TREE INFORMATION – CONDITON

38 London Road Yaxly REV1.1

Introduction

Planning application 24/01585/HHFUL|Erection of single storey rear extension, front porch and external changes at 38 London Road Yaxley Peterborough PE7 3NP

Condition 4 :

No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

The enclosed Tree Protection Plan (TPP) has been prepared by overlaying the proposed development layout onto the existing site plan The purpose of the TPP is to illustrate the trees to be retained and the protective measures required to do so.

There are no protected trees on site

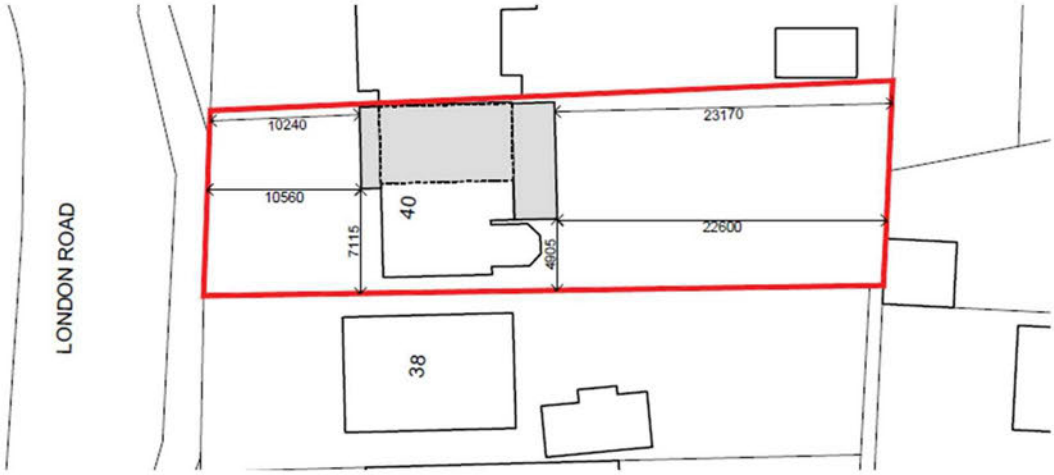
The tree in question is not within the site, and is behind the 3,67m bushes/planting of number 38 which are currently about 1m wide in depth.the tree is behind a 1.8m high timber fence between number 38 and number 40, the canopy of the tree is approx. 2.8m which is not overhanging the boundary of the tree

The tree is offset from the boundary about 2.0m

Application reference : **22/00165/HHFUL** made no reference to the tree, didn't require any condition or protection of the tre which was built closer to the site of the tree. And this was not documented in the application form see below ,

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?	○ Yes	◉ No
Will any trees or hedges need to be removed or pruned in order to carry out your proposal?	○ Yes	◉ No



Approved site plan

The officer on the case didn't mention it on there report either.

