



Arboricultural Method Statement

High Road West - Plot A

September 2022

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This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

Issue	Date	Prepared by	Checked by	Approved by
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Third	September 2022	Richard Harris Associate Director (Arboriculture)	Richard Harris Associate Director (Arboriculture)	Polly Clifton Associate Director



Comments

Second Updated following pre-commencement meeting to include tree pruning along Whitehall Street and Tower Crane details.

Third Updated following client comments and planning approval being granted

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A. Arboricultural Survey	
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1. Introduction

This Arboricultural Method Statement (AMS), along with a separate pre-commencement site meeting, is intended to provide sufficient information to discharge Condition 11¹ associated with the hybrid planning application (planning reference HGY/2021/3175) for Plot A of the High Road West development (hereafter referred to as 'the Development'). That condition states the following:

"No development shall commence within an approved Phase of the development until an Arboricultural method statement, including a tree protection plan, has been prepared in accordance with BS5837:2005 Trees in Relation to Construction in relation to the relevant Phase and approved by the Local Planning Authority. A precommencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees. Robust protective fencing / ground protection must be installed prior to commencement of construction activities within the relevant Phase and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturalist, prior to any works commencing within the relevant Phase and remain in place until works are complete".

This AMS is also intended to act a reference point for all site operatives, and a copy should remain with the site manager for the duration of the demolition and construction phases of the Development.

The proposed works covered by this AMS are those shown on **Drawing 1** and comprise the demolition of existing buildings and the creation of 60 residential units (Use Class C3) together with landscaping, parking and other associated works.

2. How Trees Are Damaged

Trees are important landscape and amenity features in our towns and cities; they often provide some of the only greenery in many streets and provide a valuable wildlife habitat. Once a tree is damaged, that damage will remain for the rest of the tree's life, and in many cases will progressively worsen as decay fungi or other pathogens exploit this breach in the tree's defence mechanism.

In simple terms, a tree can be divided into two distinct areas; the above ground parts (leaves, branches and stem) and the below ground parts (roots).

2.1 Roots

The roots of a tree are essential in that they provide the support that ensures that the above ground parts of the tree remain upright. They are also vital in providing the essential water and moisture which is necessary in order for the tree to survive, and then act as a store for the carbohydrates which are produced during photosynthesis.

Contrary to the popular image, the roots of a tree are not the mirror image of the crown. In most scenarios 90% of a tree's roots are found in the top 600mm of soil and they can extend for a distance in excess of the height of the tree.

BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BS5837) defines the area around the base of a tree as the **Root Protection Area (RPA)**. Although this area does not represent the total extent of a tree's root growth, it does represent the minimum area in which the soil and rooting environment should be protected and where excavations should be avoided. If excavations need to be carried out in this area, they should only be undertaken if certain precautions are followed.

Tree roots can be damaged in the following ways:

2.1.1 Severance

Excavations within the RPA can lead to root severance. This can lead to a reduction in the vitality of the tree and depending on how close the damage is to the stem, can greatly reduce the stability of the tree. Root severance will often lead to the death of the tree.

2.1.2 Bark damage

The bark - and the cambium immediately below it - is essential for protecting the root from pests and diseases, as well as being necessary for growth and the transport of water and nutrients. Damage to the bark can result in the death of the roots beyond the point of damage.

2.1.3 Damage to surface roots

Machinery passing over unprotected exposed soil can damage the roots growing close to the surface, through physical damage and soil compaction. This can be particularly severe if deep ruts are allowed to form.

2.1.4 Compaction of soil

The soil around the base of a tree can easily become compacted to the point that its roots are no longer able to extract the necessary nutrients and water. Compacted soil also lacks oxygen which is essential if the tree's roots are to survive. Storage of materials within the RPA should be avoided, as should vehicle or plant movements, unless suitable ground protection is installed.

2.1.5 Ground level changes

Raising the ground level within the RPA will lead to soil compaction, whilst stripping topsoil will have the same effect as root severance. These activities should all be avoided in the RPA.

2.2 Stem and Crown

The above ground parts of a tree usually consist of a single, or multiple, stems, which support a framework of branches and twigs from which the foliage grows. The foliage is the site of photosynthesis which is the essential process by which a tree converts sunlight and water into the chemicals it needs to survive and grow. Any damage to the stem or branches of a tree can result in a loss of its ability to move water and nutrients to the sites of photosynthesis and then to transport the products of photosynthesis to where they are needed within the tree. Wounds to the stem or branches can also provide a point of access for pests and diseases which subsequently can result in the death of part or all of the tree.

Damage to the above ground parts of the tree is much easier to spot, and therefore much easier to avoid. The most frequent cause of damage to the above ground parts of trees on construction sites is through vehicle and plant strikes.

Other activities which should be excluded from areas within close proximity to trees are:

- Fires;
- Storage of materials; and
- Storage and transfer of chemicals and fuels.

