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COLIN G BASHFORD MBE
14 Damson Crescent, Fair Oak, Hampshire SO50 8RE - 02380 696635 - cgbashford@aol.com

Mr Richard Kitchen

6 Beechwood Rise, West End
Hampshire

Arboricultural Report
In support of proposed house extension



COLIN G. BASHFORD MBE

ARBORICULTURAL REPORT

Client:	**Richard Kitchen**
Site:	**6 Beechwood Rise, West End, Hampshire**
Arboricultural Consultant:	**Colin G Bashford MBE**
Date:	**October 2001**

CONTENTS

Section	Title	Page No.
1	Introduction	2
2	Description of Site	2
3	The Tree Stock	4
4	Arboricultural Implications Assessment	5
5	Tree Preservation Orders	7
6	Conclusions	8
7	Experience and Qualifications	9

1.0 INTRODUCTION

1.1 I am instructed by Mr Richard Kitchen of 6 Beechwood Rise, West End, Hampshire to carry out a tree survey in line with BS5837:2005 *"Trees in Relation to Construction – Recommendations"*, in respect of any trees that might be affected by a proposed two storey extension to the above property. The tree survey was carried out on the 29th September 2010, when I identified only one tree sited in the rear garden of the property that might possibly be compromised by the development proposals. That tree is identified as a mature English Oak *Quercus robur*. All other trees on the property are considered to be outside any zone of influence that might be caused by the construction of the extension and outside the potential or future zone of influence of the trees on the built form of the extended property.

1.2 During my inspection I noted a dead tree of young mature age in the garden to the front of the dwelling and an English Oak in the top right hand corner of the rear garden which was severely stressed and in an obvious state of advanced decline. These are to be the subject of a TPO application to be made in the near future.

1.3 This Arboricultural report should be read in association with the Tree Survey Schedule and Plan, appended at CGB1 and CGB2. The plan identifies the noted Oak and its relationship to the existing built dwelling and the proposed extension.

1.4 The dead tree and the dying oak tree noted above are schematically indicated on the plan appended as CGB2. These two trees will be the subject of a separate application to fell.

2.0 DESCRIPTION OF THE SITE

2.1 The site is positioned at the end of a short cul-de-sac off Beechwood Rise which in turn is a turning off the South-west side of Chalk Hill in West End. The site is accessed along a short narrow shared access past two adjacent properties. As is shown on the appended Google print out CGB 4, the property that is 6 Beechwood Rise is well screened on all sides by mature trees of mixed species from the surrounding properties. The existing dwelling in keeping with the surrounding properties in the immediate area is a large detached house set towards the centre of the plot with the greater form of the surrounding garden to the North-east and Southeast at the rear and side of the dwelling.

2.2 The extensive existing mature tree cover provides visual containment and separation of the property from all surrounding locations. To the North-east and South-east that containment and separation is provided by the remains of woodland on the South-west slopes up from Chalk Hill. These trees and woodland which is understood to be 'crown land' therefore limit views on and off of the site.

2.3 The proposed extension is to the North-east end of the current 'L' shape of the house and will extend 8m out into the side/rear garden.

2.4 **Photograph 1:** A View of Oak (tree 1) to South across rear garden.



2.5 **Photograph 3:** View of Trunk and clear stem of Oak tree 1



3. THE TREE STOCK.

3.1 I undertook the tree survey on 24th September 2010 and identified just the one oak tree that might possibly be at risk from the proposals. The detail of that survey in accord with the guidance of BS:5837, is appended at CGB1, along with a drawing showing its relevance to the proposed development.

3.2 In general terms I found the tree to be in reasonable condition but because of the early symptoms of decline graded it at B1, The slowly regressing canopy of this oak and it's inevitably regressing root plate would appear to be a natural reaction to the high soil water levels of the site and the natural water movement down across the site onto the downward slopes of the adjacent woodland. I noted early signs of stress in the canopy of this tree, also noted that the leaf cover was of good colour, size and of even and fairly dense coverage throughout the crown. The details of this tree are as noted in the tree survey schedule. In making an overall assessment of the condition, stress and age of the tree I felt that despite the obvious symptoms of stress its future life expectancy would be in excess of twenty (20) years.

