

Discharge of Planning Conditions

Address: 1 Marlborough Avenue, Reading, RG1 5LZ

Planning Application Number: 170579

Building Team

Main Contractor: Gyula Solymosi, Max Construction (t: 07553 163738, e: maxconstructions@icloud.com)

Pile Foundations: Neil Miller and Martin Ricketts, Neil Foundations (t: 01225 550221, e: neilm@neilfoundations.co.uk or martin@neilfoundations.co.uk)

Drawings and Design: Stuart Ribbons, Dovetail Building Consultants (t: 01628 201302, e: stuartr@dovetailbc.co.uk)

Condition 1: Time Frame

The building works are due to commence in late 2017.

Condition 2: Approved Plan

We confirm that Drawing No: 2365/03 Rev C will be used.

Condition 3: Type of materials

We confirm the materials to be used in the construction of the external surfaces of this development shall be as shown on the approved plan: Drawing No: 2365/03 Rev C.

Condition 4: Access

If a new access is created the existing access will be blocked up and there will not be two access points at any given time.

Condition 5: Arboricultural Method Statement

Aim

To provide detailed information regarding the preservation of the copper beech tree which is fairly close to the proposed kitchen extension. This is a condition of the planning permission granted in July 2017.

Method

The trunk of the copper beech tree will have a plywood fence around its base to around a height of two metres. The plywood will be fixed to the existing fence; there will be no posts inserted in the ground to support it. This will ensure that the tree roots at the immediate vicinity of the tree are not damaged. There will also be, in order to minimise potential problems for surface roots of the tree, a zoned-off area three metres around the tree (within the property's boundary). This will prevent any heavy material or machinery from compacting the soil; it will also ensure that there is no chance of any chemical leakage into the soil (such as cement, diesel etc.) within that area.

The foundations for the kitchen will be of a pile construction. Therefore, only the top soil will need to be removed where the extension itself will be located. There will be only three piles inserted, which will be 300mm diameter and 8 metres in length. When the piles are inserted, the machinery will be positioned as far away from the tree as possible in order to minimise impact of the tree's top soil. Neil Foundations are happy to provide further details as required.

The current corner of the kitchen needs to be underpinned with concrete as per the building control application. Any existing roots that are exposed will be temporarily covered up with plastic sheeting to

ensure they are protected and there is minimal contact with any concrete; once the concrete is dry the plastic sheeting will be removed.

The aim is to have a soakaway from the new (extension) roof to underneath the extension, so that some of the roots can get rain water (details of this soakaway need to be clarified with RBC building control).

Conclusion

We like our copper beech tree very much! Our aim is to ensure that it is disturbed as little as possible during the building work so that it can continue to flourish. The building team will be happy to work closely with the Natural Environment Office to ensure that everything is done to maximise the future health of the tree.

Condition 6: Plantation

We intend to remove the two cherry trees in the north-west corner of the property, in the next three years and preserve the fig tree. If we do indeed remove the trees, replacements (similar trees) will be put in the front garden (furthest away from the house due to potential impact of tree roots on the property).

In order to improve the vegetation of the Redlands side of the property the plan is to preserve the railings and move back the fence by approx. 40-50cm and then plant either privet or laurel bushes (or an evergreen equivalent bush) between the railings and fence. This will mean the yew tree next to the copper beech tree will have to be significantly cut back (or removed) to allow the new bush and fence to be put in-situ. The fence will be built up to the copper beech tree, but every care will be taken to ensure there is no damage to the tree or its roots. This will create a new vegetative border on Redlands Road which will significantly enhance the local area.

The front part of the garden where there are railings, but no fencing will remain the same. We intend to prune the front Yew tree from the garden side to allow for more space. This will not alter the appearance from Redlands Road. The only change will be the new foot entrance from Marlborough Avenue and the removal of the foot entrance from Redlands Road. We hope the Yew tree which arches over the current foot entrance will close by itself over time or we may have to plant a small Yew tree to fill in the gap.

Condition 7: Building Works Operating Times

We will comply with the hour restrictions mentioned. If there are exceptions we will inform Reading Borough Council.

Please could all the above conditions be discharged. If you have any queries please don't hesitate to get in touch.

Best wishes

Nicholas Woodthorpe