

Preliminary Tree Assessment

For

New Garden Room

At

Westview

151 The Hill

Burford

Oxon OX18 4RE



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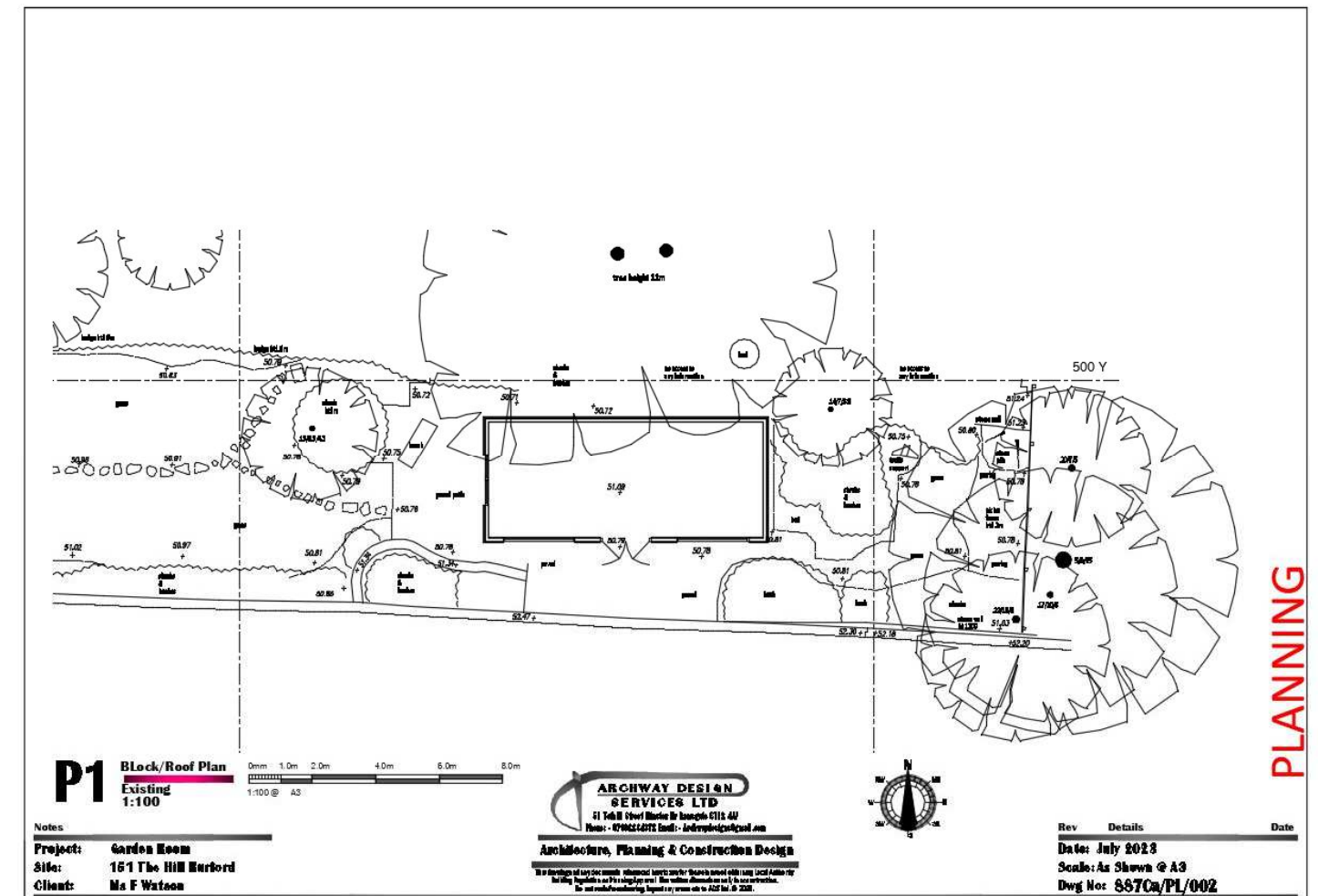
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1. INTRODUCTION

- a. Archway Design Services Ltd have been preparing listed building applications for the past 20 years throughout London, the South East and South West of England and were instructed to prepare plans and documents to support the planning application for alterations to York House, Lower Chedworth. The works relate to the removal of an extension approved in 2007 and a replacement extension as shown on the plans along with alterations to the gardens. This report therefore focuses on the impact that the extension will have on the trees around the development area.
- b. This assessment is for planning purposes only and will be followed up with an arboriculture survey to BS5837 should it be deemed necessary following the conclusion of this report. Whilst the impact of any trees on this application are material, it is considered that a full arboriculture report is not necessary at this stage but that it can be added to the list of planning conditions as it meets the six tests for being a condition.
- c. Documents referred to:
 - i. Survey Drawing – 887Ca/PL/002 – based on survey by CADPLAN’s Topographic Survey
 - ii. Root Protection Area Drawing – 887Ca/PL/008
 - iii. British Standard 5837:2012 ‘Trees in Relation to Design, Demolition and Construction. Recommendations’
 - iv. No TPO Map available.

2. Site Description

- a. The site has various upper and lower levels joined by sets of irregular steps and has retaining walls as shown.
- b. There are no trees within the development area; which is shown shaded on drawing number 847Ca/PL/008.
- c. There are no known TPOs within the site.
- d. All trees covered by the Conservation Area.



3. BS5837:2012

- a. The Root Protection Area (RPA) is the used for this primary assessment prior to any full arboriculture survey and it is commonly used in a planning context to avoid loss or damage to trees where they are being retained. In this instance all trees are to be retained.
- b. The British Standard suggests a minimum area around a tree to ensure the tree's viability is maintained by retaining a minimum area and volume for the tree's roots.

