ARBORICULTURAL REPORT

Camden Brewery
55 Wilkin Street Mews
London

17th June 2019

Prepared by Andrew Day HND Arb. M.Arbor.A, CEnv

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Scope

The purpose of this report is to provide Arboricultural advice in relation to identifying the constraints of trees which are present in a neighbouring property, in relation to the proposal to construct an extension to the original building at the rear. Providing advice on how the trees could be impacted and protection measures to be implemented using the guidelines and principles of BS5837:2012.

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Appendices

1 INTRODUCTION

1.1 Brief:

This report has been prepared at the request of the Pegasus Group, the project planning agent on behalf of the site owner, to provide advice on the arboricultural constraints that the trees in the neighbouring property present to the scheme, and what protection measures will need to be implemented to safeguard the trees from construction pressures.

1.2 Qualifications and experience:

I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture and list the details in **Appendix 1.**

1.3 Documents and information provided:

A plan showing the proposed layout of the site.

1.4 Relevant background information:

The trees are within third party ownership. Inspection of the trees was limited and restricted to the confines of the site due to no access being available.

1.5 Scope of this report:

This report is only concerned with trees located in the neighbouring property, that could be impacted by construction works to implement the proposed layout, and the measures required to provide protection for those to be retained as best prescribed in the guidance of BS5837: 2012 'tree in relation to design, demolition and construction'. Any issues regarding construction methods etc. is outside the remit of an Arborist and remedy should be sought with suitably qualified persons, for example builder, engineer etc. For the purposes of this report an Arborist / Arboriculturalist is someone who through training and experience has the knowledge to assess tree and their condition in a competent manner.

2 APPRAISAL

2.1 Brief site description:

The site is a small hard surfaced area to the rear of the existing building that is used to store apparatus associated with the brewery. The building itself is constructed under the arches of the railway line, along with other commercial premises. Directly backing onto the site is the garden space of an adjacent residential properties that has trees and other vegetation present.

2.2 Condition of trees:

The trees appear to be in a healthy condition with no signs of pests or diseases normally associated with the species. Because the trees are located in the neighbouring property, the inspection detail is as best as could be viewed from the confines of the site.

A more detailed analysis of the trees can be found in **Appendix 3**.

2.3 Suitability of trees for location and management requirements at present:

At present all of the trees with the exception of G1 could be considered unsuitable for long term retention. The growth potential of T1 & T2 is unsuitable because it is highly likely that incremental growth of the main stem will cause displacement damage to the adjacent fence line. The crown spread of T1 is already encroaching onto the building of the railway platform and could cause abrasion damage is this is not pruned clear. Heavy extending branches of this tree could also be more susceptible to failure and cause harm to persons or property.

Because the trees are in third party ownership their management is the responsibility of another. For the reasons given above it would be prudent to contact the owner and discuss the management to avoid such conflict. New, more suitable planting could be replaced if screening is an issue.

2.4 Potential effects of development on the trees:

To implement the construction of the proposed extension the trees will not need to be removed. The overhang from T1 & T2 will need to be reduced back to the boundary where the building line comes into conflict. This work will not have a detrimental impact on their amenity and would help to resolve any future abrasion damage issues. Where branches are extending higher up onto the railway building, this will need to be addressed separately, but it would be more practical to undertake tree works all in one go. As mentioned above I am of the opinion that T1 & T2 are not suitable for long term retention given their proximity to the fence line and existing buildings.

