



WE KNOW SERVICES

ARBORICULTURAL IMPACT ASSESSMENT

Site

Phoenix Works, Middleton

Client

Kwick Build Ltd

Report Date

March 2022

Version

Second Issue

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Arboricultural Impact Assessment – Phoenix Works, Middleton



A view of the south-western area of the site.

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.

Disclaimer

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1 Introduction

We Know Services were instructed by Kwik Build Ltd to undertake an BS5837:2012 arboricultural survey of the tree features within and adjacent to the red line boundary at Phoenix Works, Brookes Street, Middleton.

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 3rd December 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 documents were made available by the client:

- Drawing - Phoenix Works (Topograph)
- Drawing – 21-050 Proposed Site Layout [RevG]

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 07/12/21 via email to Rochdale Council, the results confirmed 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.

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 thirty tree features on site consisting of seventeen individual trees and thirteen groups

Of these, eight tree features were classed as category B, nineteen tree features were classified as category C and two tree features were classed as category U.

One group, G26, consisted of off-site trees in adjacent properties to the north-east of the site. During the survey there was no access to the trees to survey them. Because of the location of the trees adjacent to the proposed properties, they will need to be surveyed before a planning application is submitted.

T11, an Eastern White Cedar, was found within G10 and was in poor condition upon inspection. The tree has previously failed and now consists of re-growth. In its current surroundings the tree poses no real danger, however if the proposals are accepted this tree should be removed before any works commence to ensure the safety of its surroundings.

T23, an Eastern White Cedar, was found within G22 and was in poor condition upon inspection. The tree had recently suffered from storm damage and the main leader had split from the stem and was lying adjacent to the tree. Because of this loss there is now

an imbalance in the crown, and the tree should be removed as soon as is practicable to ensure the safety of its surroundings.

5 Impact Assessment

Table 5.1: Impact Table

Tree No.	RPA Radius	Distance to Proposed Development (m)	RPA Incursion (m ²)	RPA Incursion (%)	Can the tree/s be successfully retained?
T1	1.68	0	3.1	35%	No
T2	2.16	0	5.9	40.2%	No
G3	1.80	1.4	7.0	29.8%	Yes
T4	3.00	2.2	2.5	8.8%	Yes
T5	4.80	3.5	6.3	8.7%	Yes
T6	3.60	0	15.9	39%	No
G7	1.68	0	9.3	40.3%	No
G8	See Plan		103.7	28.2%	No
G9	See Plan		5.8	1.0%	Yes
G10	See Plan		118.5	17.3%	Yes, in part
T11	Remove due to condition.				
G12	3.36	0	28.1	22.6%	No
T13	2.16	0	14.7	100.0%	No
T14	3.24	0	33.0	100.0%	No
T15	3.84	0	46.3	100.0%	No
G16	1.20	0	4.5	100.0%	No
T17	6.72	0	58.1	40.9%	No
T18	7.39	0	172.0	100%	No

Arboricultural Impact Assessment – Phoenix Works, Middleton

G19	3.60	0	40.7	100.0%	No
T20	9.00	0	254.5	100.0%	No
G21	2.85	0	25.6	100.0%	No
G22	3.60	See Plan	496.7	92.3%	No
T23	Remove due to condition.				
G24	3.60	See Plan	85.1	56.6%	No
G25	3.60	See Plan	0.0	0.0%	Yes
G26	Refer to section 4.0.				
G27	4.80	0	117.0	72.8%	No
T28	1.56	0	4.5	58.9%	No
T29	3.26	1.5	0.0	0%	Yes
T30	5.88	0	52.6	48.4%	No

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.	G3, T4, T5, G9, G10 (In Part), G25, T29.		T11, T23.	T1, T2, T6, G7, G8, G10 (In Part), G12, T13, T14, T15, G16, T17, T18, G19, T20, G21, G22, G24, G27, T28, T30.

Because of the proposals, a total of eleven individual trees, nine full groups and one group in part are proposed for removal.

T1 and T2

T1 and T2, both Ash, are located at the entrance to the site. These trees are likely self-seeded and provide minimal contribution to the surrounding area. If these trees are retained, then there will be future conflicts with the reduced growing space and rooting area. Therefore, it is recommended that these two trees are removed and replaced with new trees in a more suitable area. The loss of these trees will have minimal impact to the amenity of the surrounding area.

