



WE KNOW SERVICES

ARBORICULTURAL IMPACT ASSESSMENT

Site

7 Wantage View, Roby

Client

Mr James Askew

Report Date

October 2021

Version

First Issue

We Know Services
Court Hey Park, Roby Road, Huyton L16 3NA
E: info@weknowservices.co.uk
www.weknowservices.co.uk

Ref: 21/00079/AIA
Author: Jonathan Henderson
Qualifications: B.Sc Hons, TechArborA

Arboricultural Impact Assessment – 7 Wantage View



A view of T1 (L) and T2 (R).

Quality Assurance

The information which the author has prepared and provided is true and has been prepared and provided in accordance with the Arboricultural Association's Code of Ethics and Conduct. We confirm that the opinions expressed within this report are true and represents the author's professional opinions.

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1 Introduction

We Know Services were instructed by Mr James Askew to undertake an BS5837:2012 arboricultural survey of the tree features within and adjacent to the red line boundary at 7 Wantage View, Roby L36 4QP.

This report details the arboricultural implications of developing the site, including:

A survey of the trees on and near the development which may impact the proposal from ground level, noting their location, species and all relevant parameters, i.e. stem diameter, height, crown spread, condition etc.

- a) A tree schedule.
- b) Advice on the removal, retention, and management of trees.
- c) Assessment of the potential effects of the proposal on retained trees and vice versa.
- d) Assessment of the requirement for tree protection for the duration of the works; and
- e) A mitigation proposal for any loss.

The survey was carried out on 5th October 2021 by means of visual inspection from ground level by an experienced and qualified arboriculturalist. The inspection can be restricted in cases where trees were Ivy clad or surrounded by vegetation.

Under *BS5837: 2012 Trees in Relation to Construction - Recommendations*, the assessment of trees is made objectively. The tree categorisation method identifies the quality and value of the existing tree stock, allowing informed decisions to be made concerning development design layout.

The following document was made available by the client:

- Drawing – 7 Wantage View

The supplied drawing did not include tree positions plotted. All trees have been added to the drawing indicatively. Any dimensions regarding tree positions and protective fencing must be checked on site.

The survey was carried out noting the conditions of the trees at the time of inspection. As trees are part of the natural environment, conditions can naturally change; therefore, the contents of this report are valid for one year only. After this period, re-inspection may be required.

2 Statutory Designations

A check for tree preservation orders and conservation areas was undertaken on 07/10/21 using Knowsley Council's My Neighbourhood Map, the results showed that there are no preservation orders on site and the site is not within a conservation area.

3 Survey Methodology

The trees were surveyed (prefixed T, or G for group) and recorded in the tree schedule in Appendix 1.0. Where groups are recorded, average height and diameter at breast height (DBH) of the trees in the group are reported. Where access to the base of any trees was limited, stem size was estimated.

All the trees were assessed using: a grading A to C (retention) and U (removal); condition and age class as defined in Appendix 2.0. The tree categorisation method identifies the quality and value of the existing tree stock, but it is not meant to be interpreted rigidly and is presented to form a balanced judgement on tree retention and removal.

Where appropriate, canopy spread for each tree was recorded at four cardinal points to reproduce an accurate representation of the crown shape of the tree on the tree plan in Appendix 3.0.

The survey included all trees within the proposal area and trees near to the proposal.

4 Survey Results

The survey identified two tree features on site consisting of two individual trees.

Both trees were classified as category C.

Both trees were found to be semi mature trees situated off site in the neighbouring property. They both had good shape and form with no major visible defects present at the time of inspection.

5 Impact Assessment

Table 5.1: Impact Table

Tree No.	RPA Radius	Distance to Proposed Development A (m)	RPA Incursion (m ²)	RPA Incursion (%)	Can the tree/s be successfully retained?
T1	1.68	2	0	0.0%	Yes
T2	1.32	4.2	0	0.0%	Yes

Table 5.2 Impact Assessment

	Trees to be retained		Trees to be removed	
	With no impact	With detailed construction	Due to condition	Due to development
Tree No.	T1, T2			

The proposals will have no impact on the trees as per *Table 5.1 Impact Table*.

Because of the age and condition of the trees, and because are situated behind a fence, tree protective fencing will no be required for this site during development.

6 Summary and Conclusion

The survey identified two tree features on site consisting of two individual trees. Both trees were classified as category C.

Because no trees are proposed for removal and the identified trees are situated off site, an Arboricultural Method Statement is not required.

It is considered that in following the advice in this document, any negative factors affecting the remaining trees on site will be minimised.

