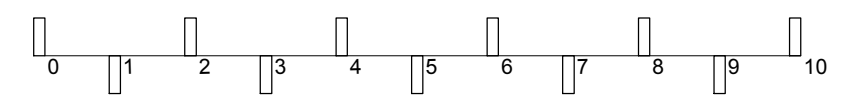
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PROPOSED FRONT
(WEST) ELEVATION



PROPOSED SIDE
(SOUTH) ELEVATION



Rev A amendments as noted in revised planning application 271023

project: 2 Rosehill Avenue
Horsell
GU21 4SE
title: Proposed Elevations 1|2
scale: 1:100
drawing: 2216-07A


**Harriet Williamson
Architecture**

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NOT FOR CONSTRUCTION

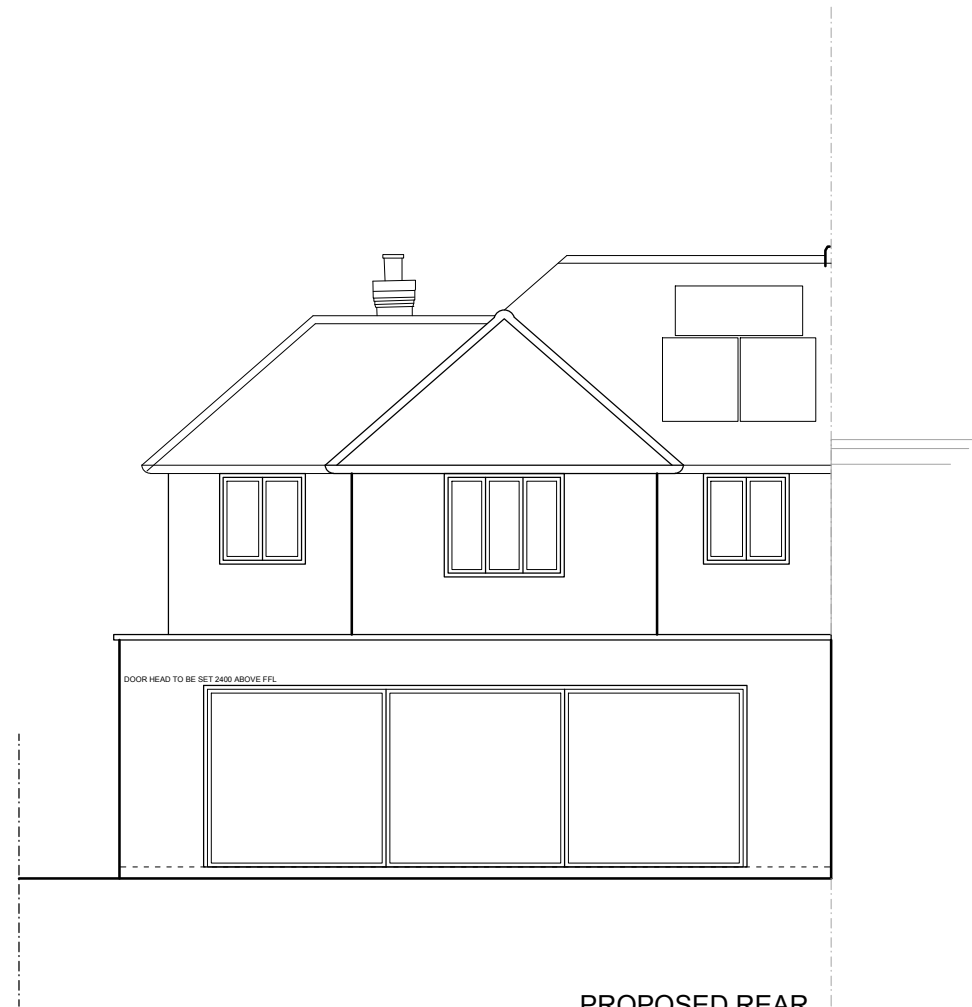
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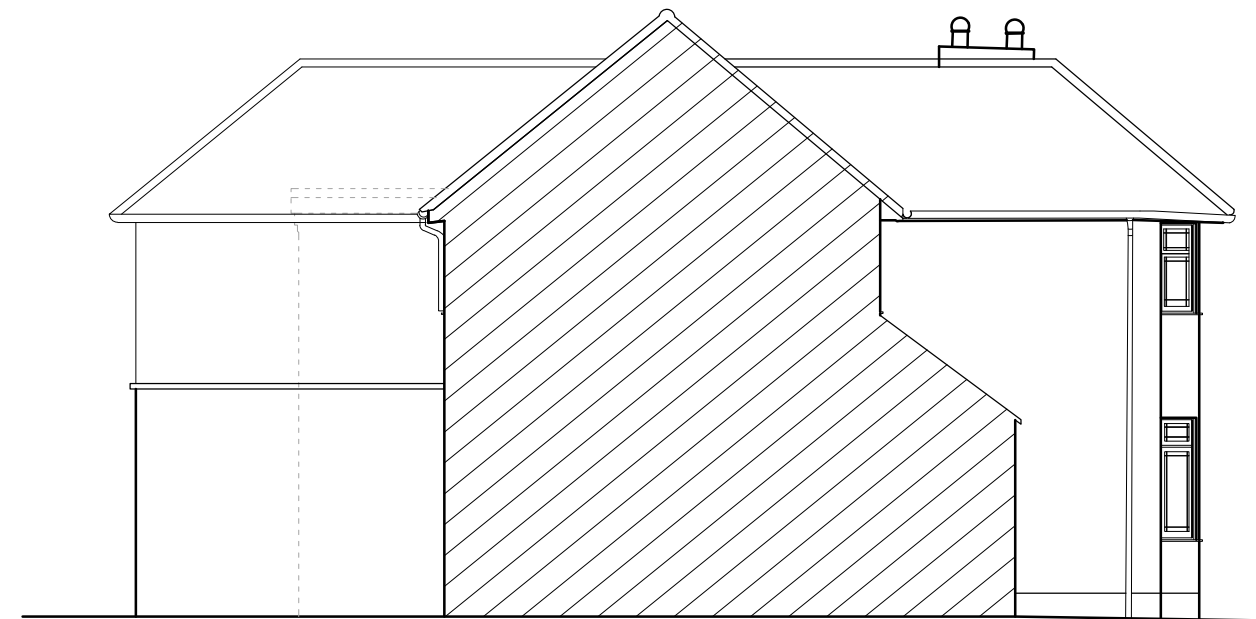
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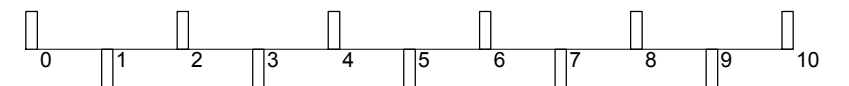
More information is available from your Local Authority and The Planning Portal.



PROPOSED REAR
(EAST) ELEVATION



PROPOSED SIDE
(NORTH) ELEVATION



Rev A amendments as noted in revised planning application 271023

project: 2 Rosehill Avenue
Horsell
GU21 4SE
title: Proposed Elevations 2|2
scale: 1:100
drawing: 2216-08A



Harriet Williamson
Architecture