Our ref: 08-011

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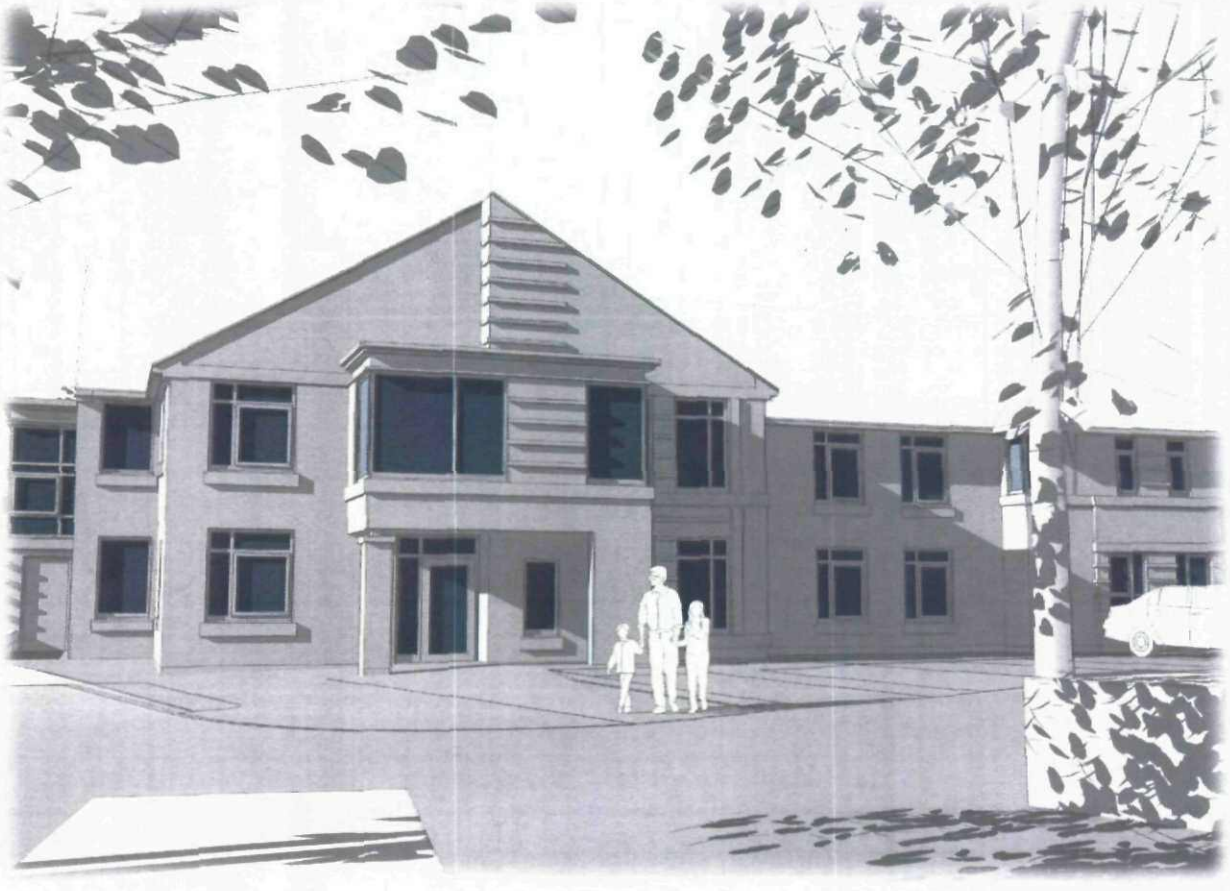
Design & Access Statement

Proposed Care Development Kexbrough House, Kexbrough, Barnsley



Prepared By:
K O'Hara
Date: September 2008

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1.0 Introduction

1.1 This Design & Access Statement has been compiled to accompany a Full Planning Application on behalf of M. J. M. (Furnishings) Ltd for a 60 Bed Care Development at 113 ChurchField Lane, Kexbrough, Barnsley S75 5DN

1.2 The development site is approx. 0.93 acres (0.39 hectares) situated on the site of an existing care home with access from ChurchField Lane. The existing home, which has 22 beds, will be replaced as part of the redevelopment of the site.

Aerial view of site

1.3 The proposal is to provide a 60 bed care development in two phases. Phase 1 will take place to the rear of the site and will involve the creation of 36 beds. This phase of the development will allow for the decanting of existing residents prior to the demolition and redevelopment of the front of the site. See enclosed drawing 08-011-SK05 in Appendix B.

1.4 Phase 2 will replace the existing buildings to the front of the site and will provide a further 24 beds, completing the 60 bed home.

1.5 Disabled access is an integral part of care home design and subsequent functioning of the unit. This philosophy ensures all residents, users and visitors needs are catered for.

1.6 The existing building occupies approximately 670m², with the final building, phase 1 and phase 2, occupying 2676m²

1.7 The replacement building will complement the area and provide a suitable alternative to the existing building.

1.8 The initial proposals have been subject to the comments of Barnsley MBC Development Control Section in a meeting on site on 12-06-08 and in correspondence and e-mails with Matthew Smith, Senior Planning Officer, Development Control Section. These discussions have informed the assessment of the impact on existing trees within the site and progressed the materials and elevational treatments to provide a design which suitably compensates for the loss of the existing structure.

1.9 It is the intention of this supporting document to address the proposals under the three steps as recommended by national Planning Policy Guidance notes;

- site analysis and evaluation;
- identification of design principles;
- the concluding proposed design solution.

1.10 In addition this supporting statement makes references where applicable to :- Barnsley Metropolitan Borough Council's Unitary Development Plan, (BMBC UDP)

1.11 This document is to be read in conjunction with the following Planning Submission drawings:-

08-011-100	Site Survey
08-011-101	Site Location Plan
08-011-111	Site Plan
08-011-120	Lower Ground Floor Plan
08-011-121	Ground Floor Plan
08-011-122	First Floor Plan
08-011-135	Roof Plan
08-011-150	Elevations (1 of 2)
08-011-151	Elevations (2 of 2)

2.0 Contextual & Site Analysis

2.1 The site lies in the predominantly residential area of Kexbrough, a short journey from Barnsley.

2.2 The site is within a desirable residential area with 2 storey detached/semi detached houses surrounding the site.

2.3 Surrounding properties are an eclectic mix of styles and periods, with no overriding style prevalent. Roofing materials are similarly varied, with both hipped, gabled and some flat roofs present.

2.4 The site has a slope towards the rear boundary with a total fall from front to rear of approximately 4.0 metres. There are extensive gardens on the site beyond the existing care home which has a more recently constructed single storey extension.

2.5 The site includes landscaped gardens with substantive shrubs and hedges and a number of mature trees which are covered by a Tree Preservation Order ref. 14/1990.

2.6 The existing building is already used as a care home and has obtained a '3 star excellent' rating from the registration authority, however the home is incapable of being economically adapted to meet future needs due to the age of the building and the higher standards of the Care Standards Act. The proposed redevelopment will improve the facilities available and increase the local area provision of care beds and ensure that the most up-to-date facilities will be provided for both existing and future residents.

