

Professional Tree Services Limited

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ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT

SURVEY OF TREES IN RELATION TO PROPOSED DEVELOPMENT ON LAND AT;

**32 RAMSDALE AVENUE,
LEIGH PARK,
HAVANT,
HAMPSHIRE.**

Prepared by

Bill Kowalczyk Dip.Arb(RFS), F.Arbor.A

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1. INTRODUCTION

- 1.1 **Brief:** I am instructed by Paul White of PW Design and Build, to carry out a visual tree assessment and prepare an arboricultural impact assessment and method statement considering protection of trees on land adjacent 32 Ramsdale Avenue, Leigh Park, Hampshire. The assessment is carried out in response to comments by Mrs R McMurray, planning officer, concerning a maturing Lime tree in the highway verge, in light of proposals to develop the site by the construction of a single new dwelling attached to the existing terraced property with hard-standing for parking of vehicles off Shawford Grove.
- 1.2 **Limitations of Service:** All observations are of a preliminary nature. The assessment of the tree was carried out visually from ground level, detailed investigations of condition were not made and the tree was not climbed. All dimensions recorded have been estimated. The position of the tree has been plotted on plans provided and I am satisfied that these are reasonably accurate, although the crown spread dimensions have been slightly under-represented. I have annotated the plans with an indication of the root protection zone for the tree to be retained based on the calculations in BS5837:2012 Trees in relation to design, demolition and construction. The information recorded has been included in the schedule at Appendix i. General comments and recommendations for future management have also been included as appropriate.
- 1.3 **Consultations:** I visited the site on 6th August 2015 to carry out an initial site appraisal and make an assessment of the tree constraints for development of the site and consideration of root protection areas for the important trees to be retained. I have now prepared this arboricultural impact assessment and method statement for protection of trees during construction.
- 1.4 **Qualifications & Experience:** I have based this report on my site observations and subsequent discussions with the client and have come to the conclusions based on my experience and professional qualifications in arboriculture (see Appendix iv).
- 1.5 **Documents Provided:** I have been provided with pdf. drawings showing both existing and proposed layouts and indicating the stem position and approximate crown spread of the single tree within the highway verge to the front of the site.
- 1.6 From these drawings I have prepared tree constraints and root protection zone plans, illustrated within the method statement for protection in this document at Appendix iii, which illustrates the recommended positions for erection of protective fencing to avoid accidental damage during construction.
- 1.7 **Limitations of use & Copyright:** All rights to this report are reserved. No part of it may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in a retrieval system of any nature, without the author's written permission. Its content and format are for the exclusive use of the client in connection with the development of this site. It may not be sold, lent, hired out or divulged to any third party not involved in this site, without the consent of the author.
- 1.8 Conditions of engagement are detailed in Appendix v of this report.

2.0 ARBORICULTURAL IMPACT ASSESSMENT

- 2.1 **Site Visit:** The site was visited on 6th August 2015.
- 2.2 **Site Description:** The site is an end of terrace plot at the corner of Ramsdale Avenue and Shawford Grove in a residential area in NW Leigh Park.
- 2.3 It is reasonably flat and level and has recently been cleared of overgrown brambles and poor quality hedges. There is a single maturing Lime tree in the highway verge in front of the property (NW) and outside of the curtilages of the site. Access to the site is via an existing concrete driveway off Shawford Grove in the NE corner of the site.
- 2.4 I understand that a planning application is being prepared to construct a new terraced dwelling attached to the existing residential property.
- 2.5 **Significant Trees:** Adjacent to the footpath outside the W site boundary there is a single maturing Lime tree (*Tilia x europaea*) situated in the highway verge. It is a fine tree with a reasonably symmetrical crown habit, some basal epicormic shoots and telephone wires through the crown, but with no obvious major defects and a considerable remaining useful life expectancy.
- 2.6 The tree is situated some 5m from the site boundary and approximately 12m from the proposed new building, it is considered to be of reasonable form and vitality and, as such, worthy of retention at this time.
- 2.7 There are no other specimen trees within or adjacent the curtilage of site perimeters.
- 2.8 **Tree Removals and Pruning:** No tree works are considered necessary to achieve the proposals although some other works will inevitably be required from time to time as part of general management.
- 2.9 This may include pruning selected low branches over footpaths and open space and to clear branches from around telephone wires. Such treatments are fairly routine and beyond the scope of this report.
- 2.10 A schedule of trees is attached at Appendix I with management recommendations as appropriate.
- 2.11 **Site Constraints:** The proposal is to gain planning consent to build a new residential terraced home attached to the existing building with access and hard-standing for vehicles remaining as existing.
- 2.12 All of the proposed construction works are outside of the recommended root protection zone (RPZ) of the tree to be retained.
- 2.13 The tree is considered to be of good vitality and as there are no incursions into an undisturbed RPZ I am confident that damage to significant roots is very unlikely.
- 2.14 Nevertheless it will be necessary to constrain movement of machinery and equipment or storage of materials avoiding any activity within the RPZ.
- 2.15 I am of the view that the established tree to be retained is reasonably distant from the proposed working area and as such may reasonably be afforded enough protection from undue damage during the works by suitable temporary fencing.

