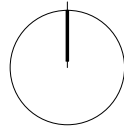


1/1250

0 25 50 100m



North

KEY

- Site boundary
- Other Citizen land  
Not an absolute record; other areas shown on this plan may be owned by Citizen Housing

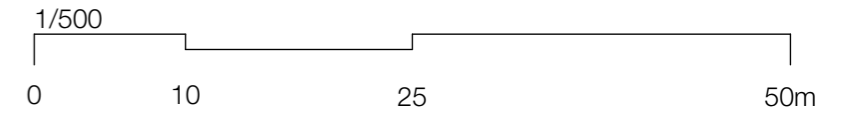
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|      |          |   |       |       |
|------|----------|---|-------|-------|
| C    | 17.10.22 | PLANNING ISSUE. Updated with topographical info | EJ    | RM    |
| Rev. | Date     | Description                                     | Drwn. | Check |

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Drawing Title  
**Site 229 Dillotford Avenue Site Location Plan**  
 Project  
 Coventry Garage Sites  
 Client  
 Citizen Housing  
 Scales @ A4      First Issue Date      Drawn      Check  
 1:1250      January 2022      HC      RM  
 Job Number \_ Dwg. No. \_ Revision      [RIBA Stage] - Drawing Status  
 N1697\_496\_A\_      [ 3 ] - PLANNING





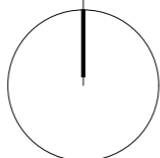
**KEY**

- Private gardens
- Citizen maintained green space
- Hard surfacing/ parking
- 3B5P House
- 4B8P House
- Proposed tree
- Existing tree & RPA

Scale

| Rev. | Date     | Description   | Drwn. | Check |
|------|----------|---|-------|-------|
| F    | 07.09.23 | <b>PLANNING ISSUE.</b> Updated following planners comments (JO email 13.07.23 & 05.09.23) | RM    |       |
| E    | 27.06.23 | <b>PLANNING ISSUE.</b> Updated following planners comments (JO email 31.05.23 & 21.06.23) | RM    |       |
| D    | 28.10.22 | <b>PLANNING ISSUE.</b> Updated following comments from transport                          | HC    | RM    |
| C    | 17.10.22 | <b>PLANNING ISSUE.</b> Updated with topographical information                             | EJ    | RM    |
| B    | 06.12.21 | <b>PRE-APP ISSUE.</b> Updated following site visit  | RM    | MJ    |
| A    | 15.09.21 | Schedule of accommodation updated   | RM    | MJ    |
| Rev. | Date     | Description   | Drwn. | Check |

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Drawing Title  
 Site 229 Dillotford Avenue Proposed Site Layout  
 Project  
 Coventry Garage Sites  
 Client  
 Citizen Housing  
 Scales @ A3  
 1:500  
 Job Number \_ Dwg. No. \_ Revision  
 N1697\_495\_F\_

First Issue Date  
 August 2021  
 [RIBA Stage] - Drawing Status  
 [ 3 ] - PLANNING

Drawn  
 RM  
 Check  
 MJ

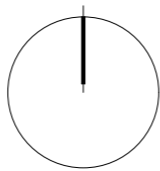


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Scale

| Rev.   | Date     | Description  | Drwn. | Check |
|--|----------|--|-------|-------|
| A  | 17.10.22 | PLANNING ISSUE. Updated with topographical information | EJ    | RM    |
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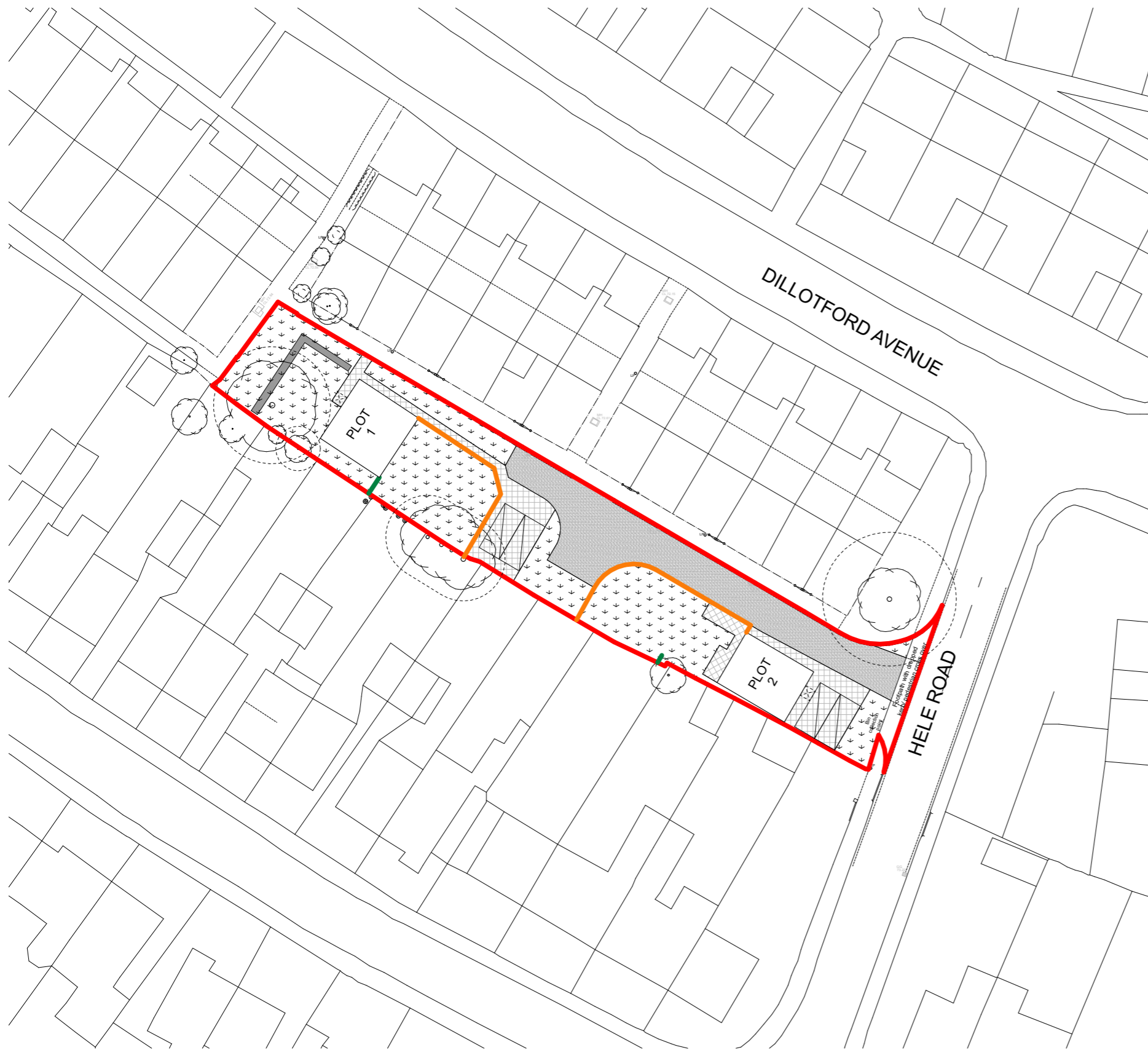
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Drawing Title  
 Site 229 Dilottford Avenue Existing Site Plan  
 Project  
 Coventry Garage Sites  
 Client  
 Citizen Housing  
 Scales @ A3  
 1:500  
 Job Number \_ Dwg. No. \_ Revision  
 N1697\_497\_A\_



First Issue Date  
 January 2022  
 [RIBA Stage] - Drawing Status  
 [ 3 ] - PLANNING  
 Drawn  
 HC  
 Check  
 RM



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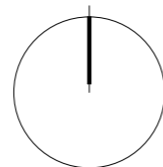


**KEY**

-  Grass/ soft landscaping
-  Hard surfacing/ parking
-  Tarmac (repaired/ resurfaced TBC on condition)
-  1.8m close boarded timber fence
-  Proposed tree planting
-  Proposed hedge planting
-  900mm brick wall with 900mm timber fence

Scale

| Rev.   | Date     | Description   | Drwn. | Check |
|--|----------|---|-------|-------|
| B  | 20.09.23 | <b>PLANNING ISSUE.</b> Updated following planners comments (JO email 14.09.23)            | RM    |       |
| A  | 27.06.23 | <b>PLANNING ISSUE.</b> Updated following planners comments (JO email 31.05.23 & 21.06.23) | RM    |       |
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Drawing Title  
 Site 229 Dillotford Avenue External Works & Boundary Treatments  
 Project  
 Coventry Garage Sites  
 Client  
 Citizen Housing  
 Scales @ A3  
 1:500  
 Job Number \_ Dwg. No. \_ Revision  
 N1697\_498\_B\_

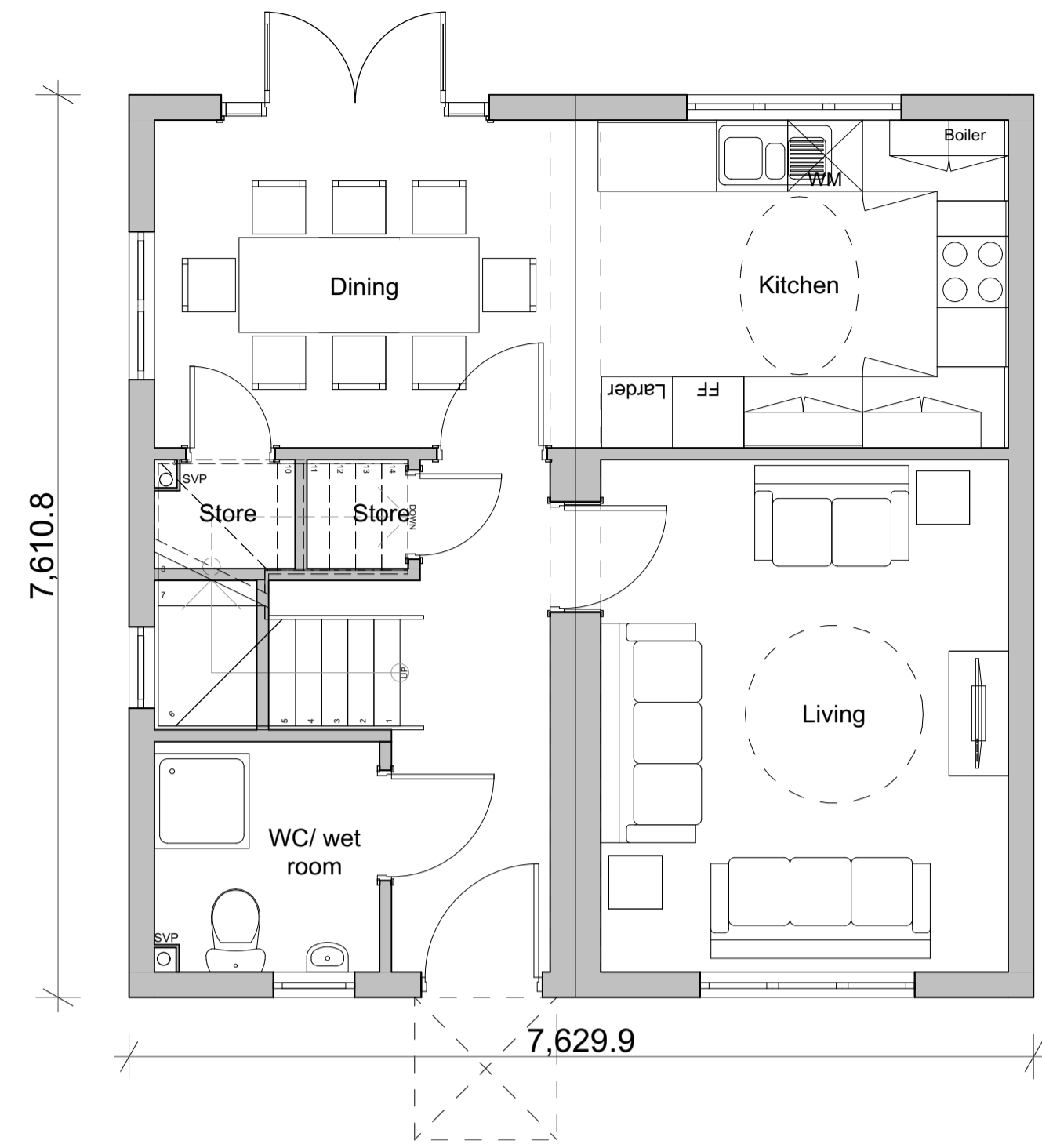
First Issue Date  
 October 2022  
 [RIBA Stage] - Drawing Status  
 [ 3 ] - PLANNING

