



Mr B Adolph  
Blackthorne Cottage  
Chawridge Lane,  
Maidens Green  
Winkfield SL4 4QR

**Draffin Associates Ltd.**

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AD/BLK/TP/872

**land at**

**Blackthorne Cottage & Annexe**

**Winkfield SL4 4QR**

**PRELIMINARY TREE/ LANDSCAPE REPORT**

**on behalf of**

**Mr B Adolph**

**(carried out in conjunction with Treeline Arboricultural Services)**

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**PLG APP No. .... SUMMARY TREE & LANDSCAPE MANAGEMENT STATEMENT**

**Land at Blackthorne Cottage and Annexe, Winkfield**

**Proposed replacement dwelling with modified driveway access**

**Landscape appraisal/ tree survey carried out 3<sup>rd</sup> April 2023 (see Draffin Associates Dwg no. 872/01 – 6/23)**

**1.00 EXISTING SITE**

1.01 The property is located to the west of Chawridge Lane approximately 100m north of the junction with Winkfield Lane, Maidens Green. This includes the existing private dwelling, annexe and gardens. The application site is served by an existing access driveway from Chawridge Lane.

1.02 The 0.015 ha site is located approximately 100m north of Maidens Green centre and lies in a rural location.

1.03 The flat clay site appears to have limited permeability with a ditch network linking to the Chawridge Bourne flowing approximately 500m north of the application site.

1.04 The site is enclosed by countryside with scattered built form.

1.05 Visually the site is enclosed by mature vegetation with filtered views at the entrance from Chawridge Lane.

1.06 Mature trees include mixed broadleaf tree and hedgerows to the outer boundaries. **See DA Associates tree condition survey dated 3/4/23.** Species surveyed include *oak, thorn and elm*.

1.07 The remaining vegetation comprises unmanaged scrub, ornamental neighbouring trees, coppice and garden species of limited value.

**2.00 PROPOSALS**

2.01 The proposal by **JP Architects** (dwg no.2303-P-101) is for the demolition of the existing buildings and construction of a new detached dwelling with integral garage. The existing inner driveway access is modified in the detailed planning application submission.

2.02 There is scope to enhance the site by managing/enhancing the existing trees within the proposed residential development while providing boundary reinforcement/ amenity planting in scale with the future site proposals and locality.

2.03 The development proposals will provide environmental enhancement by agreed detailed landscape proposals/ tree protection that includes appropriate mitigation tree planting, hard landscape/ groundworks finishes and enclosure details.

- 2.04 The outer boundaries will be reinforced and managed for nature conservation to encourage biodiversity.
- 2.05 The **preliminary tree protection dwg no. 872/01** is now attached. The proposal will include a replacement dwelling with integral garage and parking with modified inner driveway.
- 2.06 *Trees – existing review* (refs taken from the **DA tree survey/ constraints dwg no. 872/01 dated 6/9/23**) – The topographic survey includes 7 no. selected trees and hedges within the application site. These have been numbered T1-7 on the tree survey plan (H prefix for hedging). From the survey T1,4, 5 & H2,3 & 6 are B category trees taking account of the past management, present condition and value. T7 is a C category tree. Enabling tree management recommendations are given in the attached survey report. The important hedgerow and tree screens are located on the front and outer boundaries of the site.
- 2.07 The proposal will include a modified inner parking area to serve the two new dwellings.
- 2.08 The area of the modified inner driveways, parking area lies outside the root protection area, RPA of T1-7.
- 2.09 The new plot 1 building has a south elevation adjacent the existing boundary ditch and outer hedgerow H3. Precautionary **special ground protection** is therefore recommended to allow for any scaffold lift along this zone. See attached diagram on the tree protection plan. Consideration should be given to erecting a scaffold working platform above the ditch to permit pedestrian construction access.
- 2.10 The proposed construction site setup should utilise the existing hardstandings to reduce any impact on the boundary hedgerows and trees.
- 2.11 New underground services connections will be required to link the new buildings to the existing on-site main supply from Chawridge Lane. The final services route should be determined to minimise disturbance within retained trees RPA. Any tree clearance, changes of level should also avoid damage to retained tree canopies subject to the recommended tree management works.
- 2.12 All tree works will be carried out on site strictly in accordance with BS 5837:2012. Subject to agreement to the attached indicative **tree protection plan, a detailed arboricultural method statement** will be submitted and agreed by condition with the LPA prior to any enabling works being commenced on site. This document will identify all site specific treeworks and special tree protection based on a detailed architectural/ engineering layout with existing and proposed levels clearly shown on an accurate base plan.
- 2.13 *Landscape* - Subject to an agreed site layout and tree protection, detailed landscape proposals will be submitted with a supporting management statement to address the relevant detailed landscape planning condition. Replacement tree and other mitigation planting will be included and agreed prior to site construction.
- 2.14 The landscape design principle will be to manage and enhance the setting of the site beside the proposal and the local character around the application site.

