



# Global Tree Care Limited

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## Arboricultural assessment BS5387 report for:

Mr & Mrs Walters  
Yacht Haven  
Hayling Island  
Hampshire.

Surveyed by Ian Lansley 19/2/2017

### **Instruction**

To inspect and advise for proposed demolition of the existing property (dangerous condition) and construction of a new build, with minimal damage to the trees growing within a grouped TPO area, tree health, both present and estimated, following proposed construction.

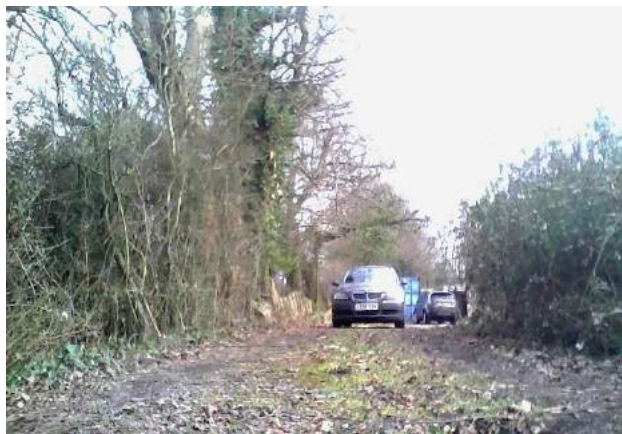
### **Limitations**

The survey was carried out from ground level and the tree(s) were not climbed. The conclusions have been drawn from my observations, experience and qualifications in arboriculture.

All dimensions recorded will show if they have been measured or estimated. Soil assessments at this time have not been undertaken.

### **Site details**

The site at the above address is very flat and level, being a coastal property. There is a house on site which is now dilapidated and dangerous. Access to the site is by a well compacted driveway constructed of type 1 aggregate and topped with road planning's. As shown below.



This road has been used for the duration of the previous occupation. This has resulted in the usual compaction of ground along the site access. This runs along the TPO group to a distance of 1.5 to 3 .0 meters.

### **Proposals**

To demolish the existing property (dangerous) and replace with habitable dwelling, garage and boathouse.

### **Drawings and documents**

Drawings and documents to be supplied by Barclay Phillips Architects, The Studio, 5 Oakridge Office Park, Southampton Road, Whaddon, Salisbury, Wiltshire, SP5 3HT.

Ref. Drawings No. P16-082 01-02-002 (also attached).

### **Legal restrictions**

Following contact with the local Council, and looking at the mapped locations, the following has been confirmed. The address has no TPO restrictions, however there are boundary trees which are subject to tree preservation orders.

### **Summary**

The trees in question along the access boundary have the following measured dimensions:

|                                        |              |            |
|----------------------------------------|--------------|------------|
| T1 <i>Quercus robur</i> (Oak)          | Height 8.8m  | Girth 33cm |
| T2 <i>Quercus robur</i> (Oak)          | Height 8.4m  | Girth 28cm |
| T3 <i>Quercus robur</i> (Oak)          | Height 7.6m  | Girth 35cm |
| T4 <i>Quercus robur</i> (Oak)          | Height 11.3m | Girth 58cm |
| T5 <i>Quercus robur</i> (Oak)          | Height 11.7m | Girth 63cm |
| T6 <i>Acer campestre</i> (Field Maple) | Height 9.5m  | Girth 20cm |
| T7 <i>Quercus robur</i> (Oak)          | Height 9.6m  | Girth 38cm |
| T8 <i>Quercus robur</i> (Oak)          | Height 9.8m  | Girth 29cm |

All of these trees show signs of previous pruning points.

The largest of these trees (T5) requires a root protection area of:

## **ROOT PROTECTION AREA (RPA) CALCULATOR**

**Single stem trees**

Diameter at 1.5m above ground level

630 millimetres

RPA

179.6 m<sup>2</sup>

See Note

equates to circle with radius of

7.6 m

equates to square with approx

13.4 m sides

20% Offset

1.5 m

If this measurement is then worked for all the trees in the protection order, this measurement along the boundary will be effective.

The main trees in question are T8 and T6 which fall within the property boundary.  
I would propose the removal of both these trees for the following reasons.

T6 *Acer campestre* (Field Maple). As can be seen from the below photograph T7 has a large and friction bearing branch growing through the fork of T6. Due to this problematic growth, I would recommend the removal of T6 as it is now misshapen, well over shaded and now has growth problems due to the large oak branch. Over time this will continue to weaken the fork and result in failure at the fork point for T6.

I would also recommend that this branch on T7 be pruned back, as its growth has been supported and may well fracture with the removal of T6. T7 has been pruned in the past, shows good health and recovery.



Fork of the small Field Maple (T6)

Large branch from Oak (T7)

T8. This tree falls within the proposed area for the boathouse. It measures 29cm at 1.5m and has a height of 9.8m and has already suffered damage from the placement of the blue container already on site. See below.

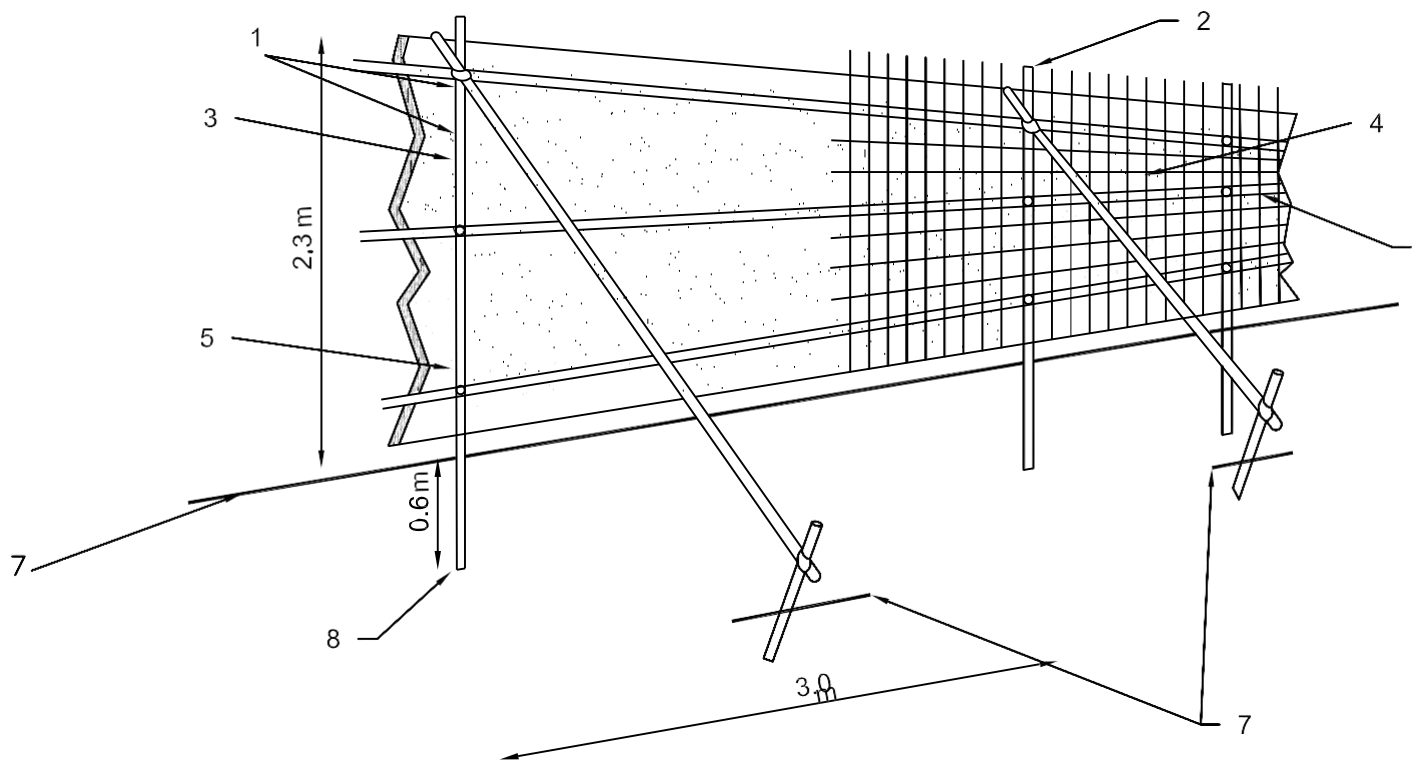


Severe bark scrape showing poor healing.    Bark scrape, limb in poor condition.

This damage due to previous poor care, this tree is not in the best of health and will deteriorate further over time. There is already evidence of crown dieback. The owners of the property request the removal of this tree (T8), and have already stated they would like to replant with more Oak trees along their boundary after the completion of works.

### **Root Protection**

In order to protect the rootzone of the trees a root protection area should be installed before any works commence. This must be fixed and not allow any machinery into the protection area during the period of construction. This must be marked as a “No Go Zone”. An example is shown below along with an example of root protection applied on another site. No construction materials should be stored in the area.



1. Standard scaffold poles

2. Uprights to be driven into the ground

3. Panels secured to uprights with wire ties and where necessary standard scaffold poles

4. Weldmesh wired to the uprights and horizontals

5. Standard clamps

6. Wire twisted and secured on to avoid easy dismantling

7. Ground level

8. Approx. 0.6m driven into the ground

The exclusion zone should also be signposted every 5 meters at a height of 1.8 meters (if suitable) printed on weatherproof material. An example is shown below.



# **CONSTRUCTION EXCLUSION ZONE**

## **KEEP OUT!**

**THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:**

**THE PROTECTIVE FENCING MUST NOT BE MOVED**  
**NO PERSON SHALL ENTER THE PROTECTED AREA**  
**NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA**

**NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA**

**NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA**

**NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA**

**ANY ACCESS INTO THE PROTECTED AREA MUST BE WITH THE  
WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY**

The root protection zone should also be monitored during construction on a regular basis to ensure it has not been moved, entered or used for any soil deposition or storage during this time.

Given the extent of works on this site I must recommend the above style of root protection area be installed for the duration of the project.

In order to facilitate the construction of this project, the materials used should be stored away from the designated root protection area and access to the site as shown below.



Recommended site access.



Suggested construction material storage.

The recommended sit access will allow construction traffic to evade the root protection area which can be fenced off as above. The proposed construction material storage will also be well away from the protected Trees (T1 – T8).

As stated above the largest tree shows a root protection measurement of 7.6m. This is possible if the above recommendations are met, and given that there is already compacted access alongside of these trees, this will be more than suitable and allow full access to demolition and construction traffic.

## Conclusions

Having thoroughly surveyed the trees and compared the plans with the existing ground conditions, I cannot see any significant issues with the proposed planning on this property, if the above recommendations are followed.

Signed

Ian Lansley 26/2/2017

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***Ian Lansley - Director***

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