



DOWN TO EARTH  
— ROOTED 1979 —

# Ridgewood Cottage

Tree Survey

Arboricultural Method  
Statement

Tree Protection Plan to  
BS5837:2012

4<sup>th</sup> October 2023



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Instructing client:	Julie-Ann Van den Rijse
Site Address:	Ridgewood Cottage Ide Hill Road Sundridge Kent TN14 6AX
Report Reference:	DTE RF20260

	Name	Position	Date
Surveyor & Dates of Survey:	Ben Williams Tech.Arbor.A	Arboricultural Consultant	4 <sup>th</sup> Oct 2023
Report author:	Ben Williams Tech.Arbor.A	Arboricultural Consultant	6 <sup>th</sup> Oct 2023
Version:	Original		-
Reviewed:	John Robinson Tech Cert (Arbor A)	Consultancy Director	

**Down To Earth Trees Ltd.**  
The Oast, Preston Farm  
Shoreham Rd  
Sevenoaks  
Kent  
TN14 7UD

Tel: 01959 524623  
Email: [enquiries@dtetrees.co.uk](mailto:enquiries@dtetrees.co.uk)  
Web: [www.downtoearthtrees.co.uk](http://www.downtoearthtrees.co.uk)



## Executive summary

Down To Earth Trees Ltd are appointed by Julie-Ann Van Den Rijse to visit the property Ridgewood Cottage and carry out a tree survey report in accordance with the guidelines of British Standard (BS) 5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations."

We are further instructed to prepare an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) pursuant to Condition 8 of the decision notice on Sevenoaks District council's planning application ref **23/01551/HOUSE**.

The proposal to which this method statement relates includes the demolition of a conservatory and two outbuildings, and the construction of a single storey extension.

Provided that all precautions to mitigate and minimise tree damage are followed as described in Sections 3 and 4, the potential for significant impact to retained trees has been minimised as far as reasonably practicable for the approved design.

All retained trees can be adequately protected from construction works by temporary fencing. Due to the very minor scope and potential impact of works within the root protection area, arboricultural supervision is not considered necessary for this project.

This AMS shall be made available to all personnel, contractors and sub-contractors involved in site operations. The importance of adhering to this document should be outlined by the site manager to all operatives entering site.

## 1. Introduction

### Instruction

- 1.1 Down To Earth Trees Ltd. are appointed by Julie-Ann Van Den Rijse to visit the property Ridgewood Cottage and carry out a tree survey report in accordance with the guidelines of British Standard (BS) 5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations."
- 1.2 We are further instructed to prepare an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), pursuant to Condition 8 of the decision notice on Sevenoaks District council's planning application ref **23/01551/HOUSE**.

### Purpose of this report

- 1.3 This Method Statement primarily aims to protect and safeguard the retained trees from construction-related damage as far as practicable, to help ensure they continue to provide amenity benefits in the long term.
- 1.4 This AMS provides specific guidance on the processes involved during development and seeks to ensure that appropriate methods of implementation are carried out, in line with current arboricultural and industry best practice. Once this report is accepted by the local planning authority for discharging planning conditions, these methods must be implemented by the applicant or their principal contractor and maintained throughout the project to ensure successful tree retention - failing to do so may lead to enforcement action.
- 1.5 This AMS shall be made available to all contractors and sub-contractors involved in site operations. The importance of adhering to this document should be outlined by the site manager to all operatives entering site.

**Documents supplied**

- 1.6 Ordnance Survey data was acquired by Down To Earth and used as the base plan for our Tree Constraints Plan, included at Appendix II. Tree data was collected and plotted using a combination of GPS and fixed point measurement, ensuring a high degree of relative accuracy.
- 1.7 Proposed plan details are supplied by the client which is overlaid on our Tree Protection Plan (TPP). The proposed plan view will form the basis of mitigation to be followed in this Method Statement.

**2. Site Details**

**Site Description**

- 2.1 Ridgewood Cottage contains a detached swelling situated centrally on the plot. The front garden comprises a gravel and concrete surfaced in-and-out driveway, with an informally planted island containing a large oak tree (T1). The rear garden comprises a patio area, rising to a garden laid to lawn with two outbuildings and a greenhouse, with informal plantings close to the boundary. The site topography is generally flat, with a steep slope to access the site starting on the eastern boundary.

**Legal Status of the Trees**

- 2.2 **Legal status of the trees:** The Sevenoaks District Council website was accessed on the 6<sup>th</sup> October 2023. The search revealed the below:

Tree Preservation Order		Conservation Area	
TPO refs	Survey tree refs	Name of CA	Survey tree refs
None found	n/a	None found	n/a

**The Proposal**

- 2.3 The proposal to which this method statement relates includes the demolition of a conservatory and two outbuildings, and the construction of a single storey extension.
- 2.4 An excerpt of the proposed plans supplied by the client is given below:

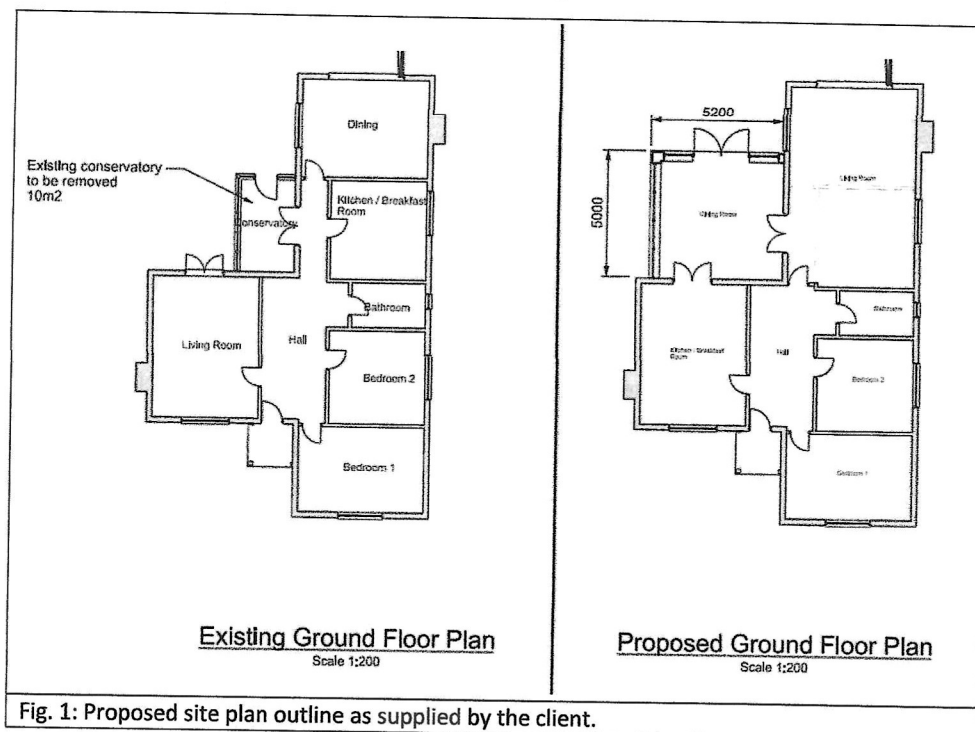


Fig. 1: Proposed site plan outline as supplied by the client.

### 3. Tree Protection Information

#### Operations Scheduling

- 3.1 Effective tree protection will be afforded subject to following a logical sequence of events. The sequence is detailed below.

Phase	Operation	Timing / reason / notes
<b>Preliminary tree works and protection measures</b>		
1	Install all tree protection measures as specified in Sections 3.4 - 3.8 below and as located on our Tree Protection Plan (Appendix III)	Fencing location shown by red dashed line. <b>Measures must remain in their original location throughout the development.</b>
<b>Demolition phase commence</b>		
2	Carry out and complete the main demolition phase, ensuring tree protection measures are still in their original locations and specific mitigation followed in <b>Section 4.3</b>	
<b>Construction phase commence</b>		
3	Carry out and complete the main demolition and construction phases, ensuring tree protection measures are still in their original locations and specific mitigation followed in <b>Section 4.4</b>	
<b>Completion of works</b>		
4	<b>Following construction</b> , and of all works that have the potential for tree damage, the Project Arboriculturist will approve the removal of all tree protection measures.	

- 3.2 Following the schedule in this way will ensure that any works on unprotected ground within RPAs are minimised as far as practicable.

#### Root Protection Areas

- 3.3 The RPAs have been plotted on the Tree Protection Plan (Appendix II) and are shown as the area within the dashed dodecahedrons, colour matched to their category. The RPAs have been calculated in accordance with BS5837:2012.

#### Tree Protection Barrier

- 3.4 The Tree protection barrier design (specified below) shall be installed in the locations highlighted by the red dashed lines shown on our Tree Protection Plan **before any groundworks, demolition or construction commences**. This denotes the furthest permitted spread of all construction activity, and any areas within the enclosed fencing form the **Construction Exclusion Zone (CEZ)**. Access to *unprotected* CEZ areas by construction staff will only be by prior written permission by the project arboriculturist.
- 3.5 The Tree Protection Barrier (TPB) will be constructed in accordance with BS 5837:2012. Due to the limited space within the site and relatively short duration of the works, the 'standard' fencing design is considered to be disproportionate in its complexity and cost, and unlikely to offer significant additional protection over an alternative, lighter design.
- 3.6 Therefore, the tree protection fencing for the site will consist of standard 2 metre high weldmesh panels placed into rubber feet and joined together with no fewer than two anti-tamper clamps per panel, as per Figure 2 below. Diagonal strut supports will be used on every other panel and secured inside the CEZ either with pins or rubber feet - pins for soft ground, or a block tray for hard surfaces.

