

**Gardeners Cottage. Tullimaar. Perranaworthal. Truro. TR3 7NT**

**Tree Survey and Arboricultural Method Statement. January 2024**

The owners of Tullimaar have commissioned the Bazeley partnership to draw up plans to refurbish the Gardeners Cottage and to build a rear extension.

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” **(BS)** is used as the criterion for tree submissions to the local planning authority, The Cornwall Council.

By reference to Cornwall Council’s interactive mapping system the Gardeners Cottage is not within a conservation area and there are no tree preservation orders here.

(The larger of the road frontage trees to the south of Tullimaar House may be included in a 1987 area TPO but this is at distance).

Please refer to the Tullimaar. Tree protection plan January 2024. **(TPP)**.

This is a pdf printed at high resolution so that it can be dynamically zoomed to scale and reveal fine detail.

The TPP shows:

- The existing cottage and garage, driveway, paths and built features.
- The position of a proposed extension on the eastern elevation.
- Spot levels and scale bar.
- Catalogued trees.
- The normative root protection area as described in the BS of relevant trees.
- The position of a temporary tree protection fence.

Tullimaar was visited on Monday 8<sup>th</sup> January 2024 to catalogue trees.

No	Common name of tree	Height estimated in metres	Stem diameter in mm at 1.5 metres from base	Branch spread towards compass points estimated in metres.	Height of crown clearance estimated in metres	Estimated remaining contribution in years.  Category grading as per table 1 of the BS  Comments
T1	Sycamore	12	8x 260 av	N 5 E 4 S 7 W 5	4	20 C
T2	Lime	15	360	N 4 E 4 S 3 W 1	2	40 C
T3	Holly	6	190	N 1 E 1 S 1 W 1	0	40 C
T4	Yew	5	190 350	N 3 E 4 S 3 W 2	1	60 B
T5	Beech	20	1050	N15 E 8 S 8 W 8	3	A - possibly another 40 years contribution
T6	Ash	14	540	N 5 E 1 S 5 W 7	5	C/U - signs of Ash dieback
S7	Hazel	7	8x140 av	N 1 E 2 S 4 W 2	1	40 C
Ts 8	Yew hedge 10 plants	7	diameter up to 240	4 to the west	1	60 B restore back to tall category A hedge
9	Oak	9	520	N 5 E 1 S 5 W 5	2	40 B  Ts 9- 12 are neighbours trees
10	Sycamore	10	520	N 4 E 4 S 4 W 3	1	20 C
11	Sycamore	8	420	N 3 E 3 S 2 W 2	1	20 C
12	Ash	8	230	N 2 E 3 S 2 W 0	2	10 C

#### Arboricultural implications assessment.

Refurbishment and extension building does not require any trees to be felled.

No tree pruning works are required to build.

There are pruning works which would be required for existing householder maintenance.

There are pruning works that would be desirable for enhancement of existing trees and shrubs.

The cottage is fully serviced.

The existing drive is the access for building works. There is ample parking at Tullimaar for tradesmen.

## Arboricultural implications assessment –root protection areas.

Root protection area (**RPA**) is described in the BS – it is in square metres. RPA is proportionate to the stem diameter of the tree.

The TPP shows normative RPA as a drawn circle. Please note these circles are a simple planning tool - RPA can be polygonal and offset from the centre of the tree. The idea is that wherever possible the RPA square meterage remains undisturbed.

The TPP shows that there no digging works within the RPAS of any of Tullimaars trees and normative RPAs can be enclosed by temporary fencing.

The fencing uses the existing garage and the scale bar on the TPP to guide constructors.

The TPP shows that the drawn circles of normative RPA of the neighbours trees Ts 9,10 & 11 extend under the existing built structures of the Gardeners Cottage including jointed garden walls.

This does not mean that there will be roots here.

(If there were roots here this could constitute an actionable nuisance due to direct damage).

Roots are opportunistic - the neighbours trees would have to grow roots to the base of the Cornish hedge they are on , across a macadam road and through the northern elevation of the house – this far less likely than growing in to the permeable fertile soil of the field to their north. The field is the offset to the normative circle.