3. Tree Survey

An arboricultural survey of the wider High Road West development area, including the Plot A area which is hereafter referred to as 'the Site', was undertaken on the 28th and 29th June 2021. Details relating to the tree survey methodology can be found in **Appendix A**.

The Tree Survey Schedule also contained in **Appendix A** only contains details of those trees which are the subject of this report.

4. Proposed Tree Works

In line with the Arboricultural Impact Assessment (AIA) which was submitted in support of the hybrid planning application, the trees identified in **Table 4-1** will be removed to facilitate the proposed Development.

Table 4-1 Trees to be removed

	Tree Numbers				
	Cat A	Cat B	Cat C	Cat U	Total
Trees to be removed	N/A	T58	T59, T61, T89, T90, T91, T92, G106, T118, T124, T125,	T93	12
Trees to be pruned	N/A	T83, T84, T85, T86, T87, T88	T57	N/A	N/A

In addition to the trees to be removed, the following pruning works will also be undertaken. These works were not identified in the AIA.

- Tree T57 will have the branches on the eastern side of the canopy reduced by approximately 1.5m to remove any overhanging branches above the proposed vehicle manoeuvring area on Whitehall Street.
- Trees T83 to T88 will have their canopies raised to provide a vertical clearance of 5.4m above the carriageway of Whitehall Street. As the vehicle manoeuvring area on the west side of Whitehall Street will require other road users to pass below the canopies of these trees, these crown raising works are to provide sufficient clearance to avoid vehicles striking the trees.

5. Arboricultural Method Statement

The Development proposals as shown on the Tree Protection Plans (TPP) contained as **Drawing 1** comprise the demolition of existing buildings and the creation of 60 residential units (Use Class C3) together with landscaping, parking and other associated works.

The relationship between the proposed Development and the retained trees has been assessed taking into account existing Site-specific factors such as topography, waterbodies and existing built form. The following recommendations are the result of this assessment.

5.1 Site Monitoring

A retained Arboricultural Consultant will be appointed prior to the commencement of any works on Site. Their purpose will be to ensure compliance with all agreed tree protection measures.

A pre-commencement Site meeting was held on the 5th September 2022 with a representative of the appointed contractor(s) (Thomas Lew) the retained Arboricultural Consultant (Richard Harris) and a representative of the London Borough of Haringey (LBH) (Daniel Monk). The purpose of that meeting was to agree the principles set out in this AMS. No objections to the methodologies set out herein were raised.

Once the southern tower crane is erected and with the exception of the works to the pavements around T57 (details of which are contained in **Sections 5.4 and 5.6** of this report), no works which have the potential to significantly impact the retained trees are proposed. It is therefore anticipated that on-going clerk-of-works visits will be limited to once every twelve months visits to ensure the tree protection measures remain in place and fit-for-purpose.

A written record of any arboricultural site monitoring will be kept and provided to LBH if required.

5.2 Construction Exclusion Zone

The retained trees will be in close proximity to construction and demolition work, and therefore tree protection will be required to mitigate for potential above and below ground impacts and to ensure these trees are retained successfully. The factors which most commonly result in below ground damage affecting oxygen diffusion (and which therefore must be avoided) include:

- Compaction of the ground;
- Any change in soil levels (even if temporary), including ground excavation and soil stripping;
- Covering the root zone with impervious surfaces;
- Changes in the water table level or ground saturation; and
- Damage by the direct toxicity of phytotoxic materials, dust and runoff.

5.3 Tree Protection Barriers

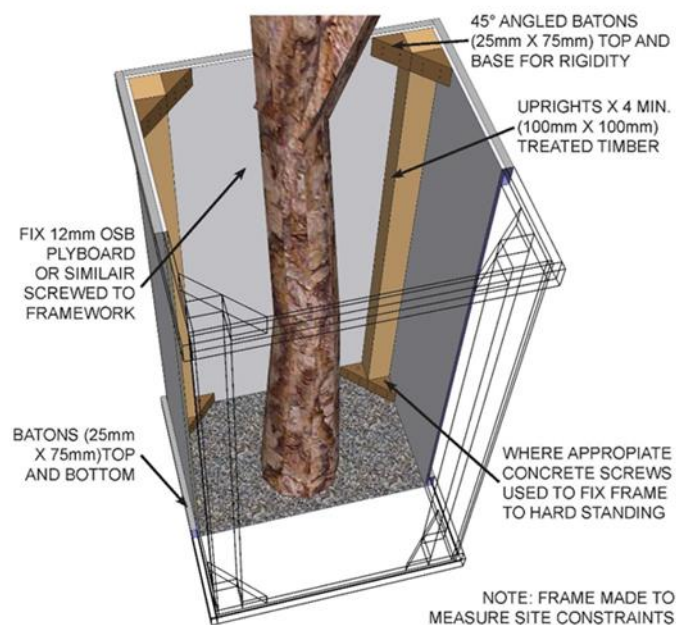
Section 6.2.2 of BS5837, states that these barriers should be “*fit for the purpose of excluding construction activity and appropriate to the degree and proximity of the work taking place around the retained trees*”.

