DESIGN AND ACCESS STATEMENT

DALE HOUSE
TIVY DALE
CAWTHORNE
BARNSLEY

PROPOSED ALTERATIONS AND EXTENSIONS

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DESIGN AND ACCESS STATEMENT

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9.0 Summary

1.0 INTRODUCTION

This statement is submitted in support of Planning and Conservation Area applications for alterations and extensions to Dale House, Tivy Dale, Cawthorne and documents the process by which the final scheme was arrived at. Alongside Planning and Conservation Area Consent our client also seeks approval for tree removal within a Conservation Area.

In the drafting of proposals for Dale House, account has been taken of the site's history, its characteristics and its surroundings as well as Central Government Guidance, Local Planning Policy and other material considerations.

2.0 LOCATION

Dale House is located off Tivy Dale within the Conservation Village of Cawthorne just off the A635 connecting Barnsley with Huddersfield. Cawthorne is approximately 5 miles from Barnsley, 15 miles from the centre of Huddersfield and 4 miles from Junction 38 of the M1 motorway.

Site location plans are attached at Appendices 1.1 and 1.2.

3.0 BACKGROUND

It is not known exactly when Dale House, in its current form, came into being, however, it is thought that it might have been built around the early 1800's. The earliest that the house can be traced back is the 1841 census, however, it can be seen to stand over a very similar footprint as it does today, in an OS extract of 1850. Dale House has been subject to much alteration over the years with substantial extensions and elevational remodeling, despite which it remains a handsome property within mature, private garden land. Brick built stables within the grounds are thought to have been built around 1900.

See Appendices 2 for site photographs and 3 for historical Ordnance Survey maps.

4.0 SITE ASSESSMENT

Dale House stands within approximately 0.75 hectares of garden land, in an elevated position, off Tivy Dale. The site is bordered by mature beech hedging where adjoining Tivy Dale, and by mature woodland as it banks down to the A635. The site itself is divided into three separate policy areas with the main house and walled garden falling within Cawthorne's Conservation Area, the stables and surrounding woodland down to the A635 being included within the Housing Policy Area, and remaining garden land, to the West of the house, falling within the Green Belt boundary. The house and grounds, despite their elevated position are largely private due to their mature setting. See Appendix 4 for LDF map.

Garden land which rises away from the house is populated by a variety of ornamental shrubs, trees, lawns and hard landscape features. To the North end of the plot, beyond the house, are two mature lime trees. A further lime sits just outside the site boundary, the canopy of which overhangs the site. These three limes, T1, T2 and T3, are considered to be of major landscape significance in their contribution to the local treescape, however, are now, unfortunately, approaching the end of their life.

See Appendix 5 for James Royston Arboricultural Consultant's Tree Survey and Constraints Plan.

Appendix 6 - Impact Assessment.

5.0 INVOLVEMENT

Pre-Planning discussions have been held with both BMBCs Archie Sinclair of the Conservation Section and with Zoe Wareham in respect of Forestry and Landscape.

In relation to the garage extension, matters discussed included siting, levels, ridge height and roof pitch, materials, usage and adjacent trees T1 and T2. From a Conservation point of view, proposals, as submitted, were felt to be acceptable in principle, however, concerns were raised by Zoe Wareham in respect of trees T1 and T2 which were felt should be retained despite their reported condition and should not, in any way, be compromised by the proposed garage.

In discussing the conservatory/garden room extension, its proposed scale, form and location, proposed to the South elevation within the walled garden, positioned to take advantage of the Southerly aspect, no concerns were raised.

6.0 EVALUATION

The proposed garage extension, as described in full within section 8, to be constructed of coursed natural reclaimed delph stone and reclaimed stone slate is felt to be a sensitive addition to the existing Dale House and one that is fully in keeping not only with the house itself, but also its surroundings. The impact of the proposed extension on its surroundings is considered to be minimal and is not deemed to affect any neighbouring property.

The proposed location for the garage is felt to be the only suitable location within the vicinity of the house which would not, in any way, detract from it, utilising overshadowed land to the North of the house largely obscured from Tivy Dale.

Trees T9 to T12 proposed for removal, described within James Royston, arboricultural consultant's Tree Survey Constraints Plan (see Appendix 5), are described as shrubs rather than trees and are considered to be coming to the end of their useful life expectancy. Tree T14, also proposed for removal, constitutes a poor semi-mature plum, again with limited long term future. Zoe Wareham of BMBCs Forestry and Landscape had no objection in principle to the proposed above removals.

Trees T1 and T2, being middle aged common limes with deadwood, die-back and decay throughout, and in the case of tree T2, potentially hazardous in its current condition are also, in the first instance, proposed for removal, this being seen as the most practical way forward given their current condition and need for immediate and severe pruning in hazard management with associated reduction in their aesthetic value, their need for an ongoing cycle of inspection with further associated pruning, their location within a domestic garden and the opportunity presented to assure their replacement whilst the impact of their removal is lessened by remaining trees. (See Appendix 6).

Should tree removal be felt by BMBC to be unacceptable, then the foundations for the new garage can be designed to be of minimal impact upon trees T1 and T2's root protection areas.

7.0 PLANNING POLICY

Dale House lies within the Conservation Area Village of Cawthorne where alterations and extensions are permitted, subject to their being designed sympathetically, in appropriate materials, to a scale that is in keeping with the original buildings and their immediate surroundings and their not adversely affecting the amenity of neighbouring property. Extensions should seek either to enhance or conserve the character of the area.

Extensions as proposed to Dale House represent a 21% increase on the existing gross internal area being 349.4m² with the garage at 50.4m² and the conservatory/garden room standing at 24.3m². Proposals do not conflict with Planning Policies in respect of design, drainage, flooding, highways, parking standards or use.
Dale House is an existing dwelling and there are therefore no issues in respect of sustainability.

8.0 THE PROPOSALS

8.1 Description

This is an application for Detailed Planning Permission for a new build, single storey pitched roofed garage extension with link and for a single storey, pitched roofed conservatory/garden room, both to be constructed in reclaimed coursed natural delph stone with natural reclaimed stone roofs. Proposals also include for external works as indicated on our drawing P1 and described in full within section 8.6.

8.2 Use

Both extensions are to be used in direct association with the existing house as part of a single dwelling. The single storey pitched roofed extension to the North of the existing house is to provide uncompromised garaging facilities adjacent the house, whilst the proposed single storey pitched roofed conservatory/garden room extension to the South is to provide additional accommodation associated with the beautiful Southerly walled garden currently not appreciated from the house.

8.3 Access

Vehicular access to the site is to remain as existing.

8.4 Layout and Scale

The proposed garaging to the North of the existing house has been positioned so that the front elevation sits parallel with that of the existing house and in line with the North West corner of the North elevation lean-to to replace existing outbuildings. Existing levels to the North of Dale House are split with the utility courtyard immediately adjoining the Northern elevation, sitting at approximately 350mm below ground level of the existing house bordered by the retaining outbuildings and link walls holding back raised levels beyond, 1.5m higher. It is suggested that proposed garaging bridge the existing level change requiring a certain amount of underbuild within the utility courtyard and the reduction of artificially elevated levels beyond by approximately 600mm. The proposed garage floor level will offer an easy gradient over stone setted parking from the drive and for direct access from the garage via the covered link to the house. Keeping levels down will also reduce the impact of proposed garaging from Tivy Dale. The existing roof pitch of Dale House at 40° has been reduced for the garaging to 35°, again to minimise its impact. Note: the 35° pitch cannot be read in direct relation from any angle to the 40° pitch of Dale House and therefore is felt to be acceptable.

To the rear of the garage, the roof, over part of its length, extends down to cover the reduced level log shed further reducing its impact from Tivy Dale.

8.5 Appearance and Materials

The garage extension is to be constructed using natural reclaimed delph stone with natural stone quoins to match existing in every respect with a reclaimed natural stone slate roof. The front/West elevation of the garage is to incorporate 3 No garage door openings, the nearest to the house being divided from the outer pair by a 550mm stone pier and the pair by a pitch pine post for oak stain to match beams over. Garage doors are to be hardwood, vertically boarded, in frame, fully retractable up and over doors, again for medium oak stain finish. All stonework is to be pointed with a lime-based mortar pointed flush with the arris of the adjoining stone and brushed off prior to final set to expose the grit aggregate.

The roof, with matching ridge, is to be laid with diminishing courses of natural reclaimed stone with simple pointed gable verges. Gutters are to be ogee section cast iron for black paint finish on rise and fall brackets.

The conservatory extension is again to be constructed in reclaimed coursed natural delph stone to match that of the existing house in every respect for pointing as previously described. The roof is to be laid in diminishing courses of natural reclaimed

stone with matching ridge with rainwater goods in cast iron for paint finish as described on our drawing P2. The extension has been designed to be sympathetic with Dale House whilst, at the same time, a clear addition of the twenty first century incorporating a supporting oak frame with contemporary stainless steel flitch plate and bolt jointing details in lieu of oak pegs. The full height glazing to the gable elevation provides the extension with the benefits of a conservatory within a more appropriate structure, offering the house views over, and a connection with, the walled garden, not currently afforded.

8.6 Landscaping

Landscaping works surrounding the existing house and extensions include improvements to both hard and soft landscaping with the realignment of the drive to be finished with bonded gravel and bordered by a new coursed stone retaining wall raised to 1.2m, at its highest, as it wraps around the newly constructed cobbled turning head to be centred on a newly created axis from the main door to the existing house to rise up with a stepped path cut through rising garden land to the West, and finish at the newly created semi-circular seating set within existing shrubbed borders. As part and parcel of improvements, hard landscaping has been pulled away from the frontage of the existing house to be replaced by lawned verges softening the front edge.

