



Trading as Central London Tree Surveys

**Arboricultural Method Statement
&
Tree Protection Plan**

**233-237 Old Marylebone Road, London,
NW1 5QT**

**For
Dominvs Group**

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Crawshaw Arborcare Ltd**

Report Date: 1st August 2017

Revision Date: 18th August 2017

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1.0 Introduction

Crawshaw Arborcare Ltd has been instructed to devise an Arboricultural Method Statement (AMS) for the proposed development at **233-237 Old Marylebone Road, London, NW1 5QT** This document assesses the potential impact of the proposed development works on the nearby trees and sets out method statement with timetable of works, tree protection measures and monitoring. All aspects of the AMS should be strictly adhered to.

1.1 Site

The site is a commercial block situated along the Old Marylebone Road. Comprising office block and front surfaced parking area directly onto the road. There are 2x mature London Plane trees close to the site as shown on the enclosed plans.

1.2 Proposals

The proposals are to demolish the existing commercial block and replace with a new hotel block and extended basement, as shown on the plans below.

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Proposed Section AA
Scale 1:200

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REV: 06/01/17 JGD
06/01/17 JGD
06/01/17 JGD
07/04/17 JGD
08/04/17 JGD
date: 16

Client: 233 237 Old Marylebone Rd
Domestic Group

Drawing No: Proposed Section AA
Drawing Name: PRE-APPLICATION

Scale: 1:200 @ A3
NTS @ A4

Date: 06.01.17
Drawn by: JO
Checked by: DM

Project No: 1391
Drawing No: A-120-001
Revision: F5

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Proposed Upper Ground Floor
Scale 1:100

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06/01/17 JGD
06/01/17 JGD
date: 16

Client: 233 237 Old Marylebone Rd
Domestic Group

Drawing No: Proposed Upper Ground Floor
Drawing Name: PRE-APPLICATION

Scale: 1:100 @ A3
NTS @ A4

Date: 14.12.16
Drawn by: RA
Checked by: DM

Project No: 1391
Drawing No: A-100-002
Revision: F14

2.0 Overview

- ❖ NO Trees to be removed. All trees are to be retained
- ❖ Protective hoarding will be used to protect main stem, canopy and RPA of T1
- ❖ T2 is far enough away from the work zone to not warrant individual protection
- ❖ Awareness of T2 should be made to all contractors, especially use of cranes and jibs which may come into contact
- ❖ Existing hardstanding to act as ground protection, pavement and road and asphalt parking area
- ❖ Temporary ground protection will be used within the RPA if the hardstanding is lifted or removed
- ❖ Spreader plates to be used for cranes and demolition plant in addition to existing hardstanding
- ❖ Contractors access using existing front hardstanding. No conflict with RPA's
- ❖ Monarflex sheeting to be used to control debris from frontage and tree
- ❖ Site office/welfare outside RPA's
- ❖ No materials, mixing or washing out of tools within the RPA's
- ❖ All waste material out to road using vehicle system

3.0 Tree Protection

With reference to the Arboricultural Report and Tree Protection Plan (TPP), particular attention should be given to the trees that are to be retained. The TPP clearly identifies the Root Protection Areas (RPA) for the trees, which will be retained. This method statement sets out in addition a Construction Exclusion Zone (CEZ) by way of protective fencing and signage.

Prior to the commencement of the works the trees are to be protected by tree protection fencing, installed in accordance with BS 5837:2012 as identified within the Tree Protection Plan for approval by the local authority.

The protective hoarding will protect the main stem of T1.

