

**SAVOY PARK HOTEL**  
**AT**  
**16 Racecourse Road, Ayr KA72UT**

**TREE SURVEY AND PROPOSALS**  
**for**  
**PROPOSED EXTENSION TO HOTEL**

**March 2024**



ARPL ARCHITECTS  
11 WELLINGTON SQUARE  
AYR KA7 1EN



## **SAVOY PARK HOTEL, 16 RACECOURSE ROAD, AYR KA7 2UT**

SITE OWNER: SAVOY PARK HOTEL

TREE SURVEY REVIEW CARRIED OUT BY : Rebecca Cadie RIBA ARIAS of ARPL Architects

DATE OF SURVEY 2nd March 2024 WEATHER CONDITIONS: dry and cold

Savoy Park Hotel is situated on the West side of Racecourse Road with a walled frontage and has mature broadleaf trees on all boundaries, positioned close to the stone boundary walls, and lies within the Ayr 2 Conservation Area established in 2010 where there is a large Tree Preservation Order (TP01) that was designated in 1972, and the trees in the grounds of the hotel are within this area.

### **SITE AREA INCLUDED WITHIN SURVEY:**

The planning proposal is to construct a single storey extension to provide a new bar combining the existing original outhouses projecting from the west elevation on the North side of the site and staff service area of the hotel, to be built within a belt of woodland along the North boundary wall adjacent to the existing building. The proposal will require the removal of several trees and these are the subject of this report.

### **HISTORY OF THE SITE:**

Savoy Park Hotel designed by James A Morris in 1885, originally a large villa, formerly known as Red House, had a number of alterations and extensions 1896, 1898, 1906-9 and mid 20th century. The property has B Listed status ref. LB21744. (10/01/1980) The listing includes the garden outhouse, gatepiers, gate, post box and boundary wall. *(Note the HES listing description has date errors)*

### **SUMMARY DESCRIPTION OF BUILDING**

The building is in an Arts and Crafts style, being red sandstone with red tiled roof, with tower and two storeys of guest bedroom accommodation and function facilities on the ground floor.

The large A symmetrical villa is set back from the road and provided a driveway, car park and front garden is in an Arts and Crafts style, being red sandstone with red tiled roof, with tower, is the largest original house in Racecourse Road. It has a tall gabled entrance bay to the north of the street frontage east elevation, and has rich detailing of the architecture. The South and North elevations of the building are service accommodation and more utilitarian while the West elevation to the formally landscaped garden has architectural modelling with bays and crenelated detailing.

## **DESCRIPTION OF LANDSCAPING AND GARDEN**

A car park occupies the street frontage forecourt with a grassed garden area with benches and several mature trees, particularly the grouping on the South east corner.

The large well cared for formal garden with lawns, flower beds and shrubbery lies to the West side of the building with a line of mature trees along the South boundary wall. A stone garden wall with a gated opening along the north side of the main garden area gives access to the woodland belt against the North boundary wall and has a soft landscaped path through the trees with wild plants and flowers as ground cover and a some timber play equipment and a summer house towards the west end and screened from the car park area with timber fences.

The main garden areas are well maintained by an experienced gardener, however the woodland area has had minimal maintenance of the mature trees to manage as a natural garden area and there are a fair number of self seeded saplings.

## **TREE CONDITION SURVEY**

The purpose of the report:

