

**Subject:** CEPC Balustrades

**From:** Richard Loftus [REDACTED]

**Date:** 25/07/2022, 11:45

**To:** Nicholas Packard [REDACTED]

**BCC:** [REDACTED]

Sent  
Appx-Ax 25

Dear Nick

The provisional report by Andy Maskell was extremely useful.

Attached please find two copies of his drawing.

On the first one, I show a yellow shading at approximately 2.5m from the garden side of the balustrade.

On the second drawing, I show a blue shading approximately 4m from the balustrade.

As you can see from the drawing prepared by our consultant, the reinforced concrete pile cap is itself approximately 1.5m from the balustrade, so I believe it is self evident that extensive disturbance will occur within 2.5m of the boundary wall.

As you will see, I have marked in red the trees that are likely to be lost on each of the plans.

Moreover, creating the reinforced concrete pile cap will involve some fairly deep excavation - ranging from say a minimum of 1m to 3m where the garden level is higher. Clearly, the excavations cannot be done by hand, so allowance must be made for the movement of the JCB excavators and the piling rigs.

Whilst we don't have a plan showing the piling frequency, I assume that piles will be required at least every 2m.

Given the fact that the vast majority of the tree roots are around <sup>1.0m</sup> 2.0m from the surface, then assuming that all the roots within a 60° section facing the balustrade are destroyed, I would suggest that the drawing with the blue shading is more likely to show the trees that will be lost immediately or will suffer significantly from the works.

I note the proposal that some sections of the foundations may not be piled in order to limit damage to the trees. If this is in fact our proposal, then it only emphasises my contention that the CEPC must give a warranty of at least 20 years for their foundation works and take 100% responsibility for any works required to the new balustrade if the foundations are inadequate.

Another point that needs considering - if a significant number of mature trees are to be lost as a result of the CEPC's foundation works, then clearly the CEPC should take full responsibility for all the garden works. Where new trees are to be planted they should not simply be saplings. These might be cheap, but it will take 15 years or more before the garden remotely resembles its present appearance.

Lots to discuss on Thursday.

Warm regards

Richard

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Richard Loftus

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Indicative piling arrangement.

Note depth of excavation for concrete pile cap varies



