
From: Richard Smallwood
Sent: 14 January 2022 08:17
To: Hilary Saunders
Subject: RE: FW: NYM/2021/0647/FL - land south of Middlewood Farm Holiday Park, Middlewood Lane, Fylingthorpe

Good morning Hilary,

Many thanks for your email.

I think we have covered this in earlier communications but I will expand on our thoughts as regards the trees and hedges.

The growth mentioned by your Woodland Officer are indeed on the boundary line and therefore outside of my Clients' control. However, both ourselves and Messrs. Islip do have every respect for maintaining existing hedgerows and trees and in pursuance of this development, do not intend or wish for any damage or growth impairment to be sustained by the trees as a result of the construction of the two lodges. We are aware that the site is a little restricted in terms of placement of the lodges, but we have considered this aspect in some detail having discussed with our Consulting engineers the best approach for the foundation design of the buildings and the proximity of any overhanging hedges or trees.

We have in the past constructed similar lightweight structures near to trees and hedges and by agreement with the local tree Officer, we have resulted in a satisfactory conclusion in that we approach the design on the basis of a 'no dig' method of constructing a foundation. As mentioned, the two lodges are to be of a lightweight timber framed construction and as such do not necessarily require the usual type of stronger foundation comprising of a deep concrete filled trench to support external walls and roof. The method of foundation proposed, would require the removal of the top layer of top soil, usually around 150mm in depth. This would be replaced by a crushed stone base to the same thickness as the removed topsoil, and from thereon, a flat raft type foundation would be laid of around 200mm thickness. This would result in the base of the foundation being at a level with the original ground level and the top surface being some 200mm above original ground level. This therefore minimises any potential impact on the existing hedgerows and trees as a result of intrusive excavation.

The two lodges as designed are low in character having a minimal eaves height and resulting ridge height (3.5 and 3.7m to ridge), and as such most trees will be above that in height. It may be necessary for minimal pruning of conflicting tree branches, but it is certainly within my Clients' wishes for this to be kept to an absolute minimum. It may be that the existing hedgerow is already somewhat overgrown and under normal circumstances would be in need of some degree of pruning and/or layering, and if this is the case, then I am sure my Clients' would be very happy to undertake any works of this nature at their own cost, despite the fact that the trees are outside of their ownership or control.

Finally in terms of the positioning of the two lodges, any potential conflict between the lodges and the boundary growth only occurs in 3 small areas relative to the total length of the boundaries of the whole plot; i.e. for 10m to the east of Unit 1 and 10m to the east and west of Unit 2, so I am sure that with diligence and a mutual and combined degree of sympathetic working around what is there, we would all be able to benefit from a responsible approach to the concerns raised, to ensure the sustained retention of all of the existing trees and also the management of the very important hedgerows around this site.

I hope this helps to clarify our approach which does concur entirely with the thoughts of your Woodland Officer and rest assured that my Clients' are very happy to work alongside your Officer on this so that all matters of concern can be happily satisfied.

I look forward to hearing from you and please do contact me if you should have any additional concerns.

Best regards,

Richard Smallwood M.C.I.A.T.

VENTURE architectural

VENTURE Architectural

Architectural Technologist and Building Design Consultants

Member of the Chartered Institute of Architectural Technologists