

Arboricultural Implications Assessment

Site Address:

12, Malcolm Road, Chandlers Ford, SO53 5BG

Ref: KTML26-469-12MalcolmRdCF-AIA-1.0

Kiss
Tree
Management
Limited



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Summary

The proposal is to:

- Add a 1.5 storey side extension to the southern elevation
- Add a timber framed garage on a piled slab over existing parking provision

No trees are removed or pruned to facilitate the proposal.

Construction techniques and position of the works have taken the presence of protected trees into account during the design process and accommodations in location and construction have been made, including revising layout and construction technique.

Glossary

Term	Meaning
RPA	Root Protection Area
CEZ	Construction Exclusion Zone
BS5837:2012	British Standard for trees in relation to demolition, designs and construction
BS3998:2010	British Standard: tree work recommendations
AIA	Arboricultural Impact Assessment
AMS	Arboricultural Method Statement
TPP	Tree Protection Plan

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1 Introduction

This arboricultural impact assessment describes the impact of the proposal and makes recommendations on:

- 1.1 The overall impact of the scheme in arboricultural terms
- 1.2 How retained trees will be safeguarded to minimise any impact of the proposal.
- 1.3 Any special engineering etc. that is necessary on arboricultural grounds to deliver the proposal with minimum potential for damage to trees.

2 Methodology

- 2.1 The survey was done from the ground and used existing access points.
- 2.2 Appropriate equipment was used to take measurements judged to be accurate enough for the purpose of this report. Heights and canopy spreads are accurate to the nearest 0.5m and have only been recorded for the proposal site.
- 2.3 Offsite trees were considered but none are within range of impact that would need additional protection.

3 Limitations

- 3.1 This does not constitute a full condition survey of the trees on site.
- 3.2 This assessment provides sufficient information to allow the implementation of the proposal with minimum impact to the trees.
- 3.3 Only those trees impacted (within the zone of influence) by the proposal are recorded.

4 The site

- 4.1 12, Malcolm Road is a chalet-style bungalow midway on a generous plot. The site slopes from the west-northwest to the road frontage in the east-southeast. The bungalow is on an artificially level section that has been created historically with a low retaining wall to the rear.

- 4.2 Malcolm Road is a pleasant and green suburban location with mature trees and green frontages being key features of the character of the area.
- 4.3 Land adjacent to the proposal is domestic gardens and driveways.
- 4.4 Access is via an existing drive from Malcolm Road that may be resurfaced with asphalt but not re-laid. It is close to the base of T3 and the potential for damage during any improvements is noted.
- 4.5 Existing parking, also artificially levelled, is located to the east of the dwelling.

5 The trees

- 5.1 For detailed information, see the Tree Survey Data in Appendix A.
- 5.2 Three mature trees are in the scope of the proposal:
 - T1 oak, category A, TPO'd is to the rear of the property in a section of garden behind a low retaining wall (now removed).
 - T2 beech, category A, TPO'd
 - T3 beech, category B, TPO'd are both growing on the frontage to Malcolm Road
 - Other vegetation and shrubbery fall below the survey threshold but are included in the protection measures where necessary, such as south of the drive.
- 5.3 Trees are categorised in line with BS5837:2010 Trees in Relation to Design, Demolition and Construction as follows:

A	Trees of high arboricultural value that should be retained and protected through the development. Veteran trees are automatically awarded 'A' status.
B	Retention preferable. Trees of good condition and character which are appropriate for the location and in good physiological and structural condition. These trees should be retained unless they will be a severe impediment to the proposal or there is an overriding public interest that warrants their removal.
C	Trees of generally lower arboricultural value by dint of character or condition. 'C' trees should not be a constraint to development.
U	Trees that should be removed on arboricultural grounds.