Appendix I.0 Tree Survey Schedule

Arboricultural Impact Assessment – 7 Wantage View

Arboricultural Data Sheet: 7 Wantage View					Date of Survey: 05/10/21					Surveyor: Jonathan Henderson			
Tree No.	Species	DBH (mm)	Height (m)	Age	Crown Spread (m)				Crown clearance	Condition rating	Comments and preliminary management recommendations	Estimated remaining contribution	Tree quality category rating
					N	E	S	W					
T1	Grand Fir	140	6	SM	1	1	1	1	1	Good	Situated in neighbouring property. Good shape and form. No major visible defects.	10+	C1
T2	Variegated Holly	110	5	SM	1	1	1	1	1	Good	Situated in neighbouring property. Good shape and form. No major visible defects.	10+	C1

Appendix 2.0 Tree Survey Key

Arboricultural Impact Assessment – 7 Wantage View

Trees for removal			
Category and definition	Criteria		
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	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 R category trees (i.e. 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality Note – Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).		
Trees to be considered for retention			
Category and definition	Criteria - Subcategories		
	1 Arboriculture values	2 Landscape values	3 Conservation values
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum 40 years is suggested)	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 arboriculture features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboriculture features (e.g. trees of moderate quality within avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits
	Note - Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation		

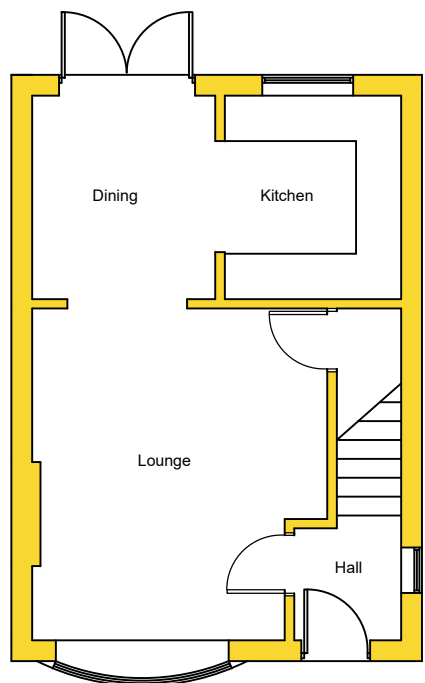
Age Class

Y	Young	Trees that have not yet established
SM	Semi-Mature	Established trees up to 1/3 of expected height and crown
EM	Early mature	Between 1/3 and 2/3 expected height and crown
M	Mature	Between 2/3 and full expected height and crown
FM	Fully Mature	Full expected height and crown
OM	Over-Mature	Crown beginning to break up and decrease in size
S	Senescent	Crown in advanced stage of break-up

Condition

1	Good
2	Fair
3	Poor
4	Dead

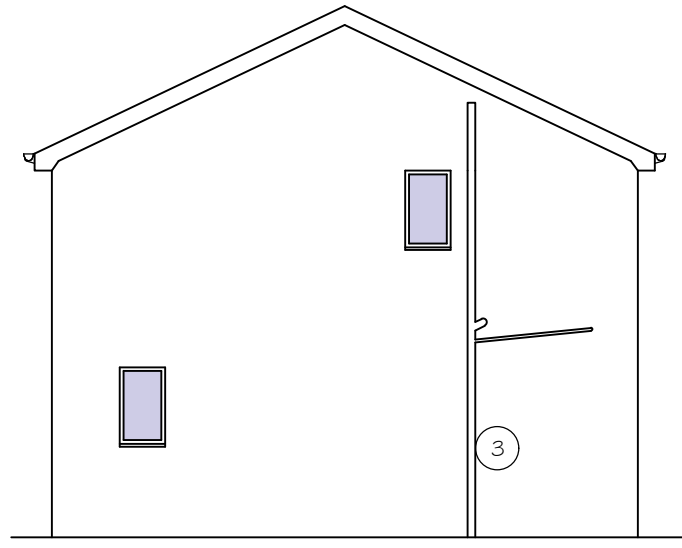
Appendix 3.0 Proposed Development Plans



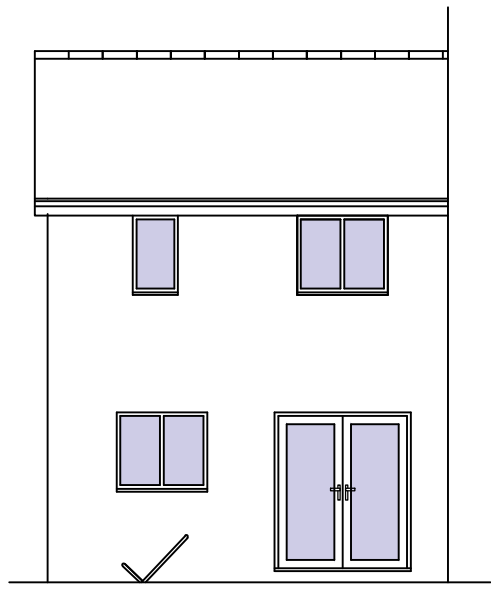
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Scale 1:100