In this instance, as the trees are located in relatively small areas of soft landscaping in otherwise hard surfaced areas, it is proposed that the trees will be protected by ‘Tree Protection Boxes’, positioned to protect the unsurfaced ground where it is within the RPAs of the retained trees. An example of this type of tree protection system is shown in **Figure 1**.

Figure 1 Example Tree Protection Box System



TREE PROTECTION BOX FRAME SPECIFICATION



All weather notices will be secured to the Tree Protection Boxes, examples of which are contained in **Figure 2**.

Trees T83 to T88 are immediately adjacent to the Site boundary, however these are separated from the construction area by Whitehall Street and will therefore be protected by the site hoarding which will be to the north and west of the carriageway.

Figure 2 Example Tree Protection Barrier Sign



In the case of T121, T122 and T124, the existing shrubs and wooden fence will be removed prior to installing the Tree Protection Boxes. This will be undertaken using hand tools only, taking care to avoid damaging roots of the trees.

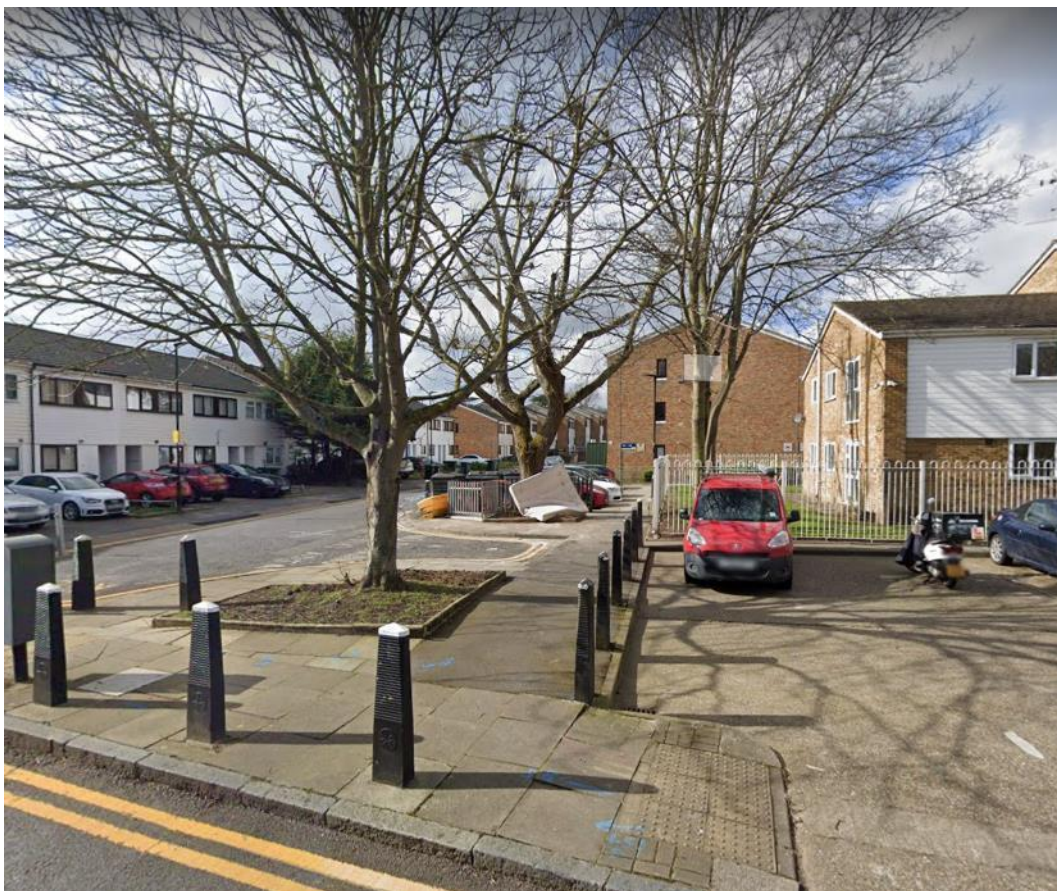
5.4 Replacement of Hard Surfacing Around T57

With the exception of the area of soft landscaping immediately around the base of T57, its RPA is currently covered by existing hard surfacing. It is assumed that these hard surfaces will be acting as a significant barrier to root growth, particularly in the case of the road and concrete parking area. Whilst there may be some root growth below the pedestrian pavement, it is likely that the roots of this tree have developed preferentially in the area of soft landscaping. As such, it is considered that the proposed amendments to the area of hard surfacing will not have a negative impact on the tree providing the following precautions are followed.

