

Mark S Feather BSc M Arb (RFS) Tech Arbor A MICFor

Arboricultural, Woodland and Landscape Consultant

10 Grosvenor Place, Beverley, East Yorkshire HU17 8LY (01482 871064)

Arboricultural Report (ver 1)
Land to the rear of North Bar Within
Cross Keys Mews
Beverley
East Riding of Yorkshire
HU17 8AP

January 2024

Client Contact

Ingleby and Hobson Ltd Architects
First Floor
28 Lairgate
Beverley
East Riding of Yorkshire
HU17 8EP

Contents

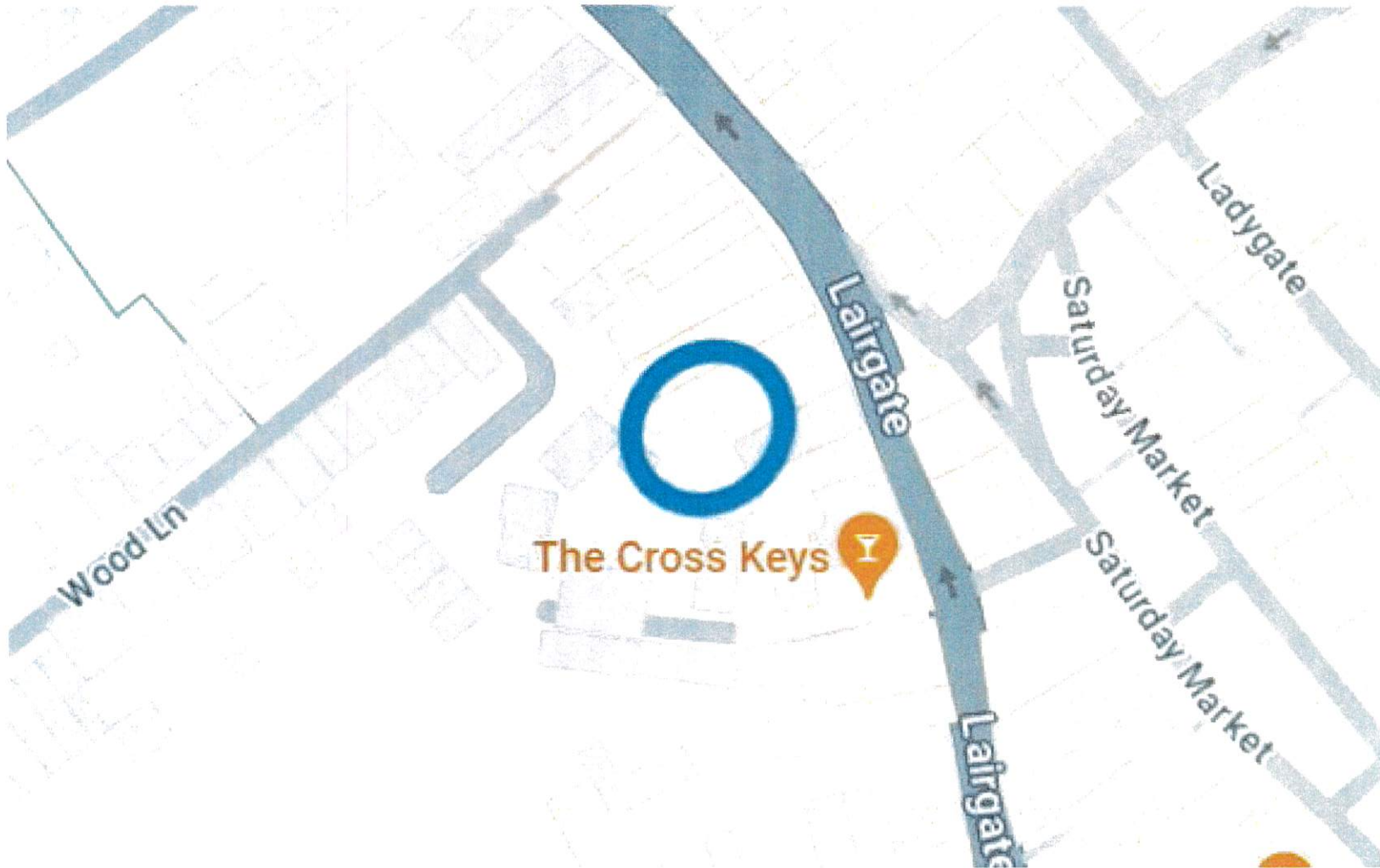
1.0	Introduction	3
2.0	Site Plans – (Plan 1A & 2A)	4
3.0	Survey Methodology and Schedule	6
4.0	Arboricultural Implications Assessment (Plan 2A)	11