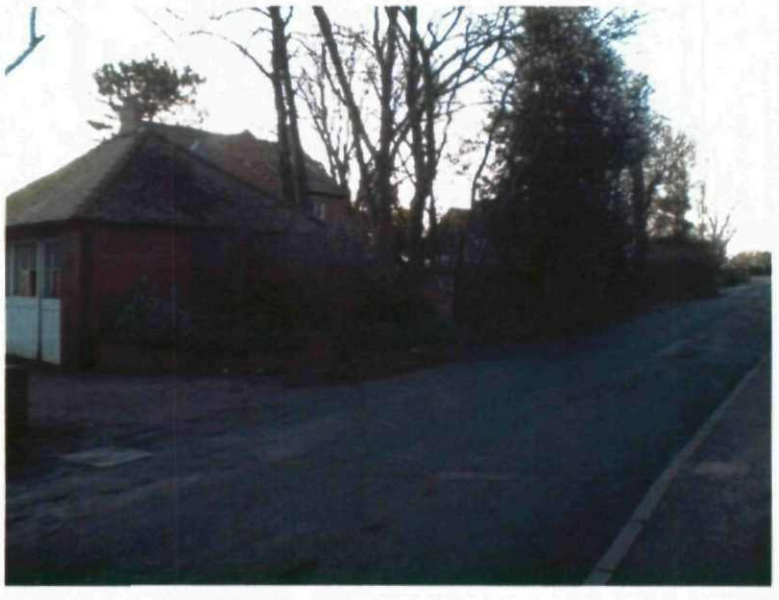
2.7 The scheme proposes to redevelop an existing care home site, adopting the principles of PPS3, which states that the Government is seeking to create sustainable, inclusive, mixed communities in all areas, safe and designed and also built to a high quality. They should be located in areas with good access to jobs, key services and infrastructure.

2.8 The principle form of development (C2 Care Home Use) is already established on the site and this development will enhance the facilities thus improving the quality of life for the residents.

2.9 **Site Plan and contextual photographs.**

Existing Parking and Main entrance

Existing site entrance to be retained



Existing site entrance to be closed

Site Plan : not to scale

Current Single Storey Extension

Rear View of Existing Buildings

2.10 **Environmental Impact Assessment.**

This development does not fall within Schedule I or II of the Town and Country Planning (Control of Environmental impact)(England and Wales) Regulations 1999.

2.11 **Demolition**

An amount of initial demolition to the rear of the existing extension will be required for commencement of phase 1 development with complete demolition of the existing property necessary prior to commencement of the phase 2 development. Due to the age of the buildings to be removed an investigation will need to be undertaken to establish the presence or otherwise of asbestos which will be dealt with under the Control of Asbestos Regulations 2006, if discovered.

2.12 It is proposed to retain and maintain the existing fencing to the site together with one of the existing entrances to Churchfield Lane, and retaining much of the tree cover evident at the entrance as the Tree Survey Report by TBA Landscape Architects, dated July 2008.

3.0 Design Principles

- 'Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. The significance of design and creativity is its importance to the quality of life of local communities.'

[Ref. CABE Doc. "Design Matters"]

3.1 Our client has identified the need to replace the existing care home on the site to meet the latest requirements of care registration, and has put forward a scheme to satisfy this need.

3.2 The building is designed to be non-institutional in both appearance and operation.

3.3 The objective of this Application is a phased development in order to re-locate residents on the site to a new building which creates a domestic environment and provides an additional number of beds to increase the capacity of the home.

3.4 The accommodation will consist of a 60 bed care home, with 30 beds to each of the two main levels. Each bedroom will have en-suite and shower facilities. This provides a gross internal floor space of 2,676 sq m.

3.5 Each floor will include the provision of day facilities to meet the wider needs of the residents. These will include various spaces for daily activities, e.g. an assisted bathroom, hair salon, communal lounges and dining areas.

3.6 The building plan has been used to maximise the availability of natural light within the building, enhancing the internal environment for residents. Where possible the ends of corridors have large windows to provide further natural lighting.

3.7 The development will provide a two storey building at the entrance with an additional lower ground level to take due account of the site levels providing a three storey building within the centre of the site.

3.8 The design incorporates a reduced ridge and eaves height as the building responds to and takes account of the existing levels. This step down is further enhanced by the heights of the stone coursing which is located to respond to the site levels.

3.9 As the building height reduces to the rear of the site it terminates in 2 storeys with a lounge at each level, the lower level providing access to the rear garden areas, thus avoiding any reference to the 3 storey element to the centre of the site.

3.10 Within the lower ground floor are allocated many of the ancillary areas including kitchen, laundry, staff rooms, staff changing and manager's office, as well as a resident day room.

3.11 The facilities will be supplemented by a centrally located and controlled main entrance, giving access to further offices and a visitor's room with direct access to the lift.

3.12 The development will result in a 24 hour managed building.

3.13 The footprint of the building is generated by the criteria of a phased development and responds to existing site constraints. The main massing of the building is located on Churchfield Lane replacing the existing building and utilises the centre of the site to minimise the effect on amenity of neighbours.

3.14 The design has sought to respect the local context with the use of materials, including red brickwork and cast stone details for the more significant elements of the elevations.

3.15 The mass of the main elevation has been reduced in scale by the use of projecting bays, with gable and hip roof details, to ensure the proposed building form is in proportion with the residential character of the area, which includes a response to the previous two storey building to the front of the site which set a precedent in terms of massing.

3.16 The elevations have been broken into smaller units with differing details and projections which seek to reduce the perceived mass of the overall elevations thus producing a more domestic scale development.

3.17 The layout of the building on the site maximises viewing distances into the gardens and minimises the overshadowing affect of the retained trees.

3.18 The bedroom, lounge and dining areas will be supplemented by a separate and controlled main entrance giving access to further administration officers, visitors room and hair salon.

3.19 A fully equipped kitchen and laundry on the lower ground floor provide necessary services for the home.

3.20 Staff members have access to a staff room with separate changing facilities.

3.21 The main communal areas can be adapted to the needs of the residents for therapeutic and associated activities.

3.22 The retention of the existing trees along the site frontage helps to minimise the impact of the additional car parking and retains much of the amenity value of the site.

3.23 The operator is aware of the therapeutic and visual value of soft landscaping and it is proposed to include a scheme of planting within the rear gardens which can be maintained by the residents and staff, and further utilised as an amenity

by the residents. The planting to the resident gardens will be designed to the exclusion of flora from the RHS List of Toxic Plants, and thorned varieties which could be inappropriate for the residents. Additional fragrant planting will be included adjacent to the rear patio areas.

4.0 Access

4.1 The building has been designed for use by elderly or infirm residents and as such is designed to be accessible throughout for residents and visitors who may have physical impairments. The building will also be required to comply with the Care Standards Guidelines (2000), and is to be registered as a Care Home by the Commission for Social Care Inspections (CSCI),

4.2 The living accommodation will meet with mobility & wheelchair standards, and each living area will be designed and fitted with assistive technology that will help support individuals and staff alike.

4.3 A key factor in the philosophy of the development is to recognise that the residents may have a range of infirmities which restrict their mobility and / or awareness, therefore the appropriate precautions, using both technology and written procedures for staff, will be put in place so that their wellbeing and safety are addressed.

4.4 The scheme will provide access for disabled people in consideration of specific legislation i.e. Disability Discrimination Act, requiring general access to the built environment.

4.5 For approach to the building from the site boundary and for internal access, the building has been designed to comply with BS.8300 (Code of Practice for the Design of Buildings and their Approaches to meet the needs of Disabled People)

and Part M of the Building Regulations Approved Documents (2004), and as such is designed to be accessible throughout for residents and visitors. 2 no. wheelchair accessible Passenger Lifts are provided within the development (ensuring one is available on completion of phase 1) plus a platform lift to the rear of the building to provide immediate access to the lower ground level amenities with access to the gardens, along with staircases designed to be accessible by the ambulant disabled.