- The Tree Protection Box will remain in-situ until the area of soft landscaping is reinstated. Once this is completed, and if construction work is still proceeding elsewhere on the site, the Tree Protection Box will be re-installed protecting all of the exposed soft landscaping.
- It is assumed that the road and concrete car park area will have functioned as a significant barrier to root growth, and therefore no special precautions are required for works within the RPAs in these areas.
- The existing pavements within the RPAs will be removed using hand tools with pedestrian operated plant being used to break up the wearing course where necessary.
- The wearing course and sub-base will be removed taking care not to disturb the surrounding soil.

- The existing surface will be removed in a rolling operation with any plant working backwards across the existing surfaces.
- Where necessary, existing kerbs will be removed using hand tools and in such a way so as to avoid disturbing the surrounding soil with new kerbs being installed without the need for excavations into the retained soil.
- The new surfaces within the RPAs of these trees will be within the footprint of the existing hard surfaces which will be removed in advance of the new surfaces being installed. Therefore, no special precautions need to be incorporated in the design of the new surface providing the surrounding soil remains undisturbed.
- If new shrub and ground cover planting is to be installed within the area of soft landscaping, this will be undertaken using hand tools only, taking care to avoid damaging tree roots above 25mm in diameter.

Photograph 1 T57 in the foreground



5.5 Changes to Hard and Soft Landscaping Around T121, T122 and T123

Trees T121, T122 and T123 are small trees growing in areas of soft landscaping surrounded by hard surfacing. Due to their small size and young age, it is assumed that roots from these trees will not extend beyond the area of soft landscaping in which they currently grow.

It is therefore assumed that any works within the area of hard surfacing surrounding these trees will have no impact on the trees providing the Tree Protection Boxes remain in-situ.

If alterations are proposed to the planting within the RPAs of the trees where they are in the soft

landscape beds, this will be undertaken on completion of all other construction works as the Tree Protection Boxes will need to be removed.

If new shrub and ground cover planting is to be installed within the area of soft landscaping, this will be undertaken using hand tools only, taking care to avoid damaging tree roots above 25mm in diameter.

Photograph 2 Tree T121 in existing shrub bed



5.6 Tower Crane Adjacent to T57

A tower crane is proposed immediately to the west of T57. As is shown on **Drawing 1**, the foundations and above ground structure for this crane will be outside of the RPA and canopy of the tree respectively. As such, it is not anticipated that they will have a negative impact on the tree.

Due to the proximity of the crane to the tree, there is however potential for the tree to be damaged during its construction, either as a result of the foundations extending beyond the footprint shown on **Drawing 1**, or as a result of the tree being struck during the lifting of the crane in to place. Therefore, the following precautions will be followed.

- An arboricultural consultant will be on-site during the excavations for the foundations and the erection of the crane.
- The foundations of the crane will not extend beyond the area shown on **Drawing 1**.
- Care will be taken when lifting sections of the crane into place to avoid striking the tree.

Once operational, any lifting operations which involve slewing over the tree will be carried out with 'banksman' in place to avoid anything striking the tree.

5.7 Utility Connections

A new foul water pipe will be installed immediately to the west of the RPA of T57. As this is outside the RPA of the tree and in the existing road (which will act as a barrier to root growth), it is not considered that any special precautions will be required in order to protect the tree during its installation. The location of this pipe is shown on **Drawing 2**².

² Plot A is referred to as 'Whitehall Mews' on **Drawing 2**.

6. Conclusions

Assuming the precautions set out in this report are followed, Waterman Infrastructure and Environment Ltd consider the retained trees can be adequately protected.

Any alterations to the methodology proposed in this report should be agreed with the retained Arboricultural Consultant and the London Borough of Haringey prior to implementing on site.