9.0 Summary

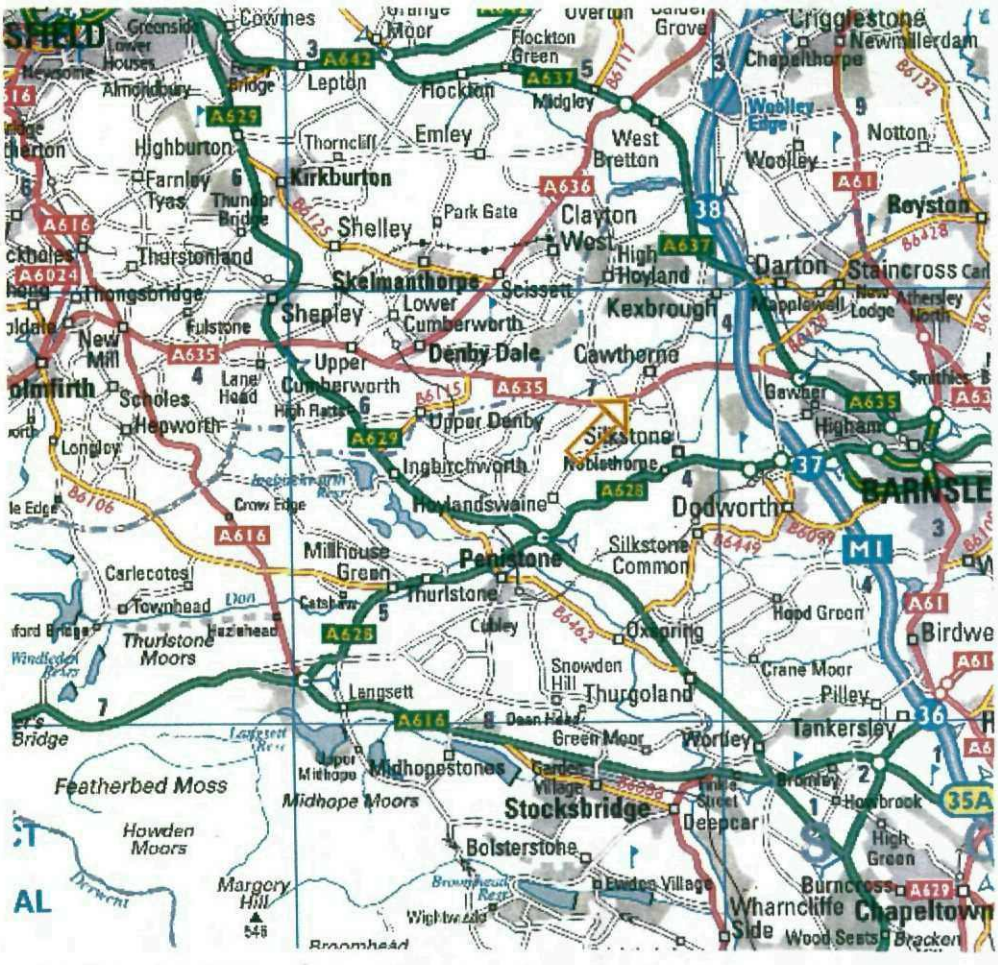
The proposals, as submitted, provide additional accommodation which includes a new build single storey pitched roofed treble garage with link to the North of the existing house and a single storey pitched roofed and glazed gabled conservatory/garden room extension to the South of the existing house. Both extensions are to be constructed using natural materials to match those of the existing house and are thought to be appropriate additions to Dale House within the Conservation Area of Cawthorne.

Signed.....

FOR CHRIS CARR ASSOCIATES

APPENDIX 1.1

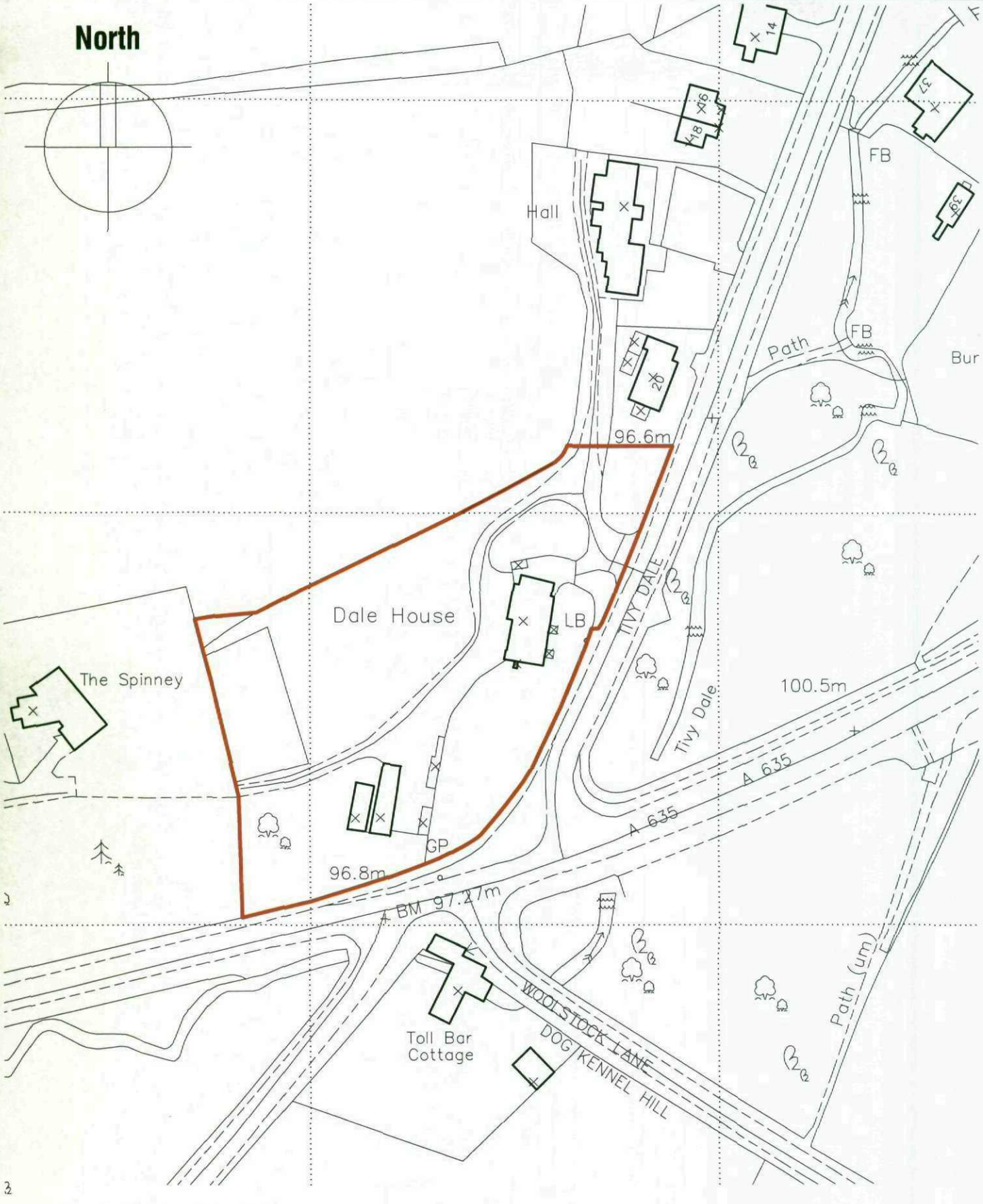
SITE LOCATION PLAN



SITE LAYOUT PLAN

APPENDIX 1.2

SITE LOCATION PLAN



DALE HOUSE,
TIVY DALE,
CAWTHORNE.
S75 4EH

LOCATION PLAN

Scale 1:1250

Date Aug 07

Ref 22.35

Drwg No OS1

Chris Carr Associates
ARCHITECTS
6a Eastgate Barnsley
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Tel: 01226 286256 Fax:01226 207304
Email: mail@cca-arch.co.uk

APPENDIX 2

SITE PHOTOGRAPHS



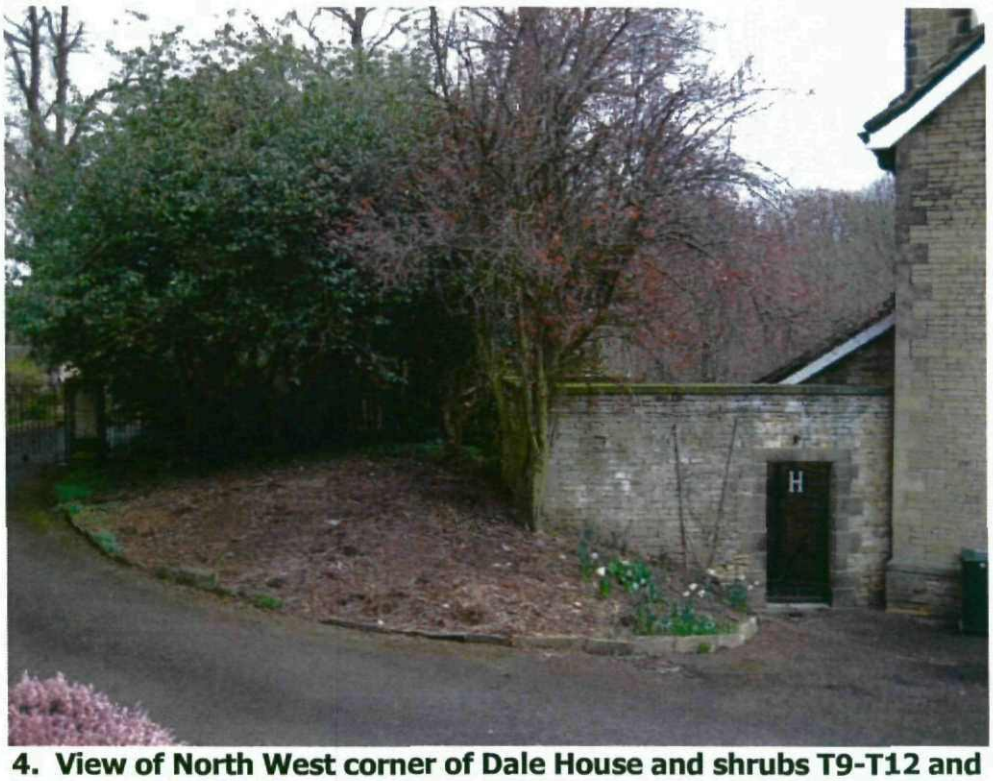
1. A view of Dale House from Tivy Dale.



