WALKERS TREE SERVICES

Tree Survey & Report

For the protection of two trees during a proposed development at:

The Site:
12 Ribchester Road
Wilpshire
BLACKBURN
BB1 9JH

Report Requested By:
Younus Khan Architects

Date of site visits:
10th January 2020
14th January 2020
22nd January 2020

Date of Report:
23rd January 2020

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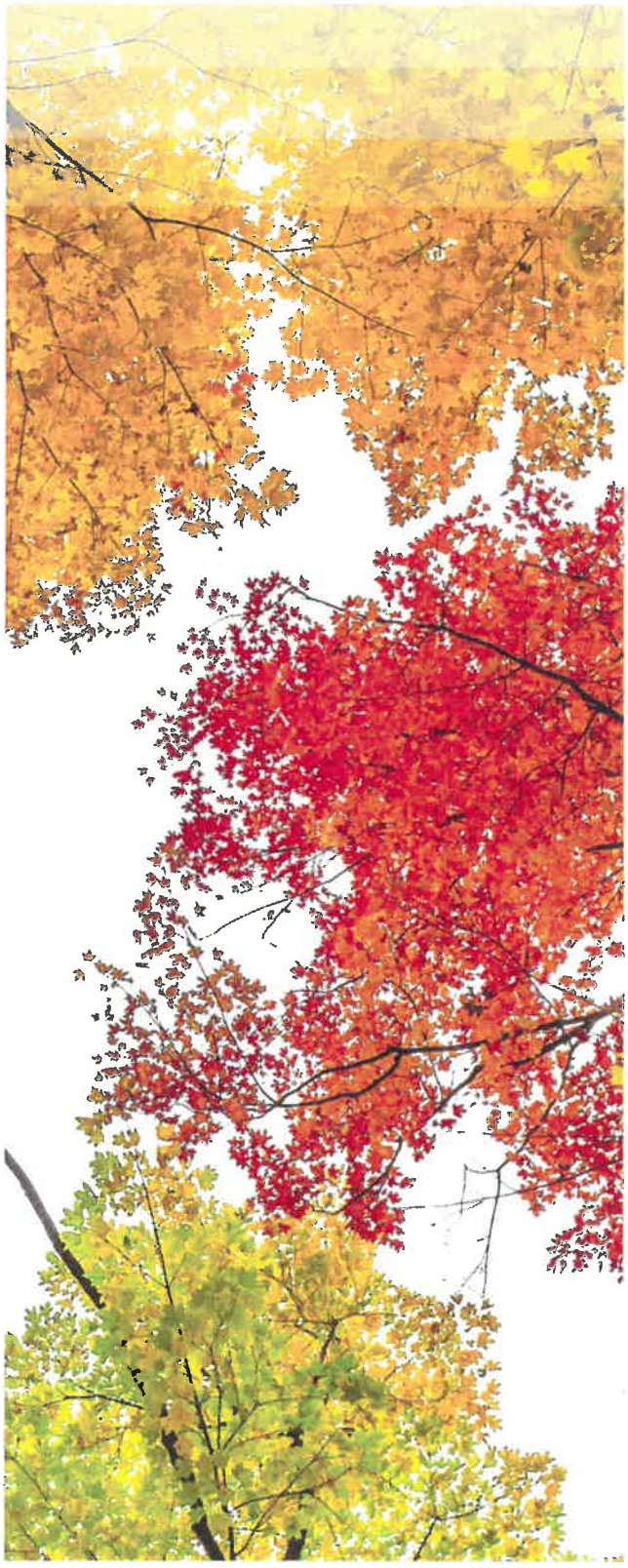
Arboricultural ASSOCIATION
Technician Member



Contents

Executive Summary

This report sets out the findings of an arboricultural survey of two trees adjacent on either side of the entrance to 12 Ribchester Road, Wilpshire, Blackburn, BB1 9JH. The survey covers the area where delivery of construction materials will occur and will inform the Building Method Statement regarding the protection of the two trees.

1. Introduction

1.2 Client Instruction

Walkers tree services has been instructed by Younus Khan Architects to undertake a tree survey as part of a proposed building development. This report relates to the two trees beside the entrance to the property.

The requirements of the survey were to: -

- Make a record of the tree's dimensions
- Consider the dimensions of the trees in context to the site entrance
- Consider the effect of delivery and storage of building materials upon the root zone of the two trees

1.3 Scope of the Survey

The survey relates to trees with a stem diameter of 75mm and above, measured at 1.5m above ground level located and highlighted on an aerial photograph, Appendix A.