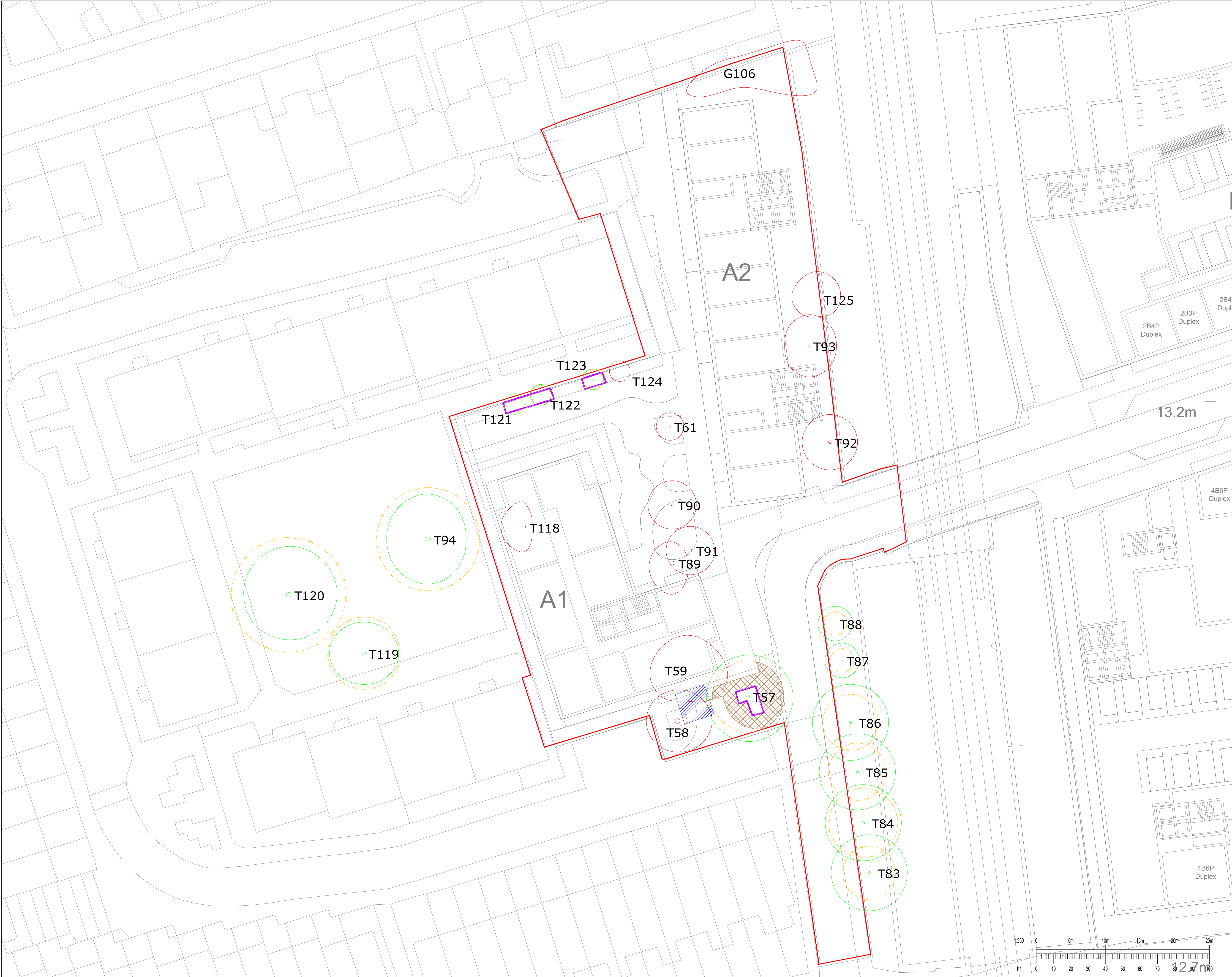


Drawings

Drawing 1 Tree Protection Plan (Drawing Ref. 18112-102-WIE-ZZ-XX-DR-V-77-007)

Drawings

Arboricultural Method Statement
WIE18112-102-R-1-3-1-AMS



This drawing should not be scaled. Dimensions to be verified on site. Any discrepancies should be referred to the Engineer prior to work being put in hand.

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GENERAL NOTES

LEGEND

- SITE BOUNDARY
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- ROOT PROTECTION AREAS (RPA)
- TREE PROTECTION BOX
- EXISTING HARD SURFACE TO BE REPLACED WITHIN RPA. REFER TO AMS DETAILS
- APPROXIMATE LOCATION OF TOWER CRANE FOUNDATIONS

NOTES:

ROOT PROTECTION AREA
Root Protection Areas are calculated in accordance with BS5837, 2012. The precise morphology and disposition of roots may not be fully reflected by these areas, particularly where there are hard standings, however they provide a good indication of potential root constraint.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH WATERMAN ARBORICULTURAL IMPACT ASSESSMENT

P02	13.09.22	T123 & 124 UPDATED, APPROXIMATE LOCATION OF TOWER CRANE FOUNDATIONS ADDED	MC	RH	
P01	26.08.22	PLANNING ISSUE	MC	RH	
Status	Date	Description	By	Cik	
Amendments					
Project					
PLOT A - HIGH ROAD WEST					
Title					
TREE PROTECTION PLAN					
Client					
Lendlease					
					
Pickfords Wharf Clink Street London SE1 9DG 1 020 7928 7888 mail@watermangroup.com www.watermangroup.com					
Status					
PLANNING					
Designed By		RH	Director	Waterman Ref	WIE18112-102
Drawn By		MC	Date	AUGUST 2022	Scales @ A1 1:250
Project - Originator - Volume - Level - Type - Role - Number					Revision
18112-102-WIE-ZZ-XX-DR-V-77-007					P02



Drawing 2 South of WHL Proposed Foul Water General Arrangement Plan (drawing ref. 4202-RBG-ZZ-XX-DR-CV-86203)

