



Cedar Lodge, North Side, Steeple Aston, Oxfordshire, OX25 4SE

Discharge of Conditions for Application Nos. 19/00531/F & 19/00532/LB

David J. Stewart Associates
Chartered Architects

2018-1014-Conditions
/ | 28.06.2019 | DJS

RIBA 
Chartered Practice

◆ PROJECT
MANAGEMENT ◆

◆ INTERIOR
DESIGN ◆

◆ TOWN
PLANNING ◆


Constructionline
A UK GOVERNMENT CERTIFICATION SERVICE

Contents

Planning Permission No. 19/00531/F

1.0 Condition No. 4

2.0 Condition No. 5

3.0 Condition No. 6

Listed Building Permission No. 19/00532/LB

2.0 Condition No. 4

4.0 Condition No. 5

5.0 Condition No. 7

6.0 Condition No. 8

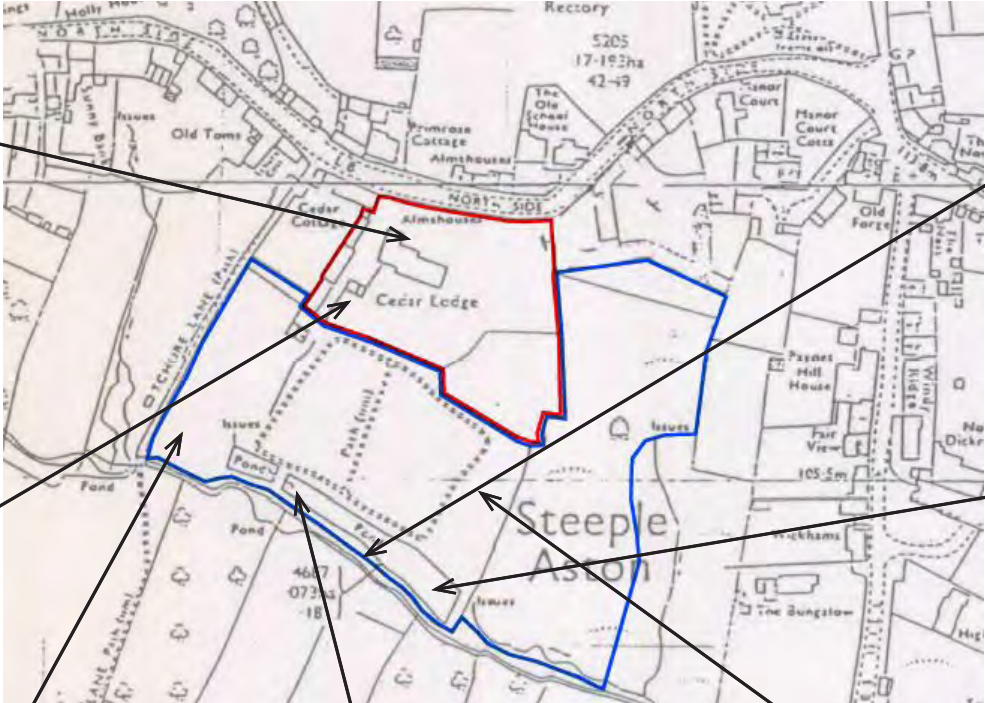
1.0 Condition No. 4 (19/00531/F)

Condition: Prior to any works to the outbuilding hereby approved, full details of biodiversity enhancements to the site, shall be submitted to and approved in writing.

Response: Existing and mature biodiversity enhancements are already present on site as illustrated and located below.



Swift Box on north elevation



Woodpecker nesting



Nesting box adjacent to potting shed



Floating pond fowl nesting in occupation



Protected Badger set



Largest of five ponds within garden


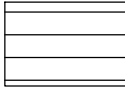





Numerous log piles incorporated into garden

2.0 Condition No. 5 (19/00531/F) & Condition No. 4 (19/00532/LB)

Condition: Prior to any groundwork relating to the extension hereby approved, a schedule of materials including samples where appropriate, and full details of openings at a scale of 1:20 including cross sections, shall be submitted to and approved in writing.

Response: Please see DJSA Drawing Nos. 2018-1014-GA03, 2018-1014-GA04 and 2018-1014-GA06.

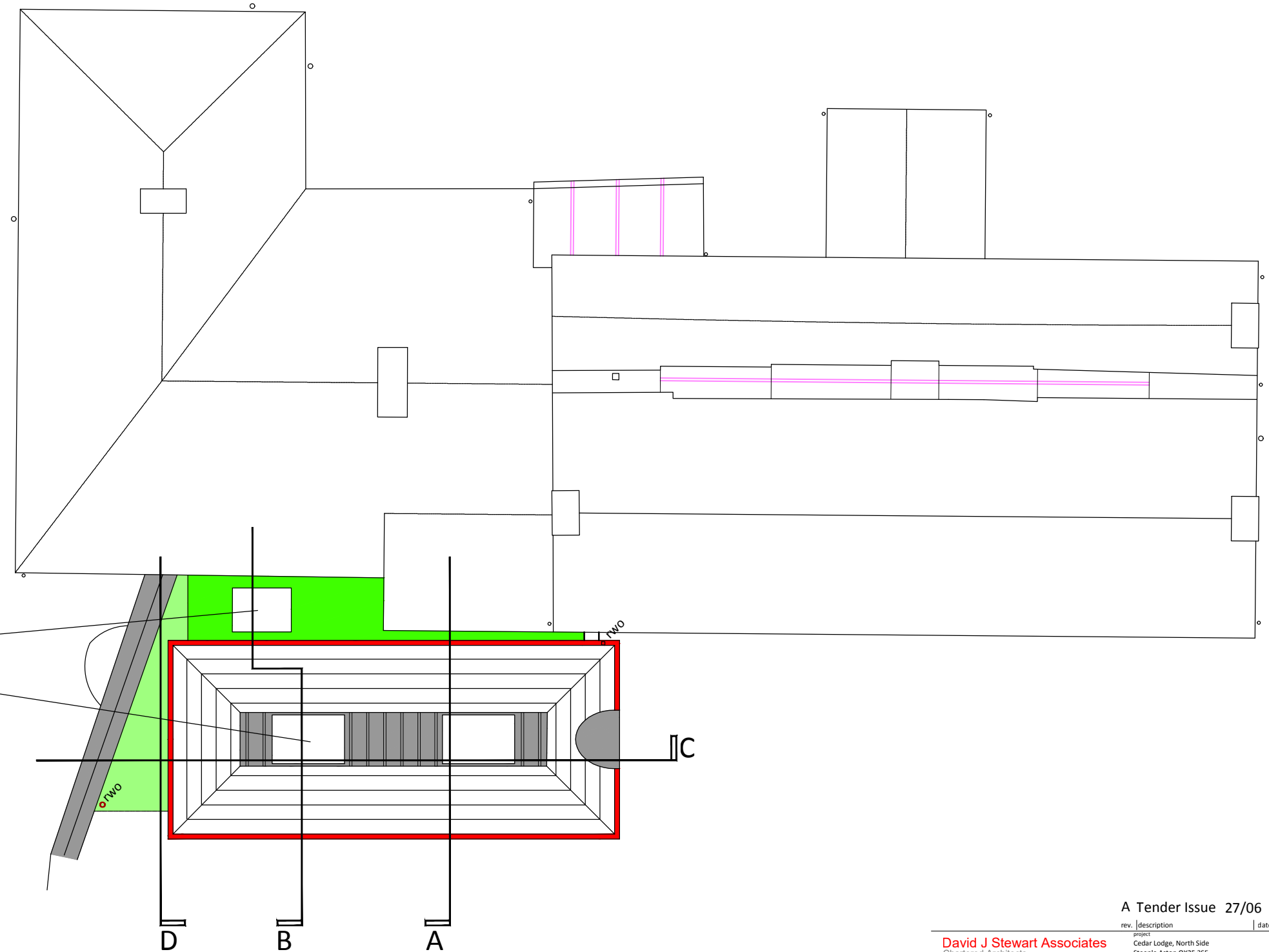
-  ROOF FINISHES
Code 5 lead. sheet
-  Blue grey slate tiles to sample approval.
-  Grey single ply membrane 1.5mm thk (upper level)
-  Grey single ply membrane 1.5mm thk (lower level)
-  Ogee moulded metal gutter

1200 x 900 NP3 Neo Plateau Rooflight by The Rooflight Company

2no 2000 x 1000 NP7 Neo Plateau Rooflight by The Rooflight Company

Roof Construction

Structural steelwork frame as per PBA proposal.
 Timber roof carcassing as per PBA proposal.
 Slate roofing on battens and counter battens.
 Nilvent Breathable membrane.
 140mm thk Kooltherm K7 laid between rafters
 Polythene vapour control barrier
 T&G boarding to underside of pitched roof
 Aluminum gutters with ogee or similar face to main roof
 with matching downpipe and hopper head to north east
 corner.
 Code 3 lead to flat areas above main roof with lead rolls.
 Dark grey 1.8mm thk single ply membrane to rear apron
 areas on timber carcassing.
 Metal chain 'downpipe' to south west portion.



A Tender Issue 27/06 tw

David J Stewart Associates
 Chartered Architects
 Architects • Interior Design • Town Planning • Project Management
 Stable Barn
 Acacia Cottage
 South Side
 Steeple Aston
 Oxfordshire
 OX25 4RT
 T: 01295 267565
 E: djs@djsa.co.uk

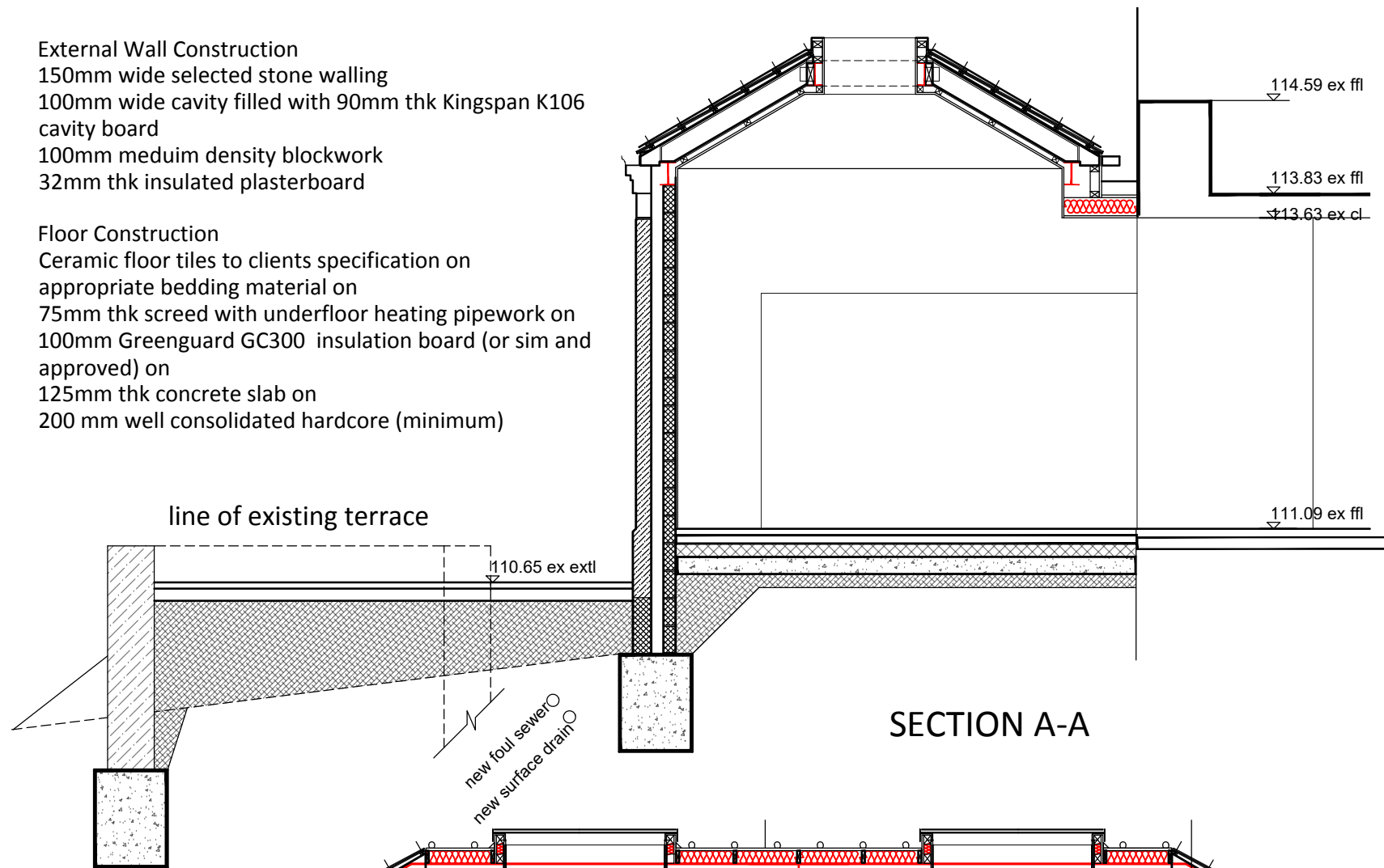


rev.	description	date	drn	ckd
1	first issue	06.06.2019		
2	scale	1:50 @ A3	drawn	TW
3	dwg. no.	2018-1014-GA03		

