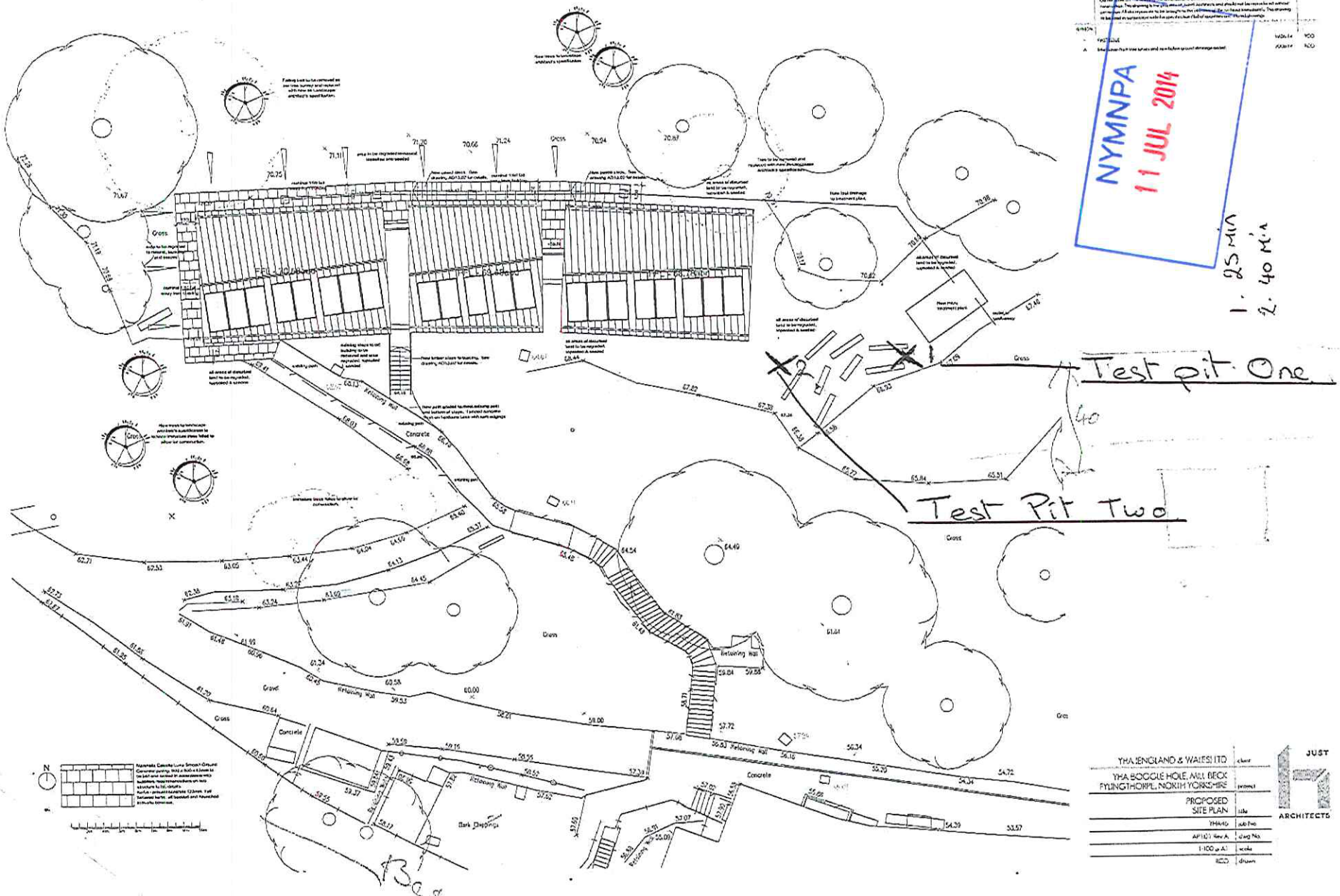


Client: NYMNP
 Date: 11 JUL 2014
 Scale: 1:25 MIN
 Scale: 1:40 MIN



Test pit One

Test Pit Two

| | |
|---|------------|
| THA JENGLAND & WALES LTD | client |
| YHA BOGGLE HOLE, MILL DECK FYLINGTHORPE, NORTH YORKSHIRE | project |
| PROPOSED SITE PLAN | title |
| THAJS | job no |
| AP112 Rev A | drawing no |
| 1:100 @ A1 | scale |
| 8/20 | drawn |