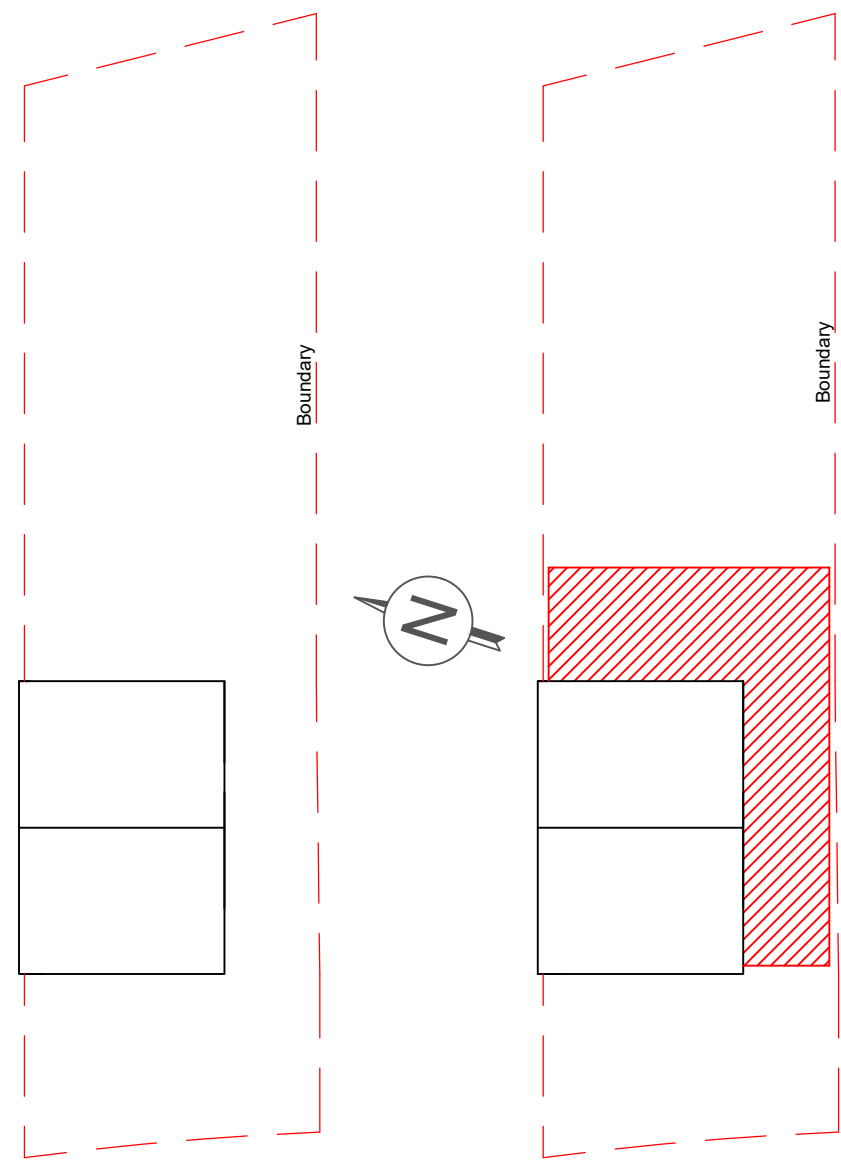
Existing Front Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100