The calculated RPA (Root Protection Area) of T1 & T2 does extend a small amount onto the site (See Tree Constraints Plan in **Appendix 5**), however it is reasonable to suggest that the root growth in this direction has been restricted, if not deflected by the existing hard surfacing. It is reasonable to suggest that the concrete is older or a similar age to T1 and most likely older than that of T1. Therefore, I postulate that any root development from these trees would have established parallel to this surface and into the garden space, rather than under the surface where growing conditions for roots would be much harsher. The amount of RPA encroachment is relatively minimum in relation to the total area per tree, therefore if roots have extended beyond the boundary and into the site it is fair to say the root development is likely to be minimal and pruning any roots back is unlikely to have a detrimental impact on the trees. To ensure every care is undertaken to not damage roots unnecessarily during demolition works to remove the hard surfacing, this will be broken up using hand tools as far as practically possible. I appreciate that it is unlikely that this will be feasible for all of the work, therefore if a larger piece of machinery with a pneumatic head is required, this will have a competent operator undertaking the works and the supervising arborist present. All debris in the RPA will be carefully removed by hand. As discussed, and explained above, I do not think the trees will be a notable constraint to prevent this development from progressing due to root encroachment. It is feasible that roots, or at least no significant roots over 2.5cm in diameter will extend into the site. If roots are encountered then the supervising arborist will prune them clear and ensure the remainder is suitably covered and protected from construction pressures. If larger roots over this size are encountered and the supervising arborist deems it unsuitable to prune them clear, a foundation design that bridges and retains them will be used. Alternatively, discussions can be had with the tree owner about removal. Given the unsuitableness for their long term retention as explained above, I suggest that negotiations are had with the tree owner to see if this is possible to save on time and supervision expense when working in the RPA.

The main risk to the trees will be where the RPA extends into the site during excavation works to remove existing hard surfaces and install new foundations. Apart from the direct actions discussed previously which could impact on the trees, other risks of the development works impacting on the trees will be from careless storage / manoeuvring of plant or materials. Also, if toxins are allowed to leach into the soil once the hard surfacing is removed or allowed to come in direct contact with any roots pruned clear. This can be prevented from following the measures out lined in the tree protection method statement in **Appendix 3**. There is limited space on site where material storage / manoeuvring can take place, so this will need to be carefully thought through prior to works commencing. In this case protective fencing or ground protection will not be required due to the existence of the robust, metal, boundary fence. However, the other protection measures highlighted in the Tree Protection Method Statement in **Appendix 3** will be adhered to prevent the trees being damaged.

In this case the potential impact of the proposal in relation to the trees is considered to be moderate with measures being able to be put in place to prevent unnecessary harm.

2.5 Potential effects of the trees on the development:

Leaf litter could become a problem if it causes drains or gutters to become blocked, that could impact in other ways on the building, or if left on the access surface where they could become a slip hazard. To address this gutter guards could be installed to prevent build-up of leaf litter that could become a problem, or regular cleaning of the gutters employed. Regular clearing of falling leaves on the access route, especially in times of wet weather will address any potential slip hazards caused by this seasonal occurrence. Shadow cast will not be an issue given the usage of the building and its position already under cover.

The trees are unlikely to have any notable impact on the proposal, or none that scheduled maintenance cannot easily address.

2.6 Proposed solutions to safeguard the trees during construction works:

2.6.1 Protective fencing

No protective fencing is required because the existing boundary fence will prevent the trees being affected by collision damage. It will be important that the overhanging canopy spread that may be retained is identified to prevent collision damage, and ensuring all personnel are aware.

2.6.2 Services

No details relating to service runs have been provided. I do not see this being an issue. As long as the service runs are located outside of the RPA this will not conflict with the trees. This will be confirmed by the project architect.

2.6.3 Site facilities and material storage

Care will have to be taken to identify the type of materials required and the access of any machinery, vehicles or plant needed to move them, as these can cause collision damage to aerial parts of the tree as well as soil contamination. **The site manager will provide details** on this aspect of the project if felt necessary by the local authority. There is limited space on site for this element of the build, so this will need to be carefully thought through.

2.6.4 Works within RPA

Where excavation works are required within the RPA to remove the existing hard surface, this will be achieved using handheld tools or handheld pneumatic tools if required, and under the supervision of a suitably qualified arborist. If roots are encountered, the supervising arborist prune them clear and cover them as required to prevent them from drying out or being exposed to contact with toxins during the build. If roots larger than 2.5cm are encountered that cannot be pruned clear, then a foundation design to work around them will be provided, or discussions had with the tree owners to have them removed.

