



Newtown St Boswells Melrose TD6 0SA Tel: 01835 825251 Fax: 01835 825071 Email: ITSystemAdmin@scotborders.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100058479-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1 (Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="108B"/>
First Name: *	<input type="text" value="Adam"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Elder"/>	Address 1 (Street): *	<input type="text" value="High Street"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="North Berwick"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH39 4HE"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="Scottish Borders Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="634995"/>	Easting	<input type="text" value="343518"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of replacement dwellinghouse - derelict dwelling, land west of Glenkinnon Lodge, Peelburnfoot, Clovenfords

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

A number of aspects of the application have not been fully taken account of in consideration of the application. The proposed methods of construction will minimise the environmental impact on the woodland now and in the future. the description of the building group failed to include the properties that were historically associate with Peel house. The bespoke nature and high design and material quality of the building proposal in response to the unique environmental context.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Further explanation has been provided in relation to construction methods and the community benefits that would result from the proposal. This is in response to the apparent misunderstanding of the original application and to confirm the client's credentials on these matters.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Refer to to online application 100058479-002 for attachments

Application Details

Please provide details of the application and decision.

What is the application reference number? *

17/01008/FUL

What date was the application submitted to the planning authority? *

13/07/2017

What date was the decision issued by the planning authority? *

29/09/2017

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: . Camerons .

Declaration Date: 22/12/2017



camerons

architecture • health & safety

15th December 2017

Our ref: GY/9303/A4/161100

F.A.O Local Review Body
Scottish Borders Council
Council Headquarters
Newtown St Boswells
MELROSE
Scottish Borders
TD6 0SA

1 Wilderhaugh
Galashiels TD1 1QJ
Tel: 01896 753077
Fax: 01896 756046
Email gala@camerons.ltd.uk

Application 17/01008/FUL - APPEAL STATEMENT

Derelict Dwelling, Land West of Glenkinnon Lodge, Peelburnfoot, Clovenfords, Scottish Borders

As the Architects for the above application; we have been asked by our client and the applicant, Mr Adam Elder, to submit an appeal against the Scottish Borders Council's decision to refuse the above application for erection of a replacement dwelling house at land west of Glenkinnon Lodge, Peelburnfoot, Clovenfords. The application was refused on the 29th of September 2017 for the following reasons:

- 1. The proposed development is contrary to Policies EP13 (Trees, Woodland and Hedgerows) of the Scottish Borders Local Development Plan (2016), and contrary to adopted supplementary guidance on Trees and Development in that the development will result in significant removal of trees subject to Tree Preservation Order which provide a positive landscape contribution. Furthermore, the proposed development would lead to increased pressure to remove further trees in the future.*
- 2. The proposed development is contrary to policy HD2 of the Scottish Borders Local Development Plan (2016), in that the proposed development would not sympathetically relate to the existing building group in terms of siting, scale, form or design. The existence of a building on site is inadequate justification for the proposed development*

(the full extent of Policy EP13 and Policy HD2 are continued as an appendices at the end of this document)

Why we are seeking a review of the Planning Authorities Decision

The applicant feels that a number of aspects of the uniqueness of the application have not been fully understood or misinterpreted and therefore not fully taken account of in the consideration of the application before arriving at the decision for refusal.

Policy EP13 – Trees, Woodlands and Hedgerows:

The impact on the existing woodland due to the construction of the house and the associated access for cars and pedestrians is overestimated through the generalised assumptions of BS 5837:2012 Trees, referred to by the Council Landscape Architect, rather than giving consideration to the particular proposed innovative construction methods of screw piles for building foundations, cellular confinement for tree root protection and compressed air excavation methods in the formation of access roadways and services routing. Each of these methods is specialised

and has been developed specifically to enable the carrying out of construction work in sensitive environmental conditions, such as National Parks, National Trust properties, Botanical gardens and like those present on the application site. (supporting information is attached to this document to explain further these techniques)

The supporting information with this application identifies the requirement for the removal of only 3 self-seeded sycamore trees (site plan drawing 9303_1_02B has been updated to identify the particular trees), of a lesser scale, in the immediate local of the proposed house and none in the area of the new access, rather than the 14 trees referred to in the Council Landscape Architect's comments. The 14 trees were originally proposed for removal by the tree survey, on the basis that their removal would have a positive effect on the remaining trees allowing them more room for growth. It should also be said that these small trees are currently over-arched by more mature trees of a larger scale and whether 3 or 14 are removed, the result is far less impact to the existing woodland canopy than is suggested in the Planning Report, this having been sited as a significant factor in the determination of refusal of the application.

In addition, the Woodland Management Plan which accompanied the application states that any felled trees will be replaced with native species, in line with the Borders Forrest Trust guidelines.

Despite the time and cost implications to be borne in such an approach to construction the applicant has specified these methods because they are key to the retention of the existing environmental conditions and Tree Preservation Order on the site which are highly valuable to them as well as to the surrounding community.

The applicant is passionately committed to preserving and enhancing the ecological value of the site in every possible manner both during construction and in the future.

Policy HD2 – Housing in the Countryside:

The description of the building group as The Peel appears to be limited to the houses on the plateau of the hill and bounded by the woodland. The applicant feels that the definition of this building group should include the houses on the lower slopes of the hill and along the road to the north, such as Peel Lodge, Glenkinnon Lodge, and the three other houses to the east, along with the existing building on the application site. This description would better reflect the historic pattern of inhabitation of this location as the majority of these houses were in existence as a group, related to, but at a distance from Peel House, long before the more recent residential development of the plateau. Seen in these terms the siting of the proposed new house which takes its cue directly from the existing building which was a part of this older grouping, would not be considered as removed from or as an outlier to the group, as referred to in the Planning Report.

The aesthetic character of this redefined building group is more varied in form and material than that of the group of larger footprint houses and gardens of The Peel alone and the proposed house is a bespoke, high quality, design that is derived from, and is sensitive to, its unique context within the woodland, where there is firm evidence that at some point there has been human habitation of the existing building.

Every effort has been made to maintain and indeed enhance the amenity of the woodland, the landscape for the surrounding properties and the wider community. Through its placement on the site of the existing building, the sustainable methods of construction, the energy efficiency and material quality of its realisation the proposal would enhance the existing built environment.

In relation to the Officers reason for refusal; we would suggest that these points should be considered very seriously by the Local Review Body, particularly with regards to the established principals for determining an application.

Basis for Determination of a Planning Application

The Town & Country Planning (Scotland) Act requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise; this also applies to an appeal. The House of Lords judgement in the *City of Edinburgh Council v Secretary of State for Scotland case 1998 (SLT120)* sets out a clear approach to determining a planning application as follows:

- I. Identify any provisions of the Development Plan that are relevant to the decision.
- II. Interpret them carefully looking at the aims and objectives of the plan as well as the detailed wording of policies.
- III. Consider whether or not the proposal accords with the Development Plan.
- IV. Identify and consider relevant material considerations for and against the proposal.
- V. Assess whether these considerations warrant a departure from the Development Plan.

Background to The Applicant and their wider commitment to the potential environmental and community benefits of the proposal:

The applicant is the Managing Director of whynot?, a Community Interest Company based in East Lothian which employs 15 people and provides retail space for over 20 micro-businesses, generating in excess of £1 million per annum for the local economy. It is his intention to establish a similar enterprise in Galashiels.

The applicant has a lifelong passion for the environment and is an active member of the Woodland Trust and former member of the Royal Zoological Society.

Since 2000 the applicant has funded and carried out the planting of over 8000 trees on land in East Lothian and Dumfries and Galloway.

The applicant works with landowners and farmers to divert valuable timber from processing for firewood and into local artisan furniture production to raise funds for charitable purposes.

The applicant is seeking to live within the proposed dwelling for the rest of his life. He is not motivated by financial gain from any aspect of this proposal whatsoever.

Environment:

Peel Wood has not been actively maintained in any form whatsoever in living memory, prior to its purchase by the applicant. Since taking ownership the applicant has carried out maintenance of dead and dangerous trees in accordance with the terms of the Tree Preservation Order SBC 20 (Peel House and Grounds), following discussion and with the approval of Mr Simon Wilkinson of Scottish Borders Council.

Through their permanent presence on the site there is no intent by the applicant to transform Peel Wood into a "garden" of any kind, but as a committed woodland custodian they would address a number of issues that have developed over time:

Increasing numbers of self seeded sycamore trees inhabiting the wood to the detriment of native Scottish species.

An unmanaged influx of invasive species shrubs (Rhododendron).

The trees on the road boundary and within the wood along paths suffering from poor health, disease and becoming potentially dangerous.

The Northern stone boundary wall falling into disrepair and obstructing parts of the public road.

Unmanaged grey squirrel and deer presence in the woodland leading to tree regeneration being impeded.
Increasing numbers of self seeded sycamore trees inhabiting the wood to the detriment of native Scottish species.

Paths used by the public within the wood used have become indistinct throughout and difficult to walk due to windblown branches, fallen leaves or soil washed by water run-off from Craigmyle Park. Litter and debris is unattended to.

The existing ruined building on the site has fallen into a potentially dangerous state of dilapidation with demolition being the only remedy. Reconstruction is economically unviable in its current format with the result that a historically notable building will be lost unless it can be repurposed in another form.

The proposed dwelling will:

Retain the form of the original ruin within its design and incorporate stone from the existing ruin as much as possible.

Use environmentally efficient, sustainable materials throughout (timber being carbon positive in acting as a carbon sink)

Adopt a cradle to grave embodied energy model resulting in an exceptionally low carbon footprint for the house before, during and after its useful lifespan.

Community Benefits:

The applicant has begun discussions with Borders Forest Trust with a view to entering into an arrangement that transfers some 4 acres of Peel Wood to BFT ownership, at no cost to BFT.

Borders Forest Trust groups have been invited to access the wood by the private gated entrance rather than being discouraged from entering the wood due to the need to wade the Glenkinnon Burn. This simple step will open up Peel Wood and its rare habitat to a wider audience.

The applicant is content to enter into a suitable legal agreement that protects any part of the woodland from any future development.

The applicant has invited The Peeblesshire Beekeepers Association to site an apiary within the woodland with a view to demonstrating beekeeping to a wider audience and providing bees with additional habitat.

The applicant will contribute financially to objectors concerns regarding the legacy problem of water run-off from Peel Wood onto the Ashiestiel Road.

Students from Borders College will be invited to observe and take part in the construction process as part of their studies allowing them the opportunity to gain exposure to alternative construction methods.

The dwelling if ever sold or rented will be made available as Affordable Housing in Perpetuity. A Rural Housing Burden* would be written into the title of the property and allow for the following:

The property will only be sold at 95% of its market value, at the time of sale. The property will only be rented out at 95% of the current Local Housing Allowance rates for the equivalent property profile in that area.

The Yuill Community Trust:CIC will have personal pre-emption right should a sale of the property arise.

Given both the Scottish Borders Council and the Scottish Governments respective affordable housing targets; this should also be seriously considered by the Local Review Body when determining the application.

This additional information has been provided as part of the appeal in order to further demonstrate the applicants whole hearted commitment to the longer term security of the woodland and the historical connections of the building within it.

Conclusion

Based on the quality of the design, along with all of the above supporting information and with the range of community benefits proposed with the scheme; we believe that the refusal should be overturned and the application granted.

Finally, in the same way that an applicant has the opportunity to speak at the Planning Committee as part of an planning permission application being determined by the Committee; we would respectfully ask that we are given the opportunity to speak as part of any site visit that would be carried out as part of the appeal process.

Yours faithfully



Gavin W Yuill
Director

For and on behalf of
CAMERONS

Enc

cc. Mr. Adam Elder

Footnotes:

* 'A rural housing burden may be created by anyone but may only be in favour of a rural housing body, and the consent of that rural housing body is required. By creating a rural housing burden over a property, a rural housing body will have a personal pre-emption right when selling that property. This will give them the right to repurchase the property in the event of it coming up for sale, and as a consequence, the ability to control future sales. When the house is to be sold, the owner has to offer it to the rural housing body, which has 42 days to accept the offer. Importantly, the rural housing body will not lose the right of pre-emption if it is not exercised; if the right is not exercised when the property is being resold, it will lie dormant until the next sale ie the rural housing burden conditions stay in the Title forever.' From - *Rural Housing Bodies & Rural Housing Burdens: A Short Guide For Community Landowners*

¹ The Scottish Borders Local Plan - Supplementary Guidance on Affordable Housing - Updated and Revised January 2015 states – 'established need for 268 units per annum of affordable housing in the Scottish Borders according to the SESplan Housing Need and Demand Study published in May 2011'

Planning Policy

Policy EP13 – Trees, Woodlands and Hedgerows:

Any development that may impact on the woodland resource should:

- a) aim to minimise adverse impacts on the biodiversity value of the woodland resource, including its environmental quality, ecological status and viability; and
- b) ensure appropriate replacement planting, where there is an unavoidable loss of the woodland resource; and
- c) adhere to any planning agreement sought to enhance the woodland resource.