Drawn  
 EJ  
 Check  
 RM

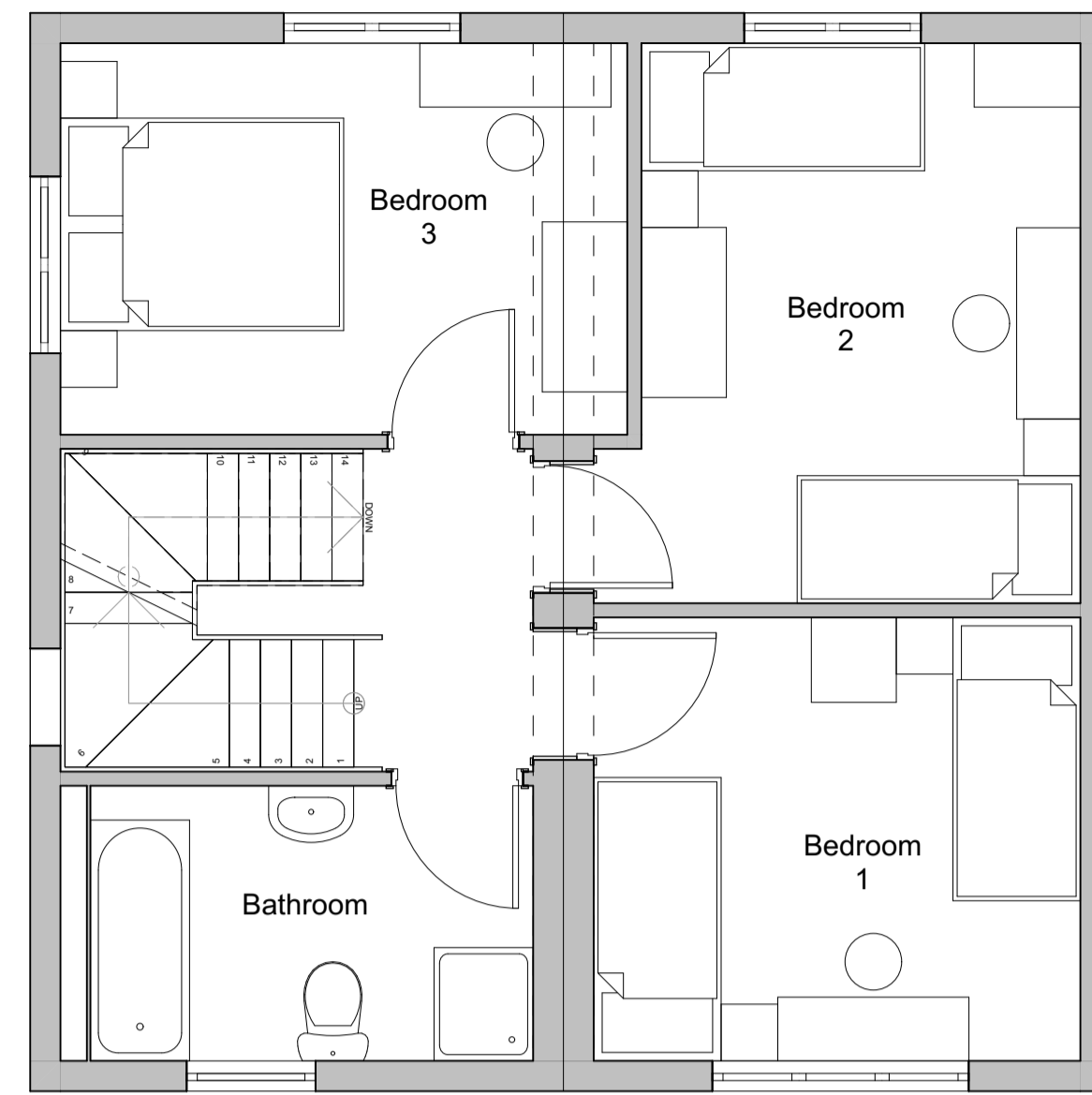


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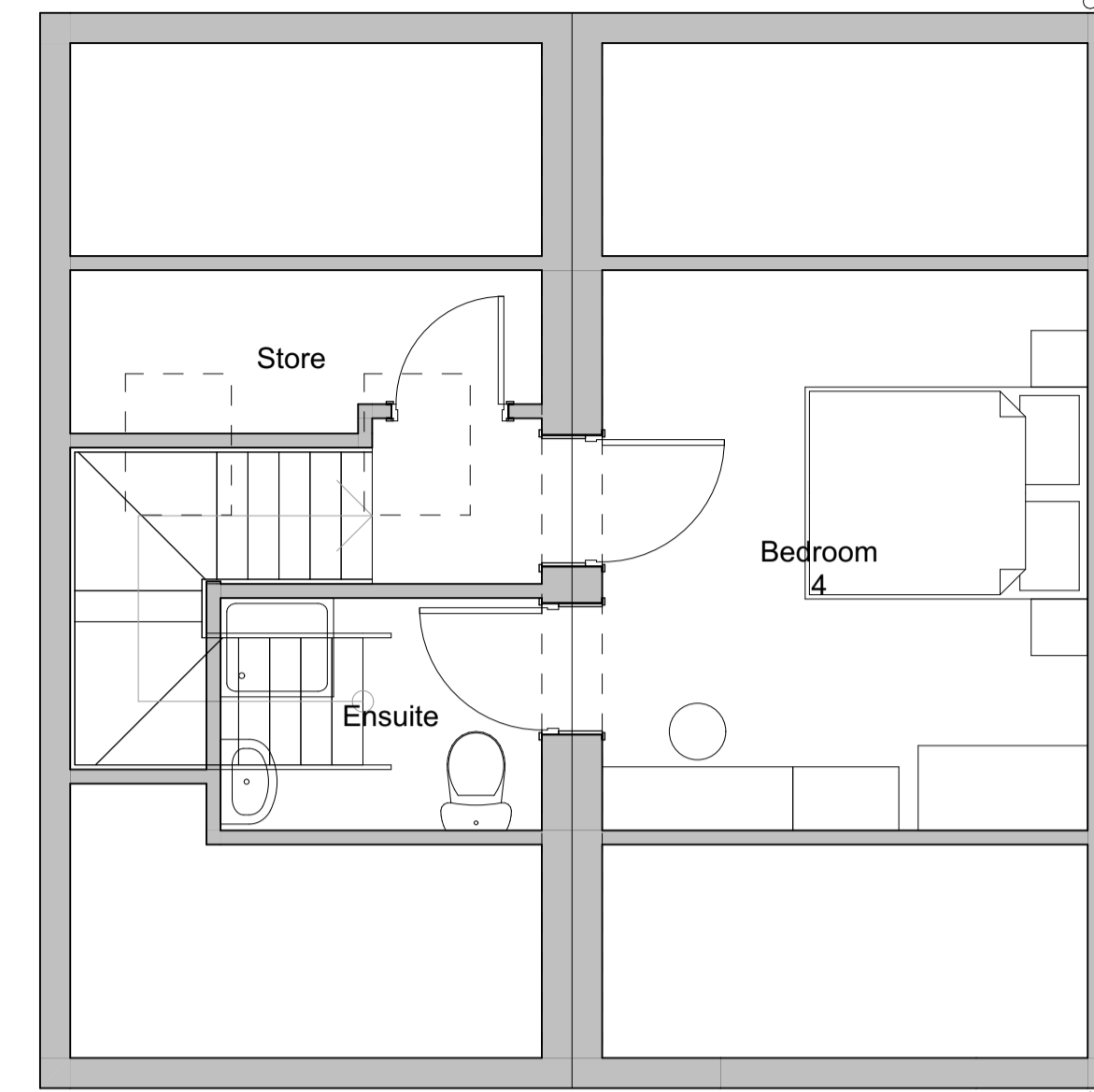
Dillotford Avenue  
4B8P House  
GIFA - 132.8sqm