G10

To facilitate the development, it is proposed that a section of G10 is removed as highlighted on the tree protection plan (Ref: 21/00092/TPP). The removal of this section will allow for the retention of the group whilst allowing the development to take place. It has been anticipated that the loss of these trees will not have a major effect on the overall value of the group, and the retention of the remaining trees within the group will allow for a more mature aspect to the site.

Remaining Trees Impacted by the Proposals

As highlighted in *Table 5.2 Impact Assessment*, an additional nineteen tree features are recommended for removal to accommodate the proposals. The *impact table* shows that on the affected trees, the root protection area (RPA) encroachment is greater than 20%, therefore the retention of these trees is considered unviable.

Precautionary measures including supervision by the project arboricultural consultant during the works are detailed in the accompanying method statement (Ref: 21/0092/AMS).

6 Mitigation Proposals

6.1 Replacement Tree Planting

Due to the loss of the trees identified in the Impact Table, it is proposed that along with the general soft landscaping for the development, further substantial supplementary tree planting will support the application. The extent of mitigation planting required will need to be confirmed in agreement with the Local Planning Authority once the development proposal is finalised.

Requirements usually involve replacement of trees on a two for one basis. This is based on tree sizes of 12-14cm girth, however for replacements that are significantly larger (20-25cm girth), it is considered that an increased size will mitigate for the tree loss in the form of replacements on a one for one basis.

This will have several benefits for the development and the character of the area.

These are:

- Give a greater diversity of age class on the site, increasing sustainability.
- Give a greater diversity of species and therefore wildlife habitat.
- As the trees proposed for removal are to the rear of the site some of the replacement planting will be situated to the front of the development.
Therefore, the tree cover and amenity value in the locality will increase.

The trees proposed are listed in *Table 5.3: Replacement Tree Specifications*

Table 5.3: Recommendations for Replacement Tree Specification

Tree Species	Tree Size
Field Maple - <i>Acer campestre</i>	20-25 cm girth
Silver Birch - <i>Betula pendula</i>	20-25 cm girth
Scots Pine - <i>Pinus sylvestris</i>	20-25 cm girth
English Oak - <i>Quercus robur</i>	20-25 cm girth
Rowan - <i>Sorbus aucuparia</i>	20-25 cm girth

7 Summary and Conclusion

The survey identified thirty tree features on site consisting of seventeen individual trees and thirteen groups

Of these, eight tree features were classed as category B, nineteen tree features were classified as category C and two tree features were classed as category U.

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.

Because of the proposals, a total of eleven individual trees, nine full groups and one group in part are proposed for removal. The remaining tree features on site can be retained.

A precautionary method of working near trees and tree protective fencing locations are detailed in the accompanying Arboricultural Method Statement.

Following site development, regular (annual or biannual) inspections of all retained trees should be undertaken by a qualified arboricultural consultant.

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 – Phoenix Works, Middleton

Arboricultural Data Sheet: Phoenix Works, Middleton					Date of Survey: 03/12/21					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	Ash	140	7	SM	1	1	1	1	2	Good	Reasonable shape and form. Likely self-seeded. No major visible defects.	10+	C1
T2	Ash	180	6	SM	1	1	1	1	1.5	Good	Reasonable shape and form. Likely self-seeded. No major visible defects.	10+	C1
G3	Ash	150 EST AVG	8 MAX	SM	See Plan				1.5	Good	Reasonable shapes and forms. No access to stems due to surrounding vegetation. Likely self-seeded. No major visible defects in crowns.	10+	C2
T4	Whitebeam	250 EST	8	M	3	3	3	3	2.5	Fair	Off-site tree. Reasonable shape and form. Dense ivy prevented full inspection. Low hanging branches into site.	10+	C1
T5	Silver Birch	400 EST	14	FM	4	3	3	3	2	Good	Off-site tree. Reasonable shape and form. Multi stemmed from 2m. Minor ivy cover on fence. No view of western side of stem. Minor	20+	B1

