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Arboricultural survey, constraints and tree protection

180 High Street Tonbridge Kent

| | |
|---------------------|--|
| Client and Address: | Deacon Properties Ltd, 33 Mount Ephraim Tunbridge Wells, Kent TN4 8AA |
| Inspector: | B.Larkham, Dip.Arb.(RFS), Tech.Cert.(Arbor.A), F.Arbor.A. |
| Date of Inspection: | 30 th July 2019 |
| Date of Report: | 15 th August 2019 |
| Reference no.: | tr-1478-19 |

180 High Street, Tonbridge, Kent

| No | Species | Hgt | Ø at 1.5m | Spread NSEW | Crown c/rance | Age | Condition and <u>Recommendations</u> | Erc | BS grade | RPA (rad) |
|----|----------|------|--------------|--------------------|---------------|-----|--|-------|----------|-----------|
| T1 | Magnolia | 10.5 | 54,24, 16+14 | 3.5, 6.0, 6.4, 5.0 | 1.0 | Mat | <p>Grandiflora. Tight to boundary wall. Wall has deflected locally to stem – lime mortar has allowed movement, with no visible evidence of cracking from site side. Four stems from ground level. Bifurcated at 4.0 metres to principal stem with further bifurcation at 5.5 metres. Failing union to south bifurcation at 5.5 metres. Previous reduction and crown lifting. Moderate deadwood throughout. Small surface scar to east stem above union. Ivy to east side of crown from adjacent garden.</p> <p><u>Remove deadwood and Ivy within east part of crown arising from adjacent garden. Reduce top weight above failing union at 5.5 metres by reduction <50% of branch length - maintain outer crown profile. Reduce crown proportions by no more than 1.0 metre of lateral length to leave balanced. Lift crown to provide 1.8 metres clearance from ground level over footpath.</u></p> | 20-40 | B1 | 7.5 |
| T2 | Yew | 3.0 | 9 | 1.0, -, 1.0, 4.0 | 1.5 | Y | <p>Asymmetric to west. Deviated stem development from 1.5 metres. Limited future value.</p> <p><u>Recommend removal.</u></p> | 10-20 | C1 | - |

For key and comments see accompanying document

General key and comments

| | |
|--------------------------------------|---|
| T1 | Represents tree schedule number corresponding to number on constraints plan. |
| Hgt | Height (estimated) |
| Species | Common name of surveyed tree |
| Stem Ø | Trunk diameter in <u>centimetres</u> measured at 1.5 metres above ground level. Multiple stems are identified and a compound stem value is calculated and shown in brackets, |
| Spread | Crown radii in metres to cardinal points or crown diameter suffixed Ø |
| Crown c/rance | Height in meters of crown clearance above adjacent ground level |
| Life stage | Life stage (Y – young, SM – semi-mature, EM – early mature, Mat – mature, OM – over mature) |
| Condition and Recommendations | Structural condition and record of defects together with any preliminary management recommendations as underlined. |
| Erc | Estimated remaining contribution in years (<10, 10+, 20+, 40+) |
| BS grade | U –Remove, A1-A3 :Category A High quality, B1-B3 :Category B Moderate quality, C1-C3 :Category C Low quality |
| RPA (rad) | Recommended Protection Area. Dimension in metres = radius of circle from the centre of stem. |
| Bifurcated | Main stem divides into two stems |
| Asy | Asymmetric canopy to compass direction |
| N S E W | Compass point direction, may also appear as mid direction e.g.NE |
| e. | Estimated dimensions of offsite trees, or where access is restricted |
| Remove deadwood | Remove deadwood, significantly diseased or decayed growth, crossing or torn branches. Branch stubs and tears to be cut clean. All work to be carried out in accordance with BS3998 and current best practice. |

continued over

Key and comments continued.

The survey relates to land at 180 High Street, Tonbridge, Kent. The tree survey uses as its base the unreferenced topographic plan provided. Trees not indicated on the topographic survey have been added. Their position is indicative and should not be scaled. Crown dimensions should be taken from the schedule for the purposes of scaling.

