



**ARBORICULTURAL SURVEY &  
IMPACT ASSESSMENT**

**DUMBLEDYKES  
STATION ROAD  
DESFORD**

**Prepared for  
Mr N Emery**

**Prepared by  
Lesley J Adams *F Arbor A, FICFor, CEnv***

**28<sup>th</sup> March 2023**

***Revised 27<sup>th</sup> April 2023***

***Symbiosis***  
c o n s u l t i n g

## **1.0 INTRODUCTION**

- 1.0** Following the submission of a fee proposal, instructions were received from the property owner, Mr N Emery, to undertake a survey of trees within the garden and on land adjacent to the property at Dumbledykes, Station Road, Desford.
- 1.1** The purpose of the survey was to assess the trees growing to the front and rear of the house and also within the adjacent garden where these are in proximity to the rear elevation, to comment on their condition and suitability for retention. Also, to identify any constraints they may impose on proposals that have been prepared by Hickman & Smith Architects for the construction of an extension across the rear elevation of the existing house.
- 1.2** This report is based upon a ground level survey of the trees potentially affected by the proposals, undertaken by Lesley Adams, Chartered Arboriculturist and Fellow of the both the Arboricultural Association & Institute of Chartered Foresters, on 20<sup>th</sup> March 2023.

## **2.0 DRAWINGS**

- 2.1** For the purposes of the survey and the preparation of this report, a topographical survey (drawing number 23031-23-01) prepared by SV Surveying Ltd, was provided. This drawing illustrates the positions of the principal trees on the site and growing close to the property boundary to the south-west of the house. A copy of the First Design Document, prepared by Hickman Smith Architects was also provided.
- 2.2** The survey plan has been annotated with reference numbers, which correspond with the schedule contained at Appendix 1. The stem plots and crown spreads of the individual trees have been colour coded in accordance with the retention categories referred to in Table 1 of British Standard 5837: 2012 ~ Trees in relation to design, demolition and construction.
- 2.3** Recommended radial root protection areas (RPAs), derived from paragraph 4.6 and Annex D of BS 5837, have also been plotted for the B and C retention category trees, to indicate the potential below ground constraints associated with these. Whilst retention category C trees should not necessarily be regarded as a constraint, the locations of their root protection areas should be considered, especially as the majority of the trees are off-site and not in the control of the client.
- 2.4** A copy of the annotated survey drawing is included at Appendix 2 (drawing number DSD/23/01).
- 2.5** To assist with the arboricultural impact assessment at section 5 of this report, a proposed site plan and proposed block plan, prepared by Hickman & Smith Architects was provided (drawings no. 0358/A-PL001 & 002). These show the proposals for the extension of the property and for context, the existing features.

### 3.0 ARBORICULTURAL SURVEY DATA

- 3.1** Specific information on the six individual trees and a small tree grouping in the adjacent garden, plotted on the site plan, is recorded in the survey schedule at Appendix 1. Additional trees plotted on the topographical survey that will remain unaffected by any redevelopment proposals were excluded from the survey and are beyond the scope of this report
- 3.2** Species is recorded by common and botanical name. Height has been measured to the closest 0.5 metres. The stem diameters were recorded in millimetres at 1.5 metres above ground level and were measured in accordance with Annex C of BS 5837: 2012, unless otherwise stated in the schedule.
- 3.3** Branch spread measured approximately at each of the four cardinal points is recorded to the closest 0.5 metres, the approximate crown clearance above the adjacent ground level, and height and orientation of the first significant branch, are recorded in metres. Where measurements were estimated because of obstructions, or the tree is growing off-site or close to the boundaries, an estimated figure has been recorded. These are annotated in the schedule with the symbol #.
- 3.4** Life stage is recorded thus:
- |        |                                                                                           |
|--------|-------------------------------------------------------------------------------------------|
| S/Mat  | Semi-mature or young trees that are established, typically of 1/3 overall life expectancy |
| E/Mat: | Early-mature or middle age trees, typically of 1/3 - 2/3 life expectancy                  |
| Mat:   | Mature trees, typically of over 2/3 life expectancy                                       |
| O/Mat: | Post-mature specimens with only a very limited future life expectancy                     |
- 3.5** Significant structural defects or disease problems and other relevant observations, along with any preliminary management recommendations, have been recorded under Observations/Preliminary Recommendations.
- 3.6** Estimated remaining contribution (ERC) has been categorised as: less than 10 years, 10 + years, 20 + years or 40 + years, based upon an assessment of the tree's potential life expectancy.
- 3.7** Retention category (Ret Cat) has been recorded as A, B, C or U in accordance with paragraph 4.5 and Table 1 of BS 5837 (reproduced at Appendix 3). This gives an indication as to each tree's arboricultural & landscape quality or cultural value and significance, and also its suitability for retention in the context of the proposed development of the site. (The sub-categories [1 - Arboricultural qualities; 2 - Landscape qualities and 3 - Cultural values, including conservation] are only included where considered necessary to clarify why a tree has been assigned to a particular retention category.) The retention categorisation criteria are summarised overleaf:

### Retention categorisation criteria

- A: Trees of high quality whose retention is most desirable  
(*suggested minimum contribution 40 years*)
- B: Trees of moderate quality whose retention is desirable if practicable  
(*suggested minimum contribution 20 years*)
- C: Trees of low quality or limited long-term potential, or young trees with a stem diameter of less than 150 millimetres (*suggested minimum contribution 10 years*)
- U: Trees in such condition that they cannot realistically be retained as living specimens in the context of the current land use for longer than ten years

- 3.8** A recommended radial root protection area (RPA), based upon paragraph 4.6 and Annex D of BS 5837, is included both as a radius in metres and area in square metres. Whilst root protection areas are included for the 'C' category trees, these should not normally impose a significant constraint on otherwise acceptable development proposals. In some instances, root protection areas can be modified because of the presence of the existing features such as watercourses, existing structures or hard surfacing. On this particular site, there is a low retaining wall and a drop in level between the garden to the west side of the property and Dumbledykes. The RPAs of the oak (T2) and pines (T3 & T4) growing within the adjacent garden can be modified slightly as a consequence of this structure.

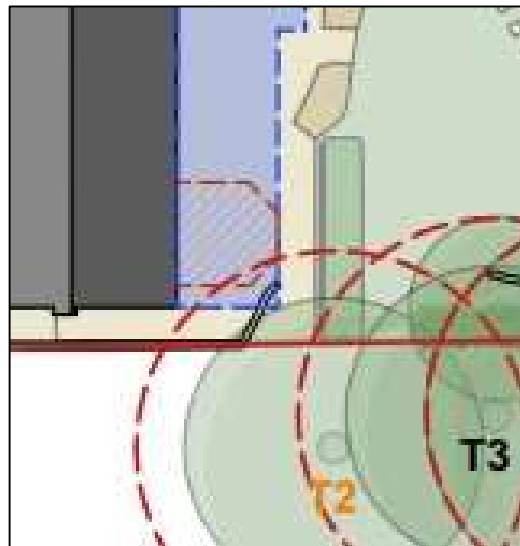
## 4.0 THE SITE AND THE TREES

- 4.1** The property is a detached house set back from Station Road with a generous drive and front garden and an extensive garden to the rear. The drive rises from the road towards the house but is set between retaining walls, with the front garden on either side up to a metre higher. A low retaining wall extends along the western boundary close to the main building and conservatory, with the floor level of the house set slightly below that of the adjacent garden. There is a small Box elder tree (T1) within the rear garden over 12 metres from the rear elevation. A further small maple is growing beyond the summer house, almost 30 metres from the building.
- 4.2** The largest trees close to the house are growing within the garden of the property to the west. These include an English oak (T2), two Austrian pine (T3 & T4), and three silver birch (G1), which were surveyed as a distinct tree grouping. The oak was not plotted on the original topographical survey but is growing approximately 6 metres from the side boundary fence. The closest of the two pines is approximately 12 metres from the rear elevation of the main house and some 9 metres from the conservatory, with the other pine and group of birch further from the rear of the building.

