



ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

FOR THE SITE OF

**The White House, 2 Langstone Road,
Langstone, PO9 1RE**

**Add additional floor space to the existing guest room above
the garage by adding a new dormer to the east side of the
roof**

Date – 10th August 2019

Consulting Arborist

Stefan Rose BSc (Hons), Tech Cert (ArborA), TechArborA

Table of Contents

1 Introduction	3
2 Scope of Works	4
3 Tree Survey	4
4 Tree implications	4
5 Sequence of works.....	5
6 Tree protection requirements	6
7 Remedial Tree Pruning Works	6
8 Avoiding Damage to Trunks and Branches.....	8
9 Vehicle Movements	8
10 Material Storage	9
11 Construction	9
12 General site requirements to protect trees.....	9
13 Report Damage to Trees	10
14 Conclusion	10
15 Disclaimer.....	10

APPENDICES

- AS1 Tree Survey Schedule and Tree Survey Plan Arbor.TWH.TSP.001
- AS2 Qualifications and Experience

1 Introduction

1.1 A planning application has been proposed to add additional floor space to the existing guest room above the garage by adding a new dormer to the east side of the roof at The White House, 2 Langstone Road, Langstone, PO9 1RE.

1.2 Arborsphere Ltd has been instructed to provide arboricultural information to enable the Local Planning Authority (Havant Borough Council) to fully consider the impact of the planning proposal on the two significant trees that stand to the site frontage (one on site and one offsite) that may be impacted upon by the proposal.

1.3 The client's Architectural design team provided the following drawings and information:

- Existing Guest room over Existing Garage, drawing number 009
- New Dormer to Existing Guest Room over Existing Garage, drawing number 010
- Design and Statement June 2018

1.4 This information and a site visit has been the basis to produce the arboricultural report.

1.5 The assessment made on these documents broadly conforms to the recommendations of BS5837: 2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"*.

Photograph 1: Showing the existing garage, dormer window and T2 to the east with the crown of T1 in the foreground



2 Scope of Works

2.1 To attend site to undertake a tree survey in line with the recommendations of BS5837: 2012 Trees in relation to design, demolition and construction - recommendations, appended at AS1

2.2 To produce an Arboricultural Implications Assessment and Arboricultural Method Statement providing details on which trees will be removed (if required) as part of the application and which trees will be retained and how they will be protected.

3 Tree Survey

3.1 The tree survey exercise was completed on the 10th August 2019. It was overcast with a moderate gusty wind at the time of surveying. This survey data is the basis of the Arboricultural Implications Assessment and Method Statement. This exercise identified 2 individual trees that could potentially be affected by the proposals.

3.2 For tree locations and further information on the tree stock assessed for this planning application please refer to appendix AS1 for the tree survey schedule and for the tree survey plan.

4 Tree implications

4.1 The potential for damage to trees comes from the location of the requirement for working space, the delivery, storage and transportation of materials to the area of build, demolition/removal of built form activities to remove sections of the garage roof and construction of the dormer window itself. This may be in the form of direct damage where trunks or branches are hit or indirect damage through ground compaction on soft ground damaging and compromising the tree's roots and rooting environment. On this latter point, the only practical area around the garage is existing hard standing so the more likely damage would be through direct damage if due care and attention is not taken.

4.2 Tree 1 is a Purple Beech and will be potentially be impacted upon by general site construction activities, delivery, storage of or mixing of materials. This tree is vulnerable to contractors utilising the soft ground within the shrub bed but this area is raised up and not practical for material storage or mixing. The existing hard surfaced driveway will be utilised, and this will not impact on the tree any more than the existing use for parking cars. The northern aspect of the crown is short of the existing garage by approximately 1m and therefore does not require any remedial pruning for the dormer window work. This tree will not be impacted upon by the planning proposal.

4.3 Tree 2 is an offsite Horse Chestnut, with the majority of tree roots covered by built form. Due to the tree being offsite, the boundary brick wall and the existing garage mean the tree does not require any additional protection as the trunk stands offsite by some 1.5m.

4.4 The crown of this tree on the west side has been historically lifted with the remaining significant branches clear of the garage. There is one area of branches in close proximity to the garage roof and the location of the proposed dormer window on the north west of the crown. These grow at approximately 4m above ground level overhanging the garage roof. Removing the branches with a

diameter of <75mm or less will provide sufficient clearance for the dormer window with little if any impact to the health or visual appearance of the tree.

4.5 To this end, remedial tree work and working methodologies detailed below will guide and restrict movement on site to ensure that the retained trees and their rooting environment are not adversely impacted upon by work to implement the proposals.