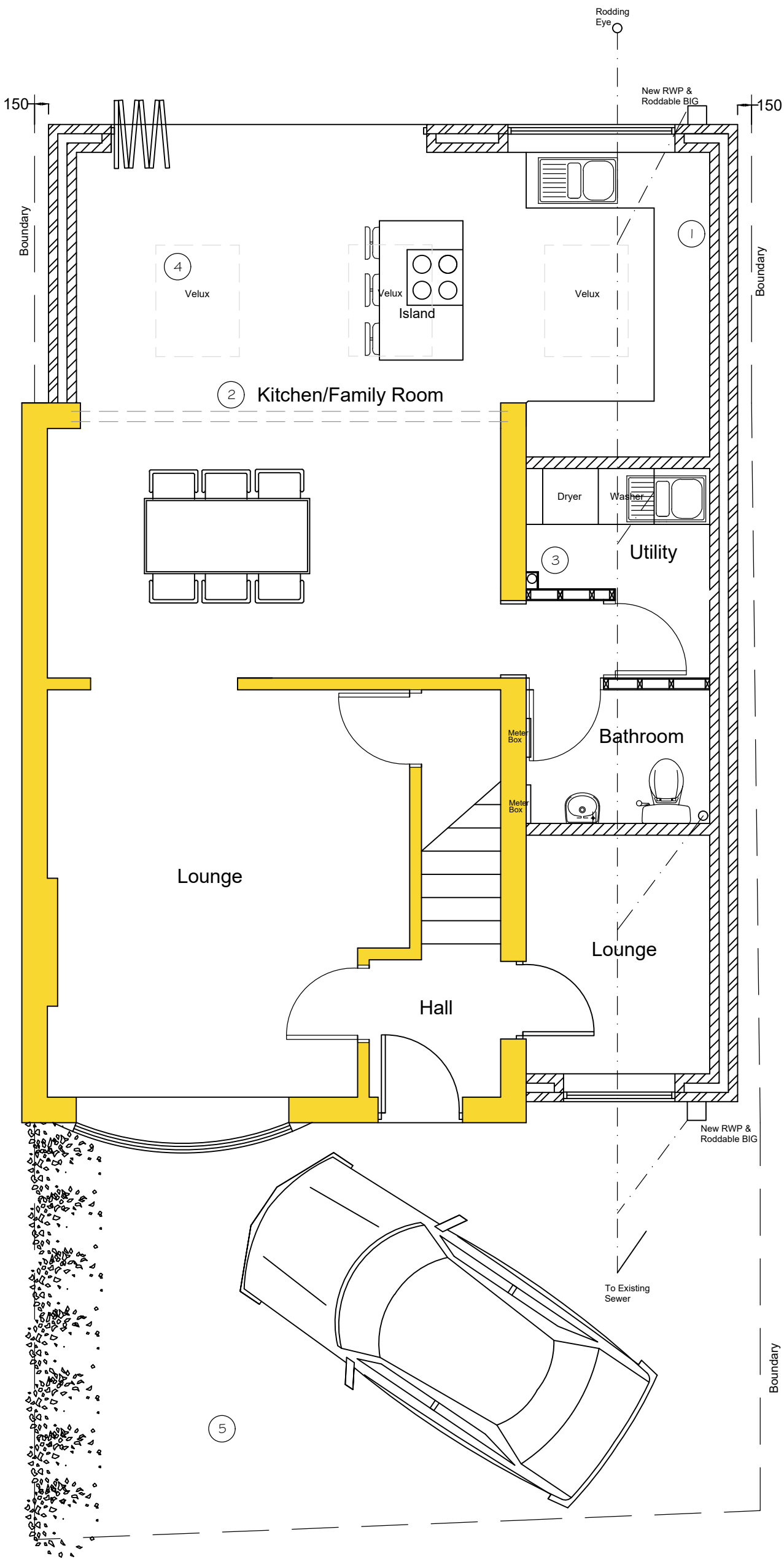


Existing Rear Elevation
Scale 1:100



Existing Site Plan
Scale 1:200

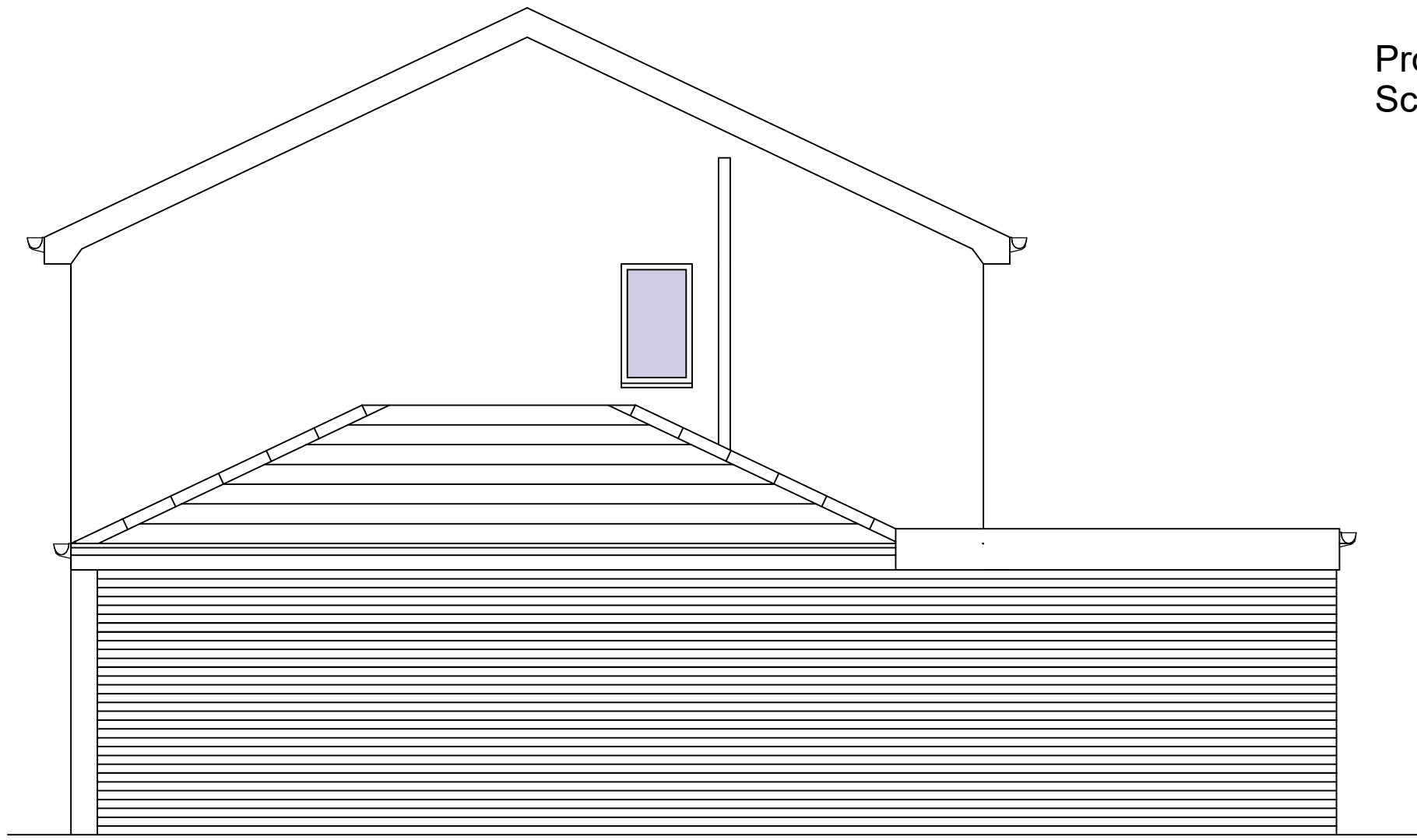
Proposed Site Plan
Scale 1:200



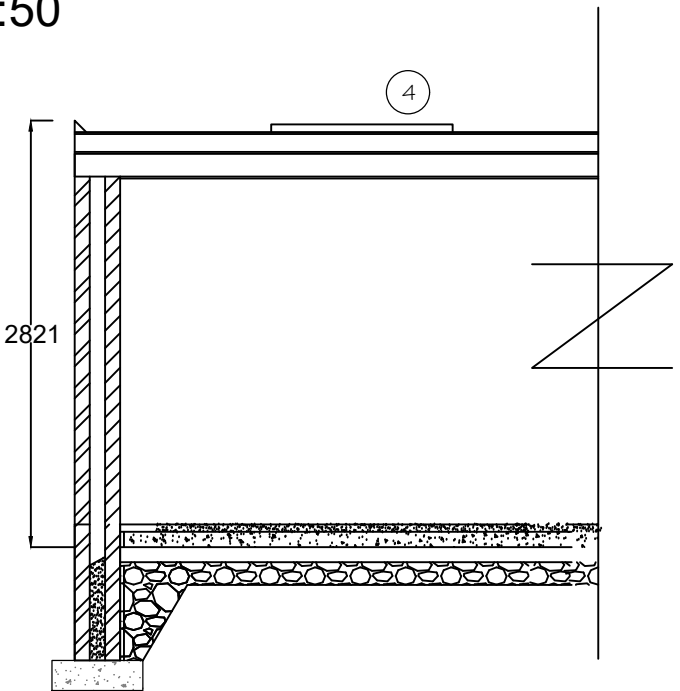
Proposed Ground Floor Plan
Scale 1:50



Proposed Front Elevation
Scale 1:50



Proposed Side Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50

Proposed Ground Floor Plan
Scale 1:50

NOTES

- 1 New suitably sized extract fan to be located in wall/ceiling and ducted out through wall to outside air. Performance to be as spec.
- 2 Universal Beams/plates to Structural Engineers design with 12.5mm p/board and skim half hour FR encasement on conc padstones. Structural Calcs to be submitted before work section started.
- 3 SVP location to be checked and repositioned if necessary to enable extension layout. All existing wastes to be solvent welded prior to works commencing.
- 4 S/f Velux rooflights in ceiling as in accordance with manufacturers instructions. Size 900mm x 600mm in positions detailed. Double trimmers to be provided around openings and cheeks of well to have 125mm Kingspan Thermo PitchTP10 to habitable rooms.
- 5 Front area to be have "permeable" tarmac finish with scattered red chippings to accommodate of road parking. Landscaping to be provided at boundary.
- 6 Conditional approval sought as structural calcs to be provided prior to works commencing.

SPECIAL CONSIDERATIONS

All work to be completed in accordance with the current Building Regulations, all relevant Codes of Practice, and British Standards. All work is to be to the complete satisfaction of the Local Authority Building Control Officer. These drawings are not working drawings and should not be scaled for building purposes. All dimensions should be checked on site prior to commencement and any discrepancies that may arise reported to the Architect/Supervising Officer/Designer. It is the responsibility of the builder to notify the Local Authority of commencement of works. All elements of structure to have a minimum of 1/2 hour fire resistance. All roof and ceiling timbers to be structural grade timber, stress graded and kiln stamped, with a moisture content below 20%. Prior to any demolition works commencing, all structures to be adequately pinned and propped. All glazing to critical locations to be safety glazing to conform to BS 6206. All new double glazed units to have a min 20mm air gap and low emissive coating to inner pane.