3.3 It is my understanding that three small trees; a Birch, which was dying back to the point that most of its crown was dead, an Acacia and another unidentified species, but ornamental species which were both dead; had relatively recently been felled in the interests of safety to the property, my clients family and visiting third parties. Given the wet nature of this part of the property it is not surprising that these trees and in particular the Silver Birch acknowledged as a species preferring dry heath-land soils had failed and were either dead or in a serious and rapid decline towards an early demise. My client advised that he was aware that some of the trees on his property were included in a Tree Preservation Order and provided me with very limited information that he had been able to ascertain from the Council. This information in the form of a schematic drawing is included as an appendix at CGB3. Given the less than clear information provided, I therefore arranged for an inspection of the relevant TPOs at the Eastleigh Council offices.

3.4 The property is bounded to the North east and South east by an area of woodland. The edge of this woodland in particular along the North east boundary and closest to the proposed extension consists in general of young and semi mature trees of typically species that are associated with thin soils over chalk. Within the garden the boundary fence is lined with ornamental shrubs and small trees.

4 ARBORICULTURAL IMPLICATIONS ASSESSMENT

4.1 The location extent and design of the proposed residential extension has been determined with full recognition and consideration for the adjacent woodland and the nearest of the mature trees (oaks) in the rear garden.

4.2 The design of the extension, by ***unsted design***, architects for the applicant, includes for appropriate foundations as necessary to allow for the sloping land and any possible affect on the retained trees.

4.3 The Root Protection areas have been calculated in accord with section 5.2.2 and Table 2 of British Standard 5837:2005 *'Trees in relation to construction – recommendations'* and are shown on CGB 1001.1 which is based on a survey drawing produced by **unsted design**. The RPA is an assessed but theoretical area to determine where construction operations should refused or be carefully controlled with special measures taken as necessary to avoid or mitigate detrimental damage to the roots of retained trees during the construction process.

4.4 The assessed theoretical Root Protection Area (RPA) for the Oak 1 is in accord with the recommendations of BS:5837 given as circle with a radius from the centre of the trunk of 8.74m which I have rounded up to 9 metres. For the outside edge of the woodland the radius of the RPA is assessed as 3 metres outside the nominal line of the edge of the woodland. The morphology and disposition of the roots for trees including the oak 1, will have been influenced by the topography of the rear garden and grounds of the property. Roots are opportunistic and will flourish in areas that meet their requirements i.e. areas rich in nutrients or moisture. Any soil borne and surface moisture and nutrients within the higher levels will run down hill towards the woodland, therefore I anticipate that the tree roots on the western side of the root-plates will be less than those to the eastern side, where there will be a better rooting environment for the trees.

4.5 As can be noted from the provided site and tree survey drawing the closest corner of the proposed extension is 13.3 metres from the oak 1 and well outside the indicated required Construction Exclusion zone as noted by the required line of protective fencing. Similarly there is no incursion into the canopy of the trees.

Photograph 4: A view to the North across the site for the extension showing the slope of the ground and the North east boundary and young trees and shrubs



5. TREE PRESERVATION ORDERS

5,1 There are two extant Tree Preservation Orders in effect on this site, The first implemented on the 30th June 1948 is in respect of Woodland W1. That woodland has subsequently been decimated in particular by the residential development that is Beechwood Rise. Any view of for example a current Google image, see CGB 4, shows that realistically the central part of the woodland order cannot now be considered to be in fact woodland and is in my firm opinion incapable of enforcing in the face of any alleged infringement of that Order.

5.2 By comparison the Group G11 in the TPO No 327. implemented on the 21st December 1994, is more easily determined. This group consists of three (3) Oaks running along and around the South eastern corner of the site. The identified Oak tree 1 is clearly part of this Order and Group sited at the northern end..