4.6 Vehicles will utilise an existing access on Churchfield Lane (public highway). Wherever pedestrians need to cross the existing car park this will be identified with drop kerbs, and these routes lead directly to the main entrances. This provision will enhance the amenity, safety and environmental quality on the site.

4.7 The pedestrian access from the public highway to the main entrance at the front of the completed building will be 'level' for the purposes of the Approved Document Part M. Upon completion of phase 1 and prior to phase 2, a temporary access to the rear building will utilise the side road, these levels also conforming to Approved Document Part M.

4.8 The vehicular access & car parking has been laid out to provide 20 parking spaces in total. There are 2 no. disabled parking bays, provided in line with a provision of 10% of overall parking. We refer to the transport Statement in Appendix A.

4.9 In support of sustainable goals there is the additional provision of 3 no. cycle stands providing 6 no. secure cycle bays. This is supplemented by changing and shower facilities within the building to make such a mode of transport a viable option for staff.

4.10 Provisions have been made to enable refuse collection and delivery services and turning within the curtilage of the site so as not to cause inconvenience to neighbouring properties, and to allow access for emergency service vehicles.

4.11 The site has access to the major road network via Churchfield Lane and the A637 to Junction 38 of the M1 motorway.

4.12 The No. 95 bus route runs from Barnsley Town Centre to Churchfield Lane every 30 minutes during weekdays and every hour at the weekends.

4.13 The proximity to Darton and Barnsley allows access to alternative intercity transport links available from bus and railway stations. The area has good links with local bus services which utilise these locations as node points, and the development is able to access these links from a bus stop near to the site approximately 100m away on Churchfield Lane.

4.14 Advice contained in PPG13 'Transport', indicates that walking offers a realistic and healthy opportunity to replace short car journeys up to 2km in length. Additionally PPG13 indicates that cycling offers a realistic and healthy opportunity to replace car journeys up to 5km in length as a total journey, or as part of a longer journey by public transport. This accords with promoting transport choice.

5.0 Conclusions

5.1 The proposed development takes into consideration the scale and the materials of the surrounding buildings.

5.2 The massing of the building has been designed to minimise the visual effect of the development and not to over dominate the neighbours.

5.3 The design of the care home reflects traditional materials and details but responds to this with a more contemporary solution to its design. This variation of materials and roof projections adds interest and vibrancy to the elevations.

5.4 The design solution has been formulated and evolved in response to earlier discussions with Planning Officers and makes due consideration of topography, context, and existing site constraints.

5.5 The development has been designed to promote inclusiveness in terms of access and use in accordance with Disability Discrimination Legislation and Building Regulations requirements.

5.6 The development, retaining the established C2 use, will have a minimal effect on traffic usage and the site will remain readily accessible for pedestrians, cyclists, local, regional and national transport infrastructure.

6.0 Appendix A

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To accompany the planning application we address the additional information items as follows :

6.1 Design & Access Statement

6.1.1 In accordance with recent planning legislation and the requirement for a Design & Access Statement note that this Appendix forms a supplement to a Statement by CLA September 2008, enclosed with this application.

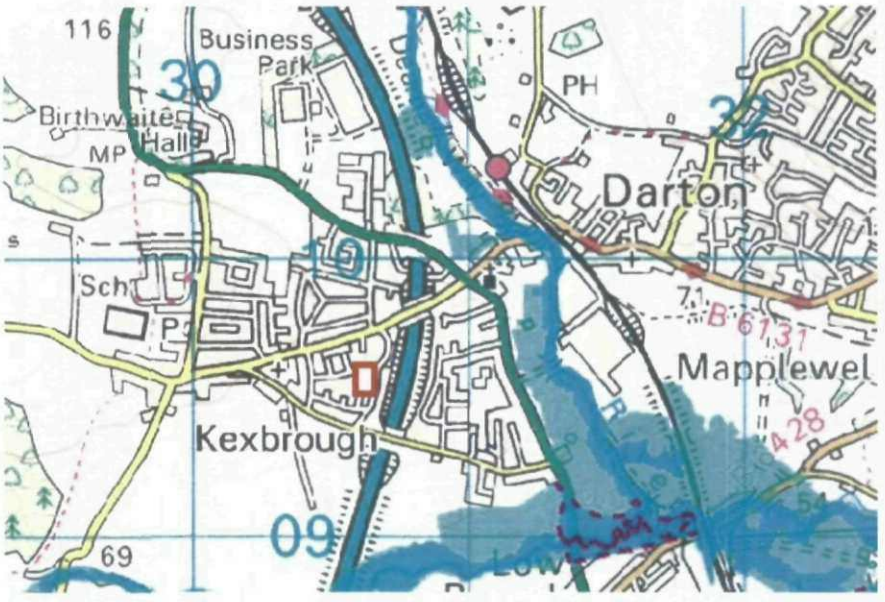
6.2 Foul Sewage

6.2.1 The proposed foul sewage will utilise the existing drainage and connect into the existing foul drainage with a new manhole on site, to the front of the existing building, prior to exiting the site and connecting to the mains located in Churchfield Lane. There is no intention to provide any alternative arrangements.

6.3 Flood Risk Assessment

6.3.1 The Environment Agency Historical map shows no recorded incidents on the site. The site is only 0.39ha, less than the 1ha required to prepare a full Flood Risk Assessment, we have however, in accordance with PPG25, made further enquiries, visiting the Environment Agency web site, which confirm that the site lies outside any flood zones, as the map below indicates.

6.3.2 Surface water drainage will utilise the existing mains drainage, with additional attenuation designed to ensure the volumes and peak flow rates of surface water leaving the developed site are no greater than the rates prior to the proposed development.



Flooding Risk Area map (site marked in red)

6.4 Ecology

6.4.1 We are not aware of any protected wildlife species however further investigations will be undertaken, if deemed necessary, and any matters arising will be dealt with appropriately.

6.5 Land Contamination

6.5.1 Under PPG12 and PPS23 (Annex 2) and Policy ES8 of BMBC UDP an assessment of the site conditions, which includes a desktop study of historical records, will be commissioned. The report will identify the risk from site contaminants and be concluded with an assessment of risks that will require further investigation for a Phase 2 study indicated by initial findings.

6.5.2 Prior to demolition the existing buildings on the site are to be investigated by a specialist subcontractor for the presence of asbestos with a Type 3 survey, and any contamination will be dealt with by the relevant Asbestos Regulations.

6.6 Structural Survey

6.6.1 A structural survey of the buildings to be demolished has yet to be undertaken; however a risk assessment will be prepared prior to this work commencing.

6.7 Landscaping

6.7.1 The layout has been designed to allow residents access to external areas which will be developed further with the residents once in occupation, as would be the case with individual dwellings.

6.7.2 The main garden areas are designed to be viewed and used by the residents and the rear is fully enclosed. There are a number of new design features within this space including footpaths and a patio area accessed from the Dayroom on the lower ground floor, as well as retaining existing trees and planting, seating areas and dwarf walls wherever possible.

6.7.3 Proposed tree retention is informed by the existing TPO for the site and further information is included in the Tree Survey Report by TBA Landscape Architects, dated July 2008, Appendix B.

6.8 Crime Impact / Prevention Statement

6.8.1 The site has a public boundary facing Churchfield Lane to the front of the site with private gardens to the sides and rear boundaries.