FOUNDATIONS

Foundation depth, size and type to be determined by the ground conditions and to be to the satisfaction of the District Building Control Officer.
Strip founds to be a minimum 750mm deep to a suitable load bearing sub strata.Strip founds to be min 1:2:4 conc. Founds over soft spots to have a layer of A393 mesh included with min 30mm cover.Strip founds to be taken down to the invert level of any drains within 1 metre or to angle of repose from invert level of drain.Minimum dimensions of founds to be 600mm x 200mm deep. District Building Control Officer to be informed 24 hours prior to concreting.Concreting to be undertaken only if ground temperature is likely not to fall below 4 degrees centigrade for 24 hours.

CAVITY WALLS

103mm facing brick outer skin to match existing, 100mm cavity to have full fill 'Crown Dritherm 34' cavity insulation or similar approved. 100mm internal skin of 'Thermalite Turbo' blockwork or similar approved finished internally with 12.5mm dot and dab plasterboard and skim. Cavity wall below dpc level to consist of two skins of 103mm brickwork and 100mm cavity. Cavity to be filled with 1:10 weak mix conc up to 225mm below dpc. Dpc to be min 150mm above ground level. Wall ties to be included every 450mm vertically and 900mm horizontally (Min perm2). Cavities to be closed at eaves and around all openings with special PVCu insulated cavity closes by 'Thermabate' or similar approved to eliminate cold bridging. Cavities to be continuous where possible inc connection to existing masonry walls.All openings in brickwork to be surrounded with a damp proof course. Junctions between new and existing walls to be block bonded or alternatively, tied together with wall ties at 300mm c-c vertically. A dpc is to be inserted min 150mm above ground level in both skins. Suitable 'Catnic' lintels are to be used above all door and window openings unless otherwise stated with cavity trays above and weep holes every 4th joint. Minimum external brickwork returns to be 675mm.