- 4.3** The oak (T2), is in the early stages of maturity and therefore, has a future life expectancy in excess of 40 years. The outer crown on the eastern side extends slightly over the boundary but this is from ascending branches at a relatively high level. This is the tree with the longest estimated future life expectancy of all of the trees surveyed.
- 4.4** The pair of Austrian pines (T3 & T4) have relatively narrow, upright crowns. The northern tree of the pair has a large partially occluded scar from the previous loss of a limb or secondary stem, part way up the main stem. Both trees have reached full maturity and have an estimated future potential lifespan of up to a maximum of 20 years. They are therefore of slightly lower value and potential than the oak. The group of three silver birch (G1) that lie to the south of the pines are slender specimens of indifferent quality. There is dead wood in the canopies of two of the trees but their crowns are contained within the adjacent garden.
- 4.5** The front garden is dominated by a mature Horse chestnut (T5). This is growing in an elevated position above the pavement, extending over Station Road and also westwards over the entrance drive. The tree has been affected historically by Horse chestnut bleeding canker and as a result, there are patches of dead bark beneath the dense ivy around much of the main stem circumference. It has a domed, spreading crown including over the drive, which is benched in between retaining walls. There is approximately 4.2 metres canopy clearance over the drive. The roots have caused some disruption to the tarmac surface of the drive but this could be remedied by resurfacing works combined with limited root pruning works, if appropriately supervised and executed.
- 4.6** There is another pine of similar proportions within the front garden of the adjacent property close to another silver birch, scheduled as T6. The birch is within the garden of Dumbledykes and is in poor condition. The main stem has failed historically and regenerative growth has resulted in the lower branches spreading widely to create a new canopy. However, the main stem is decayed at the historic failure point. This tree has a future life expectancy of less than 10 years and its removal is recommended before it declines further.

## **5.0 THE DEVELOPMENT PROPOSALS**

- 5.1** The proposal is for an extension projecting approximately 3 metres across the full width of the rear elevation. Some of this will be two storeys but includes a single storey element in the south-eastern corner. There will be slight encroachment into the root protection area (RPA) of the off-site oak, (T2), if the RPA is plotted as a circle with a radius of 7.2 metres. However, because of the presence of the low retaining wall along the property boundary, combined with the location of the existing conservatory which will be removed, it is justifiable to modify the shape of the RPA slightly. There is ample scope within the garden of the adjacent property to the west to compensate for the minor encroachment as illustrated on the proposals drawings. The intrusion into the circular RPA is approximately 3 square metres, or less than 2% of the 163 square metres in the guidance, and is therefore within acceptable parameters, especially considering the presence of the conservatory and difference in levels between the two properties.



- 5.2** The closest pine (T3), which has a radial RPA of 7 metres, will be approximately 9 metres from the closest part of the proposed extension. This specimen and all trees further to the south should therefore remain unaffected by the proposals.
- 5.3** It is important that the clearance of 4.2 metres over the drive from the canopy of the Horse chestnut, T5, is considered and accommodated during the construction process. Any delivery of materials should be from a small vehicle capable of accessing the site without the requirement to prune the tree, if delivery vehicles are to enter the property. Otherwise, deliveries should be made to the roadside and offloaded by a smaller handling vehicle, to avoid damage to aerial parts of the tree.
- 5.4** During demolition of the conservatory and construction of the extension, it is recommended that all excavation works for the western elevation of the building are undertaken from within the footprint of the conservatory and that no access for machinery is allowed into the narrow corridor between the western elevation of the main house and the boundary. This should minimise and ground disturbance in this area other than for the excavation of the foundations for the extension.
- 5.5** Due to the generous size of the garden, there is ample opportunity for the proposed extension. The root protection areas of the trees within the adjacent garden to the west of the rear elevation can be accommodated with minimal modification of a small proportion of the overall area for the oak, T2.

## **6.0 LIMITATIONS**

- 6.1** The survey was undertaken from the ground only and the trees may contain unrecorded defects that are not visible from this level.
- 6.2** Arboricultural works should ideally be avoided during the bird-nesting season and appropriate measures taken to identify and protect nesting birds if pruning or felling works have to be undertaken at this time.

