Notes :

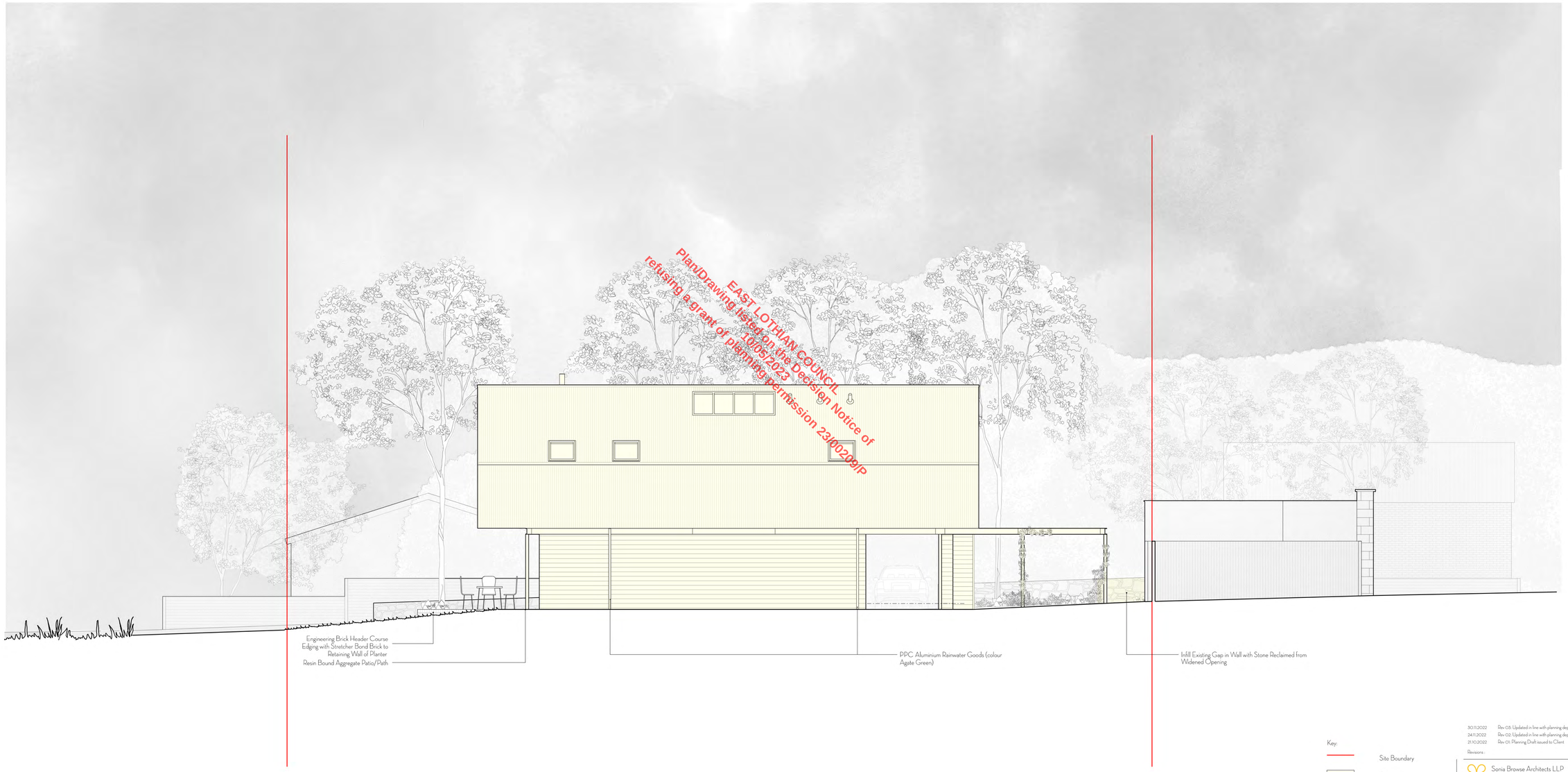
Work from figured dimensions.

AL_EL_01 AL_SE_03 AL_SE_02 AL_SE_01 AL_SE_04 AL_EL_03

AL_RF_01

AL_1F_01

AL_GF_01



AL_RF_01

AL_1F_01

AL_GF_01

0 1m 2m 3m 4m 5m

Key:

- Site Boundary
- Proposed
- Ppc Aluminum Framed High Performance Velux Style Rooflight (colour Anthracite)
- Ppc Aluminum Framed High Performance Linear Patent Glazing Rooflight (colour Anthracite)
- Corrugated Corten Roof and Wall Cladding
- Featheredge Horizontal Treated Timber Cladding
- Existing Boundary Wall to be Made Good as Required (Further to Demolition)
- Exposed Painted Steel Columns (colour Agate Green to match existing Columns at Fenton Steading)

30.11.2022	Rev 03: Updated in line with planning department comments
24.11.2022	Rev 02: Updated in line with planning department comments
21.10.2022	Rev 01: Planning Draft issued to Client

Revisions :

Sonia Browse Architects LLP
13 Bellfield Lane Edinburgh EH15 2BL
0131 258 4653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Proposed North East Elevation

Scales : 1:50 @ A0 / 1:100 @ A2

Project Ref : 0129

Drawing Ref: AL_EL_04 Rev : 03

AL_EL_01 AL_SE_03 AL_SE_02 AL_SE_01 AL_SE_04 AL_EL_03

Notes :

Work from figured dimensions.

Key:

Site Boundary

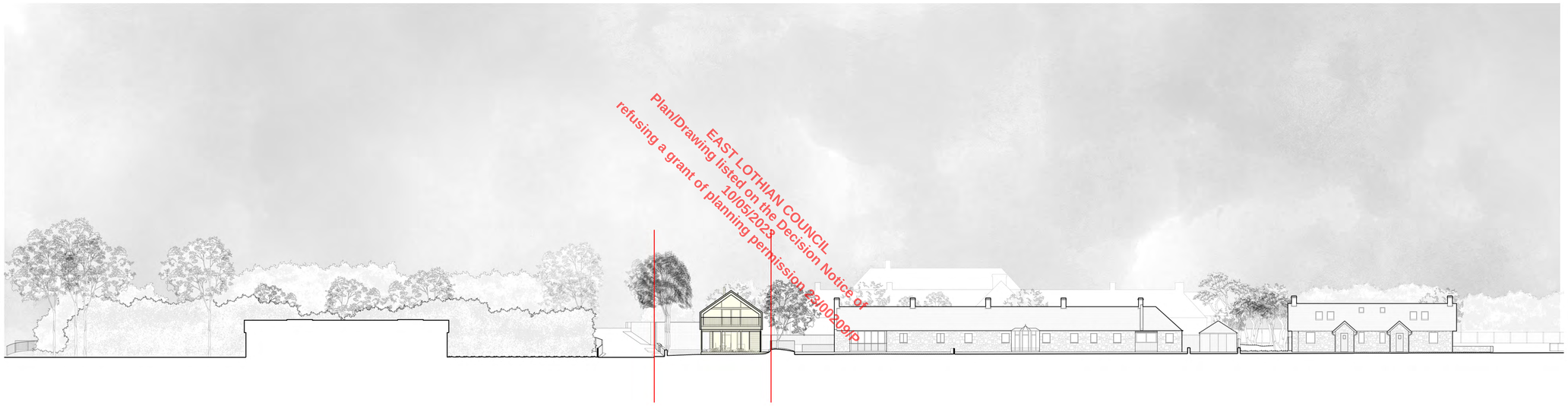
Proposed

S_EL_02 S_SE_05 S_EL_04

S_RF_01

S_1F_01

S_GF_01



S_RF_01

S_1F_01

S_GF_01

S_EL_02 S_SE_05 S_EL_04

0 2m 5m 10m

30.11.2022	Rev 03: Updated in line with Planning Department comments
22.11.2022	Rev 02: Updated in line with Planning Department comments
21.10.2022	Rev 01: Planning Draft issued to Client

Revisions :

Sonia Browse Architects LLP
13 Belfield Lane Edinburgh EH15 2BL
(0131) 258 6653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Proposed South East Site Elevation

Scales : 1:200 @ A0 / 1:400 @ A2

Project Ref : 0129

Drawing Ref: S_EL_01 Rev : 03

S_EL_04 S_SE_05 S_EL_02

Notes :
Sonia Browse Architects LLP. Registered in Scotland No. SO302574

Work from figured dimensions.

Key:
Site Boundary
Proposed

S_RF_01
S_1F_01
S_GF_01

S_RF_01
S_1F_01
S_GF_01

S_EL_04 S_SE_05 S_EL_02

0 2m 5m 10m

30.11.2022	Rev 03: Updated in line with Planning Department comments
24.11.2022	Rev 02: Updated in line with Planning Department comments
21.10.2022	Rev 01: Planning Draft issued to Client

Revisions :

Sonia Browse Architects LLP
13 Belfield Lane Edinburgh EH15 2BL
0131 258 4653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Proposed North West Site Elevation

Scales : 1:200 @ A0 / 1:400 @ A2

Project Ref : 0129

Drawing Ref: S_EL_03 | Rev : 03

Notes :

Work from figured dimensions.

Key:

- Site Boundary
- Proposed
- Proposed Beyond

S_EL_02 S_SE_05 S_EL_04

S_RF_01

S_1F_01

S_GF_01

S_EL_02 S_SE_05 S_EL_04

0 2m 5m 10m

30.11.2022	Rev 03: Updated in line with Planning Department comments
24.11.2022	Rev 02: Updated in accordance with Planning Department comments
21.10.2022	Rev 01: Planning Draft issued to Client

Revisions :

Sonia Browse Architects LLP
13 Belfield Lane Edinburgh EH15 2BL
0131 258 6653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Proposed Site Section A

Scales : 1:200 @ A0 / 1:400 @ A2

Project Ref : 0129

Drawing Ref: S_SE_01 Rev : 03

Notes :

Work from figured dimensions.

Key:

- Site Boundary
- Proposed
- Proposed Beyond

S_EL_02 S_SE_05 S_EL_04

S_RF_01

S_1F_01
S_GF_01

S_RF_01

S_1F_01
S_GF_01

S_EL_02 S_SE_05 S_EL_04

0 2m 5m 10m

30.11.2022	Rev 03: Updated in line with Planning Department comments
24.11.2022	Rev 02: Updated in accordance with Planning Department comments
21.10.2022	Rev 01: Planning Draft issued to Client

Revisions :

Sonia Browse Architects LLP
13 Belfield Lane Edinburgh EH15 2BL
(0131) 258 6653

Client : Pat Cesari

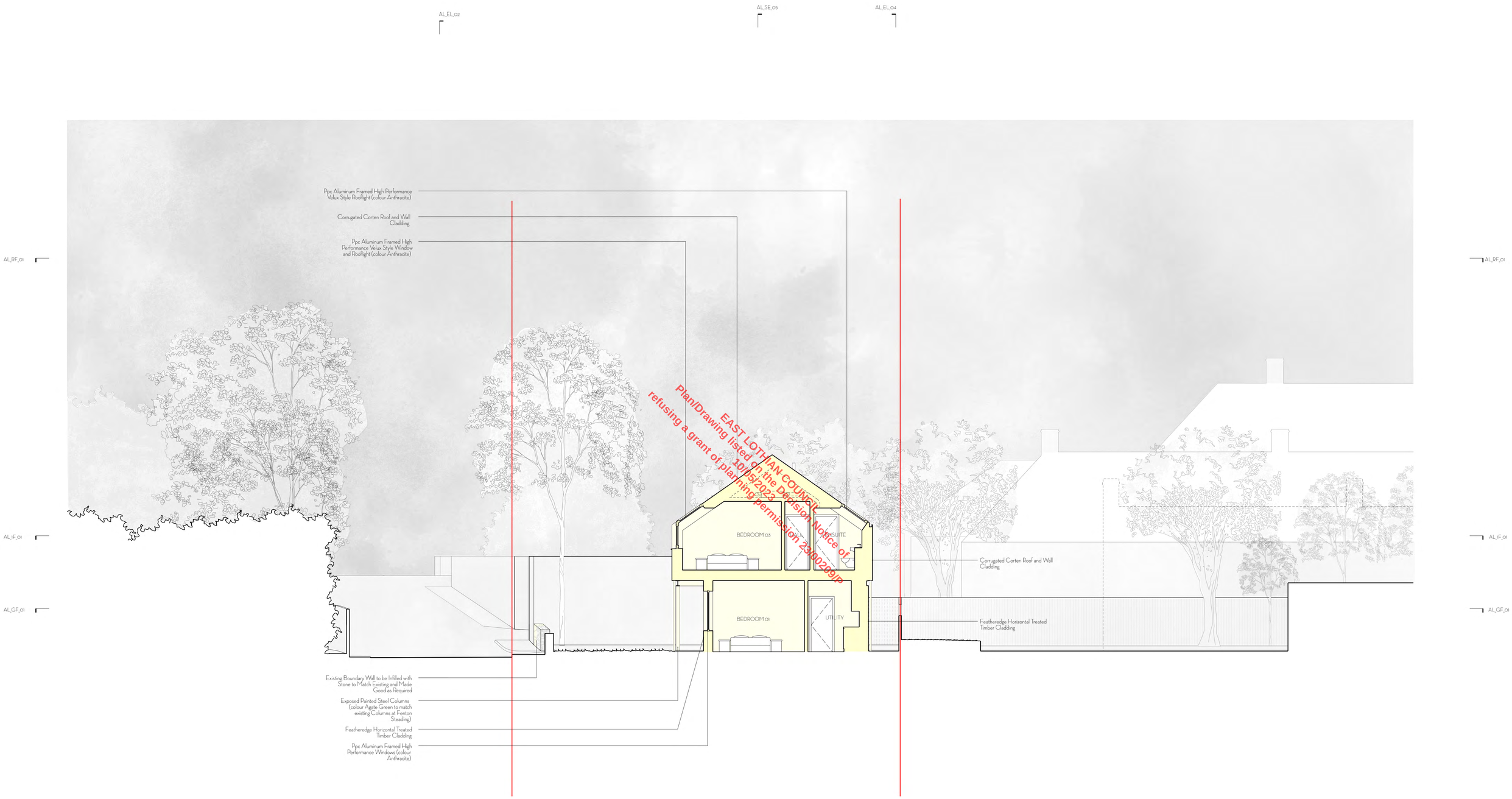
Project : Fenton Barns

Drawing Title : Proposed Site Section C

Scales : 1:200 @ A0 / 1:400 @ A2

Project Ref : 0129

Drawing Ref: S_SE_03 | Rev : 03



Key:
- Site Boundary
- Proposed
- Proposed Beyond

0 1m 2m 3m 4m 5m

30.11.2022	Rev 04: Drawings updated in line with Planning Department comments
24.11.2022	Rev 03: Drawing updated in line with Planning Department comments
21.10.2022	Rev 02: Planning Draft issued to Client
29.07.2022	Rev 01: Draft issued to Client

Revisions :

