

# **Arboricultural Report**

**Boscastle House, Boscastle, North Cornwall.**

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# Arboricultural Report – Boscastle House, Boscastle, North Cornwall.

## 1.0 Instructions

- 1.1 I have been instructed by Mr Chapman, to carry out a tree inspection and of all significant trees and shrubs at the above location, with reference to a proposed new development at the site.
- 1.2 This report:
  - a) covers the condition and safety of the trees
  - b) makes recommendations for the immediate and future management of the trees to be safely retained, based on my experience as an arboriculturalist
  - c) categorises trees in order of retention, according to BS 5837: 2012 'Trees in relation to design, demolition and construction – Recommendations'
  - d) provides specification for tree protection.
- 1.3 I confirm I hold a BSc degree and hold the Technician's Certificate in Arboriculture (Arboricultural Association). I also have twenty years experience of working in the industry.

## 2.0 Report Limitations

- 2.1 The inspection and survey was carried out using Visual Tree Assessment (VTA) methodology (Mattheck & Breloer, 1994), from the ground, with the aid of a sounding mallet and binoculars. Should more detailed inspection of a tree be required this will be highlighted in the report.
- 2.2 Trees are living organisms whose health and condition can change rapidly. The health and condition of a tree should be checked on a regular basis, preferably at least once a year. The findings of this survey are only valid for one year from the date of the survey. This period of validity may reduce in the case of any change in conditions to or in proximity to the tree, or after any significant climatic event.
- 2.3 The survey is primarily concerned with the condition of the existing trees. Any discussion of soil characteristics is only presented where this may have direct effect on tree or root growth. This report does not seek to address the specific area of subsidence risk.
- 2.4 The limit of Wildwood Trees indemnity over any matter arising out of this report extends only to the instructing client, namely Mr Chapman. Wildwood Trees cannot be held responsible for any third party claim that arises following or out of this report.

### **3.0 Introduction**

- 3.1 I carried out the tree survey on the 7<sup>th</sup> October 2015. The weather was clear but cool.
- 3.2 Boscastle House is located in the centre of Boscastle, in North Cornwall. The land intended for development is part of the gardens and car park of the hotel. It is currently two level areas, linked by a steep section of walling. There are mature trees and shrubs on the northern, eastern and southern boundaries of the plot. Access to the site is from the existing hotel car park, off Doctors Hill
- 3.3 The site is in a Conservation Area, so permission will be needed from Cornwall Council, before any tree work is carried out. There are, however, no Tree Preservation Orders (TPO), on the individual trees on the site.

### **4.0 Soils**

- 4.1 Note: Soils have not been excavated, nor have any samples been taken or analysed. The following comments are based on a desk study and basic observations on site.

The soils underlying the site are designated as freely draining, slightly acid, loamy soils on the NSRI 'Soilscapes' soil dataset. This indicates they are of generally low fertility, supporting habitats of neutral and acid pastures and deciduous woodland, with gorse and bracken in upland areas. Land cover is mainly arable farming and grassland.

### **5.0 Appraisal of principle trees**

- 5.1 The site for the house is the former croquette lawn of the hotel adjacent. On the eastern boundary are several mature and semi-mature sycamores (T5, T6, T7 and T8, Group G3 and a large ash in the north eastern corner, T4). These are significant, large trees that contribute to the screening of the hotel and site and to the amenity of the whole area and should be retained where possible. Sycamore (T8) has been pollarded in the past and so its removal if needed would not be a significant loss of amenity to the area.
- 5.2 The sycamore group (G1) have also been pollarded in the past and are now low growing regenerating stumps of poor form and are recommended for removal if they are a constraint on development.
- 5.3 The large shrub group (G2), around the existing parking area, whilst having some screening and amenity value for the hotel are again not seen as a constraint on the development. New shrub planting areas can be constructed to mitigate any loss to the site.
- 5.4 The trees on the southern boundary are a mix of younger sycamores (T13), a semi-mature elm and a large sycamore stump (T11). Whilst contributing some screen value to the site none are considered significant enough to affect the proposed development. Removal of the regenerating stump (T11) is recommended.
- 5.5 Attached is the Tree Constraints Plan showing the location of the principle trees on the site, with retention category colour coding and Root Protection Areas (RPA)

plotted as radiuses given in the schedule in the Appendix. Also attached is the Tree protection Plan, Showing the exact location of the protective fencing.