**Lesley J Adams**

***F Arbor A FICFor CEnv***

**28<sup>th</sup> March 2023**

**Revised 27<sup>th</sup> April 2023**

## **APPENDIX 1**

**DUMBLEDYKES  
STATION ROAD  
DESFORD**

**ARBORICULTURAL SURVEY SCHEDULE**

# ARBORICULTURAL SURVEY: DUMBLEDYKES, STATION ROAD, DESFORD

| TREE NO | SPECIES                             | HEIGHT (m) | STEM DIA (mm)    | CROWN RAD N W E S                   | CLEAR CROWN (m)                                     | LIFE STAGE | OBSERVATIONS/ RECOMMENDATIONS                                                                                                                                                                           | ERC (years) | RET CAT       | RPA RAD (m) AREA(m²) |
|---------|-------------------------------------|------------|------------------|-------------------------------------|-----------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|----------------------|
| T1      | Box elder<br><i>Acer negundo</i>    | 4.5        | 90<br>100<br>110 | 3.3<br>2.0 2.8<br>2.8               | 1 <sup>st</sup> Branch:<br>0.6 E<br><br>Crown:<br>1 | E/Mat      | A well-established, small specimen with a domed crown form. Numerous side branches from 0.6m. Not visible from outside of the site                                                                      | 20+         | B1            | 2.1<br>14            |
| T2      | English oak<br><i>Quercus robur</i> | 16#        | 600#             | 5.0#<br>5.0# 7.0#<br>5.0#           | 1 <sup>st</sup> Branch:<br>3 E#<br><br>Crown:<br>3# | E/Mat      | Estimated 6m from boundary. Within adjacent garden. Crown extends slightly over boundary. Boundary wall is a retaining structure with Dumbledykes floor level approx. 600mm below adjacent garden level | Est.<br>40+ | Est.<br>A1, 2 | 7.2<br>163           |
| T3      | Austrian pine<br><i>Pinus nigra</i> | 19#        | 580#             | 3.5#<br>3.0# 3.0#<br>3.0#<br>NE: 5# | 1 <sup>st</sup> Branch:<br>4 N#<br><br>Crown:<br>3# | Mat        | Growing within adjacent garden. Large scar visible east side on stem at approx. 7 - 8m from historic secondary stem or limb failure. This is partially occluded. Fully mature. Reasonable overall       | 20+         | B2            | 7<br>152             |
| T4      | Austrian pine<br><i>Pinus nigra</i> | 19#        | 580#             | 3.0#<br>4.0# 3.5#<br>4.0#           | 1 <sup>st</sup> Branch:<br>5 S#<br><br>Crown:<br>3# | Mat        | Fully mature. Tight fork at union at base of lowest limb south side and at union of limb in mid-crown east side. Wholly within garden of adjacent property. Forms a common canopy with T3               | 20+         | B2            | 7<br>152             |