1.0 INTRODUCTION

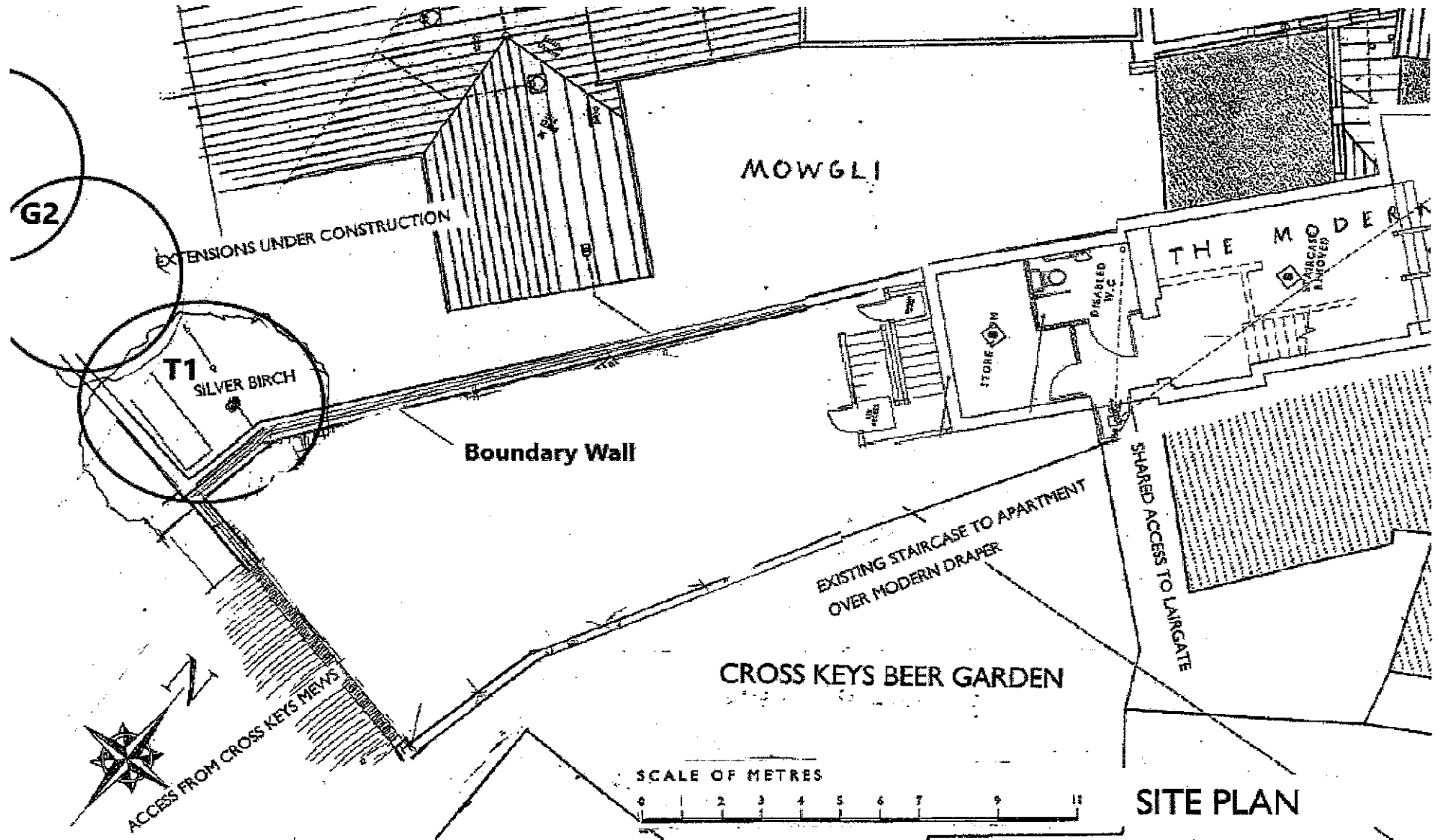
- 1.1 This report provides information in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' for a proposed development on land at Cross Keys Mews, to the rear of North Bar Within Beverley., as illustrated on plan 1A. The development proposals are for erection of a residential property.
- 1.2 The arboricultural survey was commissioned by Jonathan Hobson and is linked to the design work undertaken by him as architect for the site. The aims of the survey were to undertake an assessment of all the existing trees within proximity of the proposed development, including trees on adjacent land.
- 1.3 The following information has been recorded in accordance with BS 5837:2012:-
- Designated tree number.
 - Tree Species – the common name has been given followed by the Latin or scientific name.
 - Height.
 - Stem or base (multi stemmed trees) diameter and root protection area.
 - Crown clearance (height of the periphery of the crown spread above ground level).
 - Branch spread (to N, S, E, and W).
 - Age class. This is given as young (Y), mature (M), and over mature (OM).
 - Physiological condition - general comments given only, poor, fair, good.
 - Tree structural condition - general comments given only, poor, fair, good.
 - Useful life expectancy.
 - Preliminary management recommendations.
 - Tree category (A, B, C or U).