I have also attached a schedule, which presents the following information:

- Tree number as shown on plan
- T= tree, G= Group, H= Hedge, W= Woodland
- Tree species (common name in brackets)
- Height in metres
- Crown spreads, N, E, S, W (in metres)
- Stem diameter at 1.5m height (in millimetres)
- Height to lowest branch (Crown clearance) in metres
- Age class (see key)
- Root Protection Area, given as radius of circle (in metres) (as calculated in section 4.6 of BS5837:2012)
- Physiological condition (see key)
- Structural condition
- Preliminary management recommendations, including further investigation
- Estimated remaining contribution in years (see key)
- Retention category grading (see key)

## **6.0 Arboricultural Impact Assessment**

- 6.1 The trees growing to the north of the proposed property should be unaffected by the development. The coppiced sycamores (group G1) will need to be removed, but they are currently low growing, regenerating stems and their loss will have little effect on the amenity of the area.
- 6.2 To the south-east and south of the current lawn is an metre high (approximately) retaining wall, that will be between the proposed house and the trees opposite on the eastern bank (T6,T7 and T8). The wall would be expected to be an effective barrier to root growth onto the lawn, for the trees T6, T7 and T8. Therefore construction activity in this section should not affect these three trees.
- 6.3 The proposed new driveway and parking area will has some impact on the trees and vegetation in the southern half of the site. The construction of the new entrance onto Doctors Hill will require the removal of the large stump (T11) – recommended anyway due to poor form and trees (T12) and (T13) (see section 5.4). It is also recommended to remove the Norway spruce (T10) – poor vitality and the Lawson’s cypress (T9) – poor form. The new car parking area will impact on the coppiced sycamore (T8). The most pragmatic approach would be to fell and remove this tree and replant the section with a more appropriate tree for the location e.g. whitebeam or rowan. The shrubs and small trees of group (G2) will need to be removed in the proposals, but this is not seen as a significant constraint on any development.

## **7.0 Tree Protection**

- 7.1 BS5837: 2012 ‘Trees in relation to design, demolition and construction – Recommendations’ requires that all retained trees should be protected by the establishment of protection zones marked by the erection of protective fencing and or ground protection at given distances: within which no development or construction activity should take place. All tree work should be completed and protection fences

erected before any construction or ground work operations take place. The fences should remain in places until which time all development is completed.

- 7.2 The specification for fences, suggested in BS5837:2012, is a scaffold framework of vertical and horizontal tubes, well braced to resist impacts, with the vertical tubes spaced at a maximum interval of 3m. Onto this, weld mesh panels should be securely fixed with wire or scaffold clamps. All weather notices should be fixed to the barrier saying 'Construction exclusion zone – keep out'. (For diagram of fence see Appendix).

The area within these barriers should remain sacrosanct at all times. No development should take place, no materials stored, fires lit, soil levels altered or any other activity that may compromise the health of the retained trees and their root systems carried out.

- 7.3 Protective fencing should be erected to enclose all the RPAs of the retained trees, as indicated on the enclosed Tree Protection Plan and at the distances marked in Appendix 1.

## **8.0 Work details**

- 8.1 Recommendations for tree work should be carried out exactly as described in the schedule.

- 8.2 All tree works should be carried out to BS3998; 2010 'Recommendations for tree work'.

This survey is for the sole use of the above named client and refers only to those trees identified within; use by any other person(s) in attempting to apply its contents for any other purpose renders the report invalid for that purpose.

**Oliver Russell BSc Tech ArborA**  
Wildwood Trees



Fig 1: the trees on the eastern croquette lawn, ash (T4) and sycamores (T5 and T6)



Fig 2; View north down the lawn with the Holm oak (T1) to the left



Fig 3 The southern boundary, where the proposed new entrance is to be constructed, Elm (T12) central and the sycamore stump (T11) to the right