6.8.2 To design out crime a number of measures are included which accord with policy BE6 and enhance the site security, as follows:

- The Care Home building is staffed 24 hours / 7 days a week for the residents. This has the advantage of providing continual surveillance and monitoring of all movements on site, at any time.
- Contact alarms to all external doors, linked back to the Nurse Call system to provide immediate warning of access or egress.
- Security to front door to provide control of all entry and exit movements.
- Gardening equipment is to be securely locked away and the bin store is provided with 1800mm fencing and a padlocked gate.
- All windows have restricted openings and all ground floor windows additionally include external toughened glass.
- The car parking area will be illuminated to deter crime with a uniform spread to avoid dark shadowy areas.
- Provision of low energy, photocell operated (dawn to dusk) wall mounted lighting will be located on the building, with particular emphasis outside each entrance/exit and at sufficient intervals to avoid creating dark areas between. Not only will this deter crime, it will reduce the fear of crime.
- All gates within fencing are to be lockable to prevent unauthorised access within the site.

6.9 Cooking Fumes / Ventilation Extraction Assessment

6.9.1 This assessment has been carried out in accordance with Policies ES1 of the BMBC UDP. The commercial kitchen for the Care Home will incorporate an extract canopy which will be ducted to external air at roof level where there is least effect on neighbouring residential development.

6.9.2 The nature of the cooking is generally low odour and medium duty and does not usually mean that odour control is necessary, however there will be built-in filtration to both the input and extract air.

6.9.3 Whenever cooking is taking place in the kitchen the extraction and fresh air supplies must be on and this is ensured by the fitting of a gas interlock system which will only allow gas to be used if the ventilation system is on. The system is designed to have a negative pressure within the room and to have between 30 and 40 air changes per hour.

6.10 Noise Impact Assessment

6.10.1 This assessment has been carried out to ensure no significant increase in ambient noise levels which would have a detrimental impact on residential amenity.

6.10.2 The proposed development is C2 Use Class, which is residential in nature.

The only major plant in the proposed building is located within the plant room. The boilers are of a wall mounted domestic type with flues direct to outside air. The only other equipment producing noise would be the circulating pumps and the cold water booster set, which again are both domestic in nature. The remaining items of plant are storage vessels, plate heat exchangers and pipework which do not contribute to the noise level in the space.

6.10.3 Laundry dryer and washing equipment is designed to operate at 66dB at 1M and 58dB at 1M respectively.

6.10.4 The new building replaces an existing building of the same type and use, and will therefore have no additional noise impact on the neighbours.

6.11 Energy Conservation

6.11.1 The proposals address PPG 22, incorporating opportunities to reduce energy needs. With the development located within an existing developed area this reduces the need to travel and encourages transport by means other than cars, therefore having a positive impact on sustainability.

6.11.2 The proposals include 2 no. Solar heating units located on the south facing roof slope of phase 2 to a position not visible from the main entrance approach in Churchfield Lane, providing no significant harm to the appearance and character of the proposal or detrimental effect on the amenity of the local residents. The panels will supplement the domestic hot water system thereby contributing to reduced fuel consumption.

6.11.3 In addition the development will be constructed to modern building and insulation standards to conform to the requirements of the Building Regulations Part L2A 2006, which recognise the need to minimise carbon emissions and assist in energy conservation.

6.12 Waste Management

6.12.1 The operator of the Care Home intends to provide separated waste into various groups for general waste, medical waste and recycled waste, and employ a contractor who will collect the various wastes.

6.13 Transport Assessment

6.13.1 It is noted that the previous use of the site as a Care Home has been established for the proposed development and does not fall within the criteria established for requiring a full Transport Assessment.

6.14 Transport Statement

6.14.1 Travel Plan.

Prepared in accordance with PPS12 and PPG 12 plus SPG doc 32 of the BMBC UDP.

6.14.2 This development looks to re-use previously developed land and replace outdated buildings as well as utilising existing transport infrastructure. The site lies on Churchfield Lane and is therefore within a zone having a 30 mph speed limit.

6.14.3 Consultations with Alan Starky at the Highway Authority indicate their preference for a footpath to this side of Churchfield Lane, however this is considered to be impractical due to the positioning of the trees fronting the site which are subject to a tree preservation order. Any new footpath would require reduce ground levels within close proximity to tree trunks and would likely damage root systems.

6.14.4 It is the intention to prune the existing bushes on Churchfield Lane to create a more suitable visibility splay for vehicles leaving the site.

6.14.5 There are presently two accesses onto Churchfield Lane. The proposals include for the closing of the western access and retention and reuse of the eastern access for both entering and exiting the site. With consideration of the proximity of existing trees it is therefore proposed to generally retain the existing dwarf walls to each side of the access, which narrow to approximately 4.3m at the pinch point. Works within the site to the new parking areas will increase this dimension to approximately 4.5m.

6.14.6 Modes of transport are addressed to reflect the priorities in the order as set out in Local Transport Plans, as follows:

6.14.7 Walking.

PPG13 indicates that walking offers a realistic alternative to car journeys up to 2km in length and as it is the intention to actively seek employees from the local area, the site is readily accessible to pedestrians exemplified by the number of staff presently employed at the Care Home who walk to the site.

6.14.8 Public Transport.

There is a bus stop on Churchfield Lane located within 100m of the site access. The No. 95 bus route runs from Barnsley Town Centre to a bus stop within 100m of the site access on Churchfield Road, every 30 minutes during weekdays and every hour at the weekends.

6.14.9 Cycling.

The Council gives a high priority to cycling and this is further encouraged within the development site by the inclusion of 3 no. cycle stands, ie. Providing 6 no. spaces, and allowing cycles to be secured.

6.14.10 Due to the nature of the Care Home facilities it is possible to offer appropriate staff shower and changing facilities for cycle users.

6.14.11 Multi-occupancy Vehicles. It is the intention to support and encourage staff to car share by providing designated car share parking facilities on site.

6.14.12 Single-occupancy Vehicles. The development makes provision for safe, secure and accessible off-street car and cycle parking in the interests of highway safety. This is in accordance with the Council's approved standards and

vehicular access and the proposed parking layout within the site make appropriate provision for people with restricted mobility.

6.14.13 Within the site, the layout indicates the relationship between buildings, car park areas and public access points in relation to the design, provision and siting of access ramps, dropped kerbs, footpaths, and open spaces between buildings.

6.14.14 We are informed that a number of existing staff for the home walk to work and others travel on the bus that stops near to the home. With much of the recruitment to be drawn from the local area the previous percentage can be extrapolated for the increased bed numbers for the new development.

6.14.15 Visitor numbers are difficult to determine however visiting hours will be unrestricted with experience suggesting that visitors tend to visit 7 days a week between 10 am and 6pm. As there will be no specific visiting periods, this in turn reduces the likelihood of generating any peak traffic flows.

6.14.16 In summation the proposals would have little effect in highways terms and at the same time make allowance for and encourage other modes of transport. We conclude that there can be no overriding highways objections to the proposals.

