

201 PETERSHAM ROAD RICHMOND TW10 7AW

Proposed Garden Room to Existing Two-Storey Detached Single Family Dwelling House

Planning application Ref - 21/0534/HOT

5 July 2021

Response to email from LPA dated 29 June 2021, Holly Eley, Planning Officer (South Team), Development Management, London Borough of Richmond Upon Thames - holly.eley@richmondandwandsworth.gov.uk

Email in italics, responses in plain text.

I have now received comments from the Tree Officer, who requires a further piece of information in order to recommend approval. -

I welcome the submission of the "Tree Survey, Arboricultural Impact Assessment & Method Statement Ref: 21_5837_04_26". Unless otherwise specified, all tree numbers and species identification will refer to those used in the tree survey schedule in this document. A BS5837:2012 survey is included within this report and I concur with the survey findings and the tree categorisation.

The proposed loss of 2x trees (T3: Hazel & T4: Apple) in the rear garden to facilitate the construction of the "Garden Room" in the case of T3 and T4 due to its condition is regrettable. However, I have no objection to their removal given their condition and classification on the BS5837 survey. Furthermore, the proposed planting of 2 No. trees goes a long way to compensating for this loss. However, I would like to see more detail on the replacement trees and soft landscaping by way of a Tree Planting Scheme. However, this can be dealt with by condition.

Response - We would be grateful if this aspect could be dealt with as a Condition on the Decision. The client would be happy to replace both T3 and T4 but would prefer to retain tree T4 - Apple if possible.

Section 8.15.4 of the aforementioned tree report recommends that the Garden room is to;

"Construct with raised foundations, which will minimise impact to the tree roots. For example, helical screw piles and beams."

The use of beams supported above ground on helical screws would be considered a "Minimally invasive foundation design" the use of which within the RPA of existing trees I would find acceptable. However, these are included, more by way of a suggestion, than a firm commitment of their use and there are no specific design details.

Although I am not opposed to the proposal on principle, I am unable to approve it at this time subject to additional details being provided concerning the foundations of the garden room to be sited within the RPA of T1. If a site-specific design and construction specification including

methods of installation for a helical screw pile and beam foundations can be included as part of the an updated Arboricultural Method statement. Then I would be happy to review this application with a view to its approval, subject to condition.

As such, with view of the above, we would need further details on method of installation in order to proceed to an approval. We will also require a tree planting scheme, however this will be prior to occupation of the development and does not have to be dealt with now.

Response - We are happy to confirm the use of screw piles as the foundation method in order to minimise the disruption to the ground and the root protection area. Their use will avoid excavation for strip or pad footings and the need to export spoil or import concrete. A layout has been prepared based on previous specialist advice and past experience in the use of this form of foundation - see drawing 809-GR25 attached. The size of the piles will allow for installation using a handheld electric driver to minimise compaction - in any event the restricted access to the site would not allow the use of a machine. We trust that the above information and the attached drawing are sufficient to satisfy the concerns raised.

Reference - Drawing 809-GR25 - Proposed Garden Room Foundation Plan