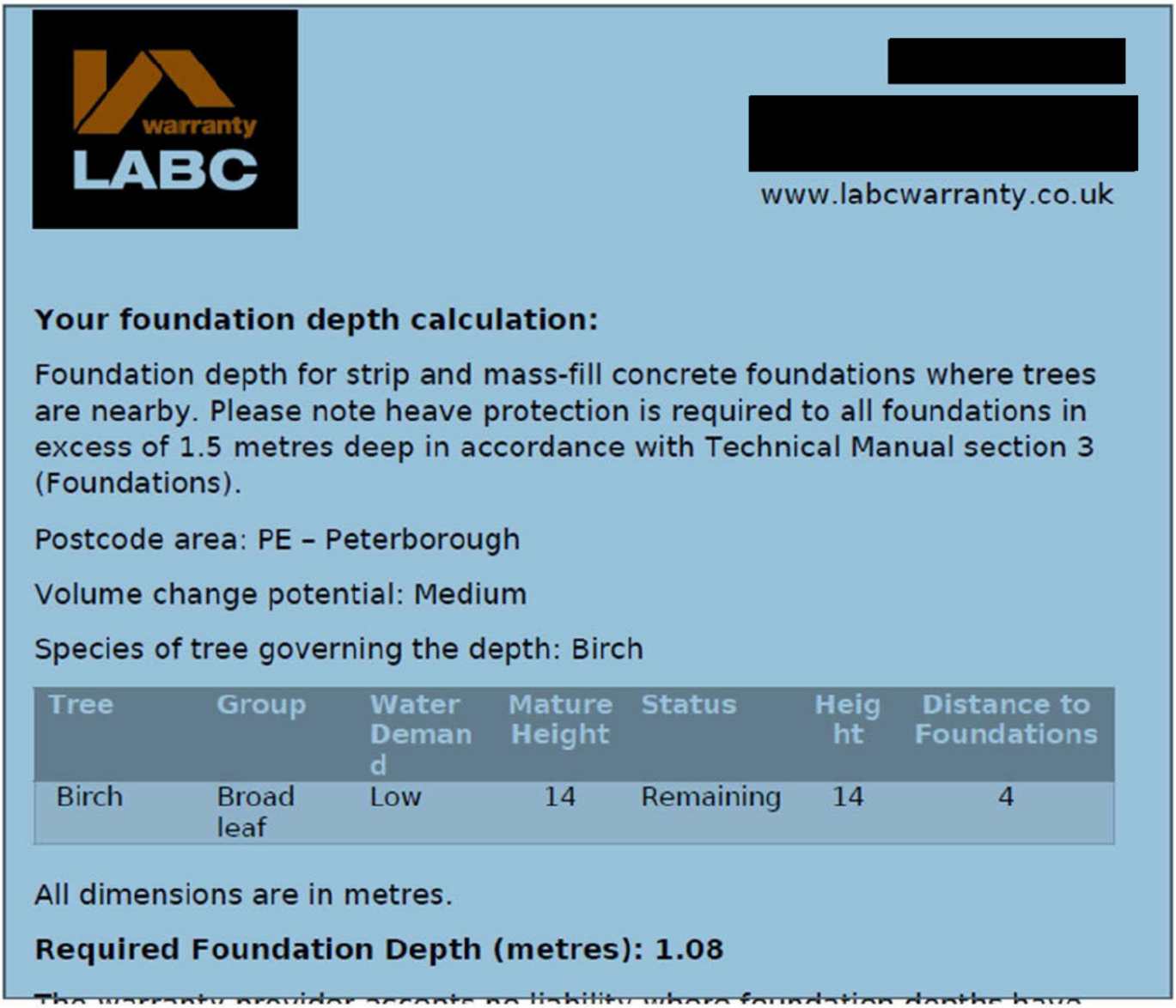
The proposed roof will be done in cut roof design for as the access is poor for lifting equipment . The scaffold will be on the site and within the site boundary. Minimizing any works to the canopy.


View of tree from the garden of number 38 london road

Method of protection

The site plan shows a 1.8m line in purple , this is the fence line that will be for protection with the method shown below
Or self supporting feet, a delivery area has been noted at the front of the site for clarification and no storage within the rear garden.

The excavations have been made in line with the LABC guidelines and will be 1.1m , as the tree to the north is a silver birch the roots are shallow



[redacted]

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Your foundation depth calculation:

Foundation depth for strip and mass-fill concrete foundations where trees are nearby. Please note heave protection is required to all foundations in excess of 1.5 metres deep in accordance with Technical Manual section 3 (Foundations).

Postcode area: PE – Peterborough

Volume change potential: Medium

Species of tree governing the depth: Birch

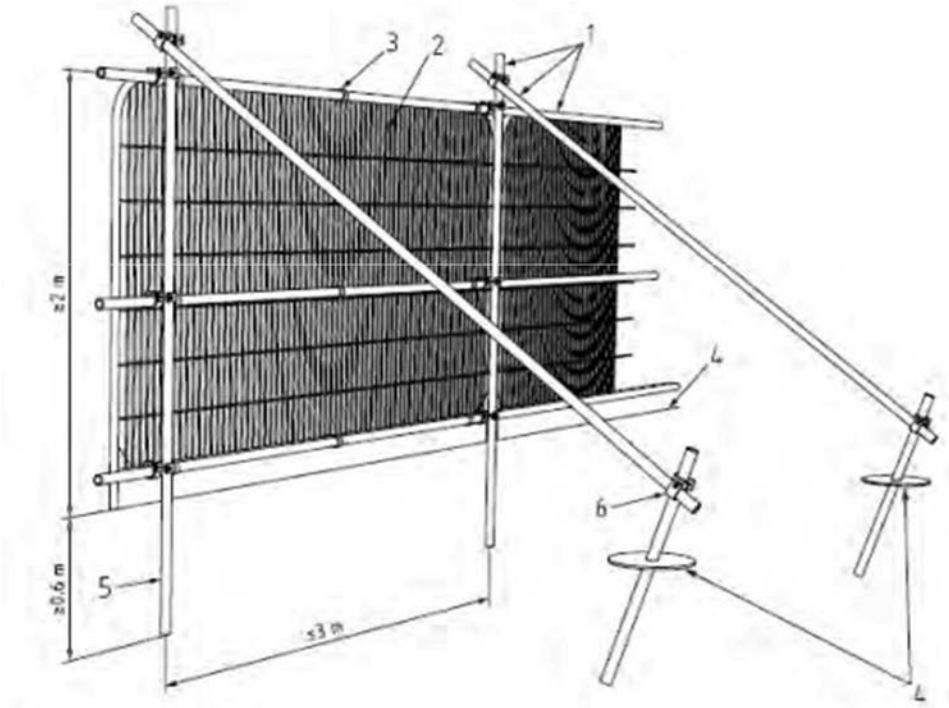
Tree	Group	Water Demand	Mature Height	Status	Height	Distance to Foundations
Birch	Broad leaf	Low	14	Remaining	14	4