6 The proposal

- 6.1 The proposal is single phase, low impact improvement to the existing dwelling. A 1.5 storey side extension to the south sits at the end of the existing drive. The existing ground level for the extension is below the expected rooting area of T1. A low wall has been removed, and no roots are visible in the exposed soil:



Photo 1 Low retaining wall removed to east of T1. The paving is the patio area in the drawing below

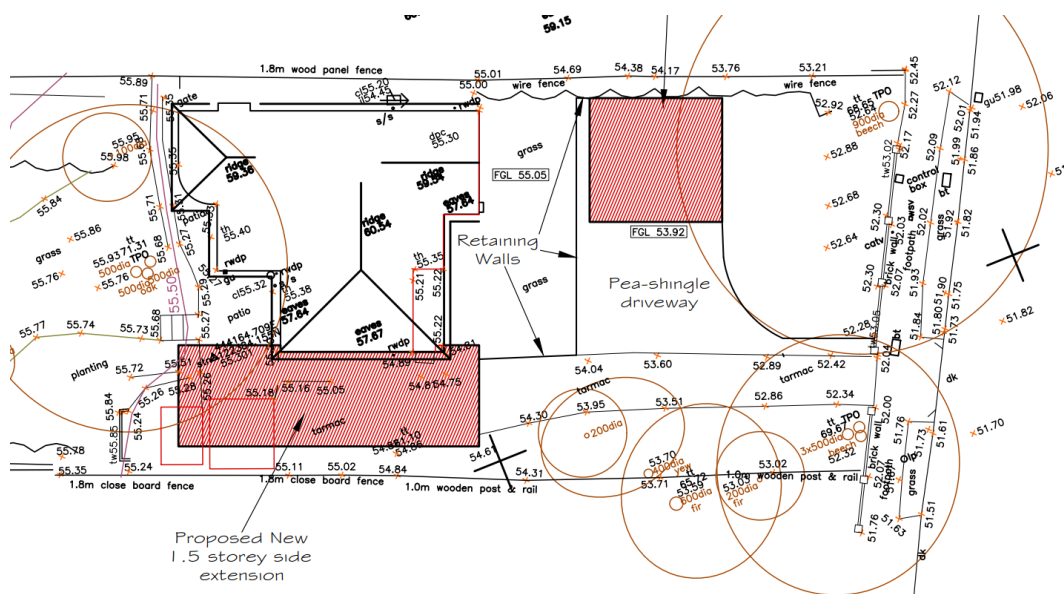


Figure 1 proposal layout showing southern side extension and garage location in red.

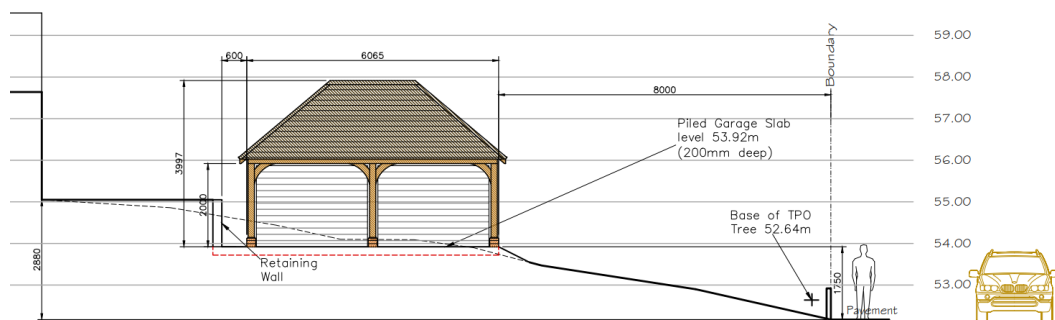
- 6.2 An existing parking area to the north of the drive and the east of the house will be formalised using a low impact pile and slab foundation with a single storey double garage erected on the slab.
- 6.3 The driveway is currently asphalt and though it may be resurfaced with will not be removed or extended. The parking area will be laid to shingle for porosity permeability.
- 6.4 The garage location has been moved 4m west from the original proposed to sit fully within the existing parking provision and not to move it closer to T2. There will be a

small amount of regrading and the construction of a low retaining wall to the west of the parking indicated by an orange rectangle on the photo below. There will be no new excavation near the tree.