2.15 Post construction all landscape areas will become the responsibility of the Owners Management Contractor subject to legal agreement who will undertake all routine management works and a regular tree condition inspection to boundary trees and hedgerow.

### 3.00 **MANAGEMENT**

3.01 *Responsibilities* – Landscape practical completion is scheduled for 12 months from construction commencement. The first 12 months landscape management or until legal handover will be undertaken within the building contract as part of the defects liability period by the appointed landscape subcontractor. Then in accordance with the planning condition any planting defects that occur during the subsequent 5 years after completion will be rectified. Any trees or other plants which, within this period die, are removed, uprooted, are significantly damaged, become diseased or deformed will be replaced during the next planting season with others of the same size, species and quality. A tidy and healthy landscape setting to the development should be maintained at all times. Plot owners will be directly responsible for their own property and ongoing landscape management.

3.02 *Design and management objectives* -  
To enhance local environment  
To improve nature conservation  
To comply with planning conditions

3.03 *Operation* - The dedicated management contractor will be responsible for site maintenance, landscape amenity management, hedging and treeworks. Suitable specialist contractors/ arboriculturalists will be employed and any necessary treeworks agreed prior to implementation.

### 4.00 **CONCLUSION**

4.01 The new dwelling with integral garage and modified inner driveway can be constructed subject to an agreed **arboricultural method statement** being adopted throughout construction. Subject to detailed setting out no surveyed trees will be removed to permit driveway modifications and new building construction. All agreed enabling, safety treeworks will be undertaken before project completion.

4.02 Careful consideration should be given to the access layout, contractors site setup and working arrangements to comply with BS5837.2012.

4.03 **Special tree ground protection details** should be agreed subject to the final engineering layout to protect the prominent boundary trees and hedgerows.

4.04 Appropriate boundary replacement tree and landscape management works should be adopted to ensure the retention and enhancement of boundary screening for residents amenity.



AD/TP-1/RBWM/872  
6th Sept 2023

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**TREE CONDITION SURVEY**

(carried out in conjunction with Treeline Arboricultural Services)  
(to be read in conjunction with dwg no. 872/01)

**land at**

**Blackthorne Cottage and Annexe**  
**Chawridge Lane Winkfield SL4 4QR**

Reinspected 3<sup>rd</sup> April 2023

**TREE SURVEY CODES**

NO	Tree number on survey plan		
SPECIES	Common/ English name		
HEIGHT (m)	Existing tree ht		
STEM DIA (mm)	Trunk diameter 1.5m above ground		
CROWN SPREAD	Branch spread in N,E,S,W quadrants		
CROWN CLEARANCE	Canopy ht above ground in N,E,S,W quadrants		
AGE	S	Sapling	
	SM	Semi mature	
	M	Mature	
	OM	Over Mature	
	V	Veteran	
CONDITION	A	Good (Green)	Specimen/ high value tree Retention most desirable (40yrs +)
	B	Moderate (Blue)	Group value Retention advisable (20yrs+)
	C	Poor (Grey)	Nominal value only (10years+)
	U	Dead/Weak (Red)	Removal recommended

## TREE SURVEY SCHEDULE

(Carried out in accordance with BS 5837: 2012 – ‘Trees in relation to demolition, design & construction – recommendations’) A close up detailed tree assessment should be undertaken before any treeworks is considered.