4. Root Protection Area Calculations

- a. The RPA is calculated by measuring the diameter of the tree's trunk at 1.5m above ground and is irrespective of the tree's age.
- b. For a single stem tree, the RPA is calculated as a multiple of the stem diameter:
 - i. For a tree with a stem diameter of 0.35m the radius of the RPA would be $0.35 * 12 = 4.2m$

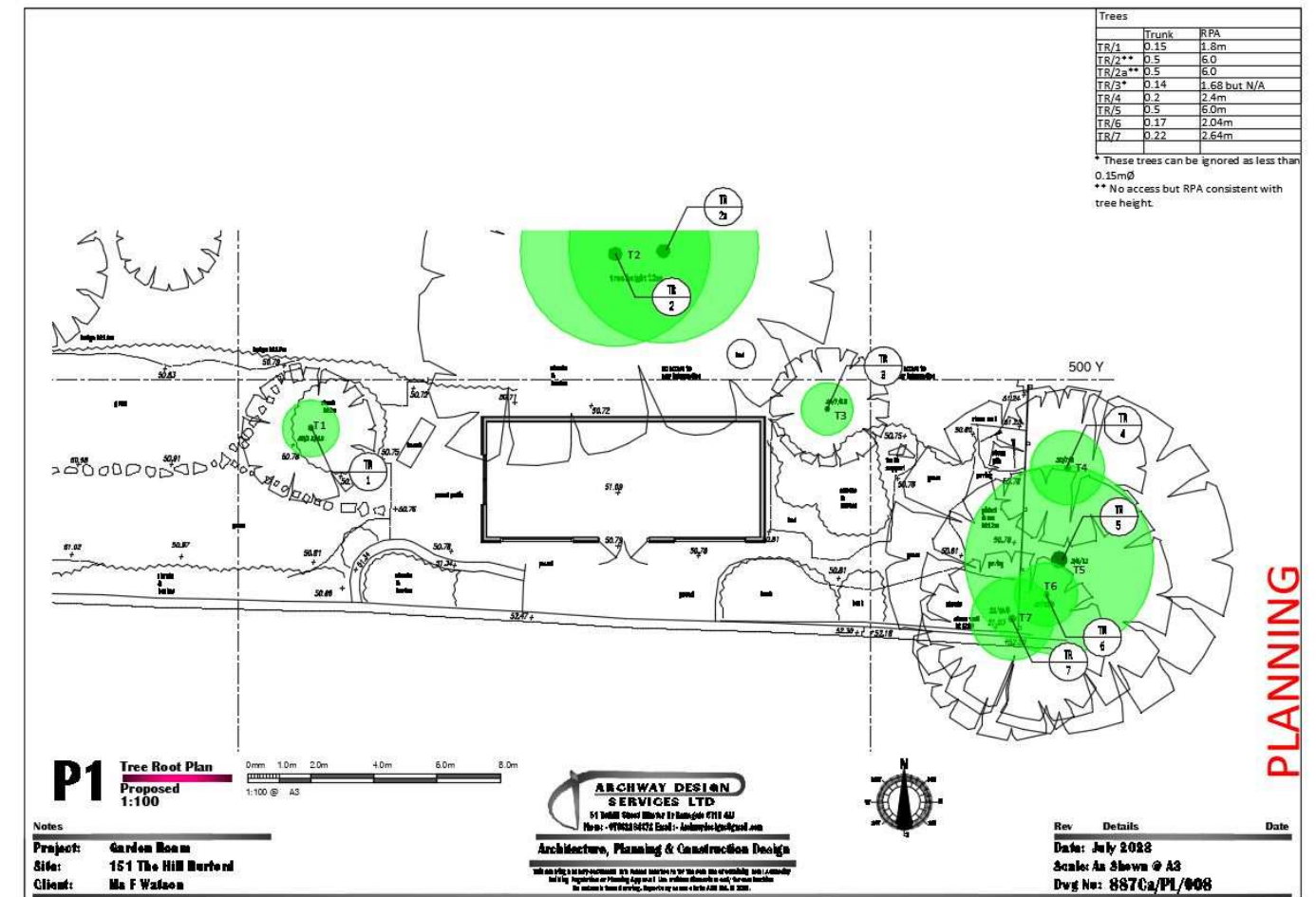
5. Table for Root Protection Area

| Tree Number | Trunk Diameter (m) | Multiple | RPA radius (m) |
|-------------|--------------------|----------|----------------|
| TR/1 | .15 | 12 | 1.8 |
| TR/2 | .5 | 12 | 6 |
| TR/3 | .14 | 12 | 1.68 N/A |
| TR/4 | .2 | 12 | 2.4 |
| TR/5 | .5 | 12 | 6.0 |
| TR/6 | .17 | 12 | 2.04 |
| TR/7 | .22 | 12 | 2.64 |

- a. The RPA is shown on Drawing Number 887Ca/PL/008

6. History of Tree Works

- a. None listed at time of report (web page non-functioning 12.39 28th August 2023)



7. CONCLUSION

- a. This report, having had regard for BS8537:2012, concludes that there is sufficient distance between the adjacent tree's RPA and the area proposed for redevelopment and as such a full arboriculture survey is not necessary. Should a report still be required then we request that it is made a condition of the planning approval.
- b. It can also be seen that there is plenty of natural screening to prevent direct visual contact from a public area and also from adjoining neighbours.
- c. The materials chosen are to reduce any visual impact.
- d. The location of the garden room is far enough away not to cause any impact on the neighbours or the setting of the listed buildings.

With all components considered, it is believed that this proposal can be seen to cause no demonstrable harm to the conservation area or the listed assets and as such we respectfully ask that this application be considered acceptable for approval along with conditions as necessary.

Prepared by: Mark Staples LLB (Hons)
Aug 2023