Sonia Browse Architects LLP
13 Belfield Lane Edinburgh EH15 2BL
0131 258 4653

Client : Pat Cesari

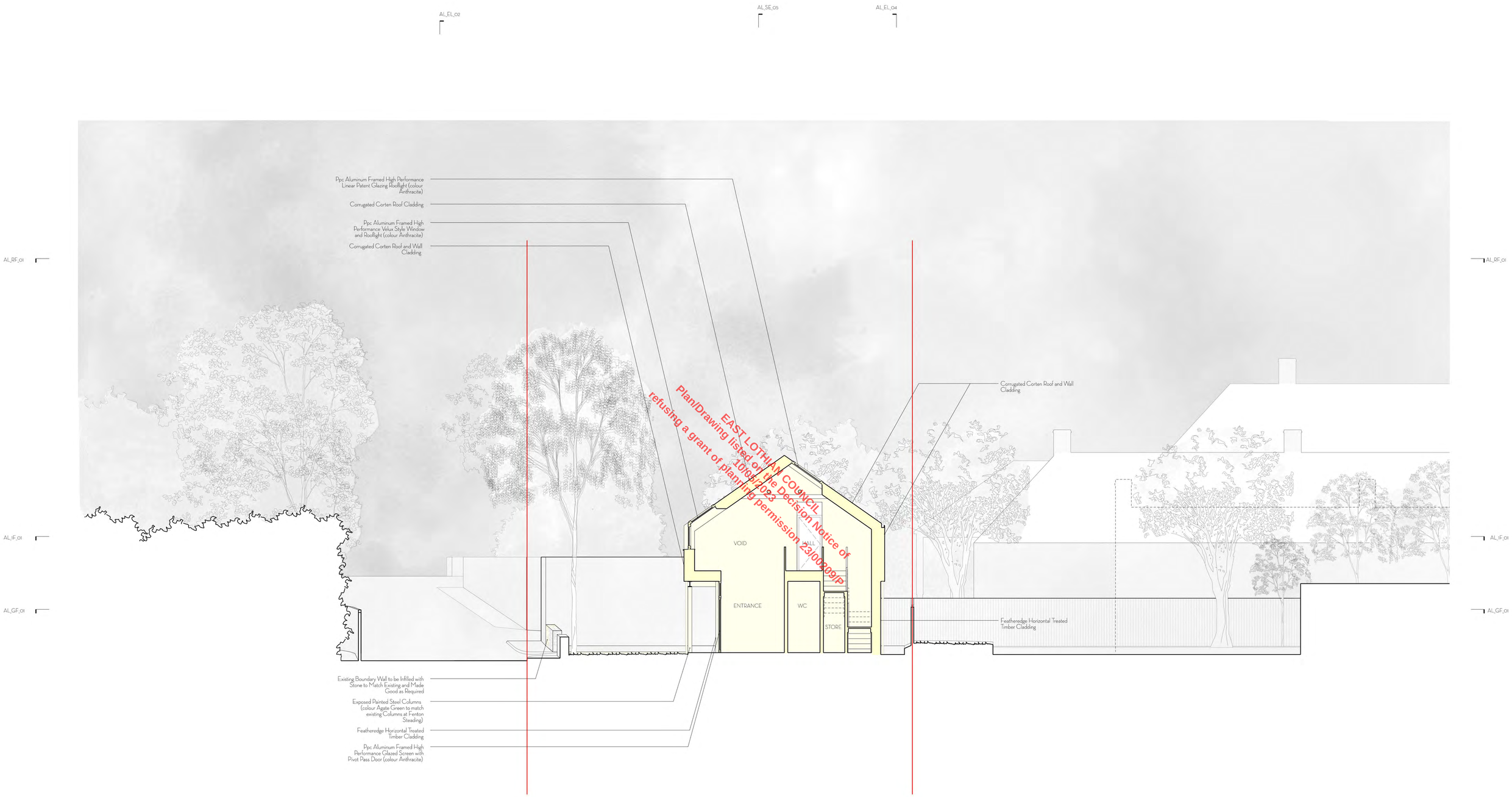
Project : Fenton Barns

Drawing Title : Proposed Short Section A

Scales : 1:50 @ A0 / 1:100 @ A2

Project Ref : 0129

Drawing Ref: AL_SE_01 | Rev : 04



30.11.2022	Rev 04: Drawings updated in line with Planning Department comments
24.11.2022	Rev 03: Drawings updated in line with Planning Department comments
21.10.2022	Rev 02: Planning Draft issued to Client
29.07.2022	Rev 01: Draft issued to Client

Revisions :

Key:
- Site Boundary
- Proposed
- Proposed Beyond

Sonia Browse Architects LLP
13 Belfield Lane Edinburgh EH10 5BL
0131 258 6653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Proposed Short Section B

Scales : 1:50 @ A0 / 1:100 @ A2

Project Ref : 0129

Drawing Ref: AL_SE_02 | Rev : 04

0 1m 2m 3m 4m 5m

30.11.2022	Rev 04: Updated in line with Planning Department comments
24.11.2022	Rev 03: Updated in line with Planning Department comments
21.10.2022	Rev 02: Planning Draft issued to Client
29.07.2022	Rev 01: Draft issued to Client

Revisions :

Key:
- Site Boundary
- Proposed
- Proposed Beyond

Sonia Browse Architects LLP
13 Bellfield Lane Edinburgh EH10 2BL
0131 258 6653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Proposed Short Section C

Scales : 1:50 @ A0 / 1:100 @ A2

Project Ref : 0129

Drawing Ref: AL_SE_03 | Rev : 04

0 1m 2m 3m 4m 5m

Notes :

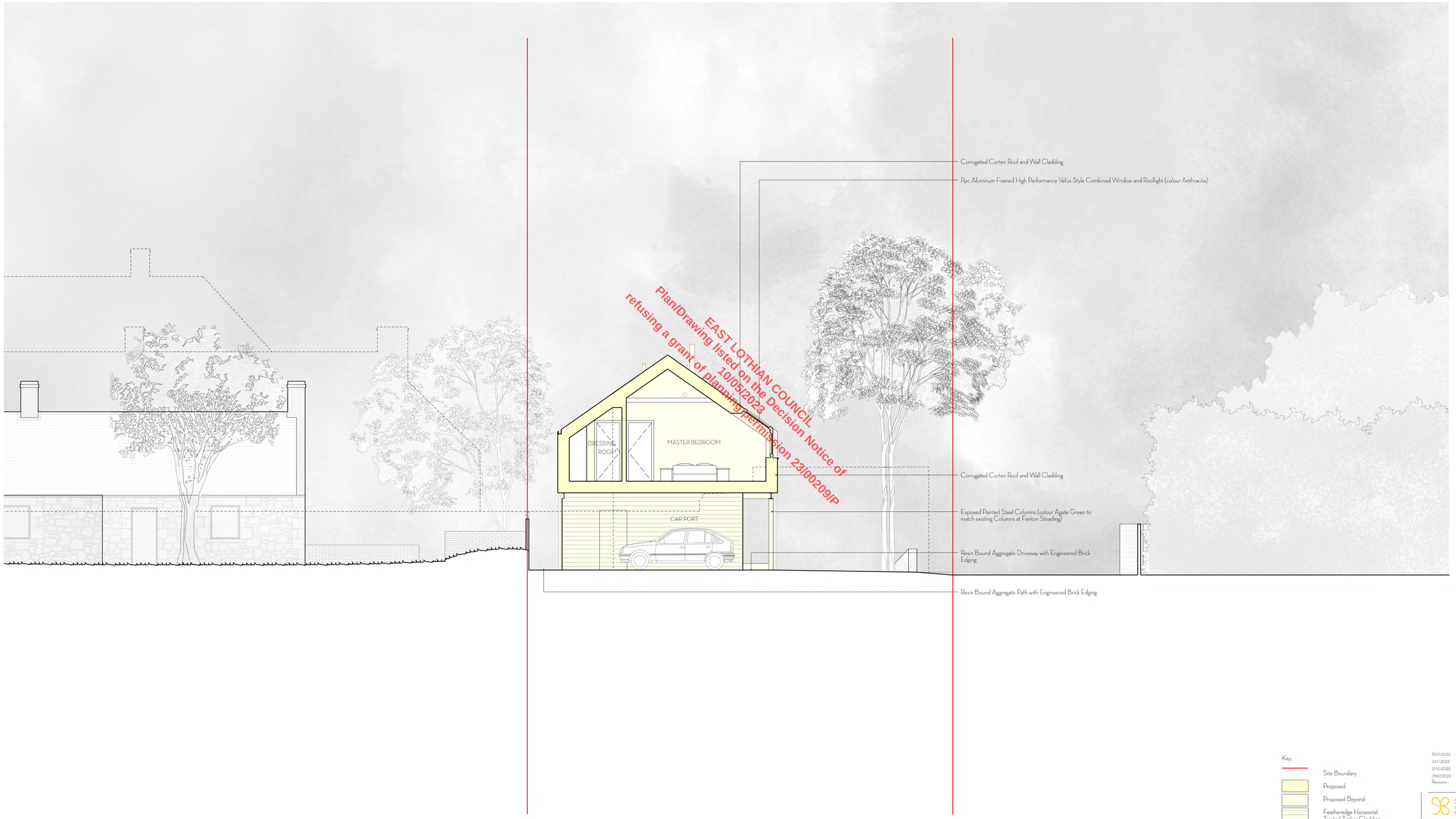
Work from figured dimensions.

AL_EL_04 AL_SE_05 AL_EL_02

AL_RF_01

AL_1F_01

AL_GF_01



AL_RF_01

AL_1F_01

AL_GF_01

AL_EL_04 AL_SE_05 AL_EL_02

Key:

- Site Boundary
- Proposed
- Proposed Beyond
- Featheredge Horizontal Treated Timber Cladding with Concealed Door
- Existing Boundary Wall to be Made Good as Required

0 1m 2m 3m 4m 5m

30.11.2022	Rev 04: Updated in line with Planning Department comments
24.11.2022	Rev 03: Updated in line with Planning Department comments
21.10.2022	Rev 02: Planning Draft issued to Client
29.07.2022	Rev 01: Draft issued to Client

Revisions :

Sonia Browse Architects LLP
13 Bellfield Lane Edinburgh EH10 2BL
0131 258 4653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Proposed Short Section D

Scales : 1:50 @ A0 / 1:100 @ A2

Project Ref : 0129

Drawing Ref: AL_SE_04 | Rev : 04

S_EL_04 S_SE_05 S_EL_02

Notes :

Work from figured dimensions.

Key:

- Site Boundary
- Proposed
- Proposed Beyond

S_RF_01

S_1F_01
S_GF_01

S_RF_01

S_1F_01
S_GF_01

S_EL_04 S_SE_05 S_EL_02

0 2m 5m 10m

30.11.2022 Rev 03: Updated in line with Planning Department comments
24.11.2022 Rev 02: Updated in accordance with Planning Department comments
21.10.2022 Rev 01: Planning Draft issued to Client

Revisions :

Sonia Browse Architects LLP
13 Belfield Lane Edinburgh EH10 5BL
0131 258 6653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Proposed Site Section D

Scales : 1:200 @ A0 / 1:400 @ A2

Project Ref : 0129

Drawing Ref: S_SE_04 | Rev : 03

09.11.2022	Rev 02: Issued for Planning
21.10.2022	Rev 01: Planning Draft Issued to client

Sonia Browse Architects LLP
info@soniabrowsearchitects.com
13 Bellfield Lane Edinburgh EH15 2BL
0131 258 4653

Project:	Fenton Barns
Drawing Title:	Front View
Drawing Scale:	NTS
Project Ref.:	0129
Drawing No.:	SK 002 Rev: 02

09.11.2022	Rev 02: Issued for Planning
21.10.2022	Rev 01: Planning Draft Issued to client

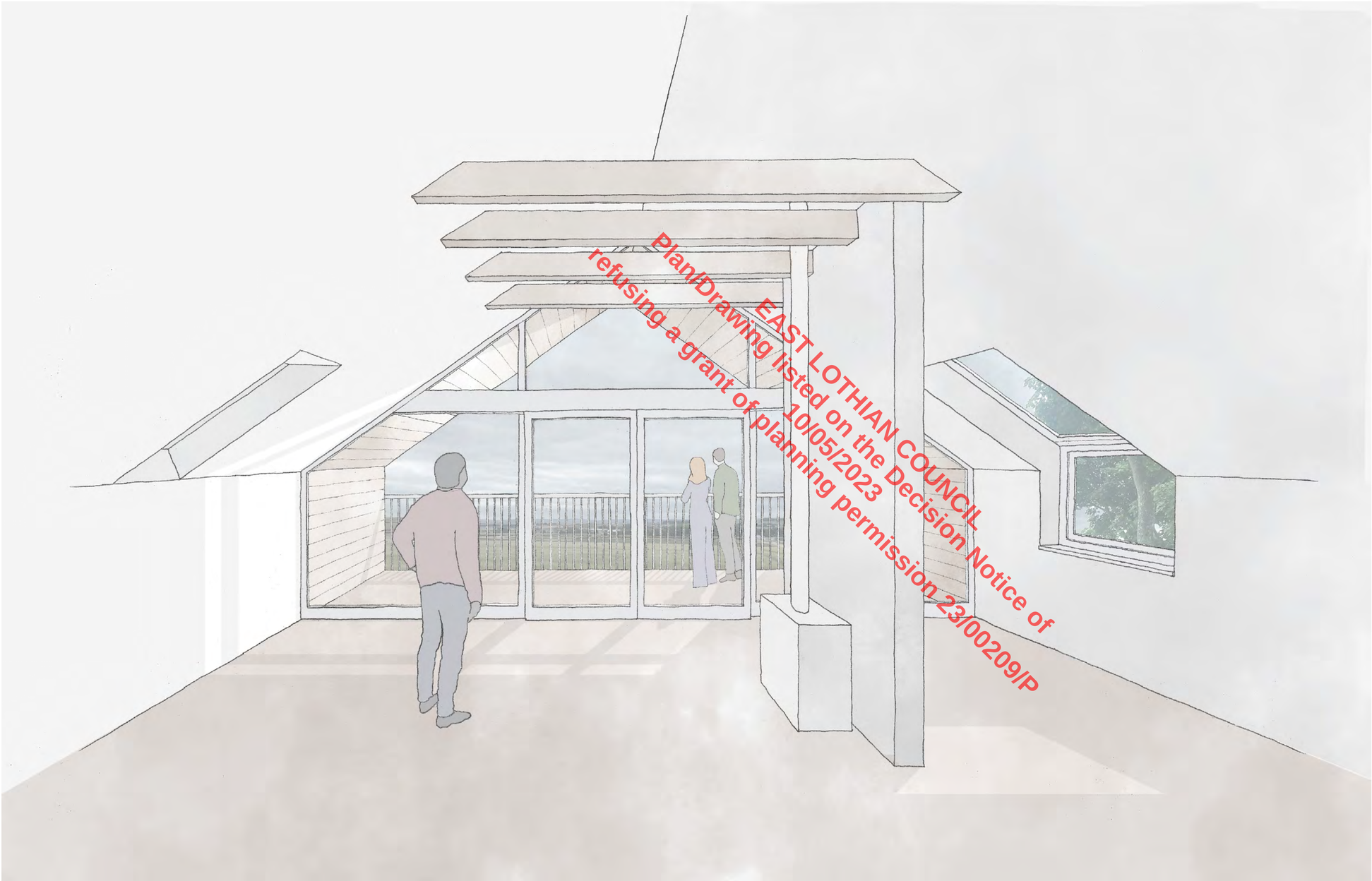
Sonia Browse Architects LLP
info@soniabrowsearchitects.com
13 Bellfield Lane Edinburgh EH15 2BL
0131 258 4653

Project:	Fenton Barns
Drawing Title:	Side View
Drawing Scale:	NTS
Project Ref.:	0129
Drawing No.:	SK 003 Rev: 02

09.11.2022	Rev 02: Issued for Planning
21.10.2022	Rev 01: Planning Draft Issued to client

Sonia Browse Architects LLP
info@soniabrowsearchitects.com
13 Bellfield Lane Edinburgh EH15 2BL
0131 258 4653

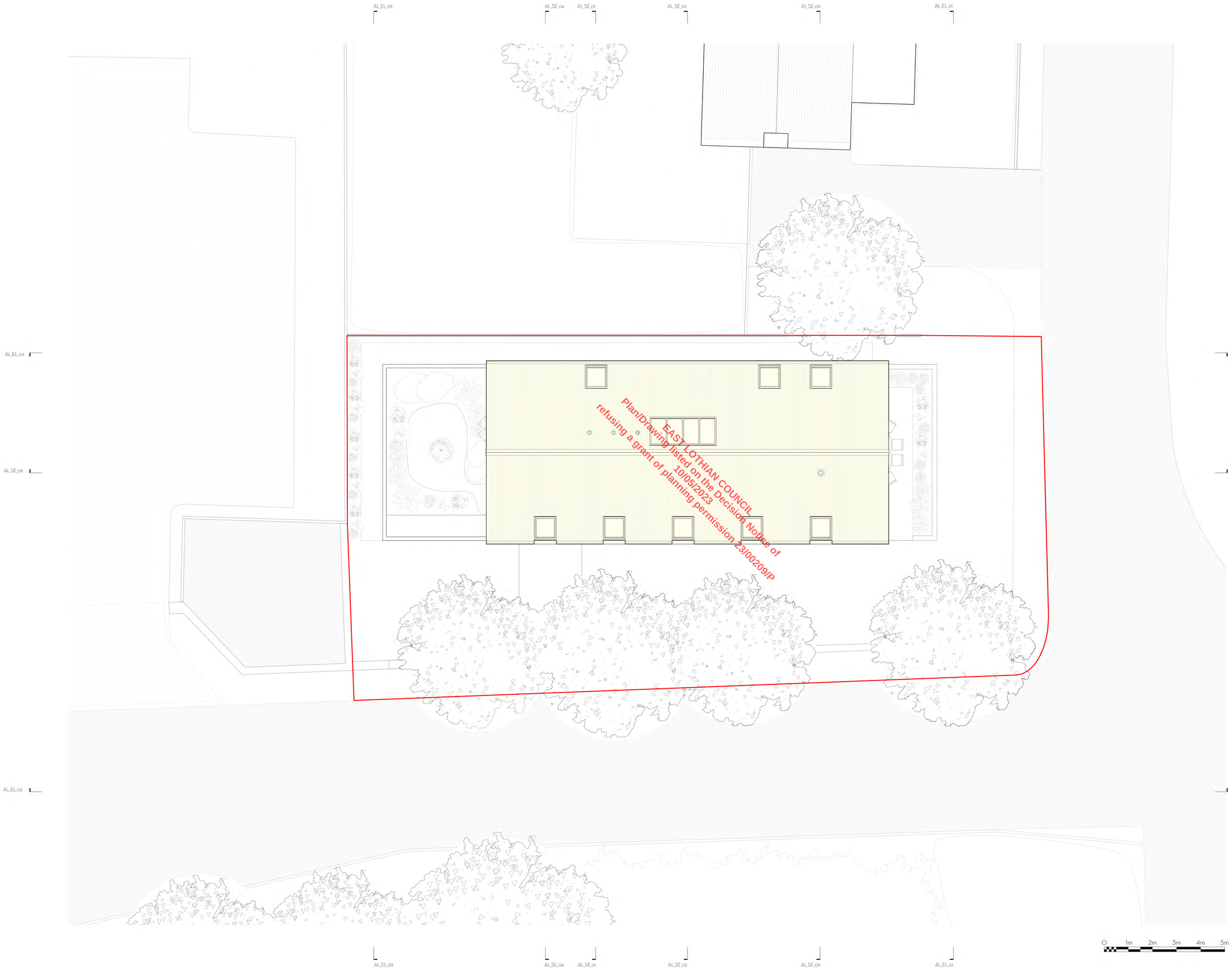
Project:	Fenton Barns
Drawing Title:	Entrance View
Drawing Scale:	NTS
Project Ref.:	0129
Drawing No.:	SK 004 Rev: 02



09.11.2022	Rev 02: Issued for Planning
21.10.2022	Rev 01: Planning Draft Issued to client

Sonia Browse Architects LLP
info@soniabrowsearchitects.com
13 Bellfield Lane Edinburgh EH15 2BL
0131 258 4653

Project:	Fenton Barns
Drawing Title:	Living View
Drawing Scale:	NTS
Project Ref.:	0129
Drawing No.:	SK 005 Rev: 02



Notes :

Work from figured dimensions.