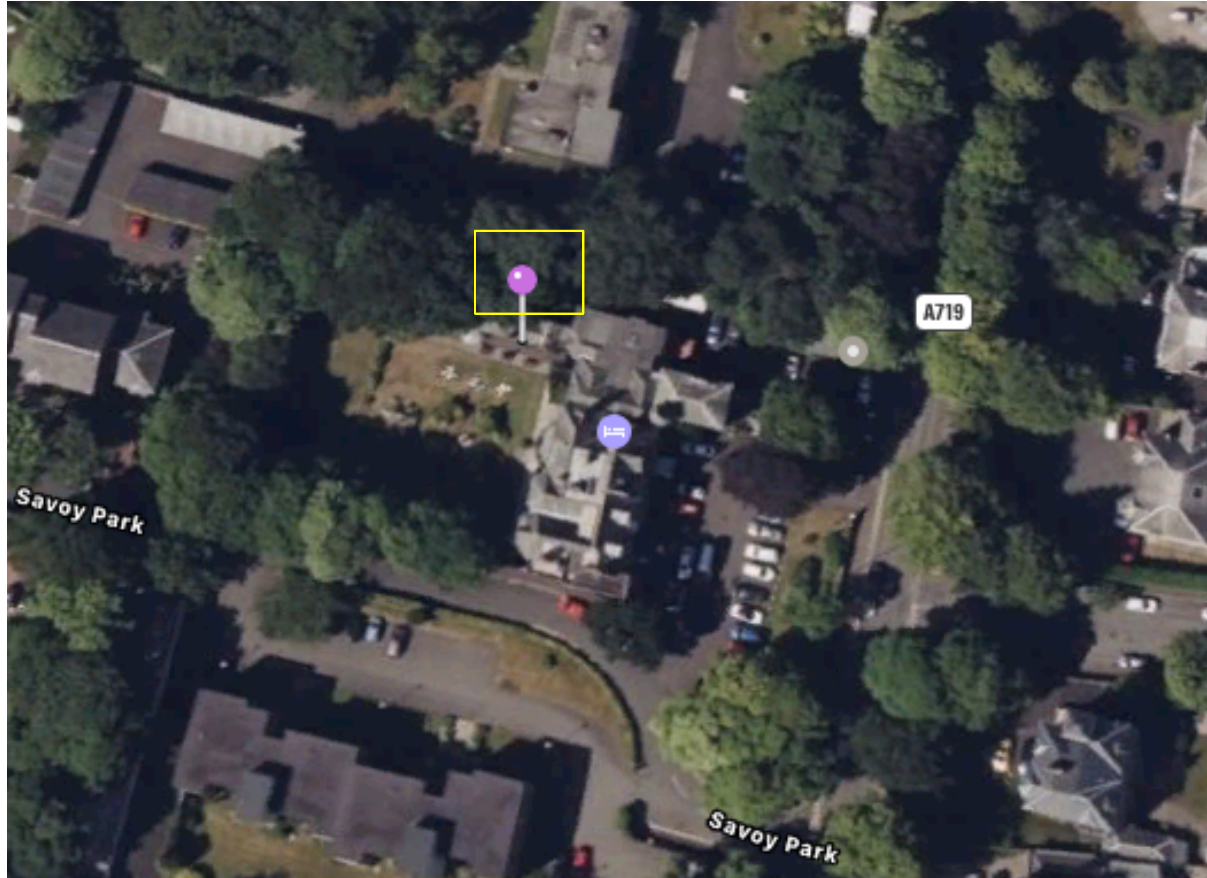
1. To provide a general record of the trees affected by the proposed extension work.
2. To identify the condition of the trees affected by the proposal.
3. To detail any necessary works in order of priority.

The survey was limited to the area of the extension and associated site works and new landscaping.

The general locations of other mature trees are shown on the location plans but details of these trees are excluded from the report.

As the survey was carried out in the winter / early spring, the trees which are deciduous, had no leaf canopies and it was possible to see the condition of the tree stems and branches clearly, some were beginning to bud but identification relied on assessing leaf and nut debris on the ground, silhouettes, and bark.

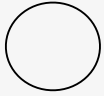
This report limits itself to identifying the various works requiring to be carried out to the affected trees and does not include a formal estimate of costs, or a specification for maintenance works. It is anticipated that the next stage will be a detailed assessment by an arboriculturalist who will develop this information and prepare for a formal licence from South Ayrshire Council for the tree works.



Aerial view of Savoy Park Hotel site with full summer tree canopy, area of survey noted.