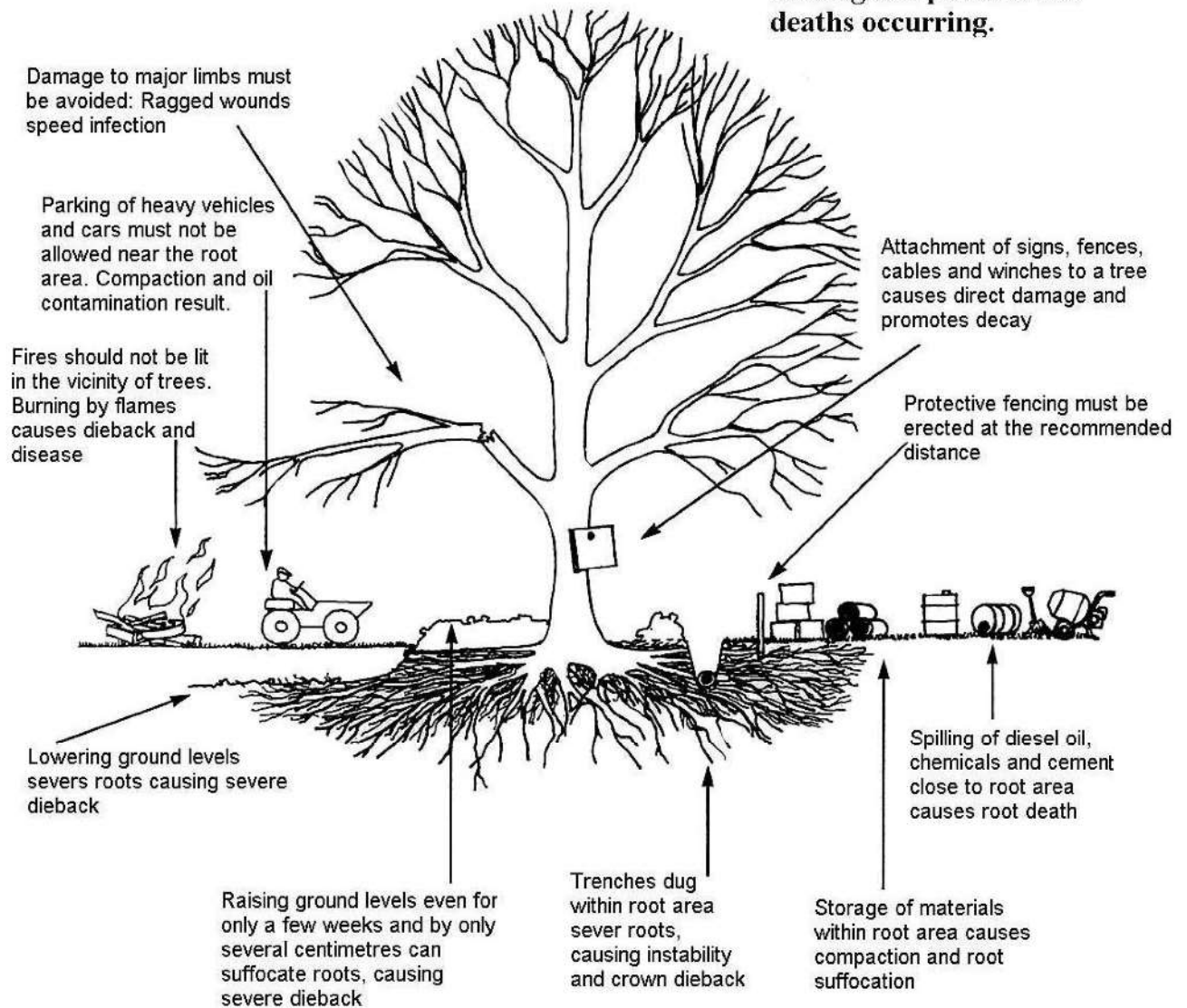
T2 is located far enough away as not to warrant individual protection, however, all deliveries and activity associated with demolition and construction should observe and respect the constraints of this tree and all operatives made aware.

Example of protective hoarding and signage



Common causes of Tree Death

The use of properly positioned protective fencing can prevent tree deaths occurring.



