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PRELIMINARY ARBORICULTURAL ASSESSMENT OF TREES

at

The Old Dower House
Highdale Road
Clevedon

on behalf of

Esme Green

June 1998

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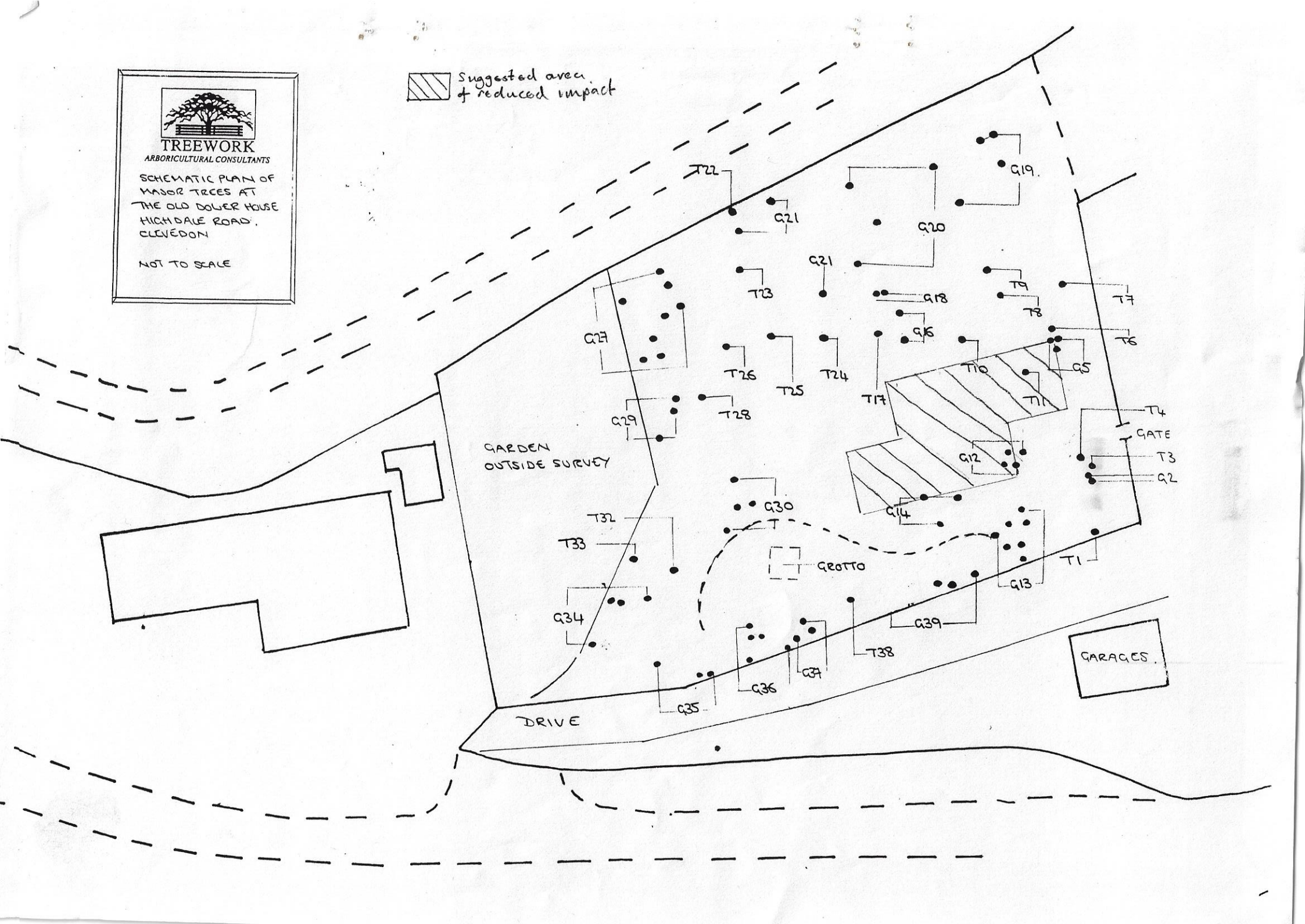
TREEWORK
ARBORICULTURAL CONSULTANTS
SCHEMATIC PLAN OF MAJOR TREES AT THE OLD DOVER HOUSE HIGHDALE ROAD, CLEVEDON
NOT TO SCALE
Suggested area of reduced impact
T22
G21
G19.
G20
G21
T23
G18
T9
T8
T7
G16
T6
G27
T26
T25
T24
T17
T10
T11
G5
T4
GATE
T3
G2
G12
G29
T28
GARDEN
OUTSIDE SURVEY
G14
G30
T32
T33
GROTTO
T1
G13
G34
G39
T38
GARAGES.
G36
G37
G35
DRIVE

1.0 Introduction

1.1 Background Information

1.1.1 I was instructed on 12/5/98 by Esme Green to undertake preliminary assessment of the tree cover in the wooded area to the west of the Old Dower House, Highdale Road, Clevedon

1.1.2 Prior to this I met at the site with Mr PJ Orchard, Chartered Architect, to review the proposed dwelling (see References).