5.3 It is to be noted that it is considered that the small Birch tree removed by my client, given that it was in serious decline, was a small replacement planting made by a Mr Carter in February 2001, presumably following the death of the Birch that was indicated as T8 of the Tree Preservation Order No 327.

5.4 Given the noted soil borne and surface water problems in this area I am not surprised that two specimens of this dry heath land species have now struggled to survive and have 'died'.

Photograph 5 – View South across site for extension.



6 CONCLUSION

6.1 It is clear that given the noted positions required for protective fencing that the proposed extension is well outside the assessed RPA for both the Oak (tree 1) and the western edge of the adjacent woodland.

6.2 The elevations of the proposed extension will also be well clear of the current canopy spread of a tree (oak) that is in the early stages of decline and is considered therefore not likely to be able support any extension to its current branch spread.

6.3 Although the oak is to the South east of the extension, its declining and regressing canopy will have little detrimental effect on the availability of sunlight hours to the building.

6.4 The existing and retained trees provide good visual containment and separation of the site from the surrounding location.

6.4 It is therefore my firm assessment and opinion in view of the above detail and the location of the proposed extension, that that extension and the building works necessary to construct the extension will have no detrimental effect to the long term health of trees and safety of the trees.

Colin G Bashford MBE Dated October 2010.

COLIN G. BASHFORD MBE

Qualifications and Experience of Colin G Bashford MBE

I am Colin Geoffrey Bashford MBE, M.Arb. (RFS), F.Arbor.A., MAE a Registered Consultant of the Arboricultural Association and retained Consultant Advisor to Colin Bashford Associates Limited (CBA Trees), a recognised specialist arboricultural consultancy practising nation-wide and internationally from offices at Apex House, Apex Centre, Church Lane, Colden Common, Winchester, Hampshire.

I am now in full-time private practice with more than forty years practical and managerial experience in the industry. This includes over six years in forestry and arboriculture at Broadlands, the estate of the late Lord Mountbatten, more than six years in Local Authority arboricultural officer posts, at district level with Brighton Borough Council and county level with East Sussex County Council and fourteen years with the Department of the Environment as Senior Arboriculturist advising Central Government.

Between 1976 and 1990, I was the Senior Arboriculturist at the Department of Environment and Advisor to Central Government, on trees, landscape and amenity. Tasks among many were the heading and control of research into arboriculture; supplying specialist advice up to Ministerial level for all government bodies, agencies and Departments and providing technical and policy input, on trees, as necessary for all documentation, publications, Circulars and legislation. Regularly for fourteen years and on numerous occasions each year, I was the Inspecting Officer on technical cases decided by the written representation rules or the Technical Assessor at Public Local Inquiries or Hearings on Appeals made to the Secretary of State, under the Town and Country Planning Acts, in respect of trees.

For many years based with the Directorate of Ancient Monuments and Historic Buildings, prior to its reorganisation as English Heritage, I advised on all government tree matters and had a special input into trees and their relationship to Archaeology, Ancient Monuments, Listed Buildings and Historic Gardens.

In addition to the routine requirements with the Department of Environment I advised on and was involved with; the campaigns against Dutch Elm Disease and Acid Rain and the massive insurance claims following the droughts principally of 1976. I dealt directly with many claims made against Central Government and assisted in formulating policy and advice on this matter with the British Insurance Association, the National House Building Council and the Buildings Research Establishment. Following the hurricane force winds and damage of October 1987, I helped to co-ordinate the national approach to dealing with the disaster; advised on the setting up, work and funding of Task Force Trees and was a member of the Governments Technical Co-ordinating Committee on the Great Storm of 1987, whose report and subsequent response of Central Government was published in 1988.

Awarded the MBE, for services to and work with trees, in the 1990 Queens Birthday Honours List, I hold the National Diploma in Arboriculture, (presently referred to as Master in Arboriculture) and am a Fellow of the Arboricultural Association. A past Examiner and Senior Examiner for the R.F.S. National Diploma in Arboriculture, I am also a frequent member of consultancy committees for the British Standards Institute, and was Chairman of the B/213 Technical Committee, that published BS5837:2005 "*Trees in relation to Construction – recommendations*".

