THE TREE COMPANY

Willow Works, Unit 9,
Inwood Business Park,
Whitton Road,
Hounslow,
Middlesex,
TW3 3EB

Tree Survey, Modified Arboricultural Impact and Tree Protection Method Statement for Garage Conversion

Address: 15 Kent Drive, Teddington

Site Surveyed and report prepared by:
Peter Holloway BSc (Hons) FArborA CEnv

Date: 2nd October 2024

Report Prepared for Ms Dawn Goodwin

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1. Instruction:

1.1 Ms Dawn Goodwin instructed me to carry out a tree survey, Arboricultural Impact Assessment and prepare an Arboricultural (Tree Protection) Method Statement for a proposed development at 15 Kent Drive, Teddington.

1.2 This report addresses the Arboricultural Impact of the demolition of the existing garage and construction of a two-storey addition on a slightly smaller footprint than the original garage and conservatory.

2. Documents

2.1 I was supplied with the following documents.

a) A set of existing site plans, elevations and sections dated 19 February 2024.
b) A set of Option 4b, proposed plans, elevations and sections dated 18th March 2024

3. Scope of The Report

3.1 The tree survey was carried out in accordance with BS5837:2012 as outlined in Appendix 1 and the survey details are provided in Appendix 2 and the tree locations are marked on the plans in Appendix 3, 4 and 6.

3.2 This was a visual tree survey at ground level for planning and no detailed investigations of tree health and condition were carried out.

4. Tree & Wildlife Protection

4.1 The site is not within a conservation area according to London Borough of Richmond conservation area maps, but I suspect that some or all the offsite trees T01, T02, and T18 growing in 38-42 Hampton Road could be included in Tree Preservation Orders judging from the planning history of that site. To confirm we would need to obtain a copy of the Tree Preservation Order to compare with the tree survey.

4.2 The Wildlife and Countryside Act 1981(as amended), the Conservation (natural habitats etc.) Regulations 1994, and the Countryside and Rights of Way Act 2000 provide protection for many species of animal that live in trees. This includes birds and bats. If any tree works affect protected species, then this could be a criminal offence. You should confirm that there are no protected species present and that no bats are using the tree as a roost before undertaking any tree works.

5. Site visit and tree survey

5.1 I visited the site on 12th June 2024.

5.2 The geology at the site, as indicated on the British Geological Survey Geoindex, is a bedrock of London Clay with superficial deposits of Kempton Park Gravel member. The average thickness of Kempton Park Gravel is 6m. Some nearby boreholes show the gravel 1.5-1.7m deep below made ground so the depth of the gravel at the site could be as little as 1m.

5.3 The site is a detached property with a front and rear garden. There are two footway crossovers and car parking in the front garden.

5.4 The front garden has shrub borders, a palm (T17) and a Cordyline 'tree' (T16). There are two mature trees including an Elder (T15) in 13 Kent Drive and a Robinia (T18) in 38-42 Hampton Road.

5.5 The rear garden is lawn, shrub borders, and trees with a patio along the rear elevation of the building. The mature trees are an Ash (T02) and a Robinia (T03) within 38- 42 Hampton Road and a Sweet Bay (T06) with the site.

5.6 This tree survey included fifteen trees, one large Oleander shrub, a large Photinia shrub, and three groups of shrubs in the borders.

5.7 The quality of the trees, hedges are summarised in Table 2 below.

Tree Quality				
Quality Category	**A (High)**	**B (Moderate)**	**C (Low)**	**U (Unclassified)**
Tree No.	Nil	T01, T02, T03	T04, T05, T06, T08, T09, T10, T11, T14, T15, T16, & T17	T18
Total	**0**	**5**	**23**	**2**

5.8 The 'circular' root protection areas (RPAs) on my plans are 12-sided polygons. I have not adjusted the RPA of the trees. T18 is the only tree RPA circle that is affected by the main building foundations. The existing garage foundations also influence the circular RPA of T18, but the garage foundation is not known. These could be similar to the house foundations or even constructed on a concrete slab. Furthermore, the circular RPA of T18 is affected by an offsite building within 38-42 Hampton Road. Therefore, it is difficult to predict how to modify the shape of the RPA of T18, roots may be present within the site and beneath the garage or they may not.

5.9 T18 is a U category tree but I have shown the RPA because it is offsite and in separate ownership. If the roots of this tree are growing under the building protection would be unreasonable for a U category tree. However, since the garage is close to the tree, construction and foundation design should consider that roots might be present so as not to accelerate the decline of this tree.