1.2 Scope the Report

a) To provide arboricultural background information derived from our inspection of the site, to inform decisions associated with the planning application for the proposed construction of a dwelling at the site.

b) Identify and plot principal trees over 7.5 m DBH (Diameter at Breast Height) on the plan

c) Assess the current condition and retentive worth of the principal trees in order to inform suitability of the site for development and the scope for limiting disruption to the canopy.

d) The report includes recommendations for remedial treatment in relation to enhancing the overall viability of the tree cover where feasible.

1.3 Limitations

(a) External tree features were assessed only and from ground level.

(b) All dimensions are approximate.

(c) Notes concerning condition and vigour are similarly based on categories and are not definitive detailed assessments.

(d) No documentation has been provided regarding the history of the site, its geology, hydrology or relevant construction details in relation to buildings or underground structures.

(e) The observations pertain to the circumstances current at the time of surveying and subsequent changes may impinge upon these assessments.

(f) The tree inspection has been undertaken for the primary purpose of a safety assessment but is intended to provide information on the quality of individual trees to inform future design or planning issues.

1.4 **References**

1.4.1 General

(a) Shigo "New Tree Biology"
(b) Mattheck "The Body Language of Trees" HMSO 1995
(c) HMSO "Diagnosis of Ill Health in Trees" Strouts & Winter
(d) Butin "Tree Diseases and Disorders" Oxford Press
(e) BS3998: 1989 "British Standard Recommendations for Tree work."
(f) BS5837: 1991 "British Standard: Guidance for Trees in relation to construction"
(g) Tree Preservation Orders: A Guide to the Law and Good Practice (DoE 1994)

1.4.2 Local Plans

(a) Plans/Elevations of Proposed 'Granny annexe' at the Old Dower House by P.J.Orchard B.Arch. RIBA. Drawing No. 4409/1 of 27.4.98 at 1:50/1:100 scale.
(b) O.S. Superplan at 1:1250 scale site centred on ref.ST4171NW

1.5 **Inspection Notes**

(a) The assessment was undertaken between 1/6/98 and 9/6/98 by Neville Fay MA(Hons) and Nigel de Berker BA ND Arb. A. Conditions were overcast during site inspection.

(b) Trees were inspected from ground level with the following informing the assessment: the biological and structural condition of the tree, its vigour, anticipated longevity. In assessing condition, the visual Tree Assessment Method has been employed (see References: The Body Language of Trees).

(c) **Tree Species** are identified by common name for ease of reference in the Tree Record.

(d) **Maturity** is allocated in the following categories:

JU = Juvenile
SM = Semi-mature
MA = Mature
FM = Fully Mature
SE = Senescent

(e) **Vigour** is assessed in the following categories:

Dead
Moribund
Low
Moderate
High

(f) **Condition** is assessed in the following categories:

Very poor
Poor
Moderate
Good
Very good

(g) **Retentive worth** is annotated in the following categories:

High: substantial species or group of trees of major landscape prominence, potentially with long-term amenity contribution with a remediable condition, if at present defective

Moderate: trees of moderate prominence contributing to medium-term landscape and with moderate defects, remediable in the short -term

Low: trees of low prominence and/or of short life expectancy and/or liable to partial or total disintegration or other safety hazard.

Minimal: trees with very poor future

(h) **Structural Longevity:**
This has been assessed in the light of current site conditions only. The anticipated longevity of the tree has been assessed firstly in relation to its present condition (*Longevity Before)* and secondly in relation to possible changes in structural longevity after treatment *(Longevity After)*. It should be noted that the concept of longevity employed includes *both* the likelihood of the tree falling into rapid decline and refers to the *structural condition of the tree together with the tree's liability to major limb loss or partial or total crown disintegration.* This is classified for both Before and After treatment in the following longevity periods:-

5 = 0-5 years
15 = 5-15 years
30 = 15-30 years
30+ = over 30 years

(i) **Notes**: in certain cases a note is made of significant features of the tree which may have a bearing on the assessment of condition. This is not exhaustive, nor is it intended to obviate any future requirement for detailed condition assessment for planning or safety purposes. The categories used are:

PFF	Tree with a poor future
FA	High likelihood of crown or stem failure
FU	Major crown or stem fault
MS	Multi-stemmed from near ground level
SC	Suppressed crown
CA	Canker
FT	Future specimen tree
DED	Dutch Elm Disease
UC	Significantly unbalanced crown
CT	Collapsed Tree

2.0 The Site

2.1 The site is to the North of Highdale Road, Clevedon. The survey area includes woodlands within the curtiledge of The Old Dower House, Highdale Road, Clevedon, immediately to the North of the approach drive and to the West of the main house. This wooded area lies to the East of No. 29. It is on sloping, south-facing ground and is part of a much larger area of continuous wooded growth. The site is above the level of the drive, spread over fairly steeply sloping ground, rising up to the north. It is bound on the northern aspect by a collapsed wall with a fence, beyond which there is an access track. On the southern aspect it is bounded by a 2 m high drive-side retaining wall and bank. The site includes a grotto at its south-western limit.

2.2 The surveyed woodland area is approximately 30 m square and comprises the following species: Elm, Norway Maple, Sycamore, Field Maple, Ash, Holm Oak, Pendunculate Oak and Scots Pine.

2.3 The lower canopy includes Portugal laurel, Holly, Hawthorn, Hazel, Viburnum tinus and considerable quantities of Ash, Sycamore, Holm Oak, Norway Maple, Field Maple natural regeneration.

2.4 There is dense Bramble growth with Clematis and ground cover of Ivy throughout.

2.5 The overall condition of the woodland area inspected shows a general decline with areas of recent major collapse following earlier storm damage and also areas of dead growth. The Elm, where present, is dead or diseased resulting in recent individual collapse. There has been trunk failure of a major Field Maple opposite the garage and parking area to The Old Dower House. The middle section of the site is characterised by domino-collapse from trees with shallow rootplates. This has originated in the upper reach. This swathe of fallen canopy has produced a natural clearance. Most of the Sycamore and Norway Maple specimens show signs of severe squirrel damage. Where collapse has occurred, the immediately adjacent mature crowns appear to be restricted and unbalanced. These crowns are now exposed and vulnerable to further failure and storm damage. There is little evidence of current or recent management over the past two decades.

2.6 It is understood that the wooded area is included within a woodland TPO (TPO no. 608).

3.0 General assessment

3.1 Within the past decade there has apparently been an extension in the size of the garden of No. 29 to the East, which has entailed the eventual loss of approximately 20% of the Western extent of this area of woodland. This indicates a degree of past planning acceptance of possible modification of land use within this local area of woodland. This may now support a case for modification to the woodland area. However, the planning authority may alternatively be concerned not to further deplete the canopy.

3.2 Whilst the continuous woodland has aggregated landscape conservation value, the small area of the designated site contains no mature trees of individual merit in terms of general tree health and condition.

3.3 The area within the central swathe of naturally fallen trees of approximately 12 m square, could accommodate the ground plan of the proposed dwelling subject to construction access via the northern path beyond the root scope of Ash (T22) and assuming that vehicular access to the site is not required from the existing lower drive by its occupant. A reduction in the scale of the footprint by approximately 20% would reduce impact on the retained canopy. The shape of the dwelling might be designed to sympathetically accommodate retained trees by, for example, two staggered half squares instead of a single square footprint.

3.4 Further assessment, when the ground plan, service specifications and design details are confirmed, will be required to assess impact on retained trees and to make recommendations for remedial work to secure the canopy where feasible.

3.5 The tree assessment is provided in Appendix I: Summary of Tree Records.

3.6 A suggested area of reduced impact is shaded on the plan. Particular care should be taken to provide sufficient clearance from trees numbers T17, T24, T8, T31, G30, on assessing the ground plan location. This suggested area is for guidance only and could be varied in area or location according to the specific constraints and features of the site itself.

3.7 This assessment is provided as guidance only without knowledge of the likely response to the development proposals from the planning authority.

APPENDIX I

Summary of Tree Records

No	Species	Single/ Group	No.	Ht m	DBH cm	Maturity	Vigour	Condition	Lgvty Before	Lgvty After	Retentive worth	Notes
1	**Ash**	G	2	12	15	MA	H	Poor	5	15	Low	FA
2	**Norway Maple**	S	1	18	60	FM	M	Good	15	30	Moderate	Remediable
3	**Field Maple**	S	1	2	50	FM	L	Very Poor	5	5	Minimal	FU
4	**Field Maple**	S	1	4	15	SM	M	Moderate	15	30	Low to moderate	SC
5	**Sycamore**	G	3	20	50	MA	M	Moderate	5	15	Moderate	SC, FU 2 minor specimens are poor
6	**Scots Pine**	S	1	22	40	MA	M	Poor	5	5	Low	PFF FA
7	**Sycamore**	S	1	17	25	MA	H	Moderate	15	30+	Moderate	
8	**Ash**	S	1	6	8	JU	H	Good	30	30+	High	FT
9	**Elm**	S	1	6	7.5	JU	L	Very Poor	5	5	Minimal	DED
10	**Sycamore**	G	2	10	8	JU	H	Moderate to Poor	15	30	Low	SC