4.0 Tree Survey Schedule

ID	Species	H/T	Stms	Dia	Conopy				First	H/T	Age	Years	Cat	Observations	Reccomendations
					mm	N	E	S							
T1	London Plane	18	S	725	8	8	8	8	6W	3	Early Mature	40+	A	Good overall condition, some uplift of surrounding surfaces and roots around bollards. Council owned street tree	Review damage to surfaces and protect tree during any proposed development
T2	London Plane	16	S	575	6	7	6	6	4N	3	Early Mature	40+	A	Tree outside proposal boundary Good overall condition, some uplift of surrounding surfaces and damage to adjacent brick wall	Review damage to wall and protect tree during any proposed development

5.0 Root protection Areas

ID	SPECIES	CAT	RPA (r)	RPA (a)
T1	London Plane	A	8.7	237.8
T2	London Plane	B	6.9	149.6

6.0 Time table of works

Time Table
Pre-commencement meeting prior to construction works to discuss the tree protection measures.
Installation of tree protection measures (barriers / ground protection / special surfaces)
Tree protection measures to be signed off by either the LPA Arboricultural Officer or the appointed Arboriculturalist.
Installation of access routes
Demolition of existing building
Main construction and hard landscaping works
Inspection by the LPA Arboriculturalist or appointed Arboriculturalist to agree any issues raised if necessary
Protection measures to allow the soft landscaping works if required
Soft landscaping works
Aftercare & Monitoring

7.0 Demolition Works

All demolition works should be carried out from within the development site.

Vehicle access including plant and machinery should not be permitted onto the RPA without current hardstanding in place to protect the roots from compaction and damage.

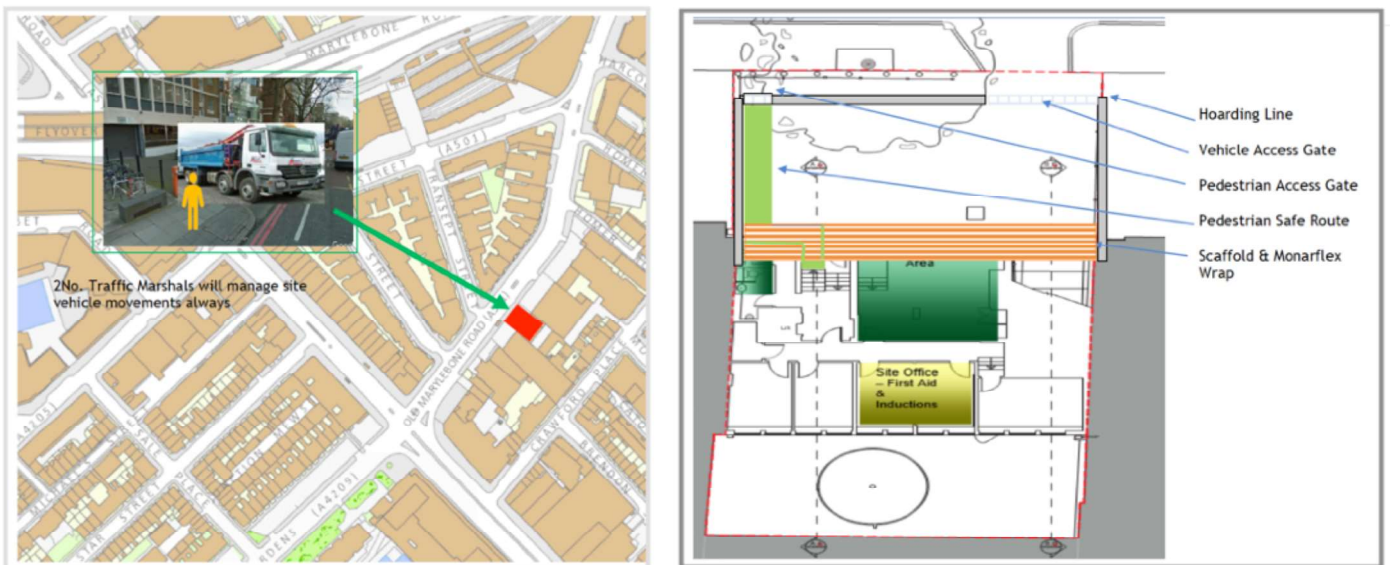
This can be done by utilising the existing hardstanding. If very heavy plant such as cranes and wrecking balls are to be used or the existing hardstanding is to be lifted, a temporary method of spreading the weight over the RPA should be used, in the form of spreader plates, boarding and plating (wood/steel/rubber).

