

EP BARRUS Ltd
LAUNTON ROAD
BICESTER
OX26 4UR

PROPOSED CAR PARK EXTENSION
LAUNTON ROAD, BICESTER

Landscape Statement

October 2012
5098.LS.001.VF

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INTRODUCTION

Aspect were instructed by EP Barrus Ltd to provide the design of a car park extension to the landholding at Launton Road, Bicester. As part of the proposals, a new access road is proposed with details provided by the Highways Consultant DTA. In order to provide the extension to the car park an arboricultural assessment was required, and this has been provided by Aspect Arboriculture.

The existing Barrus car park is situated to the front of the building and is set back from Launton Road by a landscape strip (Refer to Existing Situation ASP1). This generous landscape strip, comprising mature trees and amenity grass, has the potential to accommodate the proposed additional car parking (Refer to ASP2 Visual Appraisal).

The car park proposals offer the provision of 66 new parking spaces along with the new access road off Launton Road at the north extent of the site. (Refer to ASP3 Landscape Masterplan). Mindful of the landscape strip, the design and layout has been informed by the arboricultural assessment to ensure limited impacts on the existing trees (Refer to Tree Protection Plan AA TPP 01). Furthermore, a considered approach aims to maintain the integrity of the landscape strip and the adjacent streetscene character. Proposed trees infill an existing gap within the mature tree planting to reinforce the structural vegetation and its contribution to the road corridor.

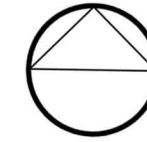
An arboricultural appraisal was carried out to assess the existing trees relevant to the site, with details illustrated on the Tree Locations Plan (AA TL 01) and Tree Schedule (AA TS 01). The Tree Protection Plan (AA TPP 01) illustrates the impact of the proposals on existing trees which has informed the landscape design.



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Site Boundary

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

TITLE
 Launton Road, Bicester
 Existing Situation

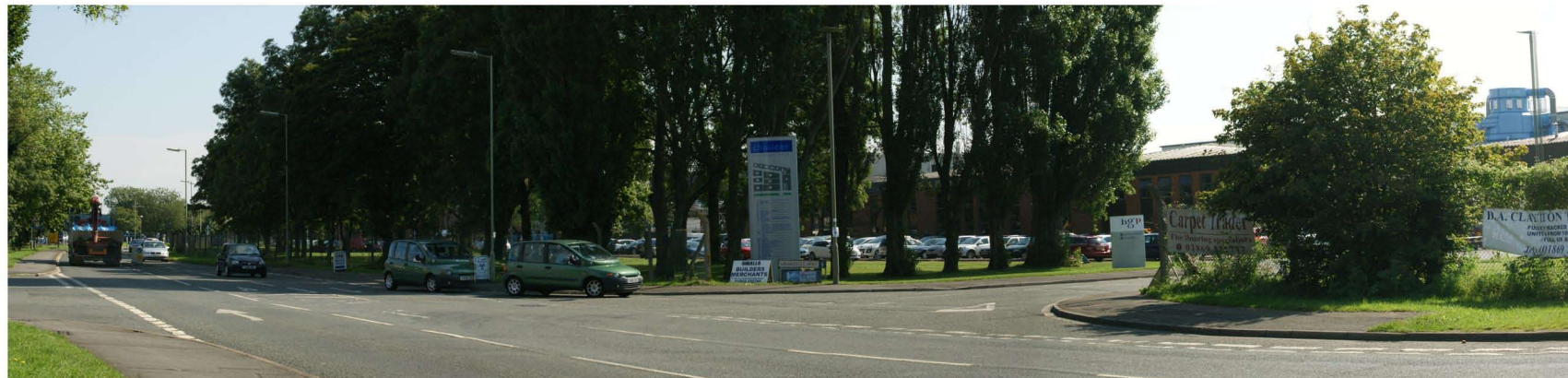
CLIENT
 EP Barrus Ltd.