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					N	E	S	W					
											deadwood in crown (>50mm diameter).		
T6	Eastern White Cedar	300	8	M	2	2.5	3	2	1.5	Good	Good shape and form. Existing hard standing within 2m of stem. Minor deadwood in crown (>50mm diameter). No major visible defects.	20+	B1
G7	Mixed Species	140 AVG	7 MAX	SM - EM	See Plan				0+	Good	Reasonable shapes and forms. Minor deadwood in most crowns (>50mm diameter). No major visible defects.	10+	C2
G8	Eastern White Cedar	450 MAX	22 MAX	EM - FM	See Plan				0+	Good	Good shapes and forms. Mostly Cedar with some smaller self-seeded broadleaf in-between. Group follows western boundary of site. Group has good screening value. Minor deadwood in most (>50mm diameter). Individually of lower value (C1). No major visible defects.	20+	B2

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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						
G9	Mixed Broadleaf	350 EST AVG	20 MAX	SM - FM	See Plan				2+	Good	Off-site group adjacent to site. Limited views of trees due to G8. Minor deadwood in crowns.	20+	B2	
G10	Eastern White Cedar	450 MAX	24 MAX	EM - FM	See Plan				0+	Good	Good shapes and forms. Group follows western boundary of site. Group has good screening value. Minor deadwood in most (>50mm diameter). Individually of lower value (C1). No major visible defects.	20+	B2	
T11	Eastern White Cedar	250	7	M	1	1	1	1	N/A	Poor	Failed tree within G10 with regrowth. Fell.	>10	U	
G12	Eastern White Cedar	280 AVG	22 MAX	M	See Plan				0+	Good	Reasonable shapes and forms. Minor deadwood in crowns (>50mm diameter). Individually of lower value (C1). No major visible defects.	20+	B2	
T13	Ash	180	7	EM	4	3	2	3	1	Fair	Reasonable shape and form. Kinked stem which self corrects. Evidence of minor ash dieback infection.	10+	C1	

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					N	E	S	W					
											Minor deadwood in crown (>50mm diameter).		
T14	Eastern White Cedar	270	7	EM	5	2	3	5	3	Good	Reasonable shape and form. Suppressed by adjacent trees. Minor deadwood in crown (>50mm diameter). No major visible defects.	10+	C1
T15	Goat Willow	320 at 1m.	8	M	5	4	1	3	5	Fair	Reasonable shape and form. Twin stemmed from 1.5m. Suppressed by adjacent trees. Included bark present in union. Surface damage to stem with occlusion present. Minor basal damage with occlusion. Minor deadwood in crown (>50mm diameter).	10+	C1
G16	Ash	100 AVG	8 MAX	SM	See Plan				0+	Fair	Group of smaller, likely self-seeded Ash. Minor ash dieback infections on some within group.	10+	C2
T17	Goat Willow	560	9	FM	5	5	5	4	2	Good	Reasonable shape and form. Forked at 1.8, included bark in union. Minor	10+	C1

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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					
											deadwood in crown (>50mm diameter). No major visible defects.		
T18	Goat Willow	450, 420	14	FM	6	5	5	6	2	Good	Reasonable shape and form. Twin-stemmed from base, included bark in union. Minor deadwood in crown (>50mm diameter). No major visible defects.	10+	C1
G19	Sycamore	300 AVG	14 MAX	EM - M	See Plan				3	Good	Reasonable shapes and forms. Likely self-seeded. Minor deadwood in crowns (>50mm diameter). No major visible defects	10+	C2
T20	Sycamore	750	15	FM	5	5	5	4	4	Good	Reasonable shape and form. Tri-stemmed from 1.8m, included bark visible in union. Minor deadwood in crown (>50mm diameter). No major visible defects.	20+	B1
G21	Sycamore, Cherry	230 and 140	14 MAX	EM	See Plan				4	Good	Reasonable shapes and forms. Likely self-seeded. Minor deadwood	10+	C2

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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					
											in crowns (>50mm diameter). No major visible defects.		
G22	Mixed Species	300 AVG	20 MAX	M - FM	See Plan				0+	Fair	Reasonable shapes and forms. Group has recently suffered from storm damage, some of the trees have lost limbs. Minor deadwood in crowns (>50mm diameter). Remove lost limbs.	10+	C2
T23	Eastern White Cedar	250	20	M	1	1	1	1	10	Poor	Main leader has recently snapped out of tree and is lying adjacent to tree. Limited long-term value.	>10	U
G24	Sycamore	300 AVG	18 MAX	M - FM	See Plan				4+	Fair	Reasonable shapes and forms. Most situated on small embankment. Minor deadwood in crowns (>50mm diameter).	20+	C2
G25	Sycamore	300 AVG	18 MAX	M - FM	See Plan				4+	Fair	Off-site trees adjacent to boundary. Reasonable shapes and forms. Minor deadwood in crowns.	20+	B2