Extreme care should be taken as not to damage the roots, trunks and branches of any retained trees. Site and individual stem protective hoarding will be erected to protect the tree and will stay in situ for the duration of the project. It is anticipated that some of the landscaping works will be very close to the tree and it may be practical to remove the hoarding during this work. Advice from the Arboriculturalist should be sought and any temporary protection put in place. Protective fencing should be resurrected following the close proximity working to ensure protection from the wider development.

T1 should be pollarded to reduce the overall canopy size by 40 - 50% in order to protect the canopy from any unforeseen damage and then be allowed to regrow to form a new canopy and then maintained as appropriate. The Local Authority may well want to undertake this work in line with their ongoing street tree pollarding regime.

The site office and welfare will be sited within the building footprint.

The Traffic Marshall shall instruct all drivers of potential damage to the tree from high tipping lorries, booms and jibs.



Tower Demolition 2017

7.1 Construction Works

The proposed basement excavation will incur into the RPA to approximately 11% of the total area. This is usually considered to be acceptable on healthy trees. All excavations within the Root Protection Zone are to be excavated carefully and slowly to avoiding damage to any roots encountered.

Roots smaller than 25mm diameter may be pruned back, preferably to a side branch, using a proprietary cutting tool such as bypass secateurs or handsaws.

Roots larger than 25mm should only be severed following consultation with an arboriculturalist, as they may be essential to the trees health and stability.

Roots, whilst exposed, should be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes. Prior to backfilling, any hessian wrapping should be removed and retained roots should be surrounded with sharp sand, or other loose granular fill before soil or other material is replaced.

Foundation & Wall Construction

Any proposed retaining walls and associated foundations require careful consideration including how the existing trees are to be protected during construction and how walling is to be constructed whilst causing minimal damage to the adjacent tree. The foundation will be designed by the project engineers to minimise the impact upon the tree and be sufficient to withstand future demands of the tree by introducing appropriate construction techniques.

Care should be taken when planning site operations to ensure that wide or tall loads or plant with booms or jibs and counterweights can operate without coming into contact with the retained trees. This is of particular relevance to the pouring of the concrete foundations and the delivery and placement of the heavy masonry blocks.

Reference is also made to materials which could contaminate the soils e.g concrete mixings, concrete washings and mortar which should not be discharged within 10m of the Root Protection Area or under or within 10m of any other tree or shrub.

Accordingly the materials should not be mixed within the Root Protection Area or on an area sloping towards the tree.

On completion of the works all surplus materials are to be collected and disposed of offsite, the temporary ground protection removed and the affected area made good.

Underground Services

The underground utilities will utilise existing runs. Where this may vary, consultation with the Arboricultural Consultant should be sought and the installation of underground service routes within the RPA's of trees to be retained are to be installed using trench-less techniques in accordance with section 7.7 of BS5837 2012 and local utilities recommendations.

Temporary Ground protection

Plant and machinery should not be permitted onto any soft ground within the RPA's to avoid heavy compaction. The existing hardstanding will be used as ground protection.

Temporary ground protection in the form of sturdy boards or aluminium/rubber sheeting should be used to provide protection from root compaction within the RPA's if the existing hard standing is lifted or removed..

An example of such protection can be seen below.



New Hardstanding/Soft Landscaping

The walk-on glazed roof light will be directly above the new basement and will not involve any additional excavation within the RPA. Foundations for seating and bollards will be undertaken using hand tools, carefully as not to damage any roots.

The new wearing course will be stone paving which will allow the permeation of water and oxygen to the RPA. Close proximity working to replace bollards will be undertaken carefully by hand as not to damage the stem or roots of the tree T1.

Contractors Welfare/Office

The contractors welfare and office unit will be sited as not to impact upon the trees within the footprint of the existing building.

8.0 Tree Surgery/Pruning

To safeguard any potential damage to T1 and help facilitate good, safe access for vehicles and plant, the pollarding of T1 is recommended. The tree can be pollarded back to the main stem structure in line with current British Standards to reduce the canopy by 40 - 50%. The tree has a large spreading canopy and therefore can warrant pruning of this kind to remove spread and conflict with the adjacent road and the development site. This action is considered wholly acceptable and regularly carried out by the Local Authority to manage such species within the urban environment.