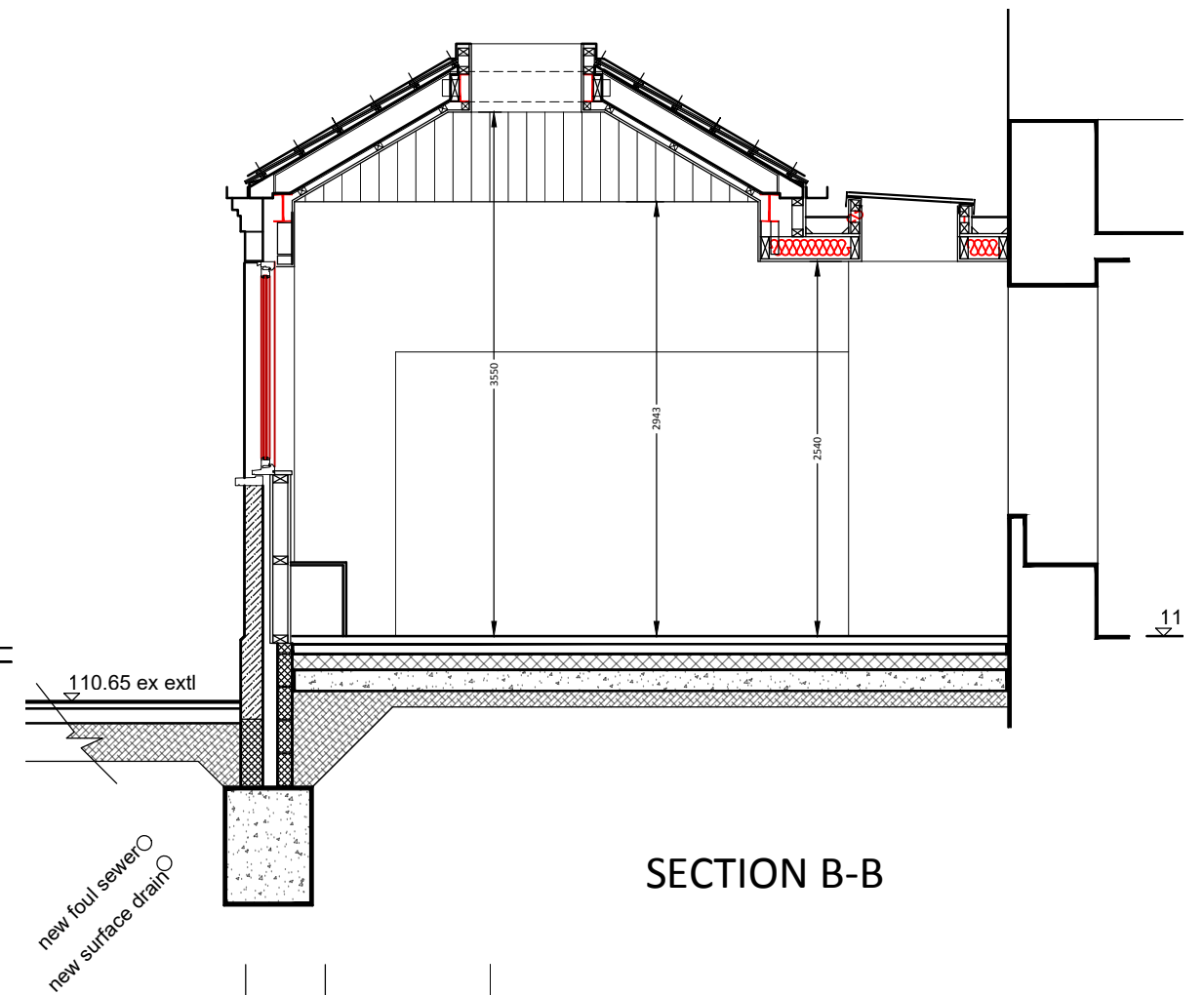
rev. A

External Wall Construction
 150mm wide selected stone walling
 100mm wide cavity filled with 90mm thk Kingspan K106 cavity board
 100mm meduim density blockwork
 32mm thk insulated plasterboard

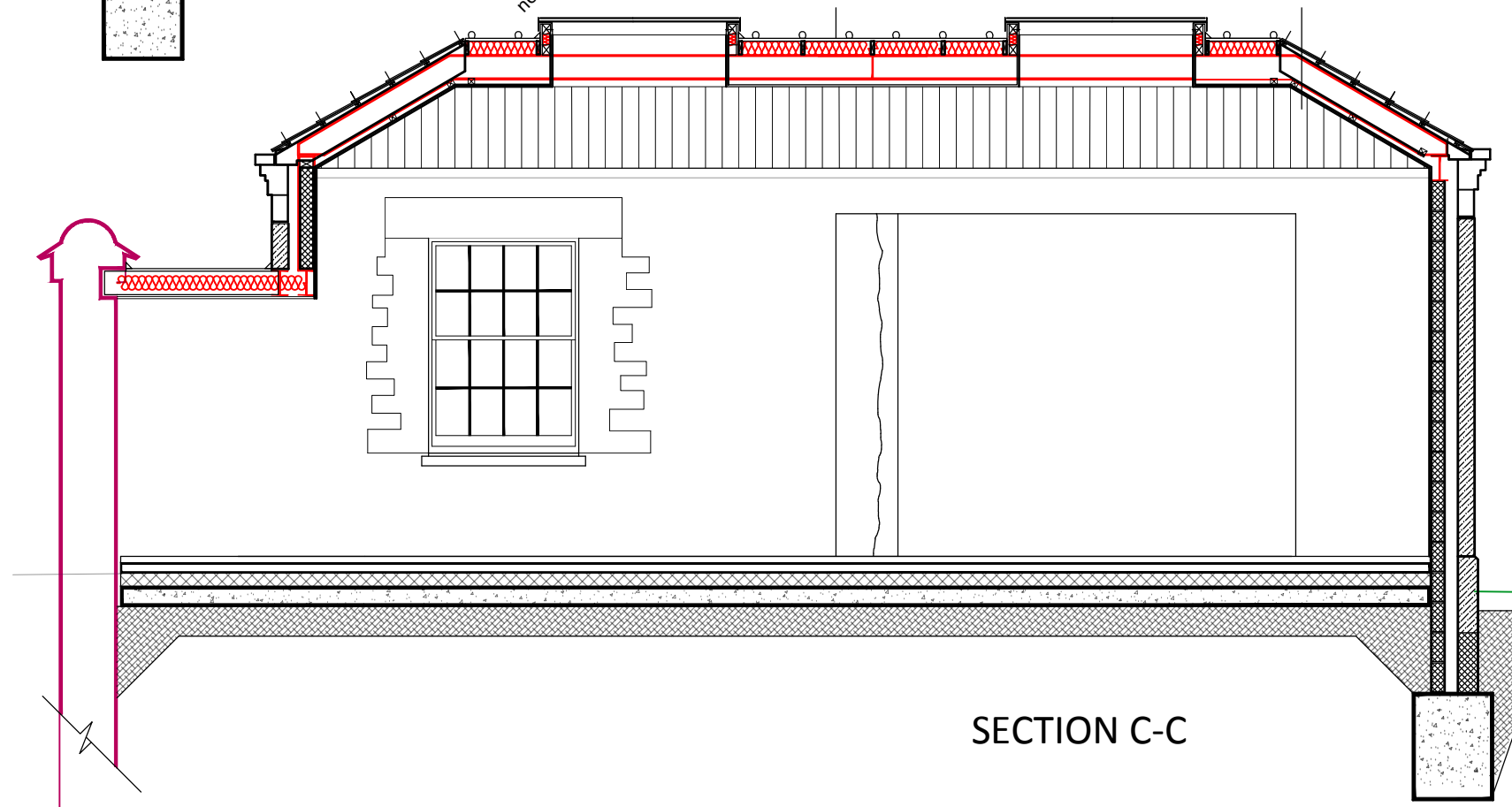
Floor Construction
 Ceramic floor tiles to clients specification on appropriate bedding material on
 75mm thk screed with underfloor heating pipework on
 100mm Greenguard GC300 insulation board (or sim and approved) on
 125mm thk concrete slab on
 200 mm well consolidated hardcore (minimum)



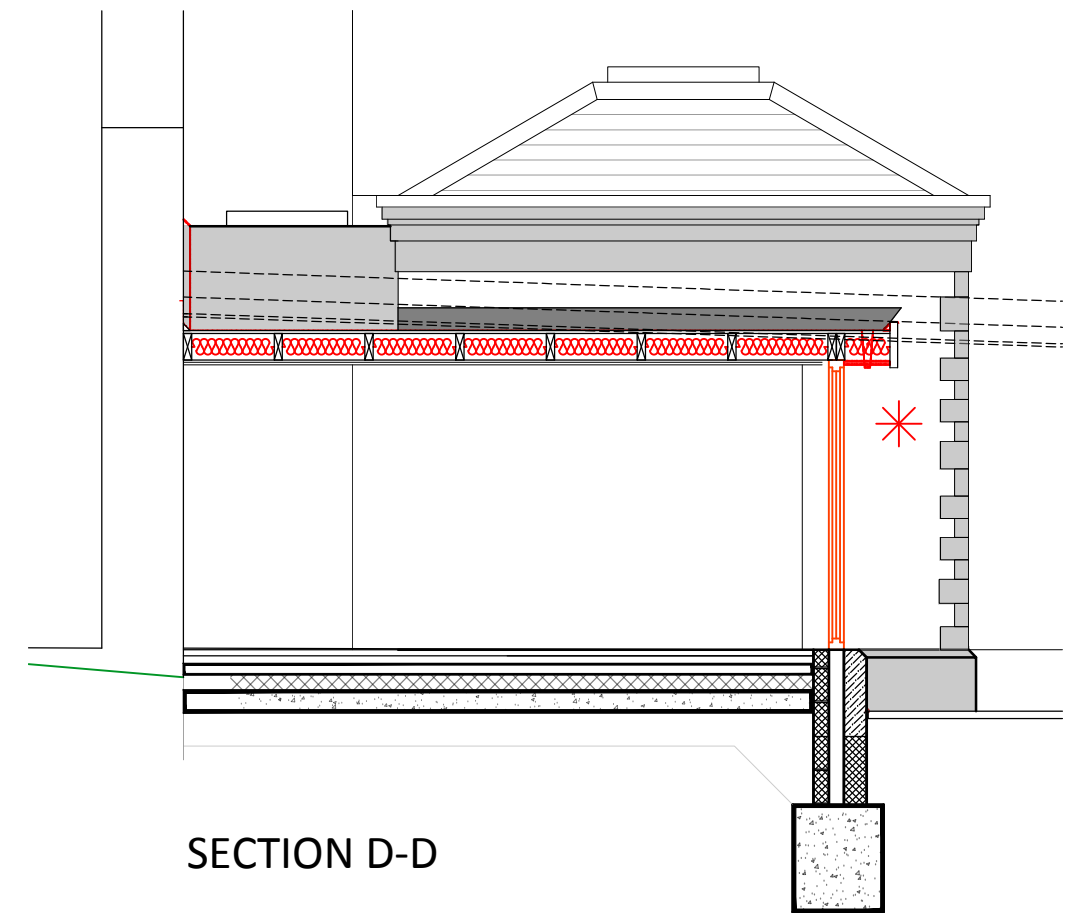
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

A Tender Issue 27/06 tw

rev.	description	date	drn	ckd

David J Stewart Associates
 Chartered Architects

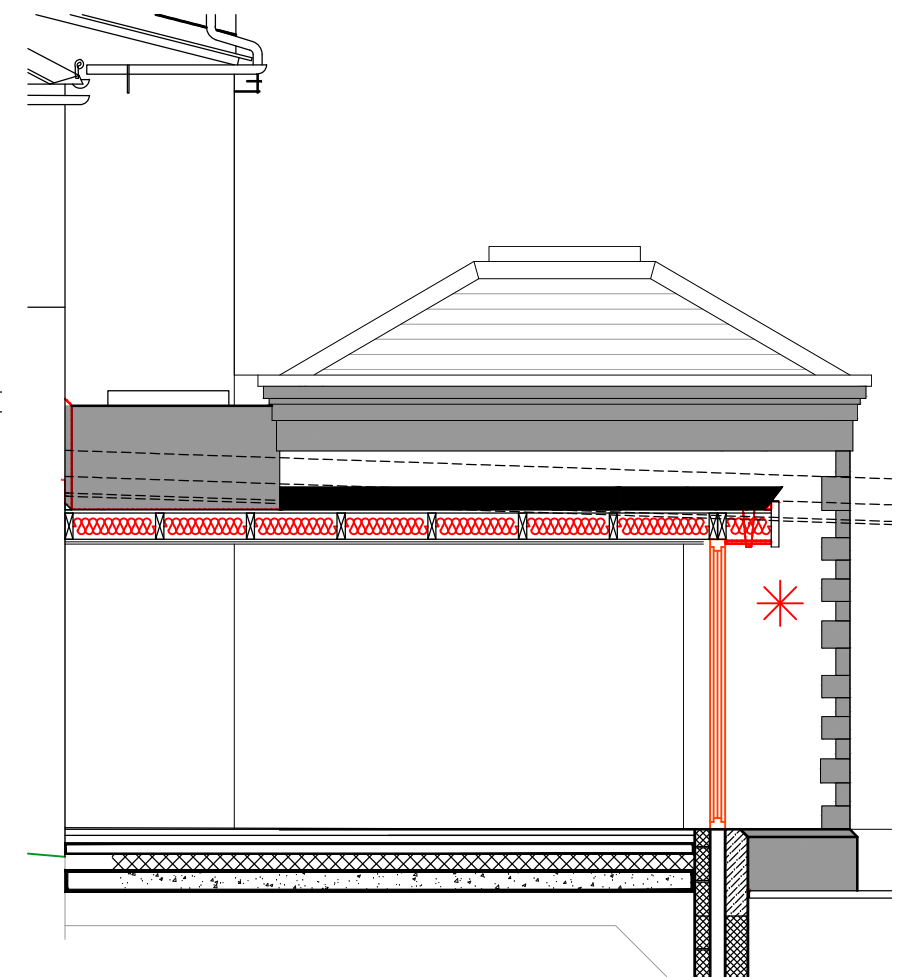
Architects • Interior Design • Town Planning • Project Management
 Stable Barn
 Acacia Cottage
 South Side
 Steeple Aston
 Oxfordshire
 OX25 4RT
 T: 01295 267565
 E: djs@djsa.co.uk



