



OAKFIELD
ARBORICULTURAL SERVICES

Arboricultural Impact Assessment

Kettlestone House, Kettlestone,
Fakenham NR21 0BB

OAS 21-251-AR01

Whiteheath Cottage,
Whiteheath Road, Bergh Apton,
Norfolk, NR15 1AY
01508 826755
info@oakfieldarb.co.uk

Table of Contents

1.0	Introduction	4
1.0	Instruction.....	4
1.2	Scope of Works	4
1.3	Documentation	5
2.0	Site & Tree Discussion.....	5
2.1	Site Description	5
2.2	Tree Discussion	5
3.0	Development Implication Assessment.....	5
3.1	The proposal	5
3.2	Access.....	6
3.3	Construction	6
3.4	Cultural implications for retained trees	6
3.5	Tree protection	6
3.6	Site storage, routes and compound areas.....	7
4.0	Conclusions	7
	Appendix 1: Tree Protection Fencing	8
	Appendix 2 Tree Survey Schedule.....	9
	Appendix 3 Photos	12
	Appendix 4 Tree Constraints/ Protection Plan.....	14

COPYRIGHT ©

The copyright of this document remains with Oakfield Arboricultural Services Ltd. Its contents must not be transferred, copied or reproduced in whole or in part for any purpose without the written consent of Oakfield Arboricultural Services Ltd..

DISCLAIMER

While all reasonable efforts have been made to identify defects in the subject trees, the statements made in this report do not take into account the effects of extreme weather events, vandalism, accidents or changes to the site that may affect trees that have taken place since the date of the survey. Oakfield Arboricultural Ltd does not accept any responsibility in connection with these factors. The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is the sooner.

1.0 Introduction

1.0 Instruction

1.1.1 Oakfield Arboricultural Services were instructed to undertake a tree survey and provide arboricultural advice on the site known as Kettlestone House, Kettlestone to accompany a planning application.

1.1.2 A detailed survey was undertaken in September 2021 and was carried out in accordance with BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'

1.2 Scope of Works

1.2.1 The scope of 'Trees in relation to construction' is to provide recommendations and guidance on how trees and other vegetation may be satisfactorily integrated into construction and development projects. The overall aim of this is to ensure the continued longevity and quality of amenity contribution that trees appropriate for retention and protection provide. This report and its appendices follow precisely the strategy for arboricultural appraisal and input intended to provide councils with evidence that trees have been properly considered throughout the development process.

1.2.2 This is a preliminary assessment from ground level and observations have been made solely from a visual perspective for the purposes of assessment in terms relevant to planning and development. No invasive or other detailed internal decay detection devices have been used in assessing internal conditions.

1.2.3 Any conclusions relate to conditions found at the time of inspection. Any significant alteration to the site that may affect the trees that are present or have a bearing on planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will necessitate a re-assessment of the trees and the site and render any previous advice/ findings invalid.

1.2.4 This is an arboricultural report and no such reliance must be given to comments relating to buildings, engineering, soil or ecological issues.

1.3 Documentation

1.3.1 The following documentation has been made available

- Topographical survey
- Proposed layout

2.0 Site & Tree Discussion

2.1 Site Description

2.1.1 The site is part of the private dwelling and associated land known as Kettlestone House. Located off an unnamed road the site is located north of the main village close to the main A148 highway. The site comprises the main dwelling, brick built outbuilding/garage, annex, driveway, other associated hard paved areas and extensive gardens. The site is detached and has woodland bounding it in all directions. Access is via the driveway from the west boundary.

2.2 Tree Discussion

2.2.1 A total of twelve individual trees and one hedgerow have been assessed in detail from ground level by visual means only. The Tree Survey Schedule, at Appendix 2, details the trees in respect of dimension and quality in accordance with the methodology set out in the British Standard 5837:2012. There are more trees on and adjacent to the site but these are too far from the proposed construction area to warrant any concern.

2.2.2 The trees are mixed in species with Ash, Beech, Sycamore, Cypress species, Oak, Hazel, Holly and Yew all being noted. The majority of the trees are located north of the dwelling in an area of woodland and are not in ownership. Overall trees are low in quality due to poor form and or no overall significance within the landscape.