6. Arboricultural Impact Appraisal

6.1 The Proposed site plan with tree constraints is shown in Appendix 4.

6.2 This project entails demolishing the existing garage on the south side of the building and constructing a two-storey extension on a slightly smaller footprint of the garage and the former conservatory.

6.3 This proposal will not mean the loss of any trees.

6.4 The retained trees and shrubs in the front garden might be affected by construction processes including demolition, materials storage, scaffold, vehicles, waste storage (skips). The existing hard surfaces and garage floor slab will act as ground protection for the roots of T18 but excavations for new foundations must proceed on the basis that roots might be present. Some fencing will be required to protect existing trees and shrubs

6.5 In the rear garden tree protection fencing can be used to create a construction exclusion zone to protect the on-site and off-site trees.

6.6 I have included a tree protection document in Appendix 5 to outline the tree protection methodologies that will be required. This can be reviewed if a construction methodology and construction management plan are available or during the arboricultural site supervision process.

7. Appendix 1: Standard Methodology

A.1 Survey

A1.1 All my observations were from ground level without detailed investigations, and I measured tree stem diameters where possible and estimated height and crown spread by pacing and using a clinometer. I do not normally have access to trees outside the boundaries and so my observations and comments on these trees are based on the visual assessment made from within the site or the surrounding public highway.

A.1.2 I surveyed all trees objectively without reference to any design proposals supplied or suggested by the client. The trees were located using the topographical survey where provided. If the topographical plan did not include all relevant trees, they would be added in their approximate positions.

A.1.3 As suggested in the BS 5837:2012 all single stem trees with a stem diameter of less than 75 mm at 1.5 m above ground level can be excluded from the survey as they are not deemed to be of significant size to be included. Multi stemmed trees were measured in accordance with the standard.

A.1.4 Trees and shrubs are living organisms whose health and condition can change rapidly, for this reason the BS 5837 grades, along with any conclusions or tree management recommendations can only remain valid for a period of 12 months.

A.1.5 Where possible, trees were assessed as individual specimens, however, where there were trees that formed distinctive groups of the same species within the landscape they can be assessed and graded as groups.

A.1.6 Trees on or adjacent to development sites are a material consideration that may have a significant impact on the future development and use of the site.

A.2 Use of survey data.

A.2.1 The British Standard 5837:2012 provides guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees with structures.

A.2.2 The tree survey with minimum requirements of BS5837 is enclosed in the appendices of this report.

A.2.3 The British Standard 5837: 2012 'Trees in relation to design, demolition, and construction – Recommendations' provides guidance and specifies measures to be adopted to avoid or minimise damage to trees retained on or in proximity to construction sites. One of the key recommendations is that a Root Protection Area (RPA) should be established around each retained tree. The RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter measured at 1.5 metres above ground level for a single stem tree. To prevent disturbance or contamination of the RPA they are usually enclosed by robust fencing.

A.2.4 Circular Root Protection Areas (RPAs) can be adjusted by an arboriculturist by considering obstructions for root growth, including building foundations, retaining walls, metalled roads, topography, soil type and tolerance of individual trees.

A.2.5 The British Standard recommends that trees within categories A-C (where A is highest quality) are a material consideration in the development process. Category U trees are trees that will not be expected to exist for long enough to justify their consideration in the planning process. The tree categories are used with the number 1, 2, or 3, which is shown in Table 1. These signify whether the justification for the category was made based on arboricultural values, landscape values or cultural/conservation values, respectively. The tree categories are shown on the tree constraints plan by colour coding. Category A trees are green, category B trees are blue, category C are grey, and category U are dark red.

A.2.6 It is important to recognise that tree roots are particularly vulnerable during any adjacent construction operations. Tree roots grow where conditions are most favourable, this tends to be near the soil surface, for this reason most tree roots grow in the upper 600mm of the soil. This means that operations during construction such as shallow excavations, soil compaction by heavy plant or machinery or contamination by substances such as cement, diesel, or other chemicals, even water in excess, can be damaging to the root system.

A.2.7 The presence of walls, roads and retaining walls can affect the root distribution of trees within and around the site. Normally when a Root Protection Area is adjusted its shape is changed but the total area is maintained.

A.2.8 Approved tree work should be carried out in accordance with BS 3998:2010 by suitably qualified and experienced professional tree surgeons. Under no circumstances shall site personnel undertake any tree pruning operations. All tree works should also take into consideration The Wildlife and Countryside Act 1981(as amended), the Conservation (natural habitats etc.) Regulations 1994, and the Countryside and Rights of Way Act 2000 protected species of flora and fauna.