2. Lime trees T1 and T2 from Tivy Dale suffering from die-back, dead wood and decay throughout.



3. Lime tree T2 reported to have a reduced life expectancy of less than twenty years.



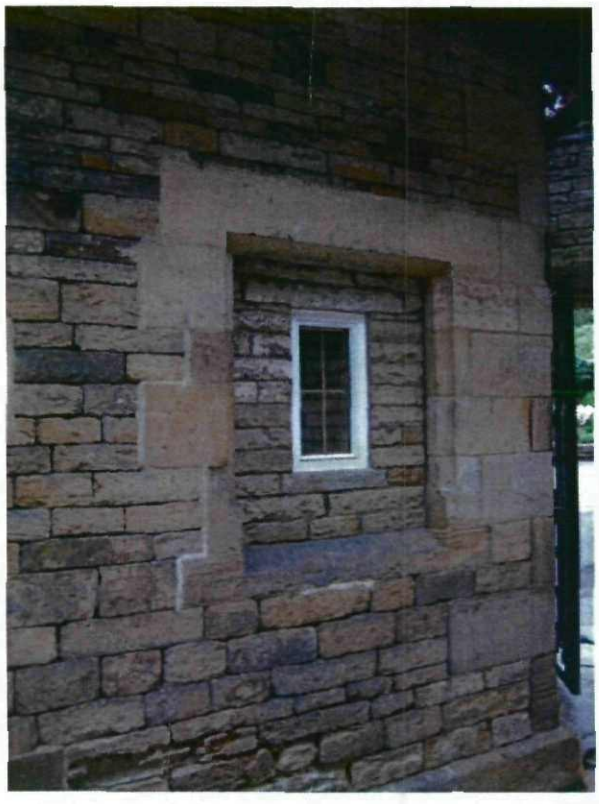
4. View of North West corner of Dale House and shrubs T9-T12 and tree T14 proposed for removal.



5. View from within the existing North courtyard of Dale House looking North toward retained land and lime trees T1 and T2.



6. View from within the existing North courtyard looking West down the North elevation of the house with a mixture of retaining walls and outbuildings as existing opposite.



7. Window to North elevation from the utility which it is intended be reinstated to its original size.



8. View looking South across the main West elevation of Dale House abutted currently by a sea of tarmac over its full length.



9. South elevation to Dale House overlooking the walled garden.



10. View looking across the South elevation of Dale House to the West wall of the walled garden.



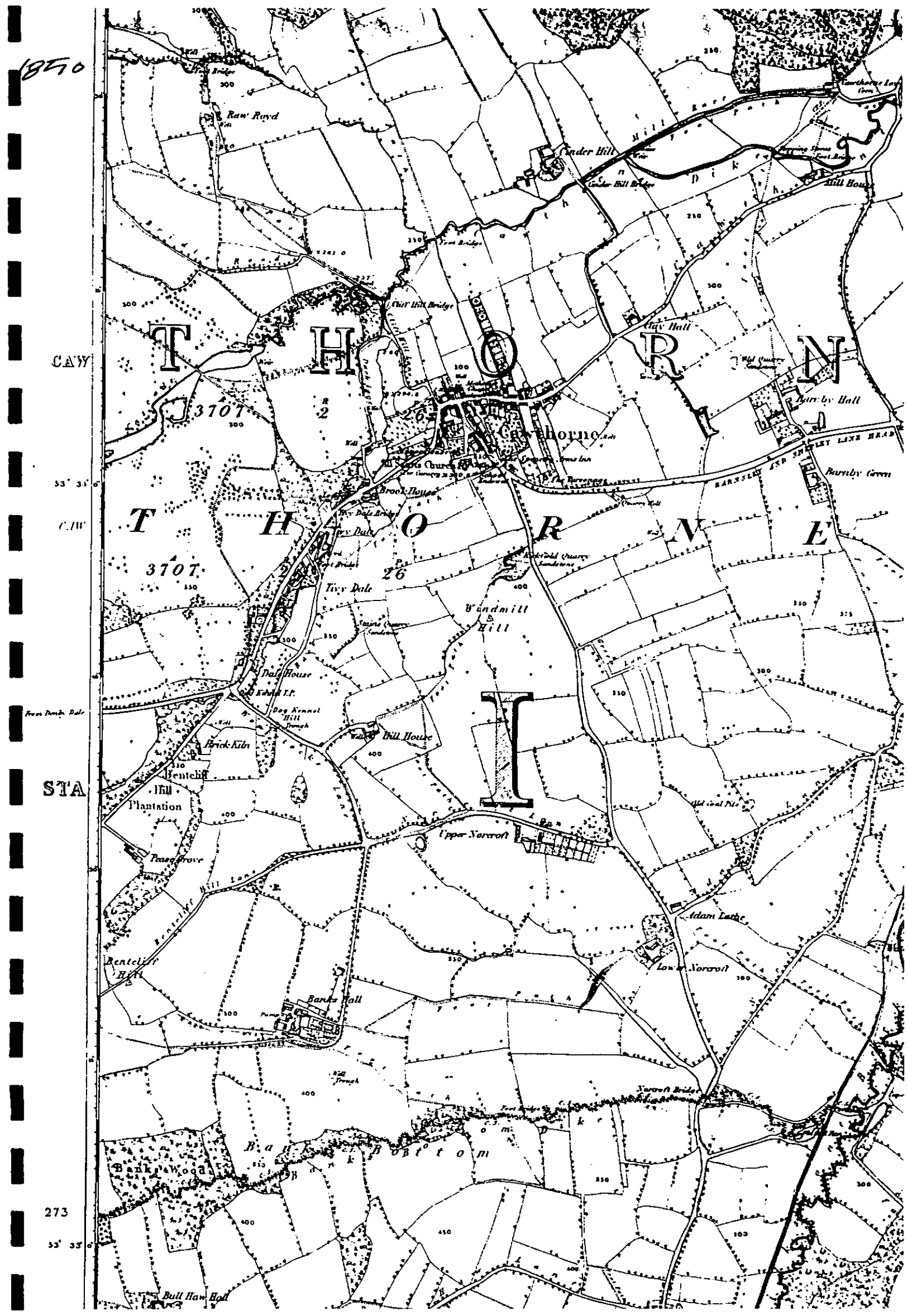
11. View looking across the South elevation of the existing house to the East and mature beech hedge sheltering the site from Tivy Dale and the A635 beyond.




