



ARBORICULTURAL REPORT

**Trevelyan House
Loughton
Essex**

Plot 8 Alteration

20th October 2017

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Scope

The purpose of this report is to provide Arboricultural advice in relation to identifying the constraints of 3 trees located on the boundary and within neighbouring properties, in relation to the proposal to alter plot 8 to include a basement. Providing advice on how the trees could be impacted on and protection measures to be implemented using the guidelines and principles of BS5837:2012.

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1 INTRODUCTION

1.1 Brief:

This report has been prepared at the request of Trevelyan House Limited the site owners, to provide advice on the arboricultural constraints regarding the trees present on site and in adjacent properties which could potentially be impacted during works to implement the proposed development layout, as well as what protection measures will need to be implemented to safe guard the trees to be retained from construction pressures.

1.2 Qualifications and experience:

I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture and list the details in **Appendix 1**.

1.3 Documents and information provided:

A revised plan of the proposed layout of plot 8.

1.4 Relevant background information:

Planning permission has already been granted for a house in this location and a footpath running adjacent to the boundary.

I have had a site meeting and discussions with the tree officer Melinda Barham regarding the potential impact on the trees in relation to this proposal. After exploring the boundary line, a concrete wall could be seen to be running along most of the length, effectively providing a root barrier along with the difference in ground level where the trees are located and the site. It was deemed feasible that no roots from the trees would be impacted, but protection measures would need to be in place to ensure the trees were suitably protected at all times until the project is completed.

This report focuses on the protection of these 3 trees highlighted by the tree officer.

1.5 Scope of this report:

This report is only concerned with trees located on site that could be impacted by construction works to implement the proposed layout, and the measures required to provide protection for them as best prescribed in the guidance of BS5837: 2012 'trees in relation to design, demolition and construction'. Any issues regarding construction methods etc. is outside the remit of an Arborist and remedy should be sought with suitably qualified persons, for example builder, engineer etc. For the purposes of this report an Arborist / Arboriculturalist is someone who through training and experience has the knowledge to assess trees and their condition in a competent manner. Trees with a dbh of less than 75mm have not been included as per the guidance in BS5837:2012 or species considered to be shrub specimens.

2 APPRAISAL

2.1 Brief site description:

The site is now an active construction zone with all the buildings demolished and new ones being constructed. There is vehicular access from Golding's Hill to the front via a tarmac drive, as well as a degree of vehicular access to the rear too, via Monkchester Close. The trees that are the focus of this report are in third party ownership and on the boundary line, on land approximately 0.5m higher than the site.

2.2 Condition of trees:

The trees appear to be generally in a healthy condition with no signs of pests or diseases normally associated with the species, although T1 does have notable dead wood in the crown. The owners should be made aware in case there is decay or other problems at the base of this tree that cannot be observed from the site where the inspection was carried out.

A more detailed analysis of the trees on an individual basis and groups can be found in **Appendix 3**.

2.3 Suitability of tree for location and management requirements at present:

The trees could be considered suitable for the site and do not appear to be impacting on the site usage or adjacent houses. As mentioned above, T1 has some notable dead wood in the crown that could be a sign of decline. The owners of this tree should be notified and the tree inspected in more detail. T2 has a slight lean over the site, but this is more likely due to suppression by the adjacent trees. Because of the restricted root space for this tree on the western side, it could increase the trees risk of wind throw failure as it matures. This tree will need to be monitored on a schedule basis. T3 has signs of Horse chestnut miner on its foliage, this does not appear to be impacting on its vitality but will need to be monitored also. T2 & T3 are in the ownership of a third party and it is their responsibility to check the condition of their trees.

No works are required at present.