SOLID FLOOR

Laid level with existing and to consist of 50mm sand/cement screed with a trowled finish on 100mm concrete (1:2:4) on 100mm thick Celotex tuft-R / Zero GA3000z insulation on 1200g polythene damp proof membrane lapped over dpc to internal skin of brickwork / blockwork and into existing dpc of house. Dpm to be laid on well compacted 150mm deep sand blinded hardcore. Sub floor ventilation of any suspended floors to be maintained by the use of 100mm dia piping laid under the solid floor terminating at airbricks to the outside air. Provide perimeter insulation to exposed walls by installing 20mm Kingspan Thermo floor TF70 zero ODP perimeter upstand insulation strips between conc/screed and external walls.

PITCHED ROOF (VAULTED)

Conc interlocking tiles to match existing min pitch 18' as spec on treated swd battens on approved reinf breathable roofing felt (Tyvek Supro) to BS 747:1961. Treated rafters to be 250mm x 50mm SC3 at 400mm c-c secured to 100mm x 75mm swd wall plate. Ceiling to consist of 12.5mm plasterboard and skim coat plaster. Roof to be secured with 30mm x 5mm ms lateral restraint straps at a max of 1800mm c-c. All roof profiles to adjoining surfaces to be lead flashed min 150mm in code 5 lead. Insulation to vaulted ceiling to comprise of 125mm Kingspan Thermo PitchTP10 between 225x50 SC3 Grade rafters@400c-c with a further 25mm Kingspan below. Plate underside of roof with 12.5mm Douglas Fir plywood nailed at 75mm c-c to the underside of rafters finished internally with 12.5mm plasterboard and skim.

FLAT ROOF (WARM CONSTRUCTION)

Proprietary fibreglass layers laid as per manufacturers instructions to include a 2-part resin/450g matting(CSM) with a topcoat UV added laid on18mm OSB decking fixed through to joists with proprietary fixings min 38mm deep into structural timber. (Alternatively 1.5mm EPDM rubber fitted in accordance with manuf instructions and accessories.) 120mm Celotex GA4000 insulation board on vapour barrier on 18mm OSB board on firrings to give a min 1:40 fall on treated swd joists size 150mm x 50mm at 400mm c-c. Wall plates to be 100mm x 75mm treated swd. Roof to be secured with 30mm x 5mm ms lateral restraint straps at a max of 1800mm c-c. Ceiling to consist of 120g polythene dpm behind 12.5mm plasterboard and skim. 150mm min fibreglass upstand to be provided where roof abutts brickwork.

DRAINAGE

All new drains to be 100mm dia 'Hepseve' glazed earthenware with falls min 1:40. Any drains passing through walls to be linteol over with reinf conc lintels. All drains to be encased in 150mm min conc if within 1000mm of building or passing under floors. All new gullies to be roddable. Gutters to be 75mm half round, RWP's to be min 65mm dia. Soil and vent pipe to be min 100mm dia and to terminate 900mm above the head of any window opening within 3000mm and to be fitted with a bird cage. VHB wastes to be 32mm dia PVC, bath waste to be 38mm dia PVC and sink waste to be 38mm dia PVC. All wastes to have a separate connection to the SVP and all traps to be 75mm deep seal. Junction of waste pipes to SVP to be a min of 200mm from soil connection. New manholes to consist of 150mm (1:3:6) conc base and class B engineering brick walls with class B cover. Internal manholes to have double seal screw down cover. Where existing drainage is a separate system, this is to be maintained. New stub stacks to consist of 100mm dia plastic pipe with screw down cap to facilitate rodding of drain. All new wastes to be bossed into stub stack. **NB All drainage layouts shown are 'indicative' and must be determined on site to the satisfaction of the Building Control Officer.**

STUD PARTITIONS

New stud partitions to consist of 100mm x 50mm swd studs at 450mm c-c and noggins at 900mm c-c built off 100mm x 50mm sole plate. Studwork to be infilled with 100mm sound deadening quilt (min density 10kg/m2). Studwork to be faced both sides with 12.5mm plasterboard, scrim joints and skim plaster finish.

VENTILATION

All new windows to have opening vent equivalent to 1/20th floor area. Windows and patio doors to have min 8000mm2 permanent trickle vent. Mechanical extract fans to be provided to kitchen and bathrooms to remove 15 litres/sec to bathroom and 30 litres/sec to utility room and 60 litres/sec to Kitchens, all to be operated via a humidistat.

ELECTRICAL WORKS

All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self certification scheme (eg BRE Certification, ELECSA, NICEIC, or NAPIT Certification). Prior to completion an appropriate BS7671 electrical certificate must be provided by the competent person. Min 75% of all new light fittings to be energy efficient.

HEATING

All new rooms to be heated by radiators fitted with TRV's and linked to the existing central heating system. If new boiler is to be installed it is to have min SEDBUK rating of 86% for mains gas and 85% for oil fired boilers. All alterations to the heating system must be carried out by a Gas Safe registered engineer to clients requirements.