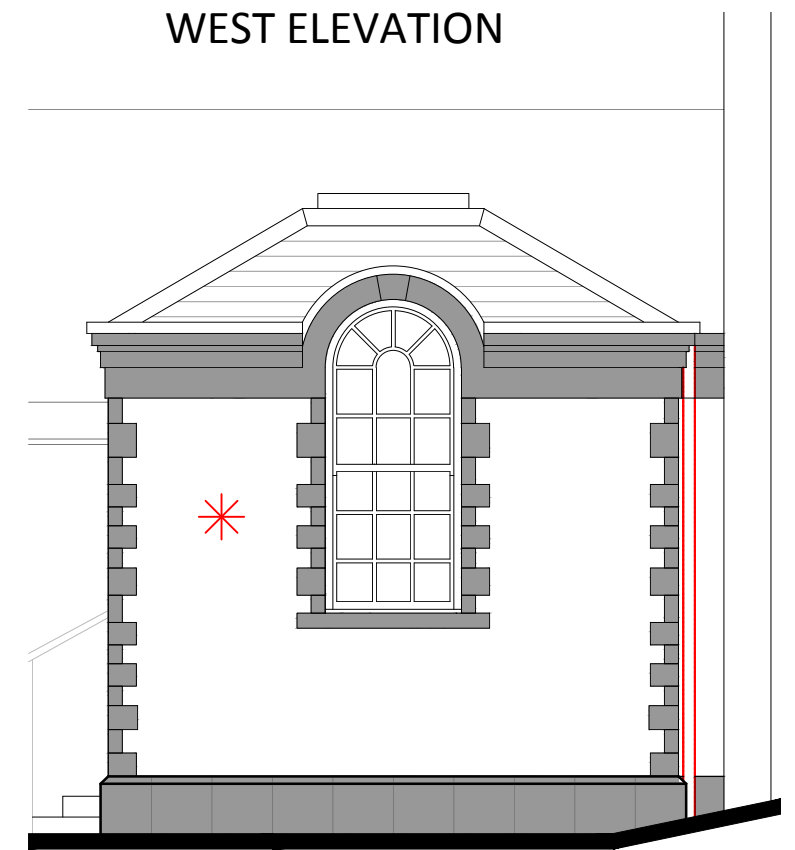
project	Cedar Lodge, North Side Steeple Aston OX25 3SE		
title	Sections A-A, B-B, C-C and D-D		
first issue	06.06.2019	checked	djs
scale	1:50 @ A3	drawn	TW
dwg. no.	2018-1014-GA04	rev.	A



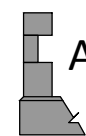
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

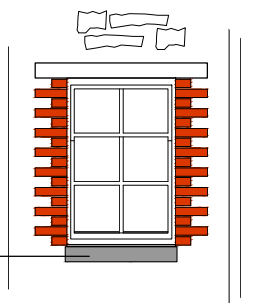


Ashlar (Stoke Ground Basebed)



Colour, coursing and, texture to match main house where indicated

New stone cill to match cill on north face of main part of house



INSET FROM EAST ELEVATION

David J Stewart Associates
Chartered Architects
Architects • Interior Design • Town Planning • Project Management
Stable Barn
Acacia Cottage
South Side
Steeple Aston
Oxfordshire
OX25 4RT
T: 01295 267565
E: djs@djsa.co.uk



A Tender Issue 27/06 tw	
rev.	description date dnm ckd
project	
Cedar Lodge, North Side	
Steeple Aston OX25 3SE	
title	
South and East Elevations	
first issue	06.06.2019
checked	djs
scale	1:50 @ A3
drawn	TW
dwg. no.	2018-1014-GA06
rev.	A

3.0 Condition No. 6 (19/00531/F)

Condition: Prior to any works to the outbuilding or groundworks in connection with the extension hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions shall be submitted to and approved in writing.

Response: Please see Arboricultural Method Statement and Tree Report prepared by Sacha Barnes Ltd reference SB/JS/660 dated June 2019.



Sacha Barnes Ltd

Landscape Architecture · Landscape Planning · Arboriculture · Design · Management
Ecology · Horticulture · Recreation & Outdoor Play · Landscape Heritage

Tree Report

Arboricultural Method Statements for the
protection of trees at Cedar Lodge, North
Side, Steeple Aston, Oxfordshire.

Client: Mr A & Mrs F Pasteur.

Architect: David J Stewart Associates.

Date: June 2019.

Reference: SB/JS/660.

Jeremy Sacha (Director) Dip LA MLI, Dip ISM · Miriam Sacha (Director)
The Colin Sanders Innovation Centre · Mewburn Road · Banbury · Oxfordshire · OX16 9PA
Telephone (01295) 817640 · Fax 01295 817601 · Mobile Jeremy 0780 709 4350
Email enquiries@sachabarnes.com Web www.sachabarnes.com

Contents

1. Report on trees – Arboricultural Method Statements.
2. Tree Protection Proposal Plan
3. Programme of supervision and monitoring of protection
4. Arboricultural supervision / monitoring description
5. Method statement – Hand digging in the vicinity of trees
6. Protective barrier detail and specification
7. Ground protection
8. Protection signs

Trees at Cedar Lodge, North Side, Steeple Aston.

Arboricultural Method Statements and recommendations for tree protection.

1.0 Brief and Objectives

- 1.1 To prepare Arboricultural Method Statements (AMS) for the protection of trees during the development works at Cedar Lodge. Planning Permission (ref. 19/00531/F) has been granted for the removal of the existing timber framed conservatory, internal alterations, a new kitchen extension and the refurbishment of an existing potting shed. Condition 6 of the planning permission required that - Prior to any works to the outbuilding or ground works in connection with the extension hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS 5837:2012 and all subsequent amendments and revisions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS.
- 1.2 To inspect the site with the Architect, David J Stewart Associates and give advice on their Tree Protection Proposal plan, the positioning of protective barrier fencing and requirements for arboricultural supervision during the site preparation, ground works and construction. The trees are recorded on the enclosed Tree Protection Proposal plan Dwg. No. 2018-1014-PL11.

2.0 Scope / Limitations

- 2.1 The exact locations of the trees have been measured and plotted on the Tree Protection Proposal plan by David J Stewart Associates. There are many other trees in the large garden to the south of the site but they are a good distance from the proposed area of construction and outside the zone of possible effect.
- 2.2 The assessment and recommendations made in this report are based on a brief visual assessment made at ground level only and no invasive or checking of internal structure has been undertaken.
- 2.3 Additional defects that are not visible from the ground level inspection may be present in the tree's root, stem and crown structure. The report does not guarantee the safety of any trees on site and Sacha Barnes Limited does not take responsibility for subsequent or future damage or injury caused by trees on the site. No guarantee can be given to the structural integrity of trees when placed under extremes of weather, especially high winds.
- 2.4 All comments on trees are based on observations made at the time of the site visit carried out on the 8th June 2019. The trees were inspected in summer season conditions with good light and light winds.

3.0 Legislation – Tree Protection.

3.1 It is understood that the large Holm Oak tree and Black Pine tree shown shaded in green on the Tree Protection Proposal plan are the subject of Tree Preservation Order No. 3 / 2001. The trees are also within the Steeple Aston Conservation Area and are therefore regarded as protected trees. All the trees shown for retention will be fenced and protected throughout the groundworks and construction period. Attention has been given to their amenity value, the contribution they make to the character of the area and their local value to wildlife.

4.0 Tree canopies and Root Protection Areas - Site access and the protection of trees within the Construction Exclusion Zone.

4.1 The measured tree canopy and Root Protection Area for each of the trees to be retained is shown on the Tree Survey and Protection Plan. RPA's should be regarded as Construction Exclusion Zones unless development has been permitted within this area and special measures of mitigation are taken. Based upon the recommendations of BS 5837:2012, the Root Protection Area (RPA) is calculated at a certain radius from the base of each tree and this is the minimum area in m² that should be left undisturbed (without special measures of mitigation). The RPA is normally calculated as an area equivalent to a circle with a radius 12 times the stem diameter for single stem trees when measured at 1.5 metres above ground level. The crown spread should not be used as a guide to the possible extent of major roots.

4.2 Unless special measures of surface protection are used the whole of the collective RPA shall normally be fenced and protected from any disturbance and excavation during the construction period.

5.0 Measured Root Protection Areas

5.1 The Root Protection Areas for the retained trees have been plotted on the Tree Survey and Protection Plan. This is based upon the tree stem diameter and measured as a radius from the base of the tree.

Tree Number	RPA Radius (m)	Tree Number	RPA Radius (m)
Holm Oak T1	8.0	Black Pine T2	7.0

6.0 Soils and Foundations

6.1 The soil type for the area is understood to be a medium loam with Ironstone / Limestone brash but clay is also known to be present. The full depth of underlying clay is not known at the time of this survey. Construction must therefore take account of the close proximity of trees and the possible effects on underlying clay soils. Refer to the NHBC Standards – Chapter 4.2 for technical requirements, performance standards and guidance on the design of suitable foundations.

7.0 Arboricultural Impact Assessment

7.1 The Arboricultural Impact Assessment has considered the practical issues involved with access to the construction area, the site preparation, excavations and the construction work required for the new extension and refurbishment. Each of the

potential risks is then addressed in the Method Statement Recommendations that follow.

- a) Damage to tree stems and overhanging branches caused by the operation of machinery for the ground works, excavations, delivery and tipping of building materials, and the construction / surfacing work.
- b) Damage to tree roots and tree health caused by the passage of vehicles and the rutting and compaction of soils.
- c) Damage and root severance caused by the digging of trenches / pits for the foundations required for the new extension. (Note: The excavation required for the kitchen extension will be entirely outside the RPA).
- d) Damage caused by accidents, inadequate controls within the Root Protection Area and lack of awareness by site operatives.
- e) Damage to tree stem, roots and branches and contamination of soils caused by the operation of machinery and storage of plant and machinery and materials.
- f) Damage caused to tree roots by lack of moisture and air caused by soil compaction and the use of sealed and impermeable paving materials.
- g) Damage caused by the lighting of fires too close to trees causing scorching, the desiccation of soils and drying / burning of roots.

8.0 Method Statement Recommendations - For the Protection of Trees during construction.

8.1 The following paragraphs are a strict guide to the measures of protection required to ensure the proper protection of the trees. They shall be applied to all future construction and building operations.

- a) **Programme of Supervision and Monitoring of Protection (See method statement section attached)** - The Project Arboriculturalist must be involved in the site preparation and construction work at the earliest stage to brief the main contractor and site operatives on the importance of compliance with the method statements set out in this report. Then to be in attendance at each of the key stages of site preparation, excavation and construction. A generic method statement for Arboricultural supervision is attached but the application of the advice given shall be proportionate to the limited scale of the proposed development.
- b) **Protective Barrier / Fencing – Construction Exclusion Zone** – The trees shall be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations. On completion of any essential tree surgery works and before any further development works are started on site (including all ground works, scraping of top soil) protective 'Heras' fencing or scaffolding work (see attached detail and specification) shall be erected on the alignment shown by the thick red line on the Tree Protection Proposals plan Dwg. No. 2018-1014-PL11. This shall be erected and then inspected by the supervising agent before any materials or machinery are brought onto site and before any ground works are commenced.
- c) **Site Compound – Erection of site huts, delivery and storage of machinery and materials and parking of vehicles** – No materials, machinery, site huts, fuel oils or chemicals should be stored within the Root Protection Areas and the fenced Construction Exclusion Zone. The site compound /storage area and parking area must all be sited outside the fenced construction exclusion zone. All materials delivered to and stored on site will be contained within this compound. Measures will be taken to prevent the seepage or spillage of fuel oils, cement slurry and other liquids. The contractor must also be aware of the restricted height clearance

caused by overhanging trees. Then to make sure that tall vehicles delivering and lifting materials are met on arrival at the site entrance off North Side and then carefully guided into the site by a 'banksman' to avoid causing any damage to low limbs and overhanging branches.