2.6.5 Site supervision

The site manager will provide a timetable of works on the site, listing all the key stages of development, starting with the demolition and excavation works, establishing site facilities, through to completion of the site. Arboricultural supervision will take place prior to works commencing on site to ensure protection measures are understood and implemented with a pre-commencement meeting with the site manager and other relevant personnel. Another visit will take place when the excavation works within the RPA, one mid-way through the work timetable and once at the end. If this is deemed unacceptable by the tree officer, monthly supervision meetings will take place and at key stages such as foundation installation, or on a frequency agreed with the tree officer.

Prior to work, all key personnel connected with the site will be briefed by an arborist about the importance of the tree protection and methods of ensuring that the trees are protected during the construction period. A record of all arboricultural related site meetings will be made, signed off and available for inspection by the local authority if required.

2.6.6 Site completion

Once work has been completed, an arborist will inspect the trees and comment on its condition and prescribe any mitigation works required. The tree protection measures are expanded upon in **Appendix 3**.

2.6.7 Tree management works

To implement this development T1 & T2 will need to be reduced back to the site boundary. All works will be in accordance with BS5837:2012 and will take into account any permissions required and wildlife protection legislation.

3 CONCLUSIONS

- The trees appears to be in good health with no signs of pests or diseases normally associated with the species. Site inspection was limited with the trees being in third party ownership.

- To implement the proposal T1 & T2 will need to be reduced back to the boundary. This is unlikely to have a detrimental impact on their health or longevity. Given the unsuitableness for their long term retention in this location, I suggest negotiations with the owner are had to see about having them removed.

- Part of the calculated RPA of T1 & T2 does extend onto site, although it is feasible that significant root growth onto the site has been deflected by the existing hard surfacing, creating a harsh rooting environment on site. If it is found that roots from these trees do extended into the construction zone for the foundation line, then these will be pruned clear and covered accordingly. If this is not feasible the foundation design will be designed to accommodate their retention.

- All excavation work in the RPA will be overseen by a suitably qualified arborist. Where hard surfacing is to be removed, this will be achieved using handheld tools and handheld pneumatic tools to ensure every care is taken not to damage roots unnecessarily.

- The trees can be retained and adequately protected from construction pressures by implementing and adhering to the protection measures provided in the method statement in **Appendix 3**.

4 OTHER CONSIDERATIONS

4.1 Tree subject to statutory controls:

I do not know if the trees are the subject of a tree preservation order or other restrictions. I suggest that the local authority is contacted to confirm this and kept updated with any proposed tree works to form a good working relationship and to prevent misunderstandings or contravention of protection measures. This is an advisory for readers of this report and not meant as a confirmation as to the protection status of the trees commented on.

Andrew Day HND Arb
For Andrew Day Arboricultural Consultancy Ltd.

Brief qualifications and experience of Andrew Day

I hold a Higher National Diploma in Arboriculture. I have been working in the field of arboriculture for approximately 10 years, spending time as a contracting arborist undertaking all aspects of practical arboriculture both in the UK and Europe. I have also worked within local government as a tree officer working for a variety of local authorities. I have a broad experience of both the practical and theoretical aspects of arboriculture having worked within the public and private sector. I am currently a consulting arborist for Andrew Day Arboricultural Consultancy.

1. Qualifications:

Higher National Diploma in Arboriculture (1996)

NPTC (National Proficiency Training Council) units 20, 21 and 22

Lantra professional tree inspection certificate

2. Practical experience:

Prior to establishing my company, I worked for a private Arboriculture company for three years undertaking many practical aspects of Arboriculture. I moved on from this to become a local authority tree officer for five years, my duties included consultation on planning matters about tree, advice to the public, managing the council's tree stock and liaising with other professionals on Arboricultural related issues. I was approached by an established tree contracting and consulting company in Essex to develop and run the consultancy department as their principle consultant which I did for three years.

SITE PHOTOGRAPHS

Showing T1 & T2 with branches from T1 extending onto the railway building

Showing existing hard surface within the RPA

SITE SPECIFIC INFORMATION

Explanatory Notes

Tree Survey

Tree Protection Method Statement and Protection Criteria

Hand dig method statement

Arboricultural Considerations notice for site hut and inducted personnel

Explanatory Notes

Measurements/estimates: All dimensions are estimates unless otherwise indicated. Measurements taken with a tape or clinometer are indicated with a '*'. Less reliable estimated dimensions are indicated with a '?'.