Key:

- Site Boundary
- Proposed
- Corrugated Corten Roof and Wall Cladding
- Ppc Aluminum Framed High Performance Velux Style Combined Window and Rooflight (colour Anthracite)
- Ppc Aluminum Framed High Performance Linear Patent Glazing Rooflight (colour Anthracite)

30.11.2022	Rev 04: Drawings updated in line with Planning Department comments
24.11.2022	Rev 03: Drawings updated in line with Planning Department comments
21.10.2022	Rev 02: Planning Draft issued to Client
29.07.2022	Rev 01: Draft issued to Client

Revisions :

Sonia Browse Architects LLP
13 Bellfield Lane Edinburgh EH15 2BL
0131 258 4653

Client : Pat Cesari

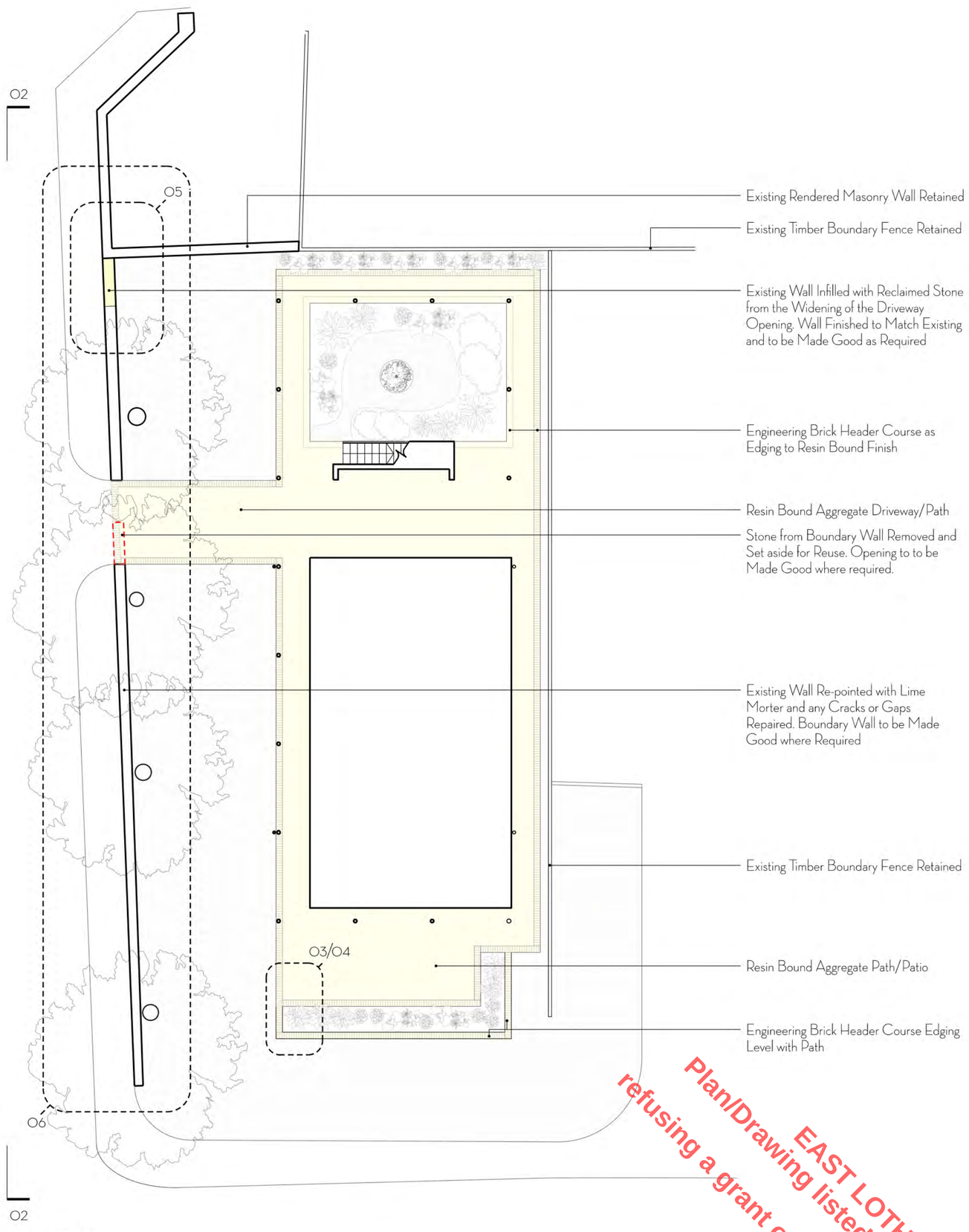
Project : Fenton Barns

Drawing Title : Proposed Roof Plan

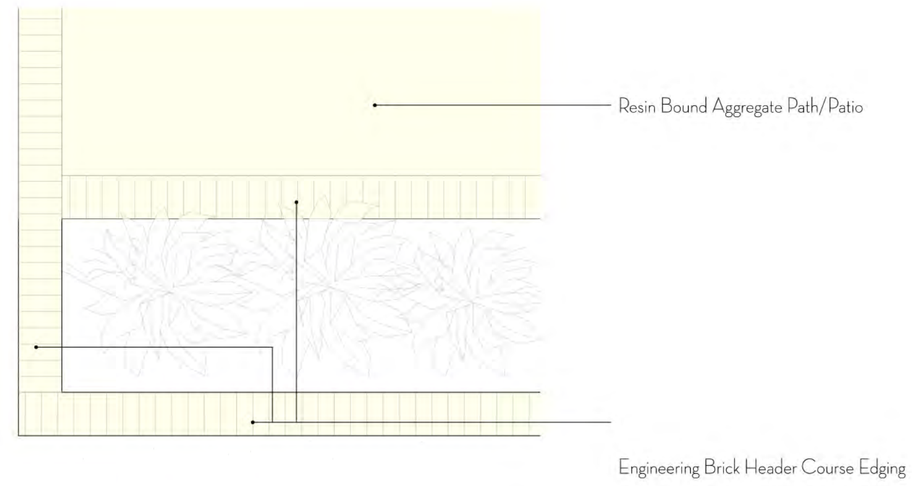
Scales : 1:50 @ A0 / 1:100 @ A2

Project Ref : 0129

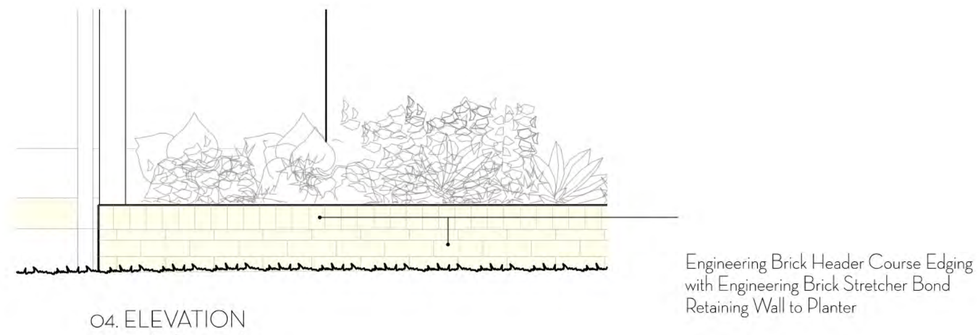
Drawing Ref: AL_RF_01 | Rev : 04



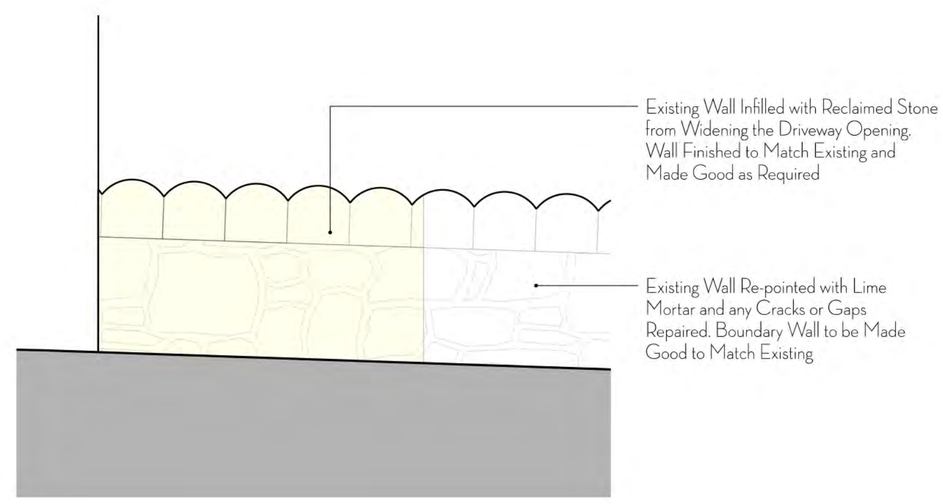
01. PLAN
1:100@ A1/1:200 @A3



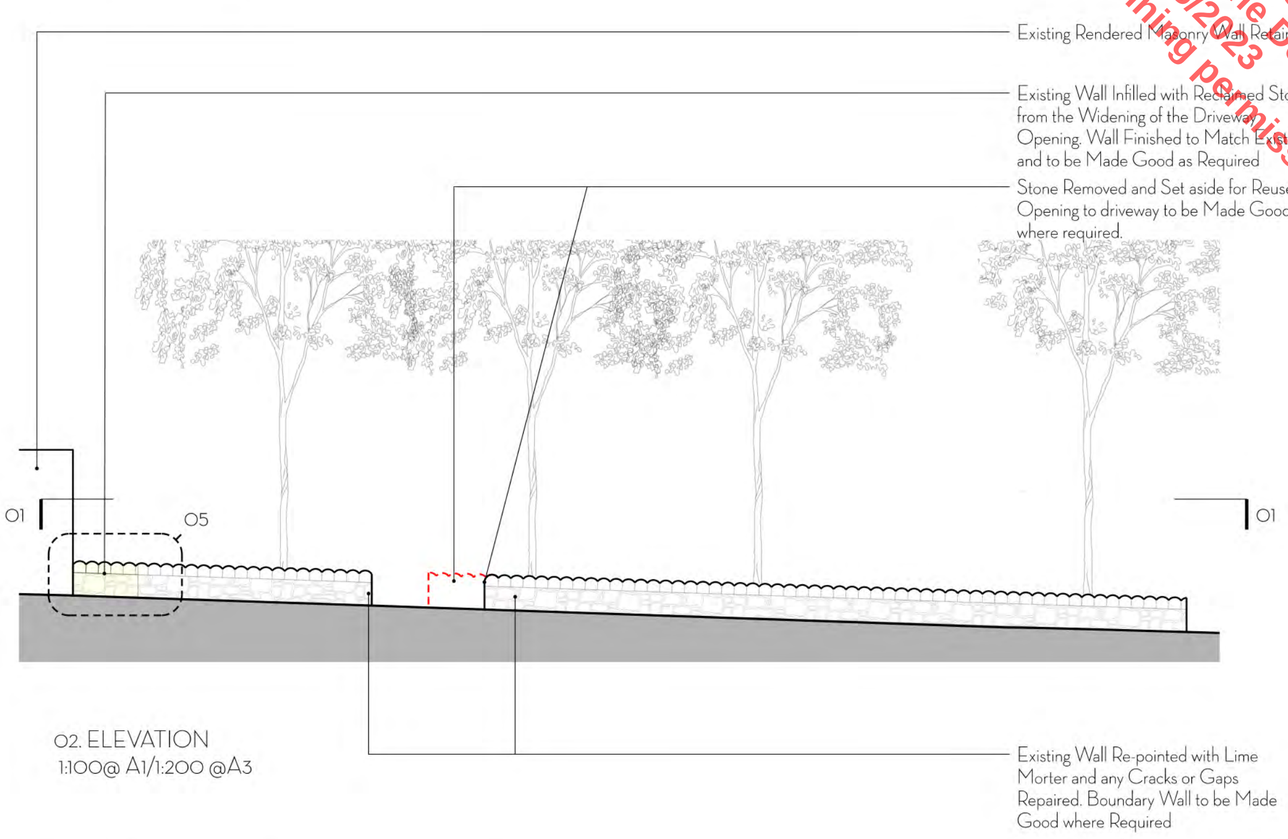
03. PLAN
1:20 @A1/1:40 @A3



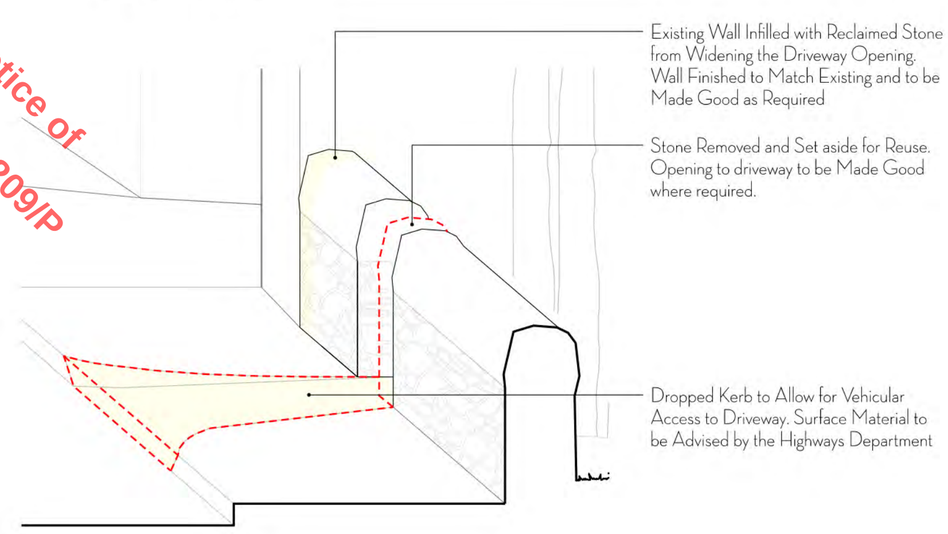
04. ELEVATION
1:20 @A1/1:40 @A3



05. ELEVATION
1:20 @A1/1:40 @A3



02. ELEVATION
1:100@ A1/1:200 @A3



06. SECTION
1:20 @A1/1:40 @A3

0 1m 2m 3m 4m 5m 10m

Scale Bar
1:100 @ A1/1:200 @ A3

0 500mm 1m 2m

Scale Bar
1:20 @ A1/ 1:40 @ A3

07. PHOTOS OF WALL AS EXISTING

Key:
- Existing
- Proposed
- Proposed Beyond

30.11.2022	Rev 01: Issued to Planning Department as per Planning Department Comments
Revisions :	

Sonia Browse Architects LLP
13 Bellfield Lane Edinburgh EH15 2BL
0131 258 4653

Client :	Pat Cesari
Project :	Fenton Barns
Drawing Title :	Proposed External Works
Scales :	Varies
Project Ref :	0129
Drawing Ref:	AL_EXT_01
Rev :	01

Notes :

Work from figured dimensions.