3.0 Development Implication Assessment

3.1 The proposal

3.1.1 The proposal is to extend the garage to provide a larger car port that attaches to the main dwelling and to construct a swimming pool to the south of the dwelling. This will include any necessary services such as electric and drainage.

3.1.2 The construction of the car port will have no effect on any surveyed vegetation and as such has no arboricultural implications.

3.3.3 The construction of the swimming pool may require the removal of the eastern part of H, this is of no arboricultural implication.

3.2 Access

3.2.1 Access for construction would be via the existing driveway and would have no impact on the sites trees, minor consideration to ensure adequate height clearance for high sided vehicle may be required.

3.3 Construction

3.3.1 All construction is located outside of the root areas of all trees therefore no specialist considerations are required.

3.3.2 Services are in situ and a such can be utilised and or upgraded if required. There is ample space to locate any new service routes outside of the root areas of retained trees; it is not anticipated that any specialist installation methods will be required.

3.4 Cultural implications for retained trees

3.4.1 Tree works due to proximity and or shade are considered of no significant concern and the layout will not lead to an increase in pressure to remove trees or carry out undesirable pruning works.

3.5 Tree protection

3.5.1 Tree protection fencing will be required to be installed as shown on the Tree Protection Plan OAS 21-251-TS02. Fit for its purpose fencing must be installed post any tree works and before construction begins on site and will remain in situ throughout the construction phase.

3.6 Site storage, routes and compound areas

3.6.1 Adequate room is available for the locating of compounds and material storage within the site boundaries and outside of any measured RPA.