STOP

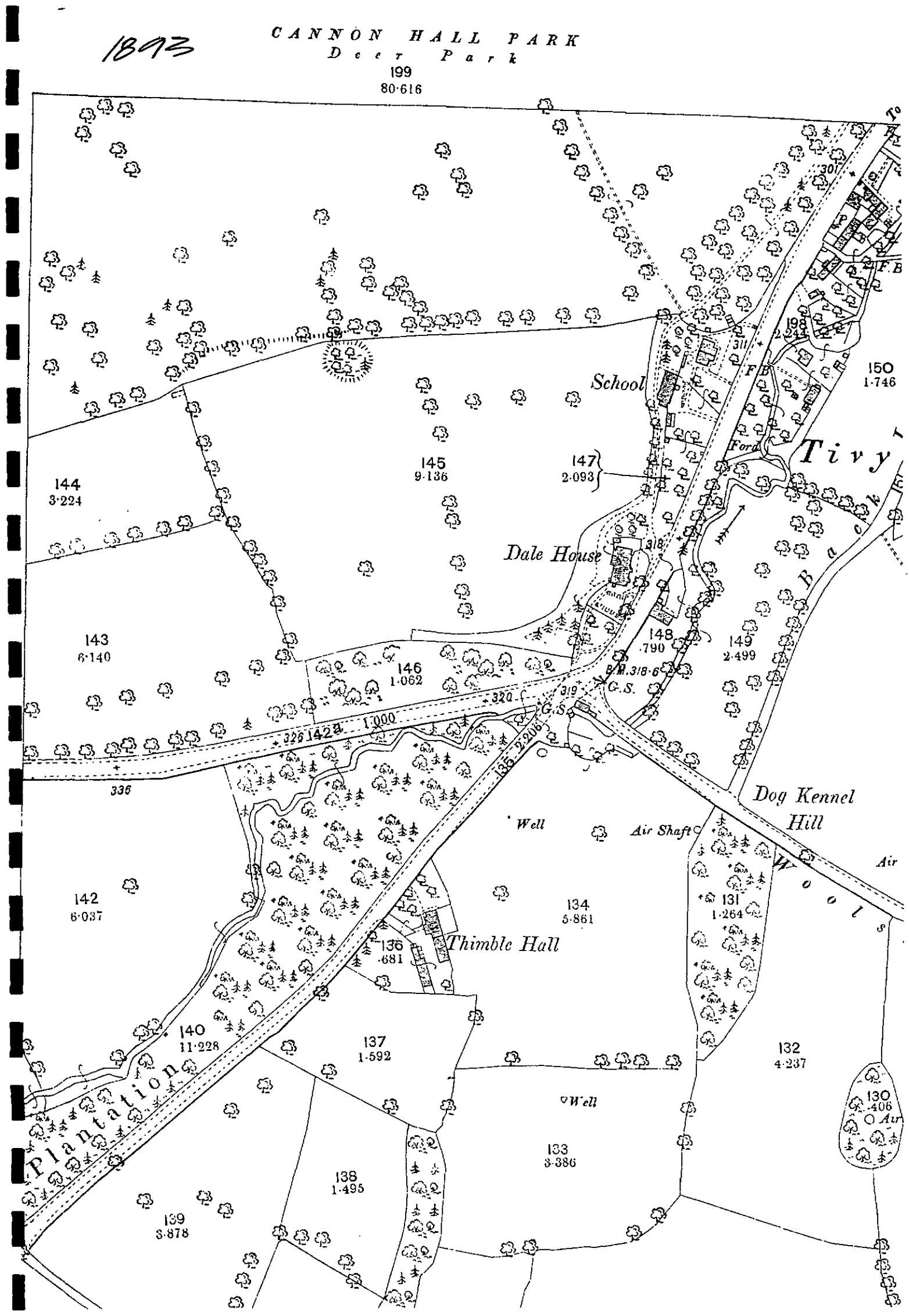
APPENDIX 3

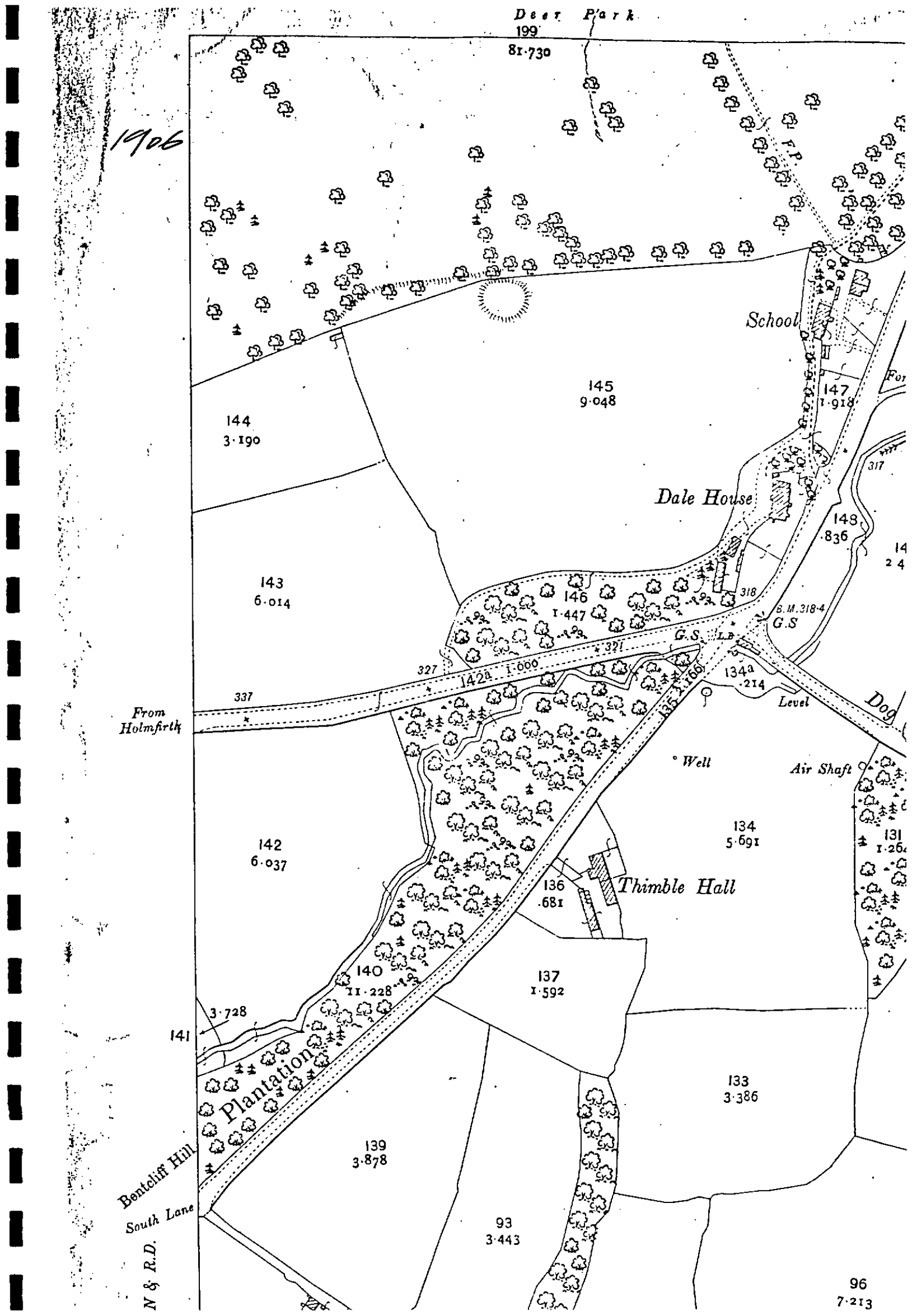
HISTORICAL ORDNANCE SURVEY MAPS


1870
T H O R N E
T H O R N E
Cudworth
Cinder Hill
Cinder Hill Bridge
Mill House
Clay Hall
Barnby Hall
Barnby Green
Brook House
Tivy Dale
Windmill Hill
Dale House
Brick Kiln
Bentcliff Hill
Plantation
Bill House
Upper Norcroft
Peace Grove
Adam Lathe
Low Norcroft
Barnby Hall
Bank Bottom
Bank Wood
Bull Hall Hall
3707
3707
26
273