Key:

Site Boundary

N

30.11.2022	Rev 02: Drawings updated in line with Planning Department comments
21.10.2022	Rev 01: PLanning draft issued to Client

Revisions :

Sonia Browse Architects LLP
13 Bellfield Lane Edinburgh EH15 2BL
0131 258 4653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Location Plan

Scales : 1:500 @ A0 / 1:1000 @ A2

Project Ref : 0129

Drawing Ref: AL_S_01 | Rev : 02

Notes :

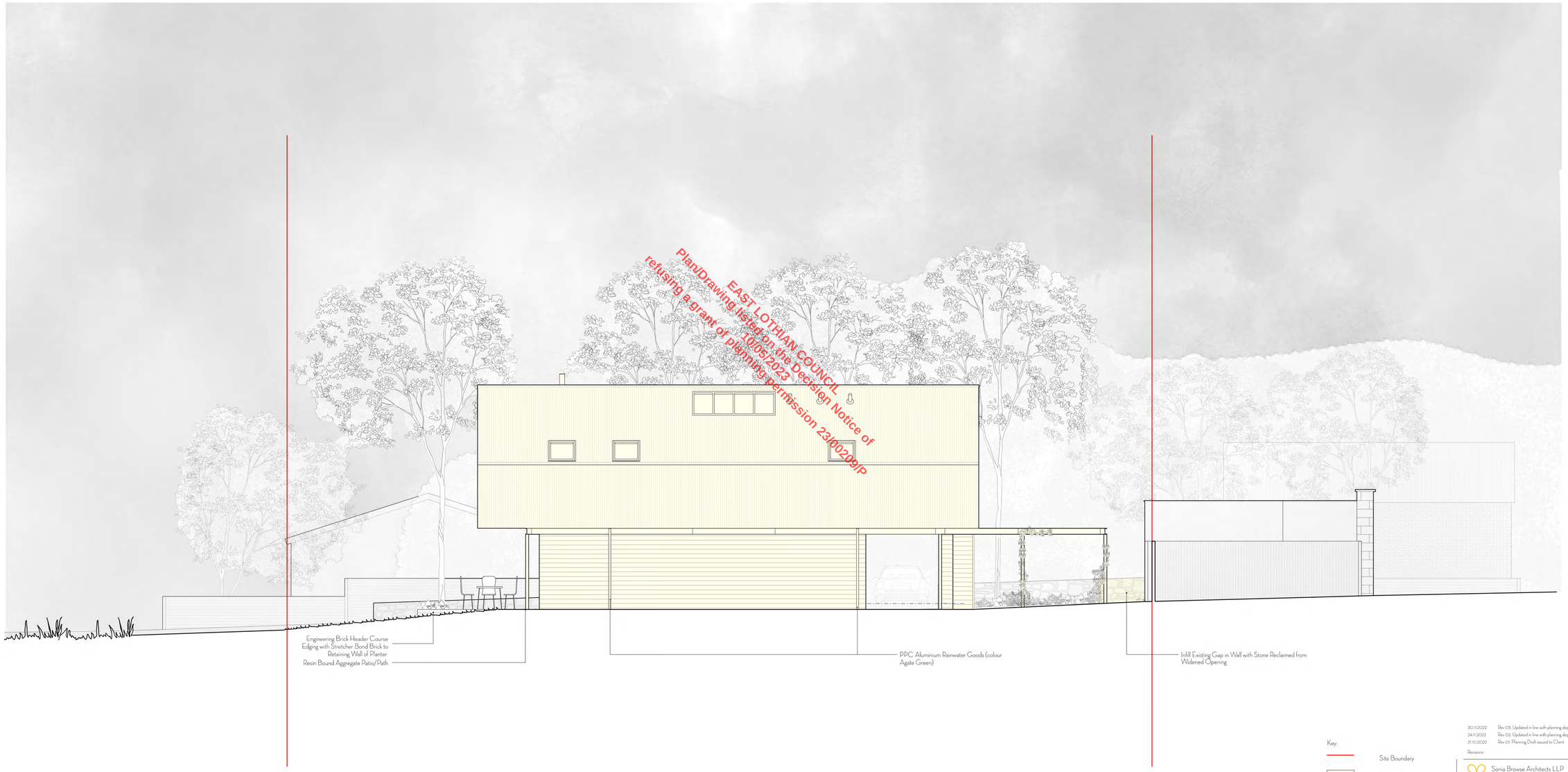
Work from figured dimensions.

AL_EL_01 AL_SE_03 AL_SE_02 AL_SE_01 AL_SE_04 AL_EL_03

AL_RF_01

AL_1F_01

AL_GF_01



AL_RF_01

AL_1F_01

AL_GF_01

0 1m 2m 3m 4m 5m

Key:

- Site Boundary
- Proposed
- Ppc Aluminum Framed High Performance Velux Style Rooflight (colour Anthracite)
- Ppc Aluminum Framed High Performance Linear Patent Glazing Rooflight (colour Anthracite)
- Corrugated Corten Roof and Wall Cladding
- Featheredge Horizontal Treated Timber Cladding
- Existing Boundary Wall to be Made Good as Required (Further to Demolition)
- Exposed Painted Steel Columns (colour Agate Green to match existing Columns at Fenton Steading)

30.11.2022	Rev 03: Updated in line with planning department comments
24.11.2022	Rev 02: Updated in line with planning department comments
21.10.2022	Rev 01: Planning Draft issued to Client

Revisions :

Sonia Browse Architects LLP
13 Bellfield Lane Edinburgh EH15 2BL
0131 258 4653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Proposed North East Elevation

Scales : 1:50 @ A0 / 1:100 @ A2

Project Ref : 0129

Drawing Ref: AL_EL_04 Rev : 03

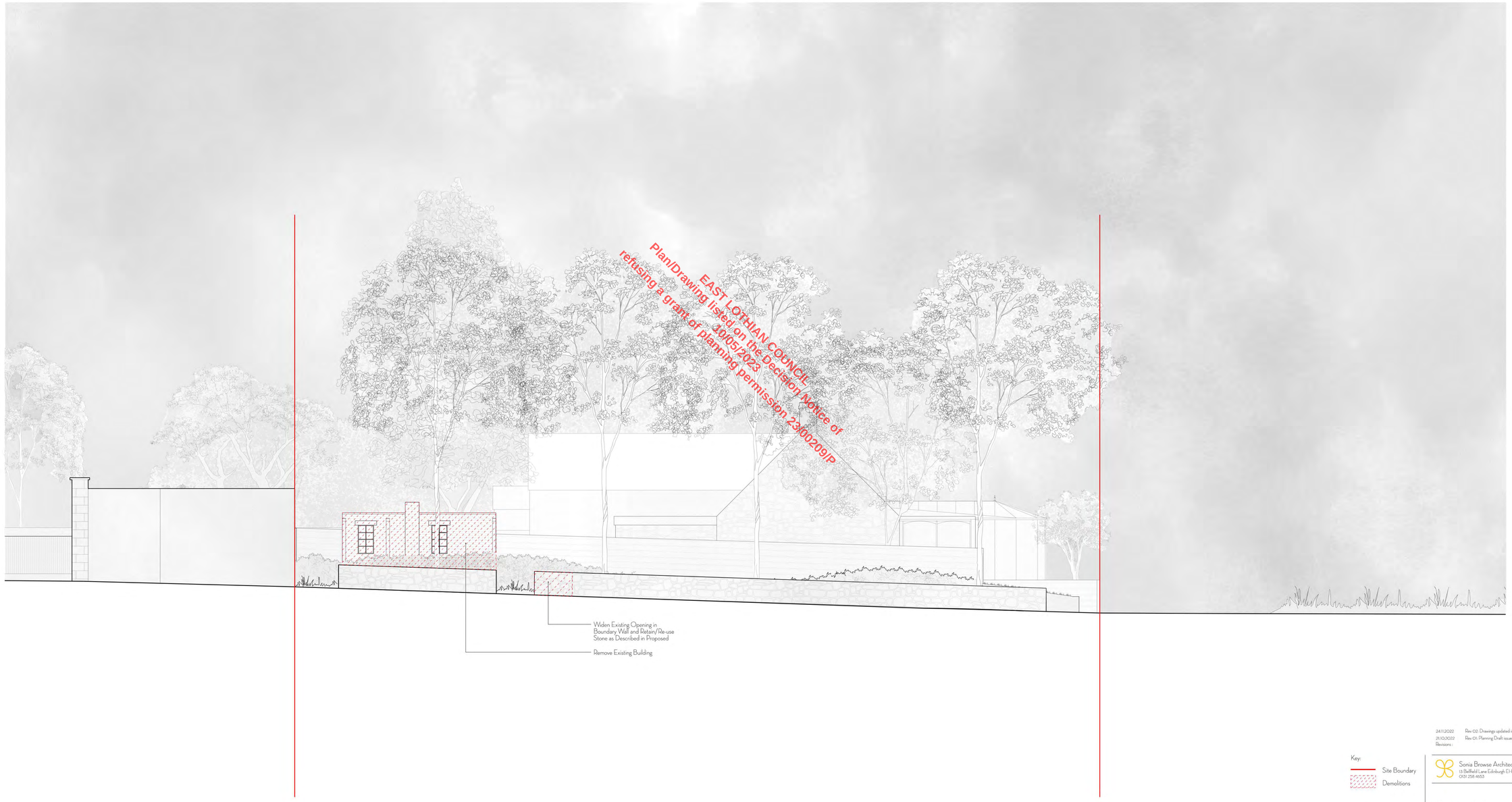
AL_EL_01 AL_SE_03 AL_SE_02 AL_SE_01 AL_SE_04 AL_EL_03

AL_EX_EL_03 AL_EX_SE_04 AL_EX_SE_01 AL_EX_SE_03 AL_EX_EL_01

AL_EX_RF_01 AL_EX_RF_01

AL_EX_1F_01 AL_EX_1F_01

AL_EX_GF_01 AL_EX_GF_01



AL_EX_EL_03 AL_EX_SE_04 AL_EX_SE_01 AL_EX_SE_03 AL_EX_EL_01

Key:
Site Boundary
Demolitions

0 1m 2m 3m 4m 5m

24.11.2022 Rev 02: Drawings updated in line with Planning Department comments
21.10.2022 Rev 01: Planning Draft issued to Client
Revisions :

Sonia Browse Architects LLP
13 Belfield Lane Edinburgh EH16 2BL
0131 258 4653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Existing South West Elevation

Scales : 1:50 @ A0 / 1:100 @ A2

Project Ref : 0129

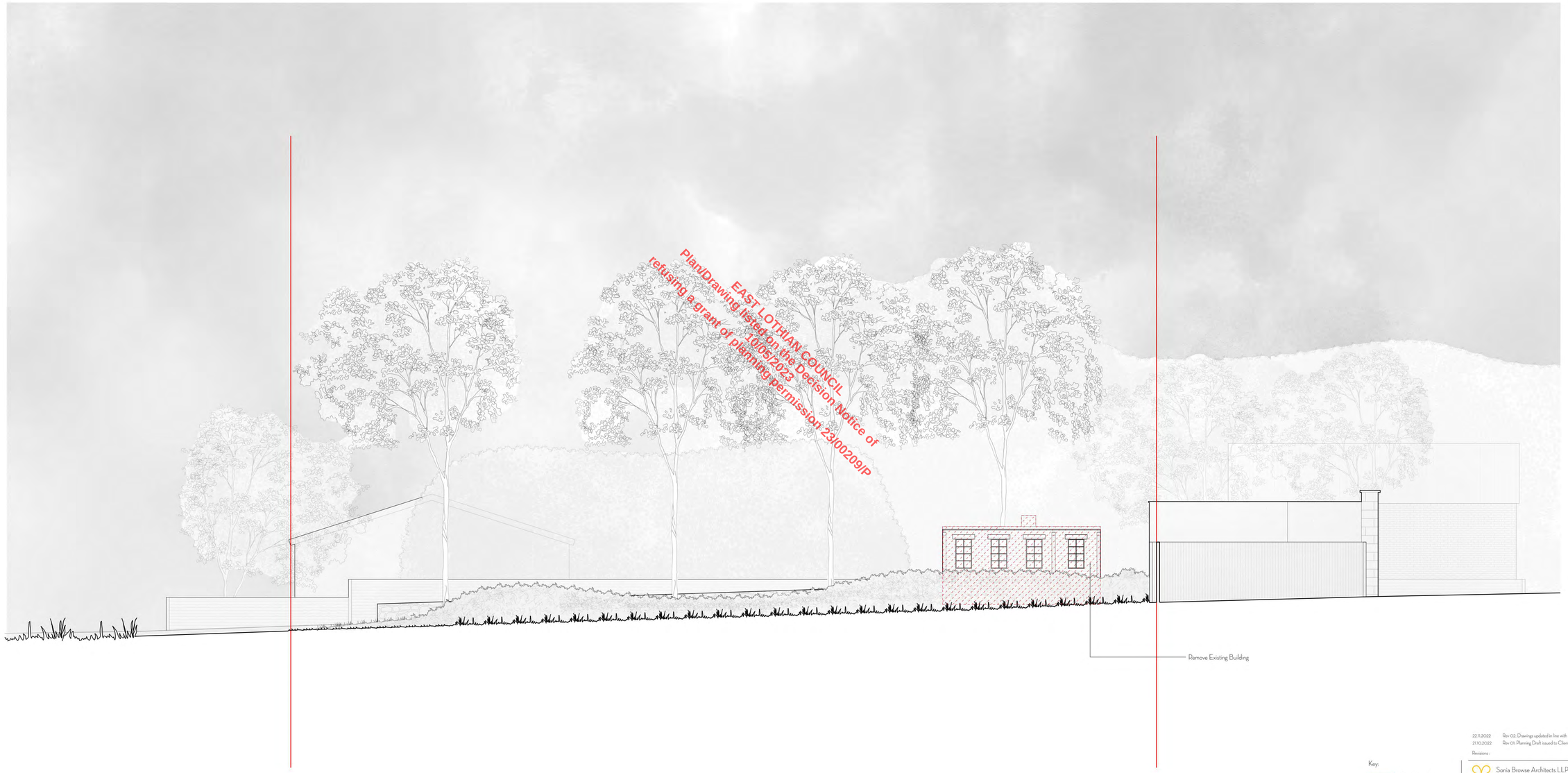
Drawing Ref: AL_EX_EL_02 Rev : 02

AL_EX_EL_01 AL_EX_SE_03 AL_EX_SE_01 AL_EX_SE_04 AL_EX_EL_03

AL_EX_RF_01 AL_EX_RF_01

AL_EX_1F_01 AL_EX_1F_01

AL_EX_GF_01 AL_EX_GF_01



Key:
Site Boundary
Demolitions

AL_EX_EL_01 AL_EX_SE_03 AL_EX_SE_01 AL_EX_SE_04 AL_EX_EL_03

0 1m 2m 3m 4m 5m

22.11.2022	Rev 02: Drawings updated in line with Planning Department comments
21.10.2022	Rev 01: Planning Draft issued to Client

Revisions :

Sonia Browse Architects LLP
15 Bullfield Lane Edinburgh EH15 2BL
0131 258 4653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Existing North East Elevation

Scales : 1:50 @ A0 / 1:100 @ A2

Project Ref : 0129

Drawing Ref: AL_EX_EL_04 Rev : 02

Notes :