Arboricultural Impact Assessment – Phoenix Works, Middleton

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					N	E	S	W						
G26	Mixed Species	Off-site trees in adjacent properties, no view of most trees.												
G27	Cherry Laurel	200 EST	7	M	5	1	5	5	0+	Good	Reasonable shape and form. No access to stem due to dense crown. Minor deadwood in crown (>50mm diameter).	10+	C1	
T28	Sycamore	130	7	SM	1	1	1	1	3	Fair	Reasonable shape and form. Likely self-seeded. No major visible defects.	10+	C1	
T29	Sycamore	150 x3, 80	7	SM	2	2	2	2	0+	Good	Reasonable shape and form. Multi-stemmed from base. Likely self-seeded. Minor ivy cover on stem. No major visible defects.	10+	C1	
T30	Whitebeam	490 OVER IVY	7	FM	4	5	4	5	2	Good	Reasonable shape and from. Minor ivy cover on stem. Minor deadwood in crown (>50mm diameter). No major visible defects.	10+	C1	

Appendix 2.0 Tree Survey Key

Arboricultural Impact Assessment – Phoenix Works, Middleton

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		

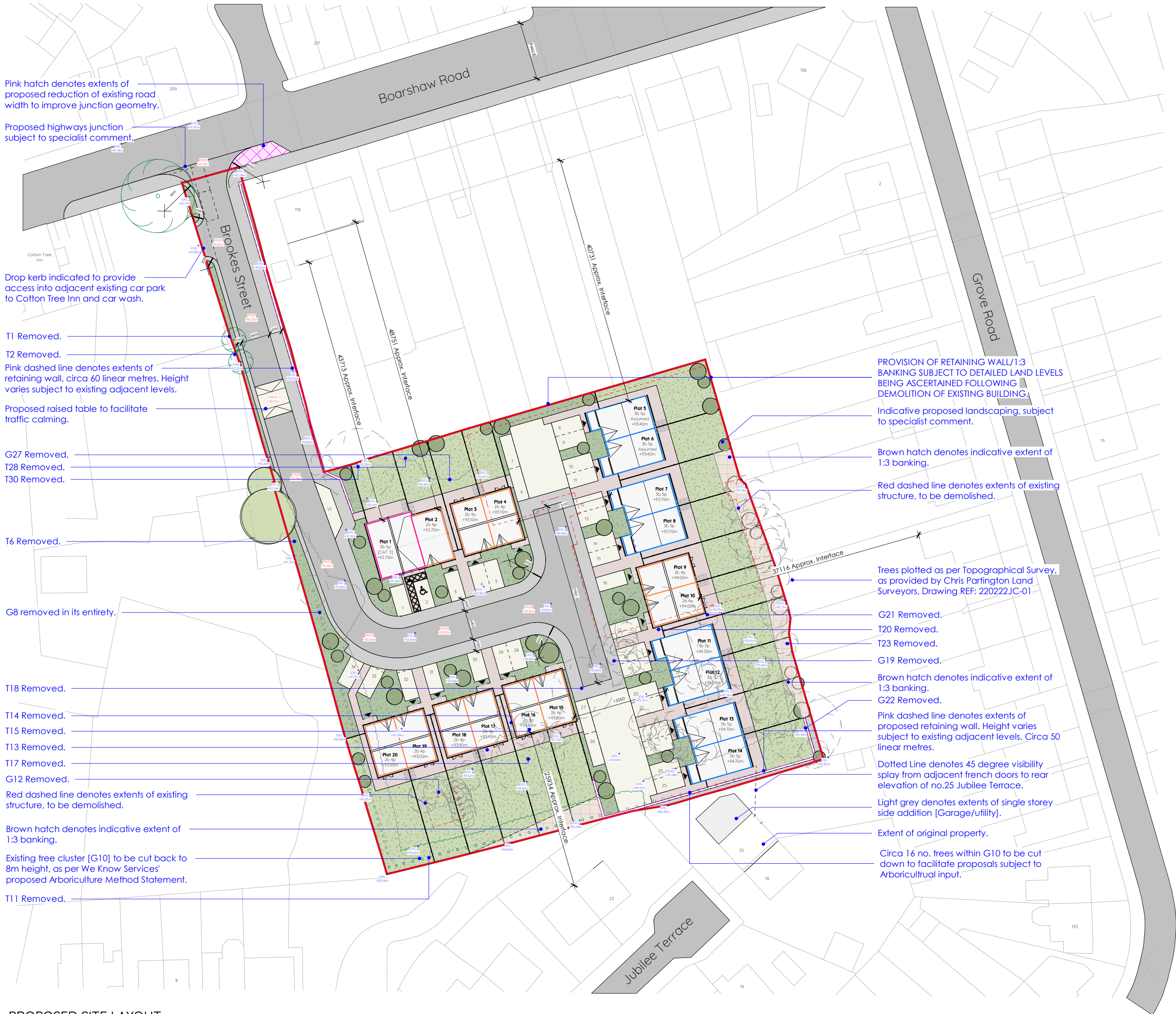
Age Class

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

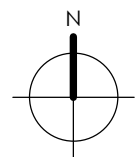
Good – Feature needs little, if any attention.
Fair – Feature has minor, but rectifiable defects.
Poor – Feature has major defects or is in late decline.
Dead – Feature is dead.

Appendix 3.0 Proposed Development Plans



PROPOSED SITE LAYOUT

Scale: 1:500



Notes

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All dimensions are to be checked on site. Do not scale from this drawing, work to figured dimensions only. Any queries please contact condy lofthouse architects.

KEY:	
	SITE BOUNDARY: Assumed extent, subject to client confirmation
	GRASS: Turf / planting beds to front of property
	GRASS: Turf to rear / side of property
	HIGHWAY: Black Tarmacadam
	PUBLIC FOOTPATH: Black Tarmacadam
	PRIVATE FOOTPATH / PATIOS: 600x600 precast concrete paving slabs