6.15 Environmental Impact Assessment

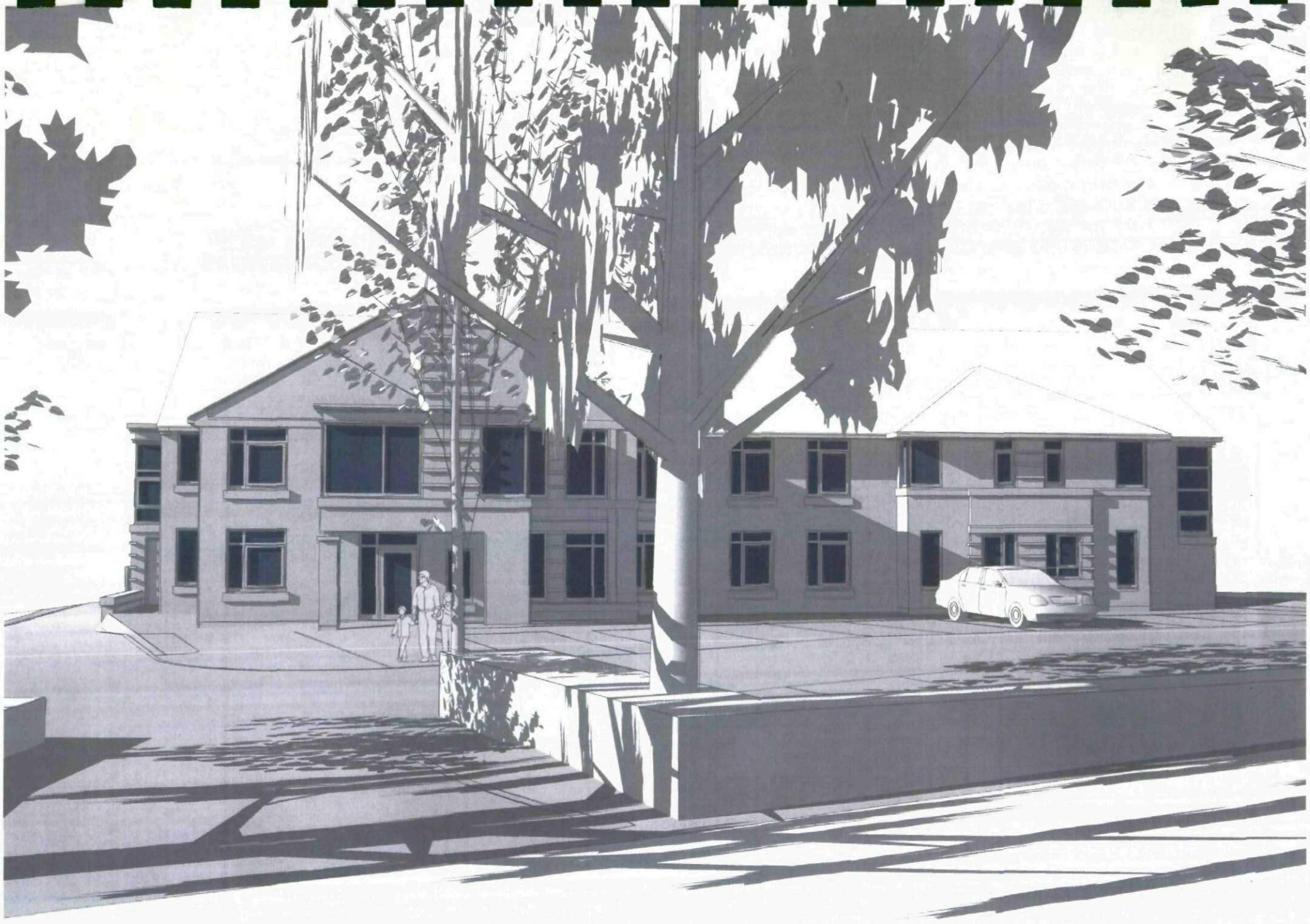
6.15.1 We have not included an EIA with this submission as the proposed development does not fall within Schedule I or II of the Town and Country Planning (Control of Environmental impact) (England and Wales) Regulations 1999.