Supplementary Guidance on Trees and Development:

Policy HD2 – Housing in the Countryside:

The Council wishes to promote appropriate rural housing development:

- a) in village locations in preference to the open countryside where permission will only be granted in special circumstances on appropriate sites,
- b) associated with existing building groups where this does not adversely affect their character or that of the surrounding area, and
- c) in dispersed communities in the Southern Borders housing market area.

These general principles in addition to the requirement for suitable roads access will be the starting point for the consideration of applications for housing in the countryside, which will be supplemented by Supplementary Planning Guidance/ Supplementary Guidance on New Housing in the Borders Countryside and on Placemaking and Design.

(A) Building Groups Housing of up to a total of 2 additional dwellings or a 30% increase of the building group, whichever is the greater, associated with existing building groups may be approved provided that:

- a) the Council is satisfied that the site is well related to an existing group of at least three houses or building(s) currently in residential use or capable of conversion to residential use. Where conversion is required to establish a cohesive group of at least three houses, no additional housing will be approved until such conversion has been implemented,
- b) the cumulative impact of new development on the character of the building group, and on the landscape and amenity of the surrounding area will be taken into account when determining new applications. Additional development within a building group will be refused if, in conjunction with other developments in the area, it will cause unacceptable adverse impacts,
- c) any consents for new build granted under this part of this policy should not exceed two housing dwellings or a 30% increase in addition to the group during the Plan period. No further development above this threshold will be permitted. In addition, where a proposal for new development is to be supported, the proposal should be of appropriate in scale, siting, design, access, and materials, and should be sympathetic to the character of the group. The calculations on building group size are based on the existing number of housing units within the group as at the start of the Local Development Plan period. This will include those units under construction or nearing completion at that point.

(B) Dispersed Buildings Groups In the Southern Housing Market area there are few building groups comprising 3 houses or more, and a more dispersed pattern is the norm. In this area a lower threshold may be appropriate, particularly where this would result in tangible community, economic or environmental benefits. In these cases the existence of a sense of place will be the primary consideration. Housing of up to 2 additional dwellings associated with dispersed building groups that meet the above criteria may be approved provided that:

- a) the Council is satisfied that the site lies within a recognised dispersed community in the Southern Borders housing market area,
- b) any consents for new build granted under this part of this policy should not exceed two housing dwellings in addition to the group during the Plan period. No further development above this threshold will be permitted,
- c) the design of housing will be subject to the same considerations as other types of housing in the countryside proposals.

(C) Conversions of Buildings to a House Development that is a change of use of a building to a house may be acceptable provided that:

- a) the Council is satisfied that the building has architectural or historic merit, is capable of conversion and is physically suited for residential use,
- b) the building stands substantially intact (normally at least to wallhead height) and the existing structure requires no significant demolition. A structural survey will be required where in the opinion of the Council it appears that the building may not be capable of conversion, and
- c) the conversion and any proposed extension or alteration is in keeping with the scale and architectural character of the existing building.

(D) Restoration of Houses The restoration of a house may also be acceptable provided that the walls of the former residential property stand substantially intact (normally at least to wallhead height). In addition:

- a) the siting and design reflects and respects the historical building pattern and the character of the landscape setting,
- b) any proposed extension or alteration should be in keeping with the scale, form and architectural character of the existing or original building, and

c) significant alterations to the original character will only be considered where it can be demonstrated that these provide environmental benefits such as a positive contribution to the landscape and/or a more sustainable and energy efficient design.

(E) Replacement Dwellings The proposed replacement of an existing house may be acceptable provided that:

a) the siting and design of the new building reflects and respects the historical building pattern and the character of the landscape setting;

b) the proposal is in keeping with the existing/original building in terms of its scales, extent, form and architectural character;

c) significant alterations to the original character of the house will only be considered where it can be demonstrated that these provide environmental benefits such as a positive contribution to the landscape and /or a more sustainable and energy efficient design.

(F) Economic Requirement Housing with a location essential for business needs may be acceptable if the Council is satisfied that:

a) the housing development is a direct operational requirement of an agricultural, horticultural, forestry or other enterprise which is itself appropriate to the countryside, and it is for a worker predominantly employed in the enterprise and the presence of that worker on-site is essential to the efficient operation of the enterprise. Such development could include businesses that would cause disturbance or loss of amenity if located within an existing settlement; or

b) it is for use of a person last employed in an agricultural, horticultural, forestry or other enterprise which is itself appropriate to the countryside, and also employed on the unit that is the subject of the application, and the development will release another house for continued use by an agricultural, horticultural, forestry or other enterprise which is itself appropriate to the countryside, and 78 | proposed LOCAL development PLAN | SCOTTISH BORDERS council introduction | challenges | Vision, Aims and Spatial Strategy Policies | APPENDICES | Settlements

c) the housing development would help support a business that results in a clear social or environmental benefit to the area, including the retention or provision of employment or the provision of affordable or local needs housing; and

d) no appropriate site exists within a building group, and e) there is no suitable existing house or other building capable of conversion for the required residential use.

The applicant and, where different, the landowner, may be required to enter into a Section 75 agreement with the planning authority to tie the proposed house or any existing house to the land and/or business for which it is justified and to restrict the occupancy of the house to a person solely or mainly employed, or last employed, in that specific business, and their dependants. A Business Plan, supported by referees or independent business adjudication, may be required in some cases. In ALL instances in considering proposals relative to each of the policy sections above, there shall be compliance with the Council's Supplementary Planning Guidance where it meets the terms of this policy and development must not negatively impact on landscape and existing communities. The cumulative effect of applications under this policy will be taken into account when determining impact.

APPENDICES -

Application 17/01008/FUL - APPEAL STATEMENT

Derelict Dwelling, Land West of Glenkinnon Lodge, Peelburnfoot, Clovenfords, Scottish Borders

Our ref: GY/9303/A4/161100

Schedule of Supporting Technical Information:

- 1 *Keen Consultants - Technical Note 001: The use of screw piles near trees*
- 2 *Screw Pile Precedent Document*
- 3 *Geosynthetics – Technical Recommendation - Reinforcement of Roads with Cellweb*
- 4 *Geosynthetics – Adopted Road and Footpath Examples – Cellweb TRP*
- 5 *Goroots Ltd – Air Spade Method and Risk Assessment*
- 6 *Air Spade Image 1.*

Introduction

Trees are an essential component of our built environment; they make for better places to live, play and work.

Retaining trees successfully requires their sympathetic treatment to respect the stem and crown we see above ground and also the roots we don't see but exist below ground to sustain the tree.

Innovation in construction methods and materials enables society to make efficient and effective buildings whilst respecting the natural environment around them. Innovation in foundation techniques has enabled buildings to be installed closer to trees than conventional foundations permit.

This note considers innovation in foundations, particularly screw piles that have a very low impact on trees.

Tree root systems

It is first important to better understand tree root systems. Trees do not have root systems like a carrot; rather than sending a root directly downwards trees send roots out horizontally from their stem. The best analogy is the foot on a wine glass. The wider the foot, or base, of that glass the more stable it is – the less likely it is to be knocked over.

The same is true of trees – a broad spreading root system provides the tree with stability and allows it to explore the soil for nutrients and water.

Tree roots therefore spread out radially from the tree trunk and most are contained within the upper 600mm of soil. It is also possible for trees to send roots to greater depth and some species of tree are better at doing this. Generally though, tree roots are found in the upper layers of soil where they can exploit the nutrients and moisture whilst having access to air.

Roots do not spread radially in a simple, wheel-spoke arrangement but in a random and irregular pattern subject to what they encounter in the ground. Roots tend to be thickest near the stem and then quickly taper in diameter to eventually form fine threads. Along the length of the root they continually divide in to many roots so making a network to maximise the resources.



Tree roots do not stop at the edge of the canopy either. Roots can grow to 2.5 to 3 times the height of the tree. But trees can tolerate the loss of some roots as the crown can tolerate the loss of some branches. The basic premise is that the further from the tree that loss occurs the less harmful it is to the tree.

The impact of conventional foundations

Conventional mass-filled concrete foundations tend to result in considerable root loss as they are installed in continuous trench excavations. These excavations sever roots that they encounter.

Conventional foundations tend only to be used where they are sufficiently remote from the trees. *BS5837:2012:Trees in relation to design, demolition and construction – Recommendations* gives guidance on how close that excavation can occur. In very simple terms that guidance says such foundations should not be used within a radius of the trees equivalent to 12 times the trunk diameter – a 1 metre diameter trunk therefore dictates excavation should be further than 12 metres from the tree.

But that doesn't mean that structures cannot be placed closer to the tree, it just means that an alternative foundation type should be used that does not result in so much root loss.

Alternative foundation types

There are a variety of foundation types that BS5837 recognises as suitable for use closer to trees.

Pad, or pile, and beam are the usual options as these require only small holes to be placed in the ground. To avoid harm to tree roots the beam must be what is referred to as 'non-intrusive'. That is to say that the beam that supports the superstructure should not be set in to the ground. This avoids the root loss that would be caused from the excavations required to set it in to the ground.

Another option is a series of mini-piles supporting a reinforced, and suspended, ground floor slab. There are specialist engineers and suppliers that can design these foundation systems. They are very effective as they elevate the floor slab above the existing ground level and require very little excavation – the root system remains intact and viable if installed correctly.

Innovation in foundation design

Building on the mini-pile principle is the use of what are commonly called 'screw piles'. These helical threaded steel tubes are, as the name suggests, screwed in to the ground by a specialist machine. The advantage they have over other foundation systems is that they require no excavation and nor do they place concrete near roots (concrete can harm roots if it comes in to contact with them).

Screw piles are inserted in to the ground by either a hand operated portable rig or by a machine mounted rig. Protecting the ground near to the trees can enable access for machines and avoid compaction and contamination of the soil.

The screw pile is of very narrow diameter so can pass between tree roots without disturbing them. In very sensitive locations, for instance within 1m or 2m of a large tree, it is feasible to undertake some pilot excavations to locate roots or, alternatively, a ground penetrating radar system can be used to locate roots. Pre-locating them ensures they are not damaged during installation.

The installation operation is very quick so the amount of time machines and construction staff are working in the rooting area is reduced to a minimum. Having supervised installation I can confirm that these screw piles can be installed within hours rather than the days it takes to install conventional foundations.

Once the screw pile is installed a load bearing framework is fitted to the pile heads. The framework is set above ground level and therefore avoids further excavation. The superstructure is supported by the framework. The open framework that supports the superstructure can also permit the suspension of services and drainage so avoiding the need for it to be installed in open trenches.

Keys to the success in using screw piles include:

1. Locate tree roots in advance of piling
2. Protect the ground to avoid compaction and contamination of root-bearing soil
3. Locate the load bearing structure above existing soil levels
4. Suspend services and drainage from the support framework
5. Continue to protect the ground around the foundations and continue to build the superstructure

Experience with screw piles

I have been involved in thousands of construction projects where foundations of varying types are needed near trees.

I have witnessed the installation of a variety of foundation types from the conventional continuous strip foundations, pad and beam, pile and beam, contiguous piling, and pile and suspended floor slab. All of these have their place.

As well as smaller projects, I have also been involved in a large project where we used screw piles as foundations for lodges, restaurant and facilities building at a major tourist attraction in the UK. These buildings were nestled amongst a mature, tree'd landscape where tree roots were present throughout the soil. The client wanted to ensure no harm to the trees so we sought out the least intrusive system, screw piles.

The planning consent was contingent on supervision of the pile installation so I experienced first-hand what is involved in that installation. It helped that we had a sympathetic installer (www.abcanchors.co.uk/) of the piles who understood the need to safeguard the trees.

At this project we observed the following:

1. The ground was protected by robust timber sheeting so the mini-excavator could operate on the soil.
2. Small trial pits were dug by hand at each pile location and confirmed the absence of roots (pile locations could have been altered to accommodate roots if found).
3. Each screw pile was inserted to the required depth
4. Measurements were taken to guide the final design of the load-bearing beams
5. The load-bearing beams were fitted
6. Services and drainage were suspended from the structure (and further suspended under timber boardwalks to take them out of tree'd zones)
7. The ground protection was uplifted from below the load-bearing structure, a geotextile membrane was laid and covered with 100mm of gravel.
8. Ground protection was extended around the building footprint for the superstructure build
9. The superstructure was built and services connected
10. All protective measures around the building were removed and the landscape restored.

That project was completed around 3 years ago and no adverse effects on adjoining trees are apparent. Given the proximity of the foundations to the trees the adverse effects would have revealed themselves very early. The trees continue to be monitored but the expectation of adverse effects revealing themselves is zero.

Conclusions

Conventional foundations close to trees can result in harm to roots and that is why guidance directs us to seek alternative foundation design.