There will not be any roots that are essential to the normal functioning of Ts 9, 10 & 11 within the curtilage of Tullimaar.

With suitable fencing - excavation for the extension can be carried out without harm to any tree. This is the aim of the BS.

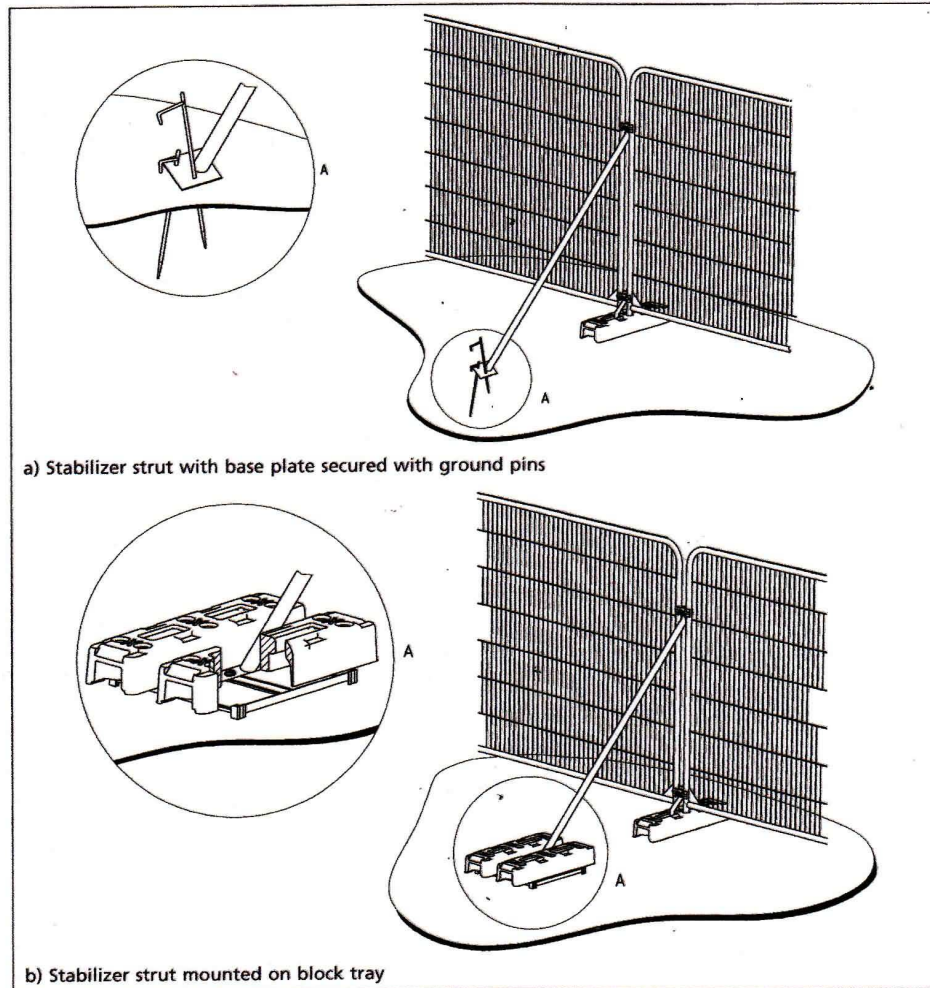
Tree protection during construction here is simple

### **Arboricultural method statement.**

The following method will help constructors to avoid damaging trees.

1. Assemble tree protection fences in the positions shown on the TPP.
2. Construction phase. Cement mixing will be on existing or new floor plates.
3. Dismantle tree protection fences when the last wet trade works (usually internal plastering) are completed.

Figure 3 Examples of above-ground stabilizing systems



The tree protection fence as per figure 3 of the BS.

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photographs below





The Yew hedge Ts 8 could be pruned back into a real asset. Cherry Laurel could be cleared & Camellias released. The existing garage is the reference point for protective fencing.





Ts 10 & require crown lifting off the existing roof of the gardeners cottage. This would be carried out by the electricity company who owns the poles and overhead conductors. (This is householder maintenance, not building tree work)