2.0 SITE PLANS

2.1 Location Plan (Plan 1A)



2.2 Site Plan – (Plan 1B)



3.0 SURVEY METHODOLOGY AND SCHEDULE

- 3.1 The survey was carried out to British Standard 5837:2012, using the categories explained below:
- 3.2 The trees were assessed visually from ground level. Where potential problems were identified, further inspection by tree climbing is recommended. No digging or drilling methods were employed during this survey.
- 3.3 The trees were not given number tags.
- 3.4 The approximate height of each tree is measured from ground level to top of canopy using a clinometer.
- 3.5 The approximate diameter of each tree is measured at 1.5m above ground level. The root protection distance which has been expressed as a radius from the trunk of the tree has been given below the diameter measurement.
- 3.6 The age of each tree is based upon experience (Y= young, MA = middle aged, M= mature, OM=over mature).
- 3.7 The physiological condition of the trees is based upon experience (Good, Fair, Poor, Dead).
- 3.8 The structural condition and description is also based on experience (Good, Fair, Poor).
- 3.9 Both the approximate expected lifespan remaining and category/rating of each tree is based on the surveyor's experience.
- 3.10 The retention category of each tree or group of trees is based upon the information detailed above using the following categories:
 - A Trees of high quality and value
 - B Trees of moderate quality and value
 - C Trees of low quality and value
 - U Trees to be removed for arboricultural reasons
- 3.11 The following subcategories have been used in rating tree value
 - 1 Mainly arboricultural qualities
 - 2 Mainly landscape qualities
 - 3 Mainly cultural values, including conservation

