

**Refurbishment and extension of Downinney Manor.
Warbstow. Launceston. PL15 8UR**

Tree statement. September 2021.

In the absence of adopted local supplementary planning guidance specific to trees
British Standard 5837 2012

“Trees in relation to Design, Demolition and Construction – Recommendations”
is used as the criterion for tree submissions to the Cornwall Council, the local
planning authority.

This statement is guided by the last paragraph of the introduction of the BS.

By reference to Cornwall interactive mapping systems Downinney Manor is not within
a conservation area and there are no tree preservation orders here.

The owners, Paul Solomon and Claire Jones have commissioned Lilly Lewarne
Architects to draw up plans for a single storey extension to the north of the existing
house. Please refer to Lilly Lewarne sheet set 21035.

Lilly Lewarnes Heritage Impact & Design and Access Statement
(reference 21035.020) shows the history of the site and buildings that were in the
area of the proposal.

The ground here is covered with stones presumably from old buildings.



The photograph shows the north elevation of the house.
The only trees close to the proposals are lapsed Ash and Sycamore coppice on the Cornish hedge which forms the western boundary.
These trees have recently been recoppiced.
Coppicing of the Ash was timely as the crowns were showing signs of Ash dieback.
There are two Ash coppice poles which the owner will have planked and the remainder will be used as woodfuel in the house.



This photograph shows that recoppicing has released other trees to wider landscaping views.

Cornish hedges are not designed to support full grown forest canopy trees and this does include the ubiquitous low grade Ash and Sycamore.

Often outgrown trees degrade these historic structures.

It is envisaged that the stools will be ready for cutting again in circa 15 years.

In the meantime vigorous regrowth will commence next spring and will maintain a leafy screen to adjacent houses

The owners intend to plant trees that will give wider interest in the garden and paddocks.

Today there are no trees here that would represent a planning constraint as described in British Standard 5837 2012

“Trees in relation to Design, Demolition and Construction – Recommendations” .

Tim Price. M.abor.A