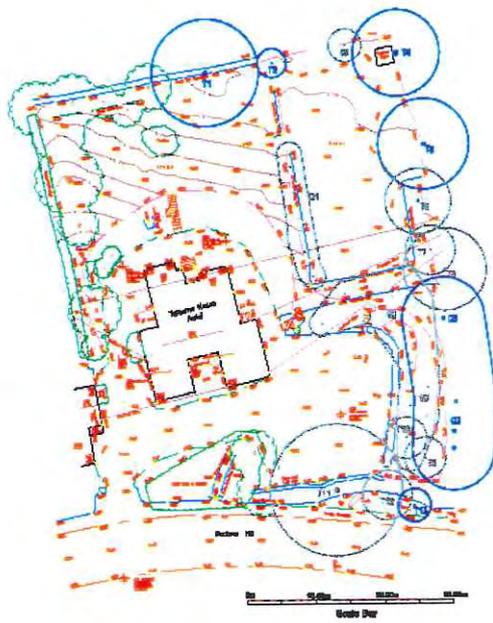


Fig 4: General view of group (G3), by the existing car park

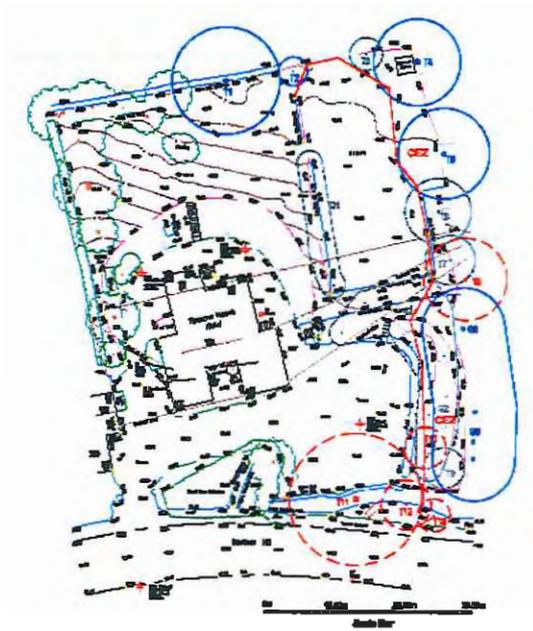
BS5837 Survey Sheet 1

| Tree Number | Species<br>(MS=Multi-stemmed)                              | Height (m) | Stem Dia. (mm) | Branch Spread (m)<br>N E S W | Ht Crown Clear (m) | Age Cla | RPA Radius (m) | Physiological Condition                                      | Structural Condition   | Management Recommendations       | Est. Remain Yrs | Cat Grade |
|-------------|--|------------|----------------|------------------------------|--------------------|---------|----------------|--|--|----------------------------------|-----------------|-----------|
| T1          | Holm Oak<br>( <i>Quercus ilex</i> )                        | 11         | 660            | 3-5-9-3                      | 3                  | M       | 7.8            | Ganoderma fungal bracket at base – currently not significant | Asymmetrical crown –due to prevailing wind? Some deadwood in crown | None - growing out of hedge bank | 20+             | B1,2      |
| T2          | Sycamore MS<br>( <i>Acer pseudoplatanus</i> )              | 8          | 180            | 2-2-2-2                      | 1                  | Y       | 2.1            | Good   | Good   | None                             | 40+             | B1,2      |
| T3          | Leyland cypress<br>(X <i>Cupressocyparis leylandii</i> )   | 8          | 200            | 2-2-2-2                      | 5                  | SM      | 2.4            | Good   | Poor form<br>Heavily crown raised                                  | Off site                         | 40+             | C1,2      |
| T4          | Ash<br>( <i>Fraxinus excelsior</i> )                       | 13         | 800 (est)      | 4-4-4-4                      | 5                  | M       | 6.3            | Good   | Asymmetrical crown –due to prevailing wind? Ivy on main stem       | Remove ivy                       | 40+             | B1,2      |
| T5          | Sycamore MS<br>( <i>Acer pseudoplatanus</i> )              | 12         | 550            | 5-8-5-5                      | 4                  | M       | 6.6            | Good   | Coppiced in the past? Broken limb at base. Heavy ivy growth        | Remove ivy                       | 40+             | B1,2      |
| T6          | Sycamore MS<br>( <i>Acer pseudoplatanus</i> )              | 12         | 390            | 3-3-3-3                      | 5                  | M       | 4.8            | Good   | Heavy ivy growth<br>Tall drawn form                                | Remove ivy                       | 40+             | C1,2      |
| T7          | Sycamore MS<br>( <i>Acer pseudoplatanus</i> )              | 10         | 300            | 2-3-3-3                      | 3                  | SM      | 3.6            | Good   | Heavy ivy growth<br>Tall drawn form                                | Remove ivy from main stems       | 40+             | C1,2      |
| T8          | Sycamore MS<br>( <i>Acer pseudoplatanus</i> )              | 6          | 500            | 3-3-3-3                      | 3                  | M       | 6              | Good   | Pollarded in past management<br>Ivy on main stems                  | Remove ivy                       | 40+             | C1,2      |
| T9          | Lawson's cypress<br>( <i>Chamaecyparis lawsoniana</i> ) MS | 8          | 250            | 3-3-3-3                      | 1                  | SM      | 3              | Good   | Minor deadwood   | -                                | 20+             | C1,2      |