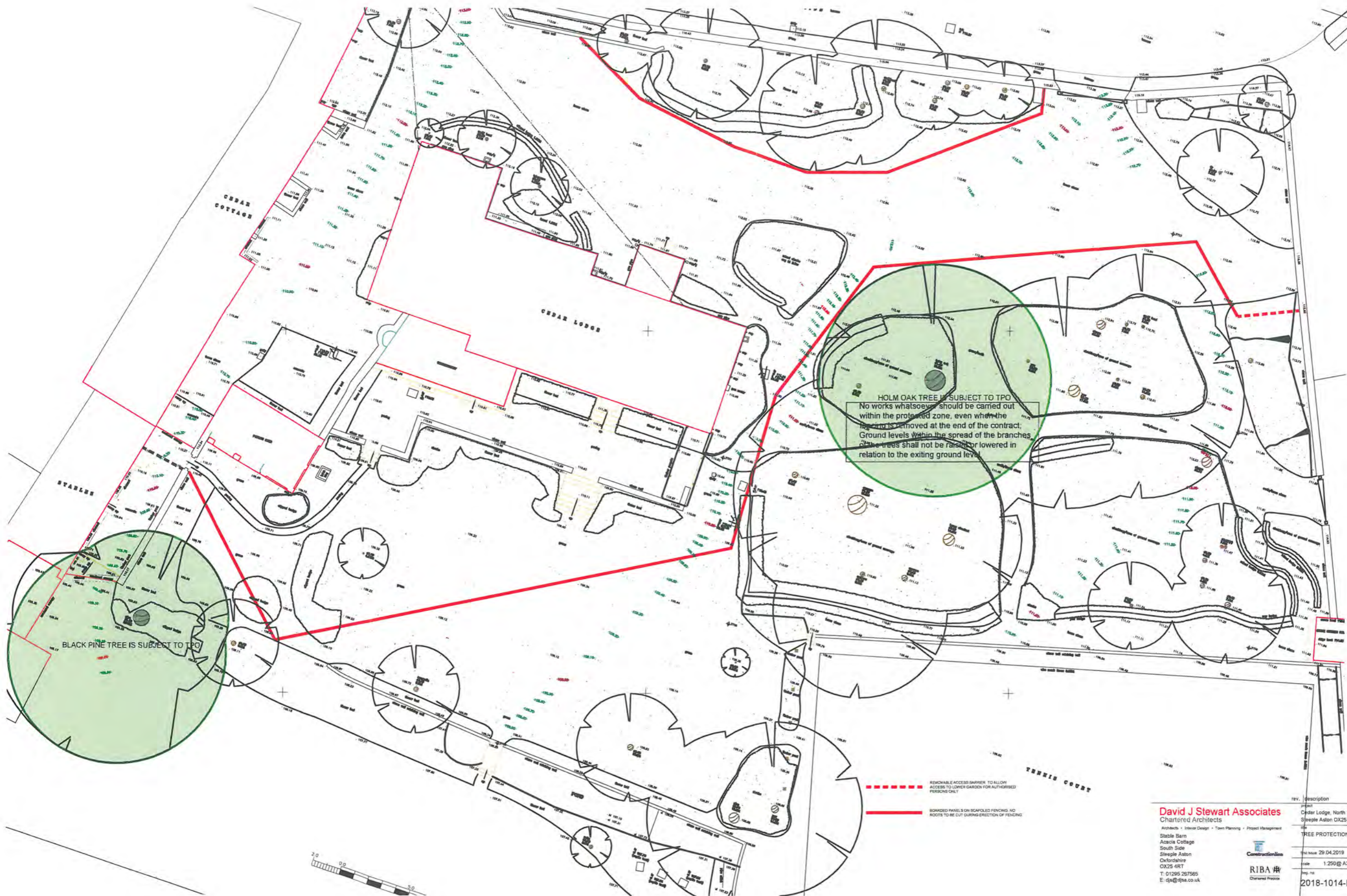
- d) **Lighting of Fires** - No fires shall be lit within 15 metres of any protected tree. This distance will need to be greater if there is any likelihood of strong winds. The contractor shall seek advice from Cherwell District Council Environmental Services before lighting any fires.
- e) **Notices** – Tree protection notices shall be fixed to the protective fencing where they can clearly be seen from all approach angles. They shall also be displayed in site huts making it clear to all site operatives and visitors that the trees are protected. See attached detail of a typical notice.
- f) **Protection of tree roots and excavations foundations** - No excavations for foundations and construction shall be made within the fenced Construction Exclusion Zone. Where excavation is essential in order to comply with Planning Permission great care shall be taken to protect tree roots. Great care must be taken not to sever exposed roots greater than 25mm diameter. Should any roots of this size be found within the construction area they must be left intact and advice sought immediately from the Project Arboriculturalist. Any minor roots found within the permitted construction area that have to be cut, shall be cut clean with a sharp knife or secateurs.
- g) **Pedestrian access and working within the RPA** - For the proposed construction work it should not be necessary for pedestrian access to be taken within the fenced construction exclusion zone. However, should access be required over soft ground within the construction exclusion zone sheets of heavy duty plywood or scaffolding planks shall be laid to prevent soil compaction over the tree roots.
- h) **Construction within the RPA and Hand digging** – Construction requiring measures of excavation in the vicinity of trees should be avoided if at all possible. When it's established that no alternative options are available other than to construct within the Root Protection Area, hand digging will be needed (refer to Method Statement – Hand digging in the vicinity of trees).
- i) **Services and Utilities** – If any new services are required they will be routed to cause the least possible disturbance to tree roots. They should normally avoid having to cross through a Root Protection Area but where this cannot be avoided the Project Arboriculturalist must be involved and be in attendance to supervise the excavation. The services must be grouped together along a narrow trench that will be excavated by hand in accordance with the construction method statement as set out in the report. See Method Statement – Hand digging in the vicinity of trees. The route for the new services must be positioned as far as possible from the trees to avoid damaging major roots. Consideration should be given to 'moleing' the services below the RPA if a trial dig finds major roots.

9.0 **Tree Pruning / Management Operation Recommendations (Refer to Tree Schedule).**

All tree work shall be carried out in accordance with BS3998: 2010 'Recommendations for Tree Work' and in compliance with current industry best practice.

10.0 Ecology / Wildlife Interest

- 10.1 The arboricultural brief did not require a detailed survey of fauna and flora. If tree works are to be carried out the Tree Contractor must be vigilant for any signs that the trees are being used by bats or owls for roosting / nesting. If there are signs that bats are present or birds are nesting then work on that tree must stop immediately and advice sought from a qualified Ecologist. All tree works must be carried out and completed during daylight hours when bats are not in flight. If possible, non-urgent tree works should be carried out before or after the bird nesting season, between the middle of March and the end of August.



HOLM OAK TREE IS SUBJECT TO TPO
 No works whatsoever should be carried out within the protected zone, even when the tree is removed at the end of the contract. Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the exiting ground level.

BLACK PINE TREE IS SUBJECT TO TPO

--- REMOVABLE ACCESS BARRIER TO ALLOW ACCESS TO LOWER GARDEN FOR AUTHORISED PERSONS ONLY
 --- BOARDED PANELS ON SCAFOLDED FENCING, NO ROOTS TO BE CUT DURING ERECTION OF FENCING

David J Stewart Associates
 Chartered Architects
 Architects • Interior Design • Town Planning • Project Management
 Stable Barn
 Ascot Cottage
 South Side
 Sleepie Aston
 Oxfordshire
 OX25 4RT
 T: 01295 267565
 E: djs@djsa.co.uk

RIBA #
 Chartered Practice

rev.	description	date	dwn	chkd
1	Issue	29.04.2019	djs	
2	Issue	1.25.0@A3	TW	

2018-1014-PL11

Programme of Supervision and Monitoring of Protection.

Programme

The following programme of supervision and monitoring is governed by operational constraints and subject to change. The Project Arboriculturalist must be given prior notice of any changes to the schedule. (See Arboricultural Supervision / Monitoring Description below)

Phase 1 – Pre development stage

- Pre-commencement site meeting between Project Arboriculturalist, (PA); Project Manager, (PM); Project Architect (Arch); Site Manager (SM) and Contractor (Con). The Local Planning Authority (LPA) shall be informed and given the opportunity to attend.
- Permitted tree removals / pruning of trees directly or indirectly impacted by development.
- Induction and arboricultural awareness meeting with the above and all site operatives. Copies of the Summary of Tree Protection Measures shall be issued.
- Installation of all ground protection measures including fencing, signage and ground protection measures in accordance with the requirements of the Tree Report / Methodology Statement.
- Final Inspection and signing off of all tree protection measures by PA. To be recorded on the Site Monitoring Report Sheet.

Phase 2 – Development construction stage

- Phase 2 is subject to monthly monitoring visits by the PA. These inspections may become more frequent if considered essential by the PA or as required by the PM, Arch, SM, Con or LPA.
- Daily inspections and monitoring of the tree protection elements will be the responsibility of the PM, SM or Con. The Project Arch should also check on these measures when visiting the site. Any changes, adjustments of damage caused to the tree protection measures shall be recorded on the Site Monitoring Report Sheet and this shall be signed and retained on site as a site record. The PA, Arch or LPA may ask for a copy of these records at any time.
- All the above personnel will have delegated powers to require the immediate reinstatement / repair of any tree protection measures that may have been damaged or breached by construction work.
- Access to site by vehicles will be via the identified entrance / entrances. (These will normally be shown on the Project Arch's site plan or the PA's Tree Protection Plan.
- Installation of site compound / huts / WC / materials / fuels, must be outside of all exclusion areas shown on the Tree Protection Plan. (These will normally be fenced).
- Temporary ground works and services - No ground works or underground services are permitted within the tree protection areas. No temporary overhead cables, pipes or services shall be routed through the tree protection areas unless first approved by the PA. This shall be recorded on the Site Monitoring Report Sheet.
- Start of demolition /groundwork/ excavation - The PM or SM shall give the PA and LPA seven days notice of the start of any demolition, groundwork or excavation on site.
- Completion of development construction stage and reinstatement. – The PM shall inform the PA of the completion of the development construction stage and none of the tree protection measures shall be removed until the PA has signed them off on the Site Monitoring Report Sheet.

Phase 3 – Post development construction stage.

- Removal of protective fencing and protective surfacing and reinstatement of site.
- Final inspection and signing off of all tree protection measures by the PA.
- Landscaping contractor / operatives briefed by the PA.

Arboricultural Supervision / Monitoring Description.

Arboricultural monitoring involves the inspection of the site works, the trees, tree protection measures and the completion of the Site Monitoring Report Sheet. The S.M.R. Sheet must be signed by the Project Arboriculturalist (PA) and Project Architect, Project Manager (PA) or Contractor (Con). If required, copies will be posted to the Local Planning Authority (LPA).

The monitoring visit is to ensure that the approved tree protection measures are continually adhered to and if remediation is required, that this is promptly addressed and made clear to all parties.

Arboricultural supervision is to be carried out at all crucial stages in the Development Programme to ensure detailed tasks are carried out in accordance with the requirements of the Tree Report / Methodology Statement. At all points as detailed above and especially during:

- Remedial tree works as recommended within the Tree Report.
- Erection of tree protection fencing. (See detail within Tree Report).
- Any demolition or excavation near to the edge of Root Protection Areas.
- Hand excavations for any tree protection fencing posts.
- Any essential temporary incursion into the RPA's / Construction Exclusion Zone.
- Any exposure and pruning of roots over 50mm diameter found within excavations.

This supervision will require the PA to be present throughout the task, to ensure all the arboricultural objectives are met. If the task is to take a long period of time, provided the PA is satisfied, the supervision may be reduced to telephone contact between the PA and PM or Con.

The LPA Arboriculturalist will have free access to the site (site security and health and safety requirements to be observed at all times) and will pass any recommendations to the PA or PM.

Remedial tree works as recommended within the Tree Report should normally be carried out prior to the erection of the tree protective fencing, however, it may be expedient to mark out the extents of any fencing and essential access to indicate if any crown lifting will be required.

Temporary site access across any areas designated for low impact (no dig) measures may be achieved by use of the Cellweb construction (See description within Tree Report). Any temporary protective surfacing must be capable of supporting the expected loads to avoid compaction, rutting or disturbance to soil within or close to the Root Protection Areas.

The PA will inspect the removal of any temporary surface within Root Protection Areas (Where applicable) and the reinstatement with top soil. The PA will sign off the final Site Monitoring Report Sheet when all reinstatement has been completed.

Method Statement – Hand digging in the vicinity of trees.

1.0 Tree/Root Damage – How it can occur

- 1.1 The majority of tree roots exist in the upper 600mm to 1000mm of soil. Excavations of the soil in the vicinity of trees can be harmful to tree roots and consequently the tree.
- 1.2 Tree root systems comprise two main root types, those that anchor the tree in the ground and those that supply the tree with water and elements. Roots that support the tree are woody and those that are involved with the conduction of water and nutrients are non-woody or fibrous. Both types of roots can be damaged directly by severing or crushing. Fibrous roots can die from asphyxiation by soil compaction and/or soil contamination. Trees differ in their tolerance of root loss or disturbance, according to their species and condition or both.
- 1.3 Generally the larger the root damaged, the greater the impact on the tree.

2.0 Hand Digging in the Vicinity of Trees – the Process

- 2.1 First it is necessary to consider all available options to construct beyond the likely range of influence or the area below the tree's canopy. (Refer to Table 1 of BS 5837:2012 'Trees in relation to design, demolition and construction Recommendations'). This area is called the Precautionary Zone or Root Protection Area. When it is established that no alternative options are available other than to construct within this zone, hand digging will be needed. When considering hand digging, an appointed arboricultural supervisor/consultant must be on site at the commencement of work.
- 2.2 Before beginning to dig, mark out the precautionary area with ground marker paint, clearly on the ground. This will identify the area within which hand digging must take place. For safety, ensure there are no underground services that may cause injury if damaged. Any existing protective fencing is to be located to the nearest position of construction and fixed in place, between the tree and area of construction. It will be clearly visible to operators thereafter where hand digging will need to be undertaken. The use of mechanical digging equipment to remove the top surface layer (50-100mm) is to be avoided and hand tools are required for this exercise too.
- 2.3 When hand digging using typical hand tools, carefully work around roots, retaining as many as possible. Using a brush will expose roots cleanly before deciding whether it will be necessary to prune. Care must be taken not to damage roots including the roots' bark.
- 2.4 Retain all roots with a diameter greater than 25mm. Where such roots must be removed, after consulting the arboriculturalist (e.g. Local Authority Tree Officer or the appointed Consultant), these roots must be pruned with sharp cutting tools such as a handsaw, secateurs or pruners. The cut must leave the smallest wound possible and the root must be left as long as practicably possible. All roots in excess of 50mm diameter are to be retained and protected by surrounding the root with un-compacted sharp sand, void-formers or other compressible materials.

- 2.5 Where it is obvious that roots do not exist e.g. beyond the extent or depth of the rooting area, mechanical excavation should only be considered with specialist arboricultural supervision.
- 2.6 All spoil is to be deposited beyond the precautionary zone. Soil build-up can cause root damage and die back.
- 2.7 As soon as practicable, exposed roots are to be covered with loose backfill material such as soil/sand mix to offer immediate protection. When excavating for the introduction of posts, pads or piles, the sides of the pits should be lined with a geotextile material to prevent the potential for lime scorching of small diameter roots.
- 2.8 Where it is not possible to complete the construction in one day, any exposed roots or their cut ends are to be covered with damp sacking material to prevent drying out and to add protection. This is particularly important in winter months, where frost can cause further damage to roots.
- 2.9 Upon completion of the hand digging, protection fences are to be re-located and fixed in their original position.

Also see the National Joint Utilities Group publication V4 2007 'Guidelines for planning installation and maintenance of utility services in proximity to trees'. In addition Table 2 from BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'

Before considering hand digging within the precautionary zones or root protection areas, specialist arboricultural advice must be sought.

on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray (Figure 3b).