Photograph 2: Showing the existing garage, dormer window and T2 with the crown of T1 in the foreground



5 Sequence of works

5.1 The following order of works are suggested to ensure the retained trees are not adversely impacted upon by the development:

- Remedial tree pruning complete by the appropriately qualified and experienced tree contractor only
- Works to demolish the existing garage and site preparation works
- Works to establish dormer window
- Works to complete external works and make watertight
- Works to internal area
- Removal of all building materials and equipment from site

5.2 It is always of paramount importance to protect the trees on site.

6 Tree protection requirements

6.1 The two trees to be retained on site as part of this planning application.

6.2 All site operations will be planned, implemented and supervised to prevent the following:

- Root severance
- Damage to the bark, branches and trunks
- Compaction of the soil within the Construction Exclusion Zone
- Alterations in soil level
- Soil contamination by phytotoxic materials such as herbicides, petrol, oils, diesel, cement and concrete washings or other construction additives

6.3 Given the existing site layout and the planning proposal to put an additional dormer window into the existing garage, additional tree protection measures are not considered necessary.

6.4 It is, however, imperative that the contractors are made aware that their working practices must consider the trees at all times to avoid unnecessary damage to trees, their roots and the rooting environment.

7 Remedial Tree Pruning Works

7.1 **All permitted or approved tree work** should be carried out in accordance with the British Standard “*Recommendations for Tree Work*” BS3998:2010, by suitably qualified and experienced professional arborists.

7.2 Under no circumstances shall site personnel undertake any tree pruning operations.

7.3 All tree surgery works should be carried out prior to any other site works for the construction of the dormer window.

Photograph 3: Showing crown overhang from T2 and the area of crown pruning



Photograph 4: Showing the area of the small diameter <75mm branches to be pruned



Photograph 5: Showing the clear existing garage roof and the area of the small diameter <75mm branches to be pruned



8 Avoiding Damage to Trunks and Branches

8.1 Care shall be taken when planning site operations, to ensure that wide or tall loads, or plant with booms or jibs can operate without coming into contact with retained trees. Such contact could result in serious damage to them and might make their safe retention impossible.

8.2 Consequently, any transit, traverse of plant or delivery of materials with booms and lifts near trees, will be conducted under the supervision of a banksman, to ensure adequate clearance from trees is always maintained.

9 Vehicle Movements

9.1 All vehicle movements will utilise the existing hard surfaced driveway and access. There is no space on site for vehicles and plant to impact on soft ground where tree roots are likely to be present.

10 Material Storage

10.1 It is anticipated that all storage materials and deliveries shall make use of the existing driveway access and parking area to the front of the property.

10.2 Material storage will be accommodated particularly to avoid harmful spillages of fuel, or phytotoxic substances that may damage the health of retained trees.

10.3 At no time shall any materials at any time be stored on the soft ground areas.

11 Construction

11.1 Works to create and form the dormer window will be completed from initial access and a scaffold or platform access for external working space. All construction works will be completed from within the garage or from the roof.

11.2 The external work platform can be erected, and established post tree pruning and will not require any further tree protection measures.

11.3 The existing hard surfaced driveway provides the ground protection immediately around the garage.

12 General site requirements to protect trees

12.1 As a general note for the requirements to protect trees, contractors and sub-contractors will be made aware of their duty towards trees prior to commencing work; this will be achieved by a tool box talk by the site manager and/or client and a signed record of such completed and kept on file.

12.2 There will be no storage of chemicals or materials and mixing of materials within the soft ground rooting area.

12.3 All chemical, material storage and mixing will be located on site to account for the topography of the site and therefore avoid any runoff that will damage the soil structure and roots. In this instance, materials will be delivered to the roadside or the existing driveway and then moved and stored adjacent to or in the garage.

12.4 Fires shall not be lit where flames will be within 5m of any retained canopy edge.

12.5 Should any damage be caused to the tree noted for retention, either by the construction works, associated activity or as the result of any other action during the works related to this planning application, the damage should be reported to the site supervisor immediately.

12.6 The site supervisor shall immediately report up the chain of responsibility to the retained consultant arboriculturist, or in the absence of such an appointment, to an appropriately qualified arboriculturist, to enable remedial measures to be implemented as necessary and as agreed with Havant Borough Council's Tree Officer.