All dimensions are in metres.

Required Foundation Depth (metres): 1.08

The warranty provider accepts no liability where foundation depths have

Excerpt from BS5837:2012 - Figure 2 Default specification for protective barrier



Key

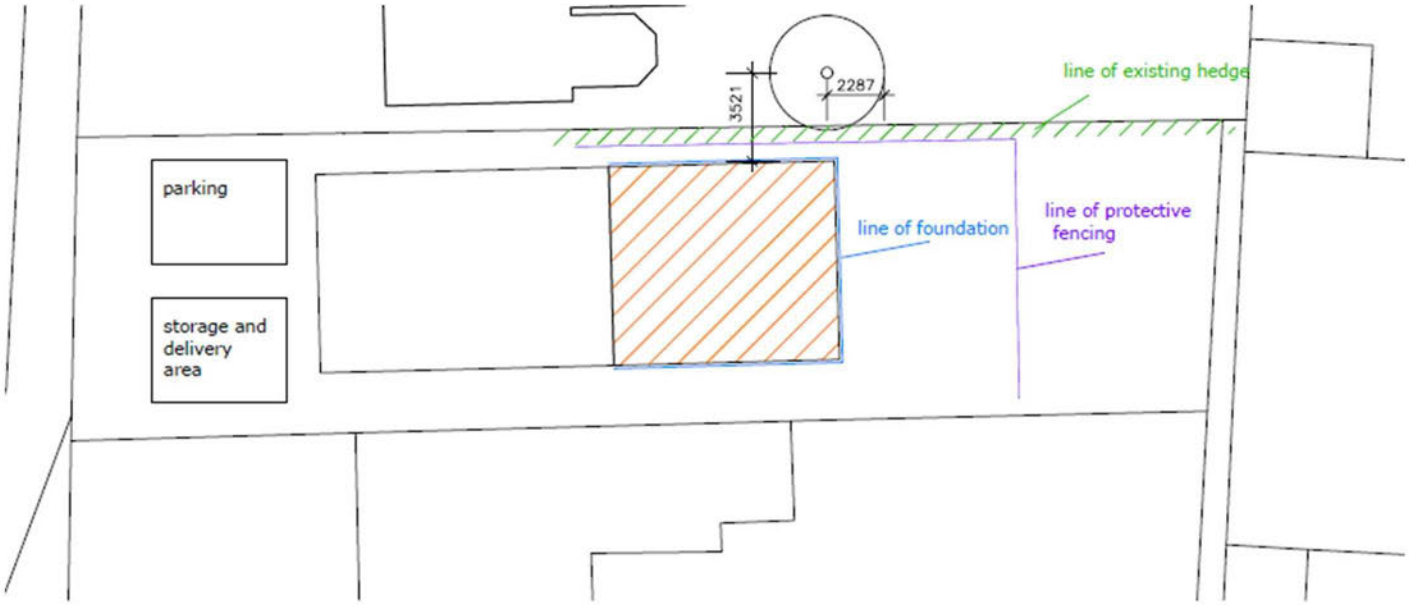
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

This fencing will follow the specification taken from Section 6.2 of BS5837:2012 "default specification for protective barrier", without the lateral bracing, and shall be constructed from a vertical and horizontal framework. The vertical tubes will be placed with a maximum interval of 3m and driven securely into the ground. Onto this framework, welded mesh panels (such as HERAS fencing) will be securely fixed. The protection fencing shall be marked with allweather notices bearing the words “Tree Protection Area Keep Out”.