Low Green

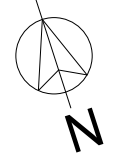
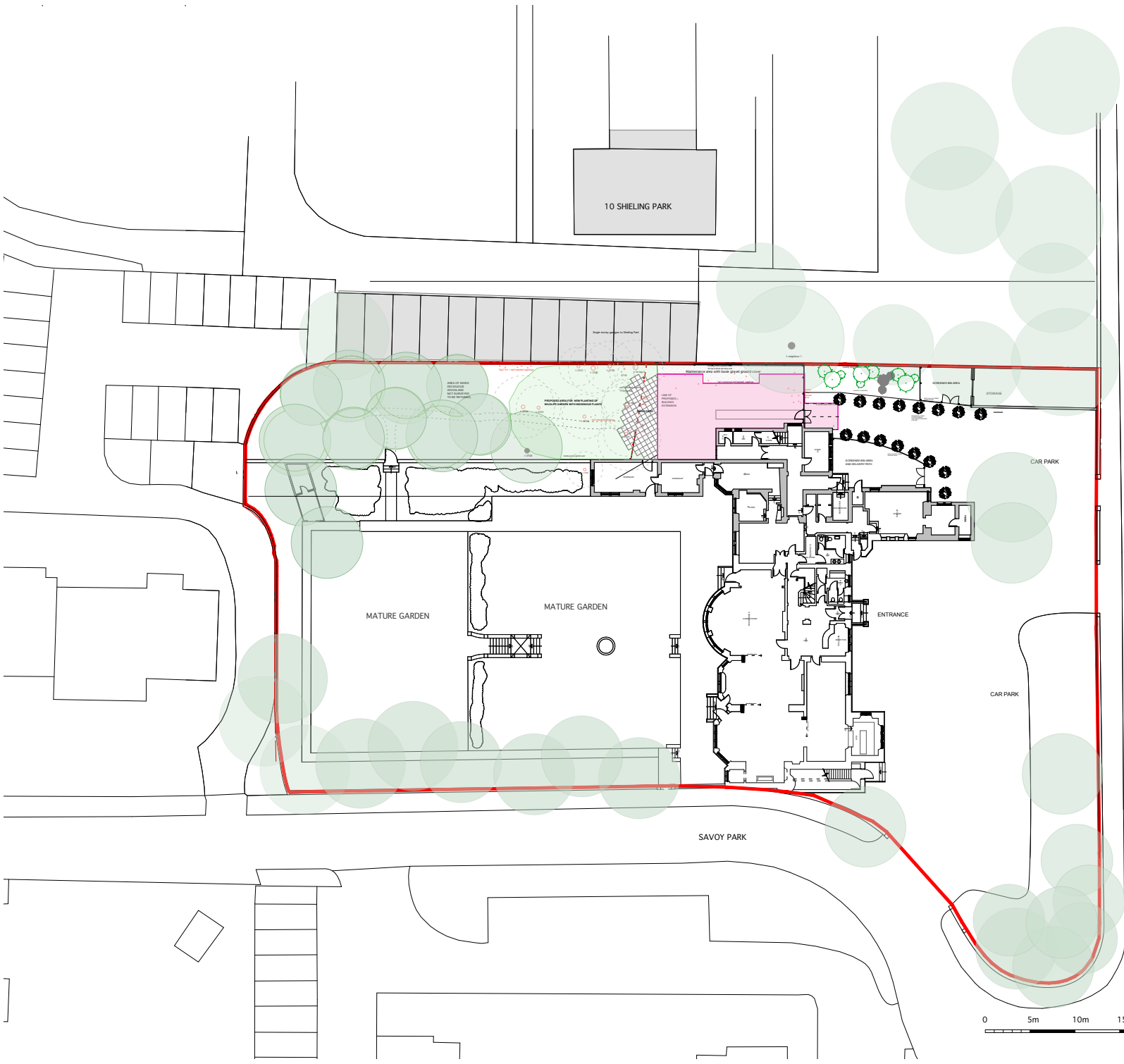
NORTH



SOUTH AYRSHIRE COUNCIL

TREE PRESERVATION ORDER  
TP01 RACECOURSE ROAD

CONSERVATION AREA  
AYR 2



RACECOURSE ROAD

BELLEVUE CRESCENT

10 SHIELING PARK

MATURE GARDEN

MATURE GARDEN

ENTRANCE

CAR PARK

CAR PARK

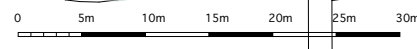
SAVOY PARK

**KEY TO TREES**  
Refer to schedule for details

- 1. 1000 Bag number
- 2. Tree to be retained
- 3. Tree to be removed
- 4. New planted planting
- 5. 25-year height



<b>JOB</b>	SAVOY PARK HOTEL 16 RACECOURSE ROAD AYR		
<b>DRAWING</b>	PROPOSED LANDSCAPE PLAN		
<b>SCALE</b>	1:200 @A1	<b>DRAWN</b>	MS/RC
<b>DRAWING NO</b>	6502/ LP - T01	<b>DATE</b>	03/24
<b>CLIENT</b>	SAVOY PARK HOTEL		



ARPL ARCHITECTS  
 11 WELLINGTON SQUARE, AYR  
 TEL. 01292 289777





EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

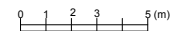
<b>JOB</b>	SAVOY PARK HOTEL		
	16 RACECOURSE ROAD AYR		
<b>DRAWING</b>	TREE SURVEY SITE ELEVATIONS		
	EAST AND WEST ELEVATIONS		
<b>SCALE</b>	<b>DRAWN</b>	<b>DATE</b>	
1:100 @A1	MS/RC	03/24	
<b>DRAWING NO</b>	<b>REV</b>		
6502/ LP - T03			
<b>CLIENT</b>	SAVOY PARK HOTEL		