13 Report Damage to Trees

13.1 Should any damage be caused to trees noted for retention, either by the above works or as the result of any other action related to the site works to implement the approved planning application, the damage should be reported to the site supervisor immediately. The site supervisor shall report up the chain of responsibility to the retained consultant arboriculturist, or in the absence of such an appointment, to an appropriately qualified arboriculturist, to enable remedial measures to be implemented as necessary and as agreed with the Havant Borough Council's Tree Officer.

14 Conclusion

14.1 The planning application has been proposed to add additional floor space to the existing guest room above the garage by adding a new dormer to the east side of the roof at The White House, 2 Langstone Road, Langstone, PO9 1RE.

14.2 This report and the information contained within it form part of the tender package to enable contractors to fully consider their working practises in relation to the constraints of the site and the requirement to continually respect and protect the retained trees. This will ensure that the trees and the constraints on the site and required working practices to work around the retained trees are at the forefront of any information and appointed contractor's decision making.

14.3 The proposal will retain all identified trees within the survey and report. The development proposal will require the pruning of small diameter (<75mm) branches from T2 (Horse Chestnut) that will not be detrimental to the tree's health or visual amenity. Therefore, it is our opinion that as a direct result of the planning proposal, the trees closest to the garage and the dormer window work will not be significantly affected.

15 Disclaimer

15.1 The statements made in this report do not take account of the effects of extreme weather, vandalism or accident, whether physical, chemical or fire. Arborsphere Ltd cannot therefore accept any liability in connection with these factors, nor where prescribed work is not carried out in a correct and professional manner in accordance with that stated within this report or current good practice. The authority of this report ceases at any stated time limit within it, or if none stated after one year from the date of inspection/survey, when a consented planning application time limit lapses, or when there are any significant changes to the site conditions from when the tree survey was completed, if pruning or other works unspecified in the report are carried out to, or affecting, the subject trees, whichever is the sooner.

AS1



BS5837:2012 Tree Survey

Trees in relation to design, demolition and construction - Recommendations

The White House, 2 Langstone Road, Langstone, PO9 1RE

Date – 10th August 2019

Consulting Arborist

Stefan Rose BSc (Hons), Tech Cert (ArborA), TechArborA

TREE SURVEY NOTES



This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice. Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey and should not be confused with a Tree Inspection.

The Tree Survey will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either “*full ground level inspection*” or “*climbing inspection required*”. There may also be a further reference to the need for “*decay detection equipment*” to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

Each tree has been numbered and, where instructed, for future identification on site, they have been tagged using small durable metal or plastic tags.

- o Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- o Trunk/stem diameters are measured in mm at 1.5 metres above ground level, using a standard measuring tape as defined by British Standards, unless otherwise stated.
- o Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which will be recorded on the tree survey plan.

- o An assessment of a tree’s life stage classification is made in terms of its maturity within the site’s landscape and defined as:

Y	=	young trees, trees that are pre-sexual maturity and high in vitality
SM	=	semi-mature trees, trees that are juvenile and within the first $\frac{1}{3}^{\text{rd}}$ of life expectancy of an average tree for any given species
EM	=	early mature trees, trees that are perhaps within in $\frac{1}{3}^{\text{rd}}$ and $\frac{2}{3}^{\text{rd}}$ of life expectancy of an average tree for any given species
M	=	mature trees, trees that have reached peak height and reproduction capacity and perhaps in the last $\frac{1}{3}^{\text{rd}}$ of life expectancy of an average tree for any given species
OM	=	Over-mature trees, trees showing signs of retrenchment in the crown

- O An assessment of a tree's physiological condition is defined as:

Good	=	fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure
Fair	=	fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure
Poor	=	a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure
Dead	=	No obvious signs of outward living parts

- O An assessment of a tree's structural condition is defined as:

Good	=	no significant structural defects
Fair	=	structural defects which could be alleviated through remedial tree surgery or management practices
Poor	=	structural defects which cannot be alleviated through tree surgery or management practices
Dead	=	No obvious signs of outward living parts

- O An assessment of a tree's future estimated remaining contribution is defined as: **<10, 10+, 20+ or 40+ years.**

Categorisation of Trees

The category for each tree is assessed using the advice of Table 1 within BS5837:2012 Trees in relation to design, demolition and construction - Recommendations. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [these sub categories will however not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