2.4 Potential effects of development on the trees:

To implement the planning permission being sought, and as discussed with the tree officer, the three trees in question can be retained and will unlikely be detrimentally impacted by the proposal. It's doubtful that roots have spread into the site because of the retaining wall and ground level difference. On the tree protection plan in **Appendix 5** I have shown the calculated RPA (Root Protection Area), as well as a modified RPA where I consider root development is more likely to be. Care will need to be taken to ensure that if any roots have extended under the wall onto the site, these are pruned cleanly and not damaged by excavation work. If sheet piling is proposed along this boundary to address the change in ground level, this will effectively and cleanly sever any roots that may be present. Alternatively, a trench could be carefully excavated along the boundary within the RPA (Root Protection Area) to assess if roots are present and if so suitably pruned clear. This work will be undertaken and overseen by the supervising arborist. As previously discussed I consider it unlikely that roots from these trees will have extended onto site due to the restrictive nature of the boundary wall and ground level change. Roots normally develop in the top 600mm of the soil, where nutrients, moisture and air are more abundant. I suspect that the roots will extend parallel with the boundary and into the garden spaces, which provide a more beneficial environment for root development, compared to extending into the harsher environment on site. The project architect will need to provide information relating to how the excavation in this location is to be achieved and if sheet piling is to be used.

It's not necessary to implement the proposal, but I suggest that the overhang of T2 (Sycamore) is reduced back by 2.5m to provide more space for working when using piling rigs. This work will also help balance the trees crown and make it less susceptible to wind throw failure.

In this case the potential impact of the proposal in relation to the trees is considered to be moderate, with specific measures being able to be implemented to ensure that construction pressures do not adversely affect their health or longevity.

The trees can be sufficiently protected by following the principles and measures contained within this report and those within the method statement in **Appendix 3**.

2.5 Potential effects of the trees to be retained on the development:

As with the previous and approved application, Leaf litter could become a problem if it causes drains or gutters to become blocked, that could impact in other ways on the building, or if left on access surfaces where they could become a slip hazard. To address this gutter guards could be installed to prevent build-up of leaf litter that could become a problem, or regular cleaning of the gutters employed. Regular clearing of falling leaves on the access route, especially in times of wet weather will address any potential slip hazards caused by this seasonal occurrence.

Shadow cast caused by the three trees in question will not be an issue, because the orientation of the site means and shadow cast fall away from the site.

The conflicts normally encountered with having buildings near to trees can be addressed with scheduled maintenance.

2.6 Proposed solutions to safe guard the trees to remain during construction works:

2.6.1 Protective fencing

No protective fencing will be required because the trees are located off site, and T2 is on higher ground and unlikely to be affected. If felt necessary by the supervising arborist fencing can be added to prevent collision damage.

2.6.2 Services

No details relating to service runs have been provided to me, but I expect that the existing services will be used to a certain degree. This will be confirmed by the project architect. Any new service trenches will be located outside of the RPA of the trees where possible. If this is not possible hand digging / air spade works will be used within the RPA with an arborist on site to supervise proceedings. Alternatively, trenchless techniques to install the services will be used and approved by the local authority. There appears to be sufficient space outside of the protection zones for this not to be an issue.

2.6.3 Site facilities and material storage

Care will have to be taken to identify the type of materials required and the access of any machinery, vehicles or plant needed to move them, as these can cause collision damage to aerial parts of the trees as well as soil contamination or compaction. At no point will materials be stored within the RPA of trees unless suitable ground protection has been installed, and only with the tree officer's permission. The site manager will provide details on this aspect of the project if felt necessary by the local authority, but as long as the RPA is not breached then this should not present a problem.

2.6.4 Works within RPA

Where hard surfacing or foundations need to be removed within this protective area, it will initially be undertaken using hand tools and under arboricultural supervision. If mechanical diggers are required to remove these structures, a competent machine operator will be used and the supervising arborist present. If sheet piling is to be used along the boundary the supervising arborist will discuss with the contractor protection issues such as making sure the canopy over hang is not damaged etc.

2.6.5 Site supervision

The site manager will provide a timetable of works on the site, listing all of the key stages of development, starting with the placing of protection fencing / hoarding around the trees, establishing site facilities, through to completion of the site. Arboricultural supervision will take place prior to works commencing on site to ensure protection measures are understood and implemented with a pre-commencement meeting with the site manager and other relevant personnel. **Site supervision will be implemented and undertaken by a suitably qualified arborist on a monthly basis and at times where works in the RPA are required until the completion of the project.**