I am a Registered Consultant of the Arboricultural Association, a past Trustee and member of the Executive Council of that body, a former chairman of their Education and Publication Committee and of the Consultants' Sub Committee. I am a Past President of the UK and Ireland Chapter of the International Society of Arboriculture, a past director and Chairman of the European Board and am now International President Elect of the International Society of Arboriculture who have in excess of 22,000 members worldwide. I succeed to the post of International President in Australia in 2011 for a two year term.

I am also former Chairman of the Corporation of governors for Merrist Wood College near Guildford, which is renowned world-wide for its provision of arboricultural courses and education for the land based industries. I regularly lecture at colleges and universities, am a lecturer and Chairman at National and International Conferences and am approved by the Law Society as an Expert Witness and a registered member of the Academy of Experts and the Register of Experts.

Operating nationally and internationally, I accept instructions on a wide range of tree related issues, with particular reference to planning, safety, development sites, danger, insurance, litigation, subsidence and structural damage associated with trees. Advice on Tree Preservation Order matters is a speciality. Tree surveys are undertaken in accord with the recommendations of BS5837:2005 for planning applications, along with tree safety audits, inspections and management, to include for veteran trees, parkland specimens and avenues.

With extensive experience and a reputation as a "formidable expert witness" I am regularly instructed to give evidence at Planning Appeals, Hearings and Public Local Inquiries; and to provide specialist evidence as an expert witness in Court. Recent and current Crown and High Court instructions cover civil litigation, arboricultural forensic accident investigation and related insurance claims.

