

## Site

Leaders, Hodsoll Street,  
Ashcum Ridley, Kent TN15 7LH

## Introduction

This design and access statement has been prepared in support of the application to build a tree house at Leaders, Hodsoll Street.

It sets out the factors behind the submitted design proposal, putting it into the context of urban design, planning and other factors influencing the site and hence the design solution.

## The Site and Location Assessment

Hodsoll Street is located close to the centre of Culverstone Green, south of Meopham. The site is approximately 1 mile away from the village centre within easy walking distance to the local amenities. Leaders is a 18th Century cottage, with a large two storey wing and single storey extension to the rear. The property is set away from the development at centre of Hodsoll Street yet lies within the Conservation Area. The property is set within large grounds which extend to the north east.

The property is detached with land surrounding the house with mature trees and hedging. The existing dwelling is of brick construction under a tiled roof, with detached outbuildings.

## Constraints

Area of Special Control of Advertisements  
Conservation Area  
Listed Building – Grade II  
Metropolitan Green Belt

## Description as Listed

ASH-CUM-RIDLEY HODSOLL STREET 1. 5280 Leaders TQ 66 SW 7/15 II 2.

C18 exterior. Two parallel ranges. Two storeys. Ground floor red brick, above weatherboarded. Tiled roof. Two windows. Mainly casement windows with Gothic glazing but small round window in the centre of the first floor. C18 doorcase probably moved from another building with Tuscan columns and bracketed frieze.

## Proposed Development

The proposals are to build a free-standing tree house / play space to the eastern boundary of the site. The platform will be 5.5 x 4.5 m in sizes and raised 1.8m from ground level. The new space will provide a slide and access stairs with a small playhouse on top. The proposed structure will be independent to the adjoining tree and constructed in timber.

## Impact

The principal issues are the impact on the Green Belt, listed building, and the impact on neighbouring amenity. The tree house will have a total height of 4.2m and will be surrounded by mature planting. Its location is over 55m from the main house. The impact on the listed building will be minimal as possible. The works will be in timber finished in a natural stain designed to complement its surroundings. The view from the rear of the listed property will be minimised due to the existing trees and hedging.

## Development Amount

The site has a total area of 0.92 Hectares, the proposed works will not provide any additional footprint.

## Scale

The design has been kept in-line with the existing house and the buildings on the surrounding plots.

## Access

Disabled access to the dwelling will be unaffected by the proposed works.

## **Summery**

Proposed alterations as set out above, will have minimum impact on the grade 2 listed cottages. The current owners are very aware of the nature of the existing building and neighbouring listed buildings and wish to ensure all works are completed to the highest standards with the correct material and finishes.

## **Tree Protection measures**

### **RESPONSIBILITIES**

- All personnel working on the site are made aware of the tree protection measures covering any activities they will undertake.
- This duty includes delegating the task of briefing personnel in the absence of the site manager.
- The tree protection measures are left in place until the construction is completed, except with the written consent of the LPA.
- Site personnel are updated of any approved changes or variations to the approved tree protection measures.
- All personnel on the site shall work in accordance with this document at all times, or in accordance with any approved variation.

### **PROCEDURES FOR INCIDENTS**

If any breach of the approved tree protection measures occurs:

- The LPA Tree officer or Development Officer shall be notified.
- The site manager must be informed immediately.
- Swift action must be taken to halt the breach and prevent any further breach.
- Damage mitigation measures appropriate to the scale of the incident will be deployed where required. For example, soil de-compaction and enrichment or corrective tree surgery or felling.

### **PROHIBITED ACTIVITIES**

The following must not be carried out under any circumstances:

- Cutting down, uprooting, damaging, or otherwise destroying any retained tree
- Lighting a fire within 10 metres of the canopy of any retained tree.
- Equipment, signage, fencing, tree protection barriers, materials, components, vehicles, or structures shall not be attached to or supported by a retained tree.
- Mixing cement, chemical toilets and other use or storage of anything that would be harmful to trees shall not take place within, or close to a Root Protection Area (RPA). The distance away from the RPA must be sufficient, and the slope of the site must be such that contamination of soil in the RPA would not occur if there were spillage, seepage, or displacement.
- No alterations or variations shall be made to the approved tree protection measures without written approval from the LPA.
- **DEPLOYMENT OF TREE PROTECTIVE FENCING**
- The temporary tree protective fencing shall be installed by any significant retain tree. This will take place before works to the side of the existing garage commence. It shall not be altered or removed until the construction is complete unless the LPA agrees to any variation in writing.

### **EXCAVATION WITHIN ROOT PROTECTION AREAS**

At all times during works within any RPA:

- If any roots are discovered, stop excavating with machinery and dig by hand.
- When hand digging, carefully work around roots, retaining as many as possible.
- Roots over 25mm in diameter shall not be cut without written consent from the LPA.
- Roots which must be removed shall be pruned with sharp handsaw or secateurs. Make a clean cut, leaving as small a wound as possible.
- When backfilling excavations, take care around retained roots.
- Do not repeatedly move/use heavy mechanical plant except on hard standing.
- For excavations left open overnight, cover exposed roots with dry sacking. Remember the sacking before backfilling.