- 2.16 Protection of the retained tree will require the establishment of an effective Root Protection Zone (RPZ) around its rootzone encompassing all of the area between the tree and the existing building.
- 2.24 Robust fencing will be required to restrict access or damage to roots and all measures for protecting trees during all site works and the siting of site huts and storage areas will need to be precisely resolved before works can commence.
- 2.25 No building materials, machinery or parked vehicles, storage containers or site huts, service trenches or soak-aways may be sited close to the retained tree. Within these constraints I am of the opinion that there is sufficient construction space available avoiding unnecessary or accidental root damage.
- 2.26 These are matters that have been considered in preparing a method statement for protection of the trees during construction works.
- 2.27 Further monitoring of the tree is recommended as other fairly routine management works will inevitably be required from time to time around the site, such as pruning low branches overhanging the adjacent footpaths and open space. Such treatments are regarded as ongoing general maintenance, are not required to achieve the development as proposed and are consequently considered to be beyond the remit of this report.
- 2.28 **Site Monitoring:** A tree consultant will need to be engaged to ensure that the retained tree on the site is suitably protected, monitored and managed from prior to start through to completion of any site works.

Bill Kowalczyk Dip. Arb(RFS)., F.Arbor.A.

10th August 2015

APPENDIX I

TREE SURVEY SCHEDULE TREES ON LAND AT 17b EASTOKE AVENUE, HAYLING ISLAND, HAMPSHIRE												
No	Sp	Ht	S/D	B/S	C/H	Age	P/C	S/C	M/R	Ule	Class	RPZ
T1	LIME	12	0.4	4.5 4.5 4.5 4.5	2.5	MI	G	<i>Fine specimen with reasonably symmetrical crown habit within public open space to the front of the site. Some basal suckering & various telephone wires through crown but no obvious major defects.</i>	<i>No action necessary at this time.</i>	20+	B	72.4 (4.8)

Abbreviations used in the tree schedule:

Sp: Species

LIME – *Tilia x europaea*

Size: (All dimensions estimated in metres)

Ht – Height,

S/D – Stem Diameter at 1.5m,

B/S – Branch Spread radius,

C/H – Crown Height (height of lowest branches above ground)

Age: MI – Maturing

P/C: Physiological Condition

G – Good,

F – Fair

P – Poor

S/C: Structural Condition

M/R: Management Recommendations

ULE: Useful Life Expectancy (estimated years).

Class: (Retention Classifications as per BS 5837:2012 Trees In Relation To Construction)

A Excellent tree - worth retaining.

B Moderate/Good Quality – retain.

C Low Quality - short-term usefulness.

U Poor Condition – remove.

RPZ: Root protection zone in square metres (radius from centre of stem in metres)

APPENDIX II

Method Statement for Protection of Trees During Construction at: Land at 32 Ramsdale Avenue, Leigh Park, Havant, Hampshire

The timing of each stage of construction works will adhere to the following conditions.