| Tree Number | Species<br>(MS=Multi-stemmed)                              | Height (m) | Stem Dia. (mm) | Branch Spread (m) N E S W | Ht Crown Clear (m) | Age Cla | RPA Radius (m) | Physiological Condition                            | Structural Condition                     | Management Recommendations | Est. Remain Yrs | Cat Grade |
|-------------|--|------------|----------------|---------------------------|--------------------|---------|----------------|--|--|----------------------------|-----------------|-----------|
| T10         | Norway spruce (Picea abies)                                | 10         | 250            | 2-2-2-2                   | 2                  | SM      | 3              | Low vitality<br>Minor deadwood                     | Good                                     | -                          | 20+             | C1,2      |
| T11         | Sycamore MS (Acer pseudoplatanus)                          | 3          | 800            | 2-2-2-2                   | 1                  | M       | 9.6            | Good   | Felled/coppiced tree                     | Lost in proposals          | 40+             | C1,2      |
| T12         | Elm MS (Ulmus sp)  | 10         | 300            | 2-2-2-2                   | 2                  | SM      | 3.6            | Good<br>Will probably succumb to Dutch Elm Disease | Good                                     | Lost in proposals          | <10             | C1,2      |
| T13         | Sycamore (Acer pseudoplatanus)                             | 8          | 200            | 3-3-3-3                   | 3                  | Y       | 2.4            | Good   | Good                                     | Lost in proposals          | 40+             | B1,2      |
| G1          | Sycamore MS (Acer pseudoplatanus)                          | 4 (av)     | <150 (av)      | 1-1-1-1 (av)              | 2 (av)             | M       | 1.8            | Good   | Coppiced tree regrowth                   | Lost in proposals          | 20+             | C1,2      |
| G2          | Sycamore, Pittosporum, Holly, Camellia, Griselinia, Bamboo | 5 (av)     | <150 (av)      | 2-2-2-2 (av)              | 1 (av)             | M       | 1.8            | Good   | Unmanaged, scrubby shrub bed and coppice | Lost in proposals          | 20+             | C1,2      |
| G3          | Sycamore, Elm MS   | 10 (av)    | 500 (av)       | 4-4-4-4 (av)              | 5 (av)             | M       | 7.2            | Good   | Heavy ivy growth                         | Remove ivy                 | 40+             | B1,2      |



|                     |                          |
|---------------------|--------------------------|
| <b>Plan</b>         |                          |
| Tobacco House Field |                          |
| Green line          | Boundary of the property |
| Blue line           | Boundary of the field    |
| Red line            | Boundary of the road     |
| Blue circle         | Structure                |
| <b>Scale</b>        |                          |
| 0m                  | 100m                     |
| North Arrow         |                          |
| Date: 2014/10/10    |                          |
| Scale: 1:1000       |                          |
| Drawing No: 101/10  |                          |
| Scale: 1:1000       |                          |
| Date: 2014/10/10    |                          |
| Scale: 1:1000       |                          |



|                            |   |
|----------------------------|---|
| <b>Legende</b>             |   |
| —                          | — |
| ○                          | ○ |
| ○                          | ○ |
| <b>Technische gegevens</b> |   |
| Titel                      | — |
| Opsteller                  | — |
| Datum                      | — |
| Scale                      | — |
| Projectnummer              | — |
| <b>Uitgever</b>            |   |
| —                          |   |
| —                          |   |
| —                          |   |
| —                          |   |



## APPENDIX

### Keys

#### Age Class

NP – Newly planted

Y – Young - in its first third of life expectancy

SM – Semi-mature - in its second third of life expectancy

M – Mature - in its last third of life expectancy

OM – Over mature - at the end of its life expectancy (often showing signs of decline)

V – Veteran - showing signs of veteranisation

#### Condition

Good - healthy and safe condition

Fair - poor shape and form. May require remedial works

Poor - Health and Safety compromised

#### Estimated remaining contribution

In years: less than 10

10+

20+

40+

#### Retention category

A – Trees of high quality with an estimated remaining life expectancy of at least 40 years and to be considered for retention (Marked on map in light green)

B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years and to be considered for retention (Marked on map in mid blue)

C – Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with stem diameter below 150mm and to be considered for retention (Marked on map in grey)

U – Trees that are unsuitable for retention (Marked on map in dark red)