A.2.9 If the site is within a conservation area, then the local authority will need to be notified of your intention to prune the tree which they can prevent by making a Tree reservation Order. Some forms of tree work are exempt from this requirement and tree works directly required to accommodate a development that has planning permission would be exempt. However, I would recommend notifying the local authority before doing any tree work to avoid misunderstandings.

A.2.10 If individual trees are protected by Tree Preservation Orders, then written consent is required for tree pruning or tree removal except for a few exemptions and if the work is directly required to accommodate a development which has planning permission. As above, I would recommend applying for consent rather than assuming that works are exempt.

8. Appendix 2: Tree Survey Data

Tree number: The number used in the table 1 corresponds to numbers on the plans.

Species: The Common and Botanical names of each tree.

Height and **branch spread** are estimated and listed in metres.

Stem diameter is usually measured at 1.5m above ground level (a.g.l.). It is listed in the table in mm.

Height of crown above ground level (a.g.l.):
This gives an indication of whether the crown extends to the ground or has low hanging branches. The height of the lowest branch and its direction will also be recorded.

Direction of Lowest Branch:
The direction is given as a compass direction however where all branches originate at the same point (like a pollarded tree) the letter 'CB' may be used, where the lower branches originate at the same height 'AR' for all 'round may be used.

Age class: This refers to the age of the individual tree relating to the average life expectancy of each species in a similar environment.

Physiological condition:
The general state of health of the tree, good (G), fair (F), poor (P) or dead (D).

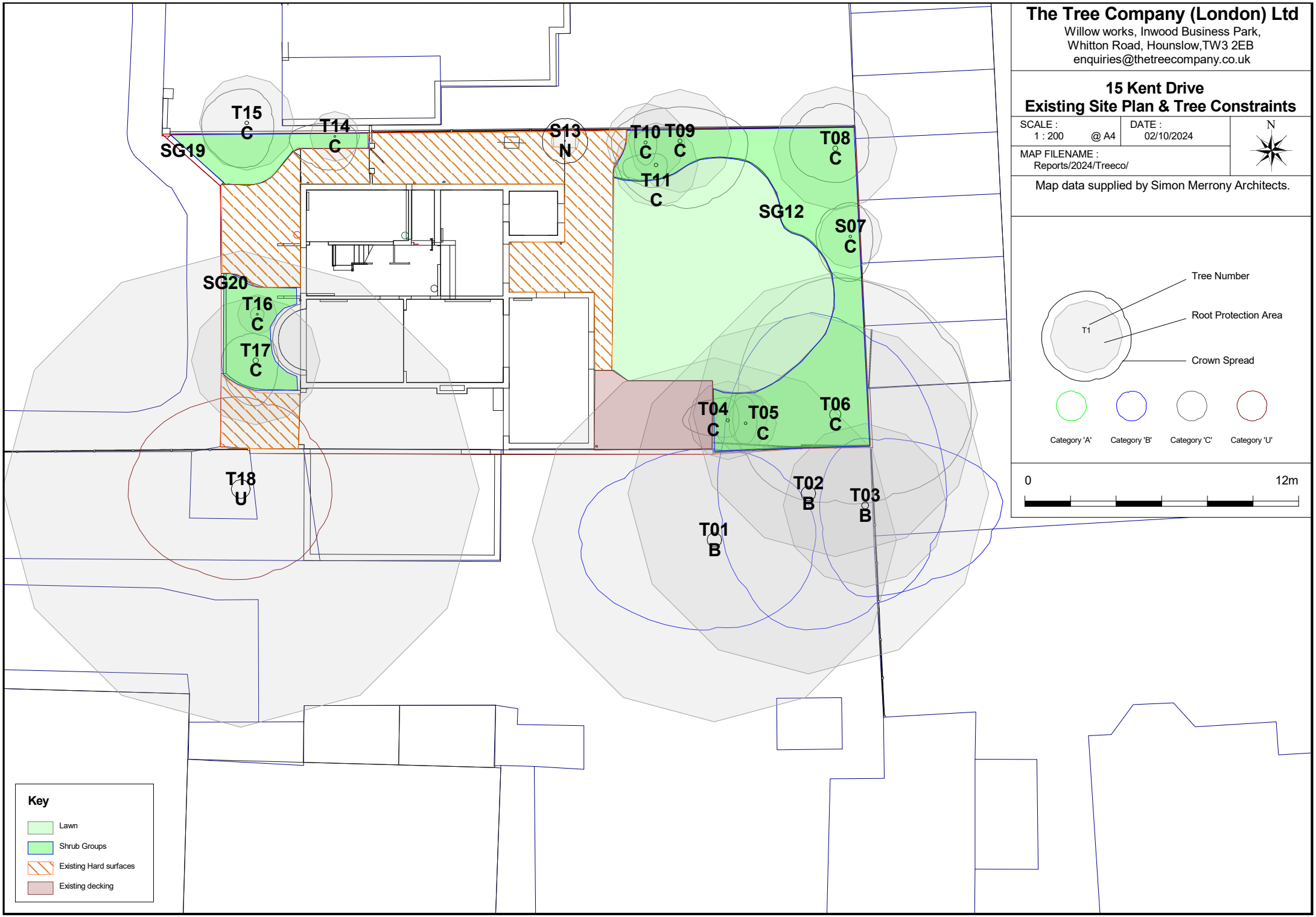
Structural condition:
A description of any defects/habits/any previous management of note.