Drawings

Arboricultural Method Statement
WIE18112-102-R-1-3-1-AMS



NOTES

1. THIS DRAWINGS IS BASED ON:
SEW DRAWINGS REF 0311-SEW-ZZ-00-DR-A-001100 RECEIVED ON 16.07.21
EXISTING DRAINAGE SURVEY REF 140086-XF-EXISTINGDRAINAGE RECEIVED ON 13.03.18
THAMES WATER ASSET RECORDS RECEIVED 01/12/2017.
2. CONDITION OF THE DRAINAGE WITHIN THE SITE TO BE CONFIRMED.
3. SOURCE OF ALL DRAINAGE SOURCES NOT CONFIRMED
4. DRAINAGE MAY BE SERVING ADJACENT PROPERTIES.
5. SOURCE OF DRAINAGE NOT IDENTIFIED, THIRD PARTY APPROVALS MAY BE REQUIRED
6. APPROVALS MAY BE REQUIRED
7. ALL NEW CONNECTION SUBJECT TO S106 & CONFIRMATION OF CAPACITY WITHIN NETWORK

LEGEND

- SITE BOUNDARY
- EXISTING FOUL WATER PIPE
- EXMH-01 EXISTING MANHOLE CHAMBER
- PROPOSED FOUL WATER PIPE
- FW01 PROPOSED FOUL WATER MANHOLE
- EXISTING FOUL WATER PIPE TO BE ABANDONED
- DV DIVERSION REQUIRED (TO BE AGREED WITH THAMES WATER)
- BO BUILD OVER REQUIRED (TO BE AGREED WITH THAMES WATER)

Safety, Health and Environment Information.
Notes below are additional to hazard/risks normally associated with this type of work:

Construction
Ci - Drainage may be serving third party properties and will be live.
Cii - Temporary routing of live drainage may be required to enable diversions
Ciii - Extent of drainage not able to be surveyed

Operations
Oi.
Maintenance
Mi.
Dismantling/Demolition (future)
Di.

These notes are based on the use of experienced and competent contractors carrying out the work using an approved safe method of working.
The Temporary Works Coordinator (or other suitably competent person) is responsible for the implementation of these works on site and notifying the designer of any changes.

P01 FOR INFORMATION TM GI 30.07.21

Rev	Revision	Description	By	App	Date
1	1	Issue for Information			30.07.21

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Structural, Civil & Construction Engineering Consultant

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Client
LENDELEASE

Project
HIGH ROAD WEST

Title
**SOUTH OF WHL
PROPOSED FOUL WATER
GENERAL ARRANGEMENT**

Date June 2021	Drawn V.SAULYTE
Scale at A1 1:500	Designer D.MACLEAN
Suitability Code S2	Design Checker
Job Number 4202	Approved G.IRVINE

FOR INFORMATION

Drawing Number	Revision
4202-RBG-ZZ-XX-DR-CV-86203	P01

APPENDICES

A. Arboricultural Survey

The tree survey was based upon existing topographical information, produced by Lane and Frankham Ltd and Frankham Consultancy Group Ltd and provided by the Applicant (drawing ref. LF3364 Rev R1 dated 18/06/21 and 911483 Rev R1 dated 30/11/2015). For the purposes of this report, it is assumed that the detail of the topographical survey is accurate and correct.

The survey was otherwise conducted in accordance with the principles outlined within BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations³ (BS5837).

Fieldwork was undertaken on the 28th and 29th June 2021, during which dimensional data and observational information were collected.

The following tree survey schedule only contains trees relevant to this report.

A Diameter at Breast Height (DBH) tape measure and Leica Disto™ laser distance meter were used in the collection of survey data.

Data collected during the tree survey exercise includes the following:

Height

Unless otherwise stated, tree heights are approximate and estimated in metres.

Stem Diameter

The survey included collecting the following information on trees and woody vegetation with a stem diameter over 75mm. The stem diameter of single stemmed trees is measured at 1.5m above ground level and given in millimetres. The diameter measurement of multi-stemmed trees is taken as a combined measurement of all the major stems. Where stems fork or swell the measurement is taken at the narrowest point below the fork or swelling. Where access to the trunk of a tree is not available, an estimation of the stem diameter is made and identified by '*' on the accompanying schedule of existing trees.

Crown Spread

Radial crown spread is measured in metres. These are recorded for each of the four cardinal points as access restrictions allow. Where access is not available, the spread is estimated and identified by '*' on the accompanying schedule of existing trees. The canopy shape for surveyed trees depicted on the accompanying plans is representative of the canopy spread as measured on site.

Height of Crown Clearance and Canopy

The height of crown clearance is the height above ground in metres of the first significant branch and the direction of growth. The height of canopy is the height above ground in metres of the main canopy.

³ BS5837:2012 Trees in relation to design, demolition and construction – Recommendations, 2012, British Standards Institution.

Age Class

The age of each tree is defined as follows:

- Young (Y): Within the first 1/4 of useful life expectancy.
- Semi-mature (SM): Within the second 1/4 of useful life expectancy.
- Early Mature (EM): Within the third 1/4 of useful life expectancy.
- Mature (M): Within the fourth 1/4 of useful life expectancy.
- Over Mature (OM): Exceeded normal useful life expectancy.
- Veteran (V): Significantly exceeded normal life expectancy and/or displays characteristics associated with a veteran tree.

