13 Culham Drive, Maidenhead

Proposed Construction of Conservatory

Arboricultural Impacts Assessment.

Compiled by: E. Butler (N.D. Arb.)

Future Tree

Future Tree, 14 Harcourt Drive, Earley, Reading, Berkshire. RG6 5TJ

Tel: 0118 967 6950 Mob: 07970 495813 E-Mail: eddiembutler@yahoo.co.uk

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Arboricultural Impacts Assessment.

Planning App no.	TBD	
Instruction.	Homeowner. Mr Mark Simmonds	
	Address: E-mail: Tel:	13 Culham Drive, Maidenhead, SL6 7PW Mea.simmonds@btinternet.com
Other Principles Associated with the Site.	Planning Case Officer: Email: Tel: Tree officer: Email: Tel:	TBC TBC
Document Date:	31st March 2021	

Issue

Version Number:	Date:	Details / Adjustment summary
Version 1	03.31.2021	• Comment on / assessment of Tree Survey (B.S 5837: 2012) to assess opportunity to locate a conservatory such that it does not come into unreasonable conflict with nearby Lime or Beech tree which are protected by a TPO.

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Relevant background information	Mr Simmonds has engaged Future Tree to the compile a Tree Survey Schedule relating to the above mentioned site conforming to B.S. 5837: 2012 'Trees in relation to Design, Demolition and Construction- Recommendations', and accompanying Tree Constraints Plan and Arboricultural Impacts Assessment. The reason is to address a request by R.B.W &M Planning Dept to investigate and establish the likely effect of the Proposal on the long-term wellbeing of the existing mature trees on the site, notably a Mature Beech tree to the West, and Mature Lime tree to the North. The purpose of the information contained in these documents is to inform comment on the current design as proposed and to inform any redesign should it be required in the light of the Tree Constraints once established. The Arboricultural Impact Assessment considers the information in the Tree Survey and Tree Constraints Plan, and any additional relevant information. These documents are intended to INFORM the design, and may not necessarily SUPPORT a Planning Application to the Local Planning Authority.
Site location / address.	13 Culham Drive, Maidenhead, Berkshire, SL6 7PW.
Design Proposal	A proposed construction of a Conservatory to the rear North West corner of the property. Design by Oakley Green Conservatories Ltd.
Arboricultural Site History.	There are two trees of significance on the Site which are the subject of TPO no.8 of 1976. T1 Beech; T2 Lime as listed in the Schedule of the TPO document. A topographical survey of the trees on site and in neighbouring properties has been undertaken by the Project Architects / Surveyors and has been supplied to Future Tree by Oakley Green Conservatories Ltd. The trees implicated by the project have been recognised as present and their centres accurately represented. The trees on site have been surveyed in accordance to B.S 5837 2012 'Trees in relation to design, demolition and construction – Recommendations'. This Survey was undertaken on the 9th Oct 2020. Details of tree Species, dimensions etc have been collated by Future Tree in the tree Survey according to 5837 Trees in Relation to construction 2012: 4.6. This information has been used to compile the Tree Constraints Plan (TCP) which shows, in particular, the anticipated extent of the root zones of these trees. The accurate proposed location of the Conservatory is also represented on the site plans.

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Accompanying Information	B.S. 5837:2012 Tree Survey Schedule. Tree Location Plan. Tree Constraints Plan. Tree Constraints Plan with proposed layout
Site Inspection / Survey dates.	9th October 2020.: Tree Survey.
Conditions for inspection.	Weather conditions were fair. Access to the trees was unimpeded.

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Scope/ Extent of investigation.	This report is only concerned with trees which might be of material consideration to the proposed development. This includes Tree Stock within the curtilage of the site, and where appropriate, trees outside the curtilage of the site on adjacent properties. All observations of trees were undertaken from ground level. No internal examination of trees was undertaken, nor has any excavation to determine root spread been carried out. Where stated, all dimensions are approximate unless otherwise indicated. Any disease suspected has been identified from visual assessment of symptoms and signs only. Access to view the trees from outside the curtilage of the site (on private property) is not assumed, unless agreed in advance. Surface and foul drain systems were not inspected. The location of other services was not investigated beyond that which was visible during the site visit or as supplied to the Author. Any comments on the condition of the Trees reviewed within the Survey are a reflection on the status of the trees on the date of the Site visit and should not be regarded as an expression of tree condition or safety for the future.