Remaining contribution in years:
This has been estimated by taking the age of the tree away from an estimate of the total number of years the tree may live for in current site conditions, it has listed in bands as recommended in BS5837:2012.

Retention category:
Each tree is placed in a category using the guidance in BS 5837:2012.

Table 1	15 Kent Drive , Teddington																			12th June 2024	
Tree Number	Tree Name (species)		Height (m)	Estimated dimensions			Crown constraints										Age class	Observations		Remaining contribution years	Tree Category
	Common	Botanical		Calculated Stem Diameter (mm)	No. of Stems	Root Protection Area (Radius, m)	Crown height				Lowest branch	Direction lowest branch	Crown radius					Summary of Physiological condition	Structural Condition & General comments		
							North	South	East	West			North	South	East	West					
T01	Robinia	Robinia pseudoacacia	15	650	1	7.80	6				8	W	4	4	4.5	6	Mature	Poor	Offsite. Dieback. Crown reduced by pruning in the past. Tight union at around 9m high.	20 to 40 yrs	B1,2
T02	Common Ash	Fraxinus excelsior	17	644	2	7.73	10				5	W	8	6	6	4	Mature	Fair	Offsite. Dieback and sparser crown on smaller stem.	20 to 40 yrs	B1,2
T03	Robinia	Robinia pseudoacacia	15	292	2	3.50	8				5	E	3	4	6	2	Semi-mature	Fair	Offsite. Twin stem from ground level. Appressed stems, included bark.	20 to 40 yrs	B1
T04	Cabbage Tree	Cordyline australis	5	140	1	1.68	3				3	CB	1	0.75	0.5	2	Semi-mature	Fair	Dead lower branch.	10 to 20 yrs	C1
T05	Cabbage Tree	Cordyline australis	4.2	110	1	1.32	2.1				2	Fork	1.2	0.9	0.5	0.75	Semi-mature	Fair		10 to 20 yrs	C1
T06	Bay	Laurus nobilis	12	508	5	6.10	3				0	MS	6	4	6	4.5	Mature	Good	Crown pruned to reduce size in past. Two fire damaged stems. Ganoderma on two main stems at near ground.	10 to 20 yrs	C1
S07	Photinia variegated	Photinia x fraserii 'Red Robin' Variegated	4	113	2	1.36				2.5	0	Fork	1.5	2	1	1.5	Semi-mature	Good	Shrub.	10 to 20 yrs	C1
T08	Chusan Palm	Trachycarpus fortunei	4.5	220	1	2.64	2				2.1	AR	2	1.5	1.5	2	Semi-mature	Good		20 to 40 yrs	C1
T09	Fig	Ficus carica	5.2	184	6	2.20		1			1.2	AR	1.5	3	3	3	Semi-mature	Good		20 to 40 yrs	C1
T10	Cabbage Tree	Cordyline australis	5	140	1	1.68		4			2.5	CB	0.5	1	0.5	0.5	Semi-mature	Fair		10 to 20 yrs	C1
T11	Cabbage Tree	Cordyline australis	5	150	1	1.80		3.5			3	W	0.5	1	0.5	1.5	Semi-mature	Fair		10 to 20 yrs	C1
SG12	Shrub group	Shrub group															Young		Shrubsincluding : Bamboo, Choisya, Daphne, cordyline/phormium, sarcococca, pittosporum tobira, Aucuba, viburnum, Cotoneaster and Loropetalum.		
S13	Oleander	Nerium oleander	2.5														Semi-mature		Shrub. Oleander.		
T14	Variegated Japanese Maple	Acer palmatum 'Butterfly'	3	89	5	1.06		1			0.3	S	0.6	1.5	1	1.2	Mature	Good		10 to 20 yrs	C1
T15	Common or Black Elder	Sambucas nigra	4	169	3	2.03		2			0	MS	1.5	2	1.2	2	Mature	Good	Offsite. Touching boundary wall.	10 to 20 yrs	C1
T16	Cordyline	Codyline australis 'Variegata'	3	70	1	0.84		2.2			None		0.3	0.3	0.3	0.3	Semi-mature	Fair	Variegated cordyline. Staked. Under 75mm.	10 to 20 yrs	C1
T17	Chusan Palm	Trachycarpus fortunei	5.5	230	1	2.76				1.5	3	AR	1.2	2	1	1.5	Semi-mature	Good		10 to 20 yrs	C1
T18	Robinia	Robinia pseudoacacia	9	851	2	10.22	5				3	AR	4	4	4	5	Mature	Poor	Offsite. Dieback. Topped to remove deadwood in past, large dead stubs left. Crown is formed of large epicormic shoots.	<10 yrs	U
SG19	Shrub group	Shrub group															Young		Shrubs including: Fatsia, Cotinus 'Royal Purple', Nandia, grasses, sedges and Phormium.		
SG20	Shrub group	Shrub group															Young		Shrubs: pieris, phormium, bamboo, fatsia,		