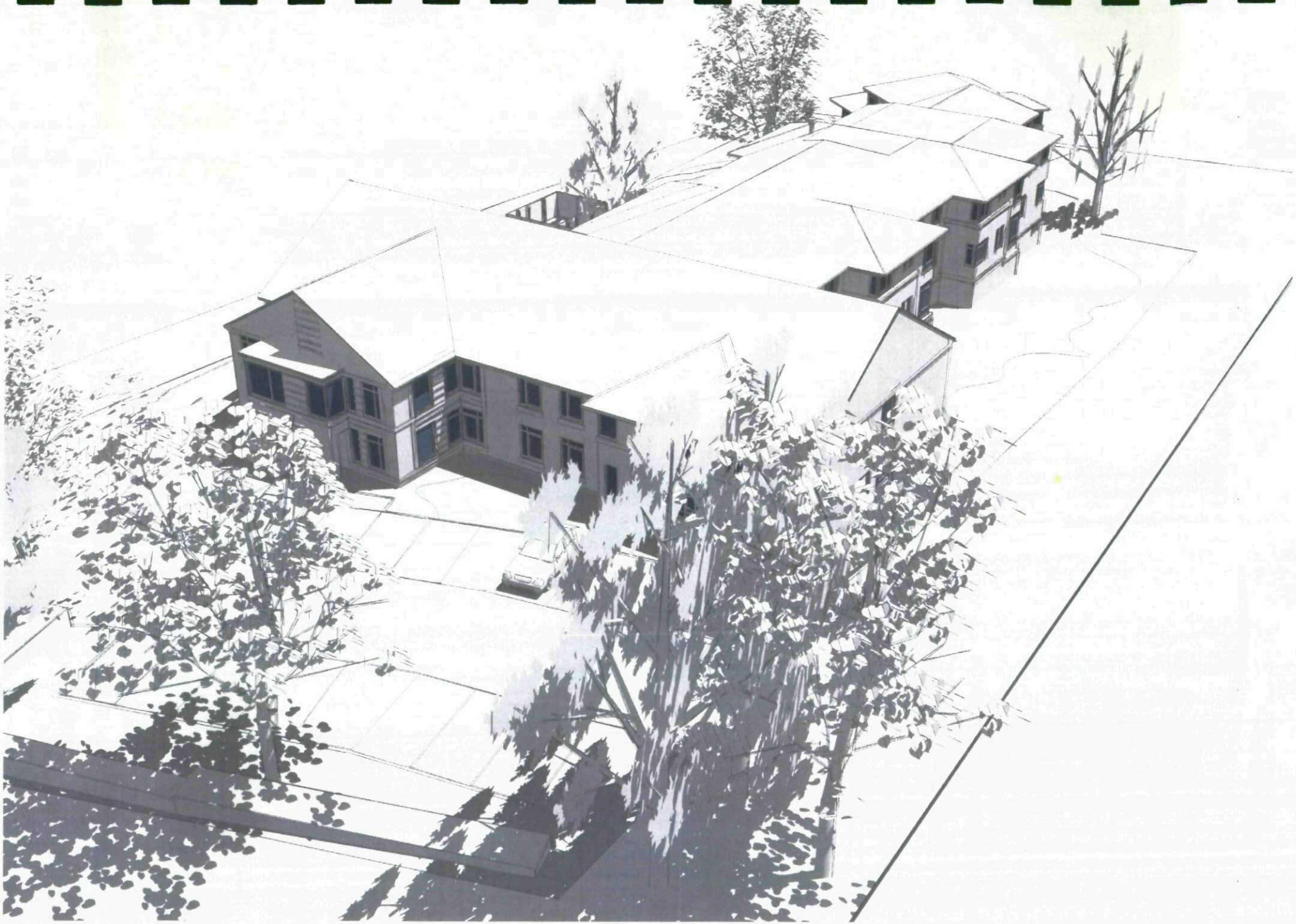
7.0 Appendix B

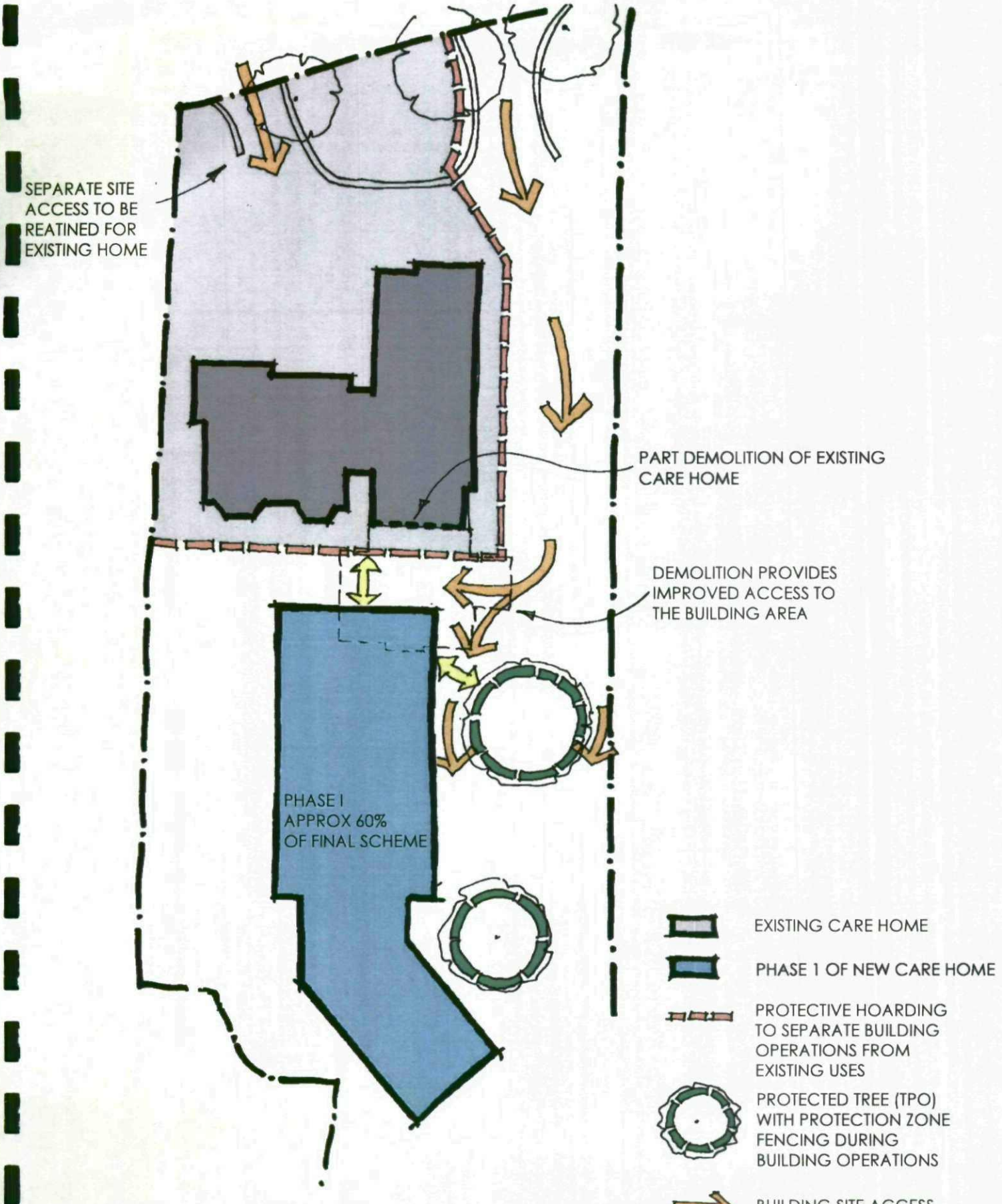
Images - Perspective views of proposed development

08-011-SK05 - Schematic Plan – Phased Construction

Report - Tree Survey Report by TBA Landscape Architects, dated July 2008.







CLA
Condy Lofthouse Architects

08-011-SK05 27.06.2008

60 BED RESIDENTIAL CARE HOME
KEXBROUGH

SCHEMATIC PLAN:
PHASED CONSTRUCTION
EXISTING CARE HOME PARTLY DEMOLISHED FOR PHASE I

KEXBROUGH HOUSE
BARNSLEY

TREE SURVEY REPORT

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July 2008

Ref: MG/3459/TreeSurveyReport

1.0 INTRODUCTION

1.1 The site consists of an elderly persons residential home situated centrally within the village of Kexborough, a village situated some 3 miles north west of Barnsley, South Yorkshire. The site is situated south off Churchfield Road within a large residential area. The site occupies little over half a hectare with the site generally divided equally between the buildings and garden area. A summary of the tree cover is included within Section 3.0.

1.2 This report is to act as an aid to layout by identifying the better trees, specifying protective measures and also any work that might be necessary to maintain the trees in an improved or safer condition.

1.3 This survey complies with British Standard 5837:2005 *Trees in relation to construction - Recommendations.* All significant trees or groups within the site have been inspected, identified and detailed. An assessment of condition is included and any work considered necessary to put the trees into a safer or improved condition. Also recorded is the minimum recommended area of protection for each tree, within which no activity should take place (this is generally the position for protective fencing to be erected before development starts).

1.4 Site visit 28th July 2008. Surveyor: Mike Gregory HND Arb. M.Arbor.A. Weather conditions: Clear skies and sunshine.

1.5 Limitations.

1) Due to the changing nature of trees – and possibly other site circumstances – this report and recommendations are limited to a two year period. Similarly, this report could be invalidated if any alterations are made to the property that could change the conditions as seen at time of inspection.

2) Under certain circumstances, roots can affect foundations, drains and other underground services. These issues have not been addressed by this report.

3) Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer occasional damage under only average weather conditions. A lack of recommended work does not imply that a tree will never suffer damage.

2.0 METHOD

2.1 Site. The survey was carried out from ground level and without the use of special diagnostic equipment (unless otherwise stated). Lower-grade material may be treated as numbered groups, for example where in rows or dense groupings.

Schedule. The following information is given in the schedule, to BS5837:

- Number.
- Tree Name. Species (common).
- Height (metres).
- Trunk diameter at 1.5m up (immediately above root flare for multi-stemmed trees) (millimetres).
- Crown spread N S E W (metres).
- Crown clearance (height of lower branches above ground) (metres).
- Age class (young, middle aged, mature, over-mature, veteran).
- Physiological condition (Good, Fair, Poor, Dead). An assessment of vitality (leaf or bud size/colour/density, annual extension growth, lack of die-back etc).
- Estimated remaining contribution (years, 0-10 10-20 20-40 40+).
- Root Protection Area from BS (area in square metres and as a radius in metres). This is the basis of the Root Protection Area marked as a circle on the Tree Constraints Plan (may have been modified in light of site circumstances). This is often the minimum position for protective fencing.
- Category grading:
  R = Remove (irremediable or with less than 10 years contribution).
  A = High quality and value, preferably with min. 40 years contribution.
  B = Moderate quality and value.
  C = Low quality and value. Also young trees with stem diameter below 150mm (these may be considered for relocation).