The tree survey data has been compiled independently of any specific proposals for development.

1.4 Survey Method

Observations were conducted from ground level, using the 'Visual Tree Assessment' system found in 'The Body Language of Trees' (Mattheck and Breloer, 1994). No aerial inspections were carried out and no internal diagnostic equipment was used.

No internal investigations were carried out and no tissue samples taken from the surveyed trees or soil samples from the immediate surrounding area. Information was collected in accordance with the recommendations of BS5837:2012, subsections 4.4.2.5 and 4.4.2.6 (British Standards Institution, 2012), and included species, height, diameter, branch spread, crown clearance, age class, physiological and structural condition and estimated remaining contribution. Stem diameters (DBH) were taken using a rounded down diameter tape in millimetres at 1.5m above ground level. All other dimensions were estimated.

Tree species identification was based on a visual observation. The quality and value of the trees surveyed was categorised in accordance with Table 1 Cascade chart for tree quality assessment, in BS5837:2012: A full copy extract can be seen in Appendix D.

The Root Protection Area (RPA) of each tree was determined using the calculation methods detailed in BS5837:2012 and are shown in Appendices E & F. In this report, the radius given was measured from the centre of the main stem for individual trees.

1.5 Limitations

Trees are living organisms whose health and condition can change rapidly and all trees, even healthy ones, are at risk from unpredictable climatic and man-made events. The assessment of risk for any tree is based upon factors evident at the time of inspection and the interpretation of those factors by suitably qualified inspectors. The health, condition and safety of trees should be checked on a basis proportionate with the level of risk and preferably on an annual basis.

2. Site Visit & Observations

2.1 Site Visit

Three site visits were undertaken between 10th of January and the 22nd of January 2020. These visits involved the surveying of the trees & measuring the gate width to attain an overall spatial context of the site entrance and the trees.

2.2 Site Observations

The site is beside the Ribchester Road, B6245. Both the trees are planted within raised beds approximately two feet high. One of the tree stems, the Horse Chestnut, is approximately 1.17 meter from the road edge. The Second tree, the Copper Beech, is 7 meters from the road edge.

3. Tree Survey

3.1 Tree Survey & Constraints

The results of the tree survey can be found in Appendix C: Tree Survey Schedule.

In the survey the trees have been identified as being Grade A1 trees. Grade A trees are of high value and should be retained. These trees have Tree Preservation Orders (TPO's) attached to them due to their location and amenity value.

The Root Protection Area (RPA) of each tree has been determined using the calculation methods detailed in BS5837:2012 and plotted as a circle which is centred on the base of the stem. The RPA's of each tree can be found in Appendices E & F.

3.2 Legal Constraints

Both the trees have TPO's attached to them and our duty is to protect these trees during the life of the trees and more specifically during the construction period. Protection against damage to all parts of the trees is necessary and as such Appendix G contains the Tree Protection Schedule to be incorporated into the Building Method Statement.

4. Tree Protection Measures

4.1 General Tree Protection Measures

Probability of harm to the trees is primarily likely to come from vehicle access and egress, secondly from unloading crane damage and thirdly from storage of building materials.

The access to the site is through the front gate. This gateway and drive are the traditional and time served entrance access to the property. The drive is laid with what appears to be a thick layer of tarmacadam, this is concluded from the lack of vehicle tyre ruts and the absence of disturbance from either of the tree roots.

Regarding mitigation of damage occurring from access and egress of delivery vehicles, it is essential that the height of the vehicles that are booked to deliver materials to the site are less than 5 meters in height. This 5-meter figure is the distance from the ground to the lowest branch of the trees above where the delivery vehicles are to unload materials. The Average height of a building supplies delivery vehicle (Travis Perkins data) is 3.9 meters.

As mentioned above the height of the delivery vehicle used by Travis Perkins are 3.9-meters. These figures give the large vehicles a 1.1-meter clearance from the tree.

The damage that may occur from unloading material using a Hiab type crane can be mitigated by both a skilful driver/unloader under the strict instruction of the site supervisor and using smaller delivery vehicles. To avoid damage the driver/unloader will be given strict instruction to avoid the tree branches of the trees.