1893

CANNON HALL PARK
Deer Park

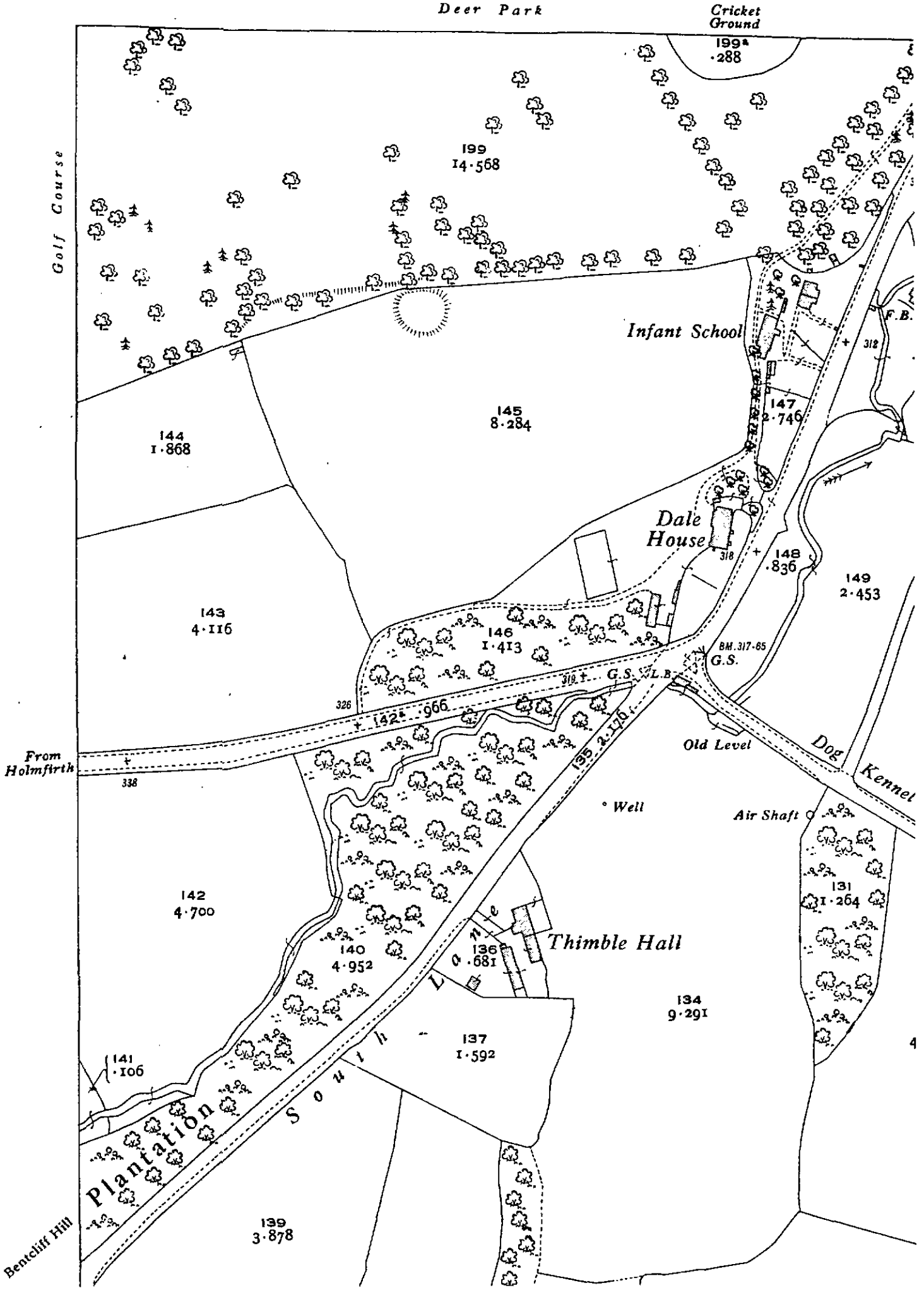


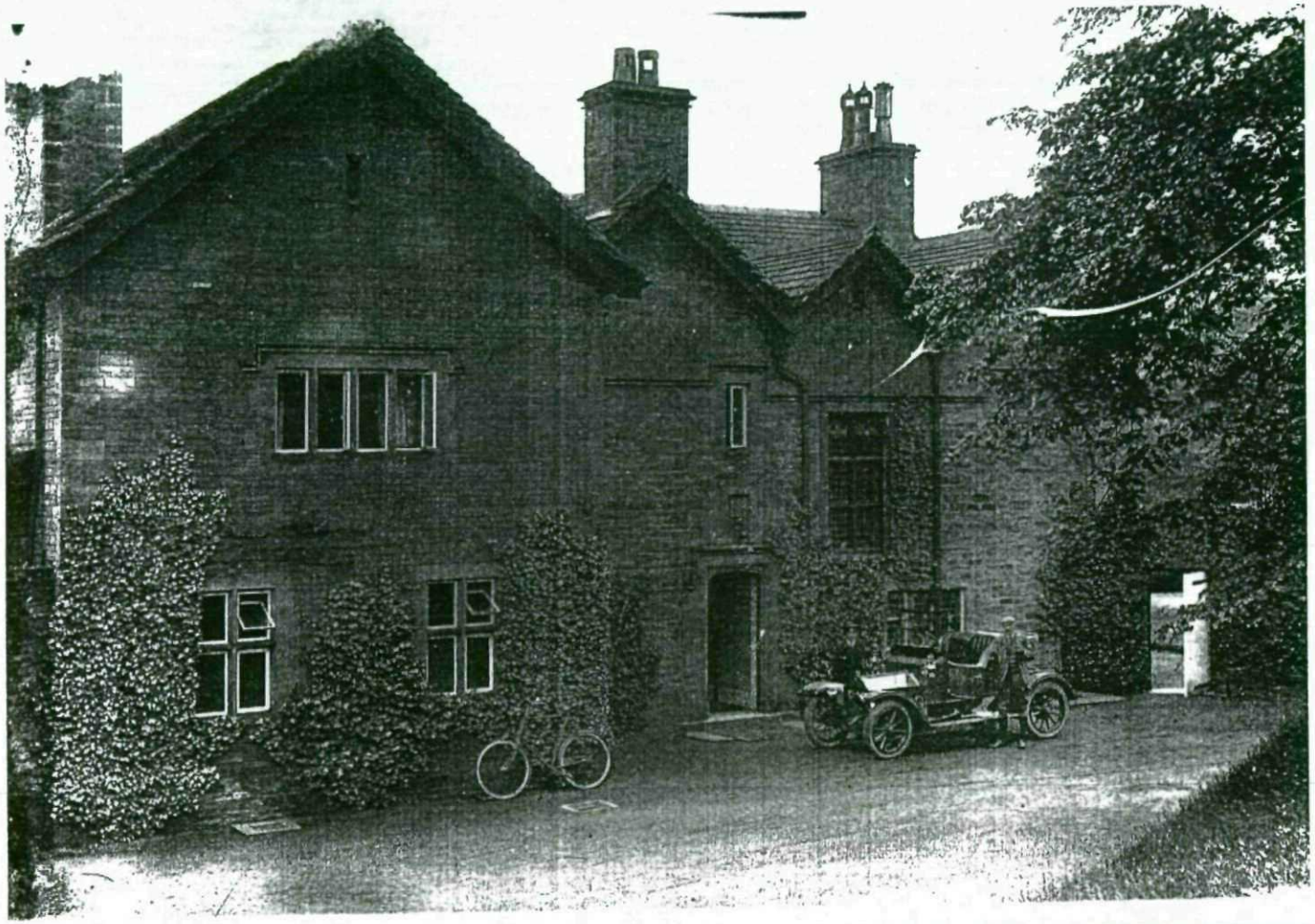

1906
Deer Park
199
81·730
F.P.
School
145
9·048
147
1·918
144
3·190
Dale House
148
·836
143
6·014
146
1·447
318
B.M.318·4
G.S.
G.S.
L.B.
321
327
142a
1·000
337
134a
·214
Level
From Holmfirth
135
1·168
Well
Air Shaft
134
5·691
142
6·037
136
·681
Thimble Hall
140
11·228
137
1·592
3·728
141
Plantation
133
3·386
Bentcliff Hill
South Lane
139
3·878
93
3·443
96
7·213

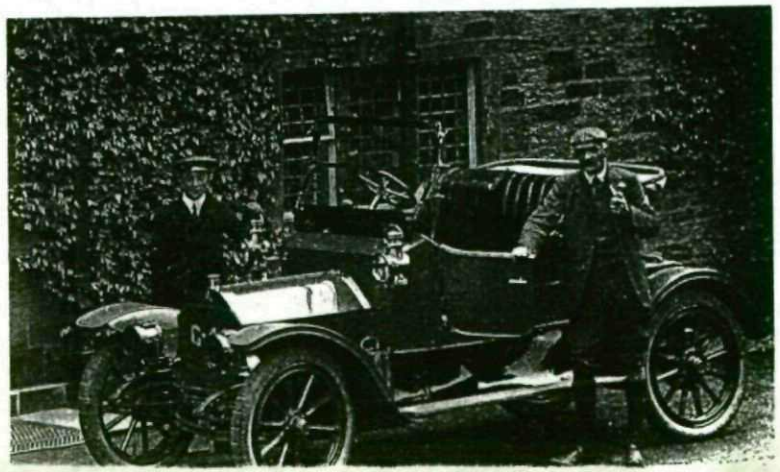
1931

CANNON HALL PARK

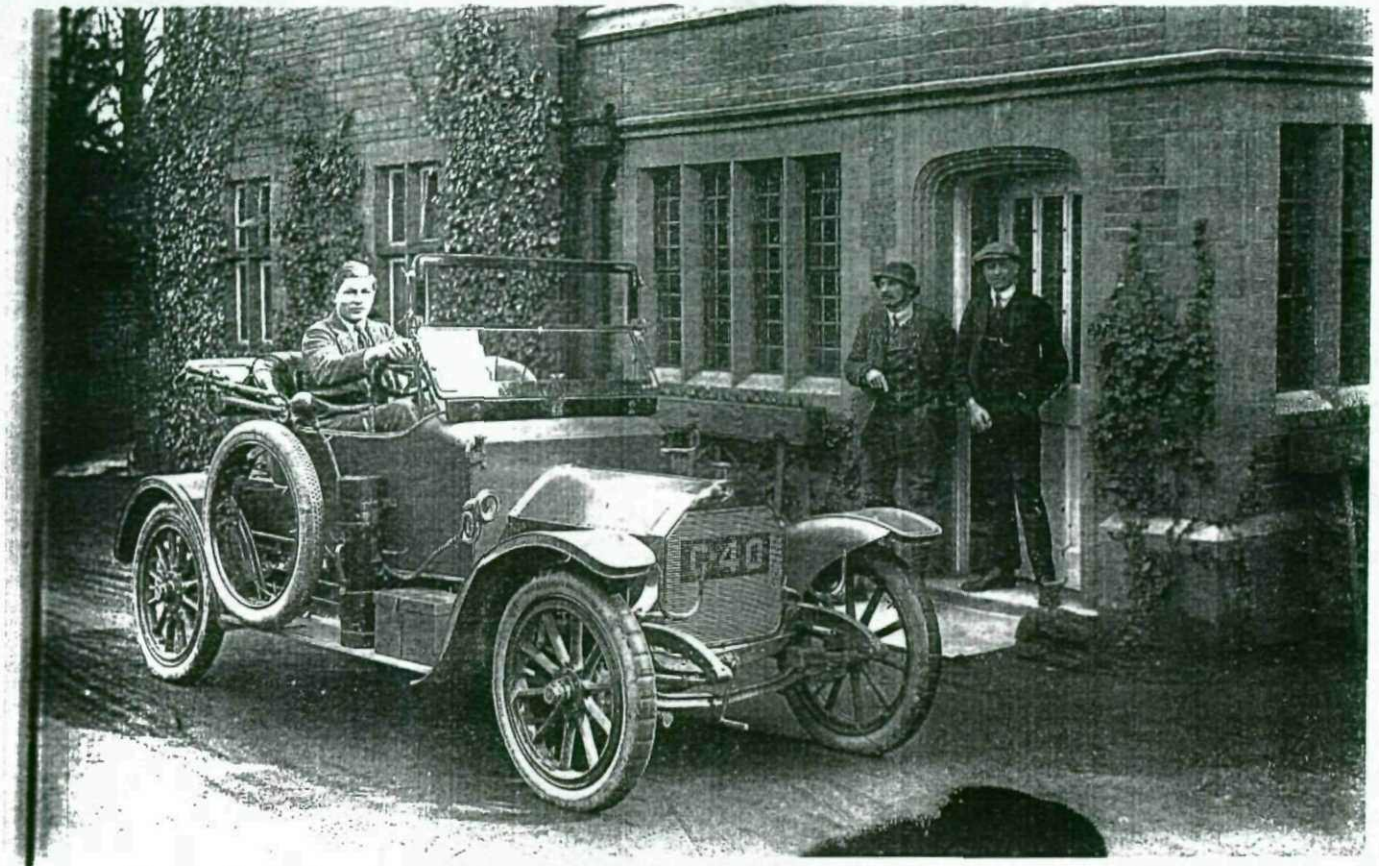
The following parcel numbe
Parish of Cawthorne.
Parish of Dodworth.
Parish of Silkstone.