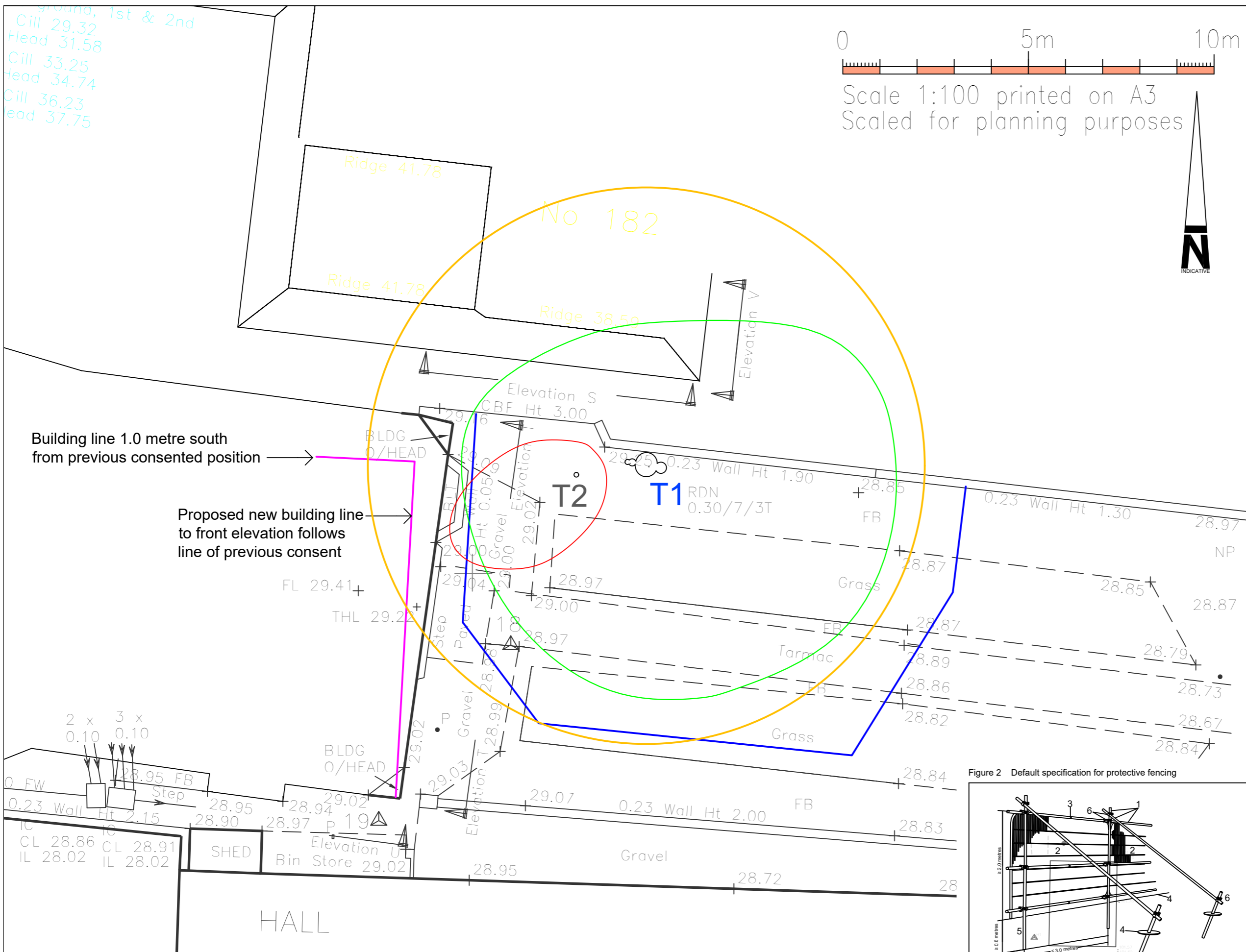
A person professionally competent in Arboriculture should undertake all future tree inspections recommended within this schedule. No internal investigation of any trees was undertaken.

The site falls within a Conservation Area therefore any works to the Magnolia recommended within the schedule should only be undertaken with the prior approval of Tonbridge and Malling Borough Council.

Birds and bats are protected by law and any works to trees recommended within this schedule should be undertaken with due consideration to current legislation. The assessment for the presence of bats should be undertaken by a qualified assessor.

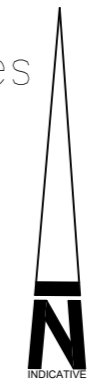
The arboricultural re-survey was undertaken on 30th July 2019.

The details of this survey are based upon the condition of the subject tree/s present on the date of the inspection. Responsibility cannot be held for the subsequent effects of extremes of weather, vandalism or damaging acts either negligent or wilful. Liability cannot be held for any subsequent physical undertaking to the canopy, stem or roots of the tree/s. This survey is valid for a period of two years from the date of the site inspection unless the site conditions change or works unspecified in this report are undertaken.



ground, 1st & 2nd
 Cill 29.32
 Head 31.58
 Cill 33.25
 Head 34.74
 Cill 36.23
 Head 37.75

0 5m 10m
 Scale 1:100 printed on A3
 Scaled for planning purposes



NOTES

- Do not scale from this drawing
- Report any discrepancies to the Architect
- Check dimensions on site prior to starting work

Key

- Crown spread
- Position of protective fencing - inset Fig 2
- Root protection area
- Tree to be removed

| Rev. | Date | Description |
|------|------|-------------|
|------|------|-------------|

Job Title:
**180 High Street
 Tonbridge
 Kent**



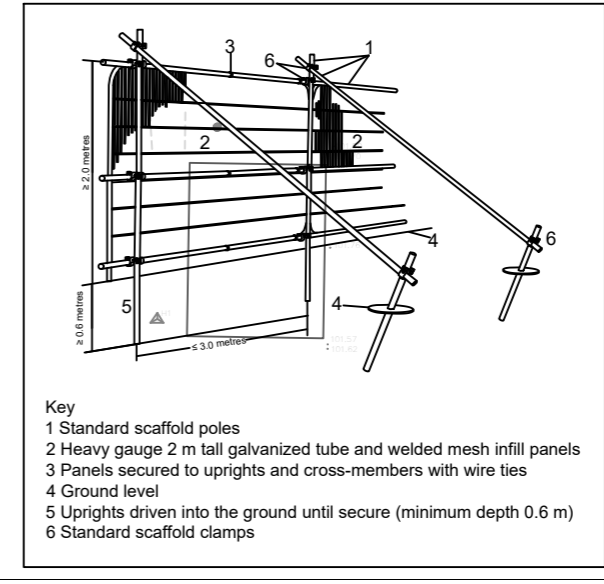
**Ben Larkham Associates, 3 Princes Street,
 Tunbridge Wells, TN2 4SL
 TEL: 01892 684086 Email: office@benlarkham.co.uk**

Drawing Title:
**Arboricultural survey
 and constraints**

| | | |
|------------------------------|------------------------|--------------------------|
| Scale: 1:100 at A3 | Drawn By: BL | Date: Aug 2019 |
|------------------------------|------------------------|--------------------------|

Drawing Number:
tr-1478-19

Figure 2 Default specification for protective fencing



- Key**
- Standard scaffold poles
 - Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
 - Panels secured to uprights and cross-members with wire ties
 - Ground level
 - Uprights driven into the ground until secure (minimum depth 0.6 m)
 - Standard scaffold clamps