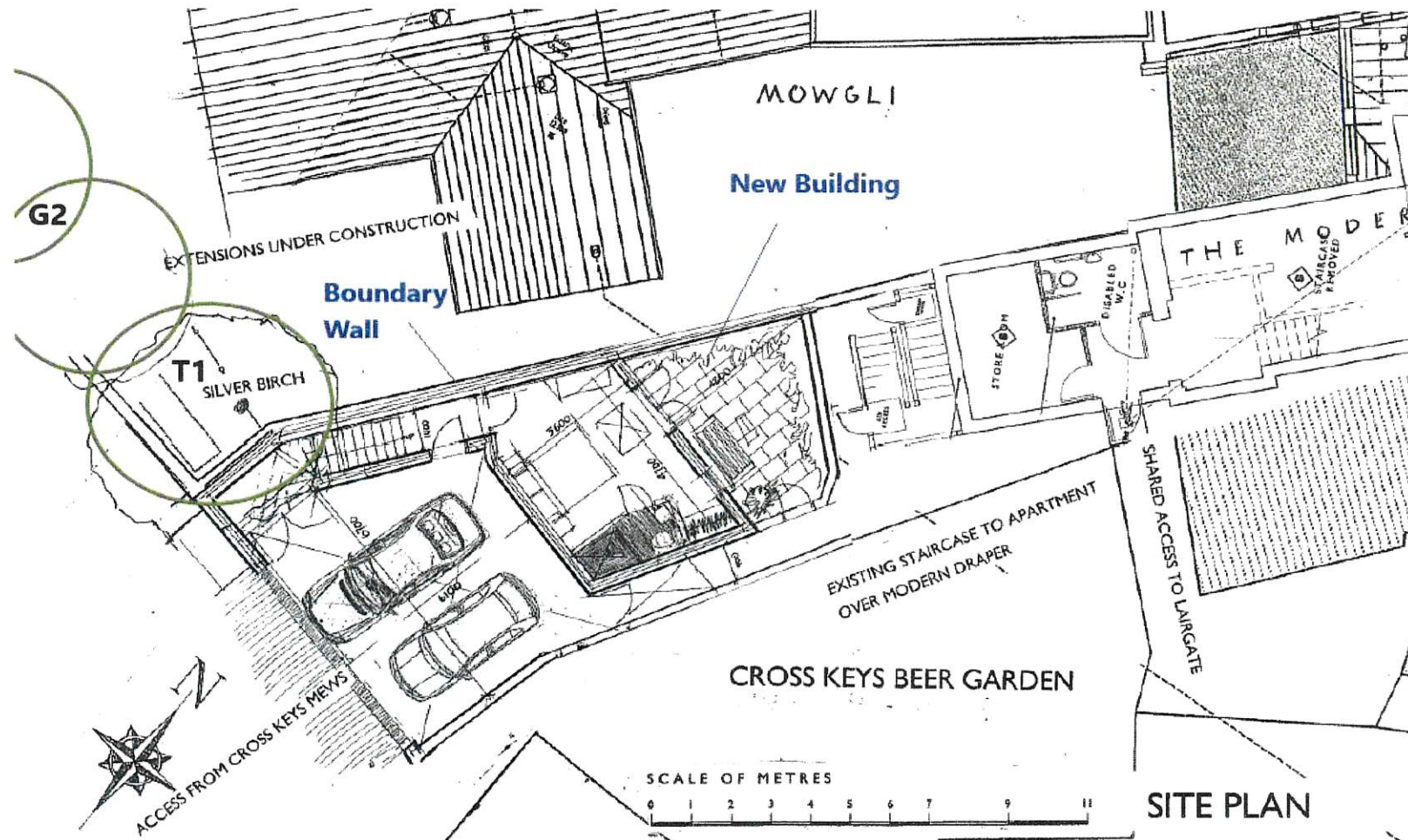
3.12 Tree Schedule

Note - The root protection areas (RPA) are listed as a radius in metres, below the stem diameter in the schedule below.

Tree no	Species	Height	Stem Dia RPA	Branch Spread	Crown Height	Age Glass	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Useful life Expectancy	Category Grading
T1	Himalayan Birch	9m	200e 2.4m	2.5m	2m	Y	Good	Good	No action Tree on adjacent land	40+	C2
G2	Himalayan Birch (4 stems)	9m	200e 2.4m	2.5m	2m	Y	Good	Good	No action Trees on adjacent land	40+	C2

4.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

4.1 Layout and Tree Constraints Plan 2A



4.2 Impact of Development on the Existing Tree.

The site contains no trees but a group of Himalayan Birch have been planted fairly recently on the adjacent land. The line of 4 or 5 trees forms an attractive group as illustrated on the photograph below. One of the trees (T1) on the photograph below is located in the corner of the garden with the tips of branches just growing over the boundary.



4.3 Root Protection Measures

The existing boundary wall will be acting as a root barrier to the roots of the young tree (T1) so the proposed development will not impact on the roots of the tree and no tree protection measures would therefore be required during construction works.

4.4 Future Growth in the Trees

Himalayan birch grow fairly rapidly, but given the location of T1, against a blank wall of the proposed new property, it would not have any adverse impacted on the property as it increased in size. It is more likely that the trees are pruned at some point in the future due the location of the property to the north.

Minor pruning work may be required to provide clearance to the proposed new property, but this would not have any significant impact on the appearance of the group of trees as a whole. The trees would also help soften the impact of the proposed new property.

It should be recognised that the trees are not visible from a public place as Cross Keys Mews, from where the photograph was taken, is a private road.

6.0 ARBORICULTURAL METHOD STATEMENT (AMS)

6.1 General Site Management Constraints

- No soil stripping, compaction, excavation or removal is to take place other than for the foundations, services and drainage as proposed.

6.2 Local Planning Authority Meeting

- The Local Planning Authority to be notified not less than 72 hours prior to commencement of works on site.

6.3 Tree Removal and Site Clearance

- No trees to be removed

6.4 Erection of Tree Protection Measures

- No Tree Protection Fencing or scaffold board ground protection required.