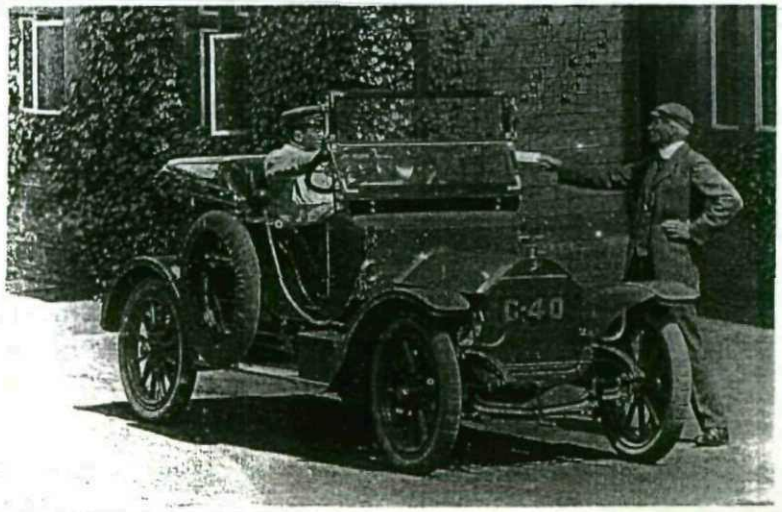






The excellent reproduction of his camera is shown by the enlargement still possible from his photograph of Mr. Pilkington (with pipe in hand) outside his home at Dale House.





Two further carefully-posed photographs of Mr. Pilkington and his car at Dale House.

APPENDIX 4

LDF MAP

Scale 1:7500 NORTH Barnsley Local Development Framework - Draft Proposals October 2005

Go to Map 7

Map 15

Go to Map 14

Go to Map 16

Go to Map 25

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NEW ROAD

Cannon Hall Country Park

Cawthorne

CHURCH STREET

JOWETT HOUSE LANE

BARK HOUSE LANE

TIVY DALE

ST JULIEN'S WAY

LANE HEAD ROAD

LANE HEAD ROAD

SOUTH LANE

WOOLSTOCK LANE

APPENDIX 5

TREE SURVEY & CONSTRAINTS PLAN

James Royston
Arboricultural Consultant

Tree Survey and Tree Constraints Plan
In Accordance with BS5837:2005
at
Dale House, Tivy Dale,
Cawthorne.

Our Ref:80220

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1 Summary

This site is a domestic garden containing a variety of ornamental shrubs, trees, lawns, and a variety of hard landscape features. The land slopes downhill to the East, and there are a number of changes in level.

There is a wide variety of species on the site, most are introduced exotics and garden varieties.

The only trees of major landscape significance included in this survey are the three large lime trees to the north of the house. Unfortunately these trees show symptoms which may indicate both structural and physiological defects. If these trees are to be retained then ongoing management and maintenance is recommended.

Most of the items to the immediate north of the house (labelled T9 to T14 on the attached plans) would be better described as shrubs rather than trees. They are coming to the end of their useful life expectancy and should not be considered as a constraint upon development. They are small and not readily visible from outside the site, their retention or removal would have no noticeable impact of the local tree-scape.

2 Introduction

2.1 Client details

This report is undertaken at the request of: Emma Carr of Chris Carr and Associates, Barnsley.

2.2 Purpose and scope of report

To undertake a tree survey and tree constraints plan in accordance with BS5837:2005 at: Dale House, Cawthorne, Barnsley.

The recommendations in this report are of a preliminary nature and do not take into account any specific development proposals. This allows the trees to be assessed independently and without bias. It also allows the same tree report to be used should the layout or design of the site be altered.

This report is based upon a visual survey undertaken on foot from ground level. No digging, drilling, climbing, or other diagnostic technique was undertaken on this occasion.

The consultant shall not be responsible for events which happen after the date of survey due to factors which where not apparent at the time of the survey.

It is advisable to have trees regularly surveyed by a suitably qualified and experienced arboricultural consultant. In this instance it is recommended that the next survey is undertaken within 12 months of this report. If the site or adjacent areas change use, or if there are significant changes to the condition of the site or adjacent areas, or if there are significant changes to the trees surveyed, it is recommended that another survey is undertaken.

No liability can be accepted by the consultant unless the recommendations of this report are undertaken within the time period recommended. Where no time period is indicated then recommendations should be carried out as soon as reasonably practicable.

The plans included as part of this report are based on those provided by the client or their representatives. Whilst reasonable steps are taken to ensure plans are accurate and correct, the consultant will not be responsible for errors or omissions arising due to information provided by the client or the client's representatives.

All tree works should be carried out to BS 3998:1989 - '*Recommendations for tree work*' unless otherwise specified in this report. All works should be carried out by a suitably qualified, experienced and insured contractor.

2.3 Survey conditions

The survey was carried out on 26th February 2008 by James Royston.

Conditions were good with a minor breeze.

3 Data collection methods

3.1 Measurements and Observations

Height is measured in metres from ground level to the highest point of the tree using tape measures and clinometers.

Diameter is measured and rounded down to the nearest ten millimetres at 1.5m above ground level using specialist tapes. Where a tree divides into multiple stems below 1.5m it will be measured at the lowest point above the root flare.

Canopy spread is measured in metres at magnetic north, south, east and west.

Height of crown clearance is measured in metres and is an indication of the lowest significant live branches of the crown.

Age Class is divided into young, semi-mature, mature, over mature, and veteran. This is an indication of which stage a tree is at in its natural life cycle, allowing for an assessment of how energy and growth will be prioritised within a tree. In general, younger trees are more able to cope with disturbance or stress.

Physiological condition is an assessment of the health and vigour of the tree and will include an assessment of the size, colour and density of the foliage. Trees in good physiological condition are better able to cope with disturbance or stress.

Structural condition is an indication of the structural integrity of the tree. This is given as good, average or poor. More details will be given in the observations column of the data tables if appropriate.

The observations column will include a brief description of each tree and provide further information as relevant.

Amenity value is assessed using a combination of factors such as species, size and location.

The remaining contribution is a rough estimate of the number of years a tree is expected to survive in a structurally sound condition assuming the recommendations of this report are carried out.

Occasionally it is difficult to obtain accurate measurements due to restricted access or other site conditions. In these circumstances the data may be estimated. On this site both the crown spreads and stem diameters were estimated where access was restricted or where trees were in third party ownership.

3.2 Category Rating

3.2.1 Main Categories

Category ratings are allocated based on the current condition of a tree in its current surroundings and assuming the recommendations of this report are carried out. No consideration is given to any specific development proposal when allocating category ratings.

Category A trees are those which have high visual amenity value, are in good structural and physiological condition and are expected to contribute for at least another 40 years.

Category B trees are those which would be considered as category A trees but which are of lower value, poorer structural condition, or which are expected to contribute for less than 40 years.

Category C trees are those which have low amenity value, are in poor condition, or are expected to contribute for less than 20 years.

Category R trees are those which are expected to contribute for less than 10 years due to serious defects. As is common in risk management; where there is doubt, the precautionary principal may be applied.

In certain circumstances trees may be considered of higher value due to cultural or ecological reasons. If this is the case it will be made clear in the tree data tables.

3.2.2 Sub-categories

Sub- categories of 1, 2 or 3 are included in the tree data tables and are defined as follows:

Sub-category 1 trees are those with 'other arboricultural value'

Sub-category 2 trees are those with 'landscape value'

Sub-category 3 trees are those with 'cultural or conservation value'

These subcategories do not infer any hierarchy of value. For example a category B1 tree should not necessarily be considered any more valuable than a category B3 tree. Most trees will simultaneously fall into all three sub-categories; in these cases the sub-category of most relevance will be chosen.

3.3 Root protection area (RPA)

The RPA is the minimum area it is desirable to leave undisturbed during development.

The methods used to calculate the RPA occasionally result in an obviously disproportionate area to be protected. In such circumstances the RPA will be estimated in accordance with BS5837:2005, using factors such as tree height, crown spread, vigour and tree species.

Generally the RPA is shown as a circle. In some circumstances it is more appropriate to show the RPA as an irregular shape due to existing site features.

The RPA is provided to assist during the design and layout stage. It is also an essential component of any BS5837:2005 arboricultural implication assessment and arboricultural method statement.

4 Results

Please see the tree data tables and the attached plans for more detailed results on each tree surveyed.

This site is a domestic garden containing a variety of ornamental shrubs, trees, lawns, and a variety of hard landscape features. The land slopes downhill to the East, and there are a number of major changes in level.

There is a wide variety of species on the site, most are introduced exotics and garden varieties.

The only trees of major landscape significance included in this survey are the three large lime trees labelled T1, T2 and T3. Unfortunately these trees show symptoms which indicate both physiological and structural defects including; die-back, deadwood and possible decay. All three appear to have been heavily pruned in the past. This has led to a 'dog-leg' growth habit on many limbs with associated decay. If any of these trees are to be retained then it is recommended that they are pruned to remove all dead, dying and dangerous branches. They should also be monitored for signs of deterioration. T2 is in worse condition than the other limes and has been allocated a category C due its reduced life expectancy.

Items T9, T10 and T12 are multi-stem Portugal laurel (Prunus lusitanica) which would be better described as shrubs rather than trees.

T9, T11 and T12 are coming to the end of their useful life expectancy and should not be considered as a constraint upon development. They are multi-stem with tight unions and included bark with decay. In addition, T9 was found to be rocking on its root plate, this is a good indication that it is unstable and has a limited long term future.

T9, T10, T11, T12 and T14 are small and are not readily visible from outside the site, their retention or removal would have no noticeable impact of the local tree-scape.

There were no category A trees surveyed.

Category B trees should be retained where possible.

Trees allocated category C due to their low amenity value could be removed with little impact on the local tree-scape. In accordance with BS5837:2005 they should not be considered a constraint upon development

T2 has amenity value, but in accordance with BS5837:2005 it should not be considered a constraint upon development due to its reduced life expectancy.

Category R trees should be removed whether development occurs or not. In accordance with BS5837:2005 they should not be considered a constraint upon development

It is recommended that any development is done in accordance with a BS5837:2005 Arboricultural Method Statement.

5 Legal status of surveyed trees

No check has been made with the local planning authority or the Forestry Commission.