9. Appendix 3: Existing Site Plan with Tree Constraints



The Tree Company (London) Ltd
Willow works, Inwood Business Park,
Whitton Road, Hounslow,TW3 2EB
enquiries@thetreecompany.co.uk

15 Kent Drive
Existing Site Plan & Tree Constraints

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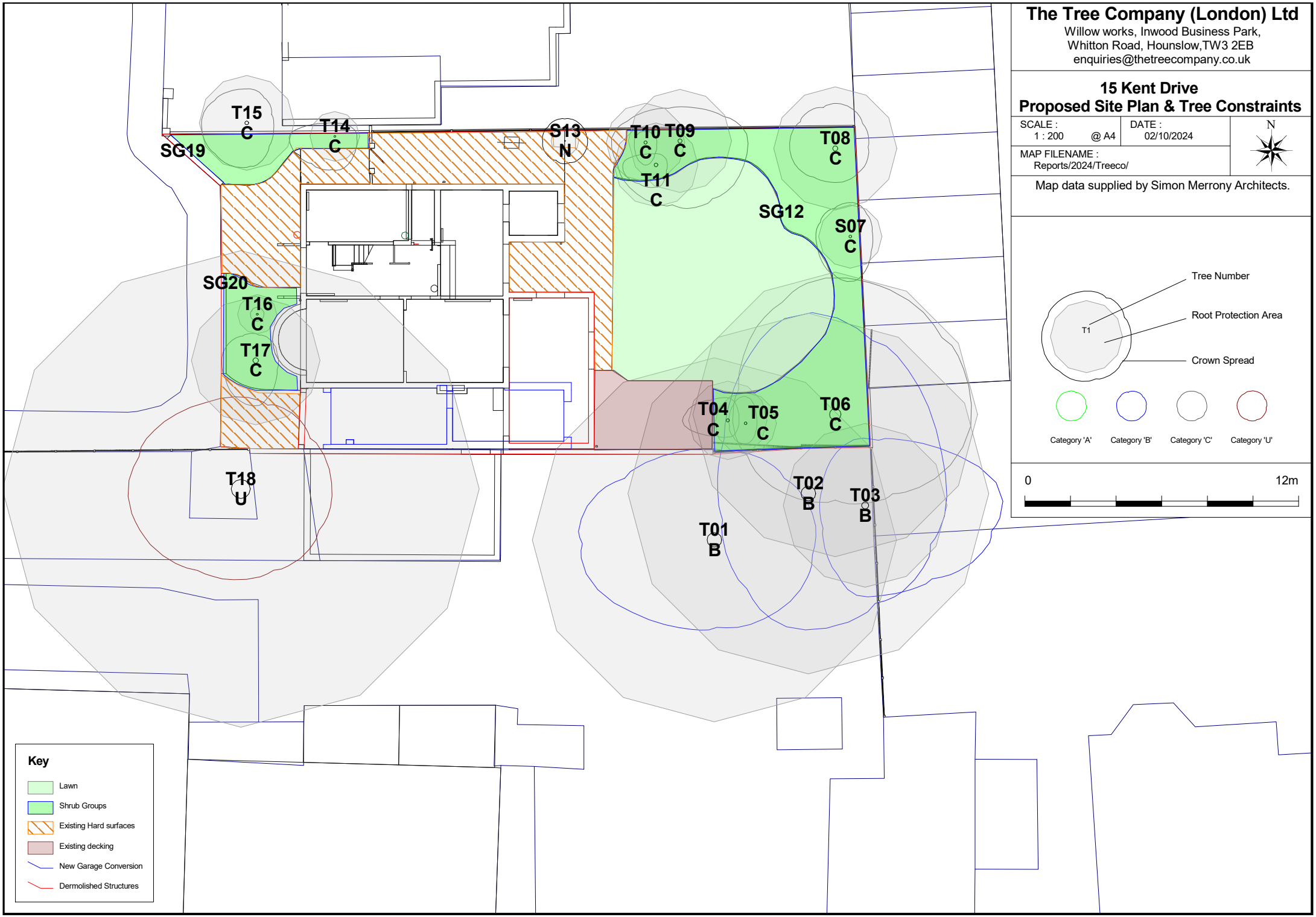
10. Appendix 4: Proposed Site Plan with Tree Constraints