SCALE Not to Scale	DATE Oct 2012	DRAWN EW
DRAWING NUMBER 5098/ ASP1	REVISION	



PHOTOGRAPH 1

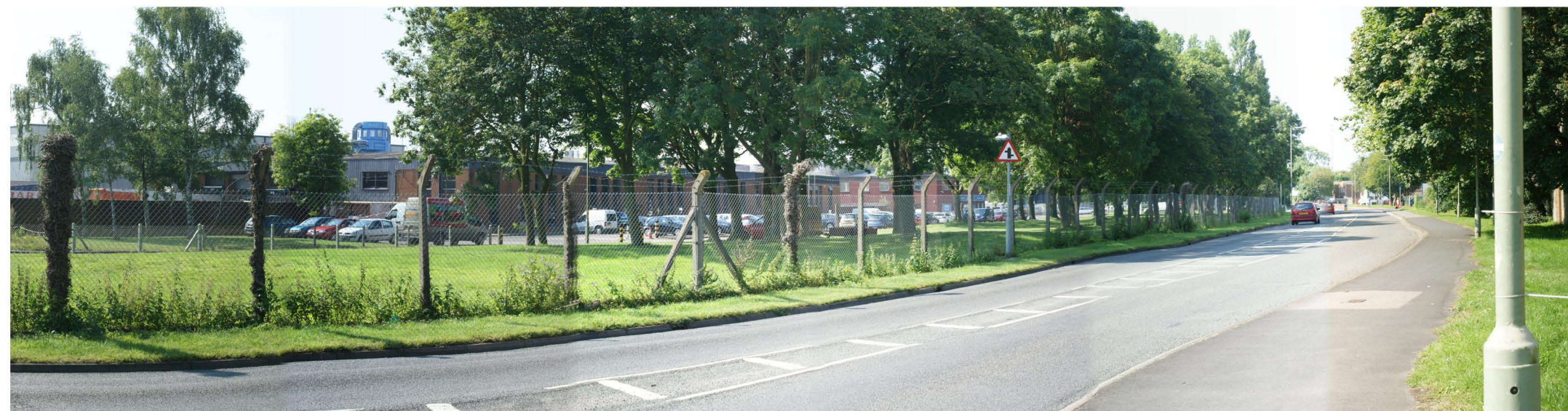
Panorama created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens.
An interpretation of monocular perspective could be obtained by viewing from a distance of between 300mm and 500mm, curved through the same radius.



PHOTOGRAPH 2

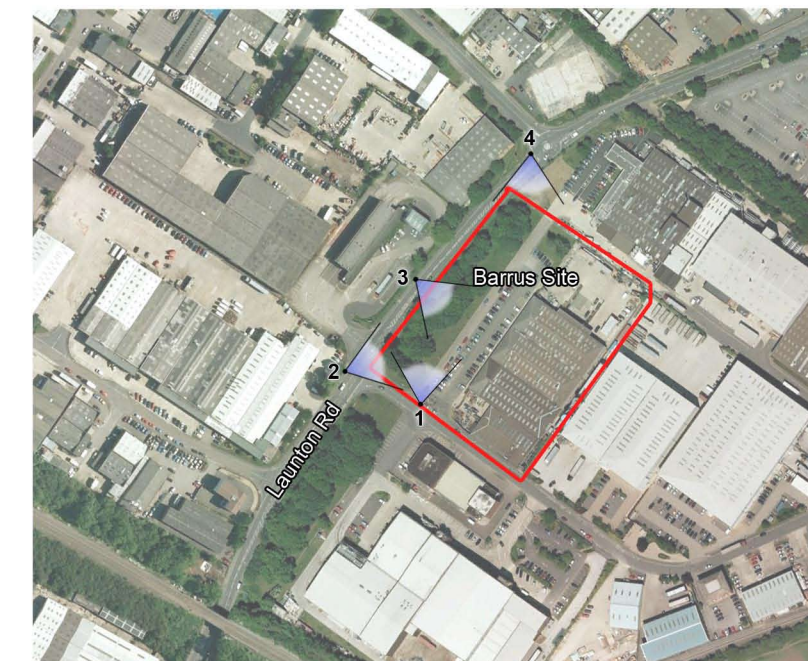


PHOTOGRAPH 3

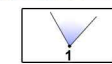


PHOTOGRAPH 4

Location Plan



Site Boundary



Photograph Location

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

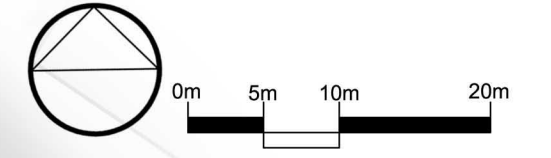
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TITLE
**Launton Road, Bicester
Visual Appraisal**

CLIENT
EP Barrus Ltd.