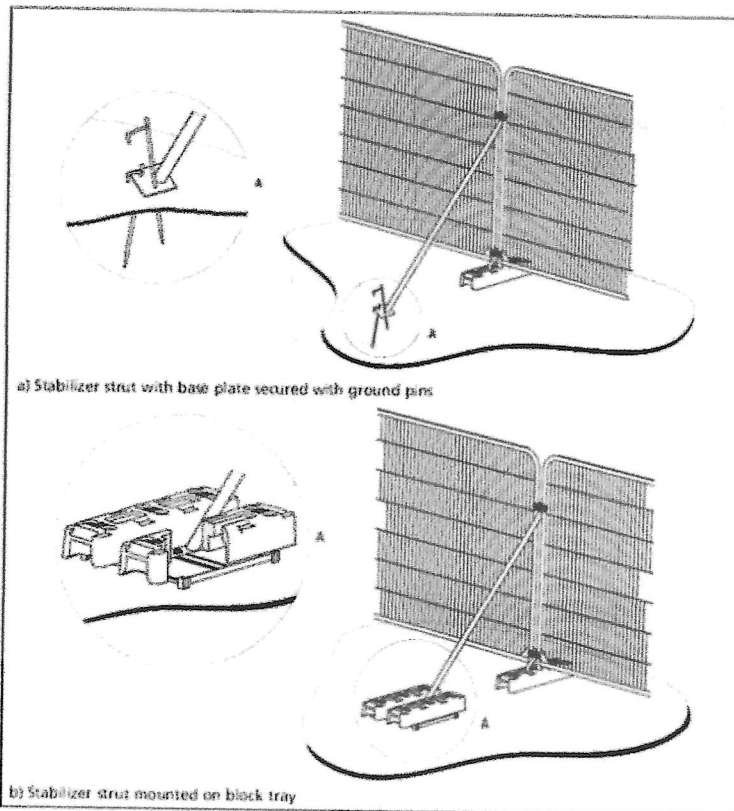


Fig. 2 – Tree protection barrier specification with diagonal supports.

- 3.7 Weatherproof signs informing site users of all Construction Exclusion Zones (marked 'CEZ' on our Tree Protection Plan) shall be prepared by the principal contractor (simply printed in A4 and laminated, or printed onto 5mm 'foamex' board is recommended) and securely affixed to the protective fencing at intervals of one sign per 2-3 panels as appropriate for sufficient visibility. We have supplied a Tree Protection Sign at Appendix IV which the client can be use for this project.
- 3.8 All contractors and visitors to the site shall be briefed on these protected areas by the principal contractor and must not enter at any time unless under the supervision of the project arboriculturist.

#### Other Precautions when working within the CEZ or and RPA

- **No** linear mechanical excavation whatsoever without prior consultation and agreement with the Project Arboriculturist, unless already specified in this report.
- **No** raising or lowering of levels unless agreed in writing with the LPA and AC, except for the removal of grass sward using hand tools in accordance with BS 5837:2012 (section 7.4.2.1).
- **No** construction of sealed hard surfacing unless site-specific mitigation is in place.
- **No** storage of plant or materials.
- **No** storage or handling of any chemical, including salt or cement washings within 5 metres from the outer crown (dripline) of any tree, unless site specific mitigation is approved by the AC.
- **No** vehicular access unless site specific mitigation is in place, approved by the project arboriculturist.
- **No** lighting of any fires less than 5 metres from the outer crown (dripline) of any tree.

#### 4. Site Specific Precautions and Mitigation

- 4.1 **Tree removals and pruning** to facilitate the development. No trees are proposed to be removed to facilitate the development.

Mitigation required: None.

- 4.2 **Site access and set up of tree protection measures:** The site is to be accessed from the existing hard surfaced driveway to the east (southernmost, wider driveway).

Mitigation required:

- a. All tree protection barriers are to be installed as specified in sections 3.4 - 3.8 and located as shown by the red dashed line on our Tree Protection Plan (TPP) at Appendix II before site operations commence, to restrict construction access to unprotected RPAs where it is not needed.
- b. These fenced areas shall form Construction Exclusion Zones (CEZ) where no contractor access, excavation, spoil tipping or materials storage will occur.
- c. Protective measures shall then remain in place until the development is complete and all plant and machinery is removed from site.

#### 4.3 Demolition of the outbuildings

Mitigation required:

- a. All tree protection measures are to remain in the original positions as shown on our Tree Protection Plan.
- b. The existing greenhouse and shed will be dismantled by hand, and all debris removed from the RPA.
- c. The greenhouse appears to have no substantial base, and simply comprises gravel. This will either be retained as-is or reverted to soft landscape. No significant impact is anticipated, provided any such conversion is carried out with hand tools and without significantly disturbing the soil below the gravel covering as it may damaging any significant tree roots which may be beneath.
- d. The shed has a fairly substantial 3m x 3m concrete base, approximately 25cm at its thickest point. The base will be broken up with a hand held breaker. All spoil will be removed from the RPA by hand. No significant impact is anticipated, provided care is taken to avoid damaging any significant tree roots which are anticipated to be beneath the concrete base.
- e. Once the base is removed, any exposed roots shall immediately be covered with clean topsoil to prevent drying out.
- f. Rubble shall not be disposed of by spreading out or bunding within any retained tree RPA.

#### 4.4 Construction of the extension

Mitigation required:

- a. No specific mitigation is required - the extension footprint and both of its access routes do not encroach on the RPA of any retained tree.
- b. All cement mixing must take place outside of any tree RPA – there is adequate space on site for cement mixing, particularly on the existing patio.
- c. Spoil shall be stored outside of the CEZ at all times. There should be adequate space for spoil and materials storage outside of CEZs, either in the front driveway clear of RPAs, or the existing patio. Spoil shall not be disposed of by spreading out or bunding within RPAs.



## 5. Conclusions

- 5.1 Provided that all site specific precautions to mitigate tree related damage are followed as described in Sections 3 and 4, the potential for significant impact to retained trees has been minimised as far as reasonably practicable for the proposal in its current form.
- 5.2 The client, their consulting architect and principal contractor shall review this document and ensure they are able to comply with the mitigation measures made herein, with particular reference to the key points made in Sections 3 – Tree Protection and Section 4 – Site Specific Mitigation, supported by the Tree Protection Plan at Appendix III.
- 5.3 This AMS shall be made available to all personnel, contractors and sub-contractors involved in site operations. The importance of adhering to this document shall be outlined by the site manager to all operatives entering site.