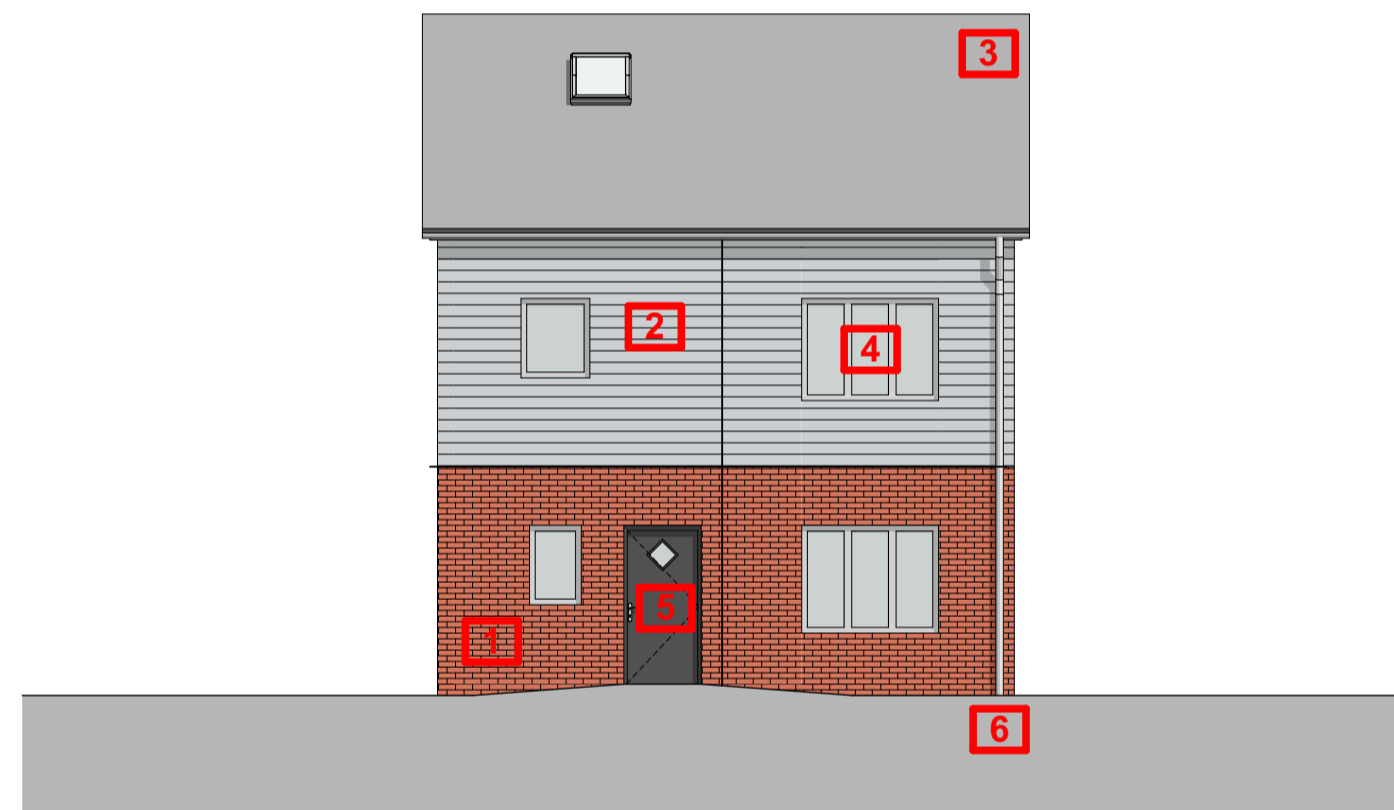
Ground floor plan  
1:50



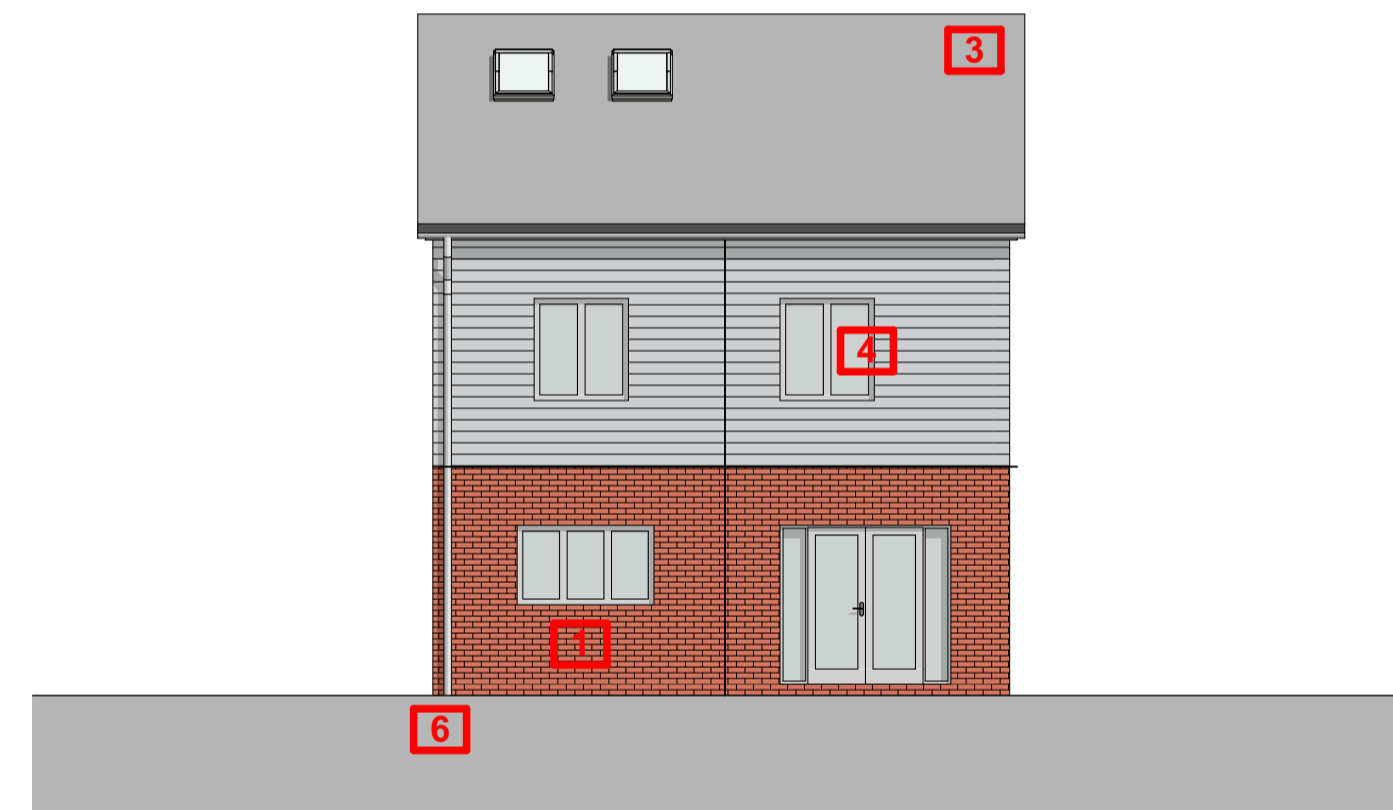
First floor plan  
1:50



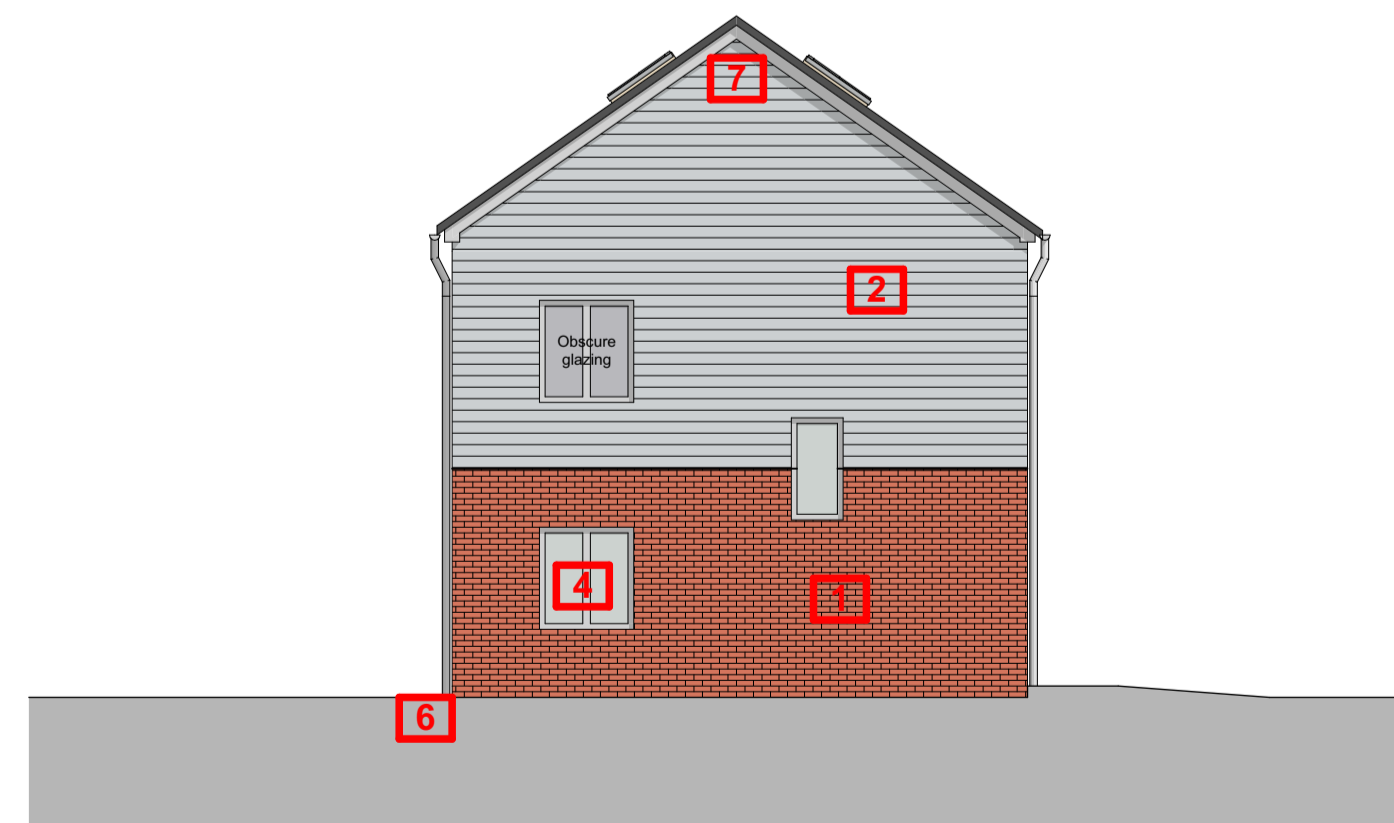
Second floor plan  
1:50



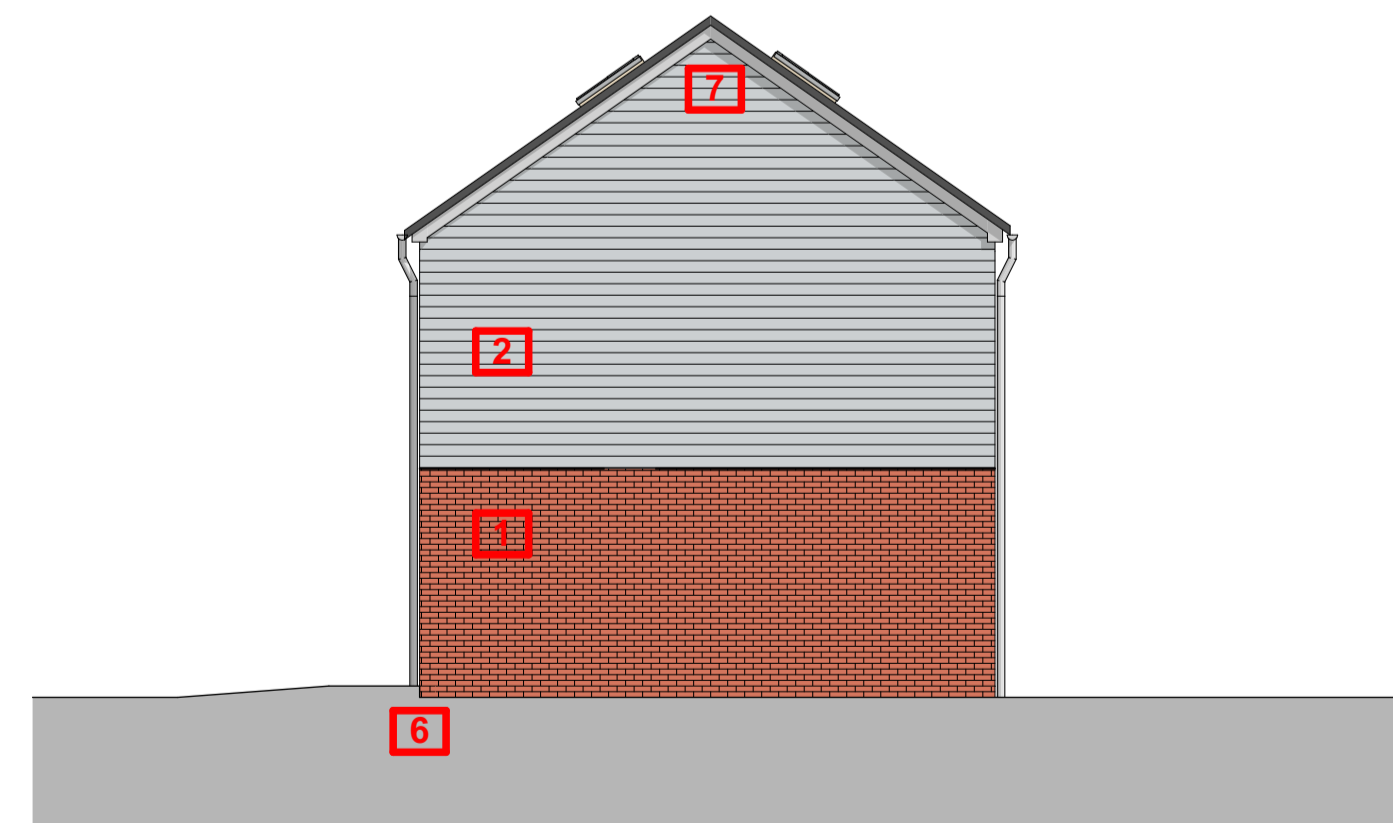
Front elevation  
1:100



Rear elevation  
1:100



Side elevation  
1:100



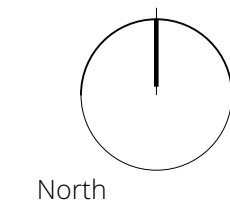
Side elevation  
1:100

- 1** Brick  
Red brick to match surroundings
- 2** Horizontal cladding  
White composite board
- 3** Concrete roof tile  
Grey/ brown to match surrounding buildings

- 4** Windows  
White uPVC
- 5** Composite front door  
White uPVC
- 6** Rainwater goods  
White uPVC

- 7** Soffit/ fascia  
White uPVC

Scale



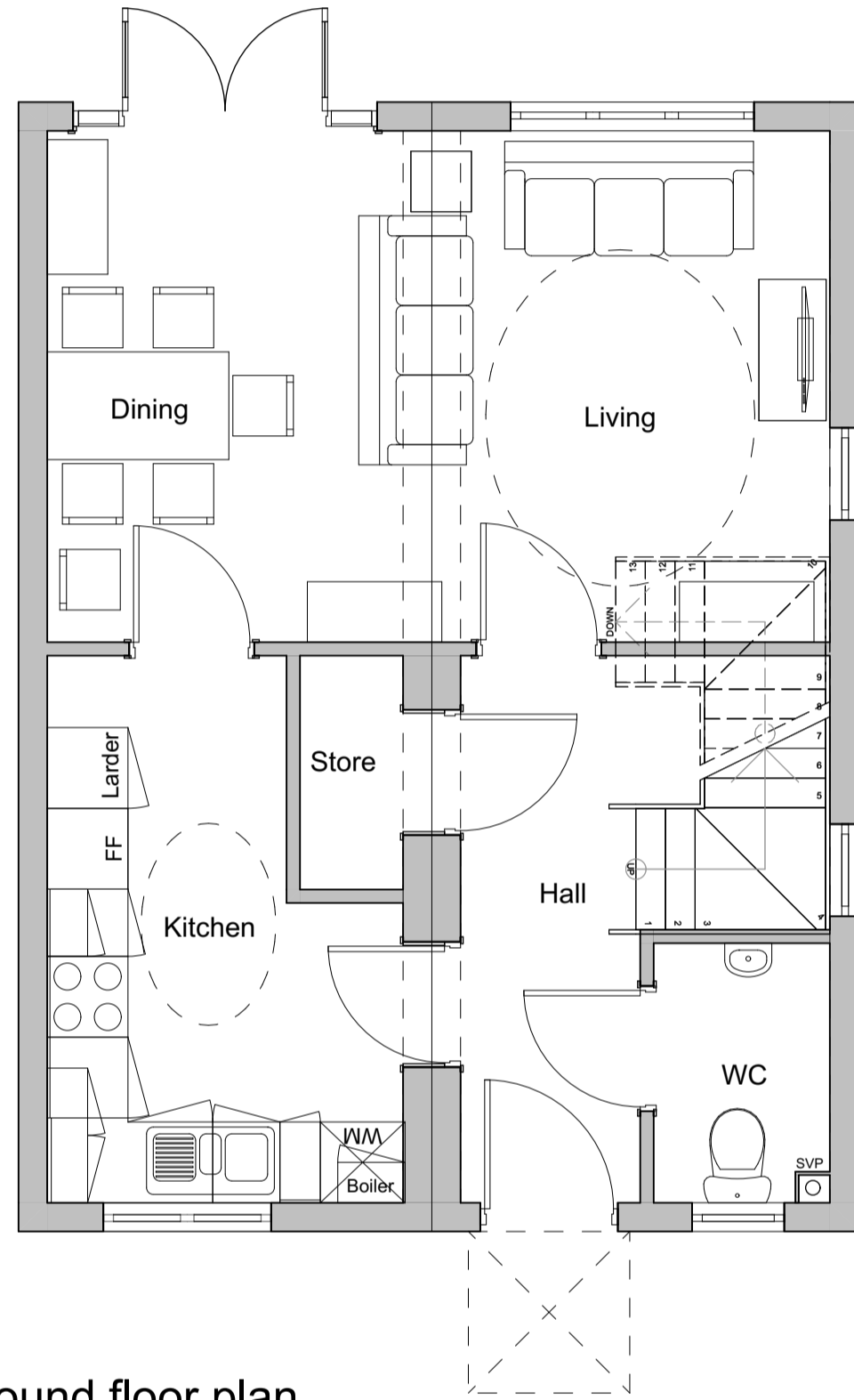
Rev. Date Description Drawn Check  
B 20.09.23 PLANNING ISSUE, Updated following planners comments (JO email 14.09.23) RM  
A 07.09.23 PLANNING ISSUE, Updated following planners comments (JO emails 13.07.23 & 05.09.23) RM  
Rev. Date Description Drawn Check  
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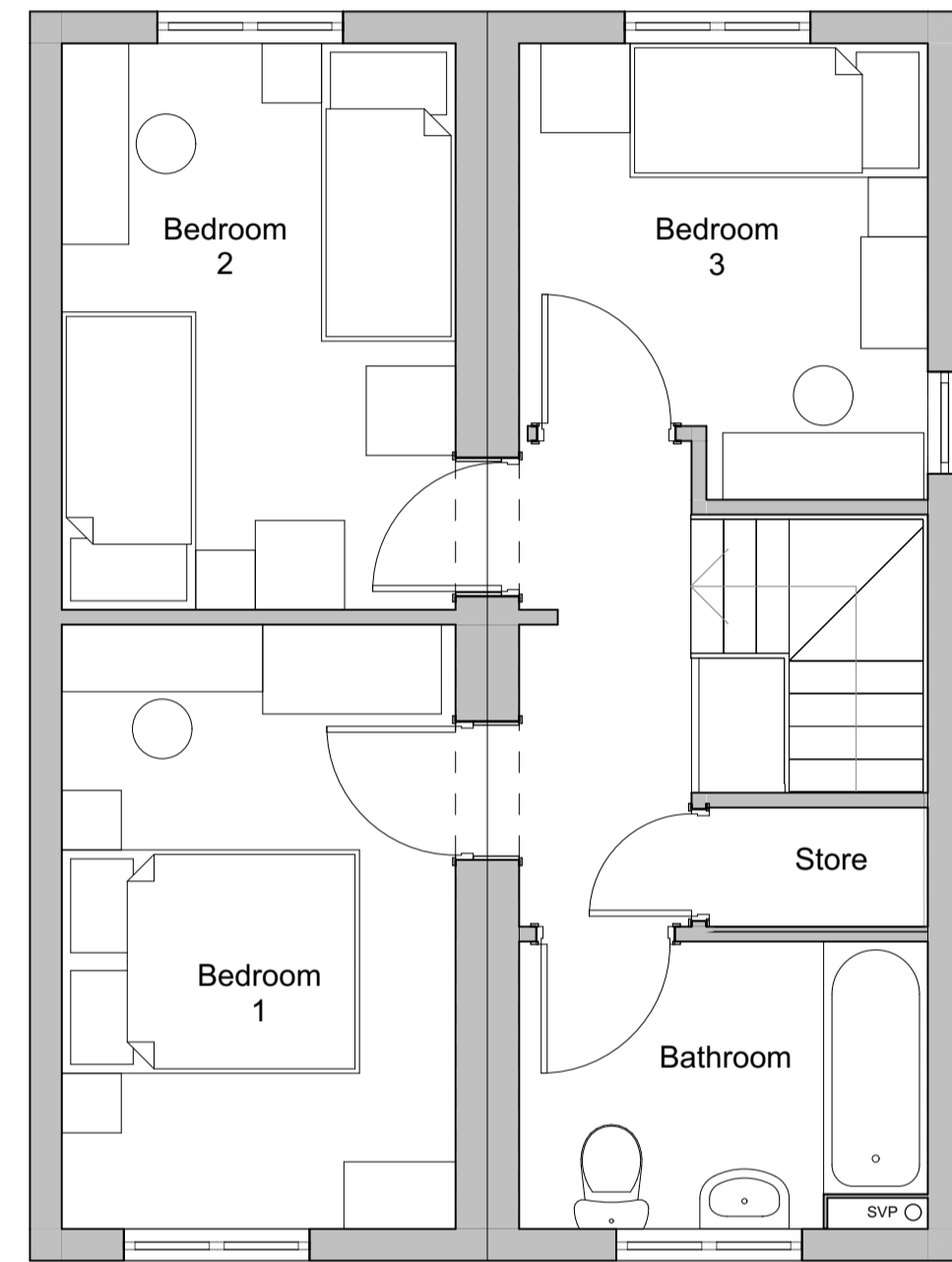
Drawing Title Site 229 Dillotford Avenue 4B Housetype  
Project Coventry Garages  
Client Citizen Housing  
Scales @ A1 1:50, 1:100  
Job Number, Desg. No., Revision N1697 1410\_B\_ [ 3 ] - PLANNING  
First Issue Date October 2022  
Drawn Check EJ RM