JUST ARCHITECTS

| SURVEY OF TREES | | | | | | | To comply with BS5837:2012 | N.B. This report is based on a visual non-invasive inspection undertaken at ground level | | | Client: | YHA Ltd | |
|---|-------------------|-----------|---------------------------|----------------------------|------------------------------|--------------|---|--|--|-------------------------------|---------------|----------------|----------|
| LOCATION – BOGGLE HOLE YOUTH HOSTEL, MILL BECK, FYLINGTHORPE, YORKSHIRE | | | | | | | Tagged: No | Weather: Sunny | SURVEYOR: S.Rycroft – RYCROFT ASSOCIATES | | | DATE OF SURVEY | 12.06.14 |
| a. Tree No. | b. Species | c. Height | d. Stem Dia. mm | e. Branch Spread m N/S/E/W | f. Height of Crown clearance | g. Age Class | h. Vitality, Health & Structural Condition | h. Comments & Preliminary Management recommendations | i. Estimated remaining contrib. | j. Retention Category grading | Radius of RPA | | |
| 1 | Willow | 20m+ | Forked at base 600+ 300mm | 6.0/4.0/6.0/4.0 | 3.0m | OM | Large open crowned tree, lost vigour, moribund, dying back in crown. | Tree failing, could be coppiced back to base but has limited value. Remove or retain according to development. | -10 | U | 10.8m | | |
| 2 | Small leaved Lime | 15m | 450mm | 6/5/2.5/3 | 2.0m | M | Compact well branched tree. Being slightly suppressed by adjacent T1. | Tree would benefit from removal of T1 | 40+ | A | 5.4m | | |
| 2A | Rowan | 12m | Forked @500m 250+ 150mm | 1.5/1.5/2.5/1.5 | 1.5m | M | Growing beneath canopy of T2 lime. Narrow drawn up crown | Limited potential. Remove or retain according to development. | -20 | C | 4.8m | | |
| 3 | Rowan | 8m | Forked 150+150mm | 0/3.5/2/2 | 1.0m | OM | Sparsely branched specimen, deadwood in crown | Remove or retain according to development. | -20 | C | 3.6m | | |
| 4 | Ash | 20m | 200mm | 2.5/2.5/2.5/2.5 | 6.0m | EM | Drawn up woodland specimen | Unaffected by development | 50 | C | 2.4m | | |
| 5 | Ash | 14m | 300mm | 3/4/4.5/4 | 5.0m | EM | Well shaped crown, minor dead wood. Slight bias to east. | Has potential to develop into reasonable tree. | 50+ | B | 3.6m | | |
| 6 | Ash | 14m | 250mm | 4/3/3/4 | 6.0m | EM | Some damage around base of tree. Forked at 2.0m dead wood in crown. | Limited potential to form good specimen. Remove or retain according to development | -40 | C | 3.0m | | |
| 6A | Ash | 15m | 200mm | 2/3/2/3 | 8.0m | EM | Sparsely crowned tree, drawn up, some DW in crown. Some die back at branch tips. | Limited potential to form good specimen. Remove or retain according to development | -20 | C | 2.4m | | |
| 6B | Sycamore | 10m | 100mm | 1.5/3/2/2 | 2.0m | EM | Spindly suppressed specimen. Growing beneath canopy of adjacent well shaped Field maple at woodland edge. | Limited potential to form good specimen. Remove or retain according to development | -10 | C/U | 1.2m | | |