Physiological and Structural Condition

The fieldwork informing this report has comprised a non-intrusive, visual survey undertaken from ground level. The physiological and structural condition of each tree or tree group is summarised, highlighting features relevant to the assessment process. This includes cultural conditions e.g. context and growing environment which may also be of relevance. Where further specialist inspection is deemed appropriate to ascertain the condition of the tree or other arboreal features, this is highlighted within the report.

Unless otherwise stated, trees were found to be displaying 'normal' characteristics for their age, species and context. The physiological condition for each tree is described as Good (G), Fair (F) or Poor (P) or may comprise a range where this relates to grouped features. Where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc. No invasive investigations or climbing inspections were carried out to confirm visual or audible signs of defect or debility and no tissue or soil samples were taken for laboratory analysis. Where identified, external signs of substantial defects or debility have been recorded. Where access to a tree was restricted, this is qualified, and an estimation of physiological and structural condition may have been made.

Estimated Remaining Contribution (ERC) in Years

The Estimated Remaining Contribution (ERC) for each tree is based on species, context and existing physiological and structural condition of the tree. The ERC may affect proposed development layout because the longer the tree is likely to live, the greater the contribution it will make and the greater the need for retention.

Category Grading

Each individual tree was given a Category Grading in accordance with BS5837: 2012 to reflect the overall arboricultural value and retention category. Where sufficiently consistent, grouped features have also been graded. However, grouped features which include a range of potential Category Gradings may be recorded as uncategorised features to avoid provision of misleading tree grades. The Category Gradings are defined according to the following criteria, which are further divided into sub-categories based on arboriculture, landscape and/or historic value, as defined within BS5837:2012, contained at **Appendix A** in this Report:

- **Category Grading A:** Trees of high quality and value, (with a suggested remaining life expectancy exceeding 40 years);
- **Category Grading B:** Trees of moderate quality and value, (with a suggested remaining life expectancy of at least 20 years);
- **Category Grading C:** Trees of low quality and value, (with a suggested remaining life expectancy exceeding 10 years or young/immature trees which may have the potential to attract a higher Grade as they mature);

Appendices

- **Category Grading U:** Trees which are in such a condition that they are unsuitable for retention in the context of the current land use for longer than 10 years.

Preliminary Management Recommendations

Any recommendations made for management of the existing tree stock, (for example, tree surgery) are not a 'specification' for tree work. These recommendations are instead intended as a preliminary guide to inform future management of tree stock in the current context which should be formalised as a separate management plan. References to habitat value should be taken as comparative observations compared with a baseline situation with no tree present.

Proposed tree surgery or inspection works should be undertaken by a qualified arboricultural contractor, such as those listed in the Arboricultural Association's Approved Contractors Directory (Ref. www.trees.org.uk). Any work undertaken by the contractor should be in accordance with best practice, such as the European Tree Pruning Guide⁴, or required by BS3998: 2010 Tree work - recommendations⁵.

Limitations

All trees were visually inspected from ground level with no climbing, boring or sampling undertaken. All measurements are metric and where qualified, approximate. The comments made are based on the conditions observable factors present at the time of inspection, including weather, seasonality and access. It must be stressed that this survey and report are not a tree risk assessment.

This report is intended to assist with the planning and management of construction and/or demolition operations under current best practice.

This report is not intended to confirm the safety, (or otherwise) of surveyed trees or tree groups. References to defects or potential safety issues are not exhaustive and are intended as a guide only to inform the provision of further resources/more detailed investigations. The person(s) responsible for the management of the trees surveyed within this report are recommended to commission a separate tree condition survey by a suitably qualified and experienced person in order to manage the Health and Safety aspects of trees under their control and discharge their reasonable Duty of Care under the 'Duty of Care' owed under the Occupiers' Liability Act 1984⁶.

Un-Assessable Risks

Owing to the changing nature of trees as living, dynamic features and other site circumstances, this report and any recommendations made remain valid for a period of 18 months from first issue.

Unless otherwise stated, trees should be re-inspected regularly to satisfy the 'Duty of Care' owed under the Occupiers' Liability Act 1984⁷, and after heavy storms (i.e. force 6-7 and above on the Beaufort scale). It is recommended that advice from an ecologist is sought prior to carrying out any works to trees, in order to ensure these are carried out in accordance with, (in particular) the protection afforded to wild birds and bats under The Wildlife and Countryside Act⁸ and The Conservation of Habitats and Species Regulations⁹.