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15 Kent Drive
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Map data supplied by Simon Merrony Architects.

11. Appendix 5: Tree Protection Method Statement

A5.1 The Roles and Responsibilities for Tree Protection on this site are described below. Tree protection details are reviewed as part of the site supervision procedure to ensure that tree protection is practical and that construction methods do not compromise tree protection.

Arboriculturist
Peter Holloway of Rootcause Ltd.
To provide a watching brief over the works on site when there is a risk of damage to any tree or woody plant. To provide an advisory role to the Contractor of how works are to be carried out, and the preparation of the agreed methodology with the Contractor. To complete site visit reports for the client after each visit which will be forwarded to the relevant Tree Officer/Department if required by a planning condition.

Contractor
Not appointed yet.
To manage the works on site as per the agreed tree protection methodology. The contractor is responsible for all operatives on site and how the works are to be executed. The contractor must endeavour to comply with all aspects of the methodology when working on or near trees.

The construction contractor will incorporate a section in their site induction about site constraints and procedures for tree protection in relation to site access and working near trees.

A5.2 **Tree Work**

A5.2.1 I have assumed that the two driveways provide sufficient space for materials and waste (skips). Some foliage overhanging the driveway from T18 (offsite) will be pruned to provide 4m clearance on the part of the tree that overhangs the boundary, The foliage does not overhang the proposed garage conversion at present. The foliage of T17 (Cordyline) overhang the garage crossover marginally, any overhanging foliage would be cut back or tied out of the way during the work.

A5.2.2 Since T18 might be included in a Tree Preservation Order then permission to prune it will be required from the Local Planning Authority unless consent for construction explicitly includes it.

A5.3 **Provision of information for all site operatives**

A5.3.1 A copy of the arboricultural method statement will be provided to site managers and key staff.

A5.4 **Erection of protective fencing and ground protection**

A5.4.1 Tree Protective fencing will be erected where indicated in the tree protection plan. Protective fencing normally consists of 2m tall by 3m long weldmesh panels fixed to a scaffold framework or stakes so they cannot be easily moved or breached. Braces for protective fences must not be fixed to any part of a tree. Other fencing could be used but the purpose is to create a construction exclusion zone and prevent damage to trees, soft landscaping, roots, ground contamination or ground compaction.

A5.4.2 Ground protection will be used where shown on the Tree Protection Plan. Ground protection can take many forms, so the physical description of ground protection is impractical. However, ground protection must be constructed in such a way to prevent compaction in relation to the anticipated loads from vehicles, plant, or pedestrians.

BS5837 recommends the following but suitable alternatives are acceptable:

a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane.

c) for wheeled or tracked construction traffic exceeding 2t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

A5.5 Construction

A5.5.1 The materials will be unloaded roadside or onto the front driveway and moved into the site manually.

A5.5.2 There is likely to be a skip for waste on the front driveway.

A.5.5.3 Materials and waste will be stored on the existing hard surfacing. Materials and waste can create a source of combustible material where an accidental fire could destroy the tree. Where it is necessary to use space beneath retained trees for storage additional precautions are required. Where possible combustible materials should be kept at least 10m from the crown of retained trees in case of accident. If not practical, suitable fire-fighting equipment must be kept on the worksite while work is in progress.

A5.5.4 Many building materials are harmful to trees. Cement, cement washings, wastewater, diesel fuel and even clean water in excess can kill or seriously damage trees. Any runoff or spillages must be controlled so that they do not contaminate the ground within RPAs of retained trees or landscape areas.

A5.5.5 The only excavations anticipated are to construct foundations of the extension. The garage conversion and first floor extension will require new foundations. The excavations for the foundations within the circular RPA of T18 must be carried out by hand to determine if any roots are present. If any roots of 25mm or larger are discovered during foundation construction, then these must be retained. The location and depth of any large roots will influence how these roots can be retained. In this situation I anticipate that any roots will be deep given the existing hard surface and wall foundations, therefore the most cost-effective solution will be a pad foundation either side of the root with a lintel transferring the load from the walls above the root into the pad and foundation. A structural engineer will need to design and adapt the foundation design as appropriate if large roots are discovered.