	DRIVEWAYS: Coloured Tarmacadam
	TREES: Existing tree to be removed
	TREES: Existing group of trees to be removed
	TREES: Existing tree to be retained
	TREES: Proposed new tree
	BIN STORE: Proposed bin storage

PRELIMINARY

NOTE: Scheme design subject to statutory approvals.
All proposed levels are indicative only and subject to detailed design.
All Tree reference numbers to be cross-checked by We Know Services, following receipt of detailed Topographical survey.

SCHEDULE OF ACCOMMODATION

DWELLINGS

House Type A

11no. 2b4p Dwellings
GIFA @ 67.15 m² / 723 ft² approx.

2 storey dual pitched roofs over approx:
Eaves @ 4800mm
Ridge @ 7550mm

House Type B

8no. 3b5p Dwellings
GIFA @ 79.05 m² / 851 ft² approx.

2 storey dual pitched roofs over approx:
Eaves @ 4800mm
Ridge @ 7610mm

House Type C

1no. 3b5p Dwelling
CAT 3 compliant - Part M
GIFA @ 116.25 m² / 1251 ft² approx.
(GIFA subject to detail design)

2 storey dual pitched roofs over approx:
Eaves @ 4800mm
Ridge @ 8920mm

Each 2 bedroom dwelling consists of min. 1no. curtilage parking spaces. Note: 5 no. benefit from 200% parking provision.

Each 3 bedroom dwelling consists of 2no. curtilage parking spaces.

1no. visitor parking bays provided adjacent to Plot 1.

OVERALL SCHEME 20no. UNITS

G	Minor amendments following end user comments.	LMC	09.03.2022
F	Drawing amended following Design Team meeting comments dated 08.03.2022.	LMC	09.03.2022
E	Drawing amended following receipt of detailed Topographical Survey and Planner's comments dated 03.02.2022.	LMC	01.03.2022
D	Plot 1 amended to be CAT 3 compliant following client comments. Minor amendments to layout of plots 1-5.	LMC	06.01.2022
C	Amendments following receipt of arboriculture information.	LMC	15.12.2021
B	Amendments following client meeting comments dated 27.10.2021.	LMC	29.10.2021
A	Amendments to access road following Highways input.	LMC	27.10.2021
-	First Issue	LMC	20.10.2021