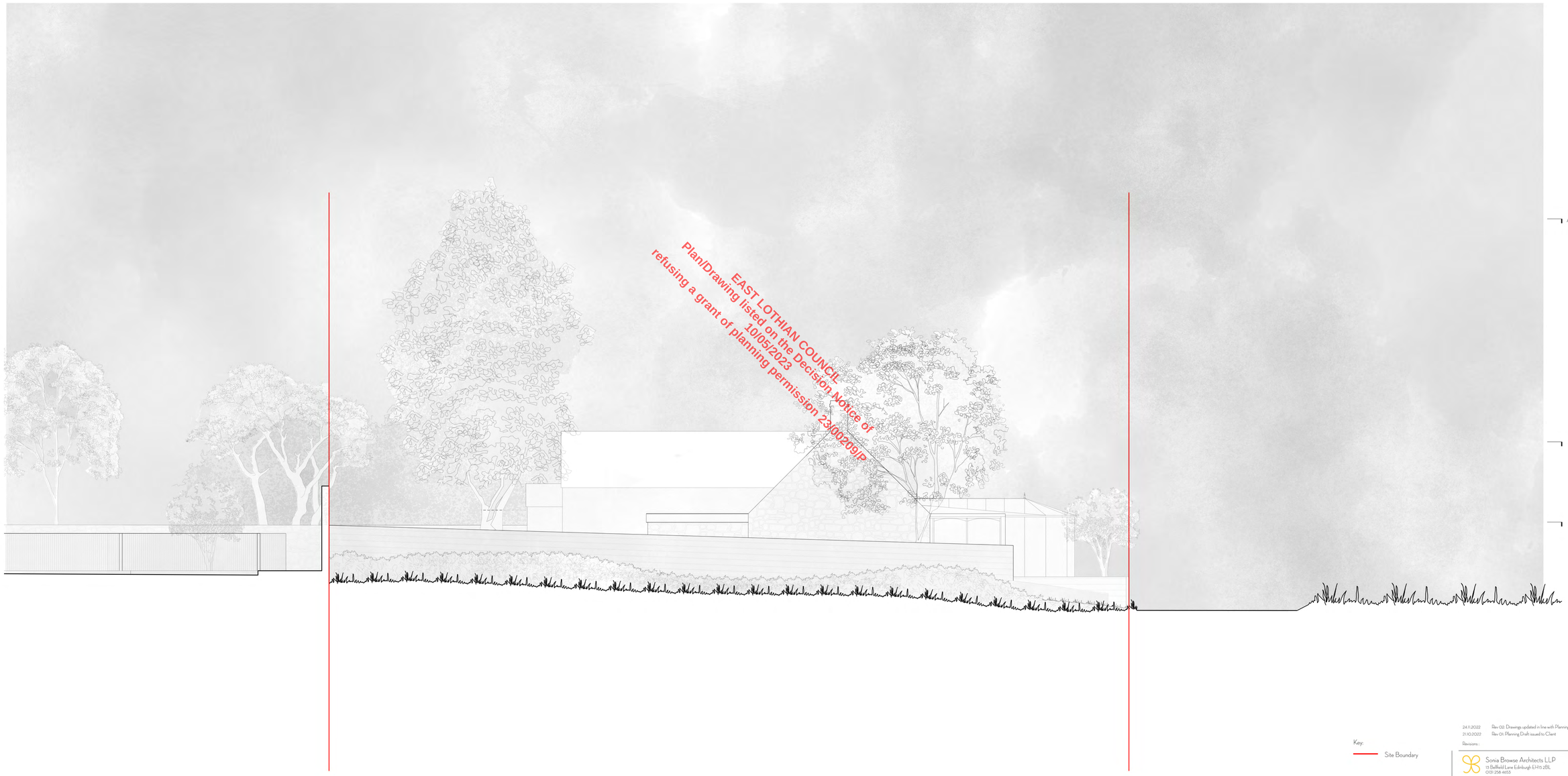
Work from figured dimensions.

AL_EX_EL_03 AL_EX_SE_04 AL_EX_SE_01 AL_EX_SE_03 AL_EX_EL_01

AL_EX_RF_01 AL_EX_RF_01

AL_EX_1F_01 AL_EX_1F_01

AL_EX_GF_01 AL_EX_GF_01



AL_EX_EL_03 AL_EX_SE_04 AL_EX_SE_01 AL_EX_SE_03 AL_EX_EL_01

Key:

Site Boundary

0 1m 2m 3m 4m 5m

24.11.2022 Rev 02: Drawings updated in line with Planning Department comments
21.10.2022 Rev 01: Planning Draft issued to Client
Revisions :

Sonia Browse Architects LLP
13 Belfield Lane Edinburgh EH10 6BL
0131 258 4603

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Existing Long Section E

Scales : 1:50 @ A0 / 1:100 @ A2

Project Ref : 0129

Drawing Ref: AL_EX_SE_05 Rev : 02

Notes :

Work from figured dimensions.

AL_EL_03 AL_SE_04 AL_SE_01 AL_SE_02 AL_SE_03 AL_EL_01

AL_RF_01 AL_RF_01

AL_1F_01 AL_1F_01

AL_GF_01 AL_GF_01

AL_EL_03 AL_SE_04 AL_SE_01 AL_SE_02 AL_SE_03 AL_EL_01

Key:

- Site Boundary
- Proposed
- Proposed Beyond
- Corrugated Corten Roof an Wall Cladding
- Featheredge Horizontal Treated Timber Cladding

0 1m 2m 3m 4m 5m

24.11.2022 Rev 03: Drawings Updated in line with Planning Department Comments
21.10.2022 Rev 02: Planning Draft issued to Client
29.07.2022 Rev 01: Draft issued to Client

Revisions :

Sonia Browse Architects LLP
13 Belfield Lane Edinburgh EH10 5BL
0131 258 6053

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Proposed Long Section E

Scales : 1:50 @ A0 / 1:100 @ A2

Project Ref : 0129

Drawing Ref: AL_SE_05 Rev : 03

Key:

Site Boundary

Proposed

S_EL_03 S_SE_04 S_SE_01 S_SE_02 S_SE_03 S_EL_01

S_RF_01

S_1F_01

S_GF_01

S_RF_01

S_1F_01

S_GF_01

S_EL_03 S_SE_04 S_SE_01 S_SE_02 S_SE_03 S_EL_01

0 2m 5m 10m

22.11.2022	Rev 02: Updated in line with Planning Department comments
21.10.2022	Rev 01: Planning Draft issued to Client

Revisions :

Sonia Browse Architects LLP
13 Belfield Lane Edinburgh EH10 5BL
0131 258 4653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Proposed South West Site Elevation

Scales : 1:200 @ A0 / 1:400 @ A2

Project Ref : 0129

Drawing Ref: S_EL_02 | Rev : 02

Notes :

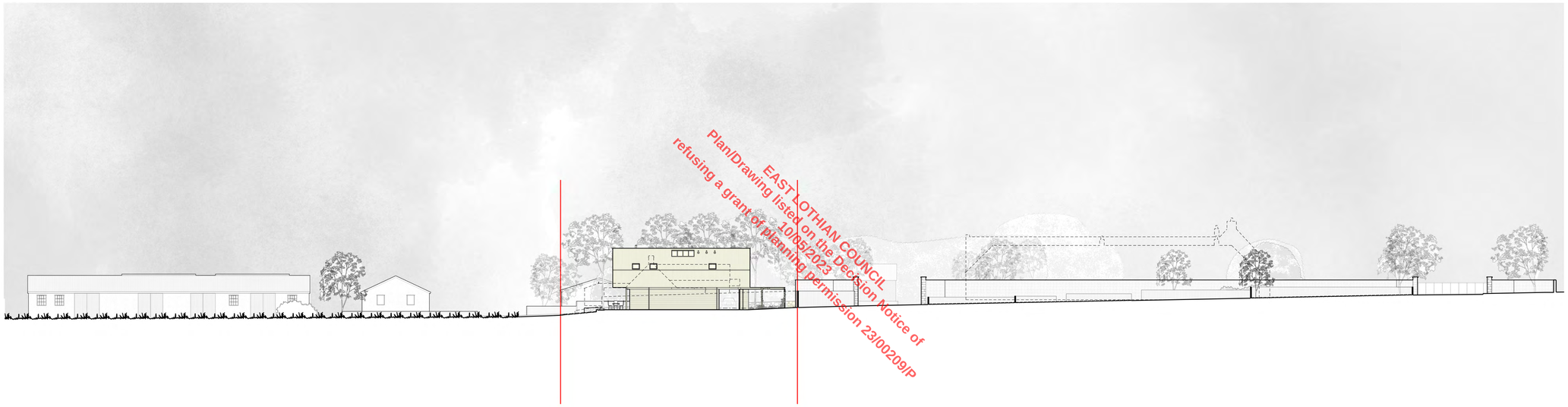
Work from figured dimensions.

Key:

Site Boundary

Proposed

S_EL_01 S_SE_03 S_SE_02 S_SE_01 S_SE_04 S_EL_03



S_EL_01 S_SE_03 S_SE_02 S_SE_01 S_SE_04 S_EL_03

0 2m 5m 10m

24.11.2022 Rev 02: Updated in line with Planning Department comments
21.10.2022 Rev 01: Draft Planning issued to client

Revisions :

Sonia Browse Architects LLP
13 Belfield Lane Edinburgh EH10 5BL
0131 258 4653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Proposed North East Site Elevation

Scales : 1:200 @ A0 / 1:400 @ A2

Project Ref : 0129

Drawing Ref: S_EL_04 Rev : 02

Notes :

Work from figured dimensions.

Key:

Site Boundary

S_EX_EL_03

S_EX_SE_04

S_EX_SE_01

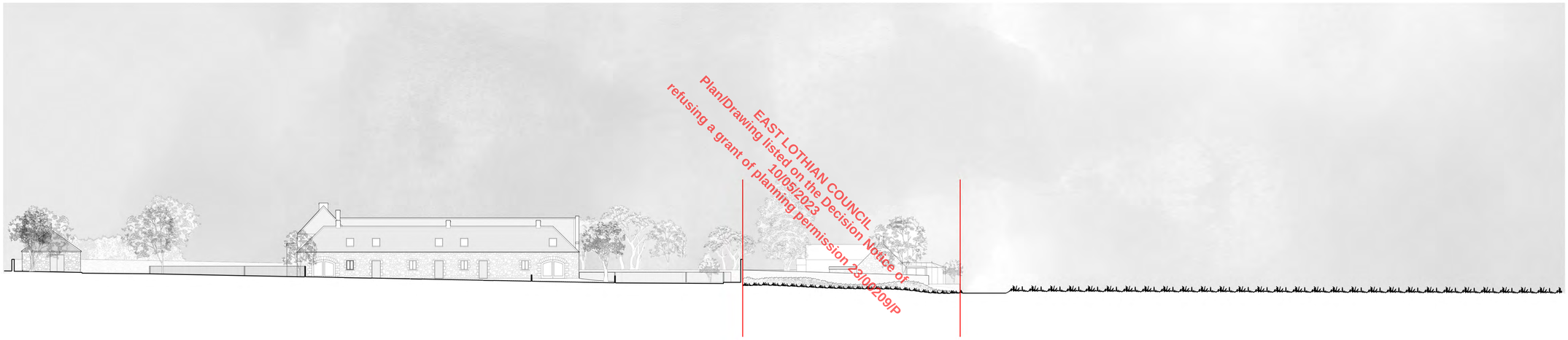
S_EX_SE_03

S_EX_EL_01

S_EX_RF_01

S_EX_1F_01

S_EX_GF_01



S_EX_RF_01

S_EX_1F_01

S_EX_GF_01

S_EX_EL_03

S_EX_SE_04

S_EX_SE_01

S_EX_SE_03

S_EX_EL_01

0 2m 5m 10m

24.11.2022	Rev 02: Updated in line with Planning Department comments
21.10.2022	Rev 01: Planning Draft issued to Client

Revisions :

Sonia Browse Architects LLP
13 Duffield Lane Edinburgh EH15 2BL
0131 258 4053

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Existing Long Site Section E

Scales : 1:200 @ A0 / 1:400 @ A2

Project Ref : 0129

Drawing Ref: S_EX_SE_05 | Rev : 02

AL_EL_03 AL_SE_04 AL_SE_01 AL_SE_02 AL_SE_03 AL_EL_01

AL_RF_01 AL_IF_01 AL_GF_01

AL_RF_01 AL_IF_01 AL_GF_01

AL_EL_03 AL_SE_04 AL_SE_01 AL_SE_02 AL_SE_03 AL_EL_01

0 1m 2m 3m 4m 5m

Key:

- Site Boundary
- Proposed
- PPC Aluminum Framed High Performance Velux Style Combined Window and Rooflight (colour Anthracite)
- Corrugated Corten Roof and Wall Cladding
- Existing Boundary Wall to be Made Good as Required

- Ppc Aluminum Framed High Performance Glazed Screen with Pivot Pass Door (colour Anthracite)
- Ppc Aluminum Framed High Performance Windows (colour Anthracite)
- Exposed Painted Steel Columns (colour Agate Green to match existing Columns at Fenton Steading)
- Featheredge Horizontal Treated Timber Cladding

24.11.2022 Rev 03: Updated in line with comments from planning department
21.10.2022 Rev 02: Planning Draft issued to Client
29.07.2022 Rev 01: Draft issued to Client
Revisions :

Sonia Browse Architects LLP
13 Saffield Lane Edinburgh EH16 2BL
0131 258 4653

Client : Pat Cesari

Project : Fenton Barns

Drawing Title : Proposed South West Elevation

Scales : 1:50 @ A1 / 1:100 @ A3

Project Ref : 0129

Drawing Ref: AL_EL_02 Rev : 03

Hinshelwood Arboricultural Consultants

Urban Tree Specialists

Survey of Trees West Cottage,
Fenton New Mains Road,
Fenton Barns
22 February 2023

Hinshelwood Arboricultural Consultants

7 Forth Reach, Dalgety Bay, Dunfermline.

Fife. KY11 9FF

CONTROL SHEET

Project Title:	West Cottage, Fenton New Mains Road, Fenton Barns
Agent for Client:	Sonia Browse Architects
Council:	East Lothian
Survey Date:	14 February 2023
Prepared by:	Graham Hinshelwood
Date of Issue:	22 February 2023
Status:	Final
Version No:	2

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DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, in sufficient detail to gather data for and inform the design of the current project only. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or located in areas of restrictive ground vegetation, cannot therefore be expected. Detailed tree safety appraisals are only conducted under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only. Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g., development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regard to tree structural integrity, and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can be seen from within the site. Stem diameters and other measurements of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potential risk to persons and/or property has been identified during our survey or, if applicable, where permissible works are required to implement a proposed development. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will inform the relevant Council of the matter. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule. Where tree stem locations are not included on the plan(s) provided then they are plotted by the arboriculturist at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

This document is intended as a guide to identify key tree related constraints to site development only, and the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

Third Parties: Any disclosure of this document to a third party is subject to this disclaimer. The report was prepared by Hinshelwood Arboricultural Consultants at the instruction of and for use by our client. This report does not in any way constitute advice to any third party who is able to access it by any means. Hinshelwood Arboricultural Consultants excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage arising from reliance on the contents of this report.

CONTENTS

1.0 INTRODUCTION

Terms of Reference

Hinshelwood Arboricultural Consultants were instructed to:

a) Survey, either as individuals or by group, all trees having reasonable potential to be adversely affected by or to affect the development of the site under consideration.

b) Prepare a tabulated Tree Survey Schedule based on guidance specified BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations.

c) Evaluate the potential tree related impacts and design conflicts of the proposals.

d) Advise on removal, retention and management options for the trees in the current context and in the context of the proposed development.

e) Advise on suitable tree protection measures required during development.

f) Annotate the existing site proposal plan to produce a Tree Constraints Plan and a Tree Impact Plan identifying tree retention category, crown spreads, Root Protection Areas, projected tree related impacts, approximate temporary protective fencing locations, new tree planting suggestions, and other pertinent details; and

g) Produce an Arboricultural Impact Assessment report outlining the main tree related issues and potential tree related impacts in relation to the proposed development and indicating suitable mitigation provisions and retained tree protection measures.

Scope and Purpose of Report

1.1 By detailing foreseeable tree related issues this report is intended to assist the Local Planning Authority (LPA) in their review of the proposed development and, as such, should be supplied to them in support of the planning application to which it pertains.

1.2 The report provides an initial analysis of the impacts that the proposed development is projected to potentially have on trees located both within the site and immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and mitigation for projected losses, along with appropriate tree protection measures in the context of the proposed development in accordance with current guidance. Site Visit, Data Collection and Tree Plans

1.3 Further to instruction I confirm that I visited the site on 14 February 2023 and conducted a survey of trees. My survey was conducted in accordance with the preceding disclaimer, and all tree data collected on site is set out in the attached tabulated Tree Survey Schedule (TSS) at Appendix One which, for ease of interpretation, should be read alongside the associated BS5837:2012 Table 1 (as appended).

1.4 During my survey review I identified five individual trees (prefixed ‘T’) and have numbered them accordingly on the Tree Constraints Plan (TCP) and Tree Impact Plan (TIP), as appended. The plans are based on existing site plans that were provided in electronic format by the client’s agent, Sonia Browse Architects and for the purpose of this report, the plans’ details are presumed to be accurate.

1.5 The TCP details the existing site with the readily definable tree constraints, whilst the TIP also has an overlay of the development proposals along with associated tree related impacts and suggestions for mitigation tree planting.

2.0 STATUTORY PROTECTION IN RESPECT OF ASSOCIATED WILDLIFE

Protected Species

2.1 Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. The breeding period for woodlands runs from March to August inclusive. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.