It is advised that the local planning authority is contacted to check whether the trees on this site are protected by a Tree Preservation Order or are within a Conservation Area.

It is also advised that the local Forestry Commission Conservancy is contacted to check whether the trees surveyed are protected under the Forestry Act.

Trees and surrounding land can provide habitat for a number of important species of wildlife. Many species and habitats are legally protected and it is recommended that appropriate checks are made prior to undertaking any tree works.

The above information is not exhaustive and there may exist other constraints on undertaking tree works.

No work should be done to any trees until either suitable permission has been granted or it has been verified that the intended work does not require permission.

Appendix 1: Data Tables

Tree Number	Common Name	Botanical Name	Height (m)	Diameter (mm)	Branch spread North	Branch spread East	Branch spread South	Branch spread West	Height of Crown Clearance	Age class	Physiological condition	Structural condition	Observations	Visual Amenity Value	Recommendations	Remaining contribution (years)	Category grading	Root Protection Area (m^2)
1	Common lime	*Tilia x euchlora*	20	860	3.9	4.6	5.9	7.2	4	Middle age	Fair	Fair	Single stem tree with deadwood and die-back throughout. Possible decay in many major branches due to past pruning.	High	Remedial prune and monitor for signs of deterioration.	<40	B2	334.63
2	Common lime	*Tilia x euchlora*	20	960	7.8	8.5	6.4	7.6	3	Middle age	Poor	Poor	Single stem tree with major deadwood and die-back throughout. Probable decay in many major branches. Possible a hazardous tree in its current condition.	High	Remedial prune and monitor for signs of deterioration.	<20	C2	416.98
3	Common lime	*Tilia x euchlora*	21	950	5.1	7.4	7.6	8.4	4	Middle age	Fair	Fair	Single stem tree with a twin stem crown with deadwood and die-back throughout. Possible decay in many major branches due to past pruning.	High	Remedial prune and monitor for signs of deterioration.	20+	B2	408.33
4	Willow	*Salix sp.*	14	270	2.6	0.6	2.7	1	3	Semi Mature	Fair	Fair	Single stem leaning tree growing through conifer hedge. No major visible defects but not fully inspected due to restricted access.	Low	No action at present	10+	C2	32.98
5	European larch	*Larix decidua*	18	370	4.4	6.1	3.8	2.5	4	Semi Mature	Good	Good	Straight single stem tree with no major visible defects.	Low	No action at present	20+	C2	61.94
6	Weeping willow	*Salix x crysocoma*	14	360	2.5	2.7	4	6	2	Semi Mature	Good	Fair	Single stem upright tree with weeping branches. Minor deadwood throughout. No major visible defects.	Low	No action at present	20+	C2	58.64
7	Norway spruce	*Picea abies*	8	170	1.3	2.8	0.8	1.2	4	Young	Fair	Fair	Straight single stem tree with no major visible defects.	Low	No action at present	10+	C2	13.08
8	Norway spruce	*Picea abies*	18	340	1.7	4.2	3.5	1	4	Semi Mature	Good	Good	Straight single stem tree with no major visible defects.	Low	No action at present	20+	C2	52.3
9	Portuguese laurel	*Prunus lusitanica*	8	630	2.8	5.5	3.1	4.9	2	Middle age	Fair	Fair	A twin stem shrub with a limited long term future due to poor root plate attachment and possible basal decay.	Low	Fell	<10	R	124.71
10	Portuguese laurel	*Prunus lusitanica*	6	170	3	0.8	1.7	4.6	2	Semi Mature	Fair	Fair	A multi-stem shrub with no major visible defects.	Low	No action at present	10+	C2	9.08
11	Labumum	*Laburmon sp.*	8	390	1.1	5	2.3	1.2	2	Over Mature	Fair	Poor	A multi-stem tree regrown from stump with extensive advanced decay.	Low	Fell	<10	R	47.79
12	Portuguese laurel	*Prunus lusitanica*	8	810	2.3	7.5	7.1	5.3	2	Over Mature	Fair	Poor	A multi-stem shrub with tight unions and advanced decay. Limited long term future.	Low	Fell	<10	R	206.15
13	Japanese larch	*Larix kaempferi*	11	390	6.4	6.8	6.2	2.4	1	Semi Mature	Fair	Fair	Single stem tree with no major visible defects.	Low	No action at present	20+	C2	68.82
14	Pissard's plum	*Prunus cerasifera 'Pissardii'*	9	380	4.2	4.1	4.5	3.7	2	Semi Mature	Fair	Poor	Multi-stem tree with tight unions and included bark. Limited long term future due to species and form.	Low	No action at present	<20	C2	45.37

Appendix 2: Plans



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Arboricultural Consultant

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Arboricultural Survey to BS5837:2005 at:
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Key	
	Category A Tree
	Category B Tree
	Category C Tree
	Category R Tree
	Root Protection Area (RPA)

I hope this report provides all the required information. However, if further advice is needed then please contact me and I will be happy to try and help.

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27th February 2008

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APPENDIX 6

IMPACT ASSESSMENT

James Royston
Arboricultural Consultant

Arboricultural Impact Assessment

in accordance with

BS5837:2005

at

Dale House
Cawthorne

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1 Introduction

1.1 Client details

This report is carried out under instruction from Chris Carr Associates, Ltd.

1.2 Purpose and scope of report

This report has been created in accordance with BS5837:2005 to assess:

- The condition and long term value of T1, T2 and T3
- The management options of T1, T2 and T3 and their suitability for retention
- The impact of the proposed development on T1, T2 and T3 if they are retained

The consultant shall not be responsible for events which happen after the date of survey due to factors which where not apparent at the time of the survey.

It is advisable to have trees regularly surveyed by a suitably qualified and experienced arboricultural consultant. In this instance it is recommended that the next survey is undertaken within 12 months of this report. If the site or adjacent areas change use, or if there are significant changes to the condition of the site or adjacent areas, or if there are significant changes to the trees surveyed, it is recommended that professional arboricultural advice is obtained.

No liability can be accepted by the consultant unless the recommendations of this report are undertaken within the time period recommended. Where no time period is indicated then recommendations should be carried out as soon as reasonably practicable.

The plans included as part of this report are based on those provided by the client or their representatives. Whilst reasonable steps are taken to ensure plans are accurate and correct, the consultant will not be responsible for errors or omissions arising due to information provided by the client or the client's representatives.

All tree works should be carried out to BS 3998:1989 - '*Recommendations for tree work*' unless otherwise specified, and by a suitably qualified, experienced and insured contractor.

2 The condition and long term value of T1 and T2



Picture 1: Trees T1, T2 and T3 from left to right

Picture 1 shows that in the upper crowns of T1 and T2 there is die-back, epicormic growth is present on all parts of the main stem and major branches, and reiterative shoots are growing on a number of major limbs. The work of Dr Raimbault is used in this report as it brings together work done by others in a way which provides useful information for the practical management of trees. The research has been published in a variety of sources commonly available to arboriculturists.

The natural development model of trees as discussed by Raimbault describes 10 main phases in the life of a tree moving from very young trees with strong apical dominance through to over mature trees which are in decline and have mainly a reiterative growth habit.

Phase 9 is described as when crown reduction begins, preceded by and originating in the degradation of the root system.

Note: this refers to natural processes not necessarily involving human activity, as opposed to crown reduction as a pruning operation or root degradation due to compaction or excavation.



Picture 2: Showing poor crown condition of T2

Raimbault goes on to state that during phase 9 the tree cannot support the crown volume it had attained at the height of previous phases. In other words, the rate of mortality in the crown is higher than the rate of renewal, and the more important peripheral branches are affected. This mortality is preceded by the growth of shoots on major limbs and the main stem. Raimbault states that trees generally die or fall at this point.

Phase 10 is the phase most often associated with veteran trees. It is the period when a tree sinks into itself and the crown almost completely dies and is replaced by shoots from the main stem. Between phase 9 and 10 nearly all of the crown structure of a tree dies and is lost through branches being shed. This process creates major hazards and is unlikely to be acceptable in a domestic garden situation.

After careful consideration of their morphology, growth habit, species characteristics and patterns of deadwood, die back and epicormic shoot growth it can be concluded that T3 is just entering Phase 9, T1 is in the early stages of Phase 9, and T2 is in the middle of the the range of Phase 9.

Based on the above, and assuming normal arboricultural management is undertaken, it can be interpreted that T3 has a reasonable life expectancy of over 40 years, T1 has a limited life expectancy of less than 40 years, and T2 has a very limited life expectancy of less than 20 years.

3 The management options of T1 and T2 and their suitability for retention

3.1 Health and safety

The primary consideration of any tree management plan is the management of risks to people and property from the trees in question.

This is understood and acknowledged in case law, in government guidance, and under various legislation.



Picture 3: showing dog leg branches, dead wood, die back, strong reiterative shoot growth, and location of previously snapped limb on T2.

T1, T2 and T3 were all found to have external features which suggest possible internal structural defects. In T3 these defects were not felt to be severe, and could probably be remedied by undertaking standard pruning operations as described in BS3998.

The immediate and current hazards associated with T1 and T2 could also be remedied by standard pruning operations as detailed in BS3998. However, the full extent of the potential defects as observed cannot be fully ascertained from a visual ground level inspection. It may be decided that, once work has begun, the level of pruning required to alleviate the hazard may be of such an amount that it would significantly reduce the visual amenity value of these trees.

As already discussed in the previous section, T1 and T2 are in a state of decline. This means that in the future the crowns of these trees will gradually die back, any existing decay will become more advanced, and deadwood will become more common.

If T1 and T2 are to be retained then they will require significant amounts of pruning in the near future to alleviate the risks they pose through deadwood and decayed branches.

In the longer term the trees would require ongoing periodic pruning to remove what will be an increasing amount of deadwood.