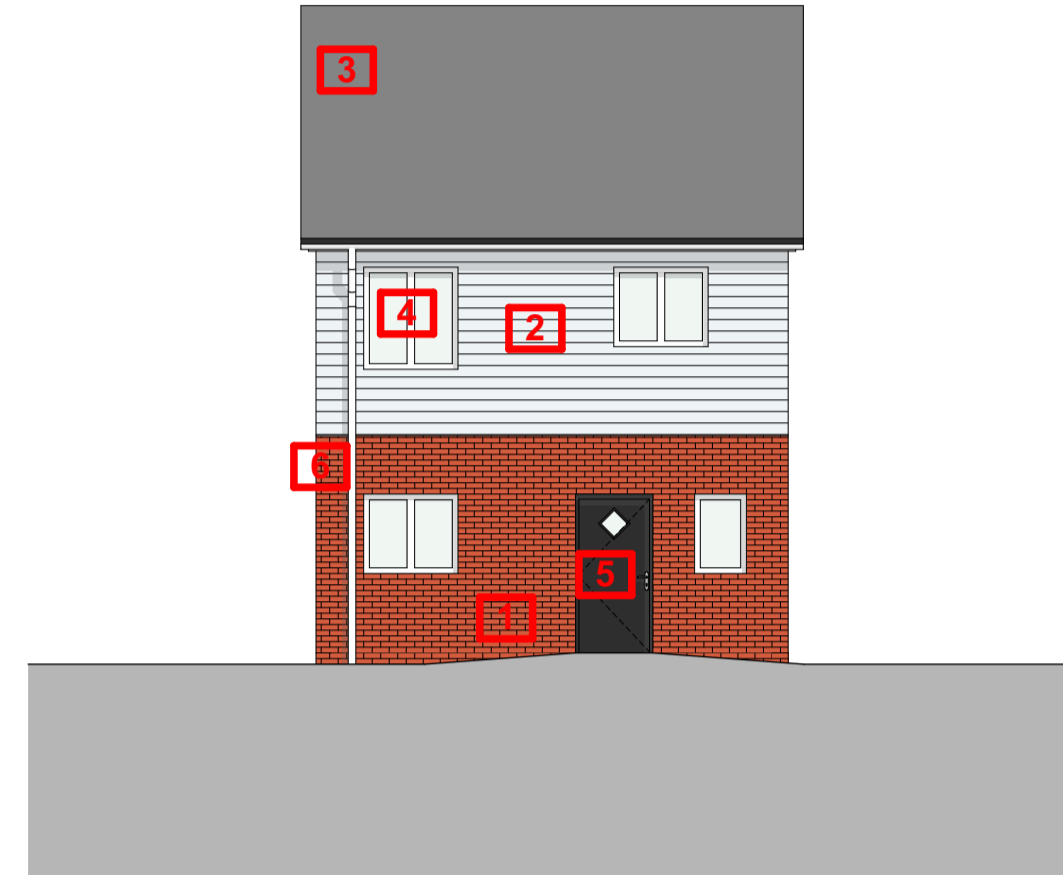
Dilloford Avenue  
3B5P House  
GIFA - 92.6sqm



Ground floor plan  
1:50



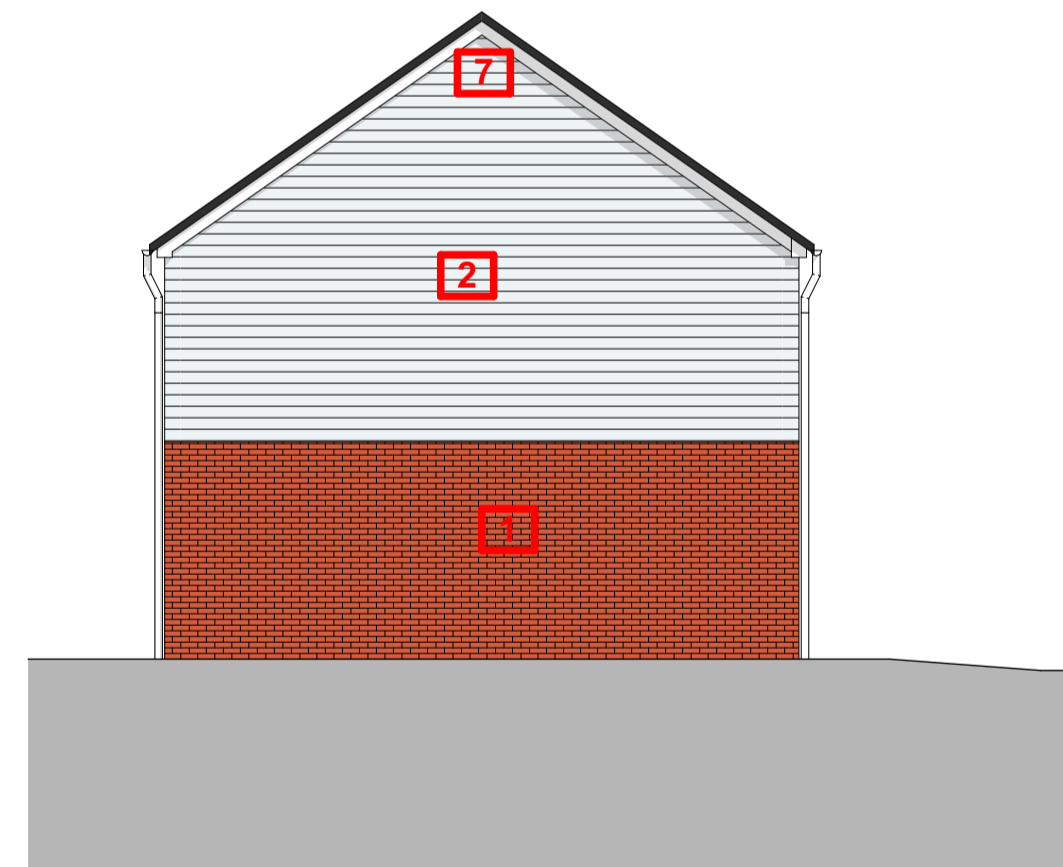
First floor plan  
1:50



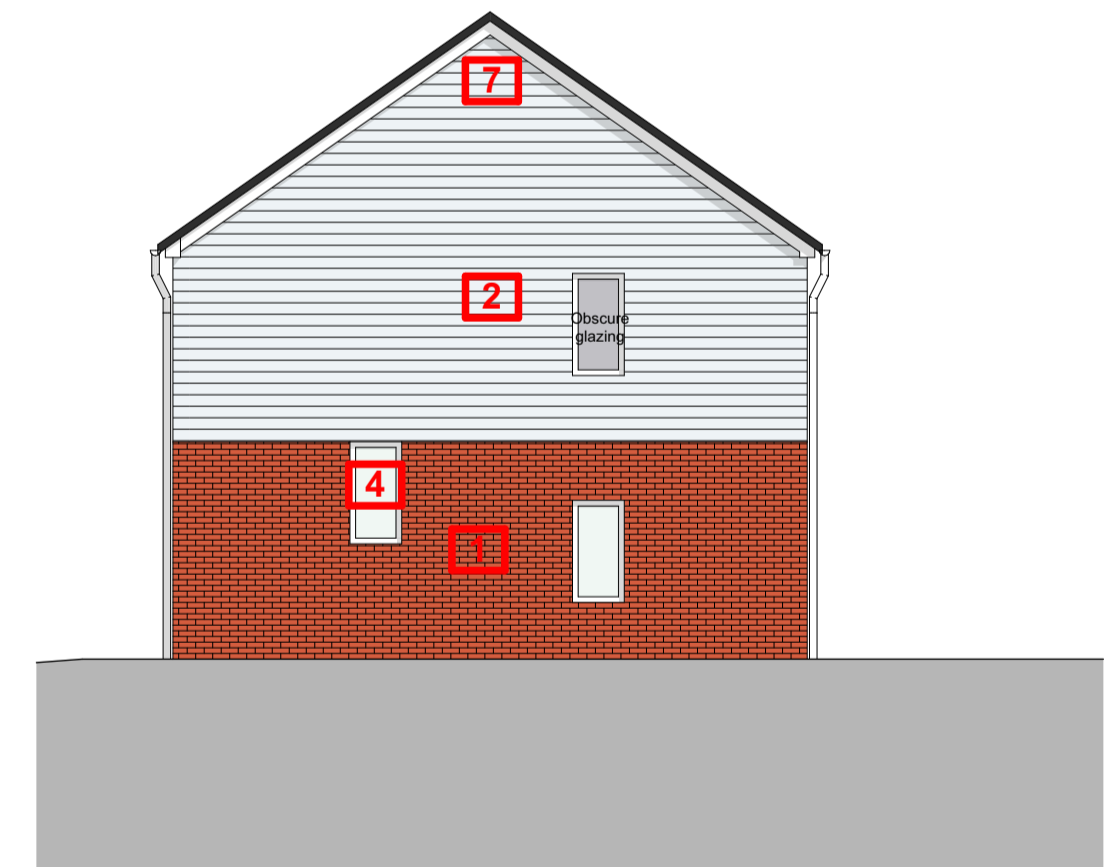
Front elevation  
1:100



Rear elevation  
1:100



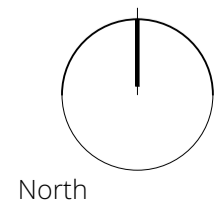
Side elevation  
1:100



Side elevation  
1:100

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| A  | 20.09.23 | PLANNING ISSUE, Updated following planners comments (JD email 14.09.23) | RM           |
| Rev.   | Date     | Description   | Drawn, Check |
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Scale



North

- 1** Brick  
Red brick to match surroundings
- 2** Horizontal cladding  
White composite board
- 3** Concrete roof tile  
Grey/ brown to match surrounding buildings

- 4** Windows  
White uPVC
- 5** Composite front door  
White uPVC
- 6** Rainwater goods  
White uPVC

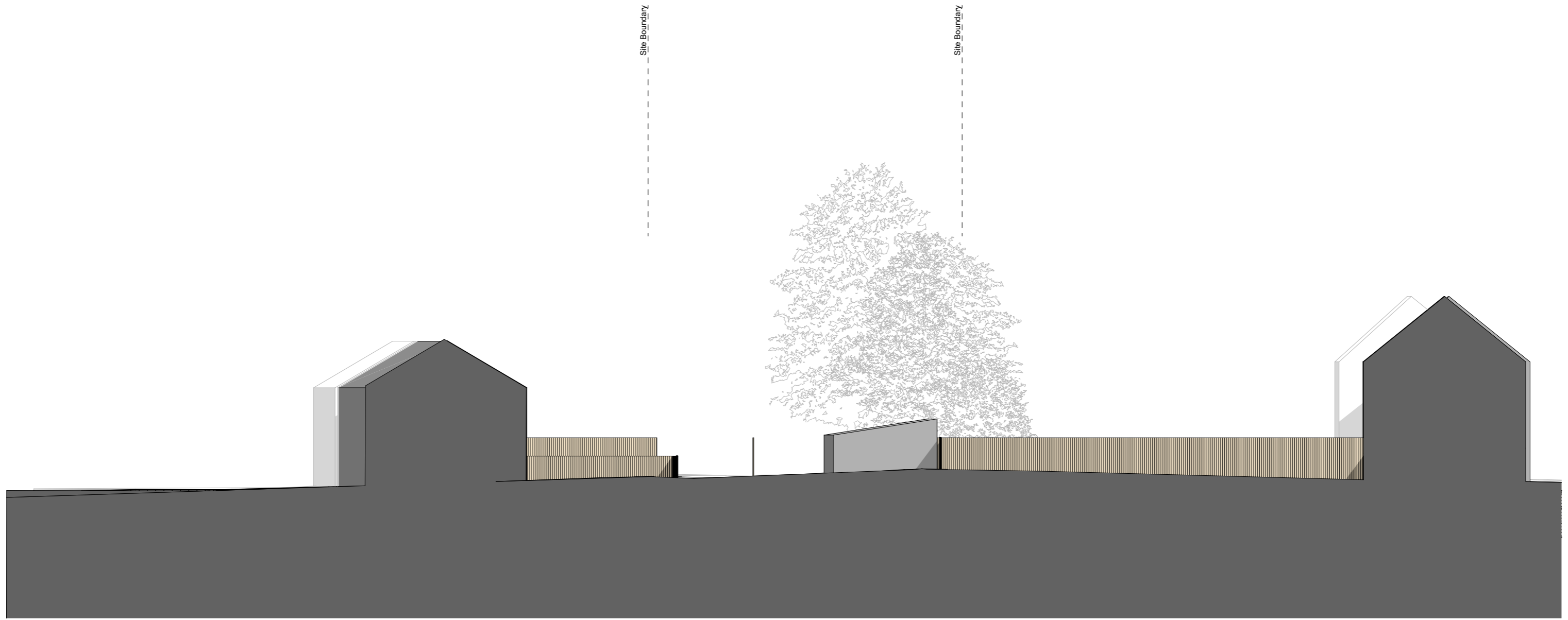
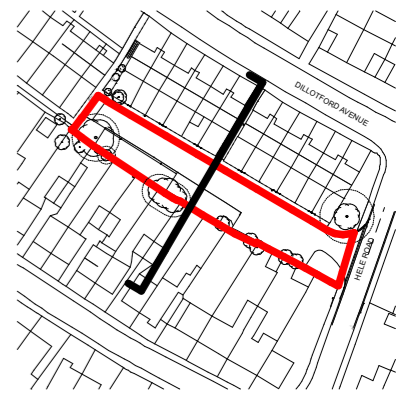
- 7** Soffit/ fascia  
White uPVC