Prior to work, all key personnel connected with the site will be briefed by an arborist with regard to the importance of the tree protection and methods of ensuring that the trees are protected during the construction period. A record of all arboricultural related site meetings will be made, signed off and available for inspection by the local authority if required. Any personnel inducted on site will be made aware of the tree protection measures and will be responsible for their own actions in maintaining them and not breaching them in any way. **It will be the site managers responsibility to ensure that arboricultural supervision has been programmed into the works and is implemented at the correct times.**

2.6.6 Site completion

Once work has been completed, an arborist will inspect the trees and comment on their condition and prescribe any mitigation works required. The tree protection measures are expanded upon in **Appendix 3**. Any proposed landscaping scheme or works will be discussed with the supervising arborist to ensure that this will not conflict with the trees or the protective areas in any way. Especially where lawn is to be established within the RPA of trees to be retained. At no point will the soil be cultivated or compacted using mechanical means within the RPA of trees to be retained.

3 CONCLUSIONS

- To implement this development alteration, the trees will not need to be removed or worked on. However, I have suggested that the canopy overhang of T2 is reduced back by 2.5m for better clearance and to balance the canopy.
- It is unlikely that roots from the trees have extended into the site where they will be impacted by the new layout proposal. Care will be taken to ensure that any excavation in the RPA either by sheet piling or open trench, will consider the constraints of the trees and will work around them in accordance with this report.
- The trees do not present a significant constraint on this proposal. The constraints that are present can be worked around and the trees can be adequately protected from construction pressures, by implementing and adhering to the protection measures provided in the method statement in **Appendix 3**.

4 OTHER CONSIDERATIONS

4.1 Trees subject to statutory controls:

I do not know if the trees are the subject of a tree preservation order or any other restrictions. I suggest that the local authority is contacted to confirm this and kept updated with any proposed tree works so as to form a good working relationship and to prevent misunderstandings or contravention of protection measures.

*Andrew Day HND Arb
For Andrew Day Arboricultural Consultancy Ltd.*

Brief qualifications and experience of Andrew Day

I hold a Higher National Diploma in Arboriculture. I have been working in the field of arboriculture for approximately 10 years, spending time as a contracting arborist undertaking all aspects of practical arboriculture both in the UK and Europe. I have also worked within local government as a tree officer working for a variety of local authorities. I have a broad experience of both the practical and theoretical aspects of arboriculture having worked within the public and private sector. I am currently a consulting arborist for Essex Arboriculture.

1. Qualifications:

Higher National Diploma in Arboriculture (1996)

NPTC (National Proficiency Training Council) units 20, 21 and 22

Lantra professional tree inspection certificate

2. Practical experience:

Prior to establishing my company, I worked for a private Arboriculture company for three years undertaking many practical aspects of Arboriculture. I moved on from this to become a local authority tree officer for five years, my duties included consultation on planning matters with regard to trees, advice to the general public, managing the council's tree stock and liaising with other professionals on Arboricultural related issues. I was approached by EssexArb an established tree contracting and consulting company in Essex to develop and run the consultancy department as their principle consultant which I did for three years.

SITE PHOTOGRAPHS



Showing T1 – T3

SITE SPECIFIC INFORMATION

Explanatory Notes

Tree Survey

Tree Protection Method Statement and Protection Criteria

Hand dig method statement

Informatives for protection fencing

Arboricultural Considerations notice for site hut and inducted personnel

Explanatory Notes

Measurements/estimates: All dimensions are estimates unless otherwise indicated. Measurements taken with a tape or clinometer are indicated with a '*'. Less reliable estimated dimensions are indicated with a '?'.

Species: The species identification is based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name after in brackets. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. Where there is some doubt of the precise species of tree, it is indicated it with a '?' after the name in order to avoid delay in the production of the report. The botanical name is followed by the abbreviation sp if only the genus is known. The species listed for groups and hedges represent the main component and there may be other minor species not listed.

Height: Height is estimate height to the nearest metre.

Spread: The maximum crown spread is visually estimated to the nearest metre of the total crown spread diameter. It should be noted that the crown of some trees can be one side, however this usually indicated within the report.

Diameter: These figures relate to 1.5m above ground level and are recorded in centimetres. Estimate measurements are banded 0-10cm, 11-20, 21-30 etc. If appropriate, diameter is measure with a diameter tape. 'M' indicates trees or shrubs with multiple stems. 'AV' indicates average and is the average of two stems when dealing with twin stem trees.