Species: The species identification is based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name after in brackets. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. Where there is some doubt of the precise species of tree, it is indicate it with a '?' after the name in order to avoid delay in the production of the report. The botanical name is followed by the abbreviation sp if only the genus is known. The species listed for groups and hedges represent the main component and there may be other minor species not listed.

Height: Height is estimate height to the nearest metre.

Spread: The maximum crown spread is visually estimated to the nearest metre of the total crown spread diameter. It should be noted that the crown of some tree can be one side, however this usually indicated within the report.

Diameter: These figures relate to 1.5m above ground level and are recorded in centimetres. Estimate measurements are banded 0-10cm, 11-20, 21-30 etc. If appropriate, diameter is measure with a diameter tape. 'M' indicates tree or shrubs with multiple stems. 'AV' indicates average and is the average of two stems when dealing with twin stem tree.

Estimated Age: Age is assessed as mature (last one third of life expectancy), semi-mature (one third to two thirds life expectancy) and young (less than one third life expectancy).

FSB: First significant branch from ground level (direction shown on tree protection / constraints plan)

SULE: This is the estimated Safe Useful Life Expectancy of the tree. Tree can live longer than this value but can pose a risk to persons or property.

RPR: Radius of root protection area around the tree /group

RPA: Root protection area for tree or group

BS 5837 2012 - On the basis of this assessment, tree can be divided into one of the following categories:

- **A -** Tree whose retention is most desirable; High category
- **B -** Tree where is desirable; Moderate category
- **C -** Tree which could be retained; Low category
- **U -** Tree that cannot realistically be retained; Fell category

Tag	Name	Age	Diameter	Height	Crown Hgt	FSB Hgt	Crown Spread (N S E W) (m)				Life Exp	Recommendations	Category	RPR	RPA
T1	Fraxinus excelsior (Ash)	EM	300	18(6)	6	3	6	4	7	6	20+	Located in third party ownership. Consider reducing back off of station building to prevent abrasion damage occurring.	C3	3.6	40.72
T2	Chamaecyparis lawsoniana (Lawson Cypress)	SM	150	12(2)	2	2	2	2	2	2	20+	Located in third party ownership. No works required at present.	C3	1.8	10.18
G1	Chamaecyparis lawsoniana (Lawson Cypress)	EM	200	16(2)	2	2	3	3	3	3	20+	Located in third party ownership. No works required at present.	C3	2.4	18.1

Method Statement for Tree Protection Measures

PROJECT: Camden Brewery, 55 Wilkin Street Mews, London.

CLIENT: Pegasus Group.

1.1 Brief

Provide protective measures specification for trees to be retained using the guidelines and principles prescribed in BS5837: 2012 'tree in relation to design, demolition and construction'.

1.2 Protective Fencing and Site Supervision

An important factor in providing protection for the tree during the construction works is the chronological order in which development tasks are undertaken. Before work continues on site, the following issues will be addressed and submitted to the council for approval.

- A suitably qualified arborist will be retained to oversee tree protection measures where required and liaise with the tree officer and contractors. The contact information of this arborist will be made available to the council tree officer prior to works starting on site.

- The foundation of the building will be suitable to address any potential influence the trees may have on it. Location of services and details of their installation will have been provided, with any arboricultural protection measures or methodologies of working programmed in the works schedule and approved by the council.

- A pre- commencement meeting with a suitably qualified arborist will take place with the site manager and other relevant site personnel, to debrief them on the importance of the protection measures and to assist in setting up of the protection fencing etc. before work commences on site.

  The arboricultural site supervision schedule will be compiled at the pre-commencement meeting and will be the responsibility of the site manager to ensure that it is carried out and maintained for the duration of the works.

- All tree surgery works will be completed before works start on site, ensuring canopy reductions have provided sufficient clearance to avoid damage during demolition and building. All works to be in accordance with BS3998:2010 and taking into account any wildlife legislation.