There are several options available but the least harmful, based on experience of its use and monitoring of after effects, is the use of screw piles.

Screw piles avoid the use of concrete, can avoid roots, provide for an above-ground platform and are quick and clean to install.

Screw piles enable us to achieve structures near trees that ensure the long-term sustainability of those trees. I frequently recommend them where we need to safeguard trees.

Jago Keen, MSc, Dip.Arb., MArborA, MICFor.

25 August 2017

About the author:

Jago Keen has spent over 30 years in arboriculture, following his father in to the profession. Jago has experience of thousands of construction projects across the UK and Europe where trees need to be safeguarded. With a focus on finding solutions to ensure trees can be retained, but society continues to develop, Jago identified the use of screw piles for use to achieve foundations near trees. Jago was Chairman of the Arboricultural Association, the UK's professional body for arboriculture, from 2013 to 2016, is a Registered Consultant of the Institute of Chartered Foresters. He advises a wide range of clients including national housebuilders, NHS Trusts, private landowners, British institutions and Russian regional government.



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CATEGORY: FOUNDATION SOLUTIONS

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April 28, 2017 By Hannah Robertson 400H (<http://www.abcanchors.co.uk/category/400h/>) • 60R (<http://www.abcanchors.co.uk/category/60r/>) • ABC Anchors (<http://www.abcanchors.co.uk/category/abc-anchors/>) • Case Study (<http://www.abcanchors.co.uk/category/case-study/>) • Foundation Solutions (<http://www.abcanchors.co.uk/category/foundation-solutions/>) • Portable Installer (<http://www.abcanchors.co.uk/category/portable-installer/>) • Screw Piles (<http://www.abcanchors.co.uk/category/screw-piles/>) • Tree Roots (<http://www.abcanchors.co.uk/category/tree-roots/>) • Uncategorized (<http://www.abcanchors.co.uk/category/uncategorized/>) 400H (<http://www.abcanchors.co.uk/tag/400h/>) • 60R Screw Piles (<http://www.abcanchors.co.uk/tag/60r-screw-piles/>) • ABC Anchors (<http://www.abcanchors.co.uk/tag/abc-anchors/>) • Eco-Friendly Solution (<http://www.abcanchors.co.uk/tag/eco-friendly-solution/>) • RD Residential (<http://www.abcanchors.co.uk/tag/rd-residential/>) • Screw Pile Foundation (<http://www.abcanchors.co.uk/tag/screw-pile-foundation/>) • screw piles (<http://www.abcanchors.co.uk/tag/screw-piles/>) • Studio (<http://www.abcanchors.co.uk/tag/studio/>) • Tree Roots (<http://www.abcanchors.co.uk/tag/tree-roots/>) 0 Comments (<http://www.abcanchors.co.uk/rd-residential-garden-studio/#respond>)

RD Residential – Garden Studio (<http://www.abcanchors.co.uk/rd-residential-garden-studio/>)

This project involved the construction of a timber-built garden studio in West London.

Screw piles were a preferred choice for the foundations, as the proposed location for the structure was at the base of a mature tree and in a tree root protection area.

The access to the site was also restricted allowing only hand held equipment to be used.

Both the customer and contractor for the build were new to screw piles and had been referred to us by their structural engineer, all the information was provided to each party and the system and method was approved.

The 60R product range was chosen due to the loading and the structure, and the unique 400H Hand Held anchor driver was chosen for the installation. The ground conditions varied across the site so additional extensions were used to achieve the required torque for the design load.



The foundations for the garden studio were successfully completed and the contractor was very happy with the service received:

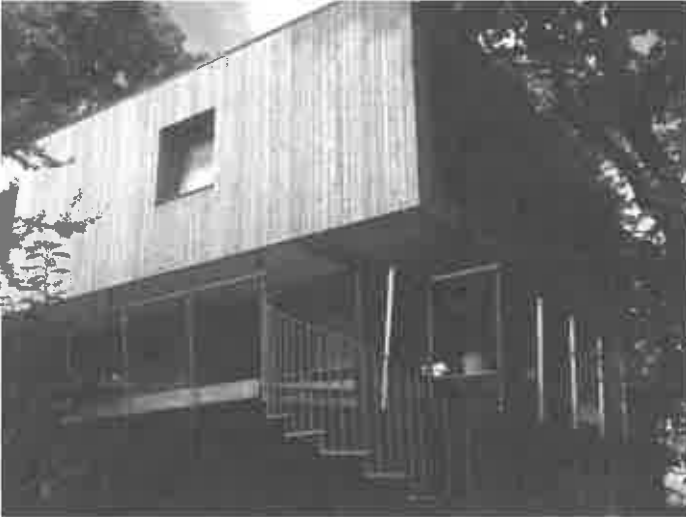
“From start to completion ABC Anchors were a pleasure to deal with, very supportive, and easy to talk to when queries arose. We would highly recommend both their products and service and will definitely be using them again for any piling needs we have.”

Ed O'Donnell, RD Residential

September 16, 2016 | By Simon Griffiths | Foundation Solutions (<http://www.abcanchors.co.uk/category/foundation-solutions/>) • New Build (<http://www.abcanchors.co.uk/category/new-build/>) • Screw Piles (<http://www.abcanchors.co.uk/category/screw-piles/>) • Tree House (<http://www.abcanchors.co.uk/category/tree-house/>) • Tree Roots (<http://www.abcanchors.co.uk/category/tree-roots/>) • TV (<http://www.abcanchors.co.uk/category/tv/>) | Dursley Tree House (<http://www.abcanchors.co.uk/tag/dursley-tree-house/>) • Eco-Friendly Solution (<http://www.abcanchors.co.uk/tag/eco-friendly-solution/>) • foundation (<http://www.abcanchors.co.uk/tag/foundation/>) • Grand Designs (<http://www.abcanchors.co.uk/tag/grand-designs/>) • New Build (<http://www.abcanchors.co.uk/tag/new-build/>) • Screw Pile Foundation (<http://www.abcanchors.co.uk/tag/screw-pile-foundation/>) • Tree Roots (<http://www.abcanchors.co.uk/tag/tree-roots/>) • Woodman's Treehouse (<http://www.abcanchors.co.uk/tag/woodmans-treehouse/>) | 0 Comments (<http://www.abcanchors.co.uk/we-are-on-your-screens/#respond>)

We Are On Your Screens! (<http://www.abcanchors.co.uk/we-are-on-your-screens/>)

Save the Dates...



21st September

Dursley Tree House featured on Grand Designs!

Wednesday 21st September 9pm on Channel 4

This project will also be featured in *The Sunday Times Homes* section on the 18th September and *Grand Designs magazine* 12th September.



22nd September

Another to look out for! Woodman's Treehouse

Thursday 22nd September 8pm on Channel 4

ABC Building of the Week has been awarded for the project as one of the features of the series of www.abcanchors.co.uk is the fact that the Dursley Tree House and Woodman's Tree House are just one example of the solutions ABC Anchors has to offer to most screw pile applications.

Don't miss the opportunity to see our piles in action!

February 1, 2016 By Amber Ransome 400H (<http://www.abcanchors.co.uk/category/400h/>) • Case Study (<http://www.abcanchors.co.uk/category/case-study/>) • Foundation Solutions (<http://www.abcanchors.co.uk/category/foundation-solutions/>) • Installation (<http://www.abcanchors.co.uk/category/installation/>) • New Build (<http://www.abcanchors.co.uk/category/new-build/>) • News (<http://www.abcanchors.co.uk/category/news/>) • Screw Piles (<http://www.abcanchors.co.uk/category/screw-piles/>) • Tree Roots (<http://www.abcanchors.co.uk/category/tree-roots/>) 400H (<http://www.abcanchors.co.uk/tag/400h/>) • 60R Screw Piles (<http://www.abcanchors.co.uk/tag/60r-screw-piles/>) • garden room (<http://www.abcanchors.co.uk/tag/garden-room/>) • garden shed (<http://www.abcanchors.co.uk/tag/garden-shed/>) • julias house (<http://www.abcanchors.co.uk/tag/julias-house/>) • New Build (<http://www.abcanchors.co.uk/tag/new-build/>) • Screw Pile Foundation (<http://www.abcanchors.co.uk/tag/screw-pile-foundation/>) • screw piles (<http://www.abcanchors.co.uk/tag/screw-piles/>) • summer house (<http://www.abcanchors.co.uk/tag/summer-house/>) • Tree Roots (<http://www.abcanchors.co.uk/tag/tree-roots/>) • uneven ground (<http://www.abcanchors.co.uk/tag/uneven-ground/>) • unlevel ground (<http://www.abcanchors.co.uk/tag/unlevel-ground/>) 0 Comments (<http://www.abcanchors.co.uk/julias-house-childrens-hospice/#respond>)

Julia's House Children's Hospice (<http://www.abcanchors.co.uk/julias-house-childrens-hospice/>)

This project involved installing 6 quantity 60RL* screw piles to support a small wooden Cabin.

Screw piles were the preferred choice of foundation for two reasons, firstly as there were tree roots and secondly, the ground dropped away by up to 1meter in some pile positions.

Using our 400H hand held torque head 2 rows of 3 piles were installed with the front 3 piles being installed to ground level and the back 3 protruding above ground level by approximately 1m.

As a precaution a cross brace of the 3 rear piles was designed to be used to ensure lateral stability.

The piles were terminated with a flat 200mm x 300mm plate which allowed easy connection of the steel ring beam for the cabin to sit on.

Once installation was complete it was found that the stability of the piles was adequate and cross bracing was not required on this occasion.



Customer's feedback-

A brilliant system which I wouldn't hesitate to use in the future

Maurice Fishlock

**the 60RL is a light duty of the 60R, a cheaper option for low loadings, the difference between the 60R and 60RL is the tube thickness.*

November 16, 2015 | By Paul Charman | 400H (<http://www.abcanchors.co.uk/category/400h/>) • 500X (<http://www.abcanchors.co.uk/category/500x/>) • 60R (<http://www.abcanchors.co.uk/category/60r/>) • Bridges (<http://www.abcanchors.co.uk/category/bridges/>) • Case Study (<http://www.abcanchors.co.uk/category/case-study/>) • Foundation Solutions (<http://www.abcanchors.co.uk/category/foundation-solutions/>) • Installation (<http://www.abcanchors.co.uk/category/installation/>) • News (<http://www.abcanchors.co.uk/category/news/>) • Portable Installer (<http://www.abcanchors.co.uk/category/portable-installer/>) • Scaffolding (<http://www.abcanchors.co.uk/category/scaffolding/>) • Screw Piles (<http://www.abcanchors.co.uk/category/screw-piles/>) • Torque Heads (<http://www.abcanchors.co.uk/category/torque-heads/>) • Uncategorized (<http://www.abcanchors.co.uk/category/uncategorized/>) | 0 Comments (<http://www.abcanchors.co.uk/clm-ferry-bridge/#respond>)

CLM - Ferry Bridge (<http://www.abcanchors.co.uk/clm-ferry-bridge/>)

Ferry Bridge is an historic suspension bridge in Burton on Trent which was in need of refurbishment work during October 2015.

In order to carry out the repairs to the bridge a scaffolding system was required to be set up to allow access for the contractors. The Scaffold system would rely on the screw piles to act as the full support. The loading on the anchors would be both the weight of the system and also the side loadings from the river current and any debris floating down stream.

READ MORE ([HTTP://WWW.ABCANCHORS.CO.UK/CLM-FERRY-BRIDGE/#MORE-3359](http://WWW.ABCANCHORS.CO.UK/CLM-FERRY-BRIDGE/#MORE-3359))

September 8, 2015 | By Simon Griffiths | 400H (<http://www.abcanchors.co.uk/category/400h/>) • 60R (<http://www.abcanchors.co.uk/category/60r/>) • Case Study (<http://www.abcanchors.co.uk/category/case-study/>) • Foundation Solutions (<http://www.abcanchors.co.uk/category/foundation-solutions/>) • Screw Piles (<http://www.abcanchors.co.uk/category/screw-piles/>) • Subsidence (<http://www.abcanchors.co.uk/category/subsidence/>) • Underpinning (<http://www.abcanchors.co.uk/category/underpinning/>) | 400H (<http://www.abcanchors.co.uk/tag/400h/>) • 60R Screw Piles (<http://www.abcanchors.co.uk/tag/60r-screw-piles/>) • Cooke Brothers (<http://www.abcanchors.co.uk/tag/cooke-brothers/>) • footings repair (<http://www.abcanchors.co.uk/tag/footings-repair/>) • foundation repair (<http://www.abcanchors.co.uk/tag/foundation-repair/>) • Micro Digger (<http://www.abcanchors.co.uk/tag/micro-digger/>) • Northern Ireland (<http://www.abcanchors.co.uk/tag/northern-ireland/>) • subsidence repair (<http://www.abcanchors.co.uk/tag/subsidence-repair/>) • underpinning (<http://www.abcanchors.co.uk/tag/underpinning/>) | 0 Comments (<http://www.abcanchors.co.uk/conservatory-underpinning-cooke-brothers/#respond>)

Conservatory Underpinning - Cooke Brothers (<http://www.abcanchors.co.uk/conservatory-underpinning-cooke-brothers/>)

The conservatory had dropped approximately 60mm and opened up the brickwork. When I installed the Screw-Piles and used the underpinning bracket and jacks, I was able to lift the complete structure back to original height.