⁴ European Tree Pruning Guide, 2001, Arboricultural Association

⁵ BS3998:2010 'Treework - Recommendations', 2010, BSI

⁶ Occupiers' Liability Acts 1957 and 1984. HMSO

⁷ Occupiers' Liability Acts 1957 and 1984. HMSO

⁸ The Wildlife and Countryside Act 1981 (as amended), OPSI

⁹ The Conservation of Habitats and Species Regulations 2010, OPSI

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T57	Horse chestnut	10.5m	430mm	N6m E6.5m S6.5m W6m	3m	2.5m S	SM	Poor	Fair	Moderate	20+	Single trunk; evidence of bleeding canker on E side of trunk at 3m.	C (1)	5.2m	83.6m ²
T58	Aspen	11m	690mm	N4.5m E5m S4.5m W4.5m	6m	3.5m SE	EM	Fair	Fair	Moderate	40+	Twin stemmed from 3m; recently pollarded.	B (2)	8.3m	215.4m ²
T59	Sycamore	4.5m	290mm est 440mm est	N6.5m E6m S3m W5m	3m	4.5m N	SM	Fair	Fair	Low	40+	Twin stemmed from 1m, stem to W bifurcates at 2m with included bark union; self-seeded specimen; previously crown lifted; access to trunk restricted.	C (12)	6.3m	125.6m ²
T61	Chanticleer pear	6.5m	250mm ivy	2m	3m	5m E	Y	Fair	Fair	Low	20+	Single trunk; high crown; previously crown lifted; ivy covered trunk.	C (12)	3.0m	28.3m ²
T83-86	Field maple	3.5m	#T83 320mm #T84 415mm #T85 345mm #T86 335mm	5.5m	2m	2m	EM	Fair	Fair	Moderate	40+	Single trunks; row of trees growing within grass verge adjacent to road; provides screening to the railway from the residential area to the W.	B (2)	3.8m 5.0m 4.1m 4.0m	46.3m ² 77.9m ² 53.8m ² 50.8m ²
T87-88	Field maple	7m	#T87 140mm #T88 140mm	2.5m	2m	2m	Y	Fair	Fair	Low	40+	Single trunks; row of trees growing within grass verge adjacent to road; provides screening to the railway from the residential area to the W; young recently planted trees.	B (2)	1.7m 1.7m	8.9m ² 8.9m ²

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T89	Red maple	10m	430mm	N3m E2m S4.5m W3.5m	3m	3m NW	EM	Fair	Poor	Low	20+	Heavily reduced and lifted previously; unbalanced crown biased to the S.	C (12)	5.2m	83.6m ²
T90-91	Silver maple	#T90 9.5m #T91 11m	#T90 280mm #T91 470mm	3.5m	2m	2m	SM	Fair	Fair	Low	40+	Previously reduced / lifted; #91 recently pollarded.	C (12)	3.4m 5.6m	35.5m ² 99.9m ²
T92	Field maple	10.5m 9m	415mm ivy	4m	2m	2m	SM	Fair	Fair	Low	40+	Single trunk; provides low level screening to the railway.	C (12)	5.0m	77.9m ²
T93	Field maple	9.5m	330mm	N4.5m E4m S4.5m W3.5m	2m	2m E	SM	Fair	Poor	Low	>10	advanced decay on trunk extending into canopy on N side.	U	4.0m	49.3m ²
T94	Horse chestnut	14m	620mm	N6.5m E5.5m S6.5m W6m	2m	3m N	M	Fair	Fair	Moderate	40+	Single trunk; exposed surface roots; growing within communal grassed area.	B (2)	7.4m	173.9m ²
T118	Aspen	9m	110mm 110mm 90mm	N3.5m E1m S3.5m W3.5m	1.5m	2m N	Y	Fair	Fair	Low	40+	Previously crown lifted; multi stemmed from base.	C (12)	2.2m	14.6m ²
T119	Norway maple	12.5m	435mm	N4.5m E5m S4.5m W5m	2m	2m SW	EM	Good	Fair	Moderate	40+	Single trunk; large exposed surface roots with damage to upper surfaces.	B (12)	5.2m	85.6m ²

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T120	Common Horse Chestnut	15m	690mm	N7m E7m S6.5m W6.5m	1.5m	2.5m E	M	Poor	Fair	Moderate	20+	Single trunk; included bark union at 2m; bleeding canker on trunk; exposed surface roots with damage on upper surfaces.	C (12)	8.3m	215.4m ²
T121-124	Rowan	5m	#T121 100mm #T122 115mm #T123 120mm #T124 40mm	1.5m	2m	2m	Y	Good	Fair	Low	40+	Young specimens; single trunks.	C (12)	1.2m 1.4m 1.4m 0.9m	4.5m ² 6.0m ² 6.5m ² 2.5m ²
T125	Sycamore	13m	200mm	N4m E3m S2.5m W4m	3.5m	2m	SM	Good	Fair	Low	40+	Off site tree; trunk in contact with adj building; access to trunk restricted.	C (12)	2.4m	18.1m ²
G106	Sycamore	15m	Avg 250mm est	6m	1m	2m	SM	Good	Fair	Low	40+	Group of self seeded trees; access to trunks restricted; one tree in group growing on Network Rail land.	C (12)	3.0m	28.3m ²

UK and Ireland Office Locations

