

GREEN EARTH ARBORICULTURAL & ENVIRONMENTAL CONSULTANCY



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TREE SURVEY AT 59-61 WEST STREET, HAVANT, PORTSMOUTH, HAMPSHIRE, PO9 1LB.

Introduction

The following is a report prepared after receiving a request from David Ramsey of Vail Williams regarding a tree survey required as there is a proposal to arrange development of a redundant industrial complex near Havant town centre.

The site was visited on 28th May 2012.

Current Situation

The area surveyed consists of a redundant industrial, factory complex adjacent to West Street. There is a car park to the eastern side of the site and a number of buildings mainly on the boundaries, although one extends south into the site from the northern boundary. The complex boundaries are clearly marked with large brick walls. No details of a proposed development have been seen.

There are only two trees within the site which were surveyed. A number of other trees are growing to the west of the complex in adjoining land. A mature Yew is the only tree with major value on the site.

The trees were surveyed beginning with the Yew which is on the eastern side and then proceeding to the western side of the site.

The site falls within the Brockhampton Conservation area and the planning authority is Havant Borough Council.

Number 1: Yew, *Taxus baccata*

This is a large mature tree. It is growing on the eastern side of the site within a tarmac area marked out for car parking. It is also growing in a round raised area created with stone surround. (Photograph page 5) The raised area is 3.3.m in diameter and 0.5 metres high. To the south there is a disturbed area where it appears that a building has been demolished (as may be seen looking at the original plan of the site). There are roots visible in the area which may come from the Yew although there may have been other conifers that grew in the vicinity of the building which have also been removed.

The tree is 7 metres from the east boundary wall and 15 metres from the north boundary wall.

The tree has a girth of 3 metres at 1.5 metres high and an overall height of approximately 12 metres. The canopy spreads over the adjoining tarmac: 5.2m North , 6.1m, East , 4.1 m South and 5.0 m West. The lowest branch is at 1.6 metres from the raised bed level and the canopy is approximately 2 metres from the tarmac surface all round. A few branches have been cut back up to approximately 5 metres and there are a few more reduced branches at a height of approximately 5 metres high in the canopy especially on the east side. Otherwise the tree appeared to be in excellent condition.

It may be seen outside the site on West Street and from the east in Brockhampton Road. It could be very long lived and has the potential to continue to provide a fine amenity feature not far from the town centre and therefore it should be regarded as category A as defined by BS. 5837:2010, '*Trees in Relation to Construction*'. (Photograph page 5)

The tree has a diameter of 0.9 m which equates to a root protection area circle with a radius of 11.5 metres.

Number 2: Sycamore , *Acer pseudoplatanus*

This tree is growing in the north west corner of the site and is growing only 1 metre from the office building, 1 metre from the large boundary wall and approximately 3 metres from West Street. The tree is in an area created between a large boundary wall and the buildings on site. It also appeared to be on ground lower than the building level and there is a small culvert that runs to the west of the tree between the building and the wall. At the time of inspection the culvert contained running water. Complete assessment was not possible as access could not be obtained to inspect the tree in close proximity. The tree appears to be in reasonable condition although inspection was only possible from a window with restricted opening. The tree also supports considerable ivy growth which extends up the trunk into the canopy.

The tree has a girth of approximately 1.2 metres and reaches a height of approximately 12 metres. The canopy is at approximately 4 metres above the ground. The tree appeared to be in reasonable condition although it did have areas of die back in the canopy.

This tree does provide some amenity as it may be clearly viewed in West Street and overhangs the wall into the street. It is in a very restricted area but if the current building were removed and the tree given more space it could possibly develop into a good specimen. It should be regarded as category B as defined by BS. 5837:2010. Although this should be subject to a further inspection when possible.

(Photograph page 6) The tree has a diameter of 0.38 m which equates to a Root Protection Area with a radius of 4.5 metres.

Number 3: Monterey Pine, *Pinus radiata*

This is a large mature tree growing in the adjoining property to the west it is approximately 5 metres from the boundary wall. Assessment of this tree was only possible again through a window with limited opening.

The tree has a girth of approximately 2.0 metres at 1.5 metres high and an overall height of approximately 15 metres. The canopy does not over hang the boundary of the site. The tree appears to be in excellent condition although a complete assessment was difficult due to the inspection from a window of the office building. (See photograph page 6) This is a large tree which creates an attractive feature, therefore this tree should be regarded as category A as defined by BS. 5837:2010.

The tree has a diameter of approximately 0.6 m which equates to a Root Protection Area with a radius of 7.6 metres.

Number 4: Austrian Pine, *Pinus nigra*

This tree is growing in the adjoining property to the west close to number 3.

Assessment of this tree was only possible again through a window with limited opening.

It is still a relatively young tree with a girth of approximately 1.0 metres at 1.5 metres high and an overall height of approximately 11 metres. The canopy does not appear to spread over the boundary of the site. (See photograph page 6)

The tree appears to be in excellent condition although a complete assessment was difficult. This tree should be regarded as category B as defined by BS. 5837:2010

The tree has a diameter of approximately 0.3 m which equates to a root protection area with a radius of 3.8 metres.

Appraisal

The Yew is a fine specimen worthy of retention and is classified as an A. The Sycamore tree in the corner is a reasonable tree which appeared to be in reasonable condition. It does create a valuable feature clearly visible in West Street. Retention would depend on the proposed development and the condition of the tree. Careful demolition would need to be arranged with any new development kept away from the tree, preferably outside its RPA. The Pines in the adjacent property have considerable landscape value and create a feature which may be clearly seen in the surrounding areas. They will be protected by the boundary wall. Their position and therefore the RPA position could not be accurately determined but it is very unlikely that the Root Protection Areas will extend into the site by any great degree and therefore it should be possible to retain these trees provided any new development is kept well away from the boundary wall and the respective RPA's.

Tree Retention

The current standard employed to assess the impact of any development near trees is BS 5837:2005, '*Trees in Relation to Construction*'. This standard establishes a Root Protection Area (RPA) for trees. Ideally this area should be left undisturbed and no equipment or materials should be brought into it or stored there during any works.

The RPA would require a circle around the tree with a radius of 12 times the diameter of the tree to be left undisturbed to protect roots. This would need to be considered for any development proposal to ensure the trees are given maximum protection. The RPA radius is indicated for most trees within the respective tree descriptions. The location of the trees with their respective RPAs is indicated on the attached plan TP1.12, on page 7. Although the accurate position of only the Yew could be determined.

Provided the trees are fenced off following the RPA for each tree and the protective fence is constructed in accordance with the recommendations in BS 5837 (i.e. a strong scaffolding framework with either plywood boarding or a strong mesh attached firmly to the fence) there should be no detriment to any of the trees to be retained.

Conclusion

This development should be possible without the loss of any trees if the recommendations of BS 5837 are followed. No specific works are recommended for individual trees.

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3rd June 2012

PHOTOGRAPHS



Number1: Yew viewed from the south



Number 2: Yew viewed from the north



Number 3: Yew in raised bed.



Number 4: Pines viewed from the site looking West.



Number 5: Sycamore viewed from West Street.

59-61 West Street, Havant
Location Plan

TREE PROTECTION