I used my own Micro Digger as a powerpack for the 400H driver head.

The gap in the brickwork was closed, windows and doors that were jammed out of alignment all now work perfectly.

I was very happy with the serviced provided by ABC Anchors, they were very accommodating with shipping the equipment over to me in northern Ireland. I would recommend the screw pile system to anyone with similar foundation issues. it worked very well.

Allistair Cooke



August 5, 2015 By Simon Grimms ABC Anchors (<http://www.abcanchors.co.uk/>)
Foundation Solutions (<http://www.abcanchors.co.uk/category/extension/>)
(<http://www.abcanchors.co.uk/our-services/extensions/#res>)

(<http://www.abcanchors.co.uk/category/extension/>)
(<http://www.abcanchors.co.uk/category/screw-piles/>) | 0 Comments

Extensions (<http://www.abcanchors.co.uk/our-services/extensions/>)

Extensions built on Screw Pile Foundations

Commonly used on Eco-Friendly projects, Screw Piles are becoming increasingly popular on New builds. Being able to pile close to tree roots and other foundations, that traditional foundations are unable to.

Animation of 60R Screwpile + concrete ring beam foundation installation



Key Features

- ✓ Hand held torque head for can be used in restricted access
- ✓ Minimal disruption to neighbouring properties
- ✓ Minimal muck away

Case Studies

<http://www.abcanchors.co.uk/home-extension-warminster>
Home Extension - Warminster
(<http://www.abcanchors.co.uk/home-extension-warminster>)

August 4, 2015 By Simon Griffiths ABC Anchors (<http://www.abcanchors.co.uk/category/abc-anchors/>) • Foundation Solutions (<http://www.abcanchors.co.uk/category/foundation-solutions/>) • Screw Piles (<http://www.abcanchors.co.uk/category/screw-piles/>) • Tree Roots (<http://www.abcanchors.co.uk/category/tree-roots/>) ABC Anchors (<http://www.abcanchors.co.uk/tag/abc-anchors/>) • desiccation (<http://www.abcanchors.co.uk/tag/desiccation/>) • Eco-Friendly Solution (<http://www.abcanchors.co.uk/tag/eco-friendly-solution/>) • foundation (<http://www.abcanchors.co.uk/tag/foundation/>) • Screw Pile Foundation (<http://www.abcanchors.co.uk/tag/screw-pile-foundation/>) • screw piles (<http://www.abcanchors.co.uk/tag/screw-piles/>) • Tree Roots (<http://www.abcanchors.co.uk/tag/tree-roots/>) 0 Comments (<http://www.abcanchors.co.uk/our-services/tree-roots/#respond>)

Tree Roots (<http://www.abcanchors.co.uk/our-services/tree-roots/>)

Foundations near Tree Roots

Disadvantages of conventional Concrete Footings around Tree roots

There are many reasons for not using conventional concrete footings near trees:

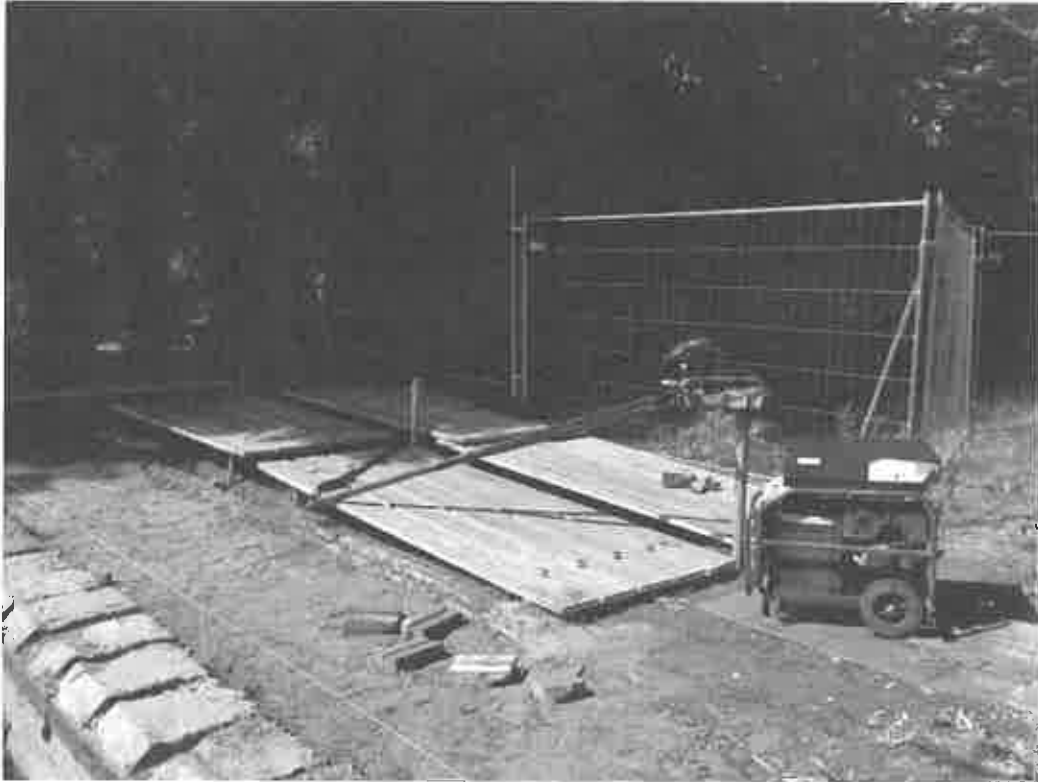
- ✗ Trees will cause desiccation of soils in dry weather and subsequent expansion in wet, resulting in soil movement.
- ✗ Excavating a trench may well cut through critical roots.
- ✗ The concrete may have a detrimental effect on the tree, and will certainly reduce the flow of oxygen and nutrients to the tree.
- ✗ Kew Gardens have shown that the top metre of soil is critical to the health of the tree.
- ✗ Trees inevitably get bigger so foundation design needs to allow for this.

How do Screw Piles get over these issues?

- ✓ We arrange for the highest Helix to be at least 2.5m below ground where there is no soil movement, and other Helices will be deeper.
- ✓ The comparatively slender pile shaft may damage a very small portion of the roots, but the Aeration to the soil round the roots may well actually improve tree viability.
- ✓ An average pile will be around 4m minimum length, so if we assume that the top 1.5 m of shaft is in soil which moves (up or down) the skin friction will be cancelled by that acting on the lower 2.5m, so resulting in no net movement. Pile capacity does not depend on the skin friction on the pile shaft, it rests entirely on the helices.
- ✓ Generally structures will be designed to be above the ground, so movement of the soil does not affect the building itself.
- ✓ Screw piles have both Tension and Compression capacities (about 20-25% more in compression) so can resist any uplift.
- ✓ Each pile is driven to a specified Torque, and hence known capacity, unlike all other foundations which can only be tested after installation.

"Having specified and witnessed the installation of screw piles I consider they must be one of the most tree friendly foundation systems around. Easy to install from low ground pressure machines working on ground protection they can be installed without material impact to roots."

Jago Keen, Keen Consultants



Case Studies

< >

<http://www.abcanchors.co.uk/blue-forest-belton-house-adventure-playground-bridge-and-walkway/>

Blue forest – Belton House Adventure Playground Bridge and Walkway

<http://www.abcanchors.co.uk/blue-forest-belton-house-adventure-playground-bridge-and-walkway/>

August 3, 2015 By Simon Griffiths 60R (<http://www.abcanchors.co.uk/category/60r/>) • ABC Anchors (<http://www.abcanchors.co.uk/category/abc-anchors/>) • Case Study (<http://www.abcanchors.co.uk/category/case-study/>) • Foundation Solutions (<http://www.abcanchors.co.uk/category/foundation-solutions/>) • Scaffolding (<http://www.abcanchors.co.uk/category/scaffolding/>) • Screw Piles (<http://www.abcanchors.co.uk/category/screw-piles/>) • Temporary Structures (<http://www.abcanchors.co.uk/category/temporary-structures/>)

60R Screw Piles (<http://www.abcanchors.co.uk/tag/60r-screw-piles/>) • Dyrham Park (<http://www.abcanchors.co.uk/tag/dyrham-park/>) • Eco-Friendly Solution (<http://www.abcanchors.co.uk/tag/eco-friendly-solution/>) • National Trust (<http://www.abcanchors.co.uk/tag/national-trust/>) • Removable foundations (<http://www.abcanchors.co.uk/tag/removable-foundations/>) • Scaffolding (<http://www.abcanchors.co.uk/tag/scaffolding/>) • Screw Pile Foundation (<http://www.abcanchors.co.uk/tag/screw-pile-foundation/>) • screw piles (<http://www.abcanchors.co.uk/tag/screw-piles/>) • Temporary Structure (<http://www.abcanchors.co.uk/tag/temporary-structure/>)

0 Comments (<http://www.abcanchors.co.uk/dyrham-park-roof-repair/#respond>)

<https://www.abcanchors.co.uk/julias-house-childrens-hospice/>

Julia's House Children's Hospice

<http://www.abcanchors.co.uk/julias-house-childrens-hospice/>

<http://www.abcanchors.co.uk/we-are-on-your-screens/>

We Are On Your Screens!

<http://www.abcanchors.co.uk/we-are-on-your-screens/>

<http://www.abcanchors.co.uk/rd-residential-garden-studio/>

RD Residential – Garden Studio

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<http://www.abcanchors.co.uk/rd-residential-garden-studio/>

<http://www.abcanchors.co.uk/rd-residential-garden-studio/>

Scaffolding – Dyrham Park Roof Repair

<http://www.abcanchors.co.uk/dyrham-park-roof-repair/>

When the 150 year old leaking roof of the 17th century Dyrham Park House needed to be repaired, the first step was to cover the whole house in a temporary scaffolding cover to keep the elements at bay.

Investigation showed that the ground around the house could not support the load imposed by the scaffolding.

ABC Anchors were asked by the main contractor Ken Biggs Construction to install over 100 screw piles to absorb the tensile and compressive forces from the complex structure, which weighs well over 200 tonnes.

With a 3 tonne mini digger, installation proceeded quickly, despite the need to work around the delicate building and paved garden structures. Some areas were inaccessible using the 3t digger. It was therefore only possible to install the piles using the ABC 400H hand held torque head.



The screw pile solution was proposed by Integral Engineering Design who worked with the National Trust to bring the project to fruition.

One feature that is quite unusual on this structure is the public access viewing platform, from May 2015 they will have a fully accessible scaffolding tower and lift, with a walkway where you can see the conservation in action and enjoy the views over the gardens.

July 28, 2015 | By Simon Griffiths | ABC Anchors (<http://www.abcanchors.co.uk/category/abc-anchors/>) • Foundation Solutions (<http://www.abcanchors.co.uk/category/foundation-solutions/>) • Screw Piles (<http://www.abcanchors.co.uk/category/screw-piles/>) • Temporary Structures (<http://www.abcanchors.co.uk/category/temporary-structures/>) | ABC Anchors (<http://www.abcanchors.co.uk/tag/abc-anchors/>) • Eco-Friendly Solution (<http://www.abcanchors.co.uk/tag/eco-friendly-solution/>) • Film Sets (<http://www.abcanchors.co.uk/tag/film-sets/>) • foundation (<http://www.abcanchors.co.uk/tag/foundation/>) • Portacabins (<http://www.abcanchors.co.uk/tag/portacabins/>) • Scaffolding (<http://www.abcanchors.co.uk/tag/scaffolding/>) • Screw Pile Foundation

(<http://www.abcanchors.co.uk/tag/screw-pile-foundation/>) • [screw piles](http://www.abcanchors.co.uk/tag/screw-piles/) (<http://www.abcanchors.co.uk/tag/screw-piles/>) • [Stages](http://www.abcanchors.co.uk/tag/stages/) (<http://www.abcanchors.co.uk/tag/stages/>) • [Temporary Buildings](http://www.abcanchors.co.uk/tag/temporary-buildings/) (<http://www.abcanchors.co.uk/tag/temporary-buildings/>) • [Tents](http://www.abcanchors.co.uk/tag/tents/) (<http://www.abcanchors.co.uk/tag/tents/>) • [Toilet Blocks](http://www.abcanchors.co.uk/tag/toilet-blocks/) (<http://www.abcanchors.co.uk/tag/toilet-blocks/>) • 0 Comments (<http://www.abcanchors.co.uk/our-services/temporary-structures/#respond>)

Temporary Structures (<http://www.abcanchors.co.uk/our-services/temporary-structures/>)

Temporary Structures

Screw piles make excellent temporary foundations, quick and easily to install and just as easy to remove. Being able to offer instant tensions they are perfect for use as temporary staging, bridges, secure site storage, toilet blocks etc. The removal of the screw piles causes very minimal ground disturbance and piles can often be used again.