  Subcategory (may be more than one):
  1 = mainly arboricultural merit.
  2 = mainly landscape merit.
  3 = mainly cultural or conservation merit.
- Structural condition (eg defects) and any further detail of note including recommendations if necessary.

3.0 SUMMARY

3.1 The majority of the tree cover is of low value, being either inappropriate species (such as the Poplar, T8), generally low quality trees in terms of overall structure and impact within the landscape (such as Robinias T4 & T5), or are small ornamental type planting (such as Cherry T7, and T13). The more important trees within the site are:

- Horse Chestnuts T1 & T3. Both these trees are situated adjacent Churchfield Road and provide significant amenity and structure within the street scene.
- Sycamore T11. The tree is a prominent feature within the rear garden area providing landscape amenity. The tree is clearly visible from a number of neighbouring residential properties.
- Silver Birch T12. Situated close to T11, provides clear visual amenity.

3.2 The group G2 which is situated within the neighbouring property are also prominent, and care must be taken to ensure that the Root Protection Area of these trees are not compromised (especially if the existing garage structure requires demolition).

4.0 TREES AND CONSTRUCTION: OVERVIEW

4.1 Tree rooting is widely misunderstood and it is a surprising fact that, typically, about 80% of roots will be found in the upper half metre of soil and often extending well beyond the canopy spread.

4.2 The threat to the trees by development comes from:

(a) root severance or fracture

(b) compaction of the soil, preventing gaseous exchange and moisture percolation

(c) possible change to moisture gradients due to surface water run-off or interception as well as

(d) physical damage to low branches and trunk.

4.3 The consequences for the tree of such damage are:

(i) instability, if severe enough

(II) entry points for pathogenic fungi at wounds / fractures

(ii) loss of vitality due to reduced oxygen, mineral and moisture take-up; all leading to

(iv) root death and

(v) a general decline or possible death of the tree.

5.0 PROTECTION OF RETAINED TREES

5.1 Protection is afforded to the tree by defining a Root Protection Area (RPA) within which no development activity should take place. The size of the RPA is defined in the British Standard and relates to trunk diameter. The RPA is normally the minimum position for protective fencing.

5.2 Where considered appropriate by the arboriculturalist, and for individual open grown trees only, BS 5837 allows for a displacement of the Root Protection Area by up to 20%. The area may also vary from an exact circle, to allow for specific site conditions.

5.3 Where the LPA agrees to activity taking place within the RPA then it is likely that special measures will be required, such as a 'no dig' construction method for drives.

5.4 To give the best chance of continued good health of the retained trees, it will be essential to prevent root severance or compaction of the soil in the Root Protection Area. To achieve this, a stout fence should be erected at the position shown on the plan (or if this is not indicated, at the limit of the Root Protection Area). This should be done before any site materials or machinery are brought onto site, and should comprise a scaffold frame with steel mesh panels securely attached (eg Heras). Mesh is preferred to boarding as it can be seen through and should be re-useable. Use of rubber or concrete feet instead of a frame is not acceptable as these can easily be moved. Once in place, the fence must be regarded as sacrosanct with no storage of materials/spoil or access by machinery within the protected area.

5.5 All weather notices should be fixed to the barrier reading "Root Protection Area – No Access".

5.6 Where temporary access within the Root Protection Area is agreed, the fence may need to be re-aligned and the ground surface protected. For vehicular access this protection will need to be specifically detailed and agreed.

5.7 Site operations such as deliveries, site machines, crane jibs etc should be organised to avoid damaging the trunk or crown of trees. Where this conflict is unavoidable then facilitation pruning should be carried out in advance, rather than after damage has occurred. This may be required to allow demolition operations.

5.8 Material which could contaminate the soil eg concrete mixing, fuel, vehicle washings etc should not be discharged within 10m of the stem of any tree, and not on ground beyond sloping down to the tree.

5.9 Fires should either not be permitted, or else not lit where flames could extend to within 5m of the foliage, branches or trunk.

5.10 No notice boards, cables, nails or other items should be attached to any part of the tree.

6.0 ARBORICULTURAL METHODS

6.1 The arboricultural consultant (or local authority Tree Officer) should be consulted whenever an unexpected issue occurs that involves any tree on site including access within the Protection Area.

6.2 All tree work should be carried out to the highest standards, based on British Standard 3998:1989 *'Recommendations for Tree Work'* and current best practice.

6.3 To ensure standards are met it is recommended that a contractor from the Approved List of the Arboricultural Association be used (01794 368717 www.trees.org.uk).

6.4 It is recommended that when the final layout is agreed with the LPA, a final Arboricultural Method Statement and Tree Protection Plan be drawn up. This will bring together many of the items above in a simpler document.

7.0 WILDLIFE ISSUES AND TIMING OF OPERATIONS

7.1 Bats
Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat' (Countryside and Rights of Way Act 2001 and further strengthened by other legislation). Where work is being carried out and bats are present, or if the tree is a known roost, consultation must be made with the Statutory Nature Conservancy Organisation (English Nature, 01733 455101 www.english-nature.org.uk). A European Protected Species Habitat Regulations Licence is likely to be required. Work to trees with the potential for roosting bats is best done from late August to early October. March through to April is also suitable although this may conflict with nesting birds (see below).

7.2 Birds
It is also likely to be an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds should be avoided from late March to August.

7.3 All trees requiring work here should be evaluated prior to work starting, and ideally work should be carried out during August – early October.

7.4 The pruning of some species should avoid specific times. *Prunus* species (eg flowering and fruiting Cherry, Plum, Almond etc) should only be pruned during June – August in order to minimise the risk of infection by Silver Leaf disease. *Acer* (Maples including Sycamore), *Betula* (Birches) and, *Morus* (Mulberry) should not be pruned February – June due to sap bleeding; also *Juglans* (Walnut) from December – June.

8.0 PLANNING CONSIDERATIONS

8.1 If the site is subject to Tree Preservation Orders (TPO) at present, any pruning work to protected trees (or their removal) will have to be authorised by the Local Planning Authority, and should be the subject of a formal application. Any pruning of felling of trees within a Conservation Area requires a notification to the Local Planning Authority. Certain exemptions apply to these planning provisions. For any trees not already under a TPO, the Local Planning Authority may impose some tree protection as part of the planning process, either as a 'condition of planning' or by the placement of a TPO.