Duration

The fence will be installed for the duration of the contract of construction of the rear extension, the works are not within the tree root protection areas . The driveway is large enough to accommodate parking for contractors during the contract.

Site plan

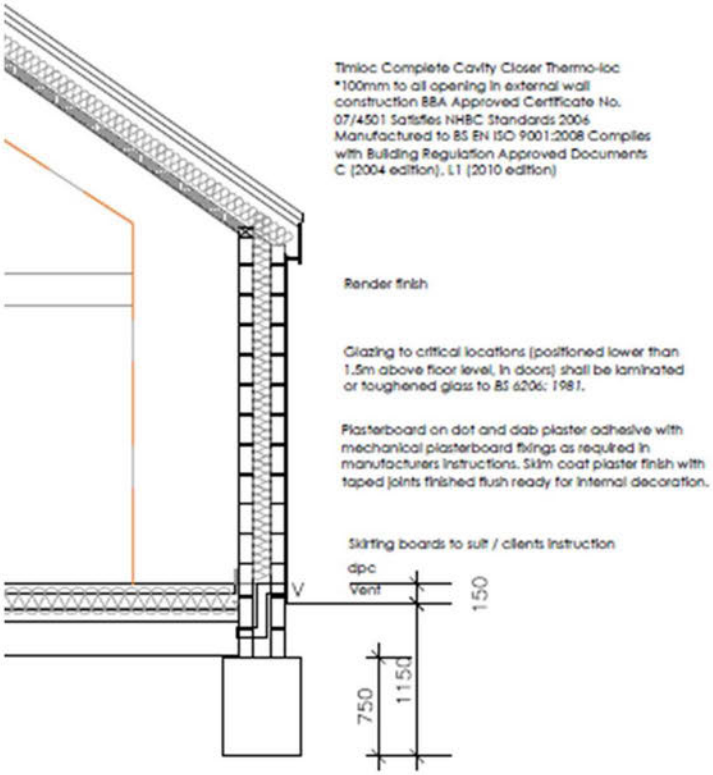


SITE PLAN 1:200
PROPOSED

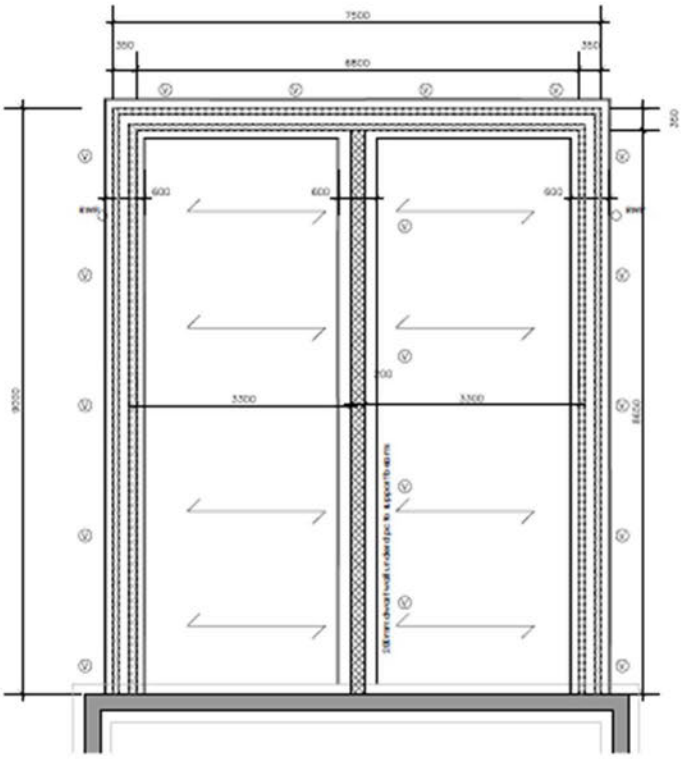




Foundation plan



ng to ensure that



Foundation Plan A 1:50

Legend

Presumed existing Wall / Foundation

New 300mm Cavity Wall
Blockwork to be rendered / cold above DPC

Proposed New foundation
Depth refer to engineers detail

Dwarf wall below DPC

REINFORCED CONCRETE BEAMS BY STRUCTURAL ENGINEER OR SIMILAR 100 x 150mm MIN BLOCK INFILL

VENTILATION AT 2000mm CRS

Direction of Beams