If you have any queries regarding this survey or report please contact us in the first instance.



Ben Williams Tech.Arbor.A  
Arboricultural Consultant  
Down To Earth Trees Ltd

## 6. Site photographs

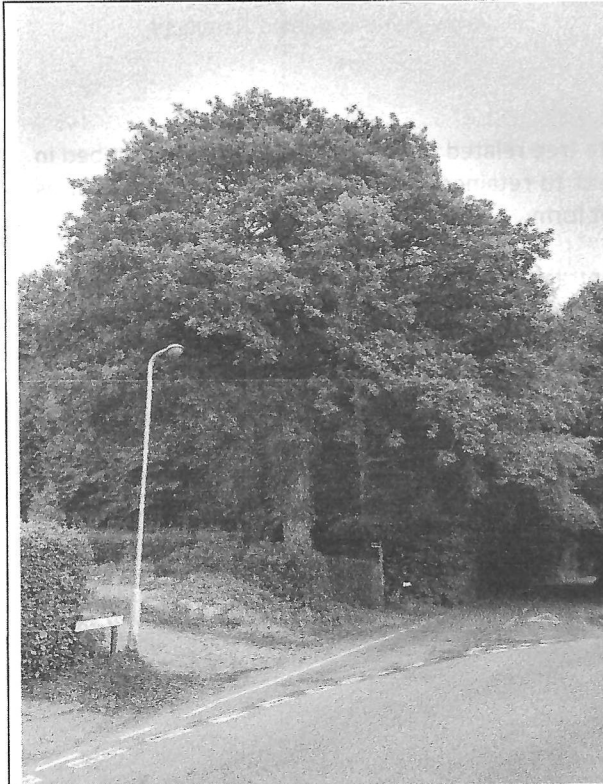


Fig 3: Tree 1 (oak) as viewed from the southeast

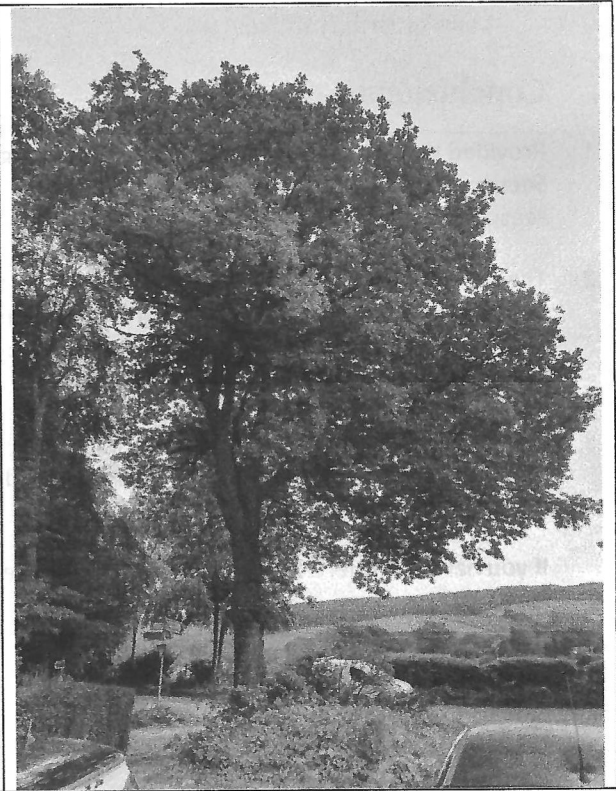


Fig 4: Tree 1 (oak) as viewed from the driveway



Fig 5: Site of the existing conservatory to be demolished and replaced with an extension.

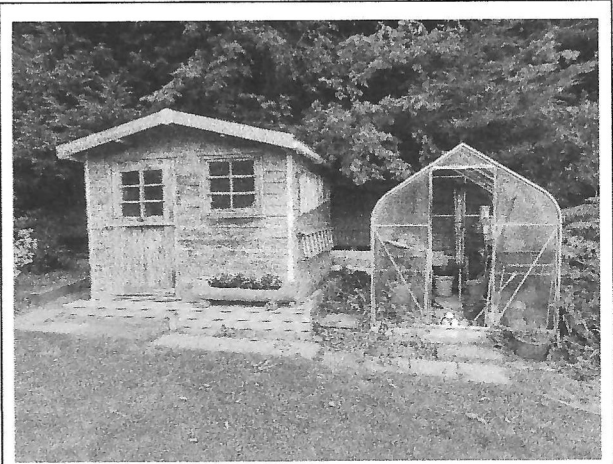


Fig 6: Two outbuildings to be removed.