1.2.1

Protective fencing will not be required in this instance, because the boundary fence will prevent access into third party land where the trees could be impacted directly and indirectly. Where the canopy over hangs the site, the site manager will make all relevant personnel aware of potential collision damage issues, until such a time when it can be reduced to clear.

1.2.2

A pre-commencement inspection by the supervising arborist will take place to ensure the protective measures are understood and a schedule of arboricultural site monitoring is formulated at the start of the project, these will consist of a visit by a suitably qualified arborist once at the start, once midway through the project and once towards the end. If this is not acceptable with the tree officer than visits shall be scheduled once a month for the duration of the project. A log of these visits and any actions required will be available to the council on request and kept on site.

1.2.3

Arboricultural supervision will be present when excavation works initially takes place in the RPA to remove the hard surfacing and dig foundations, down to a depth of at least a metre. Handheld power tools will be used if appropriate, with a mechanical digger and pneumatic drill head only used if the hand-held tools are not feasible. Extreme care will be taken not to cause unnecessary damage to roots.

1.2.4

If roots are present that cannot be retained, these will be pruned back to clear and suitable covered and protected by the supervising arborist. The supervising arborist will prune them clear in accordance with good arboricultural practice. A non-porous material will be used to cover them to prevent contamination from toxins. If root pruning is not feasible, then a foundation design will be provided to demonstrate how it will work around the roots to be retained.

1.2.5

All personnel inducted on site will be made aware of the tree protection measures and will be responsible for their own actions in maintain these and ensuring that they do not cause any damage to the trees. This will be especially pertinent during excavation works and manoeuvring plant etc close to the canopy overhang if still in place.

1.3 Forbidden activities within RPA

1.3.1 Within the root protection area, the following activities will be prohibited, unless the local authority in writing grants specific permission:

1.3.2 No storage of chemicals or other substances likely to leach and cause harm to the trees to be stored, unless precautions have been taken to prevent this such as sealed bunds etc.

No storage of heavy plant or materials likely to cause further soil compaction.

No ground disturbance works, apart from what has been approved by any planning permissions or specifically form the council.

No activities that could indirectly affect the trees such as bonfires etc.

1.3.2 No excavation works apart from those granted in a planning permission is to be undertaken within the confines of the RPA without the written permission of the local authority.

The protected area is not to be breached at any time, unless the local authority has granted permission and a qualified arborist has been consulted and supervises any work activities that need to take place.

1.4 Storage of chemicals / mixing of materials

1.4.1 Storage of chemicals will be placed in a sealed area, with no discharge allowed onto the ground or watercourses. The area containing these materials will have an impervious surface and stored **if possible** 10m away from the RPA. If accidental spillage of chemicals or other damage to the trees takes place the local authority is to be notified as soon as possible, an arborist is consulted as to the best actions to take to mitigate any damage that may have occurred as a result of the accident and these works to be undertaken to mitigate the situation as soon as possible.

1.5 Works within the RPA

1.5.1 **No excavation works will take place within the RPA unless permission is granted by the local authority to do so. The hand dig method statement provided, will be adhered to as far as is practically possible given the ground conditions. When initially excavating along the boundary line and within the RPA, or other works involving removal of existing hard surfacing. The supervising arborist will be present at all times during this work.**

1.5.2 **Where hand digging is not feasibly handheld pneumatic tools will be used. If this is found to be impractical and a mechanical digger or similar with pneumatic head is required, then a competent operator will be in control with the supervising arborist overseeing the works.**

1.5.3 If roots are encountered in the excavations in the RPA, the supervising arborist will undertake the root pruning. The roots will be suitably covered to prevent contamination or drying out. If roots are to be retained, they will be suitably protected with the foundation designed around them. Where roots are to be pruned clear and covered, the supervising arborist will advise on this as the job progresses as part of the supervision schedule.

1.5.4 The demolition / building contractor will discuss the works with the supervising arborist and formulate a suitable working method statement of how to proceed with works and protect the trees in accordance with this report.