SCALE Not to Scale	DATE Oct 2012	DRAWN EW
DRAWING NUMBER 5098/ ASP2	REVISION	

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Proposed access road

Proposed tree planting to close gap in tree canopy

Removal of existing trees for car parking

66 proposed car park spaces

Parking spaces requiring manual excavation in RPA's

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

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TITLE
**Launton Road, Bicester
 Landscape Masterplan**

CLIENT
EP Barrus Ltd.

SCALE 1:500@A3	DATE Aug 2012	DRAWN EW
DRAWING NUMBER 5098/ ASP3	REVISION B	



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Tree Categories and Root Protection Areas (RPAs)

All surveyed tree cover has been categorised using the cascade chart for tree quality assessment shown in Table 1 of BS 5837:2005 'Trees In Relation to Construction'. There are four categories with which to describe existing trees:

- Category 'A' - Trees of high quality and value.
- Category 'B' - Trees of moderate quality and value.
- Category 'C' - Trees of low quality and value.
- Category 'U' - Trees that should be removed irrespective of development proposals.

Root Protection Areas ('RPAs') indicate the minimum rooting area necessary to ensure survival of each tree.

- RPAs are plotted around each trunk position and should be treated as sacrosanct during design and construction.

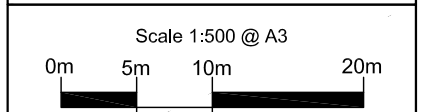
The colour of the RPA corresponds to the category of the tree:

- Category 'A' - Green RPA.
- Category 'B' - Blue RPA.
- Category 'C' - Grey RPA.
- Category 'U' - No RPA unless offsite or outside of ownership.

KEY:

Tree Nos.:	● 30	Tree Canopies:		Category 'U' Trees:	
Category 'A' RPA:		Category 'B' RPA:		Category 'C' RPA:	

DATE	NOTE	Drawn
REV AUG.12		MB



Based on layout dwg no. 20750A-1-LANDSURVEY



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8569: E P BARRUS, BICESTER

Plan: AA TL 01



Tree Protection Fencing.

Re-pollarding of Tree Nos. 41 - 49 to height of lowest previous maintenance strongly recommended.

Above Soil Surfacing required as shown.

Above Soil Surfacing

Within the RPAs of retained trees the specification for sections of proposed hard surfacing indicated by a brown hatch is to be as follows:

- A base layer of geotextile membrane will be laid on to the undisturbed existing soil level.
- On top of this, a cellular confinement system (i.e. Cellweb) will be installed and loosely pinned into place.
- Clean aggregate must be used to create a loose, porous in-fill. This may then be used as a temporary access providing that the edges are banked up and the surface prevented from clogging.
- The final wearing course will be retained at its sides using timber edging or railway sleepers secured with road pins/wooden stakes
- Within RPAs, no excavation whatsoever is to be undertaken to enable installation.

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Root Protection Areas (RPAs) indicate the minimum rooting area necessary to ensure survival of each tree.

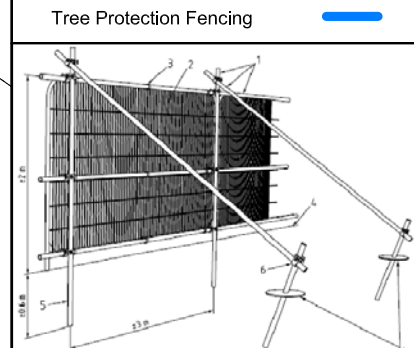
- RPAs are plotted around each trunk position and should be treated as sacrosanct during design and construction.

The colour of the RPA corresponds to the category of the tree:

- Category 'A' - Green RPA.
- Category 'B' - Blue RPA.
- Category 'C' - Grey RPA.
- Category 'U' - No RPA unless offsite or outside of ownership.

Stump Removal

Unless otherwise stated, all stumps of removed trees are to be removed by grinding. Stumps will be ground to a depth of c.350mm, or at the discretion of a suitably qualified contractor. No vehicle or machine over 0.5 tons is permitted within the RPAs of retained trees unless suitable measures to prevent ground compaction have been agreed with the appointed arboricultural consultant.



- Key**
- 1 Standard scaffold poles
 - 2 Heavy gauge 2m 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 0.6m)
 - 6 Standard scaffold clamps

As shown in BS 5837:2012, Section 6, Figure 2.

Tree Protection Fencing to be erected where indicated by the bold blue lines on the adjacent plan, prior to the commencement of any demolition or construction work.