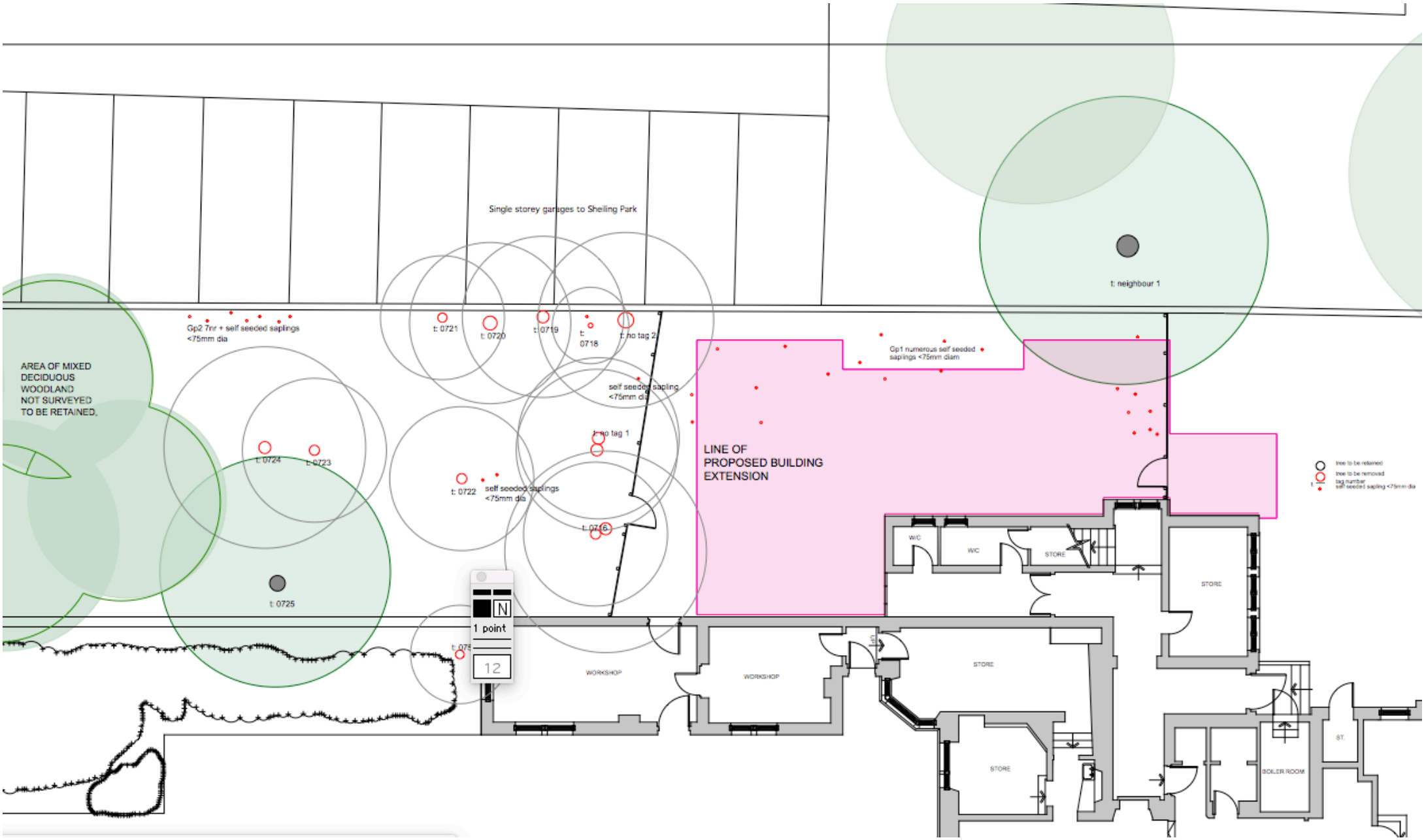


EXISTING SOUTH ELEVATION TO GARDEN

<b>JOB</b>		
SAVOY PARK HOTEL		
16 RACECOURSE ROAD AYR		
<b>DRAWING</b>		
TREE SURVEY SITE ELEVATIONS		
SOUTH ELEVATIONS		
<b>SCALE</b>	<b>DRAWN</b>	<b>DATE</b>
1:100 @A1	MS/RC	03/24
<b>DRAWING NO</b>	<b>REV</b>	
6502 / LP - T04		
<b>CLIENT</b>		
SAVOY PARK HOTEL		







AREA OF MIXED DECIDUOUS WOODLAND NOT SURVEYED TO BE RETAINED.