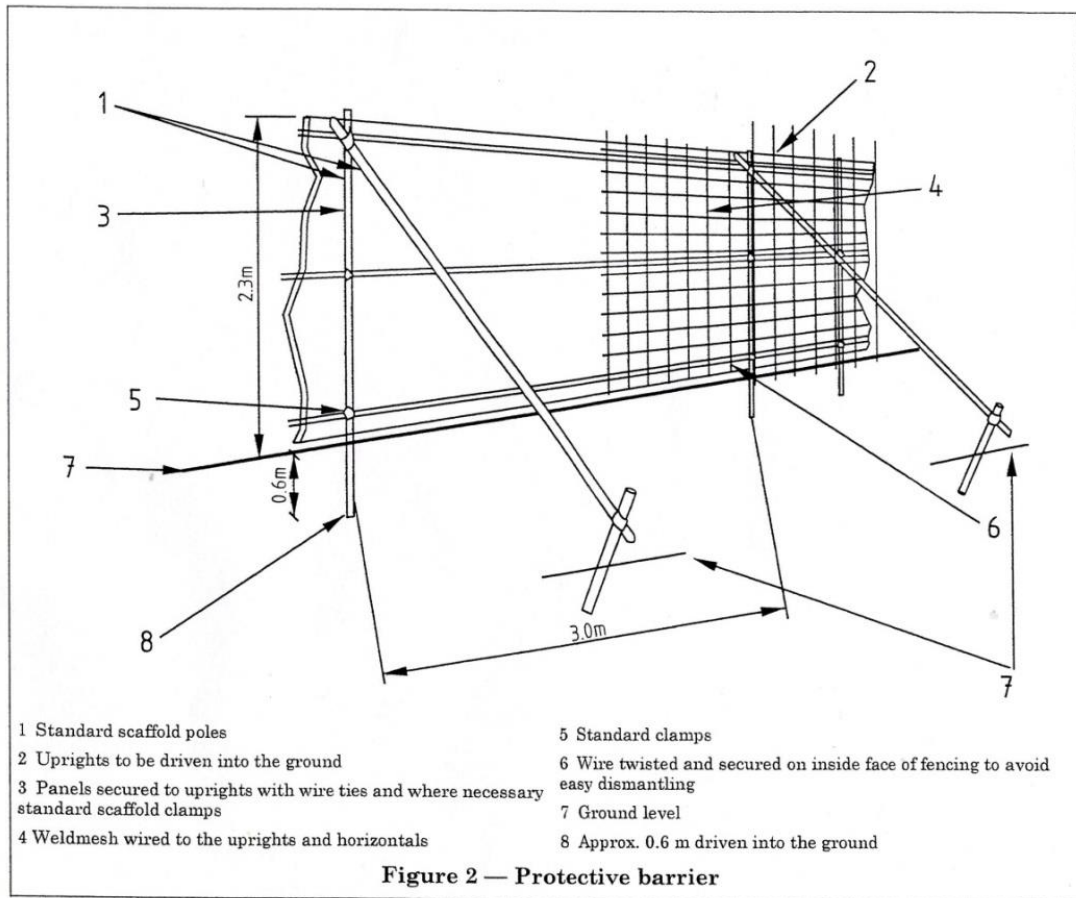
4.0 Conclusions

4.1.1 The proposal will have no impact on the sites arboricultural or landscape value with only one small section of hedge to be removed to accommodate the swimming pool.

4.1.2 The construction is all located far enough away from retained trees to warrant any concern with no specialist considerations required.

4.1.3 As long as the tree protection fencing is installed and maintained for the duration of the construction phase/s the proposal will have no material effect on the health and or value of the retained trees.

Appendix 1: Tree Protection Fencing



Appendix 2 Tree Survey Schedule

Tree Ref. No.	Species (Common Name)	Height (m)	Canopy Spread				Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
			N	E	S	W											
T1	Beech	17	5	5	5	5	2	700	840	221.56	MA	F	Normal form and condition	20+	B	1	
T2	Sycamore	20	3	4	1	1	10	300	360	40.69	MA	F	Slender form part of woodland block. Altered exposure due to removed trees	10+	C	1	
T3	Oak	19	3	4	2	1	12	275	330	34.19	MA	F	Slender form part of woodland block. Altered exposure due to removed trees	10+	C	1	
T4	Oak	18	2	2	2	2	1	200	240	18.09	MA	F	Slender form part of woodland block. Altered exposure due to removed trees	10+	C	1	
T5	Oak	18	2	2	2	2	1	200	240	18.09	MA	F	Slender form part of woodland block. Altered exposure due to removed trees	10+	C	1	
T6	Oak	19	2	4	2	1	1	275	330	34.19	MA	F	Slender form part of woodland block. Altered exposure due to removed trees	10+	C	1	

Tree Ref. No.	Species (Common Name)	Height (m)	Canopy Spread				Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
			N	E	S	W											
T7	Hazel	12	0	3	3	1	1	250	300	28.26	MA	F	Poor form	10+	C	1	
T8	Holly	12	2	2	3	2	0	300	360	40.69	MA	F	Normal form and condition	20+	B	1	
T9	Cypress sp.	15	3	3	0	2	1	350	420	55.39	MA	F	No overall significance	20+	C	1	
T10	Cypress sp.	16	2	4	2	3	0	450	540	91.56	MA	F	X 2 stems no overall significance	20+	C	1	
T11	Ash	13	3	2	2	2	3	300	360	40.69	MA	F	Multi-stemmed. Visible dieback infected shoots with dieback of limbs	<10	U	1	
T12	Cypress sp.	16	3	3	2	3	1	500	600	113.04	MA	F	No overall significance	20+	C	1	
H1	Yew	2	As on plan				0	75	90	2.54	MA	F	Formal hedge	40+	C	1	