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| a. Tree No. | b. Species | c. Height | d. Stem Dia. mm | e. Branch Spread m N/S/E/W | f. Height of Crown clearance | g. Age Class | h. Vitality, Health & Structural Condition | h. Comments & Preliminary Management recommendations | i. Estimated remaining contrib. | j. Retention Category grading | Radius of root protection area |
|-------------|------------|-----------|-----------------|----------------------------|------------------------------|--------------|---|--|---------------------------------|-------------------------------|--------------------------------|
| 6C | Sycamore | 18m | 500mm | 3.5/4.5/5.5/5 | 2.0m | M | Well branched crown. Triple forked tree. Some damage in crown | Unaffected by development, would benefit from removal of adjacent poorly shaped 6,6A &6B trees | 40+ | B | 6.0m |
| 7 | Sycamore | 20m | 350mm | 3.5/2.5/3/3 | 6.0m | M | Drawn up high 'mop shaped' crown, formerly woodland tree now exposed in grassland | Remove sucker growth around base | 40+ | B | 4.2m |
| 8 | Sycamore | 20m | 300mm | 2/2/2/2 | 3.0m | M | As above, compact crown | Unaffected by development | 40+ | B | 3.6m |
| 9 | Sycamore | 15m | 150 +250mm | 2/4/5/1 | 3.5m | M | On site boundary. Forked @ 1.0m leaning slightly to east | Unaffected by development | -40 | C | 4.8m |
| 10 | Sycamore | 14m | 350mm | 4/0/2/1 | 5.0m | M | Suppressed by adjacent tree 11. Leaning to North. Ivy cover to trunk. | Unaffected by development | -30 | C | 4.2 |
| 11 | Sycamore | 20m | 4 stems @350mm | 6/5/5/4 | 6.0m | M | Heavy multi-stemmed specimen. Dense ivy in crown | Unaffected by development | 40+ | B/C | 15.0m |
| 12 | Sycamore | 22m | 550mm | 4/4/3/3 | 7.0m | M | Drawn up specimen, some damage in crown | Unaffected by development | 40 | B/C | 6.6m |
| 13 | Ash | 18m | 400mm | 3/5/3/3 | 8.0m | M | Wide fork @ 4.0m Sparse poor shaped crown. | Unaffected by development | -30 | C | 4.8m |
| 14 | Ash | 25m | 650mm | 3/4/3/3 | 4.0m | M | Showing signs of dying back, open sparse crown. | Unaffected by development | -30 | C | 7.8m |
| 15 | Sycamore | 20+m | 800mm | 7.5/8/7/8 | 5.0m | M | Massive tree, well-shaped heavily branched crown | Well balanced compact form | 40+ | A | 9.6m |
| 16 | Sycamore | 15m | 450mm | 4/4/4/4 | 2.0m | EM | Well balanced compact form | Important feature tree on embankment | 40+ | A | 5.4m |
| 17 | Sycamore | 14m | 275mm | 6/3/5/4 | 3.0m | EM | Tree leaning over track way, twisted form. Damage to limb overhanging track, if this was removed the tree would have poor shaped crown. | Young tree easily replaced. Remove or replace according to development | 40+ | C | 3.3m |

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| a. Tree No. | b. Species | c. Height | d. Stem Dia. mm | e. Branch Spread m N/S/E/W | f. Height of Crown clearance | g. Age Class | h. Vitality, Health & Structural Condition | h. Comments & Preliminary Management recommendations | i. Estimated remaining contrib. | j. Retention Category grading | Radius of root protection area |
|-------------|------------|-----------|-----------------|----------------------------|------------------------------|--------------|---|--|---------------------------------|-------------------------------|--------------------------------|
| 18 | Ash | 10m | 100mm | 3/3/3/3 | 2.0m | SM | Well shaped young tree. | Young tree easily replaced. Remove or replace according to development | 40+ | B | 1.2m |
| 19 | Sycamore | 10m | 150mm | 2/3/3/1.5m | 1.5m | EM | Well shaped young tree. | Young tree easily replaced. Remove or replace according to development | 40+ | B | 1.8m |
| 20 | Sycamore | 12m | 300mm | 4/3/2/4 | 2.5m | EM | Well shaped young tree. | Young tree easily replaced. Remove or replace according to development | 40+ | B | 3.6m |
| 21 | Ash | 17m | 200mm | 2/2/2/2 | 12.0m | EM | Drawn up slight high crown, formerly woodland tree, now in grassland area, close to proposed new building | May develop better crown should T1 removed. | 20+ | C | 2.4m |
| 22 | Ash | 17m | 225mm | 0/3/2/2 | 12.0m | EM | Damaged trunk at base. Drawn up sparse crown formerly woodland tree | Limited potential, remove or retain according to development. | 20+ | C | 2.7m |
| 23 | Ash | 17m | 150mm | 1/1/1/1 | 8.0m | EM | Lost leader, dead wood in crown. Sparse drawn up form | Limited potential, remove or retain according to development | -20 | C | 1.8m |
| 24 | Ash | 17m | 250mm | 0/4/4/0 | 3.0m | EM | Twisted form sparse drawn up specimen. | Limited potential, remove or retain according to development | -20 | C | 3.0m |
| 25 | Ash | 17m | 150mm | 0/2.5/1.5/1 | 5.0m | EM | One sided poorly shaped sparse crown | Limited potential, remove or retain according to development | -20 | C | 1.8m |