Single storey garages to Shelling Park

LINE OF PROPOSED BUILDING EXTENSION

t: 00  
tree to be retained  
tree to be removed  
tag number  
self seeded sapling <75mm dia

Gp2 7hr + self seeded saplings <75mm dia

Gp1 numerous self seeded saplings <75mm diam

12

1 point

WORKSHOP

WORKSHOP

STORE

STORE

WC

WC

STORE

STORE

STORE

STORE

BOILER ROOM

ST.

LISTED BUILDING CONSENT AND PLANNING APPLICATION  
SAVOY PARK HOTEL, 16 RACECORSE ROAD, AYR KA7 2UT

PROPOSED BUILDING EXTENSION

BELT OF TREES SURVEY ON NORTH SIDE OF SAVOY PARK HOTEL SITE ADJACENT BOUNDARY WITH 10 SHIELING PARK

Easting 233353 Northing 621246

TREE Ref ID	COMMON NAME <i>Scientific name</i>	AGE	stem 1 diam.	stem 2 diam	stem 3 diam	HEIGHT	crown	CONDITION	PROPOSED WORK	PRIORITY FOR PROPOSED EXTENSION
Gp1	mixed self sown, beech,wild cherry and sycamore <i>fagus sylvatica, prunus avium, acer pseudoplatanus</i>	Young Saplings	less than 75mm			2m - 6m		multiple self seeded group Fair - straggly growth	uproot	P1 remove
Neighbour 1	Sycamore <i>acer pseudoplatanus</i>	mature	approx 800mm	450mm	450mm	30+m	approx 12m	Fair - poorly managed branches overhanging boundary	retain, tree surgery lopping of overhanging branches of stems 2 and 3	RETAIN
tag 716	common beech <i>fagus sylvatica</i>	semi mature	420mm	350mm		20+m	approx 8m	Fair - undermining existing building and proposed extension	fell and uproot	P1 remove
no tag 1	Cherry birch <i>Betula lenta</i>	semi mature	400mm	400mm		17m	approx 6m	Poor - splitting bark, with ivy growth up both stems	fell and uproot	P1 remove
no tag 2	common beech <i>fagus sylvatica</i>	mature	550mm			20m	approx 8m	fair - undermining boundary wall and neighbours building	fell and uproot	P1 remove
tag 718	Sycamore <i>acer pseudoplatanus</i>	young	160mm			18m	approx 4m	fair - undermining boundary wall and neighbours building	fell	P1 remove
tag 719	Cherry birch <i>Betula lenta</i>	semi mature	400mm			20+m	approx 8m	fair - leaning on and undermining boundary wall and neighbours building	fell	P1 remove
tag 720	Cherry birch <i>Betula lenta</i>	mature	500mm			20+m	approx 8m	poor - splitting bark, undermining boundary wall and neighbours building	fell	P2 remove

tag 721	Sycamore <i>acer pseudoplatanus</i>	semi mature	320mm			17m	approx 6m	poor - splitting bark, undermining boundary wall and neighbours building	fell	P2 remove
tag 722	common beech <i>fagus sylvatica</i>	semi mature	350mm			15m	approx 6m	poor - splitting bark and main stem	fell	P2 remove
tag 723	common beech <i>fagus sylvatica</i>	semi mature	350mm			13m	approx 4m	poor - split bark and stem, fungal growth and woodworm	fell	P2 remove
tag 724	common beech <i>fagus sylvatica</i>	semi mature	350mm			15m	approx 8m	poor - split bark and stem, canker growth and woodworm	fell	P2 remove
tag 725	Sycamore <i>acer pseudoplatanus</i>	mature	500mm			20m	approx 10m	fair - long overhanging branches	retain, tree surgery lopping to improve shape	RETAIN
Gp2	Sycamore <i>acer pseudoplatanus</i>	Young	less than 75mm			6m - 8m		7no. Self seeded group close to boundary wall, Fair	fell and uproot	P2 remove
tag 759	common holly <i>ilix aquifolium</i>	mature	260mm			9m	approx 4m	fair - undermining building	fell and uproot	P1 remove
Gp3	mixed mature deciduous woodland, not surveyed, predominantly common beech	mature				20+m	mixed tree canopy	generally fair - would benefit from localised tree maintenance lopping	retain	RETAIN



Site of proposed extension, existing area between the two existing fences on the North side of the hotel service wing has Group 1 trees consisting of a selection of self sown saplings, and proposed removal of these.