Tree Schedule Explanatory Notes

Ref.no	Identifies trees, groups and hedges on the accompanying plan.
Species	Common names are provided to aid wider comprehension.
Height	Describes the approximate height of the tree measured in metres from ground level
Canopy Spread	Indicates the crown radius from the base of the tree in four compass directions, recorded to the nearest metre.
Ground Clearance	Height of crown clearance above adjacent ground in metres.
DBH (mm)	DBH is the diameter of the stem measured in cm at 1.5m from ground level for single stemmed trees or just above root flare for multi-stemmed trees. Stem Diameter may be estimated where access is restricted.
RPR (cm)	Root Protection Radius (RPR) is area required to be protected measured radially from the trunk centre.
RPA (m²)	Root Protection Area (RPA) is the minimum rooting area in m ² which should remain undisturbed around each tree.
Age Class	Age of the tree expressed as Y- Young, MA- Middle-Aged, EM- Early Mature, M- Mature or OM- Over-Mature
General Condition	Overall condition of tree expressed as :Good, Fair, Poor, Dead
Structural defects/Comments	May include general comments about growth characteristics, how it is affected by other trees and any previous surgery works. Also specific problems such as dead wood, pests, diseases, broken limbs. Etc
Estimated Remaining Years	Categorised in year bands of less than 10, 10+, 20+, 40+
BS Category	B.S. Cat refers to (BS 5837:2005 Table 1) and refers to tree/overall group quality and value; 'A' - High; 'B' - Moderate; 'C' - Low; 'U' - Remove.
Sub Category	Sub Cat refers to the retention criteria values where 1 is arboricultural, 2 is landscape and 3 is cultural including conservational, historic and commemorative