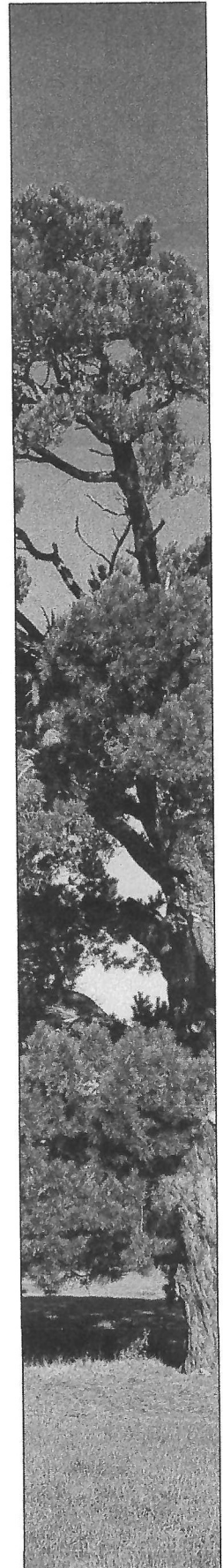
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# Arboricultural Report To BS 5837:2012

## Appendix I

Tree Survey Cascade Chart from BS 5837:2012  
Tree Survey Schedule Table



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**Appendix I - Cascade Chart for Tree Categorisation from BS 5837:2012**

TREES UNSUITABLE FOR RETENTION		Criteria	Identification on Plan
<b>Category and Definition</b>	<b>Category U</b> 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	<ul style="list-style-type: none"> <li>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 (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>Trees that are dead or are showing signs of significant, immediate and irreversible overall decline.</li> <li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.</li> </ul> <p><b>NOTE:</b> Category U trees can have existing or potential conservation value which it might be desirable to preserve</p>	<b>DARK RED</b>
<b>TREES TO BE CONSIDERED FOR RETENTION</b>			
<b>Category and Definition</b>	<b>Subcategories:</b> <b>1. Mainly Arboricultural Values</b>	<b>2. Mainly Landscape Values</b>	<b>3. Mainly Cultural Values, including Conservation</b>
<b>Category A</b> <b>Trees of high quality and value:</b> those in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups).	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).
<b>Category B</b> <b>Trees of moderate quality and value:</b> those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).	Trees that might be included in the higher category, but are downgraded because of impaired condition (e.g. presence of significant but remediable defects, including unsympathetic past management and storm damage), such that 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 form distinct landscape features, thereby attracting 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 benefits.
<b>Category C</b> <b>Trees of low quality and value:</b> those currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young 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 benefit.	Trees with no material conservation or other cultural benefits.
<b>NOTE:</b> Whilst C category trees will not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.			
			<b>MID BLUE</b>
			<b>LIGHT GREEN</b>
			<b>GREY</b>

**BS5837:2012 Tree Survey**

**Down To Earth Trees Ltd**

Client: Ridgewood Cottage  
 Project: Extension project 2023  
 Survey Date: 04/10/2023  
 Surveyor: Ben Williams



The Oast  
 Preston Farm  
 Shoreham Rd  
 Kent  
 TN14 7UD  
 Phone: 01959 524623

Tree and Tag No Species	Height (m)	Stems		Crown		Age	RP A (m <sup>2</sup> ) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)						
1 NT English Oak <i>Quercus robur</i>	18.5	1	840	N 6.5 E 8.5 S 9 W 9	7 5 4 4	M	A: 319.2 R: 10.07	Good	C: Good S: Good B: Fair	No action  Prominent well formed tree. Small diameter dead branches in crown of low concern. Roots lightly damaging old concrete surface to north, but likely because the surface was installed too close.	A.1 >40 yrs
2g NT A Group --	19	1	400	N 5 E 5 S 2 W 5	4 4 4 4	M	A: 72.4 R: 4.8	Good	C: Good S: Fair B: Good	No action  Off site trees on north side of public footpath. 1x beech and 1x sweet chestnut. Previously pruned on south side.	Estimated Measurements B.2 20 to 40 yrs
3g NT Sweet Chestnut <i>Castanea sativa</i>	20	1	360	N 5 E 4 S 3 W 4	6 SM 6 3 6	SM	A: 58.6 R: 4.31	Good	C: Fair S: Good B: Good	No action  Off-site linear feature of sweet chestnut on woodland edge, made up of approx. 20 stems. Previously pruned back on south side only to boundary line, to reduce overhang to property. Distance of tree line measured from house.	Estimated Measurements B.2.3 20 to 40 yrs
4g NT A Group --	17	1	200	N 3 E 3 S 4 W 3	8 SM 8 8 8	SM	A: 18.1 R: 2.4	Good	C: Fair S: Fair B: Good	No action  Off-site linear tree feature between footpath and boundary fence. Made up of 4 ash, 1 cherry and 1 holly.	Estimated Measurements C.2 10 to 20 yrs

Age Classifications:	N	Newly planted	EM	Early Mature	Condition:	C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature		S	Stem	(Eq)		
	SM	Semi-mature	OM	Over Mature		B	Basal area			