- 1.0 An appropriately qualified arboriculturist (Tree Consultant) will be appointed to supervise all tree protection and management issues for the entire period of construction project regardless of any change in ownership.
- 2.0 A pre-start site meeting will be required prior to any access to the site between the client/project manager, site construction manager/ foreman, Tree Consultant and the Council Tree Officer to clarify all tree protection measures required, siting of site huts, timetable of operations and other constraints such as the use of cranes and hoists.
- 3.0 A root protection zone (RPZ) will be established around the retained tree. Protective fencing will be installed outside the crown spread of the tree, or beside the adjacent footpaths as shown on the tree protection plan at Appendix iii included with this document.
- 4.0 The RPZ will be secured with 2m high Heras welded mesh fence panels, fixed to scaffolding supports (see Figure 2 below), to protect the root-zones before any clearance, demolition, or other site works commence.
- 5.0 Only after the authorization of the tree consultant will the site be made available to the contractor. The site manager will ensure complete understanding of RPZ constraints before setting out.
- 6.0 The importance of the RPZ and the value of the retained trees will be included as a significant element of all site induction procedures.
- 7.0 No heavy works machinery, excavators or equipment will be used within RPZ. No access into RPZ will be permitted for any operations. Site huts will be positioned only as agreed at the pre-site meeting and access off Shawford Close will be maintained as the only available works access.
- 8.0 All drainage and service routes will be precisely determined at the initial site meeting to assess the methods for excavations close to any parts of the RPZ, even if remote from the retained tree. Any work in these areas will be scheduled to be directly supervised by the tree-consultant and no movement of the RPZ fencing will be carried out without prior consent.
- 9.0 All works close to the RPZ will be carried out by hand and under close supervision to avoid significant root damage.
- 10.0 Where excavation works take place (even remote from trees) some tree roots may be exposed. The roots will be properly pruned using sharp secateurs and/or pruning saws. All cut surfaces will then be immediately covered with damp hessian or polythene until the area can be back-filled with a suitable topsoil mixture.
- 11.0 In areas close to RPZ the secure nature of protective fencing will allow for only limited access and little space for manoeuvre for machinery. In these areas operations will have to be carried out by-hand, or using hand-operated machinery, to reduce the risk of damage to tree roots.
- 12.0 All visitors, contractors, sub-contractors and plant operators will be made aware that the trees are subjects of a TPO, that protected areas are 'out of bounds' and no traffic or parking of vehicles is permitted or the storage of materials of any kind if the trees are to be effectively protected.

Method Statement for Protection of Trees During Construction at:
Land at 32 Ramsdale Avenue, Leigh Park, Havant, Hampshire

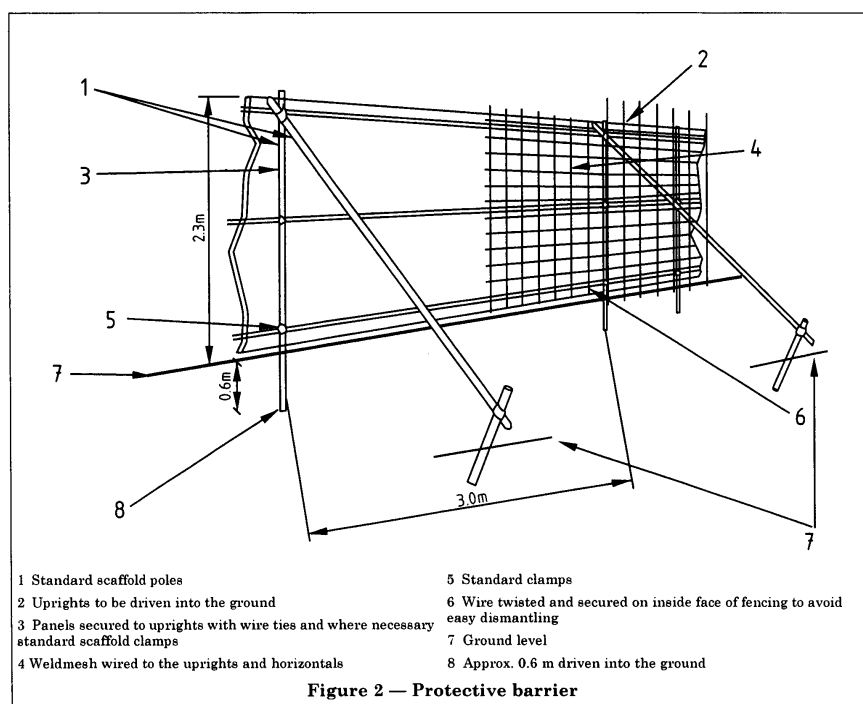
- | | |
|------|---|
| 13.0 | The tree consultant will visit the site at regular intervals to ensure efficacy of RPZ and be engaged should further consideration of the trees be required subsequent to other building issues. A certificate of compliance will only be confirmed if all conditions are correctly maintained. |
| 14.0 | Within RPZ there will be no infilling of soil levels, soil stripping or excavations, siting of trenches for services, or storage of building materials, equipment or vehicles. |
| 15.0 | There may be no discharges of oil, diesel fuel, bitumen, cement or other materials likely to be injurious to trees within 10m of any tree stems. Fires will not be lit under, or near to, tree canopies. There will be no mixing of concrete, plaster or mortar within 10m of trees. |
| 16.0 | Special care must be exercised in carrying out any works adjacent to RPZ, particularly when using hoists and cranes, to avoid damage to the canopy of any of the protected trees. Heavy equipment and deliveries will be via the existing vehicular access and around the N side of the site. |
| 17.0 | Notice boards, cables or other services will not be attached to trees. Neither will they be used as anchors for winches etc. |
| 18.0 | Only after completion of all other building works and supervision by the tree consultant will the protective fencing be removed. |