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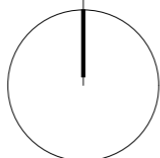
Drawing Title  
Site 229 Dilloford Avenue 3B Housetype  
Project  
Coventry Garages  
Client  
Citizen Housing  
Scales @ A1  
1:50  
First Issue Date  
September 2023  
Drawn  
RM  
Check  
Job Number, Desg. No., Revision  
N1697 1412\_A\_ [ 3 ] - PLANNING



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|------|------|-------------|-------|-------|
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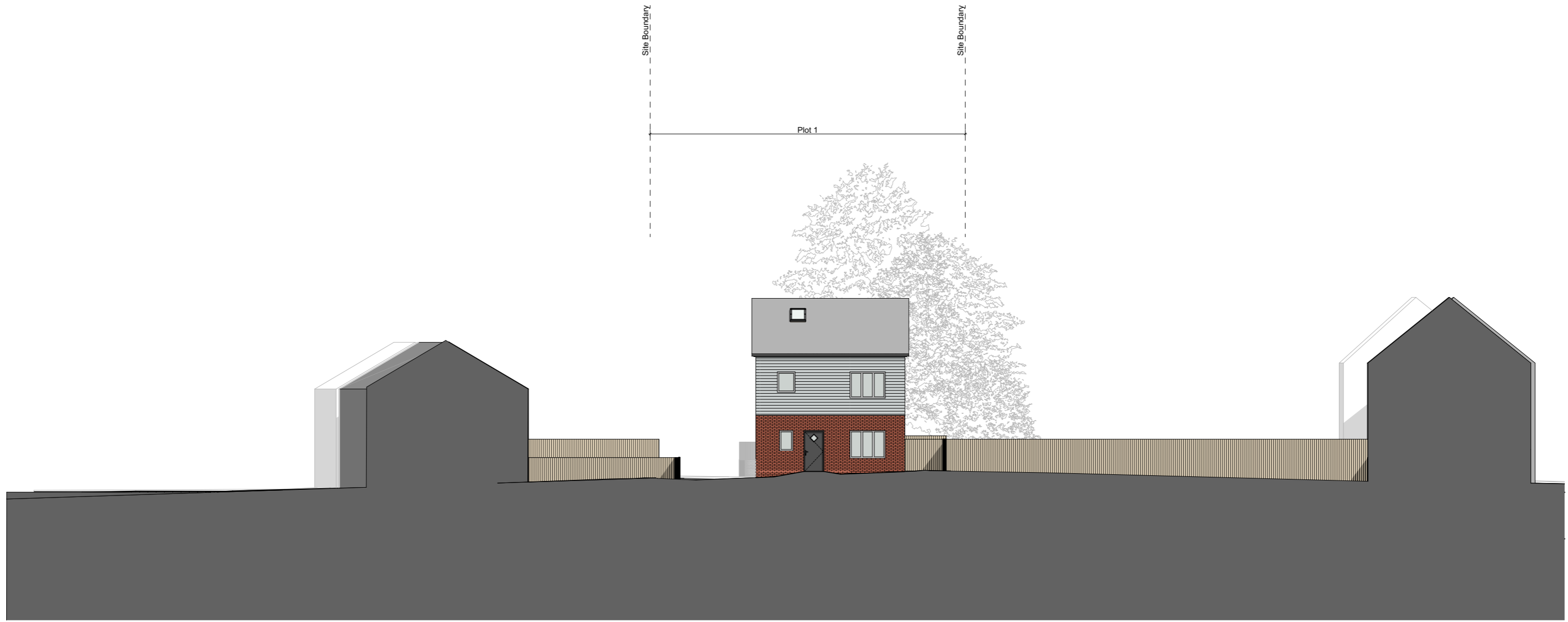
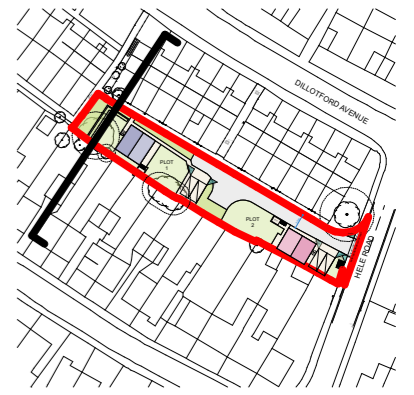


North

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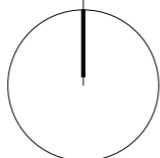
Drawing Title  
**Site 229 Dillotford Avenue Plot 1 Existing Front Elevation**  
 Project  
 Coventry Garage Sites  
 Client  
 Citizen Housing  
 Scales @ A3      First Issue Date      Drawn      Check  
    October 2022      EJ      RM  
 Job Number \_ Dwg. No. \_ Revision      [RIBA Stage] - Drawing Status  
 N1697\_2205\_-\_      [ 3 ] - PLANNING





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| B  | 20.09.23 | PLANNING ISSUE. Updated following planners comments (JO email 14.09.23)            | RM          |
| A  | 27.06.23 | PLANNING ISSUE. Updated following planners comments (JO email 31.05.23 & 21.06.23) | RM          |
| Rev.   | Date     | Description  | Drwn. Check |
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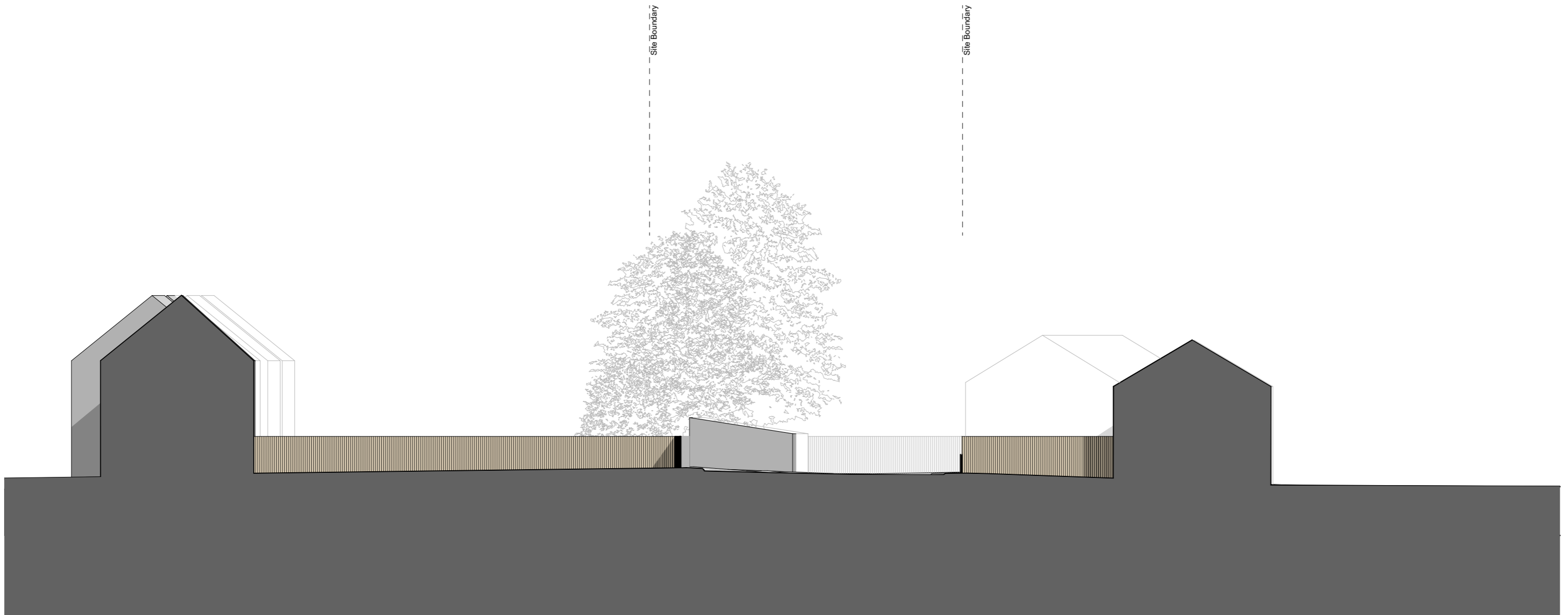
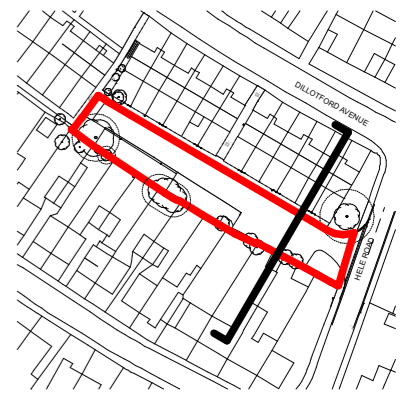
North

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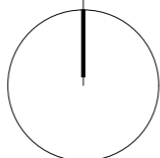
Drawing Title  
**Site 229 Dillotford Avenue Plot 1 Proposed Front Elevation**  
 Project  
 Coventry Garage Sites  
 Client  
 Citizen Housing  
 Scales @ A3  
 First Issue Date  
 October 2022  
 Drawn  
 EJ  
 Check  
 RM  
 Job Number \_ Dwg. No. \_ Revision  
 N1697\_2206\_B\_  
 [ 3 ] - PLANNING  
 [RIBA Stage] - Drawing Status







| Rev. | Date | Description | Drwn. | Check |
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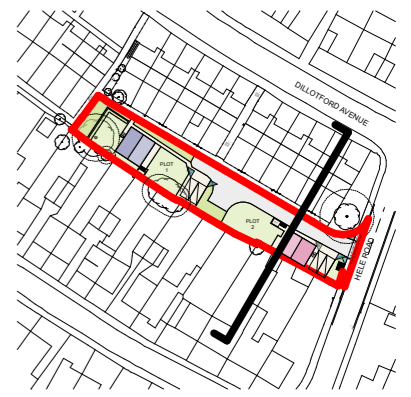


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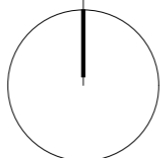
Drawing Title  
 Site 229 Dillotford Avenue Plot 2 Existing Front Elevation  
 Project  
 Coventry Garage Sites  
 Client  
 Citizen Housing  
 Scales @ A3      First Issue Date      Drawn      Check  
 1:200      October 2022      EJ      RM  
 Job Number \_ Dwg. No. \_ Revision      [RIBA Stage] - Drawing Status  
 N1697\_2207\_-\_      [ 3 ] - PLANNING





| Rev. | Date     | Description  | Drwn. | Check |
|------|----------|--|-------|-------|
| B    | 20.09.23 | PLANNING ISSUE. Updated following planners comments (JO email 14.09.23)            | RM    |       |
| A    | 27.06.23 | PLANNING ISSUE. Updated following planners comments (JO email 31.05.23 & 21.06.23) | RM    |       |

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North

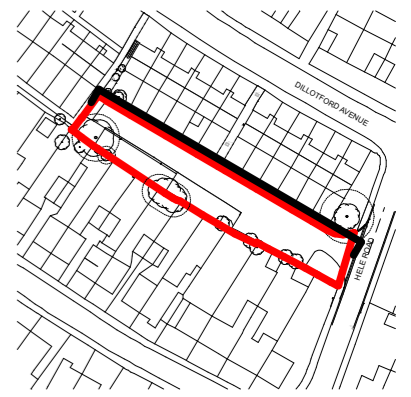
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Drawing Title  
 Site 229 Dillotford Avenue Plot 2 Proposed Front Elevation  
 Project  
 Coventry Garage Sites  
 Client  
 Citizen Housing  
 Scales @ A3  
 1:200  
 Job Number \_ Dwg. No. \_ Revision  
 N1697\_2208\_B\_ [ 3 ] - PLANNING

