

**Wincombe Lodge
Wincombe
Shaftesbury
Dorset
SP7 9AB**

Arboricultural Statement

Project Ref: 643

11th December 2025

Introduction

This arboricultural statement has been undertaken to set out the position with the surrounding trees at Wincombe Lodge in relation to the proposed renovation, alteration and extension works.

Wincombe Lodge is the former gatehouse to Wincombe House. It is a two-storey building with the first-floor accommodation in the roof. The main plan form is of an 'L' shape and this has a duo pitched roof finished with plain clay tiles. There is a single storey flat roofed extension within the 'L' shaped plan. The walls of the building are of green sandstone and modern render.

In line with its former role as a gatehouse, Wincombe Lodge is next to the public highway and the former access to Wincombe House. This access way now being a designated bridleway and slightly overgrown.

Wincombe Lodge is located within the North West corner of an area of woodland made up of some broad leaf mature trees to the perimeter but in the main comprising of Douglas Fir. This can be seen upon the ariel plan below.

Ariel plan with Wincombe Lodge identified in red.

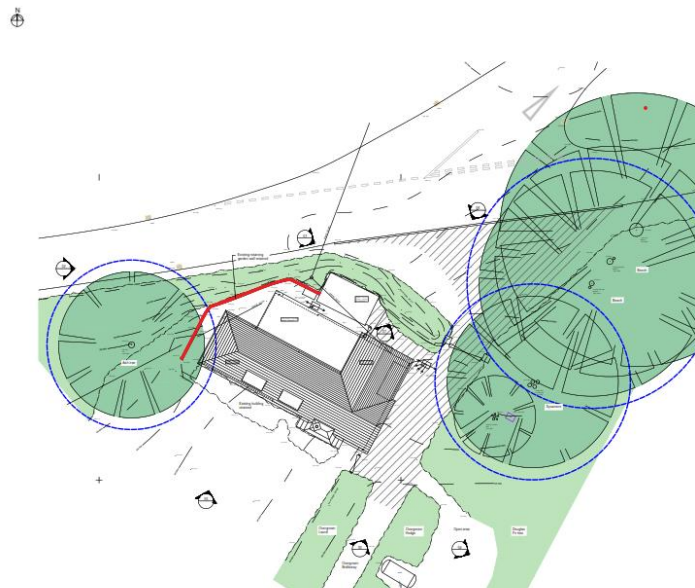


View looking South East from the bridle path into the Douglas Fir woodland.



Wincombe Lodge has the feel of a property within a clearing in the woodland, though it is on the edge of the wood. The site plan below shows the Douglas Fir trees to the South with a sycamore and beech trees adjacent to the highway. There is a laurel / mixed hedge between the property and highway which is overgrown and has some self-seeded ash within. The Northern side of the site between the property and adjacent field has Douglas Fir trees and mature ash.

Tree survey report



As with the actual building, the trees and hedges need to be maintained and managed. Douglas Fir trees will be harvested at some point in the future, the hedges need to be cut back and the ash tree is being monitored due to the issue of 'Ash die back'. This ash tree might require removal in due course.

The proposed refurbishment and alteration works do not impact upon the trees or hedges. The building remains with the same footprint and the only extension work is the formation of a duo pitched roof on the existing flat roof.

The sycamore and beech trees to the South of the bridleway are not affected. The hedge adjacent to the highway will be managed and cut to a height of 2m but retained in full. The existing single garage building, tucked between the building and hedge, will be removed and the area given over to grass and a gravel path which will be beneficial for the hedge. The self-seeded ash tree, within the hedge, will be removed.

The ash tree to the North of the building is sufficient distance so as to not affect the building, though it is considered that this will be removed due to the potential presence of 'Ash die back'.

There is a small stone retaining wall to the North and this is being retained with no disruption to the ground.

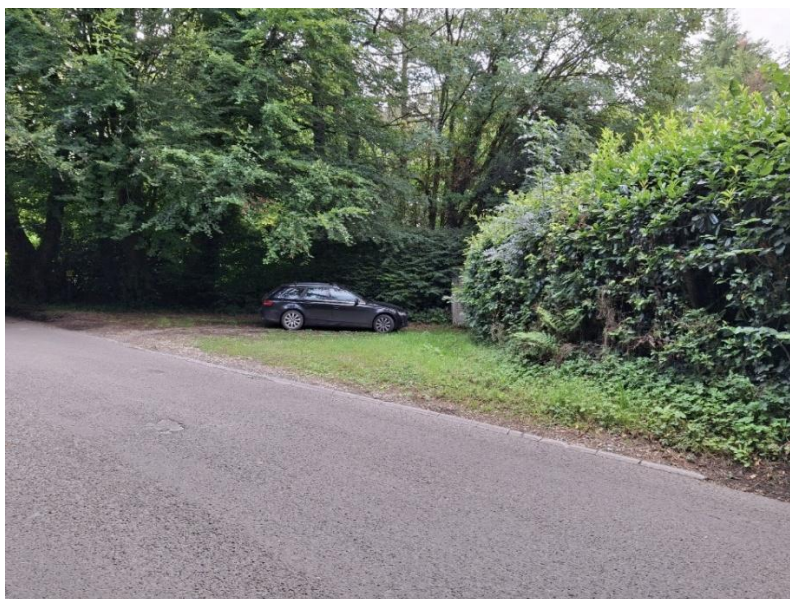
The garden is a simple grass lawn which requires regular cutting. The hedge between the garden and bridleway simply requires general maintenance and management.

The proposal also includes for a gravel parking area. This will be formed to the South of the building and bridleway. This area will be made up of self-draining gravel and is in a clear area away from the trees.

Below are photographs of the various aspects of the site showing the trees and hedges to illustrate the above.

In summary, the proposed works do not affect the existing trees and general management and maintenance will improve their condition.

View of the site entrance with the overgrown hedge on the right. The beech and sycamore trees can be seen beyond the access drive with Douglas Fir in the distance.



View down the road with the boundary hedge on the right and the existing ash tree behind it.



View up the bridle path with the overgrown garden and hedge to the left. The existing above ground gas tank can be seen on the right.



View from rear garden showing the end of the existing property and the ash tree to the left.



View of the side from the road showing the boundary edge and mature beech and sycamore trees to the left.



View from the front of the house looking through the edge toward the current parking space.