Estimated Age: Age is assessed as **M** mature (last one third of life expectancy), **EM** early-mature (one third to two thirds life expectancy) and **Y** young (less than one third life expectancy).

FSB: First significant branch from ground level (direction shown on tree protection / constraints plan)

SULE: This is the estimated Safe Useful Life Expectancy of the tree. Trees can live longer than this value, but can pose a risk to persons or property.

RPR: Radius of root protection area around the tree /group

RPA: Root protection area for tree or group

BS 5837 2012 - On the basis of this assessment, trees can be divided into one of the following categories:

- A** - Trees whose retention is most desirable; High category
- B** - Trees where is desirable; Moderate category
- C** - Trees which could be retained; Low category
- U** - Trees that cannot realistically be retained; Fell category

Tag	Name	Age	Diameter	Height	Crown Hgt	FSB Hgt	Crown Spread (N S E W) (m)				Life Exp	Recommendations	Category	RPR	RPA
T1	Quercus robur (Common Oak)	M	550	12	8	8(W)	5	5	7	3	20+	Located in third party ownership on land approximately 0.5m higher than site. Notable deadwood on main limb extending south over access road. Notify owner as to potential decline of tree and risk of harm to persons and property falling deadwood presents.	C2	6.6	136.87
T2	Acer pseudoplatanus (Sycamore)	M	600	15	3	8(NW)	5	4	3	6	20+	Located on the boundary in third party ownership. Heavy ivy cover and lack of access limiting inspection detail. No works required at present.	C1	7.2	162.88
T3	Aesculus hippocastanum (Horse Chestnut)	M	500	15	4	3(N)	6	5	3	4	20+	Located in third party ownership. Inspection detail limited due to lack of access. No works required at present.	C2	6	113.11

Method Statement for Tree Protection Measures

PROJECT: Trevelyan House, Loughton, Essex – Plot 8 Revision

CLIENT: Trevelyan House Limited

1.1 Brief

Provide protective measures specification for 3 trees, T1 – T3 to be retained using the guidelines and principles prescribed in BS5837: 2012 'trees in relation to design, demolition and construction'.

1.2 Site Supervision

An important factor in providing protection for the trees during the construction works is the chronological order in which development tasks are undertaken. Before work continues on site, the following issues will be addressed and submitted to the council for approval.

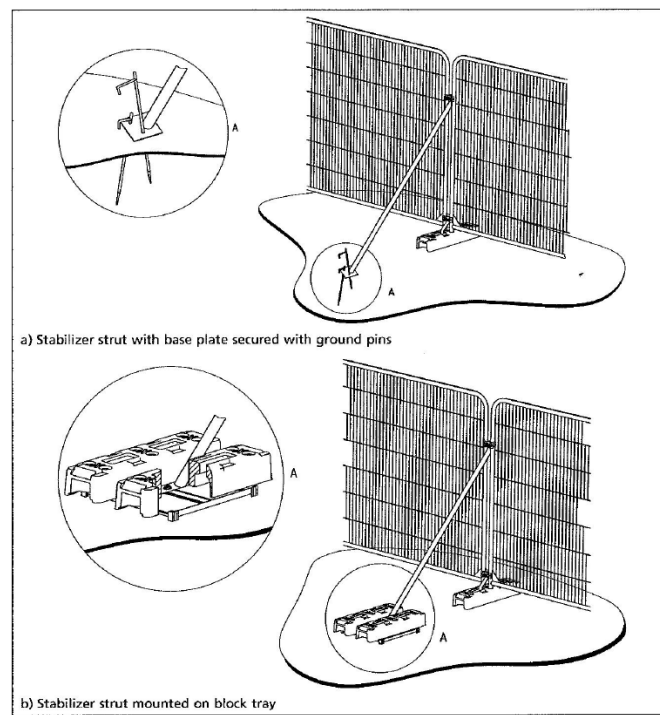
- A suitably qualified arborist will be retained to oversee tree protection measures where required and liaise with the tree officer as required. The contact information of this arborist will be made available to the council tree officer prior to works starting on site.
- The foundation design for the building will be suitable to address any potential influence that the trees may have on them. Location of services and details of their installation will have been provided, locations highlighted where hard surfacing / foundations are to be removed within the RPA with any arboricultural protection measures or methodologies of working programmed in the works schedule and approved by the council.
- A pre- commencement meeting with a suitably qualified arborist will take place with the site manager and other relevant site personnel, to debrief them on the importance of the protection measures and to assist in setting up of the protection fencing etc. before work commences on site.
- The excavation methodology will be discussed with the supervising arborist to ensure every care is taken to work around the trees as is far as practically possible.