condylofthouse
architects

Client
Kwick Build Ltd. / Tyson Construction

Project
Phoenix Works - Middleton

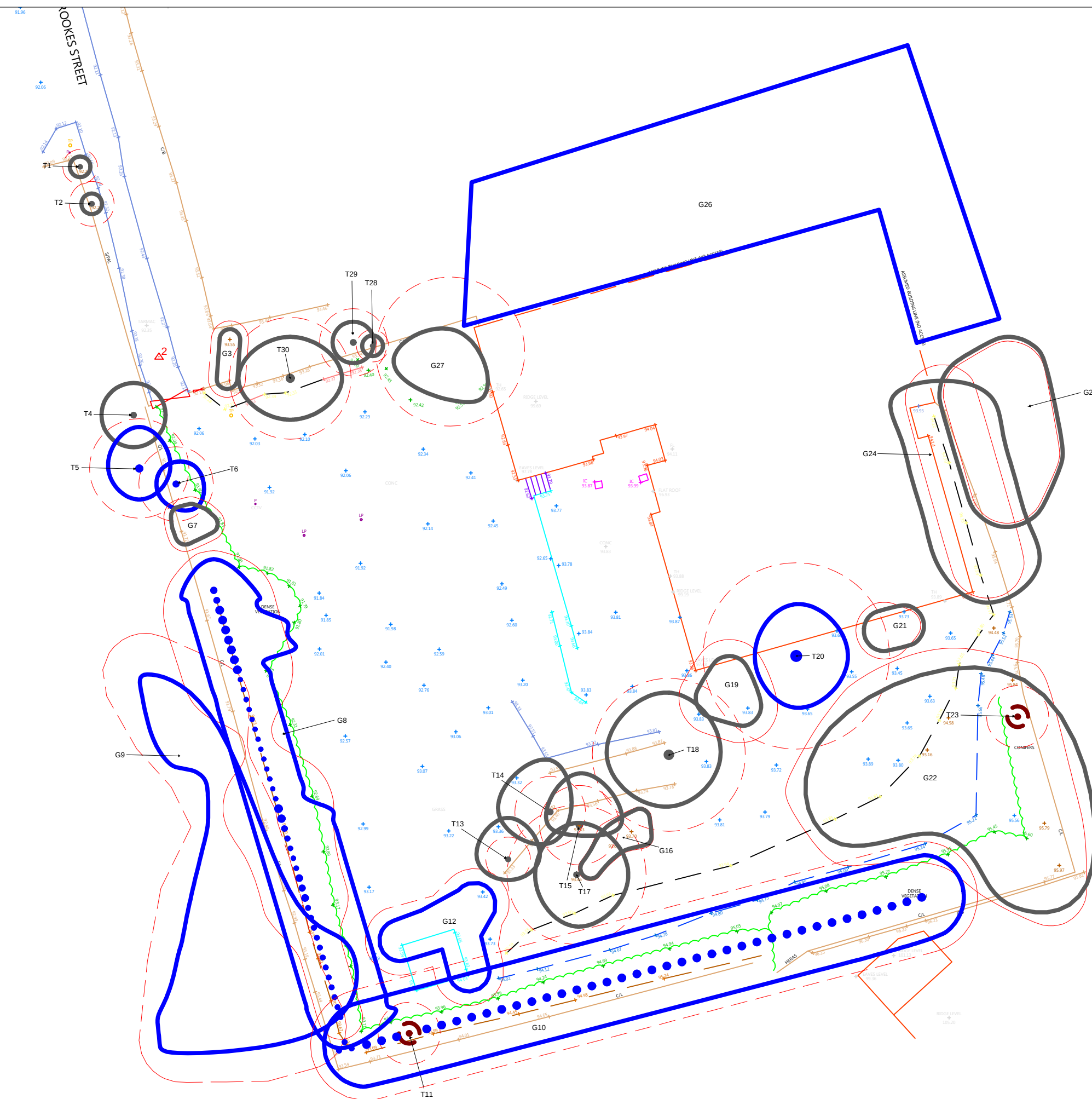
Title
Proposed Site Layout

Scale As indicated@A2	Date OCT 2021	Drawn By LMC
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Drawing No 21-050-SK04	Revision G
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Unit 17 Connect Business Village 24 Derby Road Liverpool L5 9PR	0151 207 4371 info@condylofthouse.co.uk www.condylofthouse.co.uk
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Appendix 4.0 Arboricultural Plans



-  Category A Trees
-  Category B Trees
-  Category C Trees
-  Category U Trees
-  Root protection area