1.6 Material storage / site parking

1.6.1 Particular attention will be made to the type of materials to be stored and the type of machinery needed to move them, ensuring that sufficient protection measures in accordance with this method statement and space are provided to prevent damage to the trees. The site manager will provide a plan or details of the locations of material storage, site facilities etc to demonstrate how this has been considered to prevent collision damage happening.

1.7 Ground Protection

1.7.1 Due to the existing conditions of the ground within the site and the proposed layout, no ground protection requirements are considered necessary in this case. If the hard surfacing is removed and access across the RPA on soft ground is needed, then the following ground protection will be installed.

For pedestrian traffic:

A single thickness of scaffold boards placed on top of a scaffold frame so as to form a suspended walkway (similar to diagram 2), or boards laid on to a geotextile membrane with a layer of wood chips 100m in thickness.

For pedestrian operated plant, up to 2 tonnes:

Interlinked ground protection boards of plywood or similar at least 2.5cm thick, laid onto a geotextile membrane on a bed of wood chip 150mm in depth.

For wheeled or tracked traffic exceeding 2 tonnes gross weight:

Metal tracking designed and fit for purpose, pre-cast concrete slabs or similar, laid to an engineering specification on a compression resistant layer e.g. wood chips that will likely spread the weight of the load and prevent compression of the soil underneath.

1.7.2 **AT NO POINT WILL THE GROUND WITHIN THE RPA BE LEFT UNPROTECTED IF ACCESS IS REQUIRED IN THIS AREA**.

1.8 Completion

1.8.1 Once all the construction activities on the site have been completed and a suitably qualified arborist will assess the condition of the trees and liaise with the local authority accordingly if any works are considered necessary.

2 HAND DIG METHOD STATEMENT

PROJECT: Camden Brewery, 55 Wilkin Street Mews, London

2.1 The area to be excavated will be inspected by a professional arborist to assess the likely proximity of root activity and concentration prior to the commencement of any works. All relevant authorized personnel to be informed and required permissions gained before work commences.

2.2 If hand digging is not possible/practicable a method of excavation will be agreed and undertaken by a suitably qualified person for example air spading or a competent digger operator etc., in the presence of a qualified arborist.

2.3 During excavation great care will be taken to minimize damage to retained roots, including the bark around the roots.

2.4 All roots greater than 25mm diameter should be retained and worked around. Where clumps of smaller roots (including fibrous roots) are found these are to be retained.

2.5 Roots with a diameter in excess of 25mm must not be severed without permission from an Arborist.

2.6 If roots are encountered, the Arborist must conduct the root pruning and inform the relevant person to suggest mitigation works to the tree(s) if required. If severance is unavoidable roots must be cut back using a sharp tool, leaving the smallest wound possible.

2.7 If there is a possibility of infection being passed from one specimen to another, tools will be sterilized in an appropriate method to reduce the risk of cross contamination.

3.8 When backfilling an inert granular material mixed with topsoil or sharp sand (not builder's sand) is to be used around the retained roots. Unless an alternative backfill substrate has been agreed with in writing by the appropriate authorized personnel.

2.9 If roots are to be left exposed for a period of longer than 1 hour (dependent on weather conditions), then a covering of dampened Hessian or similar material is to be used to cover the exposed roots. Any changes to this practice are to be authorized by a qualified arborist.

2.10 All levels are to be returned to the original plane after any excavation, unless specific design and relevant permission has been authorized.

2.11 A qualified Arborist is to be on site to supervise during any operations within the protection zone.

ARBORICULTURAL SITE CONSIDERATIONS

THIS NOTICE IS TO BE DISPLAYED IN THE SITE OFFICE OR A SUITIBLE LOCATION WHERE IT IS CLEARLY VISIBLE AND ISSUED TO ALL PERSONNEL INDUCTED ONTO SITE

The following site considerations must be observed at all times during the development process, from site preparations through to completion.