2.2 All bat species are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats and Species Regulations 2010 (as amended). In this respect it should be noted that it is possible that unidentified bat habitat features may be located high up in tree crowns and all personnel subsequently conducting tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate action(s) prior to works continuing.

3.0 THE SITE AND THE SURROUNDINGS

3.1 The site is located at the corner of Calderside Road and New mains Cottages at Fenton Barns. It is a small, rectangular shaped piece of land. It is relatively flat and overgrown, whilst the northern part of the site accommodates the existing building. As a settlement Fenton Barns and New Mains are a well-established group of residential and commercial properties on either side of the B1345 from Drem to North Berwick. The buildings are former farm buildings but also incorporate buildings that were previously part of the former RAF base — RAF Drem.

3.2 The design intends to respond to, fit in with and enhance the existing distinctive context of Fenton Newmains. The site is located on the corner of Calderside Road and Fenton Newmains Cottages. The four mature sycamore trees and stone boundary wall which border the south-western edge of the site adjacent the road defines the edge of the historic settlement. It is proposed to continue the building line of the cottages on Newmains but turn the building 90 degrees to mark the corner with an elevated gable facing out over the long view over the fields to the south-east. The longer face of the building turns the corner to run parallel behind the canopy of the existing trees softening the building form from Calderside Road. The existing boundary wall has an opening and path leading onto the site from the road. The intention is to widen that opening to form a driveway into the site to a car port nestled under the building. To the north-west a private garden will be formed distinct from the garden area under the trees and between the boundary wall and the building. Topography within the site is on level.

4.0 THE TREE POPULATION

4.1 As noted previously, five individual trees were surveyed for the purpose of this appraisal. The surveyed trees are all sycamore. All of the trees included in this appraisal, with the exception of T1891, are located within the site redline boundary.

4.2 The surveyed trees are mature in age. Tree sizes are all moderate with heights of up to 13 metres, maximum diametrical crown spreads of up to 9 metres and stem diameters of up to 700 millimetres. Detailed tree dimensions and other pertinent, information such as structural defects and physiological deficiencies, are included in the Tree Survey Schedule (TSS) at Appendix One.

4.3 There are structural defects identified in several of the trees. These weak features arise from poor formative management. The legacy of a lack of husbandry will increase the need for greater vigilance in tree condition monitoring and more regular tree surgery operations as the trees enter the veteran stage.

4.4 Tree T1891 that is found in the neighbouring property has been extensively and regularly topped. The action of this work has reduced the crown considerably and reduced its impact in creating a positive impact on the landscape character of the area. There is a number of reasons for not topping any tree.

- Removing the top of a trees crown interferes with its ability to produce energy. It also unbalances the root to crown ratio, disturbing the equilibrium of carbohydrate production and storage. A lack of photosynthetic potential coupled with the rapid depletion of stored energy usually leads to a tree's death.
- Removing large portions of the crown of a tree typically involves making large enough cuts that the tree may not be able to compartmentalise the wound making it prone to decay, fungus and insect infestations.
- If a tree manages to survive a topping cut, the removal of a trees apical meristem causes the growth of watersprouts. Watersprouts are dormant buds that get activated and grow quickly and erratically. They typically grow vertically, defeating the purpose of the original topping cut and are usually poorly attached which makes them a risk for failure.

Because of this choice of management regime the extent and access of the root function will be greatly reduced so the RPA of this tree at its current diameter will be greatly reduced. While the RPA of this tree is shown at its full extent on the protection plan this will not be the true requirement and will be greatly reduced.

4.5 In respect of the TSS it should be noted that tree quality is categorised within the existing context without taking any site development proposals into account. However, recommendations for works included in the TSS take both current site usage into consideration and the proposed site development where there are definable development related issues with regard to specific trees.

4.6 The TSS includes a column ('Cat. Grade') listing the trees' respective retention values, where they are rated either 'A,' 'B,' 'C' or 'U,' as per BS5837:2012 Table 1 (Appendix One). 'A' category trees are those considered to be of 'high quality' and, accordingly, the most suitable for retention, whilst 'B' category trees are those considered to be of 'moderate quality.' As detailed in Table A (below), no trees were categorised as high quality ('A'), four trees were categorised as moderate quality ('B'), one tree was categorised as low quality ('C') and no trees categorised as ('U') trees that should be removed for sound management reasons regardless of site proposals.

Table A: BS5837-2012 Retention Categories of the Surveyed Trees

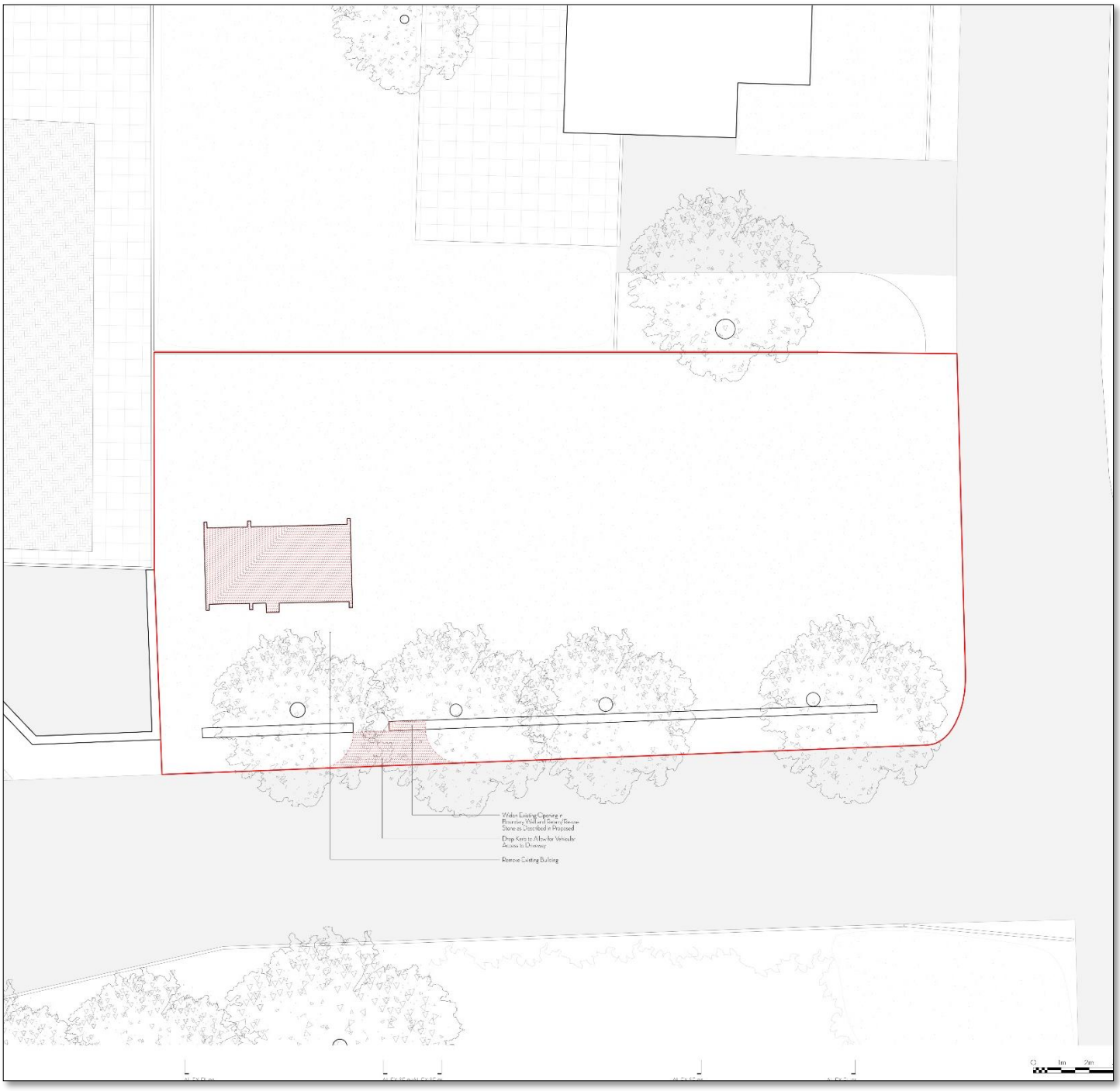
	Ret. Cats.	Tree Numbers				Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	A	-				-
	B	T1887	T1888	T1889	T1890	*4 trees*
Those of a low quality that should not be considered a material constraint to development	C	T1891				*1 tree*
Those that should be removed for sound management reasons regardless of site proposals	U	-				-
						= 5 Trees in Total

4.7 The site under consideration and the development envelope in particular has had buildings located on it. This has been over an extended period of time, 60+ years, and, as such, many of the surveyed trees adjacent to this, in particular those mature trees that stand within have had the ground within their RPAs areas extensively restricted. It is therefore reasonable to conclude that the historic site use and works to maintain the building and allotment will have affected the morphology and extents of the trees' roots.

5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

5.1 The proposal is to demolish the existing building in order to create a modest home that is energy efficient utilising a number of renewable energy sources meeting many of the Council's aspirations for new build homes to be as close to Carbon Neutral/Zero Carbon as possible. This will be a high-quality development that has the opportunity to enhance the existing cluster of houses, to make it more cohesive, whilst ensuring the area does not lose its key characteristics. The proposals will not have any detrimental impacts on the amenity, appearance or character of the immediate area. Some minor works to crown lift and to remove dead wood will be required on the trees. Accordingly, I have been provided with a proposal plan to that effect, as prepared by Sonia Browse Architects. In order to appraise the projected impacts that the development would potentially have on the trees, the tree constraints details were overlaid onto the site proposal plan, as detailed on the TIP.

As existing



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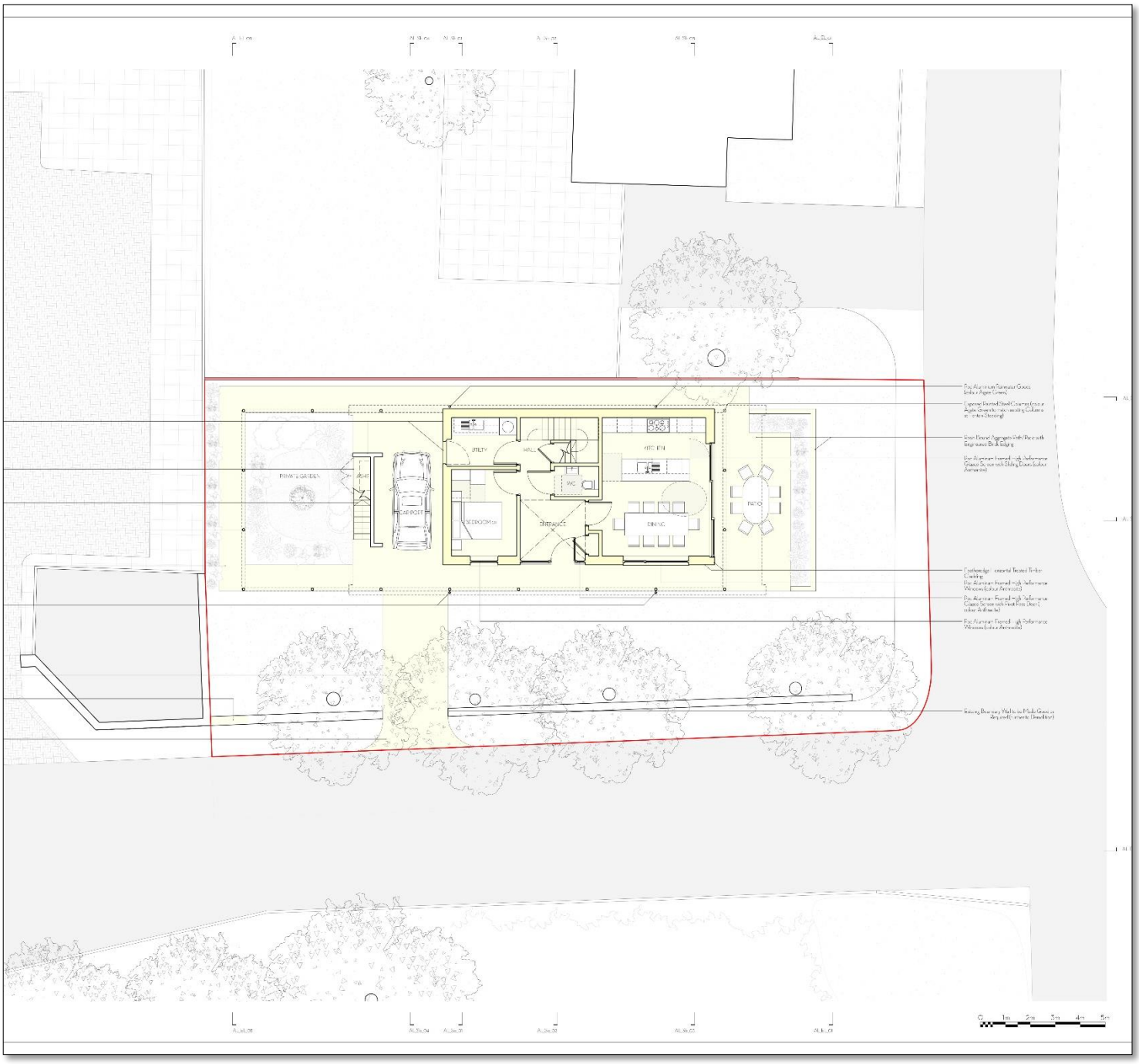
As Proposed



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Projected Arboricultural Losses Relating to the Proposal

5.2 As detailed in the table below and on the TIP, implementation of the proposed development as it stands is projected not to require the removal of any trees in order to form the development envelope. Please see paragraphs 6.1 and 6.2 with regard to the retention or trees during development at the site under consideration.

	Ret. Cats.	Removals necessary to implement development	Removals suggested for non-development related reasons	Total number of tree removals
Those of a high quality that should be afforded proper consideration in the context of development	**A**	-	-	0
Those of a moderate quality that should be afforded proper consideration in the context of development	**B**	-	-	0
Those of a low quality that should be afforded proper consideration in the context of development	**C**	-	-	0
Those that should be removed for sound management reasons regardless of site plans	**U**	-	-	0
Totals		-	-	= 0 trees in total

6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

Root Protection Areas and Construction Exclusion Zones

6.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS and on the TCP and TIP give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development. In certain situations, such as at the site under consideration, there is a degree of flexibility in the CEZ positioning, as discussed in paragraph 6.4. The constraints of the site and to allow access means that protective fencing while difficult, will still be seen as an option. As the fence will have to be accessed from time to time it is therefore proposed that the protection of the trees is also one of a box protection for tree trunks. The tree protection boxes will not be fixed directly to the tree stem as damage could occur either as a direct fixing or by means of transmitting forces to the tree if the box sustains a collision. The box must be self-supporting and ideally anchored to the ground. There must be a minimum of 150mm between the tree stem and any part of the box. The materials used must be robust and durable enough to be fit for the purpose of preventing damage to the trunk and last the lifetime of the development. Usually, 18mm exterior ply fixed to 50mm x 50mm battens is sufficient.
Signs should be fixed to the boxes stating that they are for tree protection and not to be removed.

Example of trunk protection box in use

6.2 **Design of welded mesh, Heras type tree protection barrier.**

6.3 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place. The default specification should be in accordance with 6.2.2.2 of BS 5837, as set out below.

6.4 Specifications: Barrier shall be a minimum 2 m high. It shall consist of a vertical and horizontal scaffold framework, well braced to resist impacts, as illustrated below. The vertical tubes should be spaced at a minimum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed.

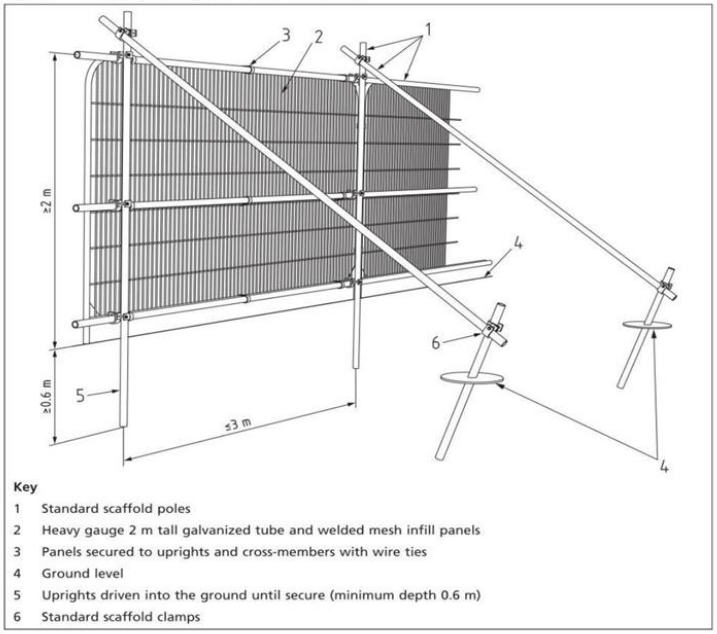
6.5 Where site circumstances and associated risk of damaging incursions into the RPA do not necessitate the default level of protection, an alternative specification may be used if agreed with the local authority. An example would be 'Heras' type welded mesh panels on rubber or concrete feet. The panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The panels should be supported on the inner side by stabiliser struts. All-weather notices should be attached to the barrier with words such as 'TREE PROTECTION ZONE - NO ACCESS.