No	Species	Single/ Group	No.	Ht m	DBH cm	Maturity	Vigour	Condition	Lgvty Before	Lgvty After	Retentive worth	Notes
11	Norway Maple	S	1	10	20	SM	L	Poor	15	15	Low	PFF
12	Portugal laurel (x2) Norway Maple(x2)	G	4	8	8	SM	H	Moderate to Poor	15	15	Low	SC FA PFF
13	Sycamore Holm Oak	G	7	7	15	SM	Mod to High	Moderate	15	15	Moderate	MS RC
14	Field Maple (x2) Portugal laurel	G	3	18	40	MA	L	Very Poor	5	5	Minimal	CT
15	Holm Oak	S	1	7	20	SM	M	Moderate	5	15	Low	UC RC
16	Ash Norway Maple	G	2	15	50	MA	DD	Very Poor	5	5	Minimal	CT
17	Holm Oak	S	1	17	20	MA	M	Moderate	5	30	Moderate to High	RC
18	Sycamore Norway Maple	G	2	18	25	MA	M	Poor	5	5	Low	RC FA
19	Norway Maple	G	4	23	80	FM	M	Moderate to Good	5	30	High	
20	Norway Maple (x3) Sycamore (x1)	G	4	16	10	MA	H	Poor	15	15	Low	RC FA

No	Species	Single/ Group	No.	Ht m	DBH cm	Maturity	Vigour	Condition	Lgvty Before	Lgvty After	Retentive worth	Notes
21	**Norway Maple**	G	3	16	25	MA	M	Poor	5	15	Low	FU CA Retain northmost specimen only
22	**Ash**	S	1	22	50	FM	M	Moderate	5	30	High	UC FA
23	**Scots Pine**	S	1	24	40	FM	DD	Very Poor	5	5	Minimal	FA
24	**Hawthorn**	S	1	8	20	MA	M	Good	5	30	Moderate	RC
25	**Holm Oak**	S	1	15	25	MA	M	Moderate	15	30	Moderate to High	RC FU
26	**Field Maple**	S	1	20	45	FM	Mod / High	Moderate	5	15	Moderate to High	FA
27	**Sycamore**	G	8	17	15	MA	H	Moderate	5	15	Low	RC Retain 2 No. balanced specimens only
28	**Holm Oak**	S	1	16	30	MA	L	Very Poor	5	5	Minimal	PFF
29	**Norway Maple (x1) Sycamore (x2)**	G	3	13	12	MA	M	Moderate to Poor	15	15	Moderate	SC Retain 2 No. balanced specimens only
30	**Sycamore(x2) (Field Maple x1)**	G	3	13	15	MA	Mod / Low	Moderate to Poor	5	15	Moderate	FU Retain northmost Sycamore

No	Species	Single/ Group	No.	Ht. m	DBH cm	Maturity	Vigour	Condition	Lgvty Before	Lgvty After	Retentive worth	Notes
31	**Holm Oak**	S	1	17	25	MA	M	Good to Moderate	5	30	High	RC
32	**Ash**	S	1	12	15	MA	H	Good to Moderate	15	30+	High	UC
33	**Oak**	S	1	18	30	MA	M	Good	15	30+	High	RC
34	**Field Maple Holly Hawthorn Ash**	G	4	18	30	SM	M	Good	5	15	Moderate to high	Ash - CT Retain Field Maple, Holly, Hawthorn
35	**Oak(x1) Sycamore(x5)**	G	6	13	20	SM	H	Good	5	30	High	UC RC
36	**Holm Oak(x2) Hawthorn(x1) Holly(x1) Portugal laurel(x1)**	G	5	10	10	SM	M	Good	15	30	High	RC
37	**Sycamore**	G	3	14	25	SM	H	Moderate	5	15	Moderate	CT in group
38	**Oak**	S	1	18	30	SM	M	Good	5	30	High	RC
39	**Portugal laurel Sycamore Viburnum tinus Field Maple**	G	5	8	10	SM	M	Good	15	30+	Moderate	Portugese laurel: DD Sycamore: PFF Viburnum tinus: UC Field Maple: RC