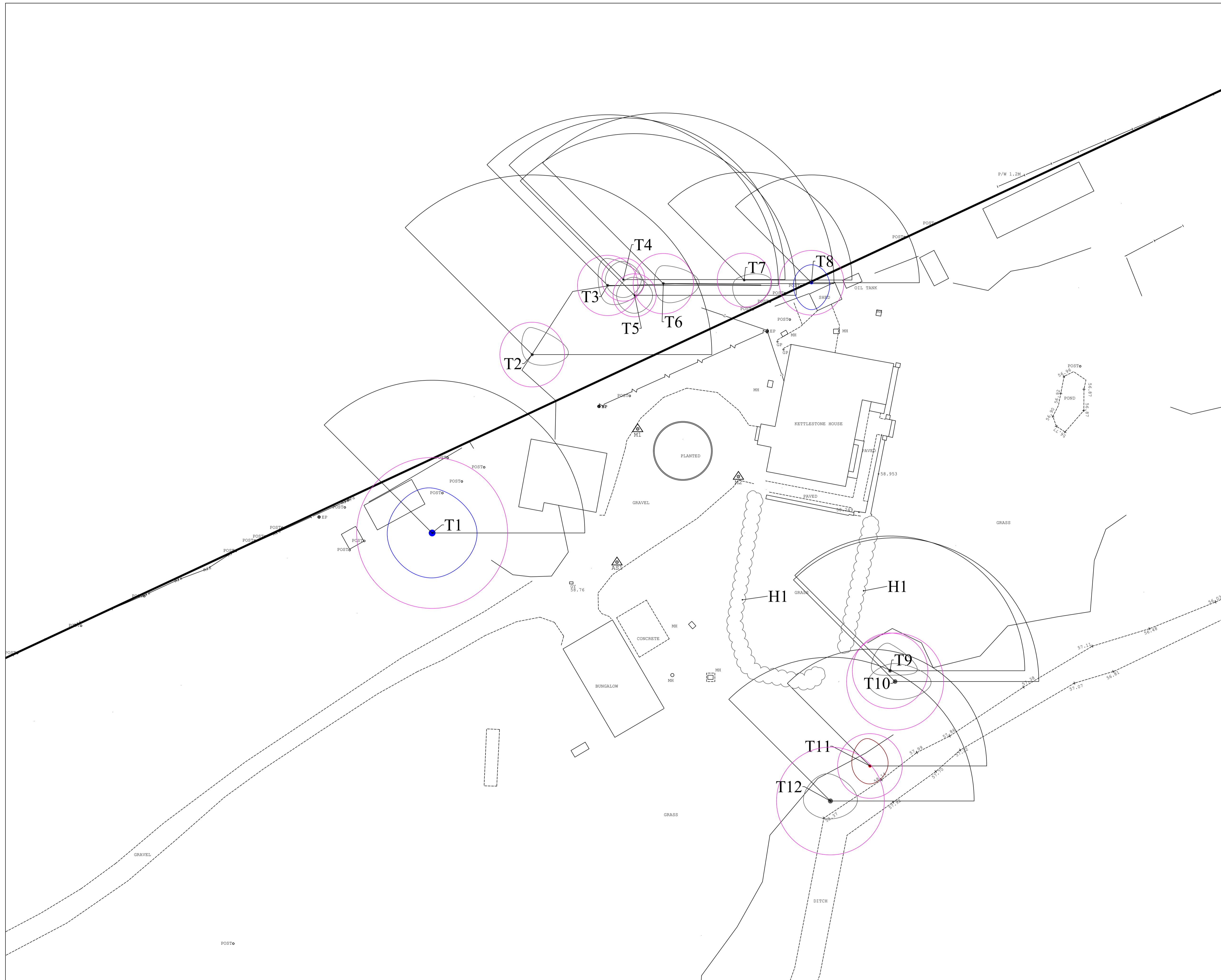
Appendix 3 Photos

Showing area of proposed cart lodge extension, T1 in relation to existing garage and T11 between T10 & T12

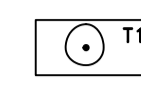
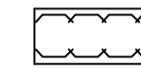
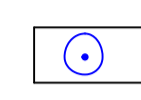
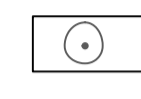
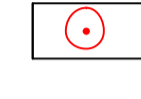



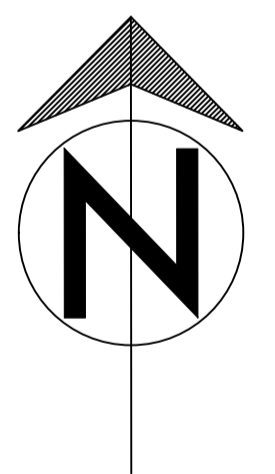
Showing location of proposed swimming pool, and images of woodland to north of cart lodge