It is likely that there will also need to be ongoing professional inspections to determine the magnitude of any hazards the trees create.

3.2 Amenity and landscape issues

T1, T2 and T3 are all part of an existing row of trees extending through several ownerships to the East of the site. Many of the trees in this row show signs that they have either already reached phase 9, or are about to enter phase 9 of their growth cycle.

As is recognised in in the DCLG (Department for Communities and Local Government) publication, Trees in Towns II; when trees are in decline they require increasingly intensive maintenance to keep them in a safe condition. What is required is a programme of replacement planting that will provide the trees of the future.

Trees in Towns II stresses that replacement planting programmes should be seen as a phased and necessary response to the problem, and that there will be no permanent loss of tree cover for future generations. Ideally this replacement planting would be done as part of a Local Authority Tree Strategy which incorporates all trees within the Local Authority's geographical area, remembering that two thirds of all trees in a Local Authority area are typically under private ownership.

3.3 Management options

The aims of the management of the row of trees containing T1, T2 and T3 will be to preserve it into the future in accordance with standard arboricultural techniques and the concepts of sustainable development.

In order to comply with current understanding of the management of risks posed by trees there are only three feasible management options for trees T1, T2 and T3 which will achieve the recommended objectives.

a) Undertake immediate pruning of all three trees to remove deadwood and dangerous branches and follow this up with an ongoing cycle of inspection and further pruning as necessary.

b) Remove one or two of the trees and replace.

c) Undertake the management of the existing trees as described in option a, whilst planting replacement trees nearby with the aim of removing the existing trees once the newly planted trees have established.

Option a) is likely to be intensive in its management requirements, but would have the potential benefit of reduced immediate aesthetic impact. However, it should be remembered that any pruning regime may need to be severe if it is to adequately control the hazards created by these trees. This in itself may have significant effects on the aesthetic value of these trees.

More seriously, there is the real danger that if there is no programme of replacement planting then when these trees are eventually lost though the natural processes of ageing and decline there will be no replacements to take their place.

Option b) is likely to have some immediate aesthetic impact, but this would be ameliorated by the remaining trees, the existing high quality landscaping of the area, and the replacement trees themselves. This option is often chosen when replacing existing avenues or rows of trees as a landscape feature, one of the most significant reasons being that replacement trees can be located in the same location as the trees removed. In the longer term this allows the replacement trees to fulfil the same landscape function as the existing trees.

This option has the added advantage that it is likely to be the most cost effective option in this case.

Option c) appears to have the benefits of a reduced aesthetic impact whilst providing for future tree cover. Unfortunately it is not a feasible option in the current circumstances for two main reasons:

- There is insufficient space to establish replacement trees whilst existing trees are retained. The garden in which the trees are located already contains a large number of trees and shrubs which are also of value and benefit to the local area. This leaves no suitable location to plant a replacement tree.
- Replacement planting would have to be in a different location to the existing trees. If space could be found within the garden to plant replacement trees whilst retaining existing trees then the location of these replacement trees would need to be outside the crown spread of any existing trees. This would mean that the replacement trees would be located a considerable distance from the existing T1, T2 or T3. The replacement trees would not then be capable of performing the same landscape function as the existing T1, T2 or T3.

Additionally, option c) is likely to be the most costly in terms of resources and management input.

3.4 Conclusions

When taking into consideration the age and condition of T1, T2 and T3, the landscape and aesthetic functions T1, T2 and T3 provide, and the management options available, it is recommended that T3 is pruned and retained whilst T1 and T2 are removed and suitable replacement trees planted.

This will adequately control the hazards associated with T1, T2 and T3 whilst ensuring continuity of tree cover in the local area.

This would also be in accordance with BS5837:2005 which suggests in Table 1 that trees which will not have a significant contribution for the next 20 years or more should not be considered as a significant constraint upon development, and that only high value trees in good condition which will contribute in excess of 40 years should be considered as a major constraint.

4 Potential impacts of the proposed development on T1, T2 and T3 if they are retained

4.1 Information included in assessment

Assuming adequate protection is in place, and based on drawings received, T3 should be unaffected by the proposed development.

It is understood that the proposed development would significantly enter into the root protection area of T1 when this root protection area is drawn as a circle as described in BS5837:2005. However, BS5837:2005 recommends that the shape of a root protection area should be altered by a qualified and experienced arboriculturist by taking into account the existing site features which may affect the actual root layout of any trees assessed.

BS5837:2005 also accepts that some development activity within roots protection areas is acceptable provided the implications have been properly assessed by a suitably qualified and experienced arboriculturist.



Picture 4: Showing root found in trial hole 1 believed to be from Prunus shrubs

On this site there are a number of features such as retaining walls, changes in level, outbuildings and hard surfaces which will have an impact on the actual layout of the roots of T1 and T2. All these factors will interact and an accurate estimate of the exact root locations is not possible without further investigation. On this basis three trial holes were dug in locations outside the proposed development to a depth and size agreed between the arboriculturist and the architect as being representative of both the requirements for foundation design, and for assessing the likely spread of roots from T1 and T2.

Trial hole 1 and 2 were dug to approximately 1m in depth. Both these trial holes contained a number of fine feeder roots of less than 3mm in diameter and one or two more significant roots. Random samples of the fine roots and samples from each of the more significant roots were taken away for microscope analysis. After comparison with known samples the microscope analysis showed that in the top 50cm of soil there was a mixture of Rosacea and Tilia sp with one unidentified sample believed to be leguminosae.



Picture 5: Showing section of root found at bottom of TH2 believed to be Tilia sp.

The Rosaceae roots are probably part of the Portugal laurel shrubs in the area, the Tilia roots will be part of T1 or T2, and the leguminosae roots may be part of the laburnum shrub located nearby.

Trial hole 1 contained a more significant root of approximately 2.5cm located at a depth of approximately 30cm. This was found to be Rosacea and is most probably part of one of the Shrubs growing in the area.

Trial hole 2 contained a root approximately 5cm in diameter at the very bottom of the 1m hole. The location and direction of growth strongly suggest it is part of T1.

Trial hole 3 was dug to 75cm depth and contained very few roots, none being more than 4mm in diameter. It is felt that the rooting activity in this area is negligible.

4.2 Conclusions and recommendations

Based in the information available it is concluded that arboriculturally low impact foundations designs would be most suitable is reducing any impact on T1 and T2 if these trees are to be retained.

Generally pile and beam foundations are usually considered as low impact but they can sometimes have limitations for use within the root protection area of trees to be retained. This is mainly because the excavation required for installation of beams can sometimes lead to unacceptable levels of root damage.

On this site there were no major roots from T1 or T2 found in the top 1m of soil. It is understood that this would allow the installation of beams without causing excess damage to T1 or T2. If possible, installation of piles should be preceded by test bores to ensure pile location will not lead to damage to roots.

Assuming suitable protection is in place during construction, and that piles are located in such a way so as not to damage major tree roots, it is felt that a pile and beam foundation design would reduce the impact of the proposal to a level which is unlikely to cause significant damage to T1 or T2.

Raft style foundations are likely to have a similarly low impact on the trees to be retained.

5 Consultant's qualifications and experience

This report has been undertaken by James Royston who has over thirteen years experience in arboriculture, forestry, and urban forestry, of which the last four years have been spent as a full-time consultant specialising in trees and development, tree related hazards, and sustainable tree management.

Academic qualifications include:
BSc (Hons) Forestry, BTEC National Diploma in Arboriculture, Diploma in Arboriculture.

Recent professional development courses include:
Tree Preservation Order Workshop *by the Consulting Arborist Society*, Trees and Mortgage/Insurance Reporting *by the Association of Mortgage Users Insurance Group*, Professional Tree Inspection *by LANTRA Awards*, BS5837:2005 Seminar *by the Arboricultural Association*, The Future of Tree Risk Management part I and II *by the Treeworks Environmental Practice*, Trees and Subsidence *by OCA Ltd*, CTLA Tree Valuation Seminar *by the Consulting Arborist Society*.

Professional associations include:
Professional member of the Arboricultural Association, Professional member of the Consulting Arborist Society, Chartered Environmentalist.

6 Statement of truth

It is understood that it is my duty to help on matters within my experience. My report complies with this duty which overrides any obligation to the person from whom I have received my instructions and who is responsible for the payment of my fees.

I confirm that I believe the facts stated in my report are true and that the opinions I have expressed represent my true and complete professional opinion.

7 Contact Details

James Royston – Independent Arboricultural Consultant

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Report completed 5th May 2008

I hope this report provides all the required information. However, if further advice is needed then please contact me and I will be happy to help.

Appendix 1: Plans

N

Indicative

T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14

TH1 TH2 TH3

STN9 1009.319 1098.724 100.143

STN10 988.070 1085.673 100.808

STN5 1014.019 1079.581 98.260

STN6 1004.823 1077.049 99.241

STN3 1029.787 1074.008 96.745

STN11

CL 99.67

CL 99.77

CL 99.98

CL 96.84

RAIL FENCE

CONIFERS

ST/WL

PAVED

PRIVE

TARMAC

DRIVEWAY

BUILDING

FLAG

SOIL

SHRUBS

BUSHES

GROWN

STEPS

PAVED

SHRUBS

PLINTH

TARMAC

DALE HOUSE

FLAG

GRASS

GRASS EDGE

SHRUBS

FOOTPATH

RS

SV

FHYD

MH

LC

IC

ST

RWDP

SVP

G

E

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Imact Assessment Plan at:
Dale House, Tivy Dale, Cawthorne.

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Key

- Category A Tree
- Category B Tree
- Category C Tree
- Category R Tree
- Root Protection Area (RPA) shown as circles for simplicity
- Approximate location of new development
- Location of arboricultural trial holes