- ✓ We have also used screw piles to support high loads from tower cranes, strand jacks and other vehicles requiring temporary proven solid foundations.
- ✓ These often have cyclic or reversing loadings. The ability of screw piles to resist both tension and compression plus the low impact of installation and removal is usually key to a successful job.
- ✓ Transport costs are reduced – 1 tonne of screw piles and extensions can provide 80 tonnes (200 tonnes ultimate) holding power.



Examples

Tents up to 600m² (65000ft²) are quickly and safely erected using screw anchors, developed specially by ABC Anchors. Tension loads up to 200kN (20 tonnes) are easily accommodated, yet the anchors are quickly removed and reused time and again.

The scaffolding for the temporary roof over the house at Dyrham Park required over 100 screw piles resisting both compressive and tension forces. These piles can be removed and reused once the roof has been repaired.

Concert stages, previously secured using concrete, can now be restrained with hand installed lightweight screw piles.

Wind turbines suit screw piles really well as they can be quickly erected and repositioned if required with very little effort.

Case Studies

(<http://www.abcanchors.co.uk/dyrham-park-roof-repair/>)
Scaffolding - Dyrham Park Roof Repair
(<http://www.abcanchors.co.uk/dyrham-park-roof-repair/>)

(<http://www.abcanchors.co.uk/t-in-the-park/>)
T in the Park
(<http://www.abcanchors.co.uk/t-in-the-park/>)

(<http://www.abcanchors.co.uk/stage-serious-stages/>)
Serious Stages
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July 28, 2015 By Simon Griffiths ABC Anchors (<http://www.abcanchors.co.uk/category/abc-anchors/>) • Bridges (<http://www.abcanchors.co.uk/category/bridges/>) • Case Study (<http://www.abcanchors.co.uk/category/case-study/>) • Foundation Solutions (<http://www.abcanchors.co.uk/category/foundation-solutions/>) • Screw Piles (<http://www.abcanchors.co.uk/category/screw-piles/>) • Tree Roots (<http://www.abcanchors.co.uk/category/tree-roots/>) • Adventure playground (<http://www.abcanchors.co.uk/tag/adventure-playground/>) • Belton House (<http://www.abcanchors.co.uk/tag/belton-house/>) • Boardwalk (<http://www.abcanchors.co.uk/tag/boardwalk/>) • Bridge (<http://www.abcanchors.co.uk/tag/bridge/>) • Eco-Friendly Solution (<http://www.abcanchors.co.uk/tag/eco-friendly-solution/>) • foundation (<http://www.abcanchors.co.uk/tag/foundation/>) • Screw Pile Foundation (<http://www.abcanchors.co.uk/tag/screw-pile-foundation/>) • screw piles (<http://www.abcanchors.co.uk/tag/screw-piles/>) 0 Comments (<http://www.abcanchors.co.uk/blue-forest-belton-house-adventure-playground-bridge-and-walkway/#respond>)

Blue forest - Belton House Adventure Playground Bridge and Walkway. (<http://www.abcanchors.co.uk/blue-forest-belton-house-adventure-playground-bridge-and-walkway/>)

This project involved installing foundations for a wooden footbridge and wooden walkway in an area that was very difficult to access with plant machinery and was protected because of listed ruins in the area. The area was also extremely boggy and could only be accessed for a short period between the wet seasons.

All these restrictions meant that the majority of the foundations would have to be installed by hand and all the equipment would have to be brought to site manually.

It was decided that this project could be undertaken using our 60R piles and installing them with the 400H hand held torque head.



For the bridge abutments we installed 6 screw piles at either end onto which a reinforced concrete slab was poured. The screw piles had to be installed to 5m deep to ensure they were in good quality stable ground. Great care had to be taken not to damage any tree roots in the top 1-2m of soil.

The boardwalk piles proved to be even more of a challenge due to the pile positions being in a partially flooded area of natural bog. The only access was via a temporary wooden sleeper bridge which was only floating on the saturated land.

One row of piles was 4m to the side of the access bridge which made it impossible to reach using the 400H hand held unit as before.

It was decided to use a 3t mini digger to install these 12 piles but it was touch and go whether or not the temporary bridge would take the weight of the 3t machine. Careful manoeuvring and a skilled driver proved that it would be possible to install the piles in this way.

Additional sleepers had to be placed into the bog to allow the digger to reach out the 4m to the pile position and once the pile tip was installed into good ground the excavator could then use the pile for support.

The 12 piles were all installed to 6m deep before adequate torque was reached.

This challenging installation proved a great success as the 12 piles now form the base of a spectacular wooden walkway over an area of natural marshland.

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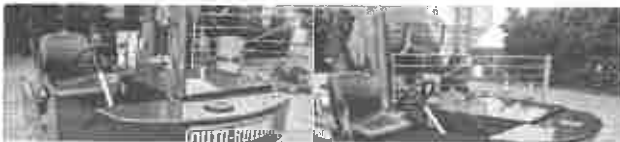
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ABC ANCHORS

The extensive testing and research carried out by AB Chance enables ABC Anchors to offer solutions to most screw pile applications.

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TECHNICAL RECOMMENDATION



Geosynthetics

APPLICATION
[11 RUR-CEL]

**Reinforcement of Roads
with Cellweb**

PROJECT:

PEEL WOOD CRAIGMYLE PARK GALASHIELDS

CLIENT:

ADAM ELDER

Reference:

TR17-2367_RUR_CEL_Peel Wood
Craigmyle Park Galashields V1

Version:

V1

Location:

Peel wood, Craigmyle Park,
Galashields

Date:

02 November
2017

PROJECT DESCRIPTION

Construction of a reinforced Cellweb driveway for proposed development at Galashields. Cellweb is a no dig tree root protection measure and it is recommended that no excavation be performed without prior approval and guidance from the tree officer.

This document TR17-2367V1 provides the preliminary calculation of the reinforced area over Tree Root protection zone, according to email, questionnaire and information delivered by Paul McKee on 26/10/2017.

- **Ground conditions:**
 - Soil Type: No Data. Assumed Cohesive.
 - Assumed CBR = No Data. Assumed CBR=1.0% for calculations.
- **Area (approx.):** Reinforced area with Cellweb TRP: 225m² (Approx.)
- **Traffic Information**
 - Car and Emergency Access Vehicles.
 - Maximum Gross Vehicle Weight GVW = 16,000 kg
 - Assumed maximum axle load = 80 kN/axle.
- **Infill material for Cellweb:**
 - 4mm to 20mm clean angular stone, Type 4/20 due to tree root protection requirement. Specification according to BS7533-13.
- **Surface:**
 - 50mm Overfill of Clean Angular Stone Type 4/20mm. (*) We recommend a Golpla Gravel Reinforcement System to reduce maintenance.

Additional Notes:

Loose Gravel surface: Particle sizes, gradation and thickness to be specified by others according to the appropriate specification of the project.

Regular use will cause movement and displacement of granular particles, giving as a result superficial deformation (rutting) and settlement of the surface. Therefore, regular maintenance is very important when using loose gravel surface, including the replacement of gravel to keep the required minimum thickness of the surface.



OBJECTIVE

To propose a technical solution of reinforcement using the minimum required thickness of subbase Type 4/20 and Cellweb TRP and non-woven Geotextile Treetex for separation.

Due to tree root protection requirements, the solution has to be a no-dig and no-compaction system to protect tree roots. The Cellweb TRP with subbase Type 4/20 provides a stable structure to distribute the loads and reduce the pressure at the ground level. The system promotes the migration of water and nutrients, maintaining the soil bulk density at levels that are suitable for tree root growth.

DESIGN METHOD

The methodology used is based on the design methods of reinforcement of unpaved roads proposed by Webster (1981). The first step in the design of a Cellweb reinforced pavement is to consider the ultimate bearing capacity of the pavement system under the greatest wheel load that it will have to support. This is undertaken following the guidance provided by Webster which uses conventional bearing capacity analysis to determine the applied and allowable pressure below the road pavement. The equations were derived for unpaved road design and make no allowance for the surfacing over the Cellweb. They are therefore considered to be conservative when permanent surfacing is placed over the Cellweb reinforced sub-base.

When additional sub-base is required beneath Cellweb the depth of this material may be reduced by placement of surfacing material above. If the thickness of surfacing is equal to or greater than the required sub-base, then the sub-base may be omitted.

PARAMETERS AND CONSIDERATIONS

In order to perform the calculations, we used the methodology for reinforcement of unpaved roads, not taking account of any permanent surfacing that may be provided.

Standards and Specifications according to application:

- BS5837:2012
- APN 12
- BS7533-13:2009 for infill material

In the following tables, we present the parameters and assumptions used for the preliminary calculation. All parameters need to be verified by the client for final design.



SOIL PROPERTIES**SUBGRADE SOIL**

Soil Type:	<i>Assumed Cohesive</i>
CBR:	Assumed 1.0%
Undrained shear strength C_u :	23.0 kPa
Internal friction angle, ϕ_u :	0 deg
Unit weight, γ :	18 kN/m ³

FILL MATERIAL: CELLWEB AND SUBBASE

Soil Type:	Clean angular stone
Type BS7533-13:	Type 4/20
Internal friction angle, ϕ'_{pk} :	35 deg
Unit weight, γ :	18 kN/m ³
Particle size:	4 mm to 20 mm

TRAFFIC DESIGN

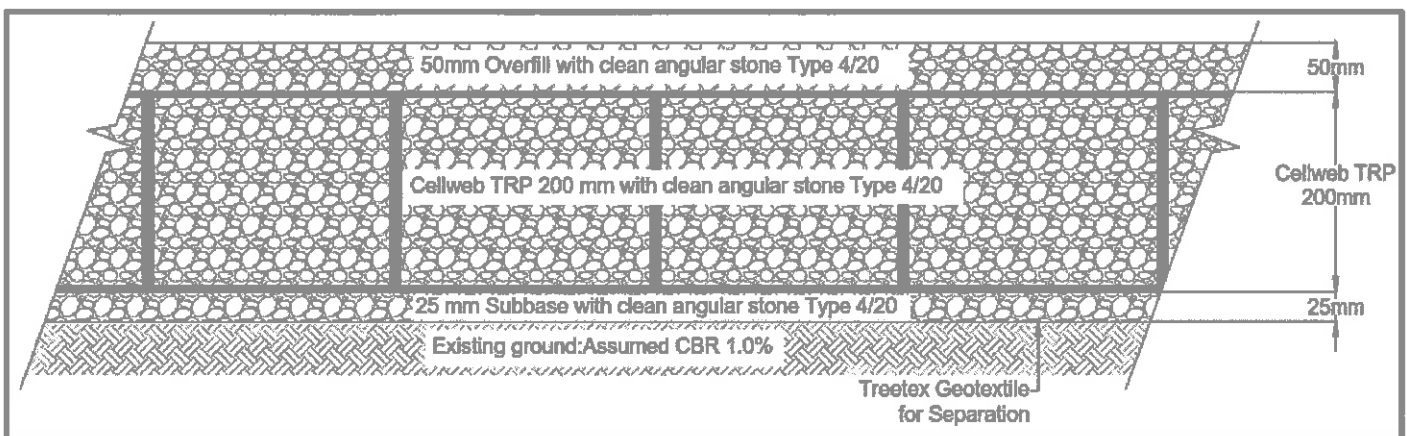
Type of Traffic:	Cars and Emergency Access Vehicles.
Gross Vehicle Weight GVW:	< 16,000 kg
Max Axle load:	80 kN/axle
Wheel load, P:	40 kN/wheel
Tire inflation Pressure, p:	606.06 kPa



SOLUTION – DRIVEWAY, OVER TREE ROOT PROTECTION AREA

Surface: (design by others accordingly to the appropriate standard)	N/A due to 50mm Overfill of Clean Angular Stone Type 4/20.
Overfill above Cellweb: clean angular stone Type 4/20	Overfill: Minimum 50mm Clean Angular Stone Type 4/20.
Cellweb TRP: fill with 4 to 20mm clean angular stone Type 4/20:	Cellweb TRP: 200mm
Subbase: 4 to 20mm clean angular stone Type 4/20.	Structural purpose: 25mm
	Installation purpose: variable subbase for levelling of foundation if required
Separation: beneath Cellweb or Subbase	Geotextile Treetex
<p>Note: Loose Gravel surface. Particle sizes, gradation and thickness to be specified by others according to the appropriate specification of the project. Regular use will cause movement and displacement of granular particles, giving as a result superficial deformation (rutting) and settlement of the surface. Therefore regular maintenance is very important when using loose gravel surface, including the replacement of gravel to keep the required minimum thickness of the surface.</p>	

CROSS SECTION – DRIVEWAY, OVER TREE ROOT PROTECTION AREA



RECOMMENDATIONS

Granular Fill: Clean angular stone Type 4/20. Please refer to BS7533-13:2009 and to the Design Manual for Roads and Bridges (DMRB), Volume 4 Geotechnics and Drainage, Section 1 Earthworks, HA44/91, Volume 7 - IAN 73/06 Design Guidance for road pavement foundations and Manual of Contract Documents for Highway Works (MCHW), Volume 1, Specification for Highway Works for the construction and maintenance of the fill material.