Bill Kowalczyk Dip.Arb(RFS), F.Arbor.A

10th August 2015

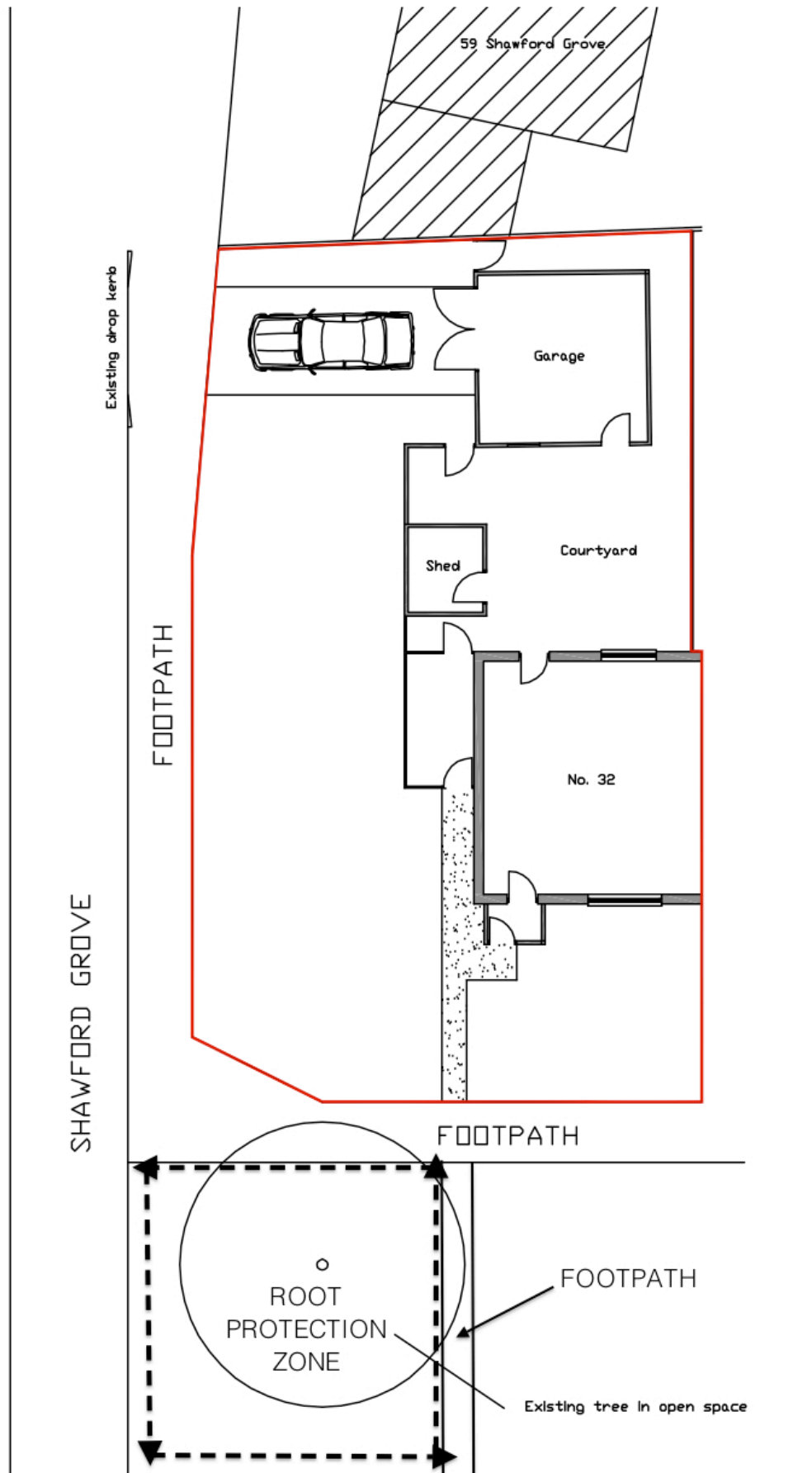
Root Protection Zones (RPZ)