FIRE SAFETY

New mains wired linked smoke detection system to be provided to ground and first floor levels. System to be installed in accordance with BS 5446. A rate of rise heat detector to be fitted to kitchen remote from any heat source and interlinked to the smoke detection system and optical smoke detectors to be a min distance of 300mm from existing light pendants and walls.

GENERAL

There does not appear to be any trees within the zone of influence of the foundations. If the foundations prove deep then they should be excavated in accordance with recognised guidelines and the ground floors should be suspended to minimise potential ground heave.



52 Monks Drive
Formby
Liverpool
L37 6DW

Tel: 078911 900 600
Email: mark@plans2build.uk
Web: plans2build.uk

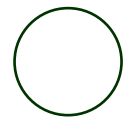
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Single Storey Rear Extension**

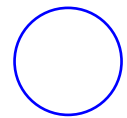
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L36 4QP**

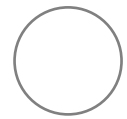
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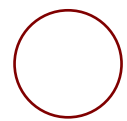
Appendix 4.0 Arboricultural Plans

 Root Protection Area

 Category A

 Category B

 Category C

 Category U

 WE KNOW SERVICES

Court Hey Park
Roby Road
Roby
L16 3NA

Mob: 07385 375 348
Email: info@weknowservices.co.uk

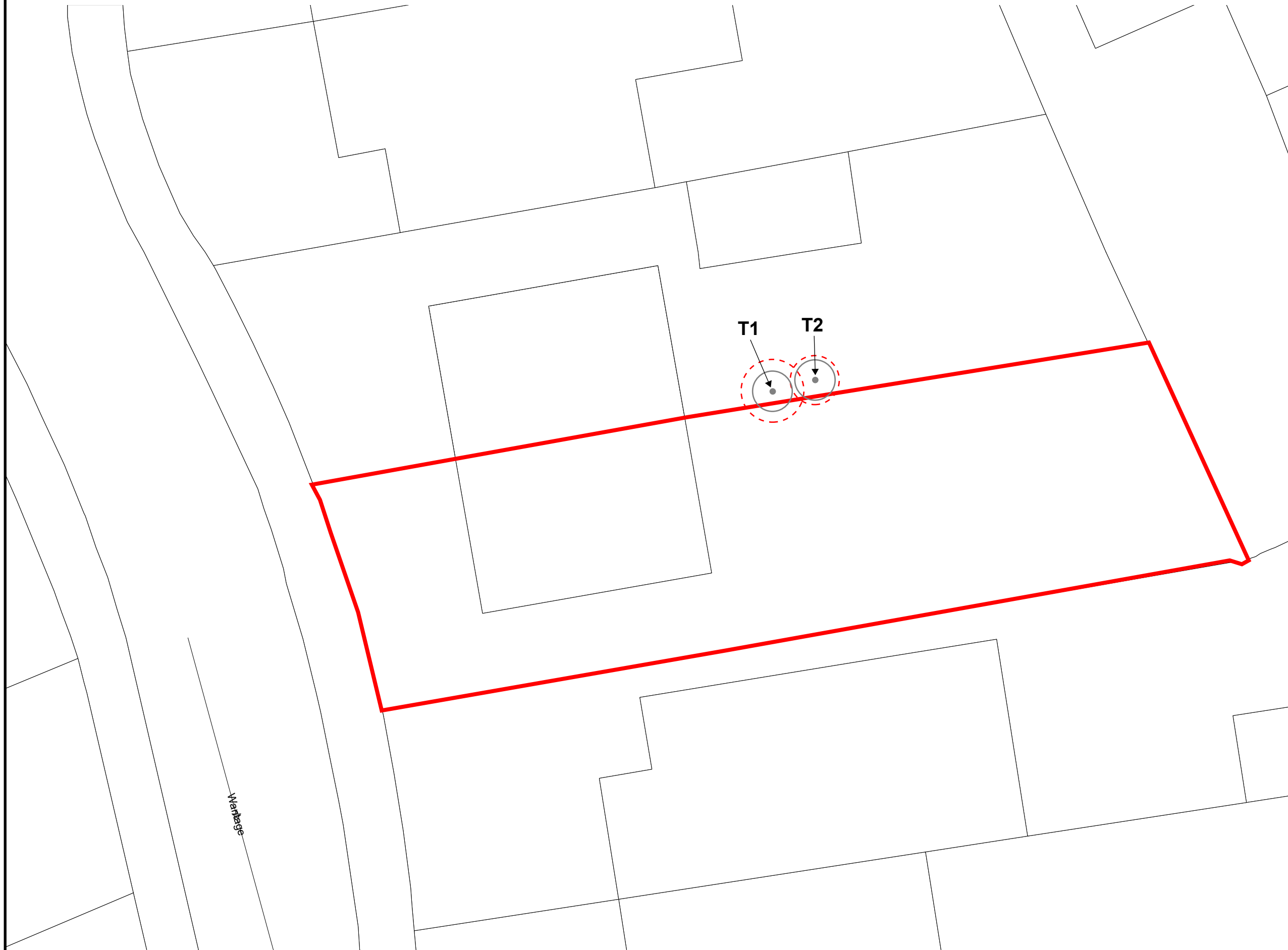
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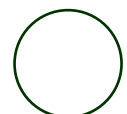
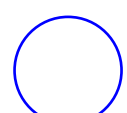
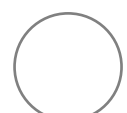
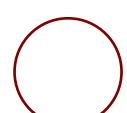
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Roby
L36 4QP