1.2.1

Protective fencing will not be initially required due to the location of the trees in third party ownership or on the boundary. However, if the supervising arborist deems it necessary to install fencing to prevent collision damage to T2, it will be as shown in **diagram 1** or similar that demonstrates that it is fit for purpose will be placed in the locations as advised on the site supervision visit.

Any tree surgery works required will have taken place prior to the fencing being erected. Once erected the fencing will not be removed unless permission has been given by the tree officer or the works on site have been completed. The informatives provided will be attached to any protective fencing installed to highlight its importance at a height of 1.5m and at 5m intervals along the line of fencing, or in locations that can demonstrate they are clearly visible to identify the purpose of the fencing in relation to the project.

Diagram 1



1.2.2

A pre- commencement inspection by the supervising arborist will take place to ensure the protective measures are understood and a schedule of arboricultural site monitoring is formulated at the start of the project, this will consist of a visit by a suitably qualified arborist once a month for the duration of the project. Arboricultural supervision will also take place during works in the RPA where excavation works or removal of foundation / hard surfaces are to take place. A log of these visits and any actions required will be available to the council on request and kept on site. **IT IS THE RESONSIBILITY OF THE SITE MANAGER TO INSTRUCT THE SUPERVISING ARBORIST TO ATTEND SITE AT HE REQUIRED TIMES.**

1.2.3

The placing of ANY tree protection measures works by the supervising arborist, within the construction timescale will not be altered.

1.2.4

All personnel inducted on site will be made aware of the tree protection measures and will be responsible for their own actions in maintain these and ensuring that they do not cause any damage to the trees.

1.3 Forbidden activities within RPA

1.3.1 Within the root protection area, the following activities will be prohibited, unless the local authority in writing grants specific permission:

No storage of chemicals or other substances likely to leach and cause harm to the trees to be stored.

No storage of heavy plant or materials likely to cause further soil compaction.

No ground disturbance works, apart from what has been approved by any planning permissions or specifically from the council.

No activities that could indirectly affect the trees such as bonfires etc.

1.3.2 No ground disturbance work apart from those granted in the planning permission is to be undertaken within the confines of the RPA without the written permission of the local authority.

The protected area is not to be breached at any time, unless the local authority has granted permission and a qualified arborist has been consulted and supervises any work activities that need to take place.

1.4 Storage of chemicals / mixing of materials

1.4.1 Storage of chemicals will be placed in a sealed bund / area, with no discharge allowed onto the ground or watercourses. The area containing these materials will have an impervious surface and stored **if possible** 10m away from the RPA. If accidental spillage of chemicals or other damage to the trees takes place the local authority is to be notified as soon as possible and a suitably qualified arborist is consulted as to the best actions to take to mitigate any damage that may have occurred because of the accident and these works to be undertaken to mitigate the situation as soon as possible.

1.5 Works in the RPA

- 1.5.1 No excavation / ground disturbance works will take place within the RPA unless permission is granted by the local authority to do so.**
- 1.5.2 The foundation design for the building will demonstrate how it is fit for purpose to ensure that the trees will not indirectly impact on the structure, resulting in pressures to remove the trees in the future. If sheet piling is to be used, the location and installation of this will be discussed with the supervising arborist to determine how the trees could be impacted, and how to minimize the risk of the trees being affected either directly or indirectly.
- 1.5.3 Any removal of hard surfacing / foundations within the protected area will be undertaken using hand tools where possible / practical and under arboricultural supervision. If mechanical diggers or similar are required, competent operators will be used and the supervising arborist in attendance.
- 1.5.4 Removal of hard surfacing within the RPA and other excavation works will be supervised by a suitably qualified arborist.**