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Observation / Discussion.	**General:** It is prudent of any tree owner to maintain their trees in such a manner that reduces the risk of their causing harm or causing a nuisance. As trees are living organisms, all affected parties should be aware that their growth rates and influences are unpredictable. Tree owners should therefore exercise the care and duty of prudent landlords with regard to the effects and influences of their trees. It is wise to consider the effect a proposed new development may have on the trees which already exist on the site. It is also prudent to consider the likely effect existing trees may have on the subsequent use and function of a proposed development. It is the aim of an Arboricultural Impacts Assessment to consider a proposed development and observe the opportunities where trees and a new development (or process of delivery of a new development) may conflict. Solutions may subsequently be explored which may allow trees and a new development to co-exist in harmony for the foreseeable future. **Construction:** This project is not seeking to remove established trees to provide space for construction. However, foundations are proposed near or within the periphery of projected root zones of nearby mature trees Beech T2 and Lime T1 as listed in the Tree Survey Schedule. **Foundation / excavation:** In all it would be necessary to create suitable space for the construction of the Conservatory itself, the anticipated working space required for installation, and the provision of a small patio to the West and access path to the North- to make the project usable once completed. This would require the effective extension Westwards of the existing retaining wall to the North, with a return retaining wall to the West. The design indicates this would be achieved using railway sleepers, which seems reasonable for a low retaining wall. This would involve excavation to a depth of <400mm over an area of 14.95 sqm. Excavations of this nature are small enough for hand excavation to be feasible, notably along critical sections i.e. excavated faces closest to retained trees. **Road /Vehicle Access:** Access for construction activities associated with this project will utilise the existing parking area to the front of the house as a storage area for delivered materials etc. **Services:** • Above Ground. Standard guidance given to a design team is that for above ground services consideration should be given to the current space occupied by tree canopies and that future growth should be factored in. The telephone / data line currently runs overhead to the front of the property and this will be maintained. • Below Ground. Standard guidance given to a design team is that for any new below ground services, cables, pipes, ducts, inspection covers, soak away systems etc should be routed OUTSIDE of the Root Protection Areas of retained trees.

	The Author has been informed that below ground activities / excavations are as follows. • Water: It is understood that the water main runs from the front of the house. No new water service routes are anticipated with the construction of the Conservatory. • Gas: It is understood that the Gas main runs from the front of the house. No new Gas service routes are anticipated with the construction of the Conservatory. • Electric: It is understood that the electric main runs from the front of the house. No new electric service routes are anticipated with the construction of the Conservatory. • Surface water: It is understood that a pre-existing soak away exists for the current downpipes to the rear of the house, and this will be retained and utilised for this project. • Foul water: The construction of the Conservatory will not require a foul drain provision. In summary threats to the tree root systems are limited to the excavations required for the structure footings and a small patio area to the West. **Honey Dew:** Honeydew is a sticky deposition associated with several species of tree including Beech and particularly Lime. The sticky film or residue associated with Lime trees is in fact the liquid waste excreted by Lime Aphids as they feed on the contents of the leaves of the trees. The secretion by the Aphids is sticky as it contains a dilute sugar solution. Honeydew deposits increase in hot, dry weather when the aphids are most active and multiplying. The sugary waste falls and accumulates on surfaces under or in close proximity to the tree's canopy. Under warm conditions the honeydew frequently becomes colonised by sooty moulds which grow on the sugar-rich waste. The result is a black, sticky covering of surfaces underneath or in close near to the trees. A black film on parked cars, pavements, patios, seating areas and other surfaces can be unsightly and difficult to remove. The Canopy of Beech tree T2 is in reality too far from the proposed construction for this to be a serious issue or material consideration. However, it should be anticipated that Lime tree T1 will produce Honeydew in the Summer months which could affect glass of the roof of the proposed Conservatory. It would therefore be worth considering a non-transparent surface option for the roof, or at least be prepared for more frequent cleaning to keep glass surfaces clear. It was observed during the suite visit and noted in the Survey Schedule that Lime T1 is an established pollard, and although more recently this regime has not been applied, it is reasonable to anticipate that re-pollarding would be required in the foreseeable future. This periodic action of pollarding would also serve to limit the issue of Honeydew and thus significantly limit the impact this would have on the maintenance, use and function of the proposed Conservatory.