Appendix A: Tree Location Map

Appendix B. Schedule Key

Age Class	
Young - A tree in the first quarter of its life span. Middle Aged - A tree which is well established but with some growth to make before reaching its potential maximum size in its second quarter of life. Mature - A tree at or near its potential maximum size which is still growing vigorously in its third quarter of life span. Over Mature - A tree in decline in its final quarter of life span. Veteran - A tree that by recognised criteria shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.	
Physiological Condition (P)	Structural Condition (S)
Good – Showing no adverse risk of failure/defects Fair – Showing minor signs of deterioration Poor – Unlikely to recover to a good condition Dead	Good – No signs of decay or structural weakness Fair – Minor defects not causing structural weakness Poor – severe decay in the main stem or branches/structurally weak
Estimated Remaining Contribution	Bat Roost Potential (if surveyed)
<10 - Less than 10 years of normal life expectancy remaining. 10+ - Between 10 and 20 years of normal life expectancy remaining. 20+ - Between 20 and 40 years of normal life expectancy remaining 40+ - Tree would normally expect to live for more than 40 more years	**Negligible** – Saplings or semi-mature trees with a small girth. No ivy cover, loose bark, cracks or fissures **Moderate** – Small or semi-mature trees. May have small amounts of ivy present, stems of small diameter. Trees may have some loose bark but no obvious cracks, fissures or holes. **High** – Trees with large crack, crevices or disused woodpecker holes that can provide refuge for bats. Trees may support dense ivy with multiple stems.

Appendix C: Tree Survey Schedule.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL	Surveyor: M Walker	Page 1
Site: 12 Ribchester Road, Wilpshire, BB1 9JH	Survey Date: 10/02/2020	
Agent for client: Younus Khan Architects	Job Reference: 0040	

No.	Species	Height Meters	DBH mm	Branch spread		Branch & canopy clearance	Age class	PC	SC	General Observations & Comments	Management Recommendations	ERC	Cat. Grade	RPA Radius	RPA M2
T1	Horse chestnut	12	850	N E S W	5 5.5 5.3 5	3.3* 6	M	G	G	Tree in good condition, no obvious defect observed.	Maintain crown height to statutory height above road	+40	A1	8.4	222
T2	Copper beech	10	859	N E S W	6 6 5.2 5.5	3.5* 5	M	G	G	Tree appears in good condition. Slight amount of deadwood in crown.	Maintain crown height above driveways	+40	A1	10.3	327

*The Asterix * in the Branch & canopy clearance section signifies that the height the first branch on both trees is where the branch is connected to the stem.*

This is mentioned to draw attention to the fact the branches on both trees grow upward from the stem, and the branch heights above the gate are 6 meters (T.1) & 5 meters (T.2). Giving adequate headroom for delivery vehicles.

Appendix D: Table 1 Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see note)			
Category U			
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.		
Trees to be considered for retention			
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values including conservation**
Category A			
Trees of high quality with an remaining estimated life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran or semi-formal arboricultural trees or wood-pasture)
Category B			
Trees of moderate quality with an remaining estimated life expectancy of at least 20 years	Trees that might be included in Category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such as they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C			
Trees of low quality with an remaining estimated life expectancy of at least 10 years, or younger trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

Appendix E: Root Protection Area (RPA) of T.1 Horse chestnut

Appendix F: RPA of T.2 Copper Beech

Appendix G: Tree Protection Schedule to be Included in the Building Method Statement.

Note: No construction works are being undertaken within the RPA of either of the trees.

However, the trees could be adversely affected by delivery vehicles snagging the lowest branches of the tree crowns.
And compaction damage could occur to the roots beneath the drive and internal yard space.

Both potential damage types are to be mitigated by the follow measures, and as such these measures are to be strictly implemented within the Building Method Statement.

- Use smaller vehicles for deliveries, thus reducing the vehicular gross weight in order to put less weight pressure on the entrance drive. **It must be noted that the site entrance is tarmacked, and the entrance has been used for many years and that the owner of the site is unwilling for this entrance to be damaged. And by extension care to the driveway equates to care to the root system beneath the drive.*
- The damage that may occur from unloading material using a Hiab type crane is to be mitigated by a skilful driver/unloader under the strict instruction of the site supervisor. To avoid damage the driver/unloader will be given strict instruction to avoid the tree branches of the trees.

- The storage of building materials to be made outside of the Root Protection Areas of both trees. The RPA's are to be marked on the ground in visible red spray paint. And to be maintained both in being clear of stored building materials and in being visible throughout the proposed development works.

Appendix H: Qualifications and Experience of the Author

City & Guilds Horticulture- Arboriculture 1992

National Certificate Arboriculture 1995

National Diploma Arboriculture 1997

NPTC Chainsaw use

Lantra Basic Tree Surveying 2016

Arboricultural Association Intermediate Tree Inspection 2017

Lantra Professional Tree Inspection 2019

QTRA registered User 2019