Inspection was restricted where trees were ivy clad or located wholly or partially on neighbouring land or where vegetation obscured lower stems and root collars
All trees should be re-assessed at appropriate intervals to assess their mechanical integrity unless otherwise stated in the schedule

HEADINGS & ABBREVIATIONS

Age Class: Y = Young, SM = Semi mature, EM = Early mature, M = Mature, OM = Post Mature.

Stem Dia. Stem diameter (measured at a height of approximately 1.5 metres) MS = multi-stemmed

Branch Spread: Maximum crown diameter

Vitality: D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good

Retention Value: Broadly in line with BS5837 (2012) Table 1. Category A Trees of high quality, B Trees of moderate quality, C trees of low quality, U Unsuitable for retention

BS5837 RPA Radius: Radius from the centre of the stem to the line of tree protection as set out in BS5837:2012

Sycamore – TREES WHICH COULD BE REPLACED – T1 Willow, 6A Ash, 6B Sycamore, 17 Sycamore, 18 Ash, 19 Sycamore, 20 Sycamore, 22, 23, 24, 25 Ash.

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YHA HOSTEL AT BOGGLE HOLE, FYLINGTHORPE
PLANNED REPLACEMENT OF EXISTING ANNEXE WITH SINGLE STOREY ACCOMODATION BLOCK.

PRELIMINARY REPORT ON IMPACT OF PROPOSED DEVELOPMENT UPON EXISTING TREES ON SITE

1.0 The existing single storey Hostel accommodation block is sited on the steep South facing slope of the valley. It appears that the native scrub woodland has been cleared from the surrounding area and the land terraced to accommodate the building and to provide a well-used open grassy recreation space for the Hostel.

The proposed development of the site is to replace the annexe with a new structure set broadly on the footprint of the existing building. Whilst the size and position of the new building will not have a significant effect on the adjacent trees it is possible that the construction works and the access requirements may have an impact on the tree crowns and their root zones. Care will need to be taken in working out the best access routes and limiting the working areas to reduce any potential damage.

2.0 Existing mixed native woodland and predominantly blackthorn scrub surrounds this open 'glade' area and some of the original trees that would have been part of the tree cover prior to the slope clearance have been retained within the informal grassland. It is evident from the drawn up form of many of these trees that they were previously within a wooded area and consequently have narrow high crowns, some being misshapen due to their being suppressed by neighbouring trees – Namely trees 5,6,6A,B&C,7,8 & 9. Some of these trees have very limited potential to develop into well shaped specimens having narrow distorted trunks and high uneven sparse crowns.

Whilst it is perfectly normal that trees within a woodland area are not regularly shaped as they are part of a group and are not viewed as individual trees , when they are isolated in an exposed position their value as specimens which contribute to the landscape is reduced. It is likely that they will be less wind stable and their lop sided form is unlikely to improve significantly. It is considered that it may be appropriate to replace a number of these trees located close to the residential building with replacement native trees. This would enable a more varied range of species to be planted which have a higher ecological value and diversity e.g. Field Maple, Oak, Hazel, Wild Cherry, Small Leaved Lime and Rowan which support a wider range of fauna and provide a good source of food for birds, insects and mammals.



3.0 The best means to access the site up from the stoned track from the main Hostel building is up a short section of pathway which slopes up to the front of the annexe. This pathway is bordered by four early mature trees being 2 Ash and 2 Sycamore which would be unavoidably damaged by the construction vehicles. Whilst these trees are generally in good condition they are immature and could be replaced with native specimens of a reasonable size as indicated above.

4.0 There is one very large Willow tree located to the NW rear corner of the existing building which is showing signs of dying back with regrowth developing at its base as its crown declines, it has a large open crown and could prove to be hazardous as more branches die with the potential for limbs dropping which could be dangerous both to the adjacent building and to the residents of the building. It is recommended that this tree be removed as part of the construction works and replaced with a lower growing native tree suitable to its woodland edge position.