6.6 Location: Barriers shall be positioned on the perimeter of the Root Protection Area to define the Tree Protection Zone or as specified in the Tree Protection Plan.

6.7 Shown on the Tree Protection Plan by a solid black line.

Examples of Barriers

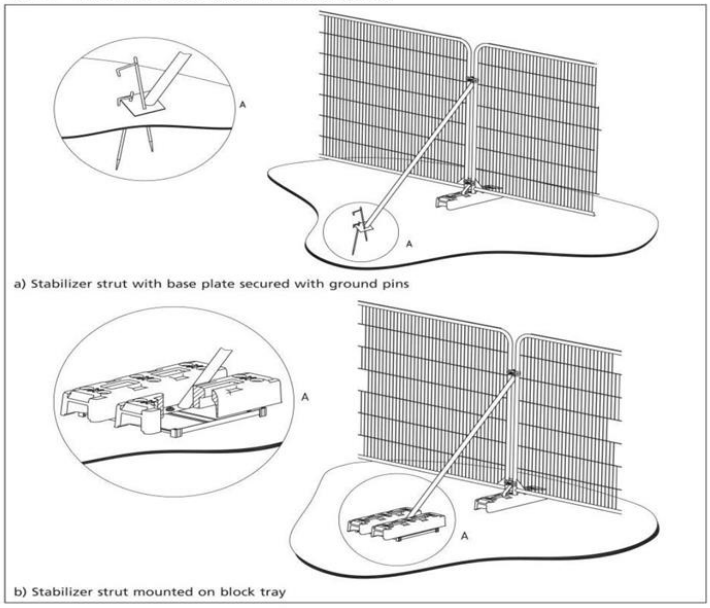
Figure 2 **Default specification for protective barrier**



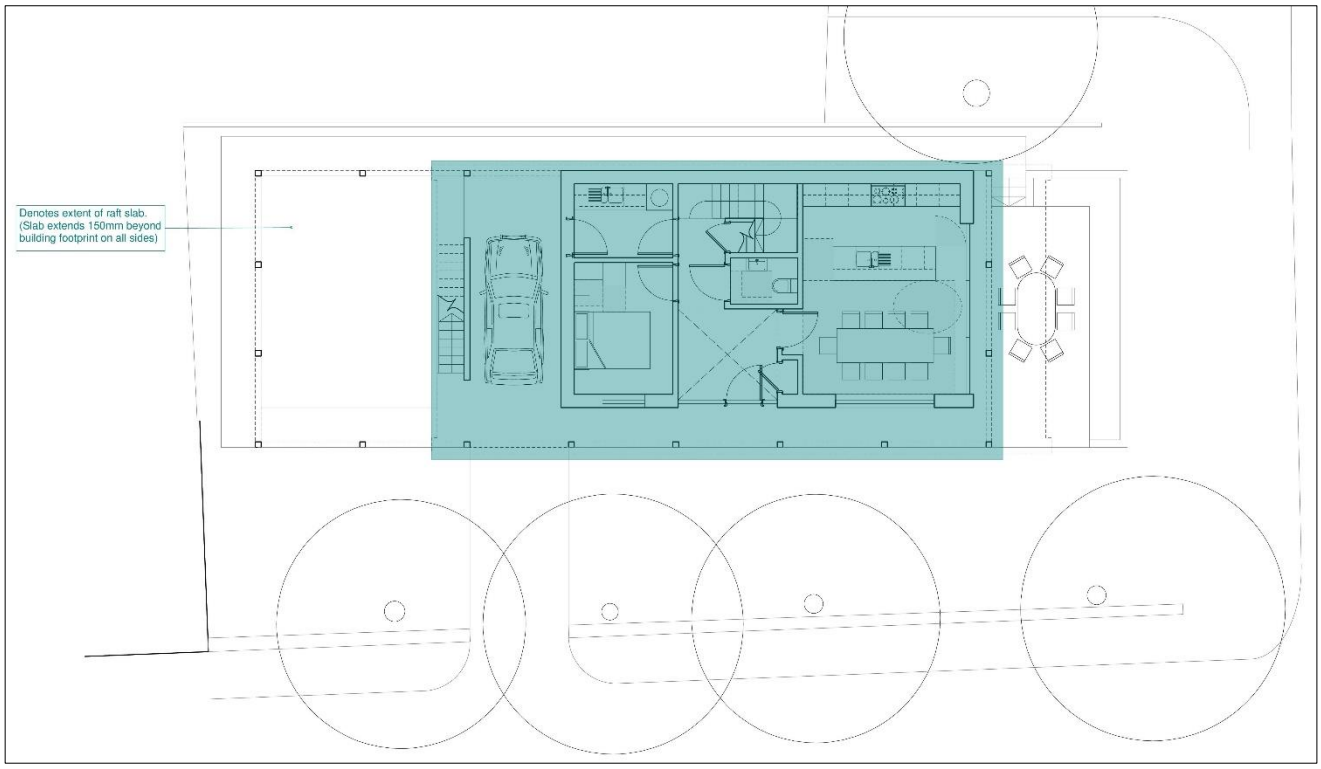
Key

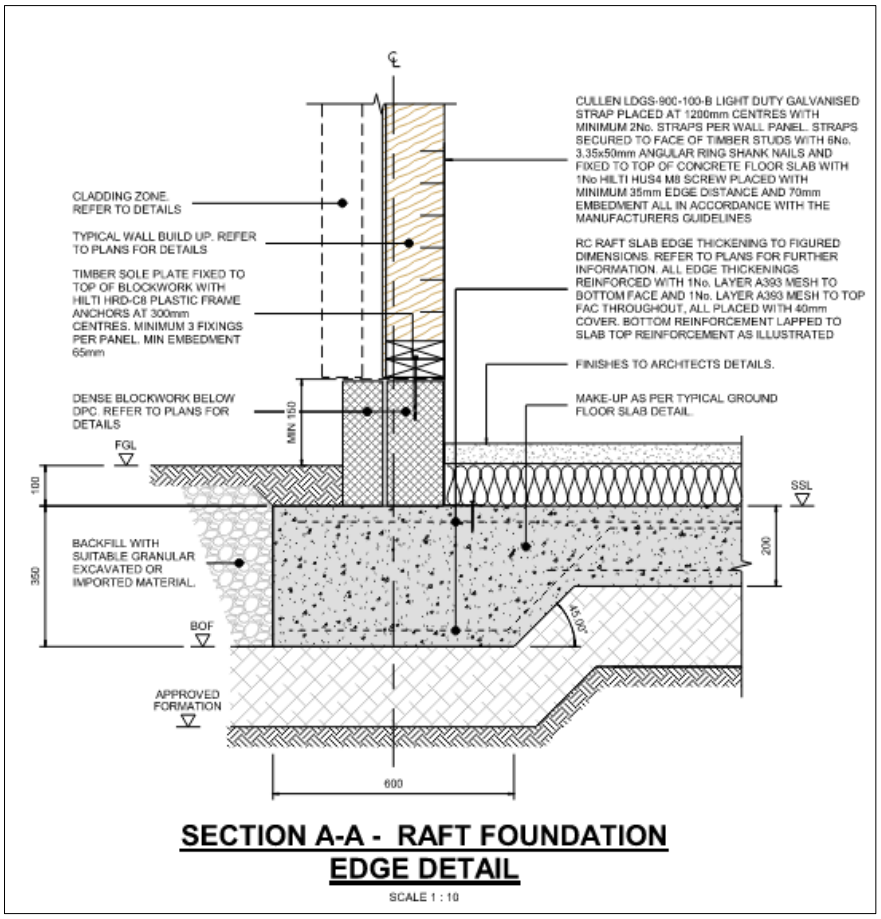
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Figure 3 **Examples of above-ground stabilizing systems**



6.8 Works are proposed within the root protection area of some trees. However, due to the lightweight construction a specialised foundation slab has been developed and is proposed to only require minimum excavation, please see detail below. Also due to the ground levels minimal excavation will be required with the ground being required to be raised. Specialist methods of design and construction are to be employed to minimise the impact on these trees and to be acceptable to the local planning authority. Surfacing will be designed and constructed using a no-dig, porous system, also to have a minimal impact on the trees. It is recommended that a detailed arboricultural method statement is produced in response to a planning condition following planning consent. This will describe in detail how retained trees will be protected from the development and methods of work close to trees. This report contains general details such as tree barriers and ground protection which are common to most developments. If the recommendations made within this report are followed, the development should be achievable in arboricultural terms and should be acceptable to the local planning authority.


Denotes extent of raft slab.
(Slab extends 150mm beyond
building footprint on all sides)


CULLEN LDGS-900-100-B LIGHT DUTY GALVANISED STRAP PLACED AT 1200mm CENTRES WITH MINIMUM 2No. STRAPS PER WALL PANEL. STRAPS SECURED TO FACE OF TIMBER STUDS WITH 6No. 3.35x50mm ANGULAR RING SHANK NAILS AND FIXED TO TOP OF CONCRETE FLOOR SLAB WITH 1No HILTI HUS4 M8 SCREW PLACED WITH MINIMUM 35mm EDGE DISTANCE AND 70mm EMBEDMENT ALL IN ACCORDANCE WITH THE MANUFACTURERS GUIDELINES
CLADDING ZONE. REFER TO DETAILS
TYPICAL WALL BUILD UP. REFER TO PLANS FOR DETAILS
TIMBER SOLE PLATE FIXED TO TOP OF BLOCKWORK WITH HILTI HRD-C8 PLASTIC FRAME ANCHORS AT 300mm CENTRES. MINIMUM 3 FIXINGS PER PANEL. MIN EMBEDMENT 65mm
RC RAFT SLAB EDGE THICKENING TO FIGURED DIMENSIONS. REFER TO PLANS FOR FURTHER INFORMATION. ALL EDGE THICKENINGS REINFORCED WITH 1No. LAYER A393 MESH TO BOTTOM FACE AND 1No. LAYER A393 MESH TO TOP FAC THROUGHOUT, ALL PLACED WITH 40mm COVER. BOTTOM REINFORCEMENT LAPPED TO SLAB TOP REINFORCEMENT AS ILLUSTRATED
FINISHES TO ARCHITECTS DETAILS.
DENSE BLOCKWORK BELOW DPC. REFER TO PLANS FOR DETAILS
MIN 150
MAKE-UP AS PER TYPICAL GROUND FLOOR SLAB DETAIL.
FGL
100
SSL
200
BACKFILL WITH SUITABLE GRANULAR EXCAVATED OR IMPORTED MATERIAL.
350
45.00°
BOF
APPROVED FORMATION
600
SECTION A-A - RAFT FOUNDATION EDGE DETAIL
SCALE 1 : 10

6.9 Any proposed incursions into RPAs have taken account of the recommendations set out in 5.3 of BS 5837 (reproduced courtesy of BSI below).

"***5.3 Proximity of structures to trees***.

5.3.1 *The default position should be that the structures are located out with the RPAs of trees. As there is a requirement for construction in the RPA, technical solutions are available that will mitigate against damage to the trees (see Clause 7). If operations within the RPA are proposed, the project arboriculturist should:*

a. demonstrate that the trees can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA.
b. propose a series of mitigation measures to improve the soil environment that is used by the tree for growth.

5.3.2 *The cumulative effects of incursions into the RPA, e.g., from excavation for utility apparatus are damaging and should be avoided. Where there is evidence that a tree has been previously subjected to damage by construction activity, this should be considered when considering the acceptability of further activity within the RPA."*

6.10 The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta-coloured circles on the TCP and TIP, which indicate the locations and extents of the applicable CEZs.

6.11 With regard to CEZs the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to at least section 6.2 of BS5837:2012 and should be secured by the imposition of a suitably worded planning condition. In this particular situation the extant boundary structure will align to the CEZ and safeguard the RPA.

6.12 The installation of underground utilities in close proximity to trees can cause severe damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option, and specifics regarding these routes should be included as part of a detailed planning application. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g., trenches of a limited width to be hand dug or the use of directional drilling).

Arboricultural Method Statement

6.13 Government guidance recommends that, where considered expedient by the LPA, an Arboricultural Method Statement (AMS) be prepared detailing special mitigation construction. The AMS should describe and detail the procedures, working methods and protective measures to be used in relation to retain trees in order to ensure that they are protected during the construction process. Production of and adherence to an AMS should be conditioned as part of a planning approval.

7.0 OTHER RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations

7.1 Any general management pruning works for retained trees that are stated to be nondevelopment related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be conducted regardless of any site development proposals and potential changes in land usage. All tree works should be conducted in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents

7.2 No tree pruning or removal works should commence on site until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection (e.g., TPOs) that may exist.

Arboricultural Contractors

7.3 All tree works should be conducted by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

Contractors and Subsequently Identified Tree Defects

Tree contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then such defects should be notified immediately to the client and subsequently confirmed to the consultant within five working days.

New Tree Planting

7.4 All tree planting and associated new tree management at the site should be conducted in accordance with BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations. Retained Tree Management

7.5 Any tree risk management appraisals and subsequent recommendations made in this report were based on observations and site circumstances at the time of my survey. Trees are dynamic living organisms whose structure is constantly changing and even those in good condition can succumb to damage and/or stress.

7.6 In this respect I would note that, under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. It is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

8.0 SUMMARY AND CONCLUSIONS

8.1 The site is located at the corner of Calderside Road and New Mains Cottages at Fenton Barns. It is a small, roughly rectangular shaped piece of land. It is relatively flat and overgrown, whilst the northern part of the site accommodates the existing building. Despite not benefitting from a designation as a settlement Fenton Barns and New Mains are a well-established group of residential and commercial properties on either side of the B1345 from Drem to North Berwick.

8.2 An arboricultural survey has been carried out and this report prepared to support a full planning application to create a lightweight, high quality dwelling house. This report provides information in compliance with British Standard BS 5837:2012, Trees in relation to design, demolition and construction and considers the effect the proposed development has on the local character from a tree perspective. The report's purpose is to allow the local planning authority to assess the tree information as part of the planning submission. No arboricultural advice has been given during the design stage which has helped inform the design. Five individual trees have been assessed in accordance with BS 5837.

8.3 A root protection area (RPA) is a layout design tool indicating the minimum area surrounding the tree that contains sufficient rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. Clause 4.6.2 of BS 5837 states that the RPA may be changed in shape, considering local site factors, species tolerance, condition and root morphology.

8.4 The site under consideration and the development envelope in particular has had buildings located on it. This has been over an extended period of time, 60+ years, and, as such, many of the surveyed trees adjacent to this, in particular those mature trees that stand within have had the ground within their RPAs areas extensively restricted. It is therefore reasonable to conclude that the historic site use and works to maintain the building will have affected the morphology and extents of the trees' roots.

8.5 The extent of the roots found on tree T1891 will have been restricted and compromised due to the extent of topping works carried out as a regular management regime.

8.6 The proposals have been designed to have a level above the existing grade and to be supported by materials positioned to have no impact on the trees and soil structure over the existing. The access areas, in particular around trees T1887 and T1888 will be designed and constructed using a porous system to have a minimal impact.

8.7 Any required excavations within RPAs will require supervision by the project arboriculturist. As indicated foundation design that minimises the impact on soil structure and roots is acceptable.

8.8 The RPA of trees obviously extends to the development envelope. The technical solution engaged will use a custom design of raft foundation has been developed to support the dwelling and to ensure that the trees can remain viable following the proposal. The existing site levels allow the for the creation of the proposal to be above existing grade level avoiding excessive excavation within the RPA.

8.9 An evaluation of the proposed development in the context of the existing site has indicated that it will not be necessary to remove trees in order to directly accommodate the proposal. The surveyed trees, noted and suitable for retention, will be retained in the context of the proposals and protected in accordance with current Government guidance.