Conclusion.	<u>Space:</u> The design proposal does not require the removal of any trees. The design proposal above ground allows enough space to enable the retention of canopies of established trees on the site in the immediate future, although periodic re-pollarding of Lime T1 should be considered as part of an established and ongoing management regime. Beech T2 is already approaching a finite canopy spread for the Species and as such conflict between this tree and the proposed Conservatory is not anticipated. The proposed construction is sufficiently far from Beech tree T2 that the proposed excavations pose a negligible threat to the root system of this tree. The matter of potential conflict between Lime T1- specifically the likelihood of Honeydew- and the use and function of the proposed Conservatory are likely to be suitably addressed within the normal and reasonable program of periodic pollard management. The excavation required within the projected root zone of Lime T1 is effectively the extension of an already existing retaining wall to the rear (North) of the house. This would involve excavation to a depth of (<400mm) over an area of 14.95 sqm. The RPA of Lime T1 is calculated as 346sqm. Thus the proposal equates to a perceived ingress into the RPA of Lime T1 of 4.3%. It is felt by the author that such a nominal ingress would not cause sufficient damage to the root system as to represent a significant threat to the health or longevity of this tree. Even though the potential for damage to the tree root system is very small, the opportunity for damage can be further minimised if the excavation process is undertaken using hand tools at the critical areas and is conducted under the supervision of the projects retained Arboriculturalist. **The Author believes therefore that, with sensitive implementation, this project would not cause any long term harm to the nearby mature trees. Nor is there expected to be an unreasonable conflict between trees and the use and function of the proposed Conservatory. The proposal is therefore considered sustainable.**
Recommendation and guidance.	Safeguarding of Root Zones and Canopies of trees intended for retention within this proposal should be considered within an appropriate Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP). In particular this should detail the location of suitable protective fencing to be erected if required. The timing of the installation and removal of fencing in advance of demolition and/or construction activities should also be specified along with a schedule of periodic inspection. It should be an aim of the project to ensure that trees, in particular their root systems are adequately protected, and all trees are successfully retained. Guidance given to the design team has been that for above ground services such as cables and lighting, consideration should be given to the current space occupied by tree canopies and that future growth should be factored in. For below ground services, cables, pipes, ducts, inspection covers, soak away systems etc should be routed OUTSIDE of the Root Protection Areas of retained trees.

Other Considerations	**Tree Preservation Orders:** General: If the trees are covered by a Tree Preservation Order it will be necessary to consult the Local Authority before any works (other than certain exemptions) can be carried out. Where tree removal or pruning to is necessary to effect implementation of Full Planning consent is generally acknowledged that a the need to apply for Consent under the TPO is negated. Site Specific: Pruning of Lime tree T1 would not be considered necessary to implement the installation of this project. Periodic pruning or re-pollarding should be undertaken as a matter of good husbandry and would be in step with the established management regime. All and any proposed pruning works (to either Lime T1 or Beech T2) would be subject to the usual procedure of Application for Consent from the RBW&M Planning Dept. The trees on site are protected by Tree Preservation Order no.8 of 1976. The numbers assigned to the trees on the project Tree Survey do not necessarily correspond to the numbers of the trees on the TPO Schedule.

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Appendix.