Example specification for installation of protective fencing to be positioned as illustrated on the Tree Protection Plan.



APPENDIX III

Tree Protection Plan: Root protection zone (RPZ) & position of protective fencing.



APPENDIX IV

Qualifications and Experience

Tree Consultant : Bill Kowalczyk, Dip.Arb.(RFS), F.Arbor.A.

Bill Kowalczyk is a recognised specialist consulting arboriculturist practising nationally from offices in Winchester, Hampshire. He has a Diploma of Arboriculture awarded by the Royal Forestry Society, and is a Fellow of the Arboricultural Association. He is a Life Member of the International Society of Arboriculture and in 1996 was awarded an Honorary Life Membership of the United Kingdom and Ireland Chapter of the International Society of Arboriculture.

His experience in tree care spans over thirty-eight years since joining Nottingham City Council in 1977. In 1980 he was employed as a forester for Hampshire County Council before starting his own tree care business in 1986. He is a director of Professional Tree Services Limited. For nearly 30 years he has been providing professional advice to Local Authorities, developers, structural engineers, architects, insurers, estate agents and public and private landowners.

He has been involved with Arboricultural research, contributing to the Kew Root Survey following the Great Storm of 1987, assisting with the English translation of arboricultural texts from German and involved within review groups for the development of a number of technical publications in the UK. He has also written and published papers in his own right and appeared on BBC Radio and TV.

As a member of the executive board of the UK/I Chapter of the ISA he has been responsible for the development and dissemination of arboricultural research, organising and speaking at workshops and seminars with leading arboricultural researchers from the USA and Europe. He is also a Past President of the UK/I Chapter of the ISA and was Tree Academy Chair for the ISA international conference in August 1998.

He is also closely involved both nationally and internationally in the development of tree climbing competitions, seminars and workshops, travelling throughout Europe and supporting the UK/I tree climbing team.

Clients include:

Test Valley Borough Council	Winchester City Council
Hampshire County Council Police Authority	Southampton City Council
St Cross Hospital, Winchester	Fareham Borough Council
Radley House Partnership	Relph Ross Partnership, Salisbury
Church Commissioners,	Highgrove House
Wolvesey Palace, Winchester	Peverel Management Services
Stansted Park Foundation	Architecture plb, Winchester
Huw Thomas Architects, Winchester	Lainston House, Winchester
	Newsells Park Stud Ltd.

APPENDIX V

ARBORICULTURAL SURVEY

CONDITIONS OF ENGAGEMENT

Consultant : W F Kowalczyk, Dip.Arb.(RFS), F.Arbor.A.