9.0 CASCADE CHART FOR TREE QUALITY ASSESSMENT

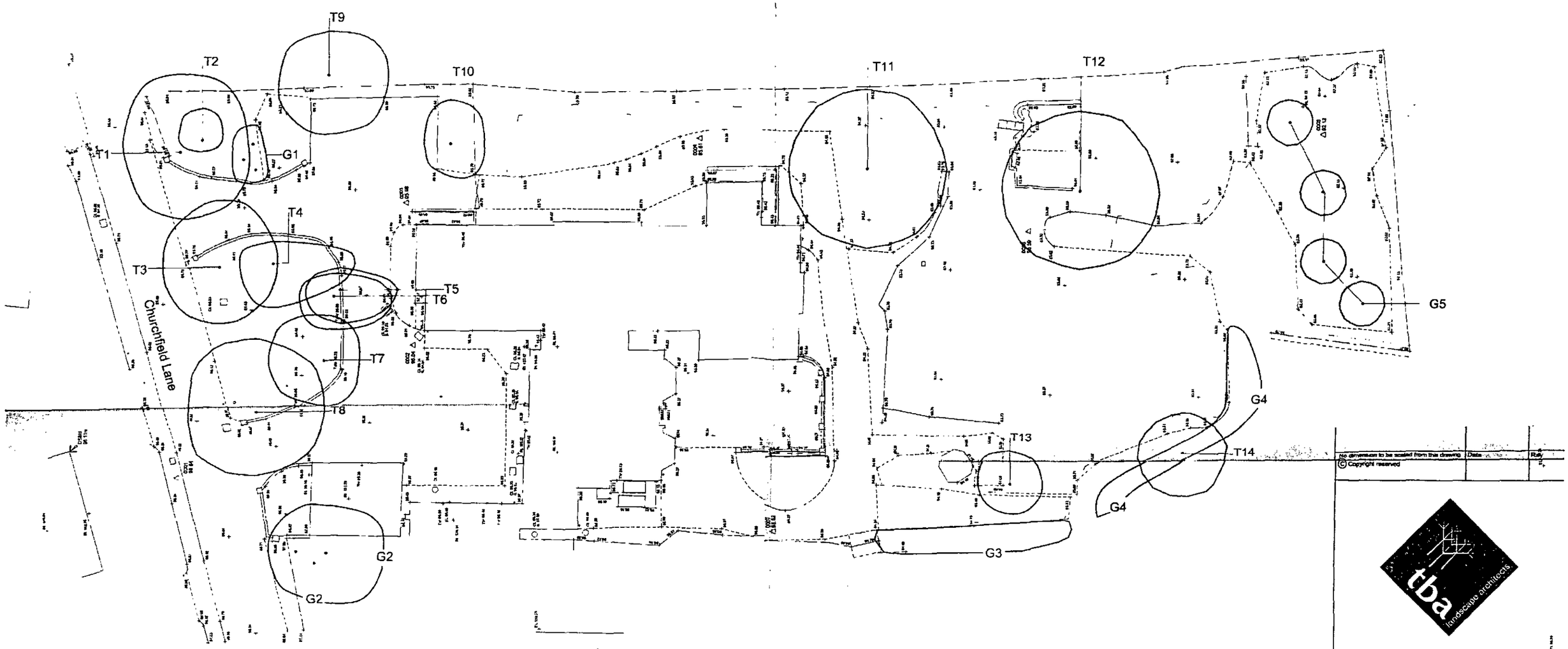
TREES FOR REMOVAL			
Category	**Criteria**		
'R' Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.	• Trees that have a serious irremediable structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other 'R' category trees (ie where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). • Trees that are dead or are showing signs of significant, immediate and irreversible overall decline. • Trees infected with pathogens of significance to the health and/or safety of other trees nearby (eg Dutch Elm disease) or very low quality trees suppressing adjacent trees of better quality. **NOTE:** Habitat reinstatement may be appropriate (eg 'R' category tree used as a bat roost, installation of bat box in nearby tree)		
TREES TO BE CONSIDERED FOR RETENTION			
	1. Mainly arboricultural values	**2. Mainly landscape values**	**3. Mainly cultural values, including conservation**
'A' **Those of high quality and value:** in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (eg the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (eg avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (eg veteran trees or wood pasture)
'B' **Those of moderate quality and value:** in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (eg presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (eg trees of moderate quality within an avenue that includes better 'A' category specimens) or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits
'C' **Those of low quality and value:** currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits
	NOTE: Whilst 'C' category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation		

10.0 SCHEDULE

Tree No.	Tree Species	Height	Trunk diameter single stem	Stem category multistem	North	East	South	West	Height to crown	Age class	Physiological condition	Structural condition	Est. age remaining	RPA (area)	RPA (radius)	BS Category	Structural defects & further detail
T1	Horse Chestnut	15	640		7	6	5	5	2	M	G	G	40+	186	7.7	A2	Prominent roadside tree. Retaining wall within 1.0m distance to west.
T2	Holly	7		250	3	2	1	2	1	M	G	F	40+	20	2.5	C2	Suppressed under-story tree.
G1	1x Laburnum & 2x Holly	7	250				1		1	M	F	F	10 to 20	28	3.0	C2	Group of co-dominantly growing under-story trees. Laburnum has decay within main stem.
T3	Horse Chestnut	16	650		6	5	5	5	1	M	G	G	40+	191	7.8	A2	Prominent roadside tree. Retaining wall within 1.5m distance to east.
T4	Robinia	15	670		2	7	4	3	3	M	F	F	10 to 20	201	8.0	C2	Some major deadwood due to localised crown die-back to south. Slightly suppressed form.
T5	Robinia	16		500	2	5	3	3	2	M	F	F	20 to 30	79	5.0	C2	Estimated diameter (unable to access base of tree). Bifurcates at ground level. Suppressed form.
T6	Robinia	16		500	2	5	3	3	2	M	F	F	20 to 30	79	5.0	C2	Estimated diameter (unable to access base of tree). Bifurcates at ground level. Suppressed form.
T7	Cherry	8	420		4	3	4	5	1	M	G	F	30 to 40	79	5.0	C2	Not significant.

Tree No.	Tree Species	Height	Trunk diameter single stem	Stem category multistem	North	East	South	West	Height to crown	Age class	Physiological condition	Structural condition	Est. age remaining	RPA (area)	RPA (radius)	BS Category	Structural defects & further detail
T8	Poplar	16	500		7	6	6	7	2	M	G	F	20 to 30	113	6.0	C2	Multi-attachments @ approximately 2.5m. A fast growing species with a weak wood structure situated adjacent the highway. This tree will require either reduction or pollarding at some time in the future. Removal and replacement of tree would be sustainable long term approach.
G2	1x Sycamore & 2x Horse Chestnut	16	400						2	M	G	G	40+	72	4.8	B2	Group of three co-dominant trees within adjacent residential property. Root Protection Area of roots will extend within site. (estimated diameters).
T9	Eucalyptus	15	320		4	4	5	4	2	M	F	G	20 to 30	45	3.8	C2	Tree situated in neighbouring residential property. Minor lack of vitality in upper canopy (estimated diameter).
T10	Hawthorn	7	350		4	3	3	3	1	M	F	G	20 to 30	55	4.2	C2	Estimated diameter. Very dense ivy throughout.

Tree No.	Tree Species	Height	Trunk diameter single stem	Stem category multistem	North	East	South	West	Height to crown	Age class	Physiological condition	Structural condition	Est. age remaining	RPA (area)	RPA (radius)	BS Category	Structural defects & further detail
T11	Sycamore	12	660		7	7	7	7	2.5	M	G	G	40+	196	7.9	B1	Cavity at 2.0m to south west due to previous branch pruning. Some surface decay but does not appear significant.
T12	Silver Birch	15	310		7	7	7	7	2	M	G	G	40+	43	3.7	B1	Very minor lack of vitality in upper canopy.
T13	Cherry	6		350	3	3	3	3	1.5	M	G	G	40+	38	3.5	C2	Not significant.
G3	Mixed Species	8	200						0	M	F	F	30 to 40	18	2.4	C2	Mixed boundary screening including Cypress, Holly, Elderberry.
G4	Mixed Species	9	200						0	M	G	G	30 to 40	18	2.4	C2	Group includes Cypress, Holly & Laurel.
T14	Weeping Ash	11	470		4	4	4	4	1	M	G	G	30 to 40	99	5.6	C1	Some minor cavities from previous pruning.
G5	4x Apple	4	120		2	2	2	2	1	SM	G	F	30 to 40	6	1.4	C2	



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Date | Rev

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Date	Scale(s)	Dwg no	Rev
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Dwn	Chkd
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