1.6 Material storage / site parking

- 1.6.1 Particular attention will be made to the type of materials to be stored and the type of machinery needed to move them, ensuring that sufficient protection measures in accordance with this method statement and space are provided to prevent damage to the trees to remain. The details outlined in 1.4 above will be adhered to.
- 1.6.2 At no point will contractor parking or materials be allowed to be parked within the protected areas or locations that could impact on the trees. This will be strictly policed by the site manager.**

1.7 Ground Protection

1.7.1 Due to the existing ground conditions on site, it is unlikely that ground protection will be required. However, if felt necessary by the supervising arborist during works, the following measures will be implemented as required.

For pedestrian traffic:

A single thickness of scaffold boards placed on top of a scaffold frame to form a suspended walkway (similar to diagram 2), or boards laid on to a geotextile membrane with a layer of wood chips 100mm in thickness.

For pedestrian operated plant, up to 2 tonnes:

Interlinked ground protection boards of plywood or similar at least 2.5cm thick, laid onto a geotextile membrane on a bed of wood chip 150mm in depth.

For wheeled or tracked traffic exceeding 2 tonnes gross weight:

Metal tracking designed and fit for purpose, pre-cast concrete slabs or similar, laid to an engineering specification on a compression resistant layer e.g. wood chips that will likely spread the weight of the load and prevent compression of the soil underneath.

1.7.2 **AT NO POINT WILL THE GROUND WITHIN THE RPA BE LEFT UNPROTECTED IF ACCESS IS REQUIRED IN THIS AREA.**

1.8 Completion

1.8.1 Once all of the construction activities on the site have been completed and a suitably qualified arborist will assess the condition of the trees and liaise with the local authority accordingly if any works are considered necessary. Any proposed landscaping works will be discussed with the supervising arborist to ensure there could be no detrimental impact on the trees.

2 HAND DIG METHOD STATEMENT

PROJECT: Trevelyan House, Loughton, Essex Alterations to plot 8.

- 2.1** The area to be excavated will be inspected by a professional arborist to assess the likely proximity of root activity and concentration prior to the commencement of any works. All relevant authorized personnel to be informed and required permissions gained before work commences.
- 2.2** If hand digging is not possible/practicable a method of excavation will be agreed and undertaken by a suitably qualified person for example air spading or a competent digger operator etc., in the presence of a qualified arborist.
- 2.3** During excavation great care will be taken to minimize damage to retained roots, including the bark around the roots.
- 2.4** All roots greater than 25mm diameter should be retained and worked around. Where clumps of smaller roots (including fibrous roots) are found these are to be retained.
- 2.5** Roots with a diameter in excess of 25mm must not be severed without permission from an Arborist.
- 2.6** If roots are encountered, the Arborist must conduct the root pruning and inform the relevant person to suggest mitigation works to the tree(s) if required. If severance is unavoidable roots must be cut back using a sharp tool, leaving the smallest wound possible.
- 2.7** If there is a possibility of infection being passed from one specimen to another, tools will be sterilized in an appropriate method to reduce the risk of cross contamination.
- 2.8** When backfilling an inert granular material mixed with top soil or sharp sand (not builder's sand) is to be used around the retained roots. Unless an alternative backfill substrate has been agreed with in writing by the appropriate authorized personnel.
- 2.9** If roots are to be left exposed for a period of longer than 1 hour (dependent on weather conditions), then a covering of dampened Hessian or similar material is to be used to cover the exposed roots. Any changes to this practice are to be authorized by a qualified arborist.
- 2.10** All levels are to be returned to the original plane after any excavation, unless specific design and relevant permission has been authorized.
- 2.11** A qualified Arborist is to be on site to supervise during any operations within the protection zone.