Photo 2 Location of retaining wall west of parking area. Viewed from road.

- 6.5 The timber framed garage will be set on the pile slab as shown in drawing reference 2251032-004-Proposed-Garage-Plans-and-Elevations-Rev-B-A3 clipped below:



7 Tree impact assessment

- 7.1 No trees are lost or pruned.
- 7.2 Potential for damage has been recognised at design stage and has been reduced as far as practical through minor reconfiguration of the layout. This has meant reusing the existing parking area rather than relocating the garage nearer the eastern frontage. The original layout was 4m east bringing it closer to T2. The design revision has reduced the potential for impact to T2 to a more acceptable level.
- 7.3 The impact on the trees is assessed as acceptable and low if protection measures are followed fully.

8 Conclusion

- 8.1 In my opinion to proposal has made reasonable accommodations to ensure the trees are considered and safeguarded.
- 8.2 No trees are lost or pruned to deliver the proposal.
- 8.3 If minded to consent the application, it is recommended that the tree protection measures outlined in the AMS reference *KTML26-469-12MalcolmRdCF-AMS-1.0* and the tree protection plan reference *12 Malcolm Road CF-TPP-1.0* are conditioned. Both are attached separately.
- 8.4 It is recommended that the arboricultural method statement and tree protection plan form part of the contract documents for the construction phase.

Appendix A Tree survey data

Site: 12, Malcolm Road, Chandlers Ford SO53 5BG													Surveyor: Sarah Kiss, Kiss Tree Management Limited			Survey date: 16/04/26	
Client	Ben Johnston - owner							Age class: S=sapling, Y=first 1/4 of life expectancy, EMa=Early Mature - second quarter of life expectancy, Ma=Mature - third 1/4 of life expectancy, LMa=Late Mature 4/4 of life expectancy,V=Veteran - dispalying characteristics of very old age - beyond usual for species.									
Reference: proposed extension to existing property											Condition key: D= Dead or unstable, P=poor, F=Fair, G=Good, E=Excellent						
Tree no	Species	Ht (m)	Dia mms(@1.5)	RPA radius in m*	Crown Spread N, E, S, W				Canopy Ht	Age Class	Retention class - see key	Remaining life contribution	Physiological condition	Structural condition	Preliminary Management Recommendations		
T1	Oak (measured at 1.3m agl due to form)	14	1050	12.60	7	7	7.5	7	6	LaMa	A1, 3	40+	Good. Regrowth has good extention.	Good. Three stems from 1.3m above ground level with good unions and failry even sized scaffolds (560, 480, 450mm dia). Historically reduced to south to reduce overhang.	None. Retain and protect through the proposal		
T2	Beech	21	980	11.76	8	8	8	8	4.5	Ma	A1,2,3	40+	Good, Viewed in spring while leaves still flushing but appeared normal for speices.	Good to fair. Twin stem form 1.5m, slight inclusion at fork but no indication of movement or cracking. Rooting curtailed by presence of a boundary wall (now removed)	None. Retain and protect through the proposal		
T3	Beech	19		0.00	4.5	4.5	4.5	4.5	4.5	Ma	B2,3	20-40	Good.	Fair. Multistem from very near ground level. 4 main scaffolds arise from base. No indication of movement or cracking.	None. Retain and protect through the proposal		
Note: The root protection zone suggested by BS5837 is twelve times the stem diameter measured radially from the centre of the stem. The RPA is capped at 15.0m.																	
Note: Minor deadwood is taken as less than 50mm in diameter. Major deadwood is taken as 50mm or more in diameter.																	
* Denotes a multiple stem tree where the stem diameter is measured at just above root flare and multiplied by 10 to achieve RPA																	

Appendix B Tree constraints plan and protection plan

This have been attached separately and clipped here for reference. The RPA area has been maintained but the distribution is amended to show the likely preferential rooting area given the site constraints.