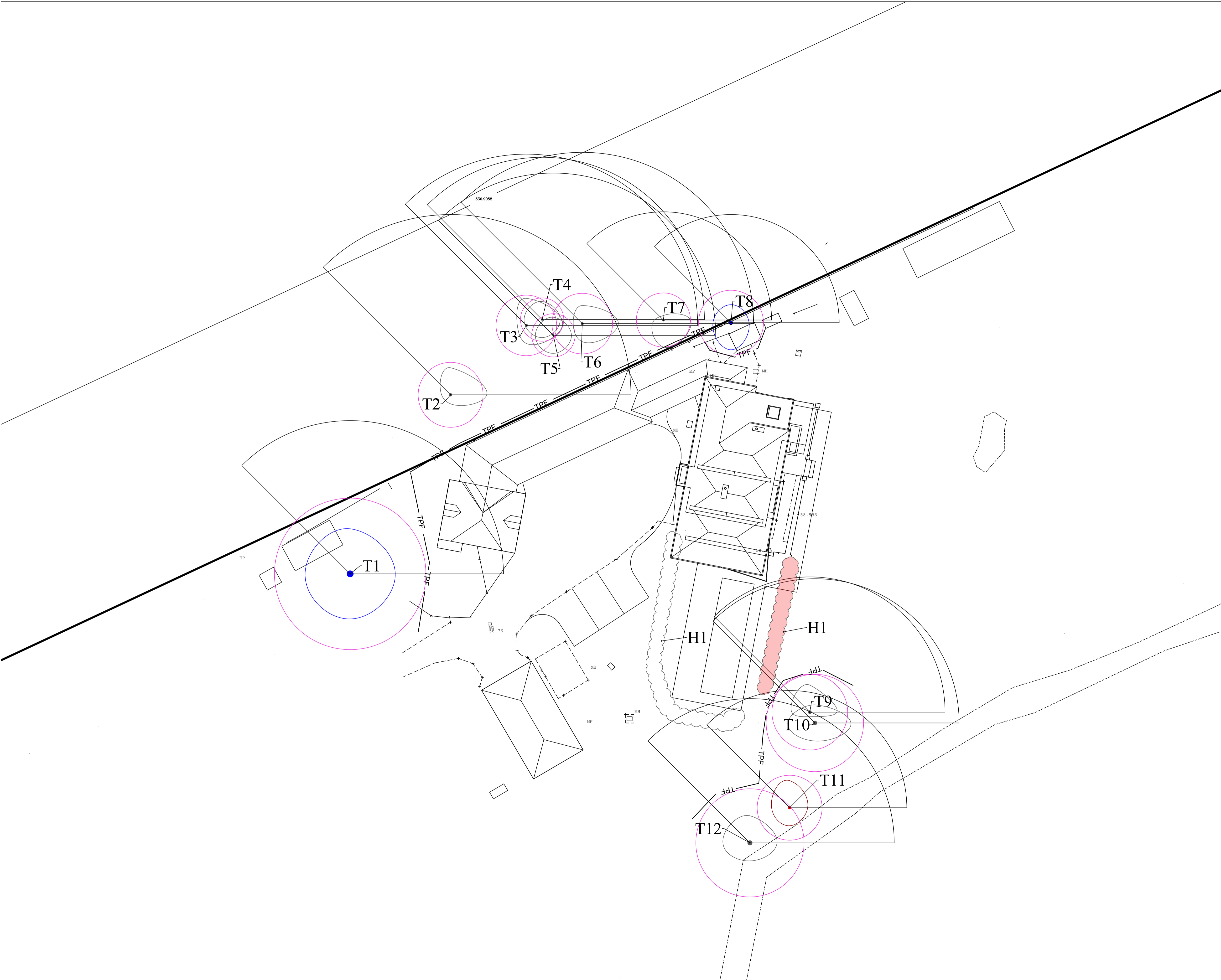


KEY

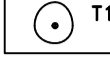
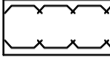
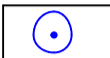
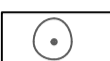
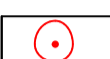



-  T1 Existing Tree colour referenced in accordance with BS 5837 2005.
-  Existing hedge or group, colour coded as above in accordance with BS 5837.
-  Blue - Cat B Trees of moderate quality and value
-  Grey - Cat C Trees of low quality and value
-  Red - Cat U Trees that are dead or showing signs of irreversible decline
-  Root Protection Area as calculated in accordance with BS 5837

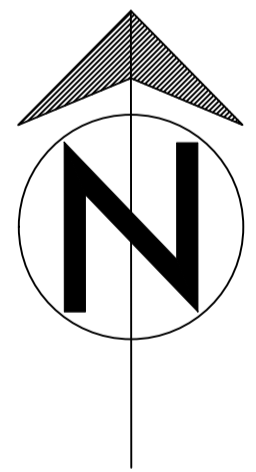


REV.	DATE	INITIALS	DETAILS	DWG. TITLE	DATE	DWG NO.	REV.
				Kettlestone House, Kettlestone, Fakenham, NR21 0BB			
CLIENT c/o Void Architecture				DWG. TITLE Tree Constraints Plan			
SITE: Kettlestone House, Kettlestone, Fakenham, NR21 0BB							
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:200	DATE Oct 2021	DWG NO. OAS 21-251-TS01			



KEY

-  T1 Existing Tree colour referenced in accordance with BS 5837 2005.
-  Existing hedge or group, colour coded as above in accordance with BS 5837.
-  Blue - Cat B Trees of moderate quality and value
-  Grey - Cat C Trees of low quality and value
-  Red - Cat U Trees that are dead or showing signs of irreversible decline
-  Root Protection Area as calculated in accordance with BS 5837
-  Trees/ groups (part or whole) to be removed
-  TPF Approximate line of protective fencing to be installed and maintained for the duration of construction works.



REV.	DATE	INITIALS	DETAILS	DWG. TITLE
				Tree Protection Plan
CLIENT		c/o Vold Architecture		
SITE:		Kettlestone House, Kettlestone, Fakenham, NR21 0BB		
DRAWN BY	CHECKED BY	SCALE	DATE	DWG NO.
SPM	SPM	1:200 @A1	Oct 2021	OAS 21-251-TS02
				REV.