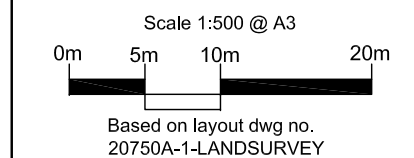
Fencing specification to be compliant with BS 5837:2012 (illustrated above) and should be fit for the purpose of excluding construction activity and any other unacceptable disturbance from within the Root Protection Areas of retained trees, i.e.:

- A scaffold framework in accordance with Figure 2 above comprising of a vertical and horizontal framework, well braced to resist impacts, with vertical tubes driven into the ground spaced at maximum intervals of 3m. Onto this, welded mesh panels should be securely fixed with wire, scaffold clamps or cable ties. If required, fence bases or feet will be secured into the ground with upright scaffold tubes. Panels supported on unsecured rubber or concrete feet are not resistant to impact and should not be used.

KEY:

Tree Nos.:	● 30	Tree Canopies:		Category 'U' Trees:	
Category 'C' RPA:		Trees to be Removed:		Tree Protection Fencing:	
Above Soil Surfacing:					

DATE	Drawn
REV OCT. 12	NOTE
REVISIONS	JLHB Chkd



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8569: E.P. BARRUS LTD,
 LAUNTON ROAD, BICESTER

Plan: 8569 TPP 01

BS 5837:2012 Tree Schedule: Launton Road, Bicester

E P Barrus
8569: AA TS 01

Surveyed By: Mark Bisley in August 2012.

BS 5837:2012 Tree Survey Schedule

For each individually surveyed tree or group entry the following information may be provided:

1. **Tree No:** Allocated tree number (a Tree Preservation Order number may also be incorporated)
2. **Species:** Unless requested otherwise common names are shown
3. **Height:** Height of each tree/group in metres to centre of upper crown or highest point
4. **Trunk Diameter:** Usually at 1.5m from ground level. Multiple measurements provided for trees with two or more stems.
5. **Crown Spread:** Measured on compass points (e.g. N, E, S, and W). Dimensions are taken from centre of trunk to edge of canopy
6. **Crown Clearance:** Height in metres to lowest branch foliage from ground level.
7. **Life Stage:** Young, Semi-mature, Early mature, Mature, Mature, Over-mature or Veteran
8. **Physiology:** Considered to be one of the following: Average, Below average, Low, or Dead
9. **Structure:** Considered to be one of the following: Good, Moderate, Indifferent, Poor, or Hazardous
10. **Comments:** A description of general form, including presence of physical defects, disease or decay and other appropriate details based on vitality, context, and potential and overall structural integrity- purpose being to inform any need for immediate tree works.
11. **Category (A to C and U) and subcategory (prefix 1-3)** in accordance with the criteria below (cited BS 5837:2012, Table1:p.9)

	Arboricultural qualities (1)	Mainly landscape qualities (2)	Cultural values including conservation (3)
Category A: Trees of high quality with an estimated remaining life expectancy of c.40 years	Good examples of their species, especially if rare/unusual; or those that form principle/dominant components of groups or features	Trees, groups or woodlands of particular visual importance	Trees, groups or woodlands of significant conservation, historical, commemorative or other value i.e. veteran trees or wood-pasture
Category B: Trees of moderate quality with an estimated remaining life expectancy of c.20 years	Those that might be included within category A but are downgraded through remedial defects including storm damage	Trees present in numbers 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
Category C: Trees of low quality with an estimated remaining life expectancy of c.10 years	Unremarkable trees of limited merit or of such condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring any greater collective value; or trees offering only temporary or transient landscape benefits	Trees with no conservation or other cultural value
Category U: Trees in such a condition that they cannot be retained as living trees in the context of the current land use for longer than 10 years	Reasons include: Serious, irremediable structural defect, such that early loss is expected due to collapse, including those that will become unviable for retention after removal of other category U trees; trees that are dead or showing signs of significant, immediate and irreversible overall decline; trees infected with pathogens of significance to the health/safety of other trees nearby; low quality trees suppressing adjacent trees of better quality		

Note: This schedule in no way constitutes a health and safety survey. Where concerns for tree health and safety exist the necessary and appropriate tree inspections should be undertaken.