ANDREW DAY
ARBORICULTURAL CONSULTANCY LTD

REDUCING COSTS BY DELIVERING PRACTICAL SOLUTIONS

TREE PROTECTION ZONE

**DO NOT CROSS WITHOUT
PERMISSION**

**BREACHING THIS BARRIER CAN
RESULT IN THE FOLLOWING:**

- **SHUT DOWN OF THE JOB**
- **FINANCIAL IMPLICATIONS**
- **CRIMINAL PROCEEDINGS**

ARBORICULTURAL SITE CONSIDERATIONS

THIS NOTICE IS TO BE DISPLAYED IN THE SITE OFFICE OR A SUITABLE LOCATION WHERE IT IS CLEARLY VISIBLE AND ISSUED TO ALL PERSONNEL INDUCTED ONTO SITE

The following site considerations must be observed at all times during the development process, from site preparations through to completion.

- ❖ The protected area of the RPA must be regarded as sacrosanct and not breached except where to implement the planning permission granted, without prior consultation with either the local planning authority or the supervising arborist.
- ❖ Ground protection must not be lifted or removed without prior consultation with either the local planning authority or the supervising arborist.
- ❖ Damage caused to ground protection must be reported to the site manager to ensure suitable repair or actions are taken.
- ❖ No materials, chemicals, machinery or vehicles to be stored within the RPA (root protection area) as defined on the tree protection plan and on site by fencing and ground protection.
- ❖ No materials etc. must be rested against or machinery chained to trees.
- ❖ No pruning of trees may be undertaken by anyone other than a qualified arborist and approved by the supervising arborist and local authority tree officer.
- ❖ Any physical damage caused to a tree to be retained must be reported to the site manager immediately so that suitable remedial works can be commissioned without delay.
- ❖ Builder's sand (which contains high levels of salt) must not be used to back fill excavations within or in close proximity to tree roots, as it has a toxic effect and can cause root desiccation. Sharp sand must be used under such circumstances.
- ❖ Soil contaminants such as concrete mixings, diesel oil and vehicle washings must be kept suitably contained, preferably within bunded areas. Any spillages within 2m of a fenced area must be reported to the site manager and supervising arborist immediately so that suitable mitigation works can be commissioned.
- ❖ Fires must not be lit in positions where their flames can extend to within 5m of foliage, branches or trunks. Wind direction and size of fires will impact on this.
- ❖ Notice boards, telephone cables or other services etc. must not be attached to any part of a tree.

Remember the tree officer can turn up at any time or neighbours may report any poor practice or threats to the trees.

Site Personnel Contact Information

As far as I am aware the only personnel associated with this site at the time of writing this report is the site owner and project architect. Table 2 shows the contact details of the project architect who is to be contacted if any enquires relating to this project need answering.

Table 2

Name	Relation to Site	Contact Details
BB Partnership	Project Architect	020 7336 8555

**LIMITATIONS
AND
QUALIFICATIONS**

LIMITATIONS AND QUALIFICATIONS

Unless specifically mentioned the report will only be concerned with ground inspections. No below ground inspections will be carried out without prior confirmation from the client that such works should be undertaken. This report is for the purposes of identifying the constraints of trees in relation to development and not a health and safety assessment of the trees. A cursory assessment of the trees health and condition will be recorded, but this is not to be taken as a detailed assessment of its structural condition, health and management recommendations in relation to this. A separate tree inspection regime focusing on these aspects will need to be undertaken if this is required.

The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available during the inspection process. No checking of independent data will be undertaken, Andrew Day Arboricultural Consultancy will not be responsible for the recommendations within this report where essential data are not made available, or are inaccurate.

This report will remain valid for one year from the date of inspection, but will become invalid if any tree works not recommended within the report are undertaken, soil levels around the trees are altered in any way and if any building works which were not disclosed during the inspection are undertaken. If extreme weather changes occur such as heavy winds, snow etc., the trees will need to be re-inspected to ensure their condition has not been affected or has altered from the initial inspection details obtained.

If any of the above occurs then it is strongly recommended that a new tree inspection is carried out.

It will be appreciated, and deemed to be accepted by the client that the formulation of the recommendations for the management of the trees will be guided by the following:

1. The need to avoid reasonable foreseeable damage
2. The arboricultural considerations – Tree safety, good Arboricultural practise and aesthetics.

The client is deemed to have accepted the limitation placed on the recommendations by the sources quoted in the attached report. Where time constraints or the client limits sources, this may lead to an incomplete quantification of the risk.

TREE PROTECTION PLAN

(This plan is for reference only; please refer to the separate A3 plan for scaling if required)