First Issue Date  
 October 2022  
 Drawn  
 EJ  
 Check  
 RM

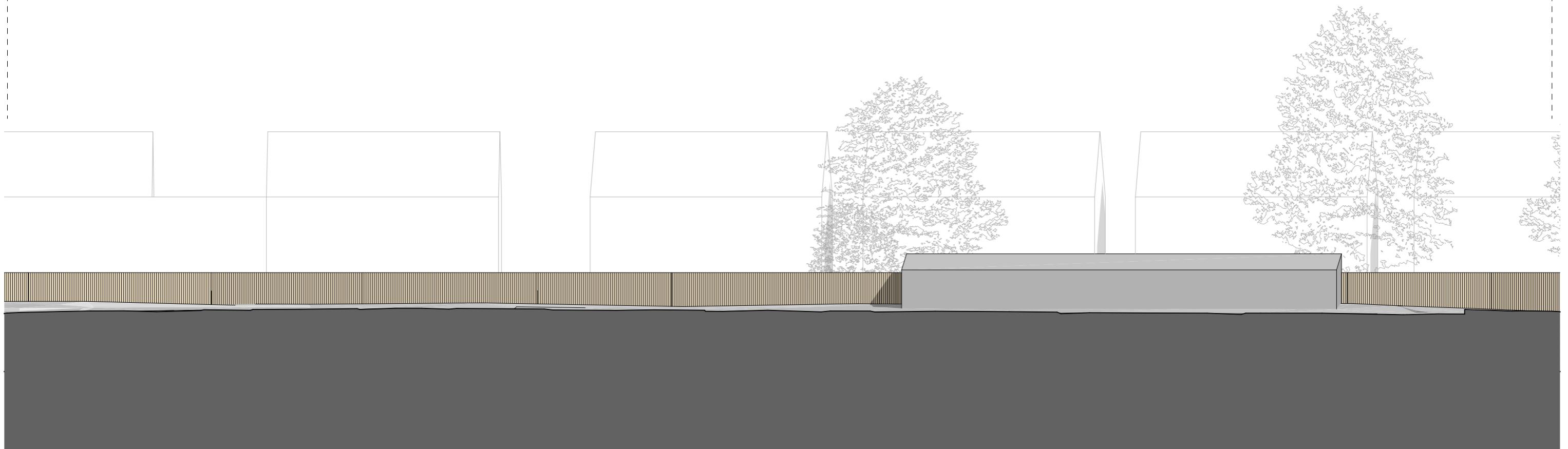


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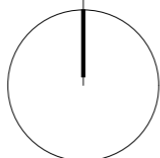


Site Boundary

Site Boundary



| Rev. | Date | Description | Drwn. | Check |
|------|------|-------------|-------|-------|
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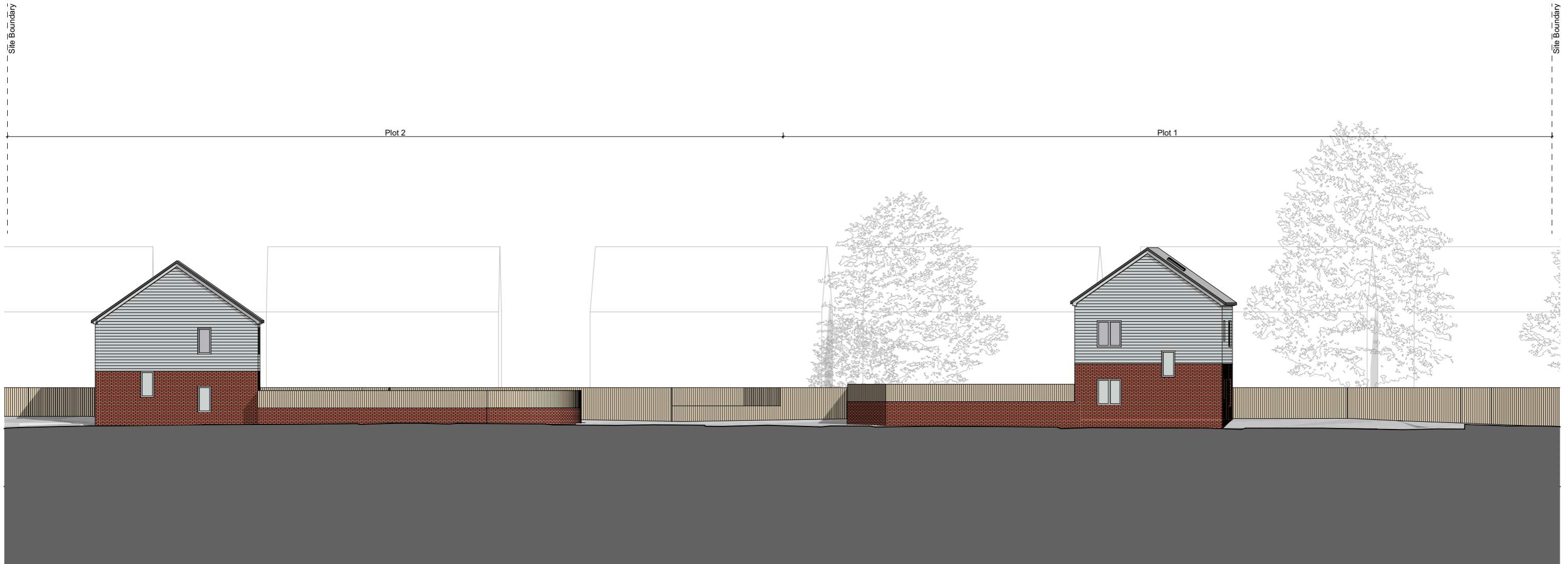
North

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Drawing Title  
**Site 229 Dillotford Avenue Existing Side Elevation**  
 Project  
 Coventry Garage Sites  
 Client  
 Citizen Housing  
 Scales @ A3      First Issue Date      Drawn      Check  
 1:200      October 2022      EJ      RM  
 Job Number \_ Dwg. No. \_ Revision      [RIBA Stage] - Drawing Status  
 N1697\_2209\_-\_      [ 3 ] - PLANNING

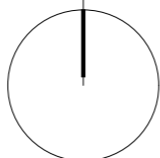


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| Rev. | Date     | Description   | Drwn. | Check |
|------|----------|---|-------|-------|
| C    | 20.09.23 | <b>PLANNING ISSUE.</b> Updated following planners comments (JO email 14.09.23)            | RM    |       |
| B    | 07.09.23 | <b>PLANNING ISSUE.</b> Updated following planners comments (JO email 13.07.23 & 05.09.23) | RM    |       |
| A    | 27.06.23 | <b>PLANNING ISSUE.</b> Updated following planners comments (JO email 31.05.23 & 21.06.23) | RM    |       |

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Drawing Title  
 Site 229 Dillotford Avenue Proposed Side Elevation  
 Project  
 Coventry Garage Sites  
 Client  
 Citizen Housing  
 Scales @ A3  
 1:200  
 Job Number \_ Dwg. No. \_ Revision  
 N1697\_2210\_C\_ [ 3 ] - PLANNING

First Issue Date  
 October 2022  
 Drawn  
 EJ  
 Check  
 RM



**Halsall Lloyd Partnership**  
 ARCHITECTS & DESIGNERS



# Rebecca Peace

Arboriculture

Mobile: 07810 063 688

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Professional Member of Arboricultural Association

LANTRA Accredited Professional Tree Inspector

Professional Member of the Consulting Arborists Society (CAS)

Registered QATRA User.

October 2023

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# Dillotford Ave: HLP Drawing Number - 495

## Method Statement and Tree Protection Plan for the Protection of Trees

### 1.0 Introduction

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- 1.1 This report is a detailed Method Statement to be submitted in conjunction with an application for the construction of a new dwelling at Dillotford Ave, Coventry on an old garage site. This is a method statement explaining the measures which will be taken to protect the trees on and near to the site.
- 1.2 Trees can easily and effectively be protected during the proposed development of the site by clearly setting out the tree protection methods, construction techniques and working practices plotted on the Tree Protection Plan (TPP) in Appendix 1. This document provides this information with principles and processes that are approved and enforced by the local planning authority.

## 2.0 Notes on Trees affected by the building alterations within or near the RPA (Root Protection Area)

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- 2.1 An assessment of the site's tree stock has been undertaken and all trees to be retained are shown on the Tree Protection Plan (TPP) drawing **AATPP01/DA**. A calculation has been made of the radius of area not to be disturbed by the construction activities to ensure the survival of these trees. This is represented by the Root Protection Area (RPA) indicated by the red circles around the retained trees on the plan. In some areas the RPA will not form a perfect circle as the plan suggests as retaining walls and other landscape features will have an effect. The fencing positions have considered these deviations where possible.
- 2.2 The RPA has been used to inform the Construction Exclusion Zone (CEZ), the area to be protected during development by using mainly fencing barriers. The areas within the CEZ are sacrosanct and can only be modified in accordance with the secondary positions indicated on the Tree Protection Plan.

## 3.0 Method Statement for all Construction Processes - Order of Arboricultural Works

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- 3.1 **General provisions:** The Tree Protection Method Statement along with the Tree Protection Plan must be kept on-site throughout the duration of the construction and garden work and must be accessible to all workers at any time. It is mandatory for all site workers to receive information on tree conservation during their initial safety briefing.
- 3.2 Any departure from the stated approach in this method statement must be reviewed with the supervisory tree specialist or the knowledgeable site coordinator and, if required, approved by the local authority tree conservation officer.
- 3.3 **Preliminary Tree care:** While tree removal is not anticipated, it is advisable to conduct crown reduction and crown cleaning on the significant Ash tree (**T1**). Should any damage occur or further tree care recommendations arise, these can be addressed after the removal of barriers after construction.
- 3.4 Prior to commencing any tree work, trees must be inspected for any legally protected species. Disturbing bats or their roosts contravenes the Conservation of Habitats and Species Regulations, and birds during nesting season are safeguarded by the Wildlife and Countryside Act. Upon the discovery of protected species, advice should be sought from Natural England.

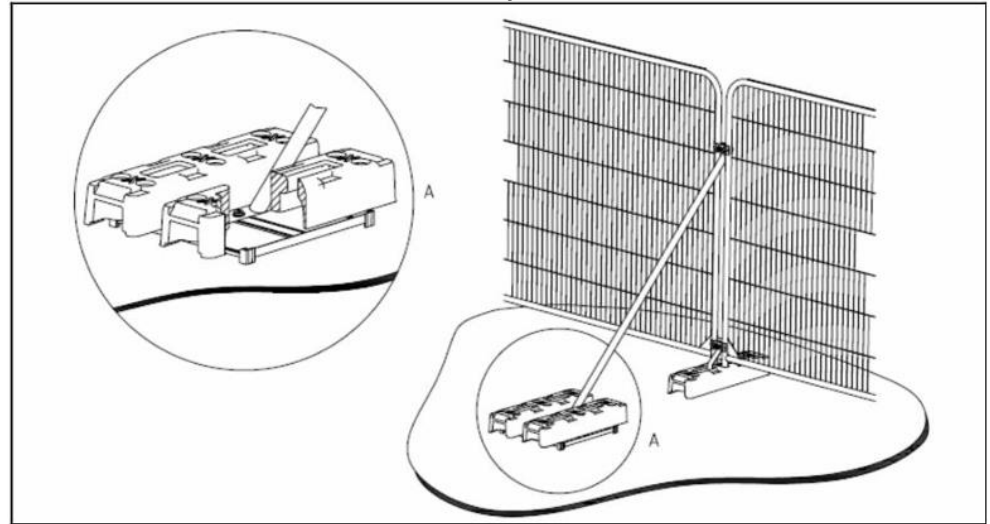
- 3.5 If tree work is required during the building or demolition phase, then all such tasks must adhere to the standards set out in **BS3998: 2010 'Tree work – recommendations'**, including any updates from more recent studies. Moreover, suitable and current insurance of an adequate level must be maintained.
- 3.6 It is advised to employ a contractor endorsed by the Arboricultural Association for any tree-related work. Such contractors are renowned for adhering to the highest industry standards. The Arboricultural Association's webpage offers information on procuring the services of a qualified contractor.
- 3.7 **Tree Protection Enclosures:** The root protection zones of all preserved trees must be undisturbed and shielded against contamination or compression throughout each phase of the work. Protection should consist chiefly of tree protection fencing and should be set up immediately after any hardstanding is taken away.
- 3.8 Installation of tree protection fencing and ground cover must follow the specifications detailed in the Tree Protection Plan, and informative signage should be placed on or near the protective measures to delineate their purpose. The below illustrations depict the required signage. **Please use correct RPA measurements shown within the Arboricultural Tree Data Section in Tree Constraints Report and below.**



3.9



Stabiliser strut mounted on block tray © British Standards Institute



When pedestrian ground protection through the Root Protection Area (RPA) is necessary, options may include:

- A single layer of scaffolding planks atop a compressible material like wood chips or sharp sand (100mm depth for foot traffic or 150mm for light machinery) laid over a geotextile fabric.
- Scaffold planks arranged on a driven scaffold framework.
- Purpose-built ground protection mats as an alternative to the above; refer to section seven for examples.

3.10 The areas secured by barriers or ground protection will be designated as construction exclusion zones (CEZ). The following activities are forbidden within these zones:

- Vehicle entry.
- Regular foot traffic unless adequately protected.
- Storage of building materials.
- Handling or storage of hazardous substances.
- Alterations to the ground elevation.

3.11 Careful consideration is required to prevent the storage and handling of dangerous chemicals near trees. These substances include, but are not limited to, fuels, oils, builder's sand with high salt content, and cement. Mixing of cement should only occur in areas where runoff cannot reach root protection zones, and measures should be implemented to avoid refuelling or cement handling in areas earmarked for future planting.



- 3.12 Contractor Accommodations: Due to limited space, a compact and appropriate area must be agreed upon for contractor facilities, parking, and operative amenities. These amenities should be situated outside the root protection zones of any conserved trees or on existing hard surfaces. Measures should also be adopted to prevent damage to tree canopies from exhaust gases or heat from generators or other equipment.
- 3.13 Reinstating pre-existing surfaces and outdated garage foundations within root protection areas: The current hardstanding should provide a protective base for construction traffic until its removal. No vehicle crossing is allowed over the root protection area from when the existing surface is lifted until landscaping begins. The protective fencing must remain in place throughout.
- 3.14 The removal of existing surfaces or old garage foundations should be performed carefully, utilising controlled hand tools such as pneumatic drills, avoiding the use of heavy plant machinery. All rubble should be piled outside the root protection zone.
- 3.15 Presently, all trees are adjacent to existing hard surfaces. Any removal and replacement of these surfaces must be done cautiously and with due regard for the roots, even if outside the RPA, with additional fencing applied as required. (Refer to plan)
- 3.16 Again, heavy machinery should be operated from beyond the root protection zone. A signal person must be present to indicate any low-hanging branches or unseen shallow roots to the machine operator.
- 3.17 **Utilities:** While service details are not specified, all tree RPAs will be considered during the design phase.
- 3.18 **Landscaping within root protection zones:** The introduction of new landscaping within the root protection zones of remaining trees is to be the concluding step of development. The exact landscaping plans are to be determined but might include laying new turf and planting trees/shrubs within the root protection areas.
- 3.19 When laying new turf within the root protection zones, new topsoil will be brought in. The current soil may be gently aerated by hand, but the use of mechanical tillers is forbidden. The topsoil depth increase should not exceed 100mm to avoid root suffocation. Soil should not be stacked against tree trunks or their large roots. When moving soil or other materials across a root protection area, pathways of scaffolding boards should be laid to minimize soil compaction, especially under wet conditions.
- 3.20 All planting holes within root protection zones must be dug by hand (trench planting is not permitted), ensuring that no roots over 25mm in diameter are severed or harmed.
- 3.21 Moreover, an ongoing site monitoring program conducted by the appointed Arboricultural consultant should be established in agreement with the Local Authority Arboricultural Officer where deemed necessary. The nature and schedule of this site monitoring are outlined in section 4 of this document.