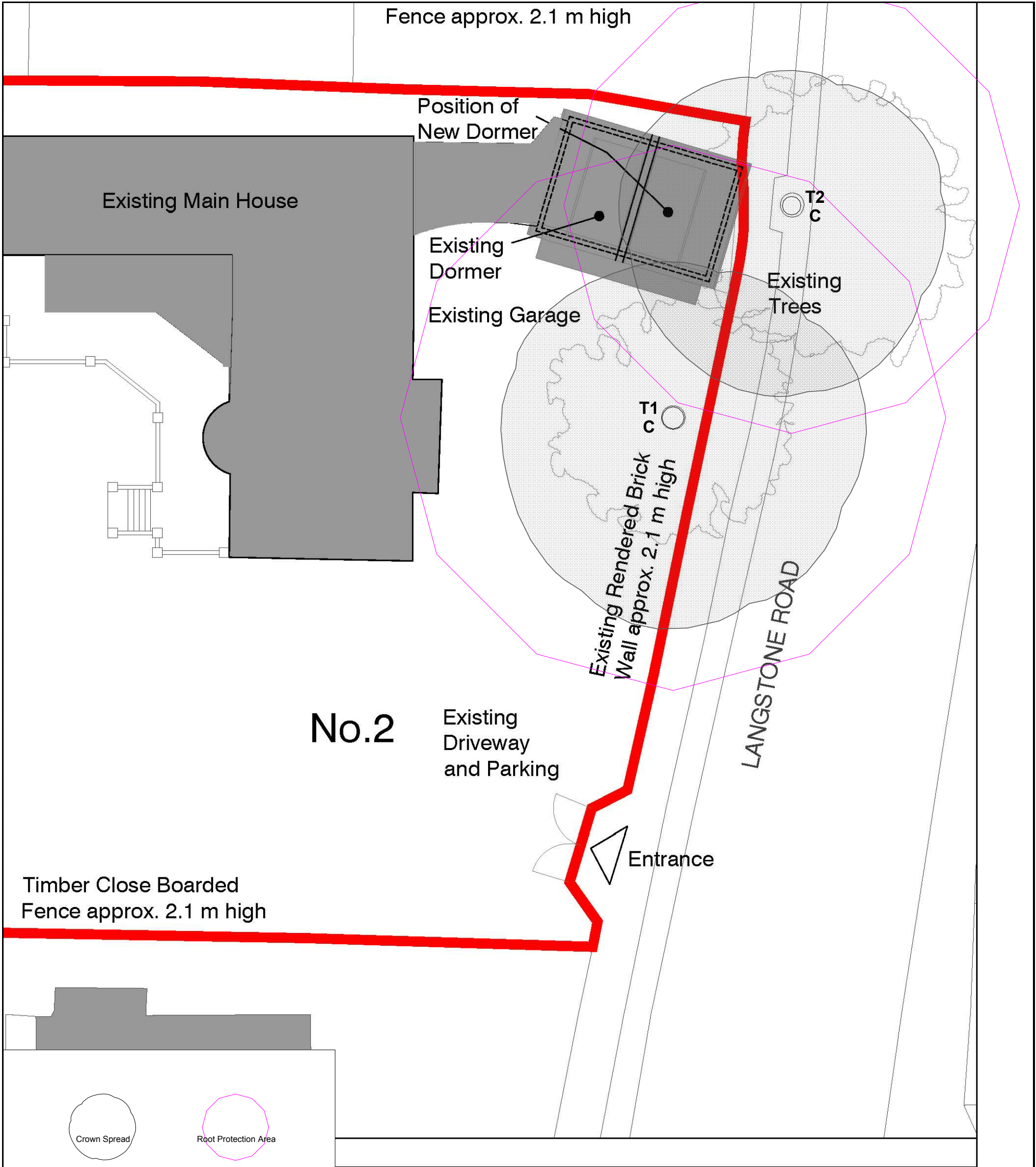
Category U				Identification colour on plan
Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. 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, or very low quality trees suppressing adjacent trees of better quality			DARK RED
Category A	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups of woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands, of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are down-graded because of impaired condition (e.g. presence of significant through remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, 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 value or other cultural value	MID BLUE
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	GREY

	BS5837: 2012 TREE SURVEY REPORT	
	Site:	The White House, 2 Langstone Road, Langstone, PO9 1RE
	Date:	10 th August 2019
	Consultant:	Stefan Rose BSc (Hons), TechCert ArborA, TechArborA
	Tagged:	No

Notes:

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed, carrying additional weight that increases the chance of windthrow due to a larger dense crown area, and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.
8.
 - a) At this stage the Root Protection Area (RPA) information is for your guidance and ongoing discussion purposes only as it assumes that all but the 'U' grade trees will be retained, which may not be the case.
 - b) For all single stem trees with a stem diameter greater than 1250mm, and multi-stem trees with a stem diameter greater than 1500mm, the calculated RPA has been capped at 707m² in accordance with Section 4.6.1 of BS5837.2012.

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown AGL (m)	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
1	Purple Beech <i>Fagus sylvatica</i> <i>'Purpurea'</i>	13	S	1150	598	13.8	N 8 E 10 S 11 W 9	N 4 E 2 S 3.5 W 3	Mature	Fair	Structural Condition - Poor Grow in walled shrub bed Boundary wall to east Bifurcated at 3m above ground level Old pruning wounds on trunk and in crown Tight forks with included bark Previously topped at 6m above ground level with decay in wounds Bleeding canker on all sides of trunk at base Possible Kretzschmaria deusta fungal fruiting bodies at base of trunk on south side Crown is thin due in part to loss of main trunks	Reassess within 2 years Consider full ground level inspection with decay detection equipment within 2 years	10+	C1+2
2	Horse Chestnut <i>Aesculus</i> <i>hippocastanum</i>	14	S	960	417	11.5	N 7 E 8 S 10 W 9	N 3 E 5 S 3.5 W 7	Mature	Fair	Structural Condition - Fair Offsite tree growing in public footpath Multi stemmed at 3m above ground level Previously crown lifted on the western side Old pruning wounds on trunk and in crown Epicormics on trunk and in crown Bark wounds in crown Minor deadwood in crown	Prune lower north east epicormic branches <50mm to provide working space and separation from proposed dormer window	20+	C1+2



Crown Spread

Root Protection Area

Category 'A'

Category 'B'

Category 'C'

Category 'U'

0

15m

arborsphere

ARBORCULTURAL EXPERTS

Arborsphere Ltd

11 Cedar Avenue, Shirley, Southampton, Hampshire, SO15 5GX
0845 5199 180 info@arborsphere.co.uk www.arborsphere.co.uk

Tree Survey Plan

The White House, 2 Langstone Road, Langstone, Hampshire, PO9 1RE

SCALE :
1 : 200 @ A3

DATE :
10/08/2019

N

MAP FILENAME :
Arbor.TWH.TSP.001

Map data shown may contain Ordnance Survey © products supplied by
Pear Technology Services Ltd; Email: info@peartechology.co.uk
© Crown Copyright and database rights from date shown above
Ordnance Survey © licence number 100023148

AS2

Mr Stefan Rose
Arboricultural Consultant of Arborsphere Ltd
Bsc (Hons), Tech Cert (Arbor.A), TechArborA

Stefan Rose is an Arboricultural Consultant based in Hampshire and Director of Arborsphere Ltd.

He holds the following qualifications relevant to arboriculture:

- Technicians Certificate in Arboriculture (Arboricultural Association)
- Professional Tree Inspection Certificate (Lantra Awards Ltd)
- Tree Surgery for Craftsmen (City and Guilds)

Professional Memberships:

- Technical member of the Arboricultural Association
- Member of the Royal Forestry Society

Stefan started Arborsphere Ltd in December 2011 and has been running the consultancy practice successfully for 8 years now with over 20yrs within the arboricultural industry, working with many Clients across the South of England carrying out a range of arboricultural services from development site tree surveys and site supervision to health and safety tree inspections.

Prior to starting his own company he was working as a Senior Consultant for CBA trees based in West End Hampshire from 1998 to 2011 assessing a wide range of arboricultural issues for projects across the UK and maintains a directorate level of working with them currently. The main focus related to carrying out tree surveys in accordance with the recommendations within BS5837:2005/12, looking at and advising on development sites in preparation for planning as well as the extensive involvement with major projects carrying out site monitoring and providing on going arboricultural advice. Work for smaller/private client was also an important

part of his work enabling them to extend and improve homes in close proximity to trees.

Within his time at CBA Trees Stefan also undertook work as a locum Tree Officer for Eastleigh Borough Council, Fareham Borough Council, Havant Borough Council, Southampton City Council, Rushmoor Borough Council and most recently Hart District Council where he undertook the task of reviewing the status of Tree Preservation Orders, assessing tree work and planning applications. This provided him with a wide range of experience in respect of trees, the law and planning issues surrounding trees.

Stefan trained whilst in the position of Tree Surveyor with CBA Trees at both Merrist Wood (1998 and 2001 – 2002) and with Tree Life Training to provide on going and continued professional development.



Arborsphere Ltd

stefan@arborsphere.co.uk

11 Cedar Avenue, Shirley, Southampton, Hampshire, SO15 5GX
Office Telephone: 0845 5199 180 Contact mobile: 07917 138978
Company No: 07870090 Vat Reg No: 125 6879 83