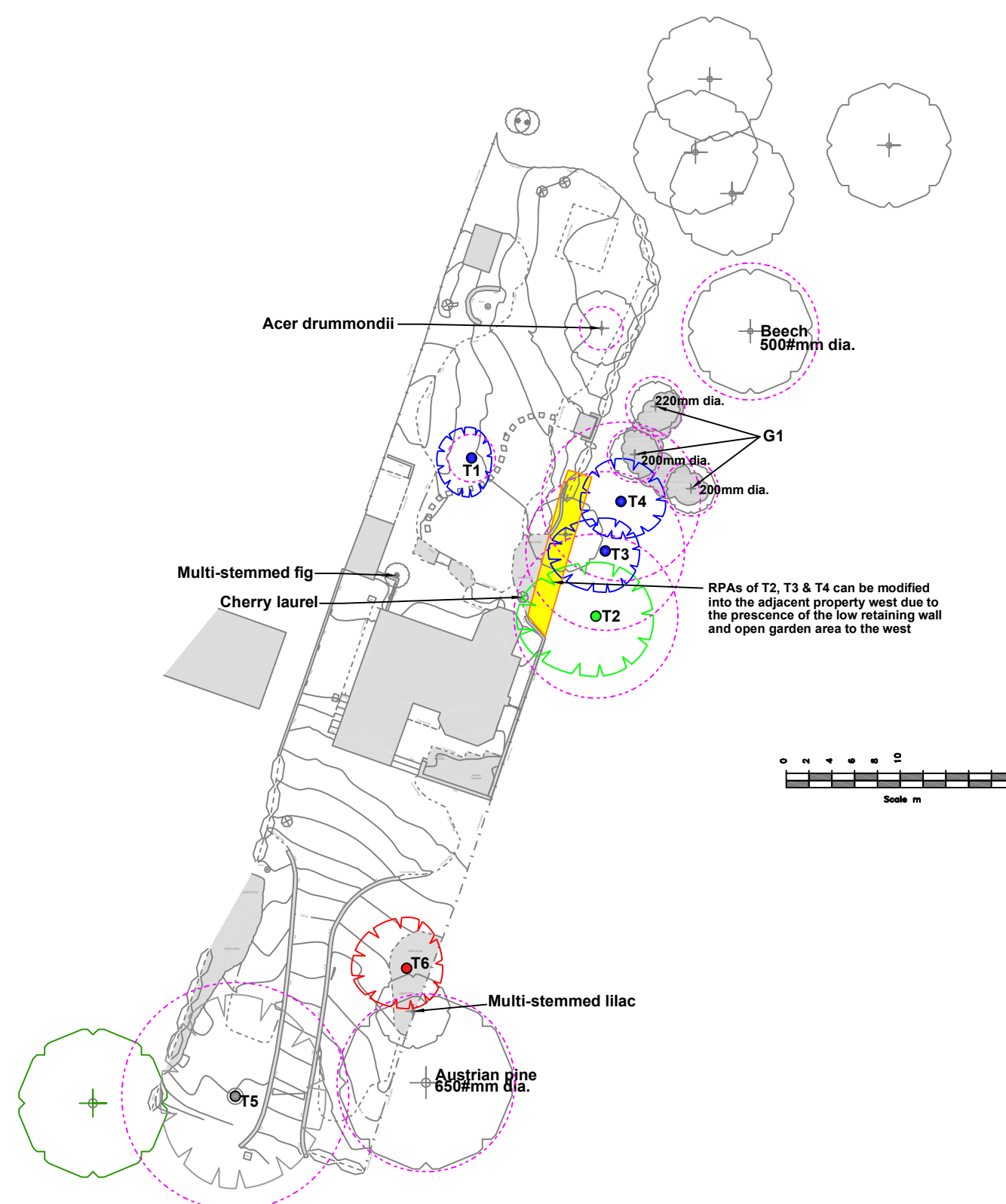
# ARBORICULTURAL SURVEY: DUMBLEDYKES, STATION ROAD, DESFORD

| TREE NO                                                                                  | SPECIES                                         | HEIGHT (m)                              | STEM DIA (mm)                      | CROWN RAD N W E S     | CLEAR CROWN (m)                  | LIFE STAGE | OBSERVATIONS/ RECOMMENDATIONS                                                                                                                                                                                                                                   | ERC (years) | RET CAT | RPA RAD (m) AREA(m²) |
|------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------|------------------------------------|-----------------------|----------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------|----------------------|
| G1                                                                                       | 3 no. Silver birch<br><i>Betula pendula</i>     | Up to 17#<br>(southern stem is tallest) | 2 x 200#<br>1 x 220#<br>(See plan) | av. 3.5               | 1 <sup>st</sup> Branch:<br>3 E   | Mat        | Group of 3 no. mature trees in adjacent garden.<br>Indifferent quality and fully mature                                                                                                                                                                         | 10+         | C       | 2.1<br>14            |
|                                                                                          |                                                 |                                         |                                    |                       | Crown:<br>3                      |            |                                                                                                                                                                                                                                                                 |             |         |                      |
| T5                                                                                       | Horse chestnut<br><i>Aesculus hippocastanum</i> | 15                                      | 860 over ivy<br><br>830#           | 8.0<br>8.0 6.5<br>9.0 | 1 <sup>st</sup> Branch:<br>2 W   | Mat        | History of horse chestnut bleeding canker with necrotic bark and lesions on stem beneath ivy.<br>Domed spreading crown form with 4.2m clearance over drive which is benched in.<br>Root growth is disrupting tarmac drive but this is remediable by resurfacing | 10+         | C1      | 10<br>312            |
|                                                                                          |                                                 |                                         |                                    |                       | Crown:<br>2.5                    |            |                                                                                                                                                                                                                                                                 |             |         |                      |
| T6                                                                                       | Silver birch<br><i>Betula pendula</i>           | 10                                      | 290                                | 3.5<br>3.0 5.0<br>4.5 | 1 <sup>st</sup> Branch:<br>3.5 E | Mat        | Main stem historically failed at 5m leaving a poor, spreading limb structure.<br>No future potential                                                                                                                                                            | < 10        | U       | -                    |
|                                                                                          |                                                 |                                         |                                    |                       | Crown:<br>3                      |            |                                                                                                                                                                                                                                                                 |             |         |                      |
| Multi-stemmed lilac on boundary with partial failure of 2 no. stems is in poor condition |                                                 |                                         |                                    |                       |                                  |            |                                                                                                                                                                                                                                                                 |             |         |                      |

## **APPENDIX 2**

### **DUMBLEDYKES STATION ROAD DESFORD**

### **ARBORICULTURAL SURVEY PLAN**



### KEY

#### BS5837 Retention Categories

- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Category A Groups/Hedges
- Category B Groups/Hedges
- Category C Groups/Hedges
- Category U Groups/Hedges
- Root Protection Area (RPA)