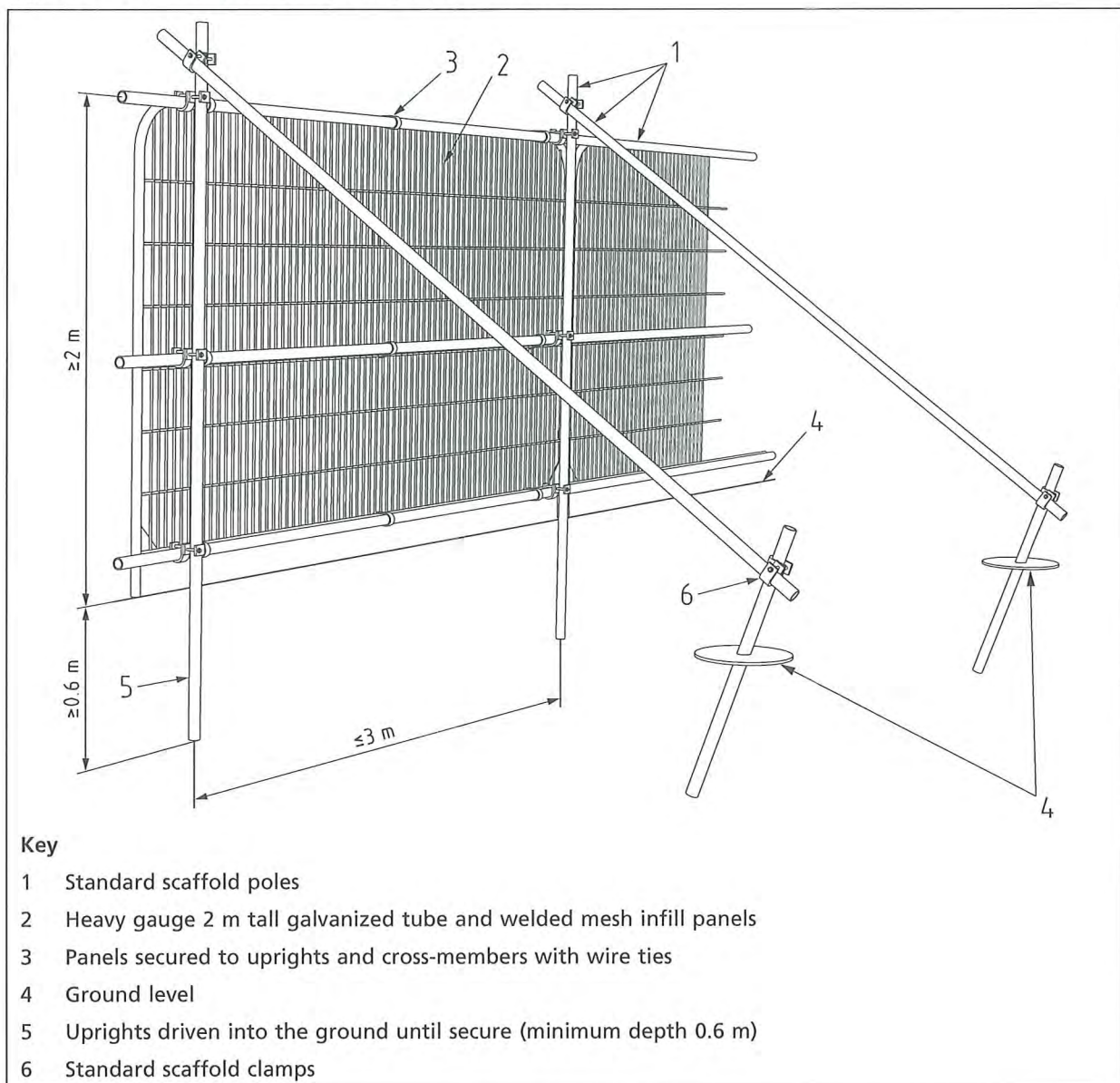
NOTE 1 Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18.

NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.

6.2.2.4 All-weather notices should be attached to the barrier with words such as:

"CONSTRUCTION EXCLUSION ZONE – NO ACCESS".

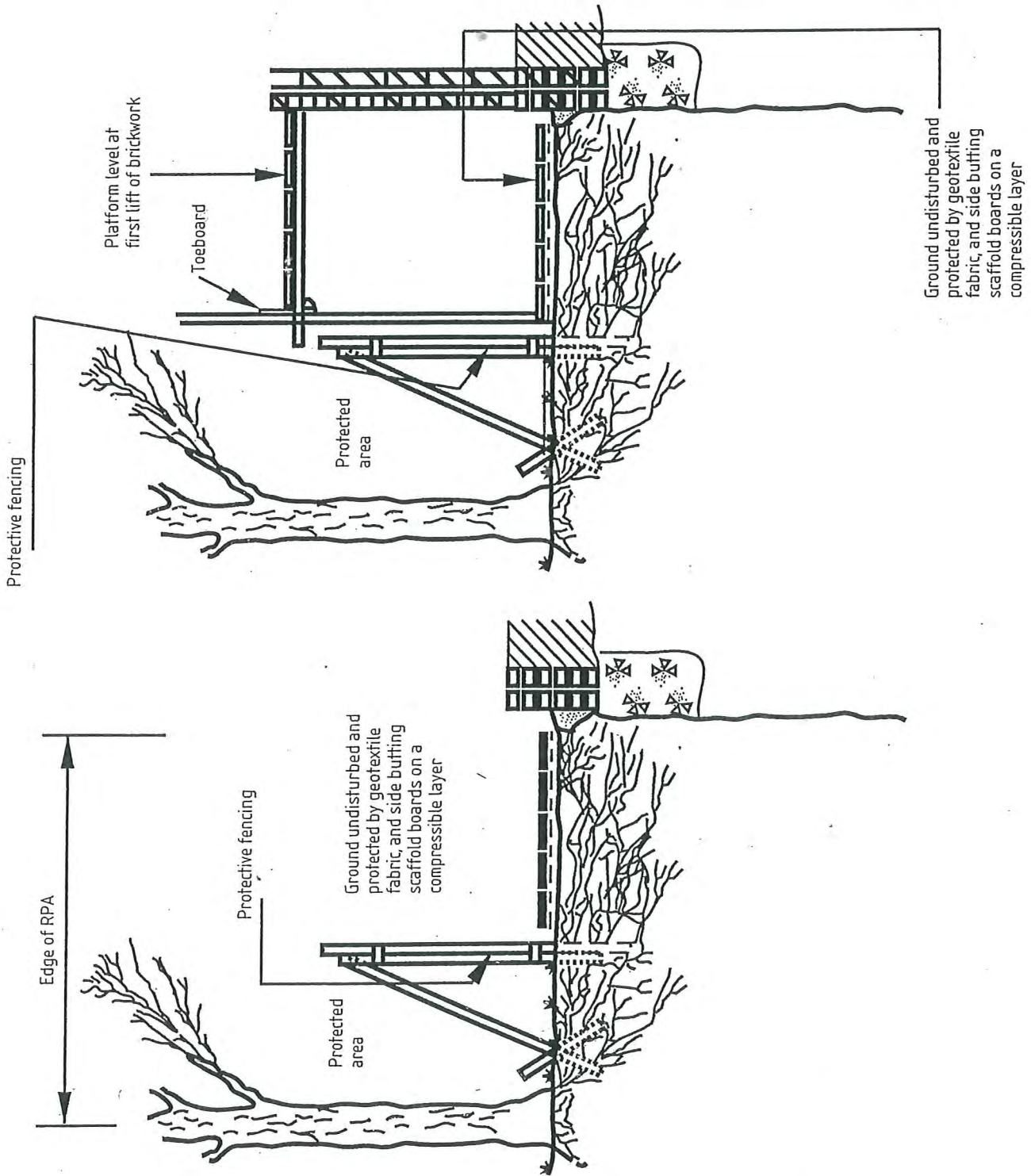
Figure 2 Default specification for protective barrier



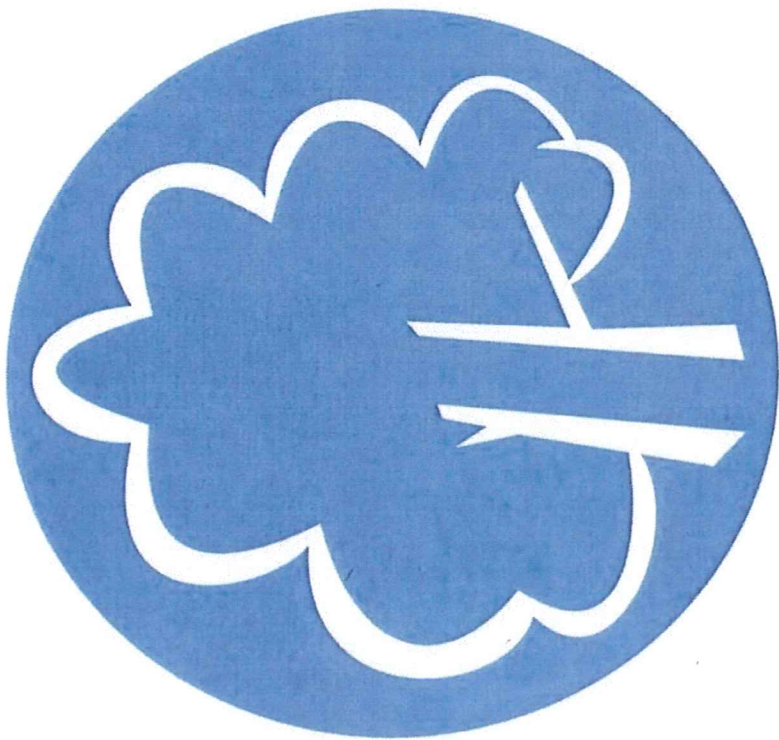
Method Statement - Protective Barrier / Fencing Specification and Establishing the Construction Exclusion Zone.

1.0 Introduction

- 1.1 This specification has been produced in line with the guidance provided within the British Standard 5837: 2012 Trees in relation to construction – Recommendations. (See attached detail of Protective barrier / fencing).
- 1.2 All trees which are being retained on site must be protected by a stout barrier / fencing, enclosing an area as illustrated on the Tree Protection Plan. The barrier shall be erected on or just outside the line indicated on plan. (This is normally shown as a dashed and dotted line). To ensure that the protective barrier is installed in the correct location, the line of the barrier must be marked out by the site foreman and then agreed with the Project Arboriculturalist. This may be done using either an appropriate 'high visibility' ground marking spray, or wooden pegs to denote the line.
- 1.3 The protective barrier / fencing must be erected before any materials or machinery are brought onto the site and before any demolition or construction work, including the erection of site huts, begins.
- 1.4 The area around the tree, enclosed by the protective barrier must be treated as a **Construction Exclusion Zone**. No access must be allowed to this area and no materials can be stored within this area. If access is essential for any purpose, approval must be gained from the Project Arboriculturalist. If repeated access is required for working purposes, such as the erection of scaffolding, then the ground surface must be protected.
- 1.5 Once erected, the barrier must be regarded as sacrosanct and must not be removed or altered without prior consultation with the Project Arboriculturalist. Signs must be secured to the fencing where they can be clearly seen and easily read by all site operatives, approaching from all angles. (See detail of standard signage for the Tree Protection Area).
- 1.6 In accordance with the BS 5837 the protective barrier must be at least 2.3m high with a vertical and horizontal framework of scaffolding, well braced to resist impact, with vertical tubes spaced at a maximum interval of 3.0m. (See attached detail for Protective barrier / fencing). Onto this framework, weld mesh panels will be securely fixed with wire or scaffold clamps. Weld mesh panels on rubber or concrete feet ('Heras' or similar) are not resistant to impact unless they are securely braced into the ground. If for any reason the vertical and bracing poles are driven into the ground within the RPA, the operative must feel for any resistance in the ground and halt the driving operation to avoid causing damage to tree roots.



Scaffolding within the RPA



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

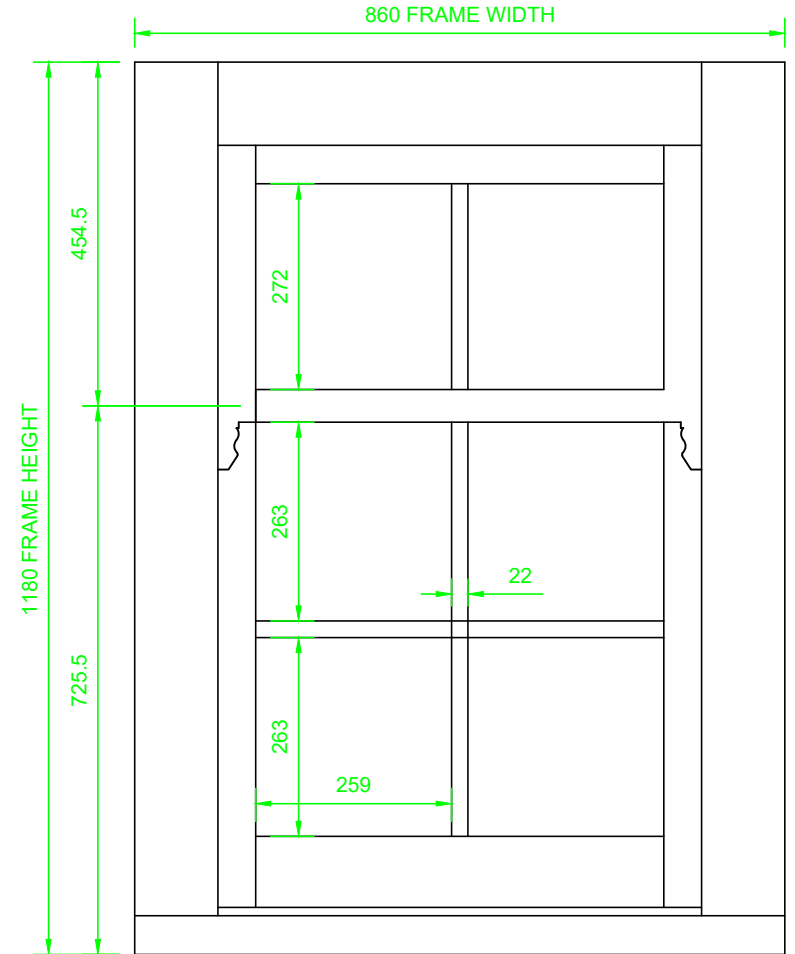
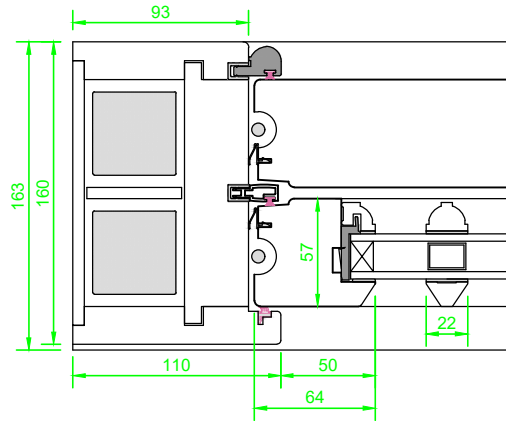
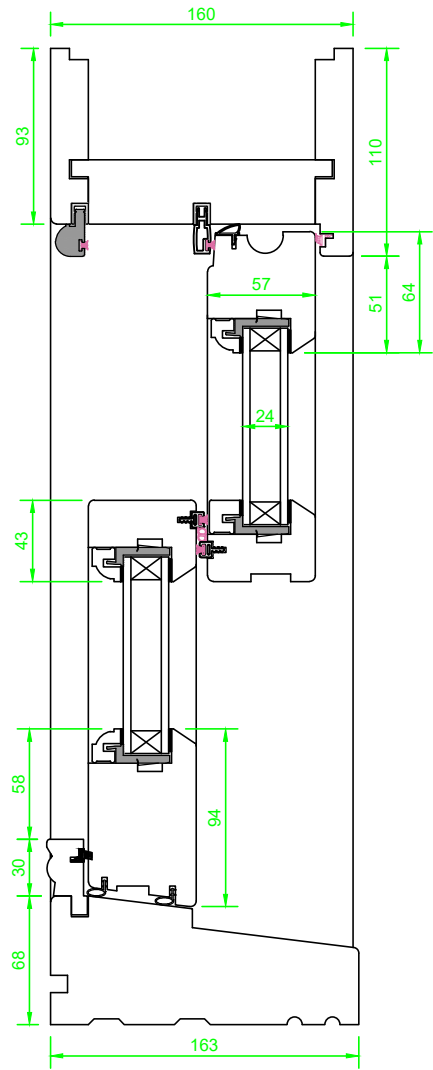
**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