Drawing Title:	Drawing No:
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Date:	Scale:	Drawn by:
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-  Root Protection Area
-  Category A
-  Category B
-  Category C
-  Category U
-  Proposed Extension

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Site Address:
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Drawing Title:
AIA Plan

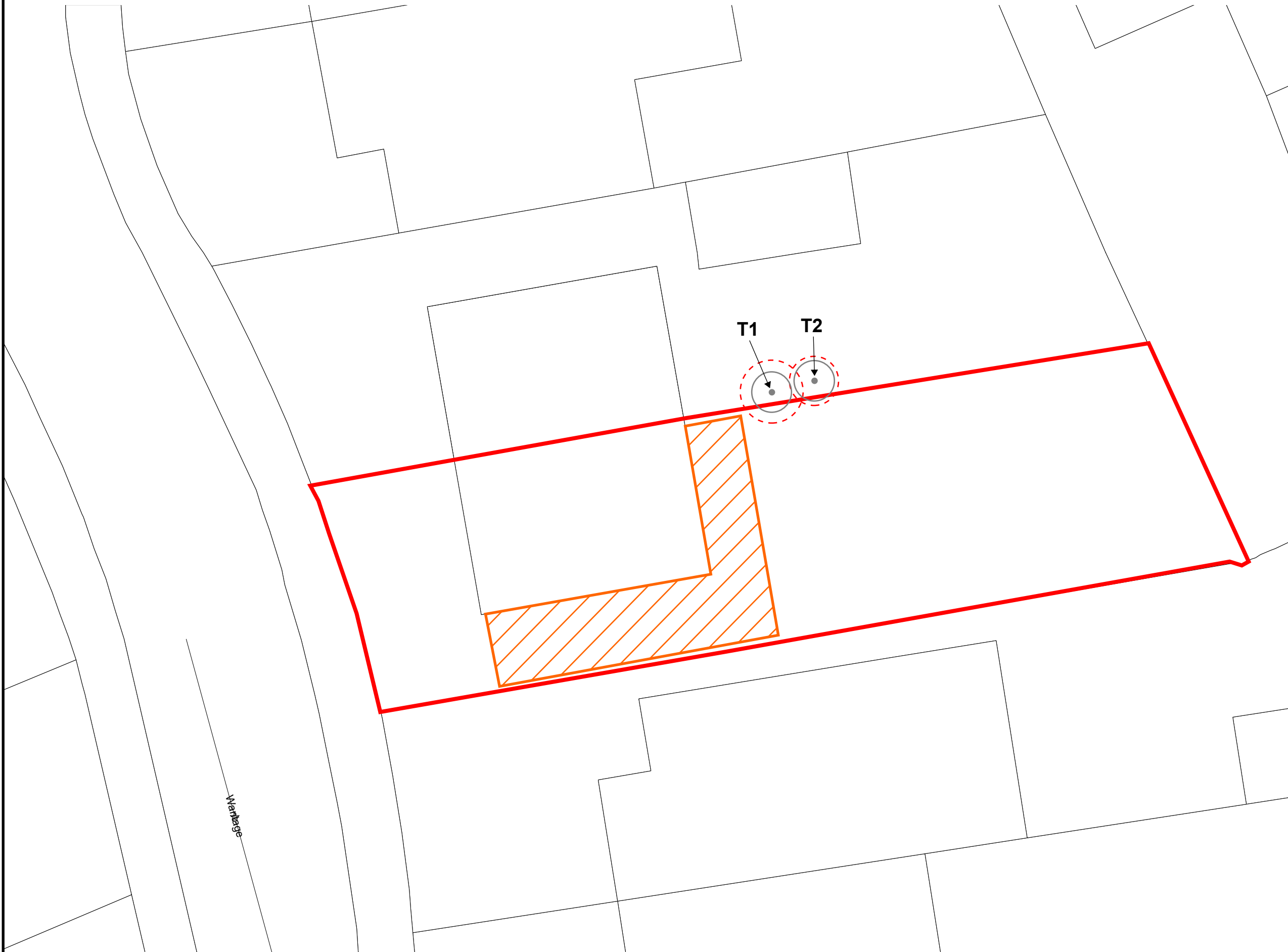
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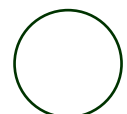
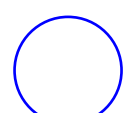
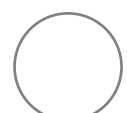
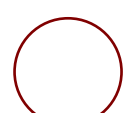
Date:
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-  Root Protection Area
-  Category A
-  Category B
-  Category C
-  Category U
-  Proposed Extension

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Email: info@weknowservices.co.uk

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Site Address:
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Drawing Title:	Drawing No:
Tree Protection Plan	21/00079/TPP

Date:	Scale:	Drawn by:
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