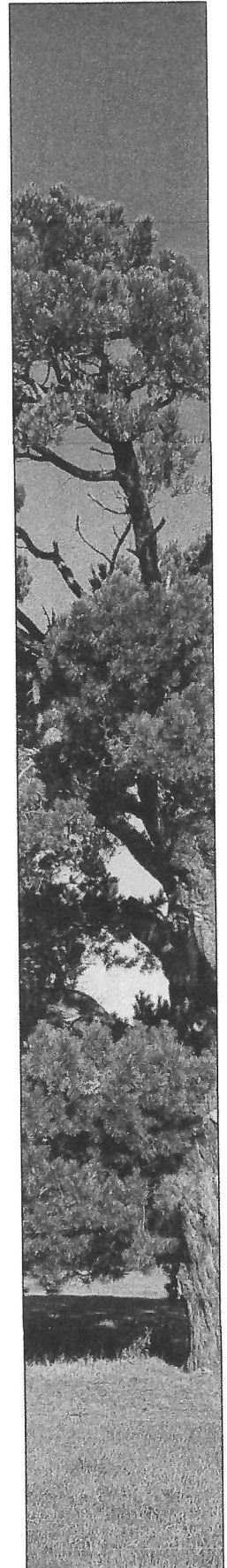
Tree and Tag No	Species	Hght (m)	Stems		Crown		Age	RP A (m <sup>2</sup> ) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC	
			No	Ø (mm)	Spread (m)	Clear (m)							
5g	NT Common Hazel <i>Corylus avellana</i>	8	4	212 (Eq)	N	2	3	SM	A: 20.4 R: 2.54	Good	C: Good S: Good B: Good	No action Pair of off-site hazels situated behind existing shed. 20 to 40 yrs	C.2
6	NT Leyland Cypress <i>X Cupressocyparis leylandii</i>	12	1	310	N	1	3	SM	A: 43.5 R: 3.72	Good	C: Fair S: Fair B: Good	No action Situating adjacent to boundary fence. Southern crown bias due to adjacent woodland.	C.1 10 to 20 yrs
7	NT Lawson Cypress <i>Chamaecyparis lawsoniana</i>	16	1	280	N	1	1	SM	A: 35.5 R: 3.36	Good	C: Good S: Good B: Good	No action Well formed tree.	A.1 >40 yrs

Age Classifications:	N	Newly planted	EM	Early Mature	Condition:	C	Crown	Ø	Diameter
	SM	Semi-mature	OM	Over Mature		B	Basal area		

**Arboricultural Report  
To BS 5837:2012**

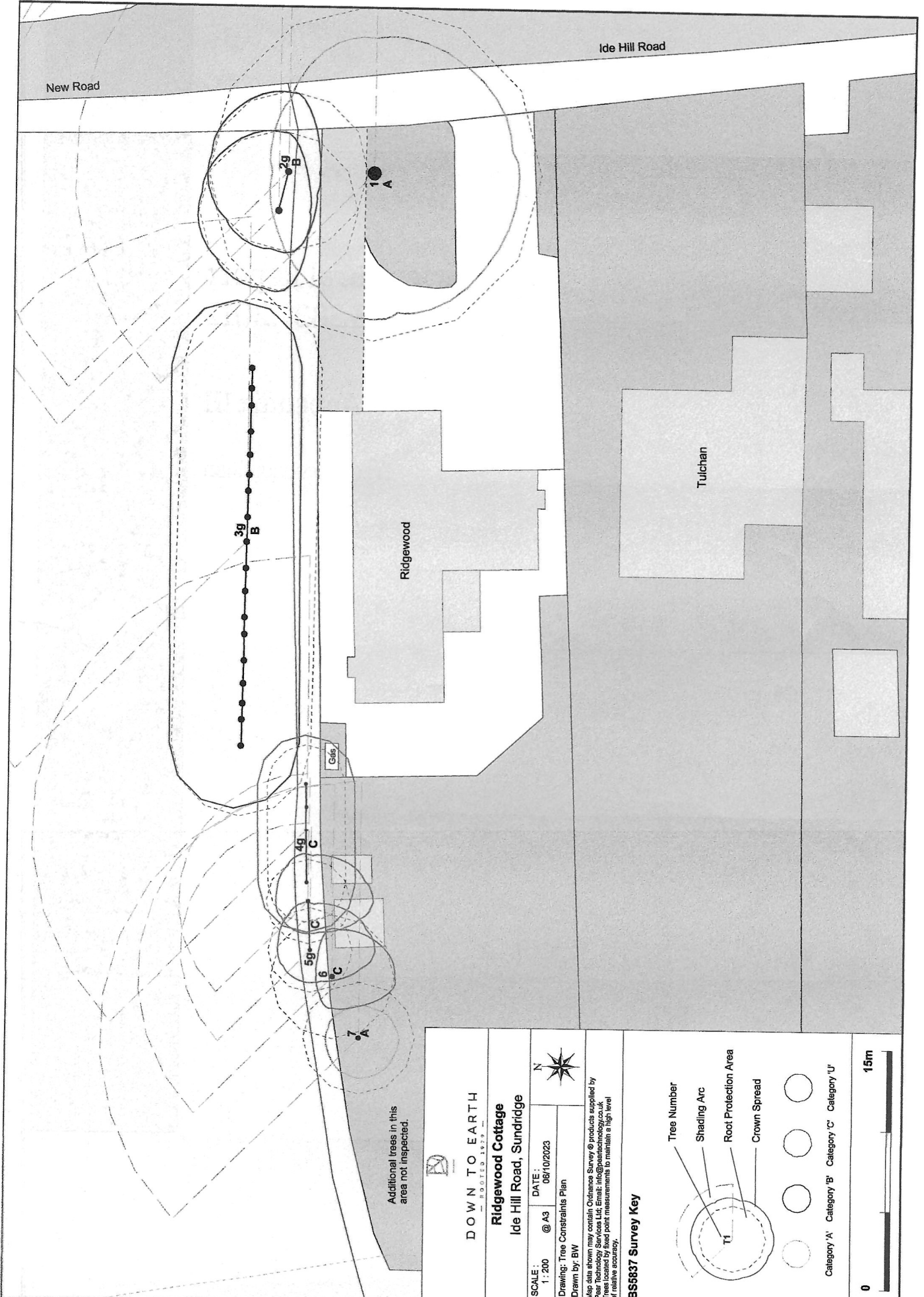
**Appendix II**

Tree Constraints Plan



**DOWN TO EARTH**  
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**DOWN TO EARTH**  
— FOUNDED 1979 —

**Ridgewood Cottage**  
 Ide Hill Road, Sundridge

SCALE: 1:200 @ A3 DATE: 08/10/2023  
 Drawing: Tree Constraints Plan  
 Drawn by: BW