Contents:

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Data Table Key

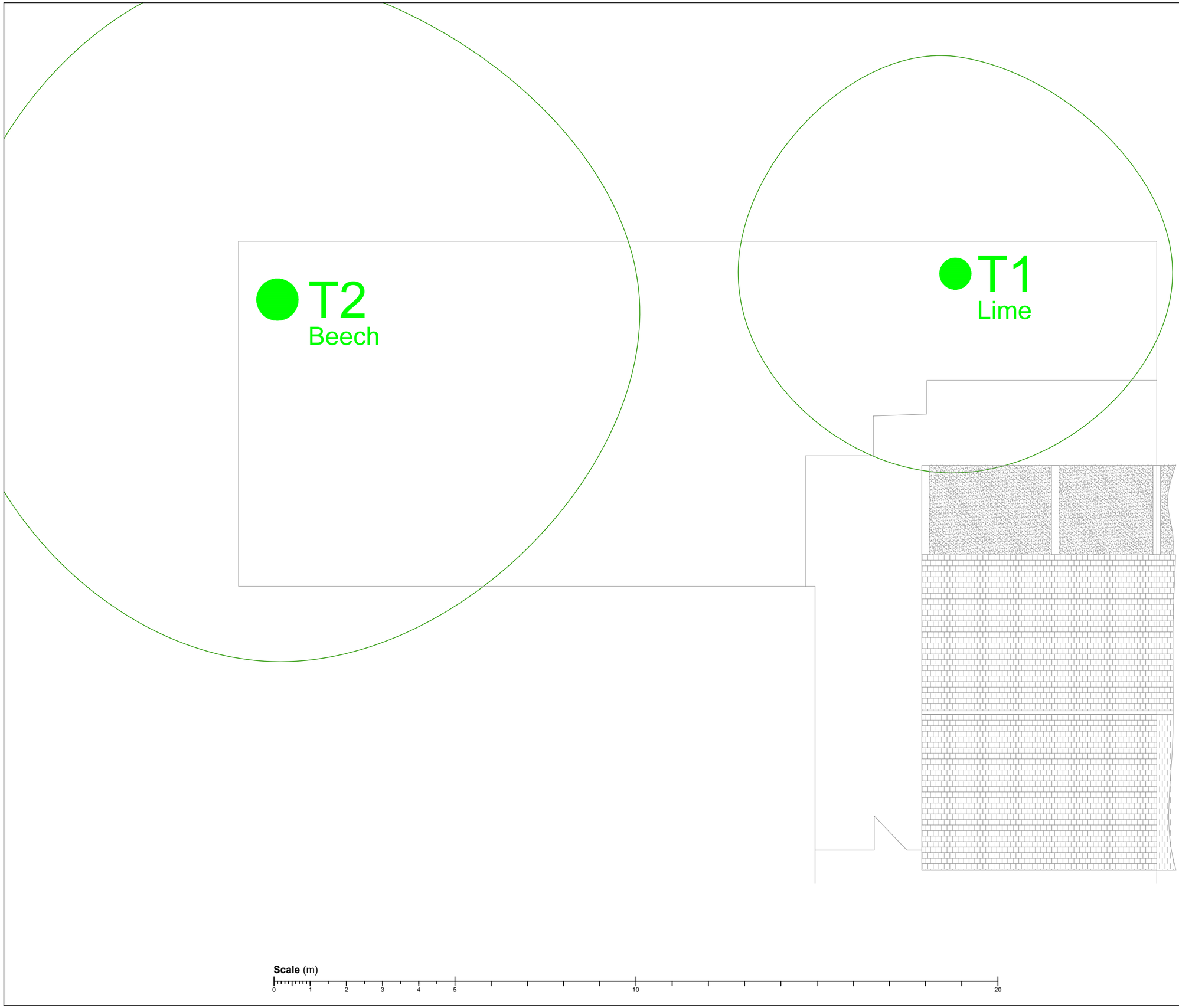
Site Location: **13 Culham Drive, Maidenhead, SL6 7PW**