BS 5837:2012 Tree Schedule

Launton Road, Bicester

TREE NO	SPECIES	HEIGHT	DIAMETER AT 1.5m or arf (mm)	CROWN SPREAD N,E,S,W	CROWN CLEARANCE	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	COMMENTS	CATE GORY
1	Ash	8m	195mm	2.25m	2m	Young	Average	Indifferent	Establishing ornamental planting; single trunk; flush cuts on stem resulting from poorly executed lift; canopy typical for the species in this context.	C 12
2-5	Silver Birch	8.5m to 10m	260mm 265mm 145mm 310mm	4m	2m	Young	Average	Indifferent	Collection of establishing ornamental plantings; single trunks; flush cuts present from poorly executed lifts; T2 has remains of broken branch cut to stem - torn bark below has been nailed back in place; some decay in stub; T5 form twin stems at 2.25m - raised ridge of occluded bark present; larger trees previously crown reduced; canopies typical for the species in this context.	C 12
6-17	Various	9m to 18m	315mm 170mm 265mm 355mm 300mm 375mm (over ivy) 410mm (over ivy) 440mm 340mm 365mm 395mm 395mm	6.25m N, 7m E, 7.75m S, 6.5m W	2m, 1m NE	Semi-mature	Average	Indifferent	Species: T6 & 9 Sycamore, T7, 8, 10, 12, 14 & 15 Ash, T11, 13, 16, 17 Norway Maple; collection of established ornamental plantings forming a common crown; drawn up/etiolated forms; mutual suppression within the collection; most canopies typical for the species in this context; light lvy covering partially obscures bases of T11 & 12; flush cuts from poorly executed lift in past; T7 heavily suppressed and should be removed to prevent suppression of adjacent trees in future; T12 - significant dead wood in scaffold and numerous pieces stacked against stem to SW; canopy sparse with poor extension growth; no obvious signs of ill health or pathogens but obviously stressed; unlikely to continue to provide significant value for ten years so category U; pigeon nesting in lower canopy to NE; provide screen for E P Barrus but of limited value due to lift; remaining trees would need remedial works following removal of T12 due to loss of companion shelter.	C 12 / U
18	Ash	16m	385mm	8.25m	1.75m	Semi-mature	Average	Indifferent	Surface roots up to c.1.75m N; single trunk with lean to NE from ground- corrects at c.1.75m where it forms dominant SW/NE sub-dominant stems; drawn up/etiolated form due to competition with adjacent trees; canopy typical for the species in this context; minor dead wood present with one small hung up branch; provides a screen for E P Barrus but of limited value due to lift.	C 12
19-20	Sycamore	15m to 15.5m	19 345mm (SE) 19 385mm (NW) 20 335mm	3.5m NE, 7.25m SE, 4.25m SW, 4.5m NW	2m	Semi-mature	Average	Indifferent	Established ornamentals specimens; T19 - single trunk; forms dominant W/E sub-dominant stems at 1.5m; open union appears sound; T20 - single trunk with slight lean to SE; forms dominant N/E sub-dominant/subsidiary S stems at c.2m; structures and canopies mutually suppressed; provide screen for E P Barrus but of limited value due to lift.	C 12

E P Barrus

BS 5837:2012 Tree Schedule

Launton Road, Bicester

TREE NO	SPECIES	HEIGHT	DIAMETER AT 1.5m or arf (mm)	CROWN SPREAD N,E,S,W	CROWN CLEARANCE	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	COMMENTS	CATE GORY
21-23	Hornbeam	9m to 10m	21 210mm W 21 95mm S 21 95mm E 22 245mm S 22 255mm N 23 265mm	5m	2m	Young	Average	Indifferent	Collection of three establishing ornamental plantings forming an understory for more established specimens; slightly suppressed by large trees; add significant density to screen.	C 12
24	Ash	12m	250mm	5.25m	2m	Semi-mature	Average	Indifferent	Established ornamental planting; drawn up/etiolated form due to adjacent specimens; canopy typical for the species in this context; provides a screen for E P Barrus but of limited value due to lift.	C 12
25	Sycamore	12m	390mm	6m	2m	Semi-mature	Average	Indifferent	Establishing ornamental planting; single trunk; flush cuts present from poorly executed lift; drawn up/etiolated form due to adjacent trees; canopy typical for the species in this context; provides a screen for E P Barrus but of limited value due to lift.	C 12
26	Ash	13m	355mm	5.5m, 6.75m NW	2m	Semi-mature	Average	Indifferent	Established ornamental planting; flush cuts present from poorly executed lift; forms multiple stems at c.2.25m; suppressed form NE/SE by adjacent more established trees; provides a screen for E P Barrus but of limited value due to lift.	C 12
27-30	Ash	16m to 17.5m	505mm 415mm 305mm 525mm	7.5m	3m	Early mature	Average	Indifferent	Collection of four established ornamental plantings in linear formation; single trunks; mutually suppressed; canopies typical for the species in this context; some dead wood present; provide screen for E P Barrus but of limited value due to lift.	C 12
31-32	Norway Maple	17m to 15.5m	615mm to 610mm	8m N, 10m E, 10.5m SE, 9m S, 7.25m W	1.75m, 2.5m W	Early mature	Average	Indifferent	Two established ornamental plantings; single trunks; bases partially obscured by lvy; some flush cuts due to poorly executed lifts; mutually suppressed but 32 more so; canopies appear typical for the species in this context; provide screen for E P Barrus but of limited value due to lift.	C 12
33	Norway Maple	16m	495mm	0.5m, 10m S	5m	Semi-mature	Average	Poor	Established ornamental planting; large limbs removed in lower canopy to E; large pieces of dead wood remain in scaffold; canopy forms mainly to S; suppressing better quality specimens to SW; unlikely to be of long term potential.	U