Map data shown may contain Ordnance Survey® products supplied by Peax Technology Services Ltd. Email: info@peaxtechnology.co.uk  
 Trees located by fixed point measurements to maintain a high level of relative accuracy.

**BS5837 Survey Key**

Tree Number  
 Shading Arc  
 Root Protection Area  
 Crown Spread

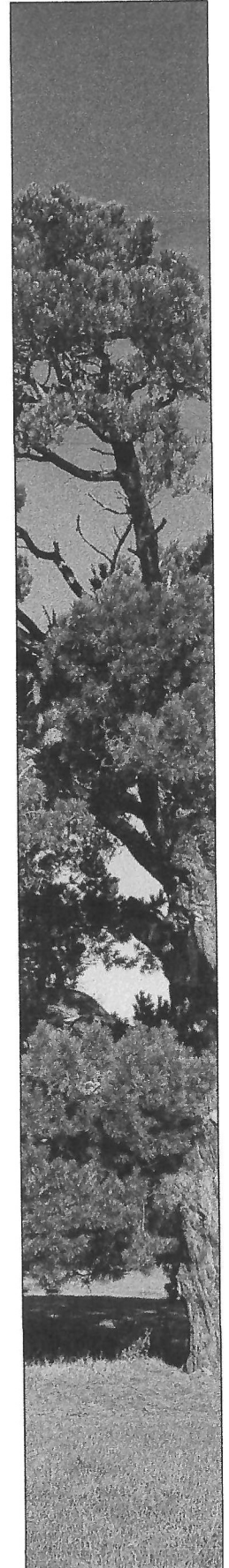
Category 'A' Category 'B' Category 'C' Category 'U'

0 15m

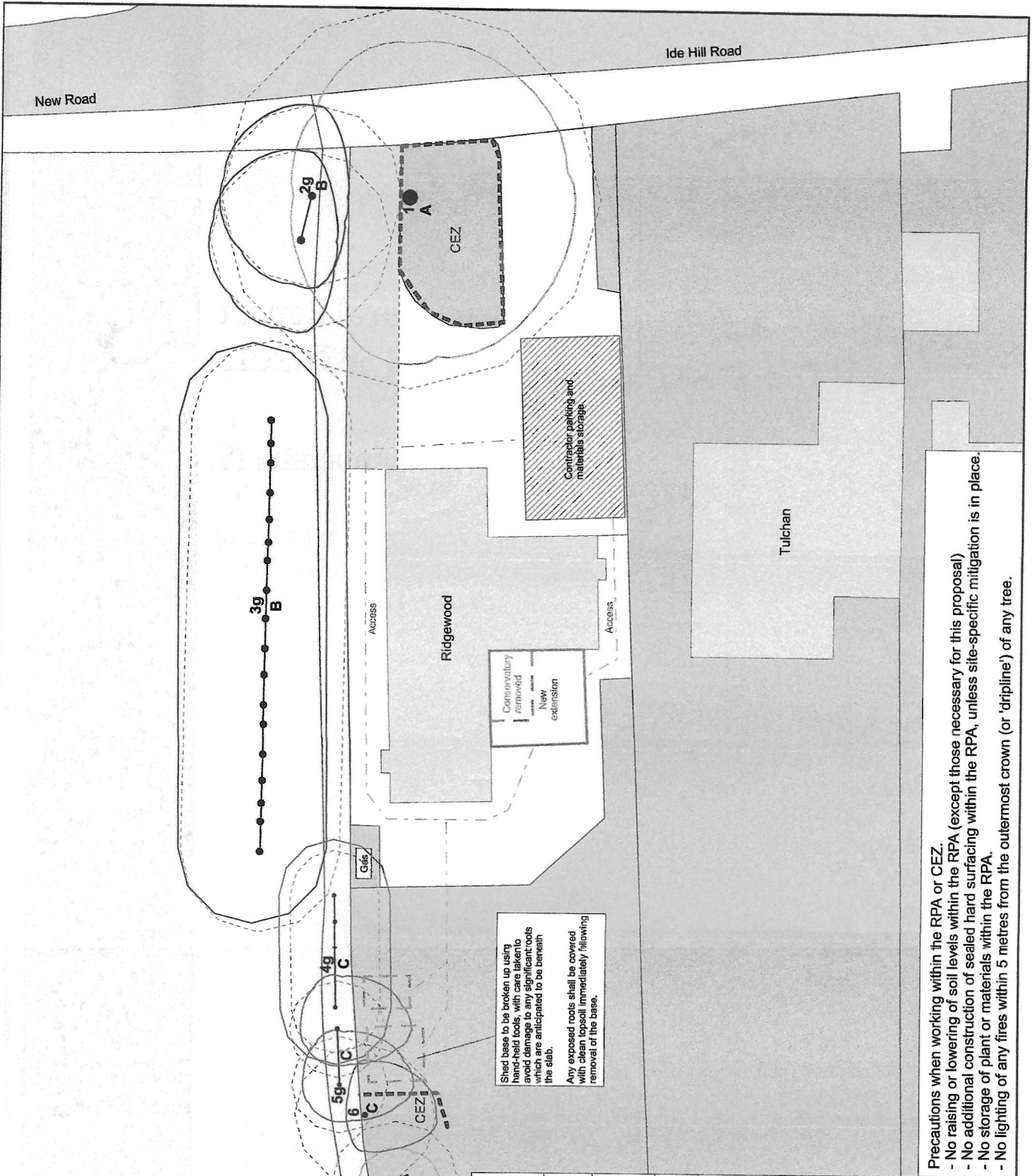
**Arboricultural Report  
To BS 5837:2012**