- The protected area of the RPA must be regarded as sacrosanct and not breached except where to implement the planning permission granted, without prior consultation with either the local planning authority or the supervising arborist.
- Ground protection must not be lifted or removed without prior consultation with either the local planning authority or the supervising arborist.
- Damage caused to ground protection must be reported to the site manager to ensure suitable repair or actions are taken.
- No materials, chemicals, machinery or vehicles to be stored within the RPA (root protection area) as defined on the tree protection plan and on site by fencing and ground protection.
- No materials etc. must be rested against or machinery chained to tree.
- No pruning of tree may be undertaken by anyone other than a qualified arborist and approved by the supervising arborist and local authority tree officer.
- Any physical damage caused to a tree to be retained must be reported to the site manager immediately so that suitable remedial works can be commissioned without delay.
- Builder's sand (which contains high levels of salt) must not be used to back fill excavations within or in close proximity to tree roots, as it has a toxic effect and can cause root desiccation. Sharp sand must be used under such circumstances.
- Soil contaminants such as concrete mixings, diesel oil and vehicle washings must be kept suitably contained, preferably within bunded areas. Any spillages within 2m of a fenced area must be reported to the site manager and supervising arborist immediately so that suitable mitigation works can be commissioned.
- Fires must not be lit in positions where their flames can extend to within 5m of foliage, branches or trunks. Wind direction and size of fires will impact on this.
- Notice boards, telephone cables or other services etc. must not be attached to any part of a tree.

Remember the tree officer can turn up at any time or neighbours may report any poor practice or threats to the tree.

Site Personnel Contact Information

As far as I am aware the only personnel associated with this site at the time of writing this report is the project planning agent. Table 2 shows the contact details of the project planning agent who is to be contacted if any enquires relating to this project need answering.

Table 2

Name	Relation to Site	Contact Details
Thomas Beard Pegasus Group	Project Planning agent	0203 897 1114

LIMITATIONS AND QUALIFICATIONS

LIMITATIONS AND QUALIFICATIONS

Unless specifically mentioned the report will only be concerned with ground inspections. No below ground inspections will be carried out without prior confirmation from the client that such works should be undertaken. This report is for the purposes of identifying the constraints of tree in relation to development and not a health and safety assessment of the tree. A cursory assessment of the tree health and condition will be recorded, but this is not to be taken as a detailed assessment of its structural condition, health and management recommendations in relation to this. A separate tree inspection regime focusing on these aspects will need to be undertaken if this is required.

The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available during the inspection process. No checking of independent data will be undertaken, Andrew Day Arboricultural Consultancy will not be responsible for the recommendations within this report where essential data are not made available or are in accurate.

This report will remain valid for one year from the date of inspection but will become invalid if any tree works not recommend within the report are undertaken, soil levels around the tree are altered in any way and if any building works which were not disclosed during the inspection are undertaken. If extreme weather changes occur such as heavy winds, snow etc., the tree will need to be re-inspected to ensure their condition has not been affected or has altered from the initial inspection details obtained.

If any of the above occurs, then it is strongly recommended that a new tree inspection is carried out.