- 3.22 In instances where significant root growth is disturbed during construction activities not covered by this report, operations should halt until consultation with the project arborist. Roots over 25mm in diameter or a dense mat of fibrous roots are deemed significant. It's vital to remember that while root protection zones reflect best practice, actual root growth may vary due to various factors and might not align with standard projections.
- 3.23 Should any tree damage occur accidentally during the construction process; the project arborist must be contacted to evaluate the consequences and to determine corrective actions. Damage types could include chemical spills, physical harm to trees above or below ground, fire, or other unexpected events.
- 3.24 To ensure minimal impact on trees onsite, implement the following measures:
- a) Manage and manoeuvre equipment and machinery with large loads or extensions to avoid interaction with tree canopies, using a spotter when operating near the RPA.
  - b) Prevent disposal of materials like concrete waste or oils within 10 meters of any tree trunk or on the construction site.
  - c) Adjust land gradients to avert the flow of harmful materials towards trees.
  - d) Do not attach any signs, cables, or utilities to any tree.
- 3.25 All project participants should acquaint themselves with the relevant clauses from the British Standard BS 5837:2012 concerning trees in relation to construction.
- 3.26 **Further notes on Garage Demolition: Prior to Demolition Method Statement Plan:** This should reference the TPP, indicating how demolition will be carried out without affecting the tree protection zones, highlighting how the demolition will be conducted with tree protection in mind.

**During Demolition: Protective Measures:** Install physical barriers around trees as per the TPP to with movability to secondary placement. The work should be supervised by the arboriculturist or a qualified site manager to ensure compliance with the TPP. Demolition should be carried out in a manner that avoids compaction of the soil around the tree roots and does not disturb the root zones. Heavy machinery should be kept away from the protected root zones. Overhanging Branches: Care should be taken to ensure that any overhanging branches are not damaged during the demolition process. If pruning is necessary, it should be carried out by a professional following best arboricultural practices.

**Post-Demolition:** Site Clearance: All debris should be removed carefully, avoiding damage to the trees. De-compaction: If any compaction has occurred, measures may need to be taken to de-compact the soil within the RPAs. **Monitoring and Maintenance:** Trees should be monitored post-demolition for signs of stress or damage and appropriate maintenance actions taken as necessary.

#### 4.0 Site monitoring and supervision

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4.1 Prior to the commencement of any works or machinery and materials arriving on site a pre-commencement site meeting involving the project arborist, landowner or agent, site manager, contractors and engineer (as appropriate) will be held to ensure that all aspects of the arboricultural method statement and tree protection are understood and for all parties to swap contact details.

| Name          | Position                     | Contact Details  |
|---------------|------------------------------|--|
| Rebecca Peace | Arboriculturalist Consultant | 07810063688 <a href="mailto:rebeccapeace@hotmail.com">rebeccapeace@hotmail.com</a> |
|               |                              |  |
|               |                              |  |

4.2 In accordance with section 6.3 of BS5837: 2012, the site will be monitored to ensure the arboricultural parts of the planning permission are implemented and maintained throughout the development. This covers the installation of protective fencing and/or temporary ground protection and specialist construction techniques in proximity of the trees.

4.3 The monitoring and supervision will be auditable. Results will be recorded and available for the Local Planning Authority and client.

| Site:                            |              | Client Reference:                    |      |
|----------------------------------|--------------|--------------------------------------|------|
| Date of Visit:                   |              | Consultant Name:                     |      |
| Reason for Inspection:           |              |                                      |      |
| Stage of Development Activities: |              |                                      |      |
| Previously Noted Issues:         |              |                                      |      |
| Trees Affected                   | Observations | Action Taken and Date for Completion | Date |
|                                  |              |                                      |      |
|                                  |              |                                      |      |

- 4.5 The site arboriculturalist and site supervisor will inspect the tree protection at pre-determined and agreed time intervals, including:
- a) After the protective fencing has been installed, but before development commences.
  - b) At least once a month during development.
  - c) Once all development work is completed and all construction traffic is off site and the tree protection fence has been removed.
- 4.6 Any defects requiring remediation or rectification will be notified to the site foreman/manager and the client. Should protective fencing become damaged as to impair its function as a protective barrier, all works will cease in the vicinity of the damage until the fence has been repaired.

## 5.0 Legal Constraints

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- 5.1 All of the trees on site are not within a conservation area and there are no Tree Preservation Orders on site. The local authority is Coventry City council.
- 5.2 **Statutory wildlife obligations:** The Wildlife and Countryside Act 1981 as amended by the Countryside and The Habitat Regulations 2012 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist should be obtained before undertaking any works that might constitute an offence.

## 6.0 Conclusions

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- 6.1 All of the trees are bordering the site and G1 is on third party land and can be easily protected with mainly fencing but ground cover can also be used if necessary. Removal of the existing tarmac can be done after construction but before landscaping to minimise any root damage.
- 6.2 The Local Authority require this Method statement report to show that care and diligence will be taken before, during and after the demolition of the garage and new construction in accordance with BS5837:2012 (*Trees in relation to design, demolition and construction – Recommendations*). **Please use correct RPA measurements shown within the Arboricultural Tree Data Section in Tree Constraints Report and below.**
- 6.3 All plant and machinery movement, storing of materials and heavy loads must not impact into the RPA of any retained trees. This must be addressed before any construction processes takes place.

6.4 Without proactive tree protection, this project could be damaging to the trees on site. Bearing in mind that these trees are important to the local landscape it is paramount that all points above are adhered to. With this and in conjunction with the active and on-going engagement of an arboriculturist and/or a well-informed site manager, the trees to be retained on site can be adequately protected during the project and damaged kept to a minimum.

## 7.0 Further Reading

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### General

**BS3998:2010** - Tree Work - Recommendations. BSI British Standards, London.

**BS5837:2012** - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI, London.

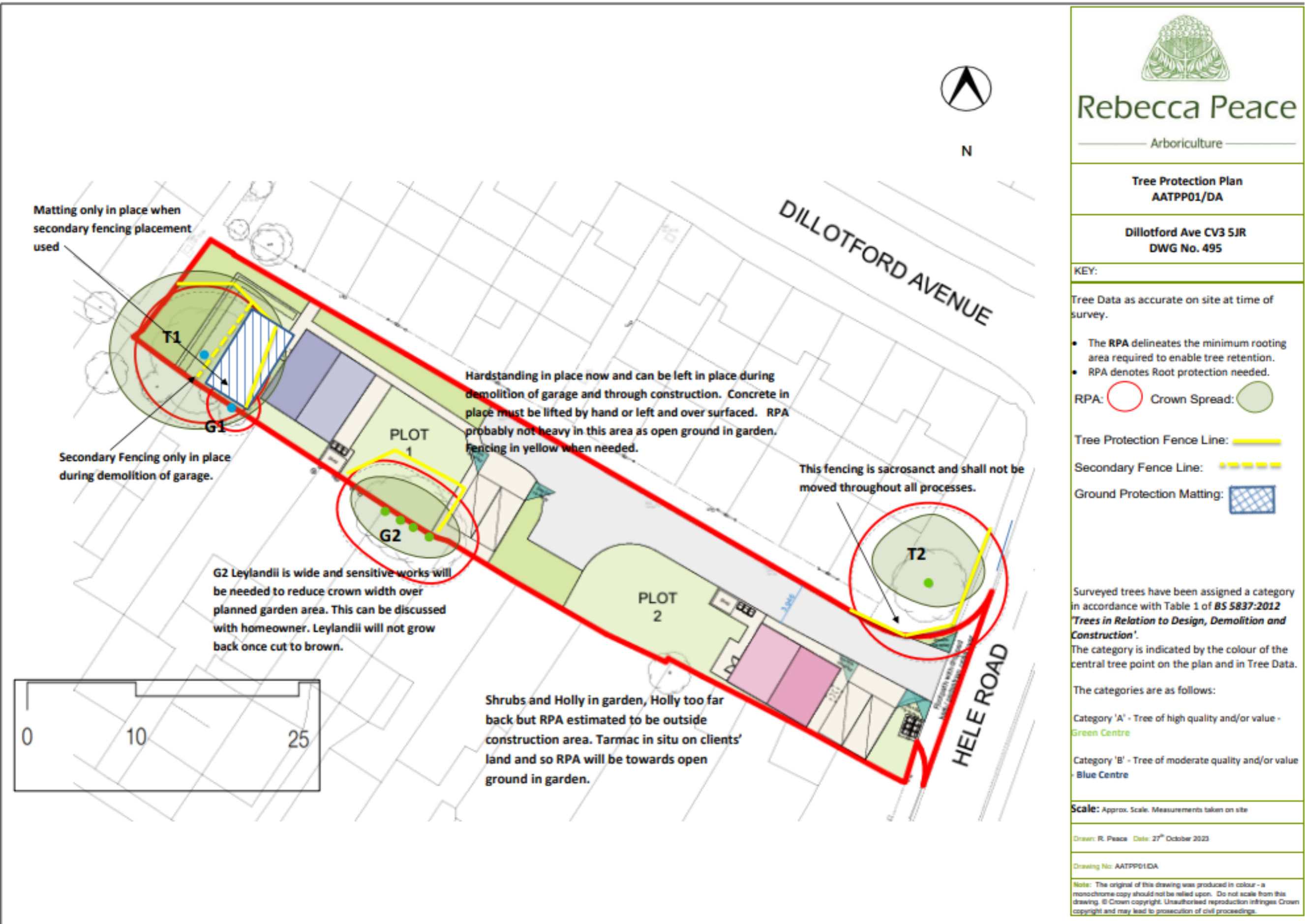
**Installation and Maintenance of Utility Apparatus in Proximity to Trees** (Issue 2) – Operatives Handbook.

<https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals>

### Tree Protection

<https://ecogrid.co.uk/popular-uses/tree-root-protection/>

<http://www.geosyn.co.uk/product/cellweb-tree-root-protection>



## Appendix 2: Tree Data – with RPA measurements

| Google Map Tree Position      | Tree No. | Common name and Latin Name                | Height (m) | DBH (cm) | RPA Calculation (m)  | CS North (m) | CS East (m) | CS South (m) | CS West (m) | Height of ground clearance (m) | Age Class    | Physiological Condition/ Works | Structural Condition   | Category Grading | Notes/ Constraints/ AIA  |
|-------------------------------|----------|---|------------|----------|--|--------------|-------------|--------------|-------------|--------------------------------|--------------|--------------------------------|--|------------------|--|
| <a href="#">Tree Position</a> | T1       | Ash<br><i>Fraxinus excelsior</i>          | 16         | 53       | 6.3<br>Measurement of distance to Tree Protection fencing from centre of tree. | 6            | 6           | 6            | 6           | 3                              | Mature       | Fair, Poor                     | Fair but will need possible crown reduction before works proceed access will be impeded                      | B (20-40)        | Ash dieback throughout which mean is will lose smaller diameter deadwood. This tree <i>could</i> recover as in sheltered position. |
| <a href="#">Tree Position</a> | G1       | Leylandii<br><i>Cupressus x leylandii</i> | 10         | 20       | 2.4  | 2            | 2           | 2            | 2           | 0                              | Early Mature | Fair                           | Fair. <b>See plan notes</b> Plus AMS to describe removal of garages whilst safely retaining site trees below | B (20-40)        | Screening trees on third party land  |
| <a href="#">Tree Position</a> | G2       | Leylandii<br><i>Cupressus x leylandii</i> | 15         | 38       | 4.5  | 2            | 2           | 2            | 2           | 0                              | Mature       | Fair                           | Fair   | A (40+)          | Third party trees All topped and so shading not a problem. Over garden area.   |
| <a href="#">Tree Position</a> | T2       | Cherry<br><i>Prunus avium</i>             | 10         | 60       | 7.2  | 4            | 4           | 4            | 4           | 2                              | Mature       | Good                           | Good   | A (40+)          | Good tree and healthy foliage which is rare for a cherry. Large trunk, hence large RPA   |



# Rebecca Peace

Arboriculture

Tree Protection Plan  
AATPP01/DA

Dilloxford Ave CV3 5JR  
DWG No. 495

KEY:

Tree Data as accurate on site at time of survey.

- The RPA delineates the minimum rooting area required to enable tree retention.
- RPA denotes Root protection needed.

RPA: Crown Spread:

Tree Protection Fence Line:

Secondary Fence Line:

Ground Protection Matting:

Surveyed trees have been assigned a category in accordance with Table 1 of **BS 5837:2012 'Trees in Relation to Design, Demolition and Construction'**.

The category is indicated by the colour of the central tree point on the plan and in Tree Data.

The categories are as follows:

Category 'A' - Tree of high quality and/or value - **Green Centre**

Category 'B' - Tree of moderate quality and/or value - **Blue Centre**

Scale: Approx. Scale. Measurements taken on site

Drawn: R. Peace Date: 27<sup>th</sup> October 2023

Drawing No: AATPP01/DA

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon. Do not scale from this drawing. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution of civil proceedings.