**Appendix III**

Tree Protection Plan



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Additional trees in this area not inspected.

Shed base to be broken up using hand-held tools, with care taken to avoid damage to any significant roots where anticipated to be beneath the slab.  
Any exposed roots shall be covered with clean topsoil immediately following removal of the base.

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**Ridgewood Cottage**  
Ide Hill Road, Sundridge

SCALE: 1:200 @ A3  
DATE: 08/10/2023  
Drawing: Tree Protection Plan  
Drawn by: BW

Map data shown may contain Ordnance Survey © products supplied by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. All rights reserved. Trees located by fixed point measurements to maintain a high level of relative accuracy.

N

**BS5637 Survey Key**

	Proposal
	Tree Protection Barrier
	Tree Number
	Root Protection Area
	Crown Spread

Category 'A' Category 'B' Category 'C' Category 'U'

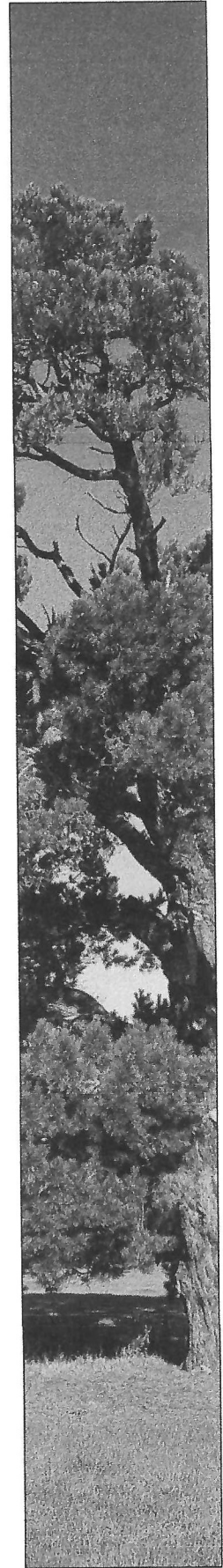
0 15m

- Precautions when working within the RPA or CEZ.**
- No raising or lowering of soil levels within the RPA (except those necessary for this proposal)
  - No additional construction of sealed hard surfacing within the RPA, unless site-specific mitigation is in place.
  - No storage of plant or materials within the RPA.
  - No lighting of any fires within 5 metres from the outermost crown (or 'dripline') of any tree.

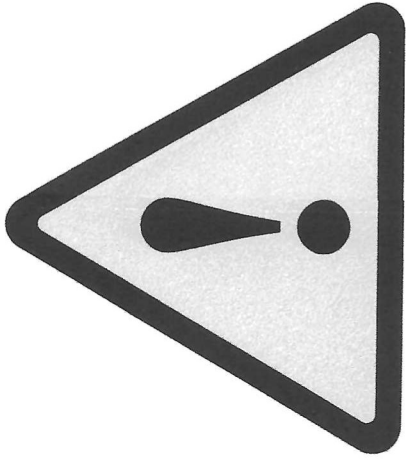
# Arboricultural Report To BS 5837:2012

## Appendix IV

Tree Protection Zone Sign (for barriers)  
Statutory Restrictions to Tree Work  
List of References



**DOWN TO EARTH**  
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# TREE PROTECTION ZONE

**KEEP OUT - DO NOT MOVE THIS FENCE**

**CONTACT DOWN TO EARTH TREES ON 01959 524623 FOR ADVICE**

ARBORICULTURAL MANAGEMENT BY:

**Down To Earth Trees Ltd**  
The Oast  
Preston Farm  
Shoreham Road  
Sevenoaks  
TN14 7UD

**T: 01959 524623**

**E: [enquiries@dtetrees.co.uk](mailto:enquiries@dtetrees.co.uk)**

**W: [www.downtoearthtrees.co.uk](http://www.downtoearthtrees.co.uk)**



**D O W N T O  
E A R T H**

**TREE SURVEYING  
& CONSULTANCY**



## List of References

British Standards Institute, *British Standards (BS) 5837:2012 Trees in Relation to Design, Demolition and Construction -Recommendations* (BSI – 2012)

British Standards Institute, *British Standards (BS) 3998:2010 Tree Work -Recommendations* (BSI – 2010)

C. Mattheck & H. Breloer, *The Body Language of Trees* (TSO - 1994)