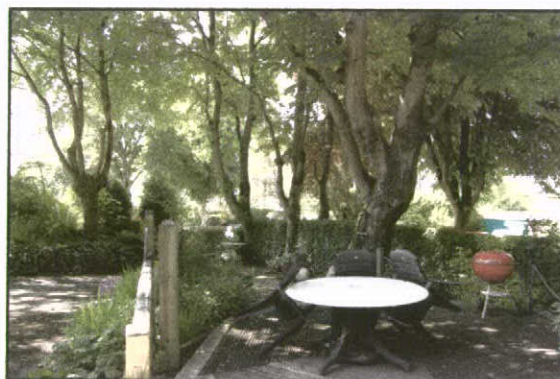


**An appraisal of trees in the vicinity of a
proposed development at
14 Spencer Road Buxton**



prepared for Mr P Swain

by

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SUMMARY

The purpose of this report is to make an appraisal of certain trees at and adjacent to potential development land at 14 Spencer Road, Buxton with regard to their condition, amenity value and any constraints they may impose on a proposal to demolish the existing prefabricated garage and replace it with a slightly larger garage and adjoining carport. It advises that the trees can be accommodated within the proposal and how they should be protected during the development process.

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1.0 Introduction

- 1.1 **Brief:** I am instructed by Mr. P. Swain to undertake a predevelopment appraisal (an 'arboricultural implication study') of certain trees on and adjacent potential development land at 14 Spencer Road, Buxton in the context of a proposal to demolish the existing prefabricated garage and replace it with a slightly larger garage and adjoining carport. The study considers the condition of the trees, their amenity value and any constraints they may impose on the proposal. It advises that all the trees can be retained and advocates measures that should be implemented to enable them to be integrated successfully into the development proposal.
- 1.2 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture and list the details in Appendix 1.
- 1.3 **Documents and information provided:** I was provided with copies of the following documents:
- an existing site plan and elevation - at 1:50, 1:500 / A3 and,
 - a proposed site layout plan and elevations - at 1:50 / A3.
- 1.4 **Relevant background information:** Because there are significant trees on the site the local planning authority (High Peak Borough Council) will require a tree survey to ensure that proper consideration is given to the trees in the context of the development proposal.
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2.0 SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** I carried out a site visit on the afternoon of Monday June 21, 2010. All my observations were from ground level without detailed investigations. I estimated all dimensions unless otherwise indicated. The weather at the time of inspection was bright, sunny and warm with a light breeze. Visibility was reasonable.
- 2.2 **Brief site description:** Buxton is a spa town located on the edge of the Peak District National Park. Spencer Road is situated to the south of town centre just west of the main A515 London Road. The significant trees are mainly located around the

periphery of the irregular plot. The general nature of the immediate locality is best described as suburban (photograph 1).



Photograph 1

- 2.3 **Identification and location of the trees:** I have illustrated the locations of the trees on the Tree Constraints Plan included as Appendix 4 and the Tree Protection Plan included as Appendix 5. These plans in the appendices are for illustrative purposes only and they should not be used for directly scaling measurements. Only the full sized A3 plans accompanying the report should be for scaling measurements. All the relevant information on them is contained within this report and the provided documents.
- 2.4 **Tree observations:** I visually inspected the trees and recorded the information on the tree data table included as Appendix 3. The details of the report should be self-explanatory, however, abbreviations and certain terms used in the tree information schedule are explained in section 3.

3.0 TREE SURVEY INFORMATION

- 3.1 Information relating to the subject tree is recorded in the tree data table in Appendix 3. The data collected complies that recommended in section 4 of British Standard BS 5837:2005 'Trees in Relation to Construction - Recommendations' (BS 5837).
- 3.2 Tree species has been recorded by both common and botanical name.
- 3.3 Height has been recorded in metres.
- 3.4 Stem diameter at 1.5 metres is recorded in millimetres.
- 3.5 Branch spread has been recorded in metres as a radius at four cardinal points as recommended in BS 5837.
- 3.6 Height of ground clearance has been recorded in metres.
- 3.7 'Age Class' has been recorded thus:

Yng - Young trees
Mid - Middle age trees
Mat - Mature trees
Om - Over-mature trees
Vet - Veteran trees

- 3.8 'Physiological condition' has been recorded (e.g. good, fair, poor, dead).
- 3.9 'Structural condition' has been recorded (e.g. collapsing, the presence of any decay and physical defect).
- 3.10 'Preliminary management recommendations' have been provided.
- 3.11 'Remaining contribution' has been estimated (e.g. less than 10, 10-20, 20-40).
- 3.12 Category grading (BS 5837 Class) has been recorded as R, A, B or C in accordance with Table 1 of BS 5837. This gives an indication as to the trees importance in relation to the characteristics of the site and its suitability for retention in the context of the proposed development on the site:
- R - trees which should be removed irrespective of any development proposal
fell category - (dark red)
 - A - trees of high quality whose retention is most desirable
high category - (light green)
 - B - trees of moderate quality whose retention is desirable
moderate category - (mid blue)
 - C - trees low quality, which could be retained:
low category - (grey)

4.0 APPRAISAL

- 4.1 **General observations:** British Standard BS 5837:2005 'Trees in Relation to Construction - Recommendations' (BS 5837) give recommendations and guidance of the principals that should be applied during the development process to achieve a satisfactory juxtaposition of trees with structures. With regard to the design issues and the assessment of trees on development sites BS 5837 recognizes section 6.1 that:

"the competing needs of development mean that trees are only one factor requiring consideration".

BS 5837 adds in 6.2.1 that: