

TREES

TREE SURVEY



Building over tree roots – where branches construct a large piling rig, a mini-piling rig is used



Building over tree roots – extreme care is needed to avoid the piling rig damaging the tree crown

A survey of trees across the estate and SINC area has been undertaken. The survey has categorised the trees in terms of their 'quality', in accordance with British Standard guidelines. The categories are:

- Trees unsuitable for retention (Category U)
- Trees of High Quality (Category A)
- Trees of Moderate Quality (Category B)
- Trees of Low Quality (Category C)

The survey data are also used to define Root Protection Areas (RPAs) around each tree. RPAs are used to identify potential impacts of a development proposal on the trees.

Using the categories and RPAs from the tree survey, the architects (PRP) have produced preliminary proposals for block locations within each potential development area. All block locations have been chosen to minimise impacts on trees. An initial assessment of the preliminary proposals has identified the following:



AREA 1

The proposed block extends minimally into the RPA of three trees: less than 5% of the RPA of one tree and less than 1% of the RPAs of two other trees. The crowns of trees in the SINC would need cutting back to provide clearance from the building. Specific pruning proposals need to be assessed for each tree to minimise impacts on tree health and appearance.



AREA 2

The proposed block would require the removal of: a small dead Rowan sapling; a mature Lime tree; and part of a small group of Holly trees. The Lime tree is considered to be in poor condition because of decay, but is also a potential bat roost. The block extends minimally (less than 1%) into the RPA of a nearby Category A tree (Lime T74). The crowns of trees in the SINC would need cutting back to provide clearance from the building.



AREA 3

The proposed block would require the removal of: two sapling trees, two Pear trees, a Sycamore and a Lime tree. The Lime tree is considered to be in poor condition because of decay, but is also a potential bat roost. The block extends minimally (less than 1%) into the RPA of one other (off-site) tree. The crowns of adjacent trees would need cutting back to provide clearance from the building.

From the initial assessment above it is clear that:

- More surveys are needed of the bat roost trees that could be affected by development
- The minimal incursion into the RPAs of the trees is considered low impact, but could be further reduced by appropriate design of foundations and suitable construction methods.
- The potential impacts of tree pruning on tree health and appearance would need to be assessed on a tree-by-tree basis.
- During development trees would need to be protected by appropriate fencing and ground protection. Regular checks would be carried out to ensure protection measures remain in place.



Building over tree roots – the piling mat is on levels to avoid cutting roots



Building over tree roots – the foundation is above the original ground level, bridging over the tree roots



Building over tree roots – constructing a footpath with minimal excavation to avoid cutting roots



Building over tree roots – constructing a footpath with minimal excavation to avoid cutting roots



Tree protective fencing



Building near trees - example



Building near trees - example



Reduced-dig surfaces



Tree protective fencing