1. Any report is provided for the sole use of the named Client and is confidential to the Client and his professional advisers. The Consultant accepts responsibility to the Client alone for the stated purposes of the report, which will be prepared, with the skill, care and diligence reasonably to be expected of a competent Arboricultural Consultant, but no responsibility whatsoever is accepted to any person other than the Client himself. Any other such person relies upon the report at entirely his own risk. Neither the whole nor any part of the report or any reference thereto may be included in any published document, circular or statement nor may it be published in any way without the Consultant's prior written approval of the form and context in which it may appear.
2. The Client shall pay the Consultant his fee for the report regardless of any outcome. In addition, the Client will reimburse the Consultant the cost of all reasonable out of pocket expenses which he may incur. Payment in full of the total amount due must be made within 7 days and the Consultant shall be entitled to charge interest both before and after any judgement on the amount unpaid, at the rate of 2% per month from time to time, until payment in full is made (a part of a month being treated as a full month for the purpose of calculating interest). No discount nor retention or set off against the same due is allowed unless agreed previously by the Consultant in writing.
3. In making the report, the following assumptions will be made by the Consultant (and these are therefore matters for which no responsibility can be accepted by the Consultant):
 - (i) that the land which is the subject of the inspection or survey is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown.
 - (ii) that the land and its value are unaffected by any matters which might be revealed by a local search or replies to conveyancing enquiries or by any statutory notice and that neither the land nor its condition nor its use nor its intended use is, or will be, unlawful or contrary to planning or building regulations.
 - (iii) that inspection of those parts of the land or soil strata or any tree which have not been inspected would neither reveal material defects nor cause the Consultant to alter his opinion materially.
 - (iv) that there are not underground pipes wires cables or other services or installations which might be damaged as a result of work recommended or necessary
 - 2(v) that no tree is the subject of or protected by a Tree Preservation Order or the terms of a planning consent, in relation to which the Client must make his own enquiries of the Planning Department responsible.
4. The Consultant will provide his opinion on those matters in respect of which he has given the Client express written confirmation and subject to the limitations and conditions then stated.
5. It is possible that the report will suggest further investigation works to be carried out by a specialist firm or person eg; Structural Engineer, Surveyor, drain or electrical engineer. On no account will liability be accepted by the Consultant in respect of matters on which the Client is recommended to obtain such other specialist advice or if the Client proceeds or acts without obtaining and acting upon the relevant further advice.
6. The report will not purport to express an opinion about or to advise upon the condition of uninspected parts of the land or trees and should not be taken as making any implied representation or statements about such parts.
7. The Consultant will carry out such work with the skill care and diligence which can reasonably be expected of a competent Arboricultural Consultant, always bearing in mind the limitations of the inspection.
8. Preliminary or Level 1. Surveys are visual inspections which do not include any information on engineering, no root or soil samples are taken for analysis and trees are not climbed.
9. The Consultant will inspect as much of the land and trees as is practicable given the scope of his instructions and the level of fee agreed. He will be under no obligation to inspect those areas that are unexposed or not readily accessible.
10. Except where the contrary is stated, parts of the land or of trees which are covered unexposed without excavation or inaccessible without climbing, will not be inspected.
11. Without specific written instructions the Consultant will not report on the condition of other parts of the land or trees.
12. The report shall provide information as to the overall condition of the land and trees and is not intended to be an inventory of every single defect which might insignificantly affect the Client's proposal.
13. Any verbal information given by the Consultant prior to the Client's receipt of the written report shall not be construed as a representation or warranty and should not be relied or acted upon.
14.
 - i) Subject as expressly provided in these conditions, and except where the Client is sold to a person dealing as a consumer (within the meaning of the Unfair Contract Terms Act 1977) all warranties, conditions or other terms implied by statute or common law are excluded to the fullest extent permitted by law
 - ii) Any claim by the Client which is based on any defect in the nature or quality of the Consultant's services shall be notified to the Consultant within 7 days from the date of supply
 - iii) Except in respect of death or personal injury caused by the Consultant's negligence, the Consultant shall not be liable to the Client by reason of any representation, or implied warranty, condition or other term, or any duty at common law, or under the express terms of any contract, for any consequential loss or damage (whether for loss of profit or otherwise), costs, expenses or other claims for consequential compensation whatsoever (and whether caused by the negligence of the Consultant his employees or agents or otherwise) which arise out of or in connection with the Consultant's services, except as expressly provided in these conditions.
 - iv) The Consultant shall not be liable to the Client or be deemed to be in breach of the contract by reason of any delay in performing, or any failure to perform, any of the Consultant's obligations in relation to the services he renders if the delay or failure was due to any cause beyond the Consultant's control
15. Each provision of these conditions limiting or excluding liability operates separately in itself and survives independently of the others
16. Any dispute arising out of or in connection with the contract between the Client and the Consultant shall be referred to the arbitration of a single arbitrator appointed by agreement between the parties or, in default of agreement, nominated on the application of either party by the Arboricultural Association.
17. The contract between the Client and the Consultant shall be governed by the Laws of England.

27.6.2015