Soil Properties: All the properties of the soils have been assumed in order to perform the calculations. It is necessary to check the properties with the actual soil test results and the actual soils at the project site, so as to refine the calculations.

Traffic Information: The traffic information has been extracted from the information sent by the client and the values have been assumed in order to perform the calculations. It is necessary to check the information with the actual traffic at the project site, so as to refine the calculations.

Drainage systems: Appropriate drainage systems need to be advised if applicable by the client/designer prior to final design. If drainage systems are required those needs to be designed and specified by others. Geosynthetics should be advised on the results of the drainage assessment, so it can be taking into account in the layout of the Cellweb System.

Geotextile for separation: we recommend the installation of a Non-Woven Geotextile Treetex under the Cellweb or under subbase if installed.

Geotextile: Overlapping between adjacent rolls of Geotextile: CBR > 3%: 300mm minimum, CBR between 1% and 3%: 500mm minimum, CBR ≤ 1%: 750mm minimum.

Herbicide: According to BS5837:2012 "The use of herbicides in the vicinity of existing trees should be appropriate for the type of vegetation to be killed, and all instructions, warnings and other relevant information from the manufacturers should be strictly observed and followed. Care should be taken to avoid any damaging effects upon existing plants and trees to be retained, species to be introduced, and existing sensitive habitats, particularly those associated with aquatic or drainage features."

CONTACT INFORMATION

For further information, please contact our technical department



Geosynthetics

Geosynthetics Ltd.
Fleming Road
Harrowbrook Industrial Estate
Hinckley, Leicestershire LE10 3DU
Tel: 01455 617139 Fax 01455 617140
sales@geosyn.co.uk
www.geosyn.co.uk

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Any calculations produced by us for you are provided for your assistance only and do not constitute any warranty as to fitness for purpose of any of our products in respect of any specific construction. It is your responsibility to determine the suitability of our products within a particular construction.

Our calculations are based entirely on the information provided by you and/or any assumptions made by us in good faith. We shall not be liable to you, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, for any loss arising in consequence of incorrect, inaccurate or incomplete information provided to us by you or arising as a consequence of reasonable assumptions made by us in good faith.

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Cellweb®TRP

Why protect trees?

Trees provide a wealth of benefits within the urban environment including cleaning the air, prevention of flooding and moderation of the climate.

As a result within the UK it is an offence to cut down, lop, uproot, top, wilfully damage or destroy a protected tree without authorisation. Fines, if the defendant is found guilty in a Crown Court are unlimited.

To minimise the environmental impact and avoid legal proceeding we offer the, independently tested Cellweb®TRP system.



What is Cellweb®TRP?

Cellweb®TRP is a cellular confinement system specifically designed for tree root protection. The system creates a stable, load bearing surface for traffic or footfall whilst eliminating damage to roots through compaction and desiccation.

The Cellweb®TRP system comprises of the three specific elements, Cellweb®TRP, Treetex™ pollution control geotextile and an infill of clean angular stone. The system has been designed combining the best possible product to create an unparalleled solution to tree root protection applications.

Cellweb®TRP is a no dig solution that ensures that the load placed upon it is laterally dissipated rather than transferring to the soil and roots below. The use of Treetex™ pollution control geotextile allows for drainage and separation whilst preventing contaminants from reaching the roots.

The walls of the cells are perforated and when combined with an infill of clean angular stone enables free movement of water and oxygen ensuring that supplies to the tree roots are maintained.



Geosynthetics
Engineered Solutions

“Creating Innovative Solutions with Outstanding Products”



What makes Cellweb®TRP different?

With over 15 years of captured data and thousands of installations the Cellweb®TRP system has developed a reputation for excellence.

We are so confident in our system, we offer a guarantee worth £60,000. With Cellweb®TRP being quick to install and having a 100% success rate it is clear to see why the Cellweb®TRP is regularly specified by Tree officers and arboriculturalists across the country.

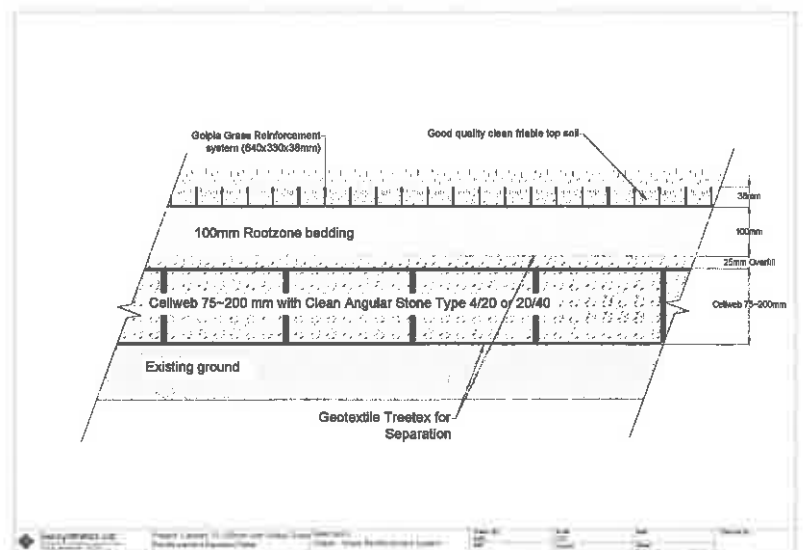
From the drawing board to installation, we are here to help.

We have been supplying the Cellweb®TRP system since 1998 and our technical team have vast experience with tree root protection and the associated legislation.

Delivering complete peace of mind to customers is our number one priority. As part of this customer care package we offer free on site consultations, technical recommendations and on site installation guidance on all projects.

Our in house Engineering Team provide site specific recommendations to ensure the solution used is cost effective and environmentally sound.

For more information on Cellweb®TRP or Geosynthetics Limited please contact our sales office on 01455 617139 or visit www.geosyn.co.uk.



CERTIFICATE NO. 11181
ISO 14001:2004



CERTIFICATE NO. 11181
ISO 9001:2008



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www.goroots.co.uk

Email- Info@goroots.co.uk

Tel 020 8429 8049

Fax 020 8582 7942

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Date 15 December 2017

*Hydroseeding
Terravent Decompaction
Air Spade Investigations
Soil Decompaction
Tree Root Inoculation
Arboricultural Moling
Sand Blasting and Surface Preparation*

Adam Elder
Peel Wood
Galashiels
TD1 3LH

For the attention of Adam Elder.

Air Spade Method Statement and Risk Assessment

Air Spade Work

Peel Wood, Craigmyle Park, TD1 3LH.

Prepared by David Dowding

Goroots Ltd

30th October 2017.

Goroots Ltd

www.goroots.co.uk

Email- Info@goroots.co.uk

Tel 020 8429 8049

Fax 020 8582 7942

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Method Statement

This is Goroots Statement of how we propose to excavate trenches for the installation of services to the above proposed development. These trenches are to be excavated using the Air Spade system in accordance with BS 5837:2012.

The statement is based on telephone conversations and emails with reference to site plans.

Site Situation

The works consist of excavating trenches within the RPA of several protected trees to allow the placing of ducts or pipes for the installation of services. These are to be a minimum of 400mm deep.

Airspace Trench excavation method.

To minimise the disturbance of the surface the Air-spade would be used to excavate a trench of the minimum width typically a little more than the pipe or cable diameter.

The air spade operates using compressed air which is used to loosen the soil around the roots. At the same time the soil is blown to another part of the excavation where it can be removed and retained for infilling.

The result is a trench that leaves all, but the finest roots in place. The trench will not affect the trees health or stability. Any roots discovered can be clearly seen and the cables passed underneath or through them. There is no need for severing of roots at any point.

Because the roots start to dry out immediately they are exposed we would cover them with damp hessian matting.

The ducts will be placed as soon as enough trench is available and back filled with the original soil straight away.

At the end of the day all trenches containing roots to be filled.

Access for equipment

We will require access for our plant which consists of a Land Rover and site style compressor.

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Preparatory work

We would need the location and run of the trenches identified both on the ground and in a drawing.

Operational Restraints

There are no obvious restraints to our work except that we would need unrestricted access for the compressor to that part of the site in which the excavations are to take place

Weather

These operations are not affected by any weather conditions, except we would not carry out this when the average air temperature falls below 4 degrees.

Onsite Presence

Plant

Air Spade Apparatus with hoses

140 cfm site diesel powered compressor.

Labour

Fully trained operator with CSCS qualification.

PPE Equipment

Boots, High Vis Jacket, Hard Hat, Gloves, Eye protection, & Ear Defenders

Permits to work,

Permits to dig may be required as site conditions.

There is no hot working,

Client Safety briefings

Attend any client controlled site inductions/ safety meetings so that we are aware of all safety matters that may affect our works.

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Air Spade Method

Prior to any work being carried out.

1. Visit area of operation to assess the scope of work. Discuss with Project Arboriculturist.
2. Identify any potential services and make plans to either avoid them or work round the hazard.eg Underground cables or services.

Air Spade operation

1. Pre-works

1. Identify areas to be excavated in consultation with Project Arboriculturist.

2. Air Spade

1. Check condition of air lines and connectors.
2. Connect airlines and Air Spade to compressor including any safety hose attachments
3. Start Compressor and open delivery valve check for any leaks
4. Start excavation using the Compressed air gently removing the soil as loosened taking care not to damage any exposed roots.
5. Move along the trench blowing out the material & taking pictures of any roots obstructions encountered. Working in 8m sections
6. At completion turn off compressor.
7. After installation of the duct back fill the trench with the material excavated.

End of day

There are no special precautions needed to clean pack away at the end of the day.

This method statement was prepared on 25th October 2017 and in any case will be reviewed every 6 months.

David Dowding.

30th October 2017

Goroots Ltd

www.goroots.co.uk

Email- Info@goroots.co.uk

Tel 020 8429 8049

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Risk Assessment

This is our assessment of the risks to ourselves as well as others who may be affected during the course of our works

Generally there are very few identifiable risks associated with Air Spading.

The major risk is flying debris. We would mitigate this by installing a solid "heras" style fence in 8m sections which we would move along as we go.

PPE

During the Air Spade process the operator should wear PPE as follows at all times.

1. Safety Hat with ear defenders
2. Visor fitted to Safety Hat and Safety Glasses
3. Boots with non-slip soles and toe protection
4. High Visibility Coat
5. Suitable Gloves

Storage of Materials

There are no materials associated with this operation

Operation of the Air Spade

Risk	Level to operator	Level to others	Mitigation for operator	Mitigation for others
Noise	medium	low	Ear protection for operator.	Keep spectators to a safe distance

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Flying objects	Medium	low	Correct PPE	Safe distance
----------------	--------	-----	-------------	---------------

The Air Spade is safe in its operation and there is no need for any special precautions, apart from keeping the area of operation clear of all unauthorised people.

Non-operational staff and members of the public should be kept away from the area of working and the site generally where ever possible.

General risks

COSHH

No materials are used that need a COSHH assessment

Manual Handling

No part of the operation involves lifting any weight greater than 22.5 KG should it be needed to lift any greater weight then alternative methods should be employed.

Fuels and Lubricants

All fuels for use in the Compressor are stored within the equipment's own fuel tank. There is no intention to carry out any refuelling on site,

All Lubricants are stored in sealed containers there is no intention to carry out any lubricating on site.