5.0 There is scope during the course of this development to enhance the habitat value of the surroundings to the new building. The Hostel is located in a unique unspoilt coastal setting which has a very rich and diverse variety of flora and fauna, whilst the amenity value of the site for holiday makers and educational visitors is excellent the diversity of the setting has been reduced by the slope clearance, so it is a great opportunity to introduce new planting to enhance and reinstate the species diversity along with providing features such as bird and bat nesting boxes, insect refuges to attract more wildlife which will have educational benefits as well as me a major environmental enhancement.

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YHA BOGGLE HOLE **ARBORICULTURAL METHOD STATEMENT**

FROM COMMENCEMENT OF THE DEVELOPMENT, THE FOLLOWING METHODOLOGY SHALL BE IMPLEMENTED IN THE MANNER AND SEQUENCE DESCRIBED BELOW:

SEQUENCE OFWORKS

1. Pre-contract site meeting
2. Tree removal and pruning
3. Erection of 'tree protection barriers'
4. Main construction phase
5. Removal of 'tree protection barriers'
6. Landscape works

1. PRE-CONTRACT SITE MEETING

To outline working methods in relation to trees, a site meeting of the following shall take place prior to commencement of any demolition or construction activity onsite: -

- Client
- Main contractor
- Site agent
- Project arboriculturist

Before the site meeting, existing incoming services and drainage shall be accurately located both on site and on a copy of this drawing

2. TREE REMOVAL AND PRUNING

- a. All tree removal and pruning works shall be implemented in accordance with the Tree Survey Schedule and as per dwg 684.1
- b. Every effort shall be made to prevent damage to retained trees, shrubs and hedges
- c. All tree stumps shall be removed by mechanical stump grinder; and shall not be excavated in their entirety by mechanical excavator
- d. All tree removal and pruning works shall be carried out at least to the standards specified in British Standard 3998:2010 Tree work - Recommendations, unless otherwise specified in the tree survey schedule
- e. All operatives shall be equipped with and shall use personal protective equipment in accordance with current Health and Safety Executive guidance or current industry codes of practice
- f. Systemic herbicides shall not be used in the poisoning of the stumps of felled trees
- g. Performance of all arboricultural operations and use of equipment shall be in accordance with current directives of the Health and Safety Executive and current industry codes of practice.

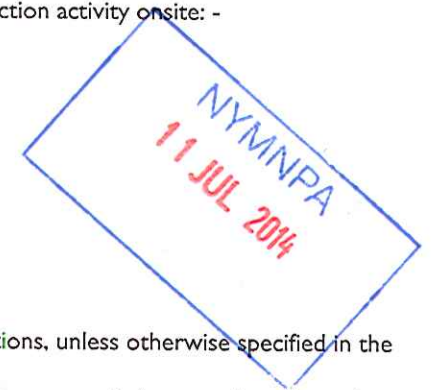
3. ERECTION OF TREE PROTECTION BARRIERS

- a. The main contractor shall erect 'tree protection barriers' to provide tree protection as detailed
- b. The 'project arboriculturist' shall inspect installation of the 'tree protection barriers' prior to commencement of any demolition or construction works, site preparation, excavation or delivery of plant and materials

Tree Protection Barriers

The 'tree protection barriers' shall comprise either:

- I. 2.0m high Weldmesh 'Heras' type fencing



2. The fencing panels shall butt together and be securely fixed to 2.7m x 100 mm x 100mm timber posts, set or concreted into 0.6m deep, 150mm diameter augured holes at 3.5m centres

Or:

3. 2.4m high, 1.2mwide, 18mm thick exterior grade softwood plywood boards (or oriental strand board)

4. A timber framework shall be constructed comprising 3.0m long by 100mm by 100mm timber posts, concreted into 0.6m deep, 200mm diameter augured holes at maximum 3.6m centres.

Two horizontal cross rails, 100 x 50mm shall be securely fixed to each upright at 0.5m and 1.9m above ground level

5. No fixing shall be made to any tree and every possible precaution shall be taken to prevent damage to tree roots when locating posts.