E P Barrus

TREE NO	SPECIES	HEIGHT	DIAMETER AT 1.5m or arf (mm)	CROWN SPREAD N,E,S,W	CROWN CLEARANCE	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	COMMENTS	CATEGORY
34	Ash	18m	530mm	10m N, 6m E, 4.5m S, 10m W	3m	Semi-mature	Average	Indifferent	Established ornamental specimen; single upright trunk; heavily suppressed from S/E by adjacent trees; canopy typical for the species in this context; provides a screen for E P Barrus but of limited value due to lift; would need crown reduction if T33 removed due to loss of companion shelter.	C 12
35	Ash	17m	450mm	3m N, 3.25m E, 8.5m S, 4.25m W	4m	Semi-mature	Average	Poor	Established ornamental planting; single upright trunk; drawn up/etiolated form; suppressed from NE/W by adjacent trees; provides a screen for E P Barrus but of limited value due to lift.	C 12
36	Norway Maple	13m	480mm	6.75m, 4m SE	3m	Semi-mature	Average	Indifferent	Established ornamental planting; single trunk; base partially obscured by Ivy; suppressed from SE by adjacent trees; canopy typical for the species in this context; adds density to the screen for E P Barrus but of limited value due to lift.	C 12
37-39	Ash	18m 18m 18m	37 450mm 38 255mm W 38 240mm E 39 420mm	7m N, 3.5m E, 8.5m S, 7.5m W	3m N, 6m E, 1.5m S, 1.5m W	Early mature	Average	Indifferent	Established ornamental specimens; drawn up/etiolated forms; canopies heavily suppressed by adjacent trees; likely dependant upon companion shelter of T40; provide screen for E P Barrus but of limited value due to lift.	C 12
40	Ash	19m	550mm	7.5m N, 10.25m E, 8.5m S, 5.5m W	4m, 1.75m E	Semi-mature	Average	Indifferent	Established ornamental specimen; single upright trunk; forms co-dominant N/S stems with W sub-dominant/subsidiary E at c.5m; unable to inspect union; slightly suppressed by adjacent trees; canopy typical for the species in this context; average dead wood present; one of the more significant contributors to the screen for E P Barrus but of limited value due to lift.	C 12
41-49	Lombardy Poplar	22m to 25m	1040mm 610mm 615mm 675mm 580mm 700mm 585mm 660mm 1045mm (over ivy)	7m	3m	Over-Mature	Average	Poor	Collection of established ornamental specimens in linear formation along access road; single trunks; base of T49 obscured by Ivy; T43, 46 - 48 develop multiple stems below 2.5m; appear to have been reduced in the past with three heights for previous reductions visible; large pieces of dead wood present above last reduction at 12m; large tear outs visible especially in T49 closest to Launton Rd - large old wound at 6m leaving gap in centre of canopy; no obvious signs of ill health or pathogens; unlikely to be of long term potential; limited visibility due to alignment and other plantings along Launton Rd; provides short length of screen.	C 12
50	Holm Oak	2.25m	75mm	1.5m	0m	Young	Average	Moderate	Establishing ornamental planting; stake and ties still present.	C 12