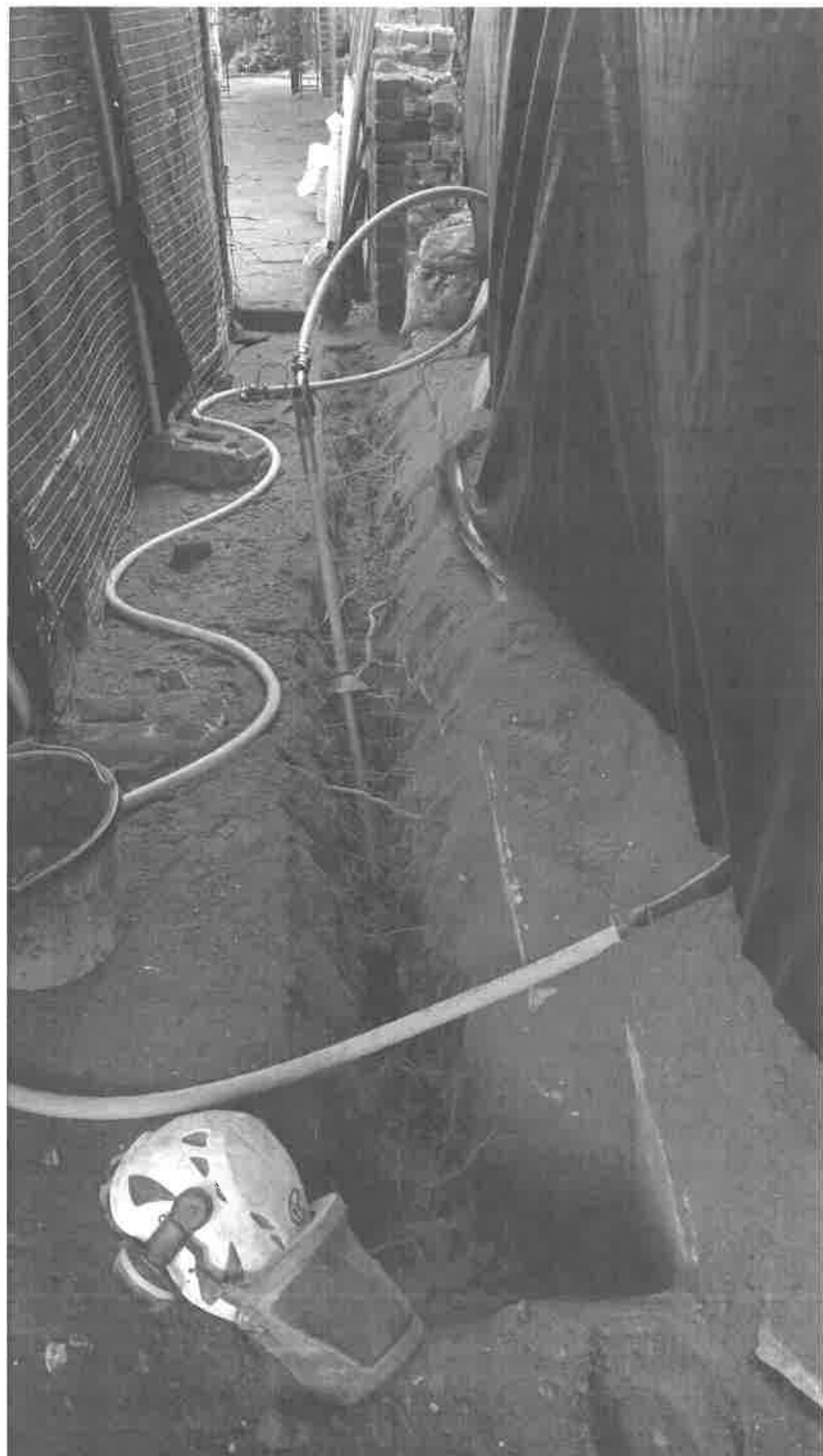
Should we have to carry out any adjustments to the equipment on site then the engines are to be turned off and the keys removed.

This Risk Assessment is continuously reviewed and in any case renewed every 6 months.

Prepared by

David Dowding

30th October 2017





Newtown St Boswells Melrose TD6 0SA Tel: 01835 825251 Fax: 01835 825071 Email: ITSystemAdmin@scotborders.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100058479-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Erection of replacement dwelling house

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Camerons"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text"/>	Building Number:	<input type="text" value="1"/>
Telephone Number: *	<input type="text" value="01896753077"/>	Address 1 (Street): *	<input type="text" value="Wilderhaugh"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Galashiels"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="TD1 1QJ"/>
Email Address: *	<input type="text" value="info@camerons.ltd.uk"/>		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Adam"/>	Building Number:	<input type="text" value="108B"/>
Last Name: *	<input type="text" value="Elder"/>	Address 1 (Street): *	<input type="text" value="High Street"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="North Berwick"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH39 4HE"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

2

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

- New/Altered septic tank.
 Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
 Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- Discharge to land via soakaway.
 Discharge to watercourse(s) (including partial soakaway).
 Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

Installation of septic tank with soakaway for any runoff

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Site Address Details

Planning Authority:

Scottish Borders Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Ruined dwelling in Peel Wood, east of Peel Lodge, Clovenfords, Galashiels

Northing

634995

Easting

343518

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

3551.60

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Ruined dwelling

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

- Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

- Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

- Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

- Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Shown on drawings

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

- Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

- Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

- Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

- Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Camerons .

On behalf of: Mr Adam Elder

Date: 12/07/2017

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify) (Max 500 characters)

Wood management plan

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: . Camerons .

Declaration Date: 13/07/2017

Payment Details

Online payment: XM0100001419
Payment date: 13/07/2017 21:42:00

Created: 13/07/2017 21:42

REPLACEMENT DWELLING AT PEEL WOOD, CLOVENFORDS

DESIGN STATEMENT

**Replacement Dwelling
Peel Wood,
Clovenfords,
Scottish Borders
TD1 3LH**

Mr. Adam Elder

July 2017

**Camerons
1 Wilderhaugh
Galashiels
Scottish Borders
TD1 1QJ
Tel 01896 753077
Fax 01896 756046**



camerons

1.0 INTRODUCTION

The design statement relates to the application for the construction of a replacement dwelling with associated car parking on the site within Peel Wood, Clovenfords for Mr Adam Elder.

2.0 THE SITE



SATELLITE VIEW OF THE WOOD AND ITS SURROUNDINGS



VIEW OF PEEL HOUSE AND WOOD FROM THE SOUTH-EAST

2.1 Location and site description

The application site is situated on the northern edge of the Peel Wood and is part of the estate associated with Peel House, a baronial house by John Kinross, built in 1899-1905 for William Robert Owens, a seed and grain merchant in Leith. The original house was conceived as a shooting and fishing lodge and the house, its grounds and various associated outbuildings were set out primarily for this purpose. Within the application site there exists the dilapidated remains of one example of such ancillary accommodation, a small building and fenced enclosures which have housed the hunting dogs and their handlers.

The application site is an area of woodland within a river valley formed by the action of the River Tweed to the North and the Glenkinnon Burn to the East. It slopes West to East between 0.5m and 10m below the level of Craigmyle Park to the South, an access road serving a development of some 27 private houses located on land previously occupied by the buildings of Peel Hospital during the second half of the 20th C.

This land is currently covered by mature woodland made up of a range of deciduous and coniferous species in the order of 100+ years old and many ranging in height up to around 30 metres tall. An assessment of the condition of the existing woodland and proposals for its long term management are included with this application.



IMAGES OF THE SITE AS EXISTING:

From the Craigmyle Park road looking North & From within the site looking West to the existing building.

3.0 THE PROPOSAL

3.1 Design Approach

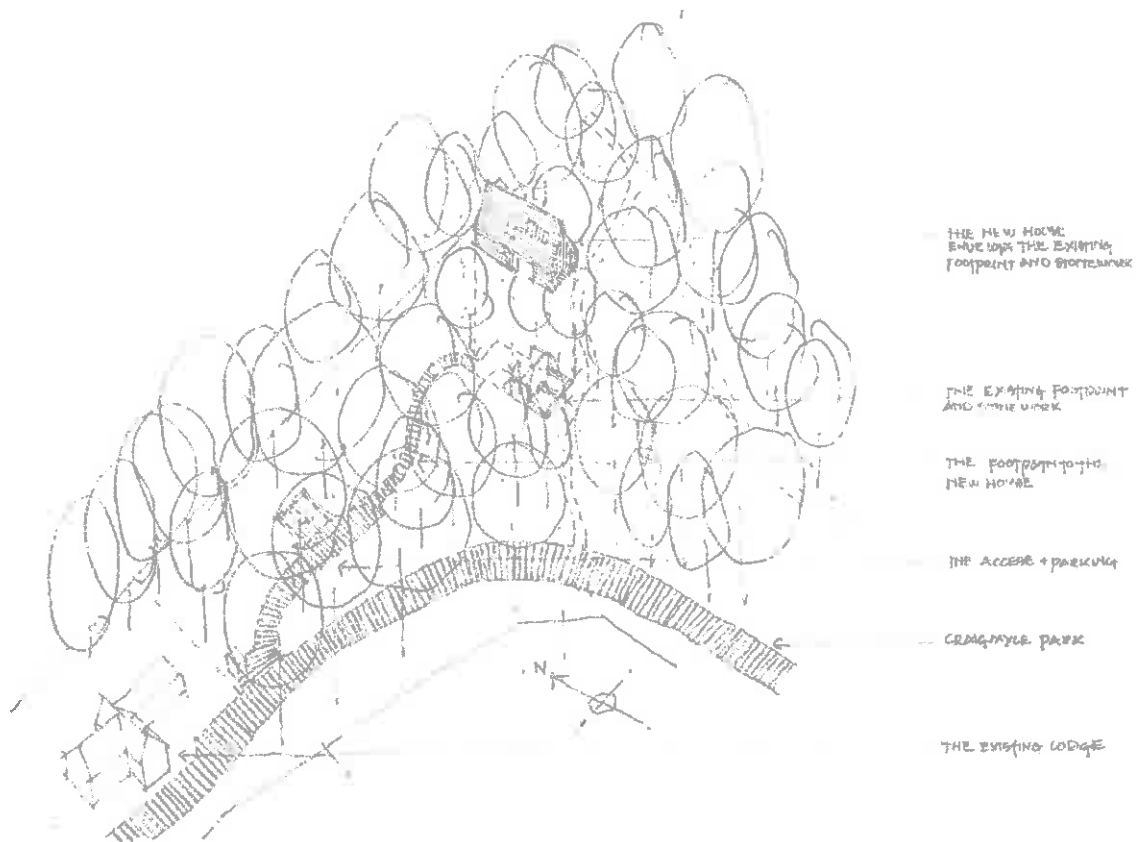
The proposal is based on the premise that the house will have a minimal impact on the existing landscape, it will tread as lightly as possible on the land, respecting the sensitivity, history and amenity of the entire site.

The house will complement rather than stand out from its surroundings. In every aspect of its external and internal design the house will respond to the woodland context.

The initial move is the placement of the new house within the context by building upon the footprint of the historic inhabitation of the landscape by man and animals in the form of the existing, dilapidated, stone building.

The new house has been designed to fit among the existing trees as far as possible and the tapering roof shape of the house has been chosen to fit within the existing tree canopy.

The placement of windows in the envelope of the house seeks to maximise their access to sunlight and to provide physical and visual connections the immediate surrounding trees and the wider site.



DESIGN CONCEPT DIAGRAM

The use of screw-pile foundations has been chosen to enable the house to sit within the constraints of the close proximity of trees and hand digging will be used in every instance where breaking ground is required during construction. Despite Tree Forces recommendation for self seeded trees to be removed around the new adapted property, the intention with this design solution is that the trees will be kept. Only the trees within the footprint will be removed.

There will be no landscaping or conversion of the wood to garden ground. The existing natural state will be preserved entirely. Bio-diversity on the site with existing trees, planting and habitats will be maintained.

The site and as a result of this, the existing topography on the site and its placement away from the edges of the site it sits confidently within its context with no detrimental impact on the surrounding environment or visual amenities, as perceived from the roads and the other residential properties of the area.

3.2 Access

The principal access to the site for both vehicles and pedestrians will be taken from Craigmyle Park, the road serving the existing housing. An area of ground reinforcement grid would be formed at the western end of the application site and adjacent to the existing Peel Lodge to allow for 2 car parking spaces, a turning area and refuse storage, all remote from the new house. From this turning area an informal pedestrian footpath formed with a ground reinforcement grid will lead to the entrance of the new house.

3.3 Materials

The material palette is also reflective of the historic vernacular of buildings in the surrounding context with steep pitched roof in dark grey slate along with timber board cladding and reclaimed natural stone for the external walls. The windows and doors shall be timber framed in a pale grey finish. Together these create a contemporary vernacular appearance, simple and robust in character and sympathetic to the mature woodland setting.



MATERIAL PALLETTE: Slate and Timber: HGA Cottages, Vermont USA – Existing Stone and Woodland

3.4 Sustainability

Stone from the existing structure will be reused in the new build.

Natural lighting and ventilation will be maximised using large glazed openings and openable windows.

Locally sourced timber will be used throughout as far as possible with the recently felled oak from the wood being used in construction.

Consideration will be given, wherever possible, to raising thermal insulation standards beyond the current statutory requirements. Particular consideration will be given to the glazing system performance.

Renewable energy sources will be used as far as possible – wood burning heating, possible micro-hydro. Rainwater will be collected and reused for irrigation and flushing toilets.

Any ground vegetation (ferns, grasses etc) under threat during construction/access will be lifted and replanted.

Living in the new house will enable the owner of the woodland to manage the wood in a positive, sustainable manner as detailed in the Woodland Management Plan.