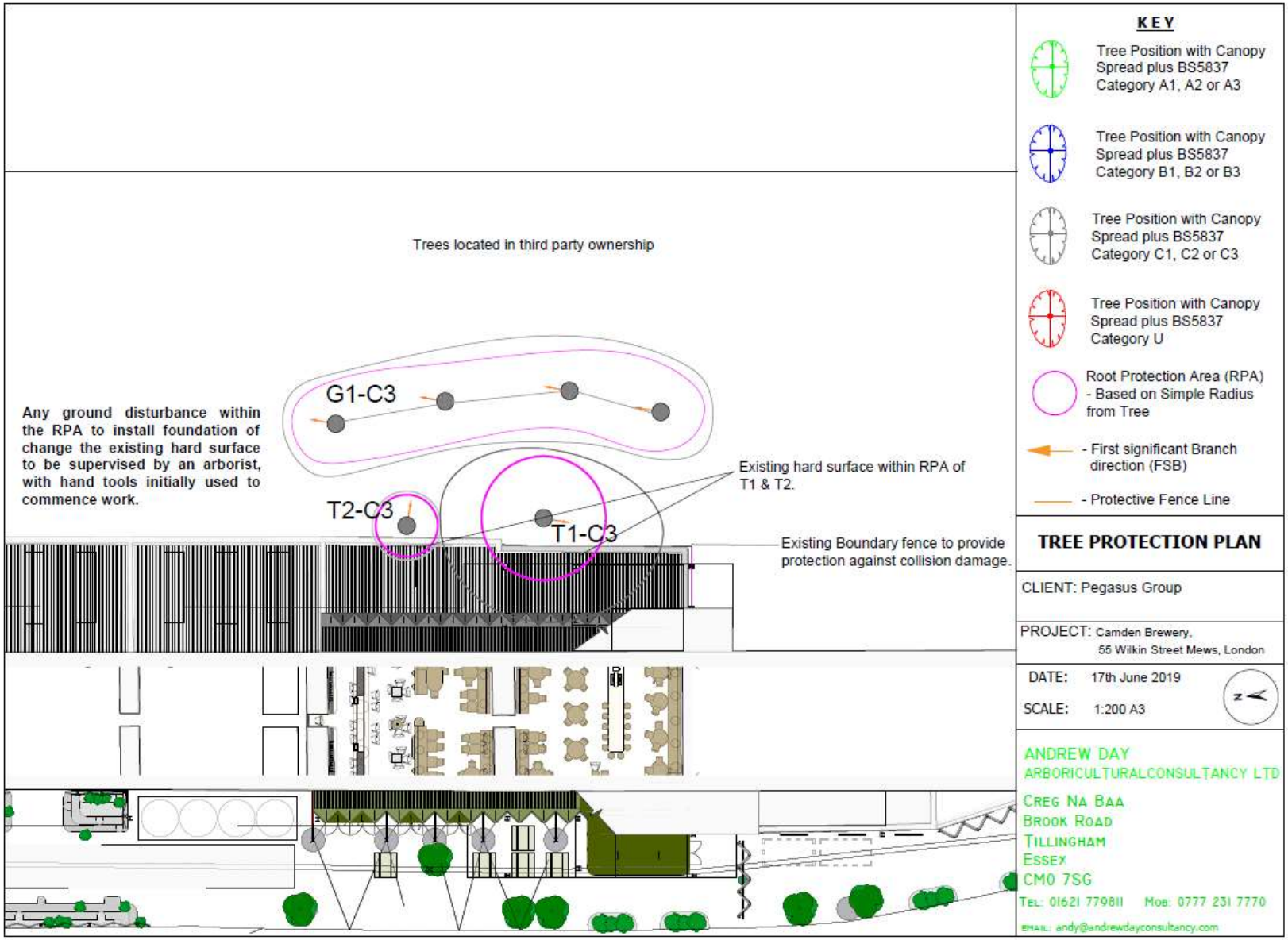
It will be appreciated, and deemed to be accepted by the client that the formulation of the recommendations for the management of the tree will be guided by the following:

1. The need to avoid reasonable foreseeable damage
2. The arboricultural considerations – Tree safety, good Arboricultural practise and aesthetics.

The client is deemed to have accepted the limitation placed on the recommendations by the sources quoted in the attached report. Where time constraints or the client limits sources, this may lead to an incomplete quantification of the risk.

TREE CONSTRAINTS PLAN

(For reference only. Please refer to the separate A3 plan for scaling if required)


Trees located in third party ownership
G1-C3
T2-C3
T1-C3
Any ground disturbance within the RPA to install foundation of change the existing hard surface to be supervised by an arborist, with hand tools initially used to commence work.
Existing hard surface within RPA of T1 & T2.
Existing Boundary fence to provide protection against collision damage.
KEY
Tree Position with Canopy Spread plus BS5837 Category A1, A2 or A3
Tree Position with Canopy Spread plus BS5837 Category B1, B2 or B3
Tree Position with Canopy Spread plus BS5837 Category C1, C2 or C3
Tree Position with Canopy Spread plus BS5837 Category U
Root Protection Area (RPA) - Based on Simple Radius from Tree
- First significant Branch direction (FSB)
- Protective Fence Line
TREE PROTECTION PLAN
CLIENT: Pegasus Group
PROJECT: Camden Brewery, 55 Wilkin Street Mews, London
DATE: 17th June 2019
SCALE: 1:200 A3
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