Colin G Bashford MBE
14 Damson Crescent, Fair Oak
Hampshire. SO50 8RE

Tel: 02380 696635. Email: cgbashford@aol.com

COLIN G. BASHFORD MBE

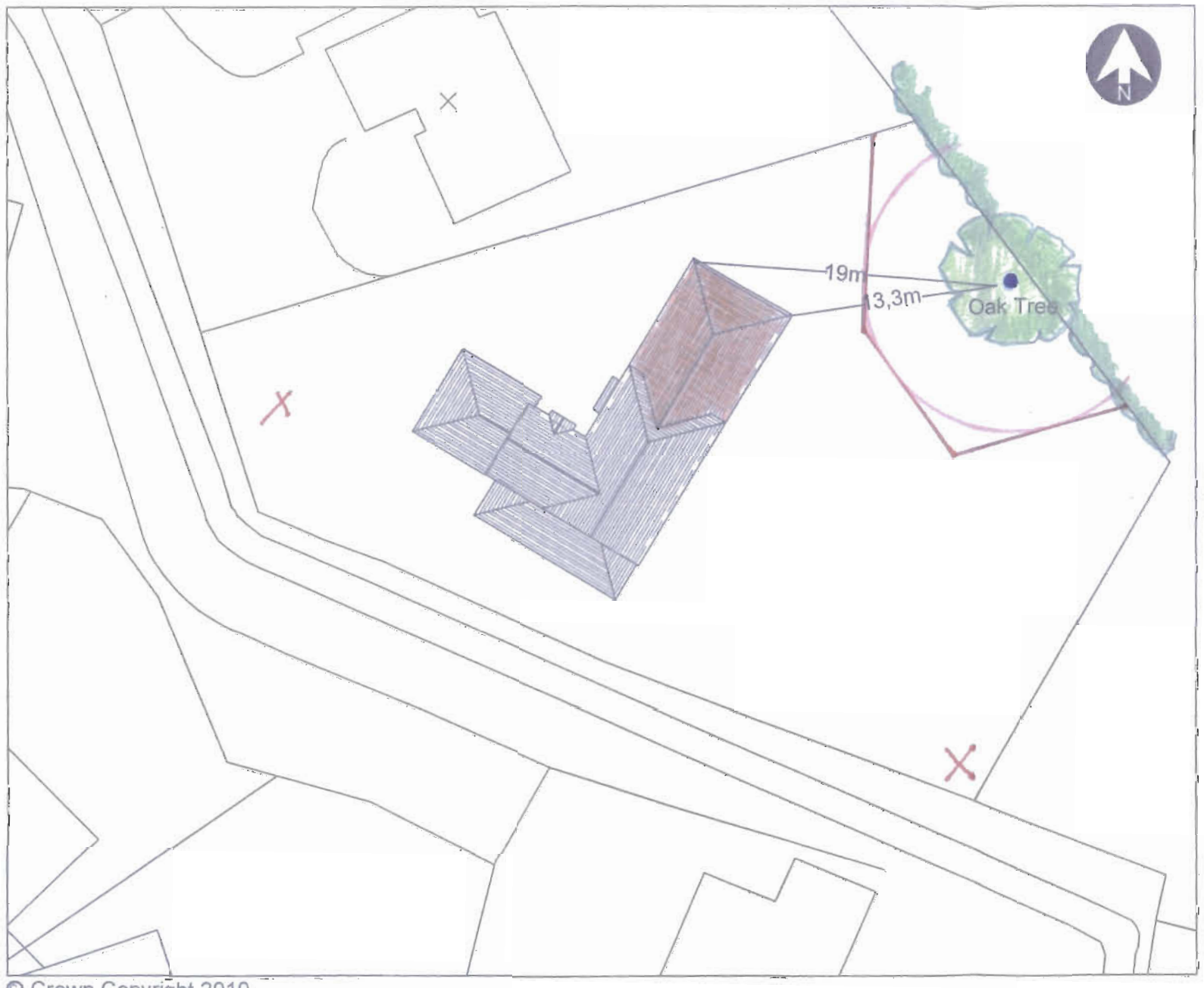
TREE SURVEY SCHEDULE

Client:	Richard Kitchen	**Site:**	6 Beechwood Rise, West End, Hampshire
Date:	24th September 2010	**Consultant:**	CGB
Tagged:	No	**Weather:**	Dry and partial sun

Notes:-

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Age	Physio-logical Condition	Structural Condition and Relevant Comments	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
1	Pedunculate Oak *Quercus robur*	18.0	S	732	5.0	4.5	4.5	4.5	6.5	6.5	6.5	6.5	M	Fair	Minor deadwood in crown, good structure but reduced branch spread	No works required at this time	20-40	B1



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SITE PLAN 1:500

0 1 2 3 4 5 10 15 20 30 40 50
Scale Metres 1:500

Legend
New Work Outline
45 Degree Sight Line

Client/Property Address
MR R KITCHEN
6 BEECHWOOD RISE
WEST END
SOUTHAMPTON
SO18 3PW

Drawing Title:
SITE PLAN

Drawing Contents:
SITE PLAN

Drawing Number	006-KITCHEN-SP-21810-A4
Revision Number	
Date	13th September 2010
Drawn by MKU	MKU/JAU
Scale	1:500

COLIN G. BASHFORD MBE

Key

A grade trees
B grade trees
C grade trees
R grade trees
RPA
Protective fencing
X Dead/dying tree

unsted design
3D Computer Aided
Architectural Design

16 Hazel Close,
Chandlers Ford,
EASTLEIGH,
SO53 5RF.

Tel: 023 80274720
Fax: 023 8027 4720
Mobile: 07747 032783
Email: mku@UnstedDesign.co.uk
Web Site: www.UnstedDesign.co.uk

To: rk@richardkitchen.com
Subject: TPO at 6 Beechwood Rise

Hello,

Please find details of the Tree Preservation Orders at 6 Beechwood Rise. The green hatching denotes a Woodland area order (TPO 2) protecting all the trees within it, the green dot next to the bold black outline at the rear of the property is TPO 327 protecting a Birch tree, and the area inside the bold black outline protects 3 Oak trees (and also falls under TPO 327).



Kind regards,

Keith Tudor

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Eastleigh newsletter


Oak - 1 in tree survey
6 Beechwood Rise
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