The current responsible recreational use of the wood by the public will be respected and will not be discouraged in any way

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission

Reference : 17/01008/FUL

To : Mr Adam Elder per Camerons Ltd 1 Wilderhaugh Galashiels Scottish Borders TD1 1QJ

With reference to your application validated on **14th July 2017** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of replacement dwelling house

at : Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords Scottish Borders

The Scottish Borders Council hereby **refuse** planning permission for the **reason(s)** stated on the attached **schedule**.

**Dated 29th September 2017
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed



.....
Depute Chief Planning Officer

APPLICATION REFERENCE : 17/01008/FUL**Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
9303.0.01	Location Plan	Refused
9303.1.01	Site Plan	Refused
9303.1.04	Elevations	Refused
9303.1.03	Sections	Refused
9303.1.02	Site Plan	Refused
9303.1.05	Sections	Refused
9303.1.06	Sections	Refused

REASON FOR REFUSAL

- 1 The proposed development is contrary to policy EP13 (Trees, Woodland and Hedgerows) of the Scottish Borders Local Development Plan (2016), and contrary to adopted supplementary guidance on Trees and Development in that the development will result in significant removal of trees subject to Tree Preservation Order which provide a positive landscape contribution. Furthermore, the proposed development would lead to increased pressure to remove further trees in the future.
- 2 The proposed development is contrary to policy HD2 of the Scottish Borders Local Development Plan (2016), in that the proposed development would not sympathetically relate to the existing building group in terms of siting, scale, form or design. The existence of a building on site is inadequate justification for the proposed development

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose TD6 0SA.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997



www.carpenteroakandwoodland.co.uk

Carpenter Oak & Woodland
The Framing Yard
Loch of Lintrathen
Kirriemuir DD8 5JA

28th August 2017

Reference: proposed dwelling at Peel Wood

Carpenter Oak & Woodland were founded in 1987 with the purpose of conserving the historic timber framed buildings in the UK, learning about the ancient craft that formed them and promoting the use of green timber as a sustainable modern construction material. We have worked on some of the most prestigious and sensitive conservation projects over the last 30 years: the fire damaged roof at Windsor Castle, and the replacement roof at the Great Hall of Stirling Castle. Our experience in conserving informs our ethos and methodology in all aspects of our work.

We are accustomed to and expert at working in sensitive environments, none more so than the work our team undertook at Shackelton and Scott's huts in Antarctica. Working alongside conservationists, archaeologists and ecologists as part of a team is a field we have unrivalled experience in, within our industry. On home soil, our work is carried out in full respect of the relevant British Standards – in this specific case, BS5837.

In recent years, our Scottish team have undertaken work at Inverewe Gardens, Wester Ross, erecting an outdoor shelter nestled amongst ancient woodland with the use of a gin-pole. Limited and sensitive access are challenges we tackle on a weekly basis – our team transferred 80T of green oak to the 4th floor of the Brixton Department Store in 2016, without use of a tower or conventional crane. We relish these challenges.

Our company has a deep rooted appreciation for the natural materials which allow us to create our award winning buildings. We have a re-planting scheme, whereby for every tree harvested for our frames we replant 10. Our timber only comes from sustainable plantations. We use trees in their natural form, typified in the design of the proposed dwelling at Peel Wood - a cruck frame; formed with curved timber, following the natural growth of the tree - timber rejected by all but a few in the construction industry.



www.carpenteroakandwoodland.co.uk

Our team have erected frames with virtually every means possible; hand-erect; gin-pole; ropes and pulleys; manual lifting devices (Genie lifts, Roustabouts); telehandler; spider cranes; cranes; dual cranes; helicopters. We're constantly adaptable to the surroundings in which our frames are built, with safety paramount.

We commend all aspects of this project – the sensitive design, the use of timber in its natural form, and the intentions of the patron to nurture and respect the long term future of this woodland. Carpenter Oak & Woodland are well placed to bring this project to fruition, alongside Adam Elder, with the sensitivity it demands.

Yours faithfully,



Fergus Stuart
Sales Designer
Carpenter Oak & Woodland

Stone's Wildlife Management
Unit 6 Southpark Industrial estate, Peebles EH45 9JL
Tel 01721 726462 Fax 01721 723075 Mobile 07836 606 316

Walk over (PRA) survey
At



Peel Wood
Peel
Clovenfords
Scottish Borders

July 2017

Contents

- 1 Aim of Survey**
- 2 Surveyors experience**
- 3 Legal position regarding protected species**

- 4 Survey and Site Assessment Methods**
 - 4.1 Habitat description and background**
 - 4.2 Survey: daylight**
 - 4.3 results**
- 5 Conclusions**
- 6 Recommendations**

1 Aim of Survey

Stone's Wildlife Management was commissioned by Mr A Elder owner of this woodland to undertake a walk over survey of the area of woodland on the map attached building for any signs of bats and breeding birds

2 Surveyors experience

Dougie McKenna is one of the founder members of Borders Bat Group. In 2001, he was appointed as a bat worker for Scottish Natural Heritage (2000) for Forth & Borders area carrying out house visits to advise people with bat concerns and he still carries this out to date.

In 2004 Stones Wildlife Management was established. This focuses on schedule 1 species, including bat surveys and mitigation. In this capacity SWM has worked for;

Dumfries & Galloway Council
Scottish Borders Council
Western Isles Council
Angus Council
Borders Railway
Scottish Natural Heritage
lkm Consulting
Emtec Ecology

And various architects, housing associations, ecologists and builders. SWM carries out work throughout Scotland and Northern England.

3 Legal position regarding protected species

As you may be aware, all bats and their roosts are protected by the Wildlife and Countryside Act 1981 and by the Conservation (Natural amended) Regulations 1994.

http://www.bats.org.uk/publications_download.php/226/

http://www.bats.org.uk/publications_download.php/327/

<http://www.snh.gov.uk/about-scotlands-nature/wildlife-and-you/bats/bats-and-teh-law/>

<http://www.snh.org.uk/publications/on-line/wildlife/badgersanddevelopment/law.asp>

<http://www.snh.org.uk/publications/on-line/wildlife/otters/law.asp>

<http://www.snh.org.uk/publications/on-line/NaturallyScottish/redsquirrels/Page10.htm>

4 Survey and Site Assessment Methods

We walked over the site looking for signs of any protected species using ladders, binoculars and endoscope. However, at all times we would recommend that all people working on the site, and especially the site foreman, is made aware of the accepted standard procedure of working with bats. See *Bats in Buildings leaflet (3NB) 250311* which is available from [ww.bats.org.uk](http://www.bats.org.uk)

4.1 Habitat description and background

4.2 Survey methodology: daytime survey

The initial survey was carried out on the 04/07/17. This was a daylight survey covering the building and the woodland within 100m. Consideration was given to the features such as door lintels and window frames and cracks in stone work which could provide a suitable roosting habitat for bats. A visual survey of the floor, walls and windows was undertaken for dead bats, their droppings or any other markings associated with them.

Areas checked were wall heads, lintels, attic and walls. We found only very shallow cracks or missed pointing which is not suitable for bats using in the winter months and not suitable for breeding roosts, we also checked all trees.

4.3 Survey results

The survey found no bats or signs of bats or any signs of historic use. We did not find any active bird nests.

Breeding birds

We found old signs of a starling using an old woodpecker hole this season but the nest has fledged

5 Conclusions and limitations of the survey

The survey was carried out during the high months when bat activity is at its most and no historic signs of bats were recorded on this visit. We did carry out a complete check of the building and we did not find any fresh or historic signs of bat use. Due to the condition of the building and the suitability of the trees in the woodland I see no reason to carry out any other surveys

This building has an extremely low possibility of bat usage

6 Recommendations

I would recommend that the remains of the building are taken down by hand if possible to stop as much disturbance to the surrounding area. However, at all times we would recommend that all people working on the site, and especially the site foreman, are made aware of the accepted standard procedure of working with bats. See *Bats in Buildings leaflet (3NB) 250311* which is available from www.bats.org.uk

If a roosting bat was to be found during the demolition all work should stop until Scottish Natural Heritage or the relevant bat expert has discussed how it should go forward.

But on the whole, I see no problem with this project going ahead now

Yours

Douglas McKenna
07836606316
01721726462
info@stoneswildlifemanagement.co.uk



Dead tree with disused wood pecker hole

10 Appendix 2 Legal protection and licensing details

Appendix A

Legal protection and licensing

All species of bat and their roosts are afforded full protection in Scotland by the Conservation (Natural Habitats) Regulations 1994 (as amended). This means that it is an offence to:

- Deliberately or recklessly kill, injure or capture a bat
- Deliberately or recklessly disturb or harass a bat
- Damage or destroy a bat roost
- Deliberately or recklessly obstruct access to a bat roost or otherwise deny a bat this use of its roost.

- Possess or transport a bat or any part of a bat

A bat roost is any structure or place which a bat or group of bats use for shelter or protection. As bats tend to re-use the same roosts, the roost is protected whether or not the bats are present at the time.

There are several specific offences of deliberate or reckless disturbance. These are:

- Disturbing a bat in its roost
- Disturbing a bat whilst it is breeding
- Disturbing a bat in a manner that is, or is in circumstances which are, likely to significantly affect the local distribution or abundance of its species, or
- Disturbing a bat in a manner that is, or in circumstances which are, likely to impair its ability to survive, breed or reproduce, or rear or otherwise care for its young

The legislation requires protective measures to be taken in a situation where a "breeding site or resting place" of a European protected species is likely to be disturbed or destroyed.

(The actual wording on the Amended Regulations (2007) is that it is an offence

"...to disturb such an animal while it is occupying a structure or a place which it uses for shelter or protection."

or

...to obstruct access to a breeding site or a resting place of such an animal or otherwise deny the animal use of the breeding site or resting place.")

If bats, or evidence of bat roosting is found in a property, then disturbance is legal provided that a licence is obtained before any work starts. Such a licence should be obtained from the

Species Licensing Team
Landscape and Habitats Division
Scottish Natural Heritage
Great Glen House
Leachkin Rd
Inverness
IV3 8NW

Any application for a licence under Section 44 of the 1994 Regulations must satisfy three tests, which simplified are:

- 1 The reason why the works are necessary must be clearly stated.
- 2 That there is no other satisfactory solution both in terms of why the work needs to be carried out and that there is no option other than to disturb etc. the animals.
- 3 Reasons why the proposed work would not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status at their natural range. A mitigation programme should be developed in consultation with a recognised expert for the species concerned

and SNH prior to making the application and the methodology of this clearly stated. This is important information which is considered as part of the application.

The Species Licensing Team recommends that the application be submitted at least 6 – 8 weeks before the required start date to ensure that it is processed in the required timescale.

A licence would be applied for in the name of the owner or development company representative. However, details of the licence application, and in particular the supporting mitigation, should be interpreted by an ecologist.

Woodland Management Plan – non SSSI area

Peel Wood
TD1 3LH

Owner: Adam Elder (Purchased Jan 2017)

Location: 1.5 miles south-west of Clovenfords, part of the former Peel Estate

Access: By foot from Craigmyle Park or minor road

Woodland Description

Approximately 6 acres, two-thirds of the wood is SSSI with the remainder covered by TPO SBC 20 (Peel House and Grounds) – designated 2000.

The woodland is believed to be ancient with evidence of continuity of woodland cover on the site supported by old maps and documents back to the fifteenth century and mainly consists of a mix of ash, elm and oak, sycamore, beech plus exotic trees (including Norway spruce, Weymouth Pine, Turkey oak, lime and occasional exotic conifer along with box, rhododendron and Salmon berry) planted as part of Peel House policies.

Past Management

There is little evidence of any woodland management being carried out in the last 100 years. The current owner has removed (after consultation with SBC Tree Officer) 4 Turkey oaks (February 2017) which were deemed potentially dangerous due to decay and proximity to Craigmyle Park houses. Overhanging deadwood was also removed.

Future Objectives

- Preserve the natural character of the wood, maintain and enhance the structural diversity including retaining old trees and dead wood on wood floor. (ongoing)
- Monitor and maintain tree health as necessary with advice from Arborist.
- Monitor levels of invasive Rhododendron ponticum and reduce if necessary (annually)
- Monitor branches overhanging paths and roads - remedy if necessary (ongoing)
- Replant felled Turkey oaks and thinned sycamores with native species (Sessile or Pendunculate Oak, Wych Elm, Hazel, Wild Cherry). (ongoing)
- Consult with SNH regarding SSSI preservation and maintenance (by end 2017)
- Monitor grey squirrel, rabbit and deer numbers if tree damage becomes persistent to allow regeneration and planted trees to grow. (ongoing)

Adam Elder – May 2017



1 Widerhaugh
Galashiels
TD1 1QJ
Tel 01896 753077
Fax 01896 756046 email
gale@camerons.ltd.uk
www.camerons.ltd.uk

camerons

client: Mr Adam Elder

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Galashiels

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