CLIENT: Mr B ADOLPH

SITE: land at BLACKTHORNE COTTAGE, CHAWRIDGE LANE, MAIDENS GREEN

SURVEYED BY: ADAM GOLDING NCH Arb. (only trees directly effected by proposals have been included in this survey)

DATE: 25/1/21 revised 3/4/23 WEATHER: OVERCAST

PAGE: 1 (refer to dwg no. 872/01)

NOTE : Offsite trees - Where access is restricted tree dimensions have been estimated – all data based on site survey by eye – no topographic survey data available

TREE Nos.	SPECIES	RPA m	Ht m	Dia mm	Crown Spread m	Crown ht clearance m	Age	Vigour	Structural condition Management remarks	Condition	Life expectancy
T1	Oak	1.8	9	150	3-4m width	2m	SM	Avge	Roadside hedgerow tree by ditch – Recommend sever ivy – remove sucker growth	B	20yrs
H2	Elm/ thorn hedge		1.2		2m width		M	Avge	Roadside hedgerow – clipped to restrict elm disease in regenerating wood – useful screen	B	20yrs
H3	Elm/ thorn hedge		1.2		2m width		M	Avge	As H2	B	20yrs
T4	Oak	1.8m	5	150	3m width	1m	SM	Avge	Rear hedgerow tree – remove square guard - crown lift 2m	B	20yrs
T5	Maple	0.9m	5	75	1m width	0	S	Avge	Hedgerow tree	B	20yrs
H6	Hornbeam hedge		1.5		1.5m width		SM	Avge	Rear hedgerow	B	20yrs
T7	Oak	3m	10	250	4-5m width	3	M	Poor	Rear garden tree by watering point – waterlogged ground – epicormic growth Limited value	C	10yrs

## TREE IMPACT ASSESSMENT SCHEDULE

(Carried out in accordance with **BS 5837: 2012** – ‘Trees in relation to design, demolition, construction – recommendations’) A close up detailed tree assessment should be undertaken before any tree works is considered.

CLIENT: Mr B ADOLPH

SITE: land at BLACKTHORNE COTTAGE, CHAWRIDGE LANE, MAIDENS GREEN

SURVEYED BY: CHRIS LLEWELYN NCH Arb. (only trees directly affected by proposals have been included in this survey)

DATE: 25/1/21 revised 3/4/23 WEATHER: OVERCAST

PAGE: 1 (refer to indicative tree protection dwg no. 872/01)

TREE Nos.	SPECIES	DISTURBANCE	AMENITY IMPACT	MITIGATION
T1, H2,3	Oak Thorn/ Elm hedge	new services connection access works	Excavation within RPA Boundary amenity tree/ hedgerow loss	Re-route new services connections outside RPA – all works subject to <b>detailed eng/arb method statement</b> to be agreed with LPA Retain existing sub-base as tree root protection – Retain finished levels within RPA with new permeable surfacing
H3	Thorn/ Elm hedge	Potential damage from building works	Excavation within RPA/ ditch zone for scaffold lift Plot 1 south elevation Impact on ditch zone, lower hedge Important boundary screen	Adopt special ground protection - see diagram - max 2m width - i.e side butted scaffold boards on compressible layer on existing formation or scaffold platform above ditch. Agree enabling boundary tree works – highway/ site safety Monitor tree condition/ review at practical completion
T1 H2,3	Oak Thorn/ Elm hedge	Potential damage from demolition + construction access	Impact of construction works within RPA  Important boundary amenity trees/ hedging	Demolish existing building by ‘top down pull back’ method.  -Standard tree protection fencing (BS5837:2012 p20 fig 2) -all works subject to <b>detailed eng/arb method statement</b> to be agreed with LPA Agree enabling boundary tree works – site safety Monitor tree condition/ review at practical completion

NOTE : All proposed tree works and tree protection would be subject to an approved detailed development setting out proposal, external levels & services layout and arboricultural method statement.