4.0 Condition No. 5 (19/00532/LB)

Condition: Prior to the installation of the window in the eastern facing gable, full details at a scale of 1:20, including cross section and colour/finish, shall be submitted to and approved in writing.

Response: Please see Mumford & Wood drawing reference: 19031077-01. Finished in Timber. Colour: White



Copyright Mumford & Wood Ltd 2015

PRODUCTION		CUSTOMER		PRJ-no	19031077 <th colspan="2">REVISIONS</th>		REVISIONS				
Approved by		Date	07/06/2019 <th>rev</th> <td></td> <th>by</th> <td></td> <th>Date</th> <td></td> <th>Description</th> <td></td>	rev		by		Date		Description	
Sign		Drw	DC	Scale	1:4 / 1:10						
Date											
Title W.C. BOX SASH ELEVATION & SECTION DETAILS											
DAVID J STEWART ASSOCIATES											
CEDAR LODGE											

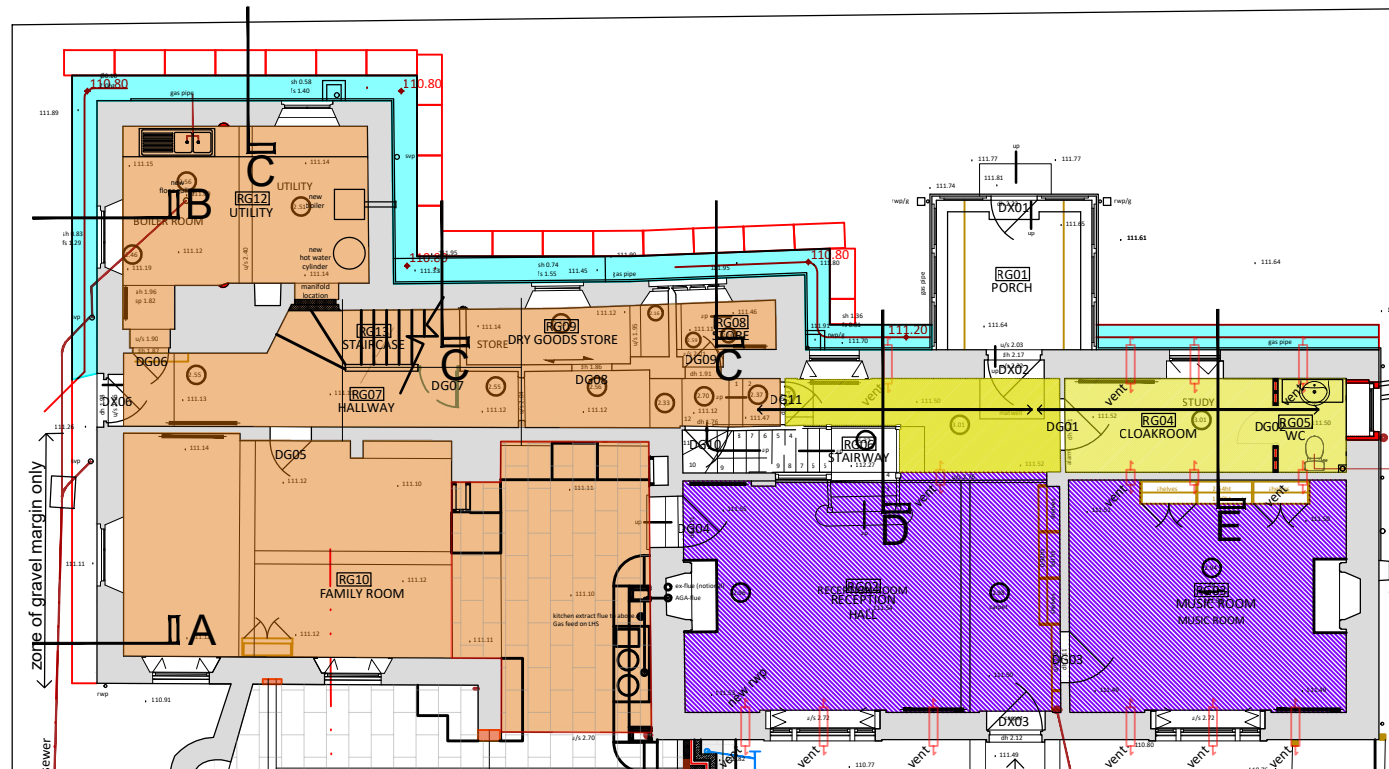


Mumford & Wood Limited,
 Tower Business Park, Kelvedon Road,
 Tiptree, Essex CO5 0LX
 Tel: (01621) 818155 Fax: (01621) 818175
 Web: www.mumfordwood.com

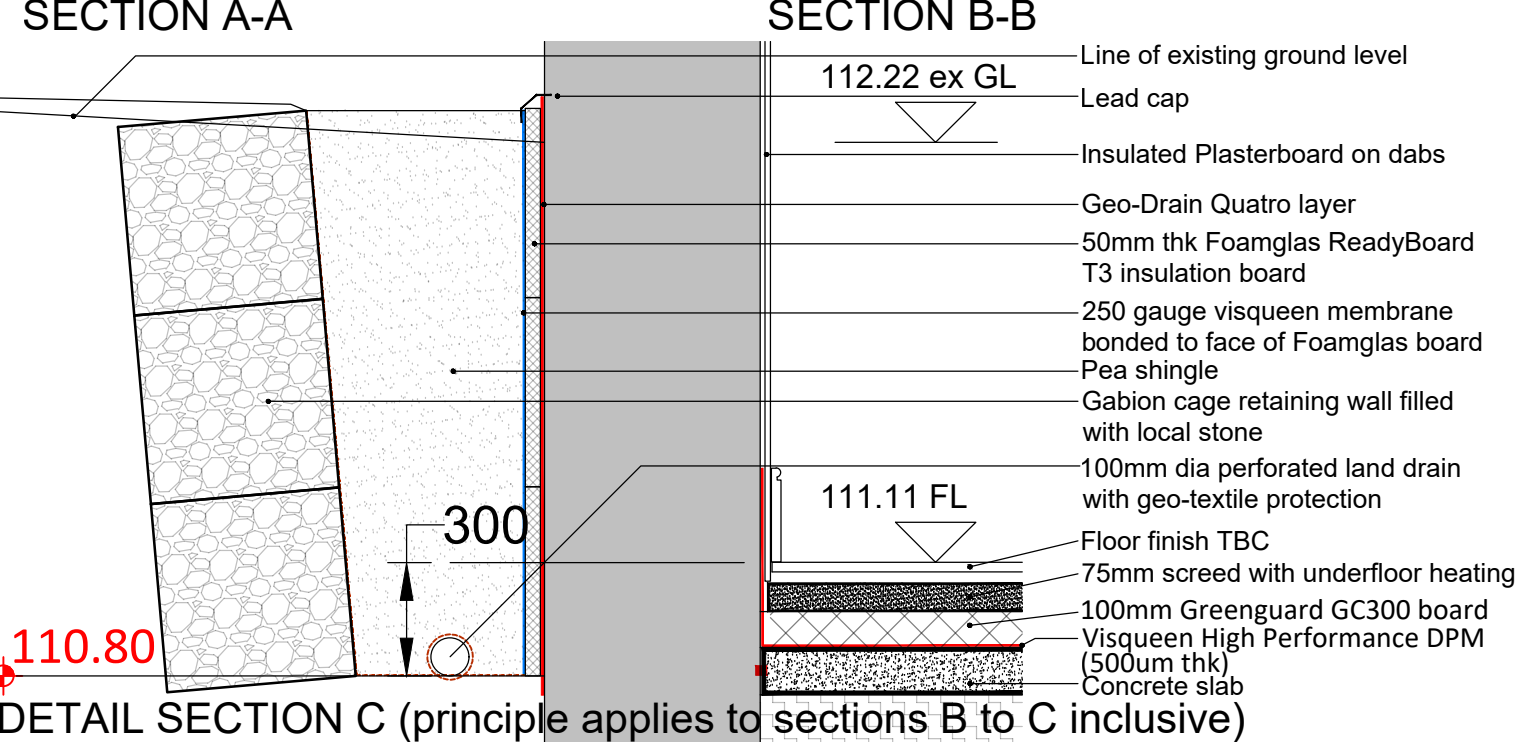
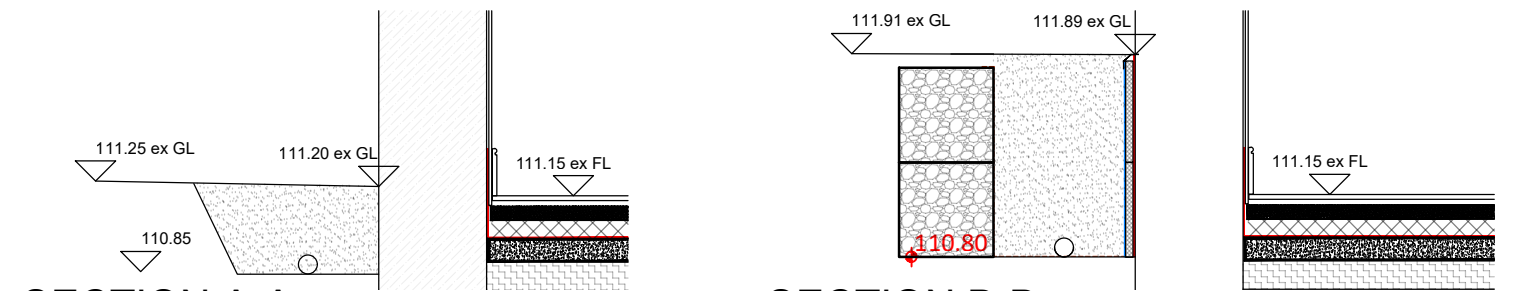
5.0 Condition No. 7 (19/00532/LB)

Condition: Prior to the extension of the French drain, full details of the works shall be submitted to and approved in writing.

Response: Please see DJSA Drawing No. 2018-1014-DR01.



