

Tree Survey for land at

*Former Barnsley Council Offices
Berneslai Close
Barnsley*

McCarthy & Stone Retirement Lifestyles Ltd
Aspen House
Wykeham Road
Northminster Business Park
Upper Poppleton
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YO26 6QW

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Document history

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Appendices

Appendix 1 – Tree Schedule

1. Objective

- 1.1 To assess the condition of the trees and provide sufficient information to enable decisions to be made on planning aspects of the site and its potential development.

2. Notes

- 2.1 The assessment was carried out from ground level from within the site or from any adjacent public place.
- 2.2 The assessment has been carried out following the guidelines set out in *British Standard BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations*.
- 2.3 The survey was conducted by Ian Keen NDF, F.Arbor.A on the 11th October 2017.
- 2.4 This survey is intended for planning purposes only and may not include all shrubs and small trees on site. The survey is not suitable for the design of foundations.

3. Tree Identification and Details

- 3.1 As annotated on the drawing. Please note that sketch drawings or drawings marked 'not to scale' are indicative only, and tree positions should not be relied upon for design or setting out.
- 3.2 Details of each individual tree are recorded in the Schedule of Trees at Appendix 1 of this report.
- 3.3 Ian Keen Limited has checked online on the Barnsley Borough Council information maps on the 16th October 2017 to ascertain if trees are protected by legislation. This revealed that none of the trees are covered by a Tree Preservation Order or located within a Conservation Area.

4. Site Description

- 4.1 The site of the former Council offices is located on the northern side of Churchfield.
- 4.2 There is a slight fall from west to east.

- 4.3 Buildings and hard standings occupy most of the site with the only trees present along the western and eastern boundaries. The three trees along the western boundary are growing in a raised planter between the existing car park and western brick boundary wall. The trees along the eastern boundary are generally much younger and associated with the soft landscaping associated with an extension to the building probably carried out in the 1980's. To the south of the site but separated from it by the road known as Churchfields is a public open space containing a substantial number of trees of mixed species and condition. It is the trees on this open space south of the site that makes a significant contribution to the sylvan nature of the locality.

5. Geology

- 5.1 This information is obtained from the (online) 'Geology of Britain Viewer' that contains British Geological Survey materials © NERC [2017]. The geological information given in this report should not be relied upon by other parties who are advised to carry out their own assessment of the site conditions to suit their own needs.

Bedrock Geology

- 5.2 Kent's Rock - Sandstone. Sedimentary Bedrock formed approximately 315 to 318 million years ago in the Carboniferous Period. Local environment previously dominated by swamps, estuaries and deltas.

Setting: swamps, estuaries and deltas. These sedimentary rocks are fluvial, palustrine and shallow-marine in origin. They are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea).

Superficial deposits

- 5.3 None recorded on the British Geological Survey.

6 Site Specific Guidance

- 6.1 The three trees along the western boundary could be conserved if the existing retaining wall supporting the raised land between the car park and boundary is retained and left undisturbed.
- 6.2 The trees along the eastern boundary because of their smaller size and younger age should not be considered a constraint to re-development and can be removed and replaced if desired providing sufficient space is allowed within the re-development scheme to allow for new planting.

7. General Guidance Notes for Development

- 7.1** These notes are provided as a guide to the designer. They represent my personal views of the tree stock, which trees should be retained and how they should be protected. The views expressed have not been subject to consultation or discussion with any other party.
- 7.2** If not already provided, the site designer should establish root protection areas by creating a circle around each tree with a radius of that shown in the schedule.
- 7.3** Ideally, building lines should be outside the root protection area to provide working space for construction however protection measures can be taken if such clearance, in isolated cases, is not achievable. Service runs should be routed outside the root protection area. Limited use may be made for parking, drives or hard surfaces within the root protection areas, subject to advice from a qualified arboriculturist.
- 7.4** On residential developments consideration must be given to future tree growth and orientation, i.e. adverse shading and blocked views from windows raise concerns for incoming residents, which may lead to pressure to fell or remove trees in the future. Wherever possible arrange or orientate windows to primary rooms parallel or tangentially to tree canopies to lessen the conflict.

Appendix 1

Schedule of Trees

For land at:

*Former Barnsley Council Offices
Berneslai Close
Barnsley*

Key to Tree Schedule

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem diameters (cm)	All measurements conform to Annex C of BS 5837:2012 Single stem - Stem diameter in centimetres measured at 1.5m above ground level. Multi-stemmed tree with 2 to 5 stems – Diameter of each stem Multi-stemmed tree with more than 5 stems – Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	Suffix 'e' denotes an estimated dimension. Suffix 'av' denotes an average dimension
Age class	Age Class definitions: Y = Young S = Semi-mature E = Early mature M = Mature O = Over mature
Category grading (see Appendix A2 for detailed explanation) and Estimated remaining contribution (yrs)	Summary of BS 5837: 2012 categorisation: 1. Trees that do not warrant consideration for retention: U = 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. 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality and value (substantial contribution >40 yrs) B1, 2 or 3 = trees of moderate quality and value (significant Contribution >20 yrs) C1, 2 or 3 = trees of low quality and value (but adequate, ie >10 yrs or young trees – until new planting can be established)
Estimated remaining contribution	Useful estimated remaining contribution of the tree or tree group
Condition	Brief description including physiological and structural defects
Preliminary management recommendations	Describes current arboricultural requirement for the tree in its current context and should be undertaken as soon as reasonably practicable.
Root protection radius	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012
Root protection area	Total area of minimum root protection area extrapolated from root protection radius

SURVEY OF TREES AT FORMER BARNESLEY COUNCIL OFFICES, BERNESLAI CLOSE, BARNESLEY

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)							Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Preliminary management recommendations	Root protection radius (m)	Root protection area sq.m						
			N	E	S	W	Single Stem	2-5 stems					More than 5 stems															
								Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia										No. stems					
1	Ash	12	7	7	7	6	45													4	3N	E	B1	>20	Good form and condition although some upper crown dieback that may be contributed to a root system that is constrained by a low retaining structure adjacent to the existing car park and a boundary wall to the west. The base of the tree is on raised land approximately 750mm above car park level.		5.40	92
2	Ash	12	5	6	7	5	49													3	2.5NE	E	B1	>20	Reasonable condition but poor twin stemmed form at 2.5m. Again the root system is constrained between boundary wall and 750mm retaining wall separating raised land from the car park.		5.88	109
3	Horse Chestnut	14	6	7	8	7	70e													2.5	2.5S	M	B1	>20	Offsite tree of multi stemmed form from 3m. Possibly an old pollard but ivy concealing the union between the stems. Reasonable condition with a fairly minor infection of leaf minor.		8.40	222
4	Sycamore	9	5	4	7	5	60e													3	2.5S	E	B1	>20	Offsite tree that appears to be in a reasonable condition but smothered in dense ivy making accurate assessment difficult.		7.20	163
5	Rowan	3	2	2	2	3	11													1.5	1.5N	S	C1	>10	Heavily suppressed by adjacent sycamore. Minor significance.		1.32	5
6	Maple	6	4	4	4	4	29													2	2N	E	B1	>20	Reasonable form and condition but sufficiently young and small to be replaced if necessary in the interest of efficient re-development.		3.48	38
7	Purple Norway Maple	7	4	4	4	4	32													2	2E	E	C1	>10	Currently in a reasonable form and condition although growing within a raised brick planter of insufficient size to support its rooting system over		3.84	46
8	Norway Maple	5	1	3	3	2	12													1.5	1.5E	S	U	<10	Sinuous lower trunk very close to existing building. Strong surface rooting. Minor significance.	Remove.	1.44	7