A5.5.6 Trenches for services (electricity, gas, water etc.) can damage tree roots. No new services are anticipated within the RPAs of trees. If new services become necessary within the RPAs of retained trees, the excavations and changes in ground level required, must be carried out considering that roots may be present. It will be necessary to undertake excavations by hand and all roots of 25mm diameter or larger must be retained.

A5.5.7 All excavations within the RPAs of retained trees must be carried out by manual methods. A methodology for manual excavations is included in A5.8.

A5.6 **Site Supervision**

A5.6.1 The Local Tree Officer or a Planning Enforcement Officer could visit the site at any time to check that any planning conditions, including this method statement are being followed.

A5.6.2 I recommend independent site supervision by an arboriculturist as recommend by BS5837. Independent arboricultural supervision is sometimes a condition of planning permission to ensure that the trees are not damaged or at risk during the works. An example of the site supervision record is attached in Appendix 7. This record would be completed by the arboriculturist after each supervision visit and provided to The Project Manager and copied to the local tree officer if required by the planning condition.

A5.6.3 **Estimated Site Supervision Schedule (This can be adjusted when the Construction Programme is available).**

Arboricultural Site Supervision – estimated schedule			
Stage		**Estimated date**	**Reason**
Prestart	Pre-start Meeting & Review of Tree Protection required with key site staff	13th January 2025	To make sure that protection requirements are understood and practical.
Construction	Tree Protection installed	13th January 2025	Ensure tree protection installed as described.
	Demolition	20th January 2025	No supervision necessary if tree protection installed.
	Foundation excavation & construction	3rd February 2025	Ensure Tree Protection in place and effective, ensure tree roots identified and protected.
	Building Construction	3rd March 2025	Ensure Tree Protection in place with monthly visits or self-certified by construction company
	Internal Construction & fittings	28 July 2025	No supervision necessary if tree protection in place.
	Tree Protection dismantled	15th September 2025	To ensure no tree damage occurs and inspect trees on site.
Landscaping	Landscaping	October 2025	If new landscaping is proposed ensure no operations risk damaging roots or causing soil compaction.

A5.7 **Hard and Soft Landscaping**

A5.7.1 Any soft landscaping within the RPAs of trees should avoid significant increases or decreases in ground levels (no more than 50mm) and excavations should be carried out in a way that ensures roots and rooting space are retained.

A.5.7.2 Any machinery used in landscaping should avoid root damage or soil compaction.

A5.7.3 The use of herbicides must be avoided where the chemicals could affect retained trees and shrubs.

A5.8 **Method for Hand Excavations within Root Protection Areas**.
The purpose of the excavation is to establish the presence/absence of significant roots within the RPA's of retained trees when any excavations are necessary within Root Protection Areas so these roots can be retained without damage.

Method:

a) Excavation within hard landscaping will need to be carried out using concrete breakers and excavators. Hand excavation is not practical.

b) Machine excavations should be planned and supervised to protect and preserve roots within the excavations, prevent compaction of soil or granular materials.

c) Where excavations occur in soil or soft landscape, excavations will use hand tools like forks, spades, and shovels. An 'Air Spade' could be used where appropriate. Any other power tools must not be used.

d) The depth of excavation will be the same as the depth of the structure proposed.