<p>FLOOR WORKS A</p> <p>Take up existing stone slabs, number and set aside for reuse. Take up all bedding material and excavate to required depth. Dispose all excavated material. Construct new insulated floor slab to receive underfloor wet heating system and the replacement of the removed stone floor slabs.</p>	<p>FLOOR WORKS C</p> <p>Remove all existing floor boards with care for reuse and set aside. Excavate all earth underneath existing floor joists and dispose.</p>
<p>FLOOR WORKS B</p> <p>Remove all existing floor boards with care for reuse and set aside. Excavate all earth underneath existing floor joists and dispose. Thread through new underfloor cross ventilation ducts between large void under music room and external wall.</p>	<p>FLOOR WORKS D</p> <p>Remove all existing floor boards with care for reuse and set aside. Excavate all earth underneath existing floor joists and dispose. Treat joists as directed. Repair / replace all floor joists as directed.</p>

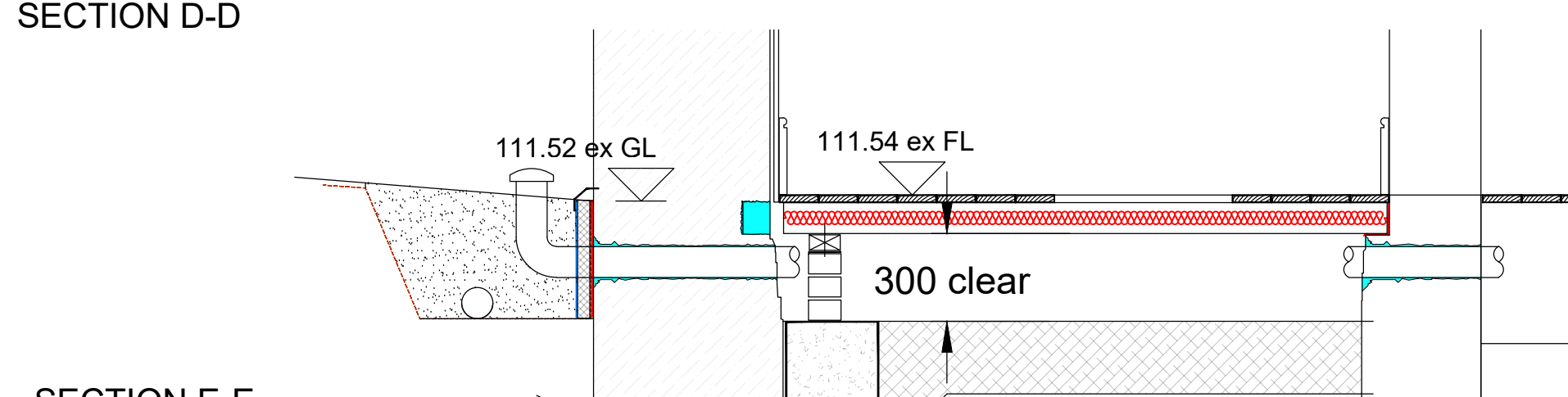
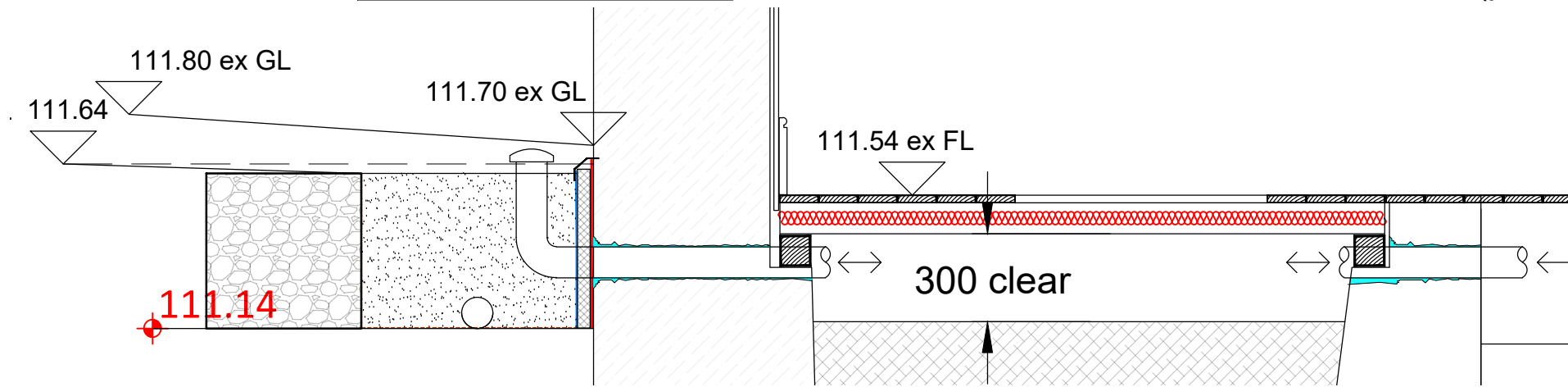


FLOOR WORKS OF EXISTING FLOOR COVERED BY SECTION D

Remove all floor boards and set aside for reuse. Treat boards with minor beetle infestation, remove and dispose boards that are beyond repair. Remove all floor joists affected by beetle infestation and notching to receive water services. Remove existing timber wall plates affected by beetle infestation. Remove all oversite earth under existing joists to ensure a depth of 300mm is maintained for to underside of new oak floor joists. Install new 100mm dia ventilation ducts with grey external insect proof cowls and seal gap between pipe and wall with NEWTON 308 STOPAQ or sim filler to ensure that there is no water penetration through the wall. Install new oak wall plates on continuous dpm that isolates the wall plate from the existing stone walls and wall plate bearer. Install new oak floor joists at 400mm cts with between joists insulation. Form new French drain as described for Sections B and C

FLOOR WORKS OF EXISTING FLOOR COVERED BY SECTION E

Remove all floor boards and set aside for reuse. Treat boards with minor beetle infestation, remove and dispose boards that are beyond repair. Remove all floor joists affected by beetle infestation and notching to receive water services. Remove all oversite earth under existing joists to ensure a depth of 300mm is maintained for to underside of new oak floor joists. Construct new brick hit and miss sleeper wall on concrete strip foundation. Install new 100mm dia ventilation ducts with grey external insect proof cowls and seal gap between pipe and wall with NEWTON 308 STOPAQ or sim filler to ensure that there is no water penetration through the wall. Install new oak wall plates on sleeper wall with continuous dpm and isolate the inside bearing with a continuous dpc from the existing stone wall. Install new oak floor joists at 400mm cts with between joists insulation. Form new French drain as described for Sections B and C



<p>David J Stewart Associates Chartered Architects</p> <p>Architects • Interior Design • Town Planning • Project Management</p> <p>Stable Barn Acacia Cottage South Side Steeple Aston Oxfordshire OX25 4RT T: 01295 267565 E: djs@djsa.co.uk</p>	<p>rev description date dm ckd</p> <p>project Cedar Lodge, North Side Steeple Aston OX25 3SE</p> <p>title Proposed Works to existing ground floors</p> <p>first issue 11.04.2019 checked djs</p> <p>scale various @ A3 drawn TW</p> <p>dep. no. </p> <p>2018-1014-DR01 A</p>
--	---

6.0 Condition No. 8 (19/00532/LB)

Condition: Prior to the works to the stone floor in the family room, a method statement for the works, to include details of the proposed insulation and waterproof membrane, shall be submitted to and approved in writing.

Response: Please see DJSA Drawing Nos. 2018-1014-DM01 and 2018-1014-DR01.

FLOOR WORKS A
 Take up existing stone slabs, number and set aside for reuse.
 Take up all bedding material and excavate to required depth. Dispose all excavated material.
 Construct new insulated floor slab to receive underfloor wet heating system and the replacement of the removed stone floor slabs.
 As per 2018/1014/DR01

FLOOR WORKS B
 Remove all existing floor boards with care for reuse and set aside. Excavate all earth underneath existing floor joists and dispose.
 Thread through new underfloor cross ventilation ducts between large void under music room and external wall.
 Repair / replace all floor joists as directed. Replace existing timber bearer plates
 Suspend new 100mm thk insulation between joists. Install new cross ventilation ducts to detail.
 Relay floorboards.

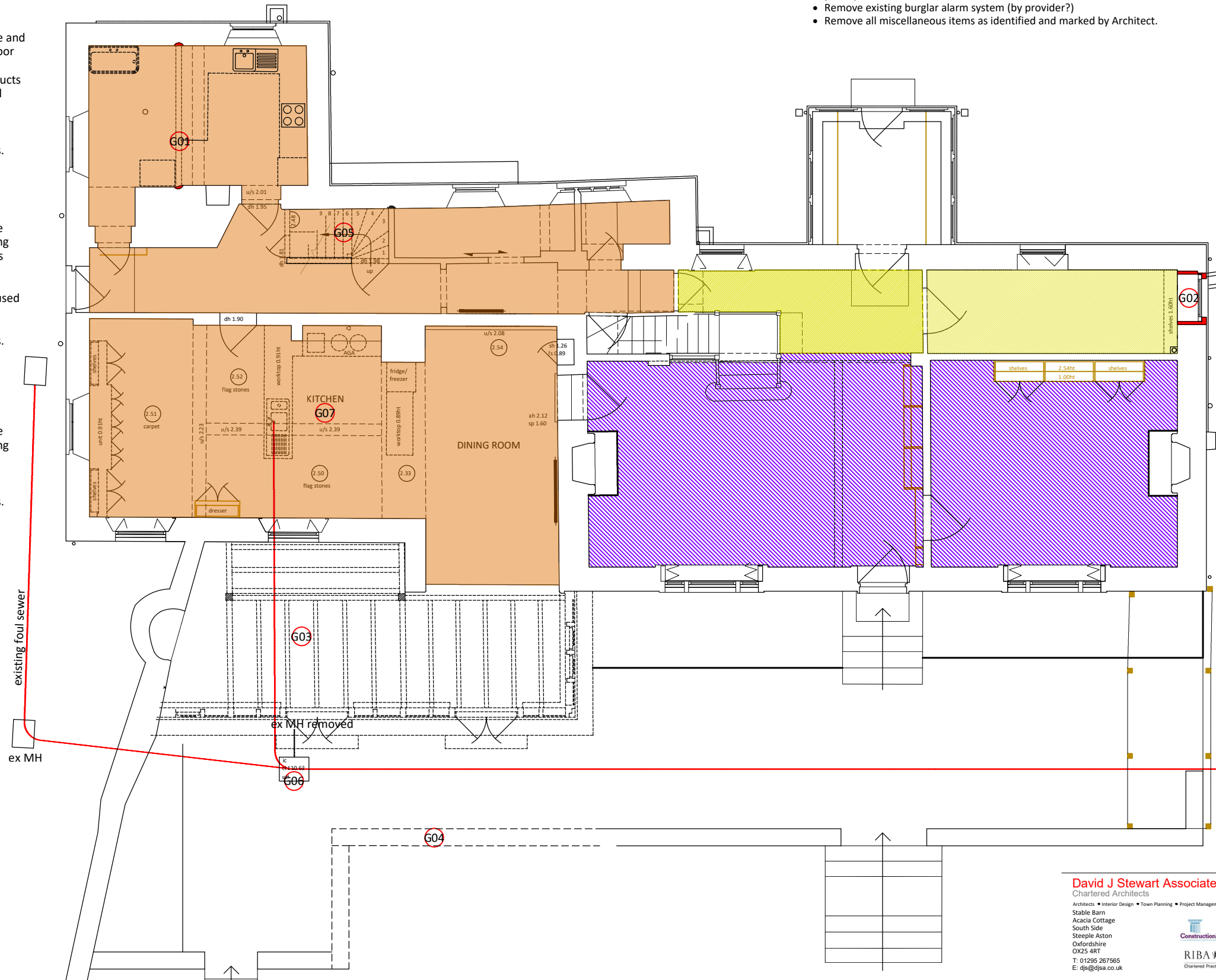
FLOOR WORKS C
 Remove all existing floor boards with care for reuse and set aside. Excavate all earth underneath existing floor joists and dispose. Construct new hit and miss sleeper wall on concrete base with treated timber floor plate on continuous dpm
 Replace all existing floor joists and replace with reused Oak joists.
 Repair / replace all floor joists as directed.
 Suspend new 100mm thk insulation between joists.
 Relay floorboards.

FLOOR WORKS D
 Remove all existing floor boards with care for reuse and set aside. Excavate all earth underneath existing floor joists and dispose.
 Treat joists as directed
 Repair / replace all floor joists as directed.
 Suspend new 100mm thk insulation between joists.
 Relay floorboards.

General Strip out.

- Remove all soft furnishings
- Remove all finishes on floors (except tiled entrance lobby/conservatory)
- Remove all curtain poles and fixing battens. Make good all damage to walls in preparation for decoration
- Remove all radiators
 - Remove all feed and return pipework and boxing out where a new concealed circuit can be established elsewhere to serve cover plates (if suitable and possible)
- Remove all electrical faceplates to sockets and switches to accept new cover plates (if suitable and possible)
- Remove all redundant electrical cabling incl
- Remove all joinery items in kitchen / family area
- Remove all existing toilet/bathroom appliances and all associated joinery items
- Remove existing burglar alarm system (by provider?)
- Remove all miscellaneous items as identified and marked by Architect.

- G01** Remove existing wall and all fittings and MEP appliances.
- G02** Create new opening to receive new window
- G03** Remove existing oak framed conservatory and set aside for reuse
- G04** Carefully dismantle section of terrace for rebuilding
- G05** Remove existing timber staircase and doorways
- G06** Take out existing manhole and foul sewers whilst undertaking all necessary diversion works. Maintain service to adjacent barns at all times.
- G07** Remove all existing kitchen cupboards and white goods. Existing Aga to be refurbished by others.

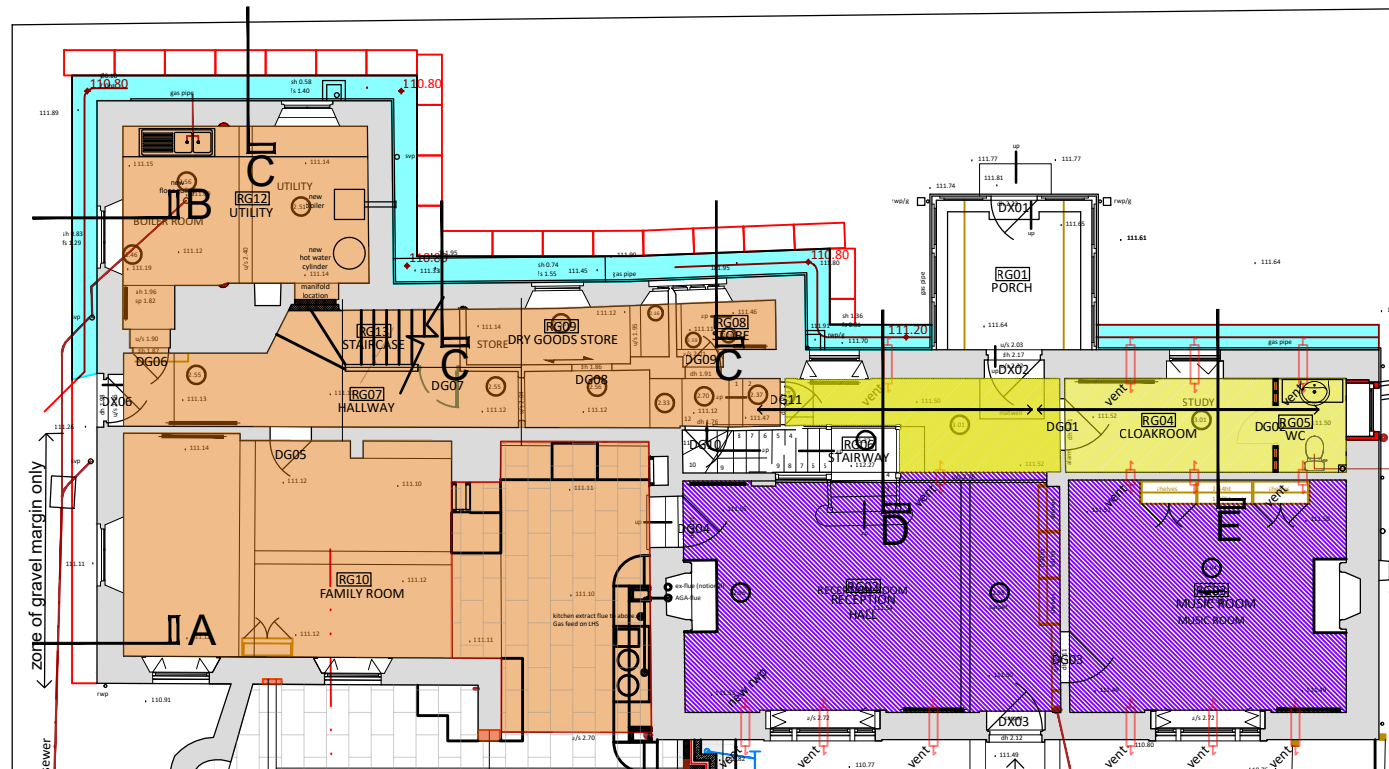


rev.	description	date	dm	ckd
B	Additional notes added	09/07	tw	
A	Tender Issue	27/06	tw	