The following section shows the results of the tree inspection. Abbreviations used in the survey are as follows:

Tree No	Corresponding to plan	
Species	Common name	
Ht	Height in metres	
Crown Spread	Crown spread in metres as measured at the four cardinal points of the compass	
Stem Dia	Diameter at breast height in mm (1.5 metres above ground level), or measured in accordance with the prescribed British Standard protocol in the case of multi-stemmed specimens (see Annex C in British Standard 5837:2012 for full details)	
RPA	Root Protection Area radius in metres (derived from the British Standard 5837:2012 formulae)	
Ht to L/B	Crown height in metres as measured to the height of the lowest branch	
Dir	Direction from which the lowest branch arises	
Cr Ht	Height of crown in metres above ground level	
Age Class	Y	Young (grown to less than one third of life expectancy)
	MA	Middle Aged (grown to between one to two-thirds of life expectancy)
	M	Mature (grown to over two thirds of normal life expectancy)
	OM	Over Mature
	V	Veteran
SULE	Safe useful life expectancy range in years	
Cond	Condition, both physiological and structural:	
	G	Good (trees with no significant defects)
	F	Fair (trees with some defects amenable to surgery)
	P	Poor (trees with significant defects)
BS Cat	British Standard 5837:2012 Category (see Table 1 in British Standard 5837:2012 for full details)	
m/s	Denotes multistem tree along with the individual stem diameters	
#	Denotes estimated value where access was not possible	

Data Type: Individual Trees **Site Reference:** **Location: 13 Culham Drive, Maidenhead, SL6 7PW** **Inspection Date: 9th Oct 2020** **Lead Surveyor: Eddie Butler**

Tree No.	Species	Tree Height	Crown Spread	Stem Dia (mm)	RPA Radius	RPA Area	LB Ht / Dir	Cr Ht	Age Cl	SULE	Cond Phys/Str	Observations	Recommendations	BS Cat
T1	Lime	21.0	N: 6.0 E: 6.0 S: 5.5 W: 6.0	870	10.50	346	7.0/S	8.0	M	>40	G/F	• A lapsed Pollard. Originally pollarded at approximately 9-10m.	• No works required at the present time	A1
T2	Beech	18.0	N: 9.0 E: 10.0 S: 10.0 W: 9.0	1150	13.80	598	4.5/S	4.0	M	>40	G/G	• An attractive specimen.	• No works required at the present time	A1



Key

- Tn Category A tree
- Tn Category B tree
- Tn Category C tree
- Tn Category U tree
- Crown spread
- Indicatively circular root protection area
- BS5837:2012 shade path
- Proposed conservatory footprint
- Construction exclusion zone
- Braced Heras fencing (see AGS101)

N

Notes

- Tree locations shown on these drawings must not be used for the purposes of setting out the site.

Drawing Title:

Tree Location Plan

Location:

13 Cullum Drive
Maidenhead

Date:	Client:	Revision:
17.03.2021		1.0
Scale:	**Paper Size:**	**Drawn By:**
1:100	A3	TH