N

DILLOTFORD AVENUE

HELE ROAD

Matting only in place when secondary fencing placement used

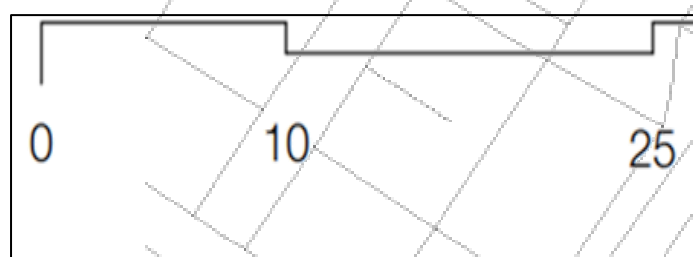
Secondary Fencing only in place during demolition of garage.

Hardstanding in place now and can be left in place during demolition of garage and through construction. Concrete in place must be lifted by hand or left and over surfaced. RPA probably not heavy in this area as open ground in garden. Fencing in yellow when needed.

This fencing is sacrosanct and shall not be moved throughout all processes.

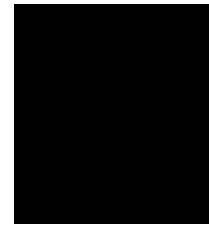
G2 Leylandii is wide and sensitive works will be needed to reduce crown width over planned garden area. This can be discussed with homeowner. Leylandii will not grow back once cut to brown.

Shrubs and Holly in garden, Holly too far back but RPA estimated to be outside construction area. Tarmac in situ on clients' land and so RPA will be towards open ground in garden.





Job No.: N1697  
Project: Coventry Garage Sites  
Client: [REDACTED]  
Site: 229 Dillotford Avenue  
Title: Design & Access Statement  
Date: Rev A - April 2023  
Written/ checked: EJ / RM



# **SITE 229 DILLOTFORD AVENUE**

## **Design & Access Statement**

# 229 DILLOTFORD AVENUE

## Design & Access Statement



### Introduction

This Design and Access Statement (DAS) has been prepared by Halsall Lloyd Partnership to support a full planning application submitted on behalf of [REDACTED] for a residential development on the former garage site at Dillotford Avenue, Coventry, CV3 5EB.

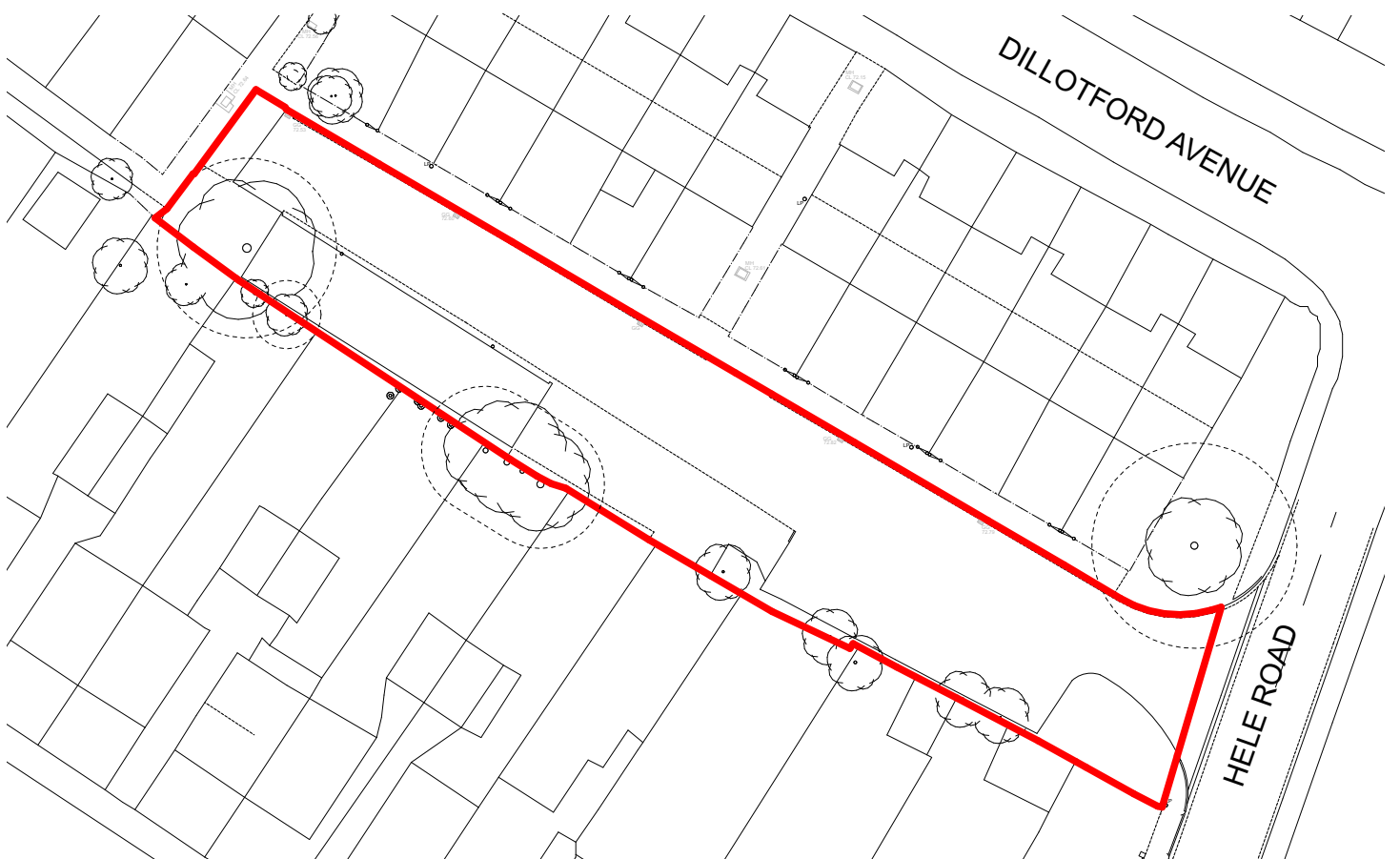
The site forms part of a large group of redundant garage sites which [REDACTED] are working to re-develop.

The development consists of entirely affordable homes that are much needed within the local area. [REDACTED] is helping to provide dwellings throughout the city in response to Coventry's growing population and additional need for affordable housing.

HLP have been instructed to analyse the site and its surrounding context for the development of affordable housing which is proposed to

be constructed using Modern Methods of Construction (MMC).

The proposed development provides 1no 4B8P two-storey house with 2 car parking spaces and 1no 5B8P two-storey house with 2 car parking spaces.



# 229 DILLOTFORD AVENUE

## Design & Access Statement



### Site Location and local amenities

As stated in Policy H3, housing developments are supported when situated in sustainable locations. For new developments, wherever possible: medical services must be within a 2km radius, a designated centre (policy R3) must be within 1.5km, both a primary school and indoor/outdoor sports facilities must be within 1km and a bus stop and open green space must be within 400m of the site.

All conditions stated above are met as shown in the site location plan below.

### KEY

- Medical services
- Designated Centre (policy R3)
- Primary School
- Indoor/Outdoor sports facilities
- Bus stop
- Open green space

Site Location Plan 1:25,000



# 229 DILLOTFORD AVENUE

## Design & Access Statement



### Existing context

Dillotford Avenue is located within the residential suburb of Cheylesmore, approximately 1.6km (1mile) to the south of Coventry city centre.

The area surrounding the site is made up of mainly two storey dwellings which can be found neighbouring the site to the north, south and west.

The site is accessed from Hele Road, an adopted highway. An adopted footpath runs along the northern site boundary and other adopted footpaths connect the site with Dillotford Avenue to the north and Watercall Avenue to the west.

There are currently 9 garages on the site and a number of informal, unallocated parking spaces on the hard standing left after previously standing garages were demolished. All the garages are owned by [REDACTED] and have previously been leased to their tenants. The garages are currently empty, which has allowed the site to become overgrown in many places. As a result of the under use of the site, the garages are starting to fall into disrepair, creating an unsafe environment, particularly where there is a risk of asbestos containing materials becoming damaged.

Any garage tenants have been given the opportunity to relocate their garage to another Citizen site within the vicinity. This process has been completed and the site fenced off/ locked to prevent access.

There are no existing trees on the site, but four canopies overhang on the south west boundary.

The site is within flood zone 1 and does not have any ecological sensitivity or other planning constraints which may prevent development.



Site photographs (HLP)



Aerial image of site (Google Maps)



# 229 DILLOTFORD AVENUE

## Design & Access Statement



The site was closed in December 2022. Fencing has been installed at the site entrance to control access. The site is closed unless access is specifically requested, and general parking on the site is not possible.



— Fencing position (approx)



# 229 DILLOTFORD AVENUE

## Design & Access Statement



Additional site photographs (HLP)



# 229 DILLOTFORD AVENUE

## Design & Access Statement



### Design Proposals

The proposed development consists of 1no 4B8P two-storey house and 1no 5B8P two-storey house, to be constructed using a closed panel timber frame system. FFL to be 150mm above existing ground level.

They have been designed to be in keeping with the area, in terms of scale and housetypes. Two car parking spaces have been provided for its users, these are allocated to the side of Plot 1 in a front to back configuration and to the front of Plot 2 in a side to side configuration to suit the plot positions.

The garden depths are over 10 metres which means the SPG guidelines are met.

Access to the site is proposed to be retained as existing from Hele Road. The surrounding adopted footpaths are also proposed to remain the same, unaffected by the development.

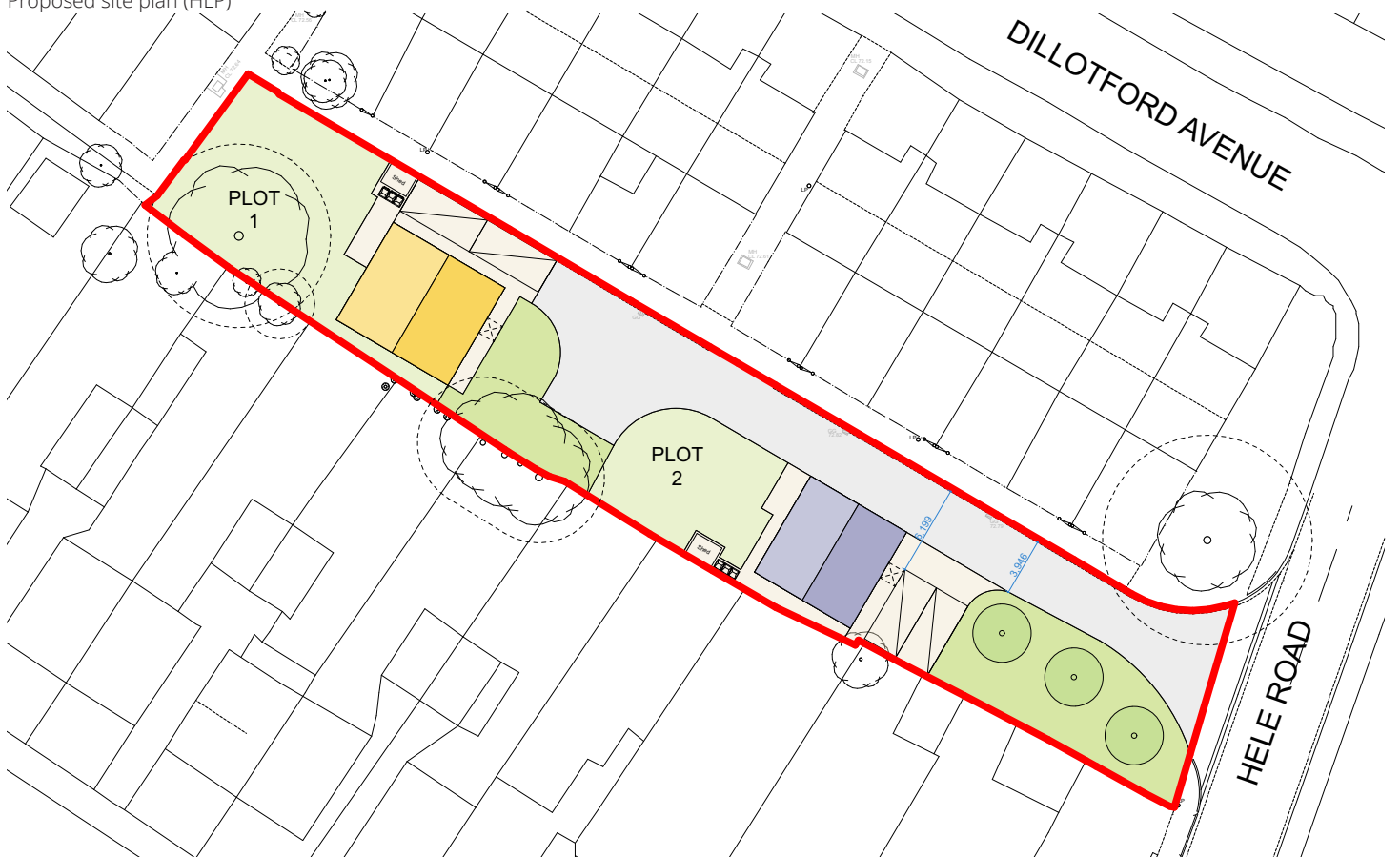
The site has been closed to vehicles and is no longer in use. Please refer to M-EC Report with regards to transport statement.

The width of the access road from Hele Road is sufficiently wide for the fire service to access the properties in case of an emergency.

Refuse collection is proposed to be on Hele Road.

EV charging points will be integrated within the proposal. Cycle storage will be provided for each dwelling as a shed which is situated in the private rear garden. Shed drawings and details have been provided as part of this application.

Proposed site plan (HLP)



# 229 DILLOTFORD AVENUE

## Design & Access Statement



### Materials

The proposed materials have been influenced by the surrounding context of the site. Features of adjacent and nearby buildings include cladding and brick.

The proposed materials include a red brick at ground and first floor. A horizontally clad white composite has been used as a feature panel at first floor.

#### Brick

Red brick to match surroundings

#### Horizontal cladding

White composite board

#### Concrete roof tile

Grey/ brown to match surrounding buildings

#### Windows

White uPVC

#### Composite front door

White uPVC

#### Rainwater goods

White uPVC

#### Soffit/ fascia

White uPVC