Please note draft Arboricultural Heads of Terms below

Heads of terms	Outline of appropriate protective measures. Greater detail post-consent will be required in response to a planning condition
Areas to be protected	The draft tree protection plan shows all areas where protective measures are required. Tree protection is shown as boxes defining the Tree Protection Zone (TPZ) Where necessary, areas outside the TPZ but still within the RPA are indicated. Any works within these areas will require arboricultural supervision and likely to require specialist techniques.
Tree works	Tree pruning and tree removal close to trees to be retained must be conducted by bona fide tree surgeons undertaken in accordance with BS 3998:2010 Recommendations for tree works, or industry best practice.
Protective barriers	Tree protection must be fit for the purpose of excluding site personnel and machinery. The default specification detailed within Section 6 of BS 5837 is to be used unless a different specification has been agreed with the LPA.
Ground protection	Where the full extent of the RPA cannot be protected with barriers alone, ground protection is to be used This could, for example, be for access by pedestrians or machinery across RPAs and ground protection will be fit for the purpose of preventing compaction of the soil structure and damage to roots.
Site set-up, clearance, grading of soil and changes in ground levels	Tree protection MUST be in place before site set-up or clearance is undertaken. If necessary, localised vegetation clearance to install the protection is to be undertaken using hand tools only (including chainsaws, brushcutters etc.) but without the use of tracked or wheeled plant and machinery. Where site hoarding, signs etc. are within RPAs, it will be necessary to show that account has been taken of retained trees in respect to positioning and installation methodology, such as avoiding important roots and lining post holes to avoid the caustic effect of wet concrete on tree roots. Details of proposed soil level changes, whether lowering or raising and mounding and removal of spoil will be required. Soil level changes should not occur within RPAs, however even when outside RPAs significant soil level changes can alter soil hydrology and have other consequences for retained trees.
Site investigation and remediation works	Soil and archaeological investigations, contaminated soil removal, Japanese knotweed control and other works not strictly part of the development often require extensive excavation. This has the potential to damage trees if within RPAs and therefore any proposals will need to be reviewed as part of the detailed AMS
Demolition and removal of existing structures and hard surfaces	Specialist methods will be required to minimise impact on trees, roots and soil structure. Buildings within or adjacent to RPAs must be demolished by pulling inwards, away from the tree. Removal of foundations within RPAs must be undertaken from within the footprint of the building, away from the tree, with excavation on the tree side of the foundation kept to the strict minimum required to effect removal. This operation should be supervised by the appointed arboriculturist. If trenches left by removal of foundations are not to be reused as part of the development, they must be backfilled with topsoil suitable for root growth, where within RPAs. The use of conventional tracked and wheeled machinery causes damage to soil structure from compaction and damage to roots from excavation and must not be used within the RPA. All areas of hard surfacing requiring removal within an RPA will be broken up using a handheld pneumatic drill or mounted hydraulic breaker attached to a digger located outside the RPA. The broken rubble will then be removed by hand. The only exception to this is where the hard surface is of such a size as not to be reachable from outside the RPA. In this situation, a rubber tracked mini digger will be used. The maximum working height of the machine must be less than the lowest branch of any overhanging

	trees. Removal of fences, sheds, garden structures, low walls etc., must be undertaken by hand when within RPAs.
New hard surfaces within RPAs	Any proposal for new surfacing within RPAs must be able to demonstrate a minimal impact on soil structure and roots and this includes the ability for movement of water and air in and out of the soil. The use of no-dig (a maximum of 50mm of vegetation debris can be removed), cellular confinement systems using porous sub-base and finished surface materials can be acceptable in some circumstances. This has implications for finished levels. Various companies supply CCS and the following link is given by way of example. www.geosyn.co.uk/cellweb.
New and existing services	The location and direction of new underground services should be designed to allow services to be routed away from RPAs of retained trees. When existing services within RPAs require upgrading or it is unavoidable for new services to be installed in RPAs, conventional excavation techniques are usually unacceptable. Trenchless installation should be the preferred option but if that is not feasible, any excavation is likely to have to be conducted by hand or using a compressed air lance under arboricultural supervision. The methodology used must comply with NJUG Volume 4: Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees. Overhead services such as lighting, electricity, telecoms etc., should be routed outside the present and future canopy spread of retained trees. This is especially important with CCTV cameras to avoid the need for regular pruning in the future.
Removal of protection	Barriers and other protection must remain in place until all construction activity is complete and there is no realistic risk of damage to soil surfaces.
Landscaping	Landscape operations have the potential to damage trees if not conducted appropriately; in addition, the removal of protective barriers to conduct landscape operations may allow other contractors into previously protected areas. The method statement will need to detail methods to protect RPAs, installation of hard surfaces, fences, topsoil, planting and any other operations within RPAs.
Other risks to trees	Piling rigs, cranes and other high and wide plant and machinery have the potential to damage trees and site operations must be planned to take account of retained trees in advance of any potential conflict. Proposed locations and routes on and off the site should be supplied to the project arboriculturist. Accidental spillage of any materials which could cause damage to a tree even if outside of an RPA, including dust. Fires must be avoided where heat could affect foliage or branches.

8.10 In consideration of the above findings, I therefore conclude that, from the details provided to date, the site in question can be developed as proposed whilst both retaining a sustainable tree cover, improving its overall quality, and enhancing its long-term sustainability.

8.11 However, in order to ensure successful existing tree preservation, it is essential that the retained trees are protected in strict accordance with current Government guidance and the recommendations included herein.

8.12 The correct execution of the proposed works will be critical in achieving the aim of having minimal impact on the retained trees. A detailed arboricultural method statement produced post planning consent, along with a thorough understanding of the issues by the main contractor and monitoring by the project arboriculturist, will enable the development to be achieved and the trees to continue contributing into the future.

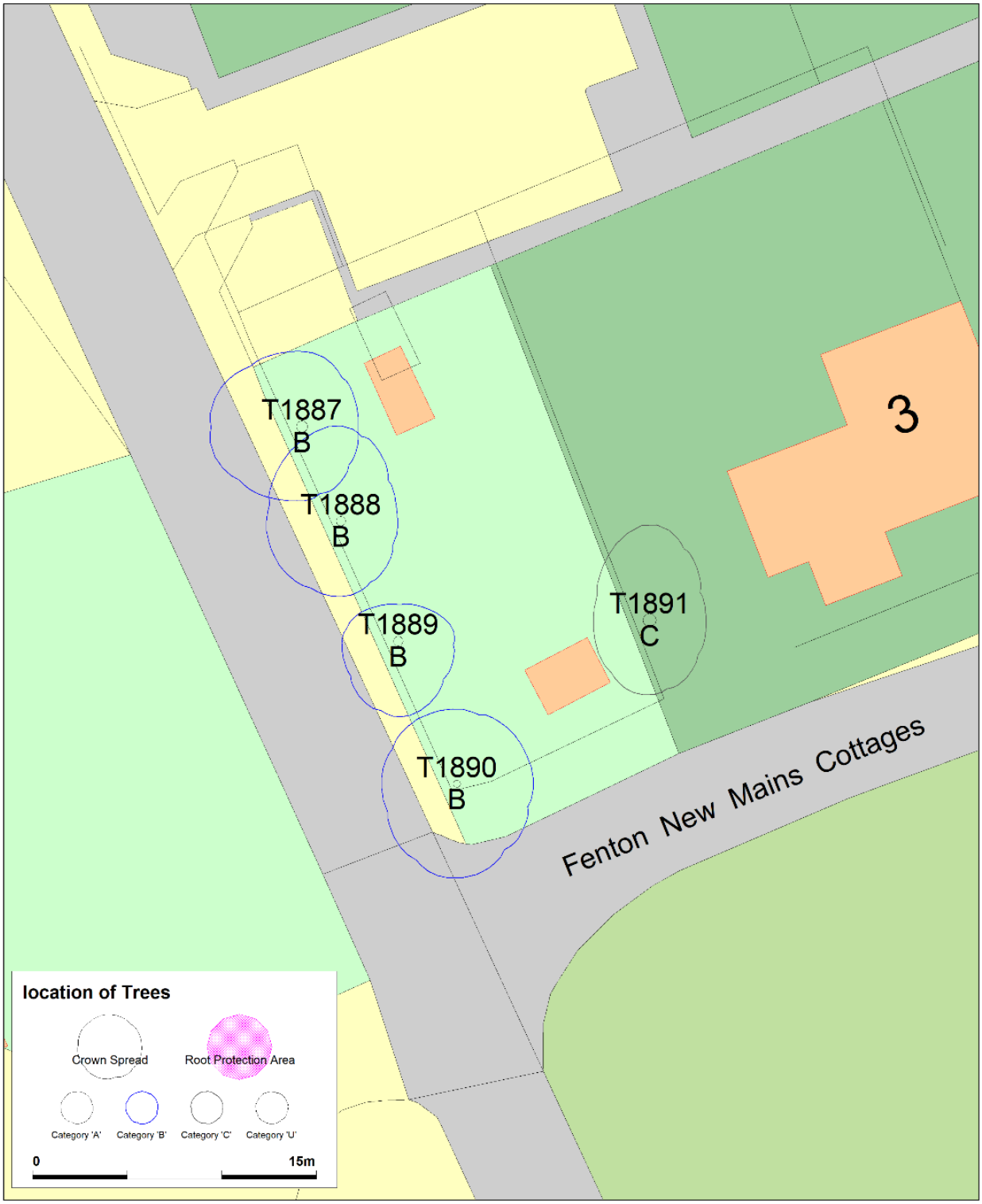

APPENDICES

Ref.	Common Name	Measurements	General Observations	Retention Category	Spread	Crown Clearance (m)	Lowest Branch	RPA	Easting	Northing	Clickable link for Excel and PDF	Inspected	Physiological Cond
T1887	Sycamore	Height (m): 13 Stem Diam (mm): 600 Spread (m): 4N, 3E, 4S, 5W Crown Clearance (m): 5 Lowest Branch (m): 4(S) Life Stage: Mature Rem. Contrib.: 20+ Years	Low branches (5.2) obstruct vehicle access. Stem decay 3m south	B2	N:4 E:3 S:4 W:5	5.0	4(S)	Radius: 7.2m. Area: 163 sq m.	350701	681363	T1887	14-Feb-2023	Fair
T1888	Sycamore	Height (m): 13 Stem Diam (mm): 500 Spread (m): 5N, 3E, 4S, 4W Crown Clearance (m): 5 Lowest Branch (m): 4(SW) Life Stage: Mature Rem. Contrib.: 20+ Years	Low branches (5.2) obstruct vehicle access. Damaging retaining wall	B2	N:5 E:3 S:4 W:4	5.0	4(SW)	Radius: 6.0m. Area: 113 sq m.	350705	681357	T1888	14-Feb-2023	Fair
T1889	Sycamore	Height (m): 13 Stem Diam (mm): 500 Spread (m): 2N, 3E, 4S, 3W Crown Clearance (m): 5 Lowest Branch (m): 4(SW) Life Stage: Mature Rem. Contrib.: 20+ Years	Low branches (5.2) obstruct vehicle access. Damaging retaining wall Stem decay.	B2	N:2 E:3 S:4 W:3	5.0	4(SW)	Radius: 6.0m. Area: 113 sq m.	350706	681352	T1889	14-Feb-2023	Fair
T1890	Sycamore	Height (m): 13 Stem Diam (mm): 410 Spread (m): 4N, 4E, 5S, 4W Crown Clearance (m): 5 Lowest Branch (m): 4(SW) Life Stage: Mature Rem. Contrib.: 20+ Years	Low branches (5.2) obstruct vehicle access. Damaging retaining wall Stem decay.	B2	N:4 E:4 S:5 W:4	5.0	4(SW)	Radius: 4.9m. Area: 75 sq m.	350708	681349	T1890	14-Feb-2023	Fair

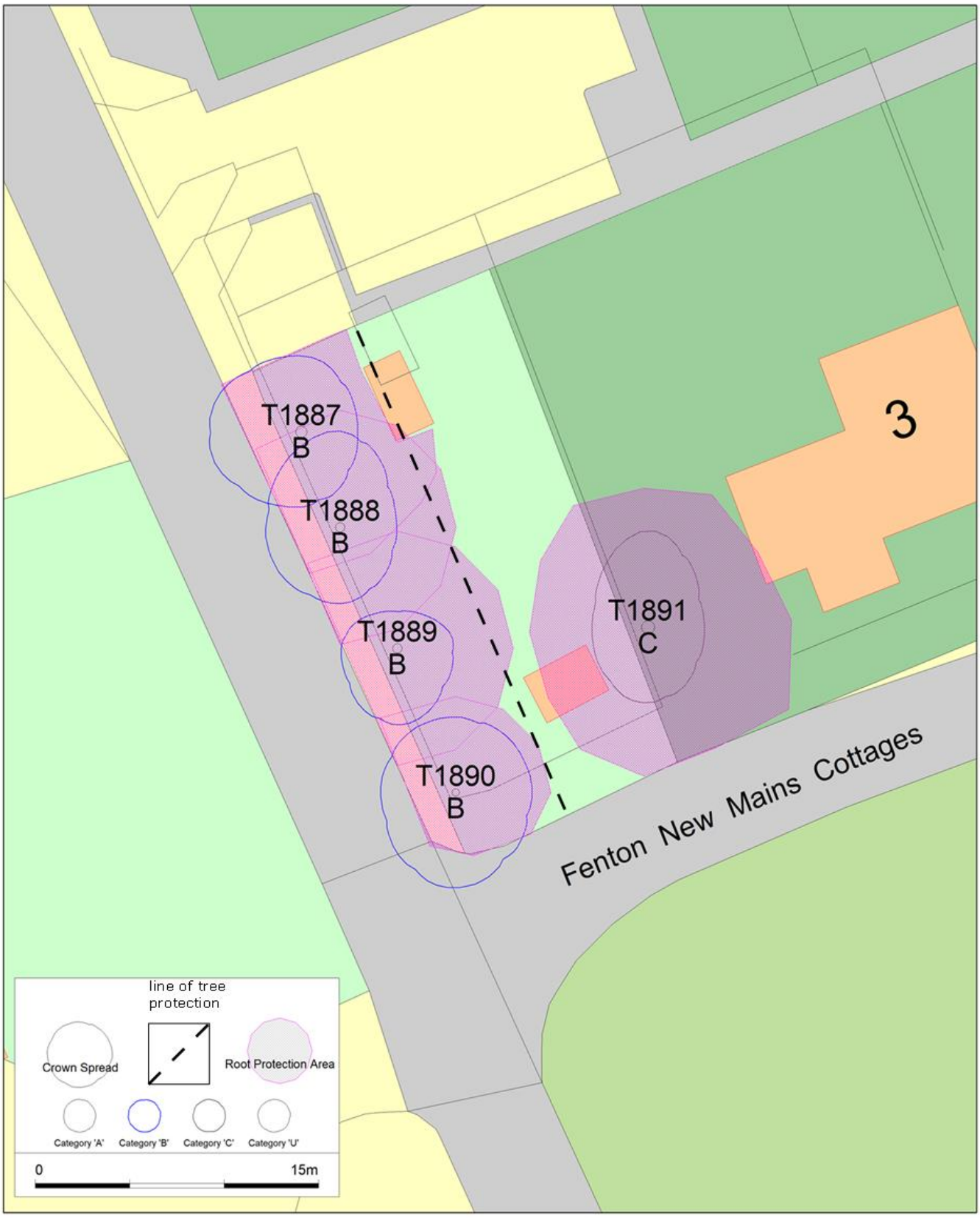
T1891	Sycamore	Height (m): 10 Stem Diam (mm): 700 Spread (m): 5N, 3E, 4S, 3W Crown Clearance (m): 5 Lowest Branch (m): 4(SW) Life Stage: Mature Rem. Contrib.: 20+ Years	Topped Stem decay.	C2	N:5 E:3 S:4 W:3	5.0	4(SW)	Radius: 8.4m. Area: 222 sq m.	350720	681356	T1891	14-Feb-2023	Fair

Location: Fenton Barns

Location of Existing Trees



Indication of Line of Tree Protection



BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

TREES UNSUITABLE FOR RETENTION		
Category and definition	**Criteria**	**Identification on plan**
Category U 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	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 U Category trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning); Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline; 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. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve.	**Red**

TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	**Criteria – Subcategories**			**Identification on plan**
	1 Mainly arboricultural values	**2 Mainly landscape values**	**3 Mainly cultural values, including conservation**	
Category A **Trees of high quality** with an estimated remaining life expectancy of 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of 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 features and/or landscape features.	Trees, groups, or woodlands of significant conservation, historical, commemorative, or other value (e.g., veteran trees or wood-pasture).	**Green**

Category B **Trees of moderate quality** 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 beyond 40 years; or trees lacking the special quality necessary to merit the Category A designation.	Trees present in numbers, usually 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.	**Blue**
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	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 a greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	**Grey**

Photographs

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