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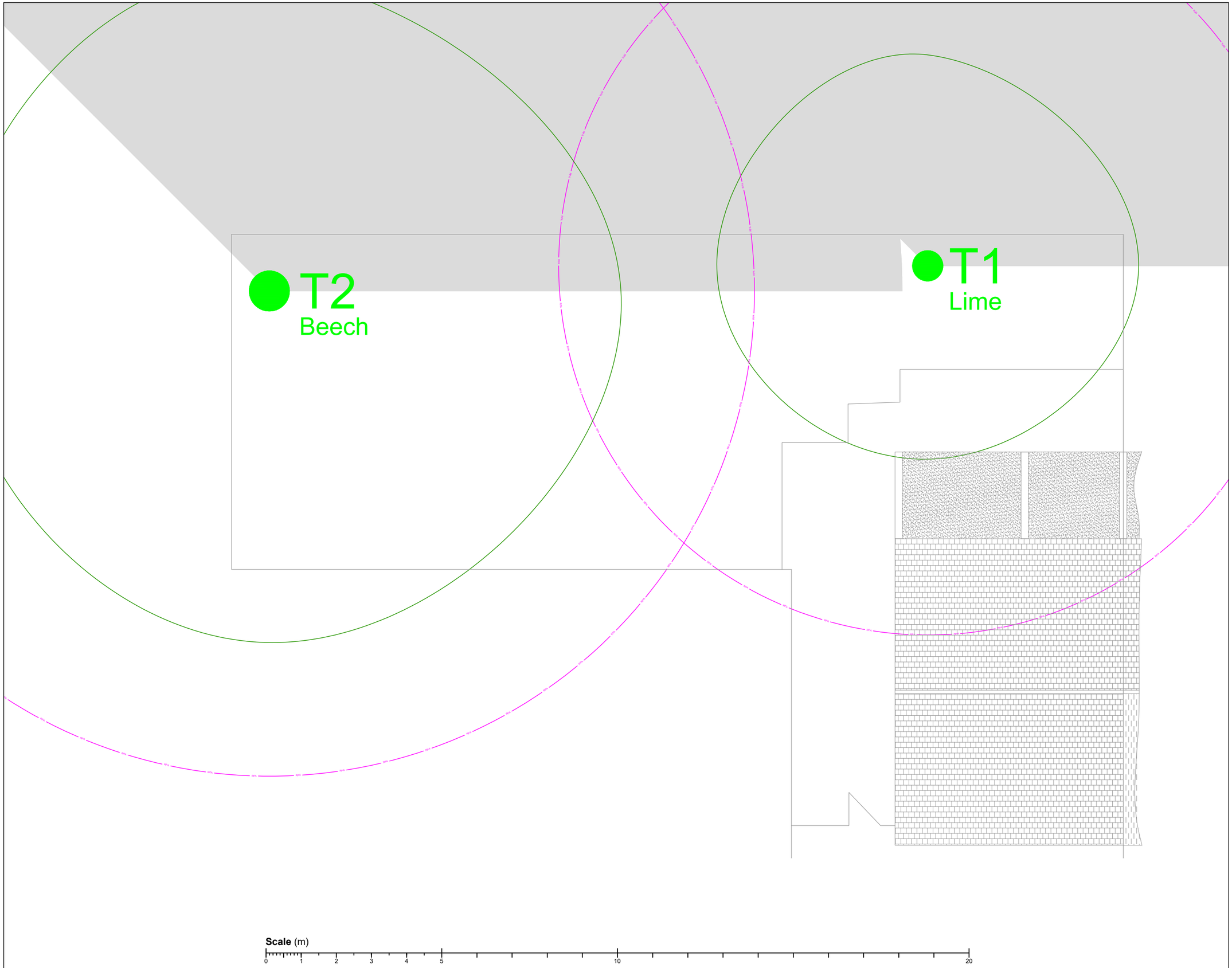

Key

- Tn Category A tree
- Tn Category B tree
- Tn Category C tree
- Tn Category U tree
- Crown spread
- Indicatively circular root protection area
- BS5837:2012 shade path
- Proposed conservatory footprint
- Construction exclusion zone
- Braced Heras fencing (see AGS101)

N

Notes

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Drawing Title:

Tree Constraints Plan (without proposals)

Location:

13 Cullum Drive
Maidenhead

Date:	Client:	Revision:
17.03.2021		1.0
Scale:	**Paper Size:**	**Drawn By:**
1:100	A3	TH