A mature sycamore tree on the North side of the boundary wall in the neighbour's property has A large bough hanging over the wall and lopping is required to avoid clash with proposed extension



Trees tag 716 and untagged 1 are closely adjacent to outhouse building and proposed extension, undermining building foundations and condition of untagged 1 is poor with Splitting bark on both stems, leaning over the fence and with extensive ivy growth, and removal of both trees are a priority.



5no trees, untagged 2, tags 718, 719, 720, 721 are very close to the boundary wall are very tall and poorly maintained, undermining the wall and neighbours garage buildings, and removal is a safety priority



Tree tag 721 poor condition



tree tag 722 in very poor condition with bark loss, rot and split stems and insect infestation, recommend removal



Trees tag 723 and 724 in poor condition with split bark, split stems with fungal growth and insect infestation, recommend removal,



Group 2 sycamore saplings to remove and tag 725 is close to inner garden wall and some lopping maintenance to improve shape and safety recommended

trees beyond tag 724 to the south of the woodland area cause less concern and would benefit from routine maintenance



Tag 759 holly tree (Ilex) against the south gable of the outhouse is overgrown and undermining the building and should be removed.



The belt of trees viewed across the hotel garden from South to North will be substantially retained as the proposed removal of trees is behind the existing outhouse building.



From the West side of the property the tree enclosure view will be retained



From the east side, Racecourse Road view, the loss will have minimal impact



## **CONTEXT OF THE WOODLAND BELT**

The character of the Savoy Park Hotel site makes a major contribution to the context of the Conservation Area which has many substantial detached properties of high architectural quality situated within mature landscapes. The area is identified as the traditional Victorian residential part of Ayr and the setting of the conservation area is highly prominent and significant with 35 Listed buildings of a variety of architectural styles. Many of the streets in the conservation area are lined with mature trees and these create a significant character and contribution to the overall streetscape and complement the buildings. The many gardens containing mature and semi-mature broadleaf trees create a sense of enclosure along the corridor of Racecourse Road, sheltering the continuation of conversions, extension and re-development of many of the buildings into new and varied uses as care homes and flatted complexes.

All four boundaries to the Savoy Park Hotel have the original stone walls and a mixed canopy of mature trees in groups to frame the view of the hotel building elevations. The area of the current proposal is to extend the use of the existing building in a discrete location to the north side of the site and within the natural woodland belt of trees.

## **SUMMARY TREE REPORT AND PROPOSALS**

The initial assessment for the need to remove some trees from the woodland belt was based on clearing self seeded young saplings in proximity to the proposed new extension on the north side of the existing building, and to remove only a few trees that are so closely positioned against the existing outbuilding or the new extension where roots undermine the structure. These are identified as priority 1 in the schedule

However, on review of the trees surrounding the new extension it is apparent that there are additional trees that are in poor condition and or are undermining the boundary wall and the neighbour's garage building that it would be prudent to remove or carry out tree maintenance with lopping of boughs. These are identified as priority 2 in the schedule

In conclusion, it is apparent that the clearance of the trees in compromising locations and in poor condition is a reasonable proposal in terms of safety of the site to avoid damage to buildings and or people within the immediate area and some general tree maintenance to reduce the risk of later storm damage once several trees have been removed and those left are more vulnerable.

The limited area of the woodland belt that is affected by the proposals is in a discrete position and the selected removal and tree maintenance will have minimal visual impact or change of the appearance of the belt of woodland. With clearance of the localised area, more light will penetrate the area and provide an opportunity for some controlled replanting in a position that will be attractive to view from the hotel extension and for visitors walking through the woodland belt.

The specific tree maintenance work and removal in the Tree Preservation Order will require a licence and this will be applied for and carried out by a qualified arboriculturalist with submission of the details of the proposed tree surgery and condition of the trees included in the licence application.

## **RENEWAL PLANTING**

The re-landscaping of the site following the construction of the proposed extension can incorporate a sheltered outside paved area on the west side of the extension for tables and chairs to give a view down the tree belt. A new area of planting of woodland shrubs and trees can provide a natural woodland and wildlife area that is relatively easy for the hotel garden team to manage and maintain and make an attractive contribution to the biodiversity and sustainability of the hotel gardens.