 WE KNOW SERVICES

Court Hey Park
Roby Road
Huyton
L16 3NA

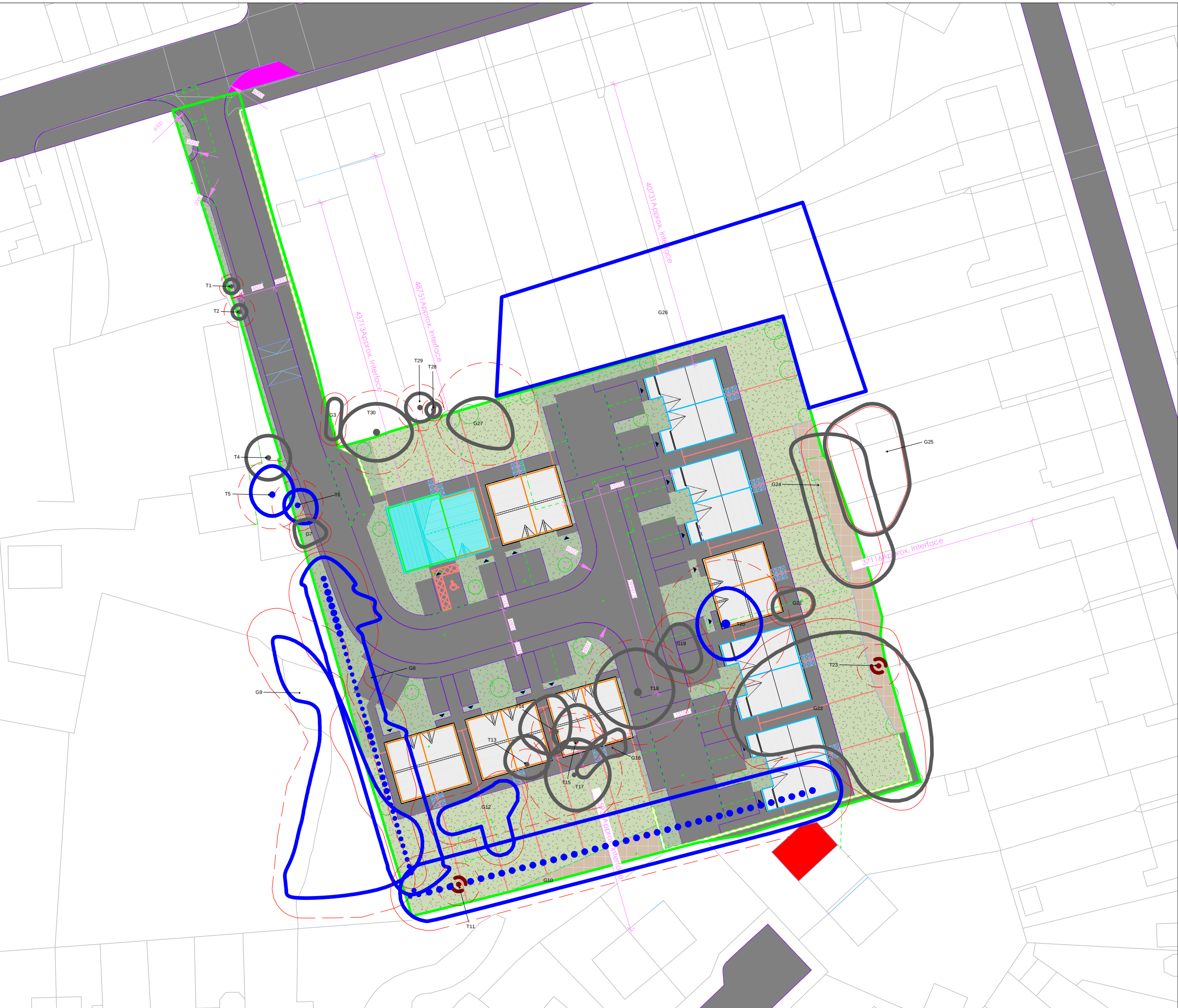
Tel: 0151 443 2308
Email: info@weknowservices.co.uk

Client:
Kwik Build Ltd

Site Address:
Phoenix Works
Brookes Street
Middleton
M24 2WL

Drawing Title: BS5837 Plan	Drawing No: 21/00092/BSP
Date: 11/03/2022	Scale: 1:400@A3
	Drawn by: JH

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Category A Trees



Category B Trees



Category C Trees



Category U Trees



Root protection area



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Drawing Title: AIA Plan		Drawing No: 21/00092/AIA
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