6. The 'project arboriculturist' shall direct erection of 'tree protection barriers'

7. A 600 x 300mm warning sign reading as per Figure 1 below shall be fixed to every 10.0m of 'tree protection barrier'

FIGURE 1

CONSTRUCTION EXCLUSION ZONE

KEEP OUT!

ALL TREES ENCLOSED BY THIS FENCE ARE PROTECTED

BY PLANNING CONDITIONS (TOWN AND COUNTRY PLANNING ACT 1990)

AND ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.

CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

THE TEMPORARY PROTECTIVE FENCING MUST NOT BE MOVED

NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE

NOMACHINE OR PLANT SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE

NOMATERIAL SHALL BE STORED IN THE CONSTRUCTION EXCLUSION ZONE

NO SPOIL SHALL BE DEPOSITED IN THE CONSTRUCTION EXCLUSION ZONE

NO EXCAVATION SHALL OCCUR IN THE CONSTRUCTION EXCLUSION ZONE

ANY INCURSION INTO THE CONSTRUCTION EXCLUSION ZONE MUST BE

WITH THE PRIOR WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

8. Construction Exclusion Zones shall: -

1. Be secured prior to commencement of any construction or demolition works, delivery of site accommodation or materials and shall remain intact for the duration of construction works

2. Preclude all construction activity with the sole exception of specified arboricultural works

3. Be protected by 'tree protection barriers' as specified

4. Preclude the storage or tipping of all materials and substances. Toxic substances such as fuels, oils, additives and cement shall not be stored within 5.0m of any area designated as a 'construction exclusion zone' or otherwise protected on this drawing. Any incursion into 'construction exclusion zones' must be by prior arrangement, following consultation with the Local Planning Authority (LPA)

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4. MAIN CONSTRUCTION PHASE

- a. There shall be no storage of construction equipment, plant or materials within any area designated as a 'construction exclusion zone' or otherwise protected on this drawing
- b. No fires shall be lit within 20.0m of any retained tree or hedge
- c. The site agent shall supervise all deliveries by self-loading crane, with vehicles positioned in such a manner that retained trees and hedges are not at risk of damage
- d. Excavation shall not occur at a distance of less than 300mm from a 'tree protection barrier'
- e. There shall be no new excavation for the installation, renewal or repair of underground services within any area designated as a 'construction exclusion zone' or otherwise protected on this drawing
- f. The integrity of the 'tree protection barriers' shall be maintained for the duration of the main construction phase
- g. Any damage occurring to 'tree protection barriers' during the main construction phase shall be reported to the project arboriculturist and immediately made good by the main contractor
- h. Site drainage and washings from concrete and mortar mixings shall be directed away from all 'construction exclusion zones'
- i. Areas of ground to be identified by cross hatching on the site plan shall be excavated down to final formation level, by hand under the supervision of the project arboriculturist. All such works shall be carried out in accordance with the requirements of section 7.2 of BS5837: 2012
- j. Areas of existing hardstanding to be identified by dash-hatching on the site plan shall be retained to existing hard surface for the duration of site construction works. Any re-surfacing of ground in this area shall be either a) constructed over the existing surface wearing course or b) constructed over the existing base-course aggregate layer following removal, by hand, under the supervision of the project arboriculturist of the existing surface wearing course
- k. The 'project arboriculturist' shall visit the site once every two weeks to assess the integrity of the tree protection
- l. The 'project arboriculturist' shall complete a report to be sent to the site owner and main contractor following each visit. In this regard, the site owner will instruct the 'project arboriculturist' prior to any works commencing onsite

5. REMOVAL OF TREE PROTECTION BARRIERS

'Tree protection barriers' shall be removed only upon completion of site construction works and in compliance with all relevant planning conditions

6. LANDSCAPE WORKS

- a. All hard and soft landscaping works shall be implemented in accordance with a Landscape Proposals drawing
- b. There shall be no rotovation of ground within any area designated as a 'construction exclusion zone' or otherwise protected on this drawing
- c. Sandy topsoil may be spread within the 'construction exclusion zones' to a depth of not more than 150mm to facilitate the establishment of new vegetation. No other addition of soil or other material shall be carried out within any area designated as a 'construction exclusion zone' or otherwise protected on this drawing without prior consultation with the LPA

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