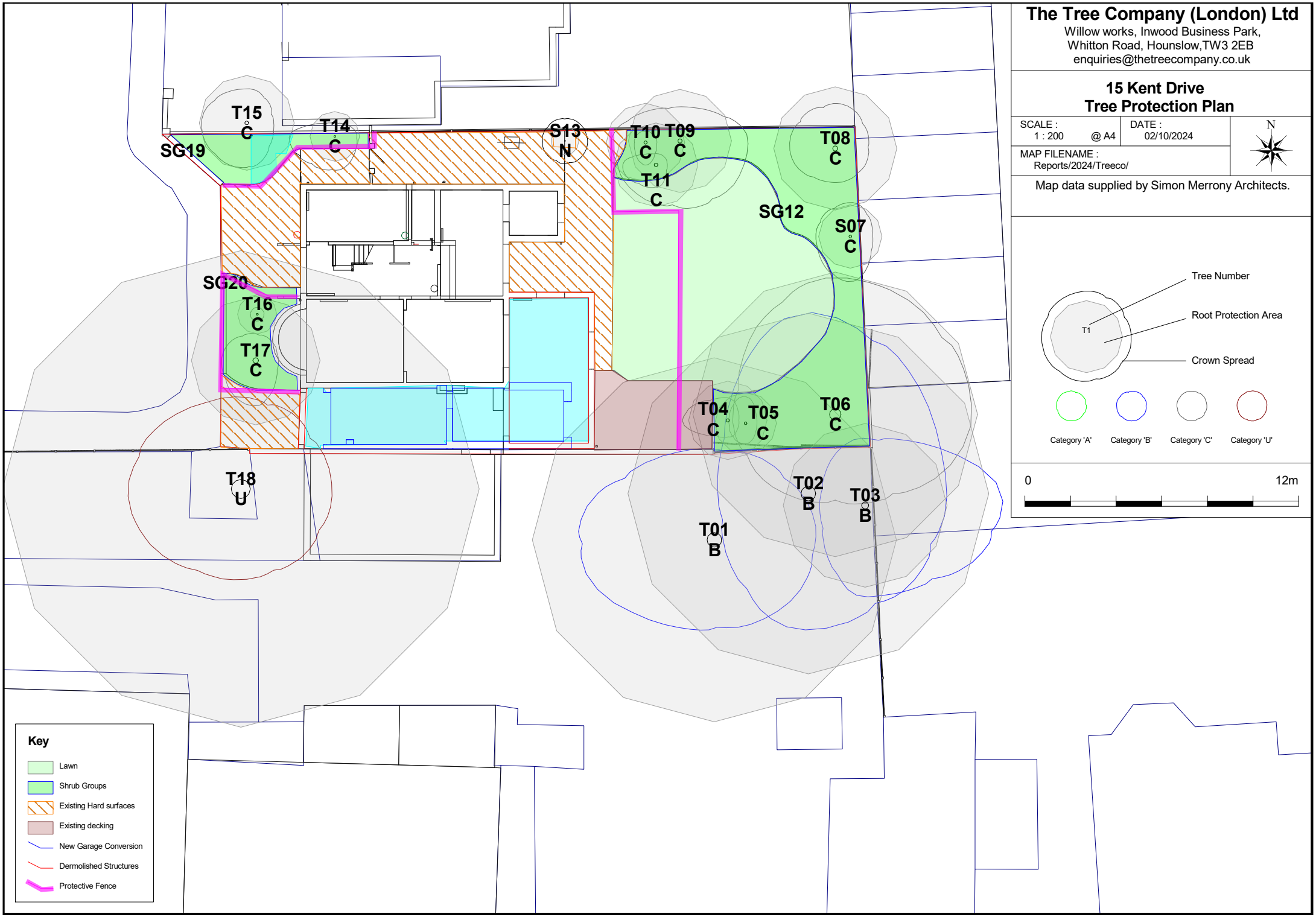
e) During excavations, any roots less than 25mm diameter can be cut cleanly to the sides of the excavation with a pair of secateurs or handsaw.

f) Tree roots 25mm in diameter or greater will be left in situ and protected from damage during the work.

g) Tree roots could be up to 1.5m below ground level. Therefore, it is important to avoid compaction, contamination of the soil within, below or in the sides of any excavations.

h) If excavations are close to retained roots the roots need to be protected with cut sections of plastic pipe, or similar materials, to prevent physical damage. Roots to be retained which are exposed for longer than an hour will be covered with Hessian to prevent damage from high (above 20 °C) or low temperatures (under 5 °C) and sun scorch (depending on the ambient weather conditions). In temperatures above 20°C roots and their coverings will need to be kept moist.

12. Appendix 6: Tree Protection Plan



The Tree Company (London) Ltd
Willow works, Inwood Business Park,
Whitton Road, Hounslow,TW3 2EB
enquiries@thetreecompany.co.uk

15 Kent Drive
Tree Protection Plan

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13. Appendix 7: Tree Protection Monitoring Record

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Tree Protection Monitoring Record

Reason for visit	**S**tage/**P**lanned/**U**nplanned/**E**mergency		
Site:		**Site Manager:**	
Site visit by:		**Client:**	
Date of visit:		**Time of visit:**	
Client Representative Present		**Purpose of visit**	

Tree Protection Element	**Comments/Action**		Rating*
Site Access routes			
Location of Site Accommodation/ Car Parking etc			
Tree Protective Fencing			
Ground Protection			
Planned Construction Exclusion Zone			
Site Storage			
Soil contamination			
Excavations/ level changes			
Tree Condition			
Plant used on site			
Landscaping			
General Observations			
Document Review Required			
Signed:		Overall Site Rating	

*Rating: P is inadequate, F is adequate as specified, G is above specification

Additional Documents