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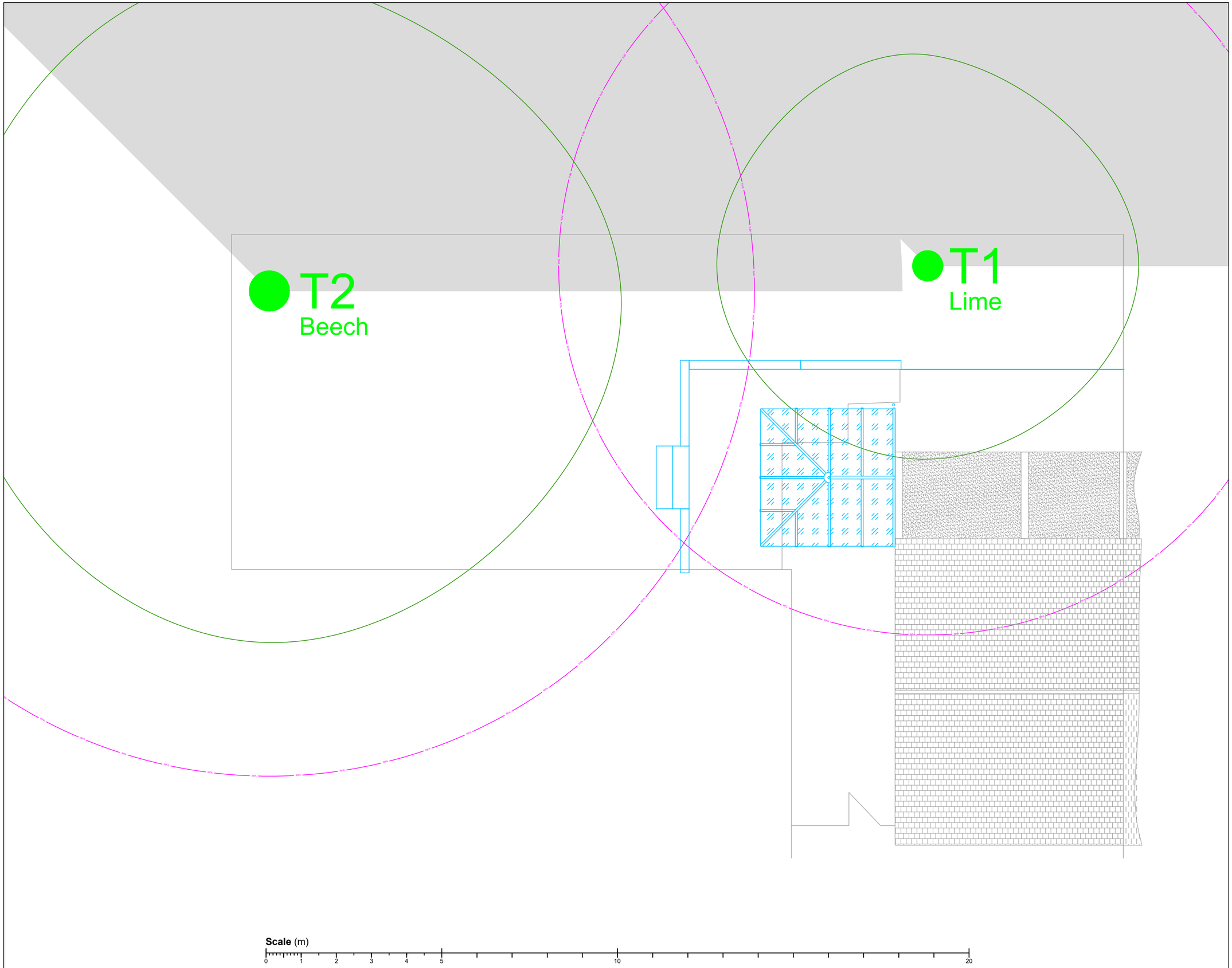

Key

- Tn Category A tree
- Tn Category B tree
- Tn Category C tree
- Tn Category U tree
- Crown spread
- Indicatively circular root protection area
- BS5837:2012 shade path
- Proposed conservatory footprint
- Construction exclusion zone
- Braced Heras fencing (see AGS101)

N

Notes

•

Drawing Title:

Tree Constraints Plan (with layout)

Location:

13 Cullum Drive
Maidenhead

Date:	Client:	Revision:
17.03.2021		1.0
Scale:	**Paper Size:**	**Drawn By:**
1:100	A3	TH

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