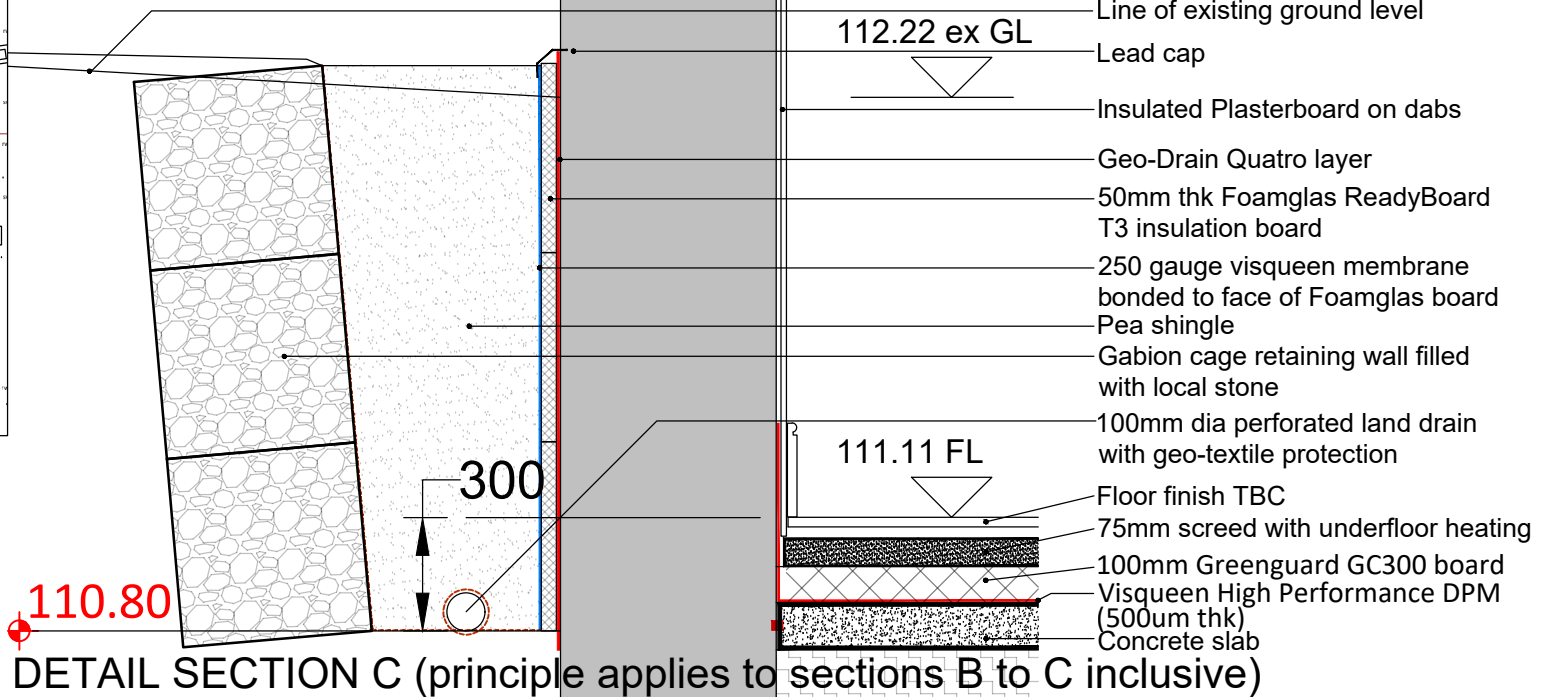
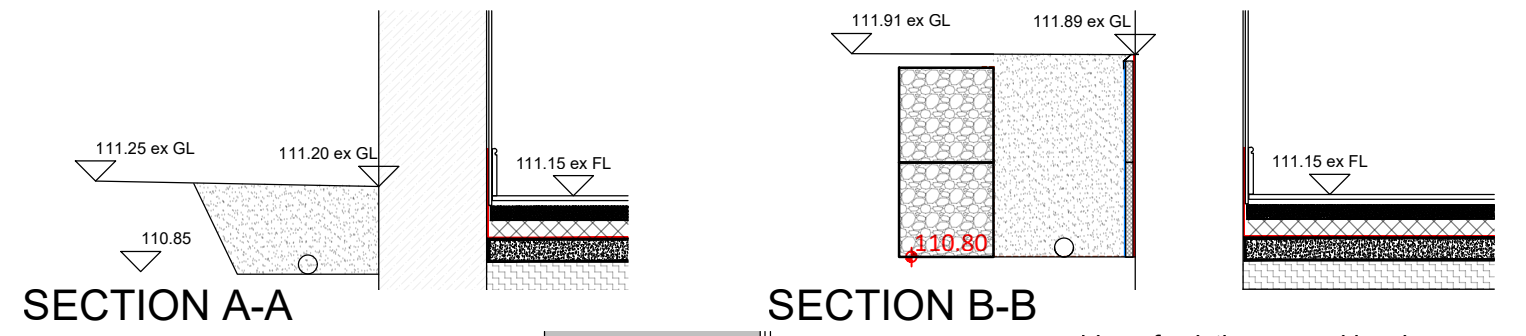
David J Stewart Associates
 Chartered Architects
 Architects • Interior Design • Town Planning • Project Management
 Stable Barn
 Acacia Cottage
 South Side
 Steeple Aston
 Oxfordshire
 OX25 4RT
 T: 01295 267565
 E: djs@djsa.co.uk



Project	Cedar Lodge, North Side Steeple Aston OX25 3SE
Title	Ground Floor Demolitions
first issue	06.06.2019
checked	djs
scale	1:50 @ A3
drawn	TW
dep. no.	
2018-1014-DM01	



<p>FLOOR WORKS A</p> <p>Take up existing stone slabs, number and set aside for reuse. Take up all bedding material and excavate to required depth. Dispose all excavated material. Construct new insulated floor slab to receive underfloor wet heating system and the replacement of the removed stone floor slabs.</p>	<p>FLOOR WORKS C</p> <p>Remove all existing floor boards with care for reuse and set aside. Excavate all earth underneath existing floor joists and dispose.</p>
<p>FLOOR WORKS B</p> <p>Remove all existing floor boards with care for reuse and set aside. Excavate all earth underneath existing floor joists and dispose. Thread through new underfloor cross ventilation ducts between large void under music room and external wall.</p>	<p>FLOOR WORKS D</p> <p>Remove all existing floor boards with care for reuse and set aside. Excavate all earth underneath existing floor joists and dispose. Treat joists as directed. Repair / replace all floor joists as directed.</p>

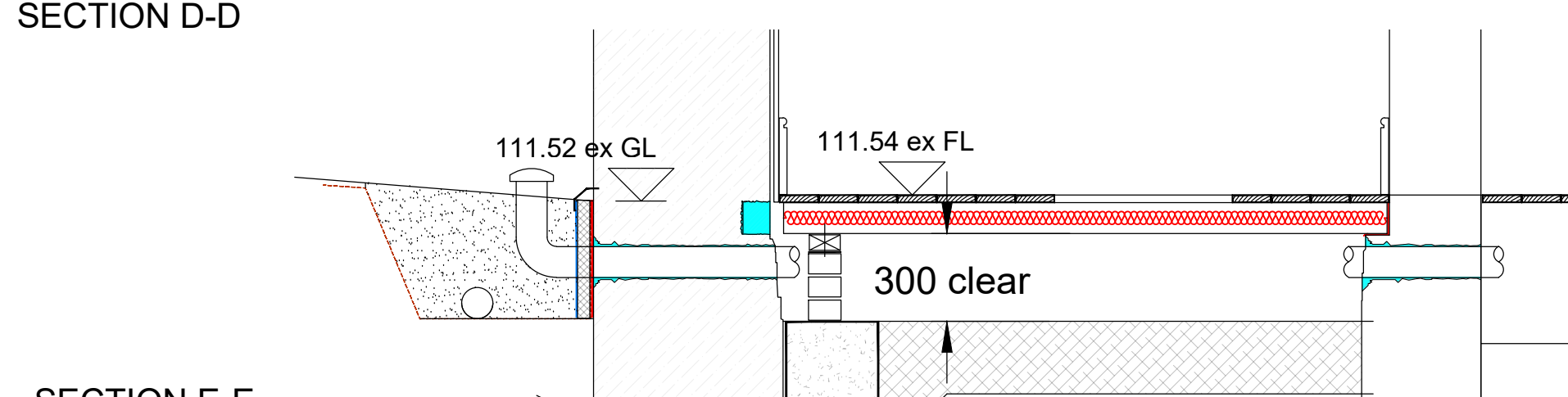
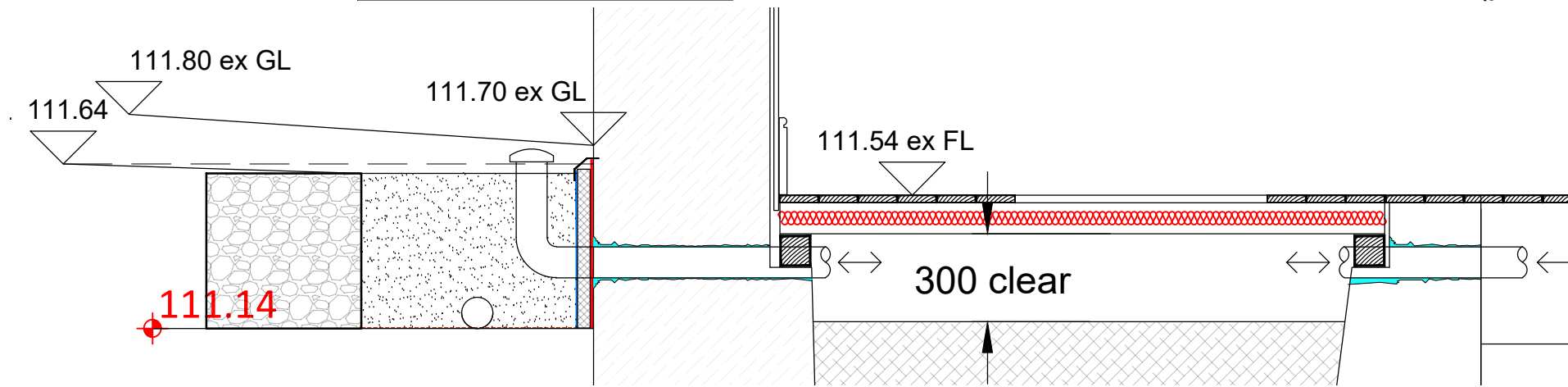


FLOOR WORKS OF EXISTING FLOOR COVERED BY SECTION D

Remove all floor boards and set aside for reuse. Treat boards with minor beetle infestation, remove and dispose boards that are beyond repair. Remove all floor joists affected by beetle infestation and notching to receive water services. Remove existing timber wall plates affected by beetle infestation. Remove all oversite earth under existing joists to ensure a depth of 300mm is maintained for to underside of new oak floor joists. Install new 100mm dia ventilation ducts with grey external insect proof cowls and seal gap between pipe and wall with NEWTON 308 STOPAQ or sim filler to ensure that there is no water penetration through the wall. Install new oak wall plates on continuous dpm that isolates the wall plate from the existing stone walls and wall plate bearer. Install new oak floor joists at 400mm cts with between joists insulation. Form new French drain as described for Sections B and C

FLOOR WORKS OF EXISTING FLOOR COVERED BY SECTION E

Remove all floor boards and set aside for reuse. Treat boards with minor beetle infestation, remove and dispose boards that are beyond repair. Remove all floor joists affected by beetle infestation and notching to receive water services. Remove all oversite earth under existing joists to ensure a depth of 300mm is maintained for to underside of new oak floor joists. Construct new brick hit and miss sleeper wall on concrete strip foundation. Install new 100mm dia ventilation ducts with grey external insect proof cowls and seal gap between pipe and wall with NEWTON 308 STOPAQ or sim filler to ensure that there is no water penetration through the wall. Install new oak wall plates on sleeper wall with continuous dpm and isolate the inside bearing with a continuous dpc from the existing stone wall. Install new oak floor joists at 400mm cts with between joists insulation. Form new French drain as described for Sections B and C



<p>David J Stewart Associates Chartered Architects</p> <p>Architects • Interior Design • Town Planning • Project Management</p> <p>Stable Barn Acacia Cottage South Side Steeple Aston Oxfordshire OX25 4RT T: 01295 267565 E: djs@djsa.co.uk</p>	<p>rev description date dm ckd</p> <p>project Cedar Lodge, North Side Steeple Aston OX25 3SE</p> <p>title Proposed Works to existing ground floors</p> <p>first issue 11.04.2019 checked djs</p> <p>scale various @ A3 drawn TW</p> <p>dep. no. 2018-1014-DR01</p>
--	--