|                                                                                                                                                      |                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Symbiosis Consulting Ltd<br>The Studio<br>Ash Tree House<br>Ashby Road<br>Bitteswell, Lutterworth<br>Leicestershire<br>LE17 4SQ<br>Tel: 01455 828822 |                       |
| Site: DUMBLE DYKES<br>MAIN ROAD, DESFORD LE9 9FL                                                                                                     |                       |
| Title: ARBORICULTURAL SURVEY:<br>REFERENCE NUMBERS ADDED AND STEM AND<br>CROWN PLOTS COLOUR CODED                                                    |                       |
| Client: MR N EMERY                                                                                                                                   |                       |
| Survey date: 20th MARCH 2023                                                                                                                         |                       |
| Scale: 1:500 @ A3                                                                                                                                    | Drawing No: DSD/23/01 |

## **APPENDIX 3**

### **DUMBLEDYKES STATION ROAD DESFORD**

**TABLE 1 OF BRITISH STANDARD 5837:2012  
~ TREES IN RELATION TO DESIGN, DEMOLITION  
AND CONSTRUCTION - RECOMMENDATIONS**

**TABLE 1 – CASCADE CHART FOR TREE QUALITY ASSESSMENT**

| Category and definition                                                                                                                                                   |  | Criteria (including subcategories where appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                   |                                                                                                                                       | Identification on plan |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Trees unsuitable for retention (see Note)                                                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                   |                                                                                                                                       |                        |
| <b>Category U</b><br>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years |  | <ul style="list-style-type: none"><li>• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li><li>• Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li><li>• Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li></ul> <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i> |                                                                                                                                                                                                                                                                   |                                                                                                                                       | See Table 2            |
|                                                                                                                                                                           |  | 1 Mainly arboricultural qualities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2 Mainly landscape qualities                                                                                                                                                                                                                                      | 3 Mainly cultural values, including conservation                                                                                      |                        |
| Trees to be considered for retention                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                   |                                                                                                                                       |                        |
| <b>Category A</b><br><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years                                                        |  | Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features                                                                                                                                                            | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture) | See Table 2            |
| <b>Category B</b><br><b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years                                                    |  | Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation                                                                                                                                                                                                                                                                                                                                                                                                           | Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality | Trees with material conservation or other cultural value                                                                              | See Table 2            |
| <b>Category C</b><br><b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm       |  | Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits                                                              | Trees with no material conservation or other cultural value                                                                           | See Table 2            |



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