Permission from the Local Authority will be required to undertake the works and indeed, they may require the work to be done by themselves or their contractor to maintain standards.

9.0 Supervision & Reporting

The developer, site manager and the Arboriculturalist must meet on site before any development activity begins to confirm the timing and implementation of the agreed tree works and instillation of the tree protection measures.

A suitably competent Arboriculturalist will be available to answer any queries regarding tree protection and be on hand if any problems should be encountered. Regular site visits should be conducted to confirm the tree protection measures are in place and functioning correctly. Any deviation from the Method Statement will be noted and reported to the LPA.

10. Contingency Plans

In the event of unforeseen incidents occurring, that may adversely affect or threaten the welfare or security of the trees, the resident Site Agent/Manager shall inform the Arboricultural Consultant at the earliest opportunity and not more than one working day following the incident.

The Arboricultural Consultant will visit the site to inspect and assess the circumstances and make any appropriate recommendations. The Local Planning Authority Tree Officer will be informed by the Arboricultural Consultant of such incidents and recommendations will be submitted for approval by the Local Planning Authority, initially verbally, and then in writing.

A record of any emergency incidents and works shall be maintained by the Arboricultural Consultant

- ❖ Incidents which may merit such contingency plans include
- ❖ Accidental / unauthorised damage to the limbs, roots or trunk of trees
- ❖ The spillage of chemicals within or adjacent to a Root Protection Area
- ❖ The discharge of toxins / waste within or adjacent to a Root Protection Area
- ❖ The un-scheduled access over the RPA's

11. Aftercare & Monitoring

The Client, Site manager and Arboriculturalist must meet on site before any development activity begins to confirm the protection measures agreed and employed are functional and achieving their purpose.

The Arboriculturalist is to make regular site visits throughout the project, at intervals of not more than 14 days. This may be more frequent at times when operations are more specifically tree related, such as ground preparation, foundation works and close proximity working to stems and limbs.

The Arboriculturalist has responsibility to liaise with the LPA's Arboriculturalist and agree any changes or revisions that may be necessary, before they are implemented. Any changes to the agreed protection measures or procedures are to be agreed in writing by the LPA, recorded and circulated to all parties as an addendum to this method statement.

All site visits, including spot checks will be recorded in writing, noting position and condition of protection measures, any potentially damaging work practices and damage to the trees above and below ground. Photos should be included with the notes and passed to the client and the LPA within 5 working days of the visit.

Below is the supervision and monitoring schedule. Written logs should be sent to the LPA recording each visit within 5 days of each visit.

Description	Stage	Frequency	Reporting	Action
Tree works operations (tree removal)	Prior to any construction phase	1 visit during operation	Visit Log (written)	Note unsafe practice and report
Pre-commencement meeting with relevant parties	Prior to any construction phase	1 visit	Visit Log (written)	Amendments to tree protection if required in consultation with LPA
Implementation of tree protection measures and contractors compound	Prior to any construction phase	1 visit	Visit Log (written)	Ensure standards against Tree Protection Plan
Demolition	Start of construction works	1 visit	Visit Log (written)	Ensure protection measures and report any damage
Excavations within RPA	Main construction phase	As required during operation	Visit Log (written)	Check locations against root positions
Construction	Main construction phase	1 visit every 2 weeks or when requested in emergency	Visit Log (written)	Ensure protection measures and report any damage
Change in fencing position for close proximity working if necessary	Main construction phase	As required during operation	Visit Log (written)	Ensure tree protection measures in place
Emergency call out	All phases	As required	Visit Log (written) & report to LPA	Deal with emergency tree damage/contravention of Arboricultural Method Statement
Site 'sign off' removal of protection measures	Construction completion	1 visit	Visit Log (written)	Sign off Tree protection measures
Tree planting & soft landscaping	Soft landscaping	1 visit during planting	Visit Log (written)	Ensure standards, report issues

12. References

British Standards 5837: 2012 Trees in relation to design, demolition and construction.

Tree Preservation Orders - A Guide to Good Practice-Forestry Commission Publication ISBN 0-11-753355-6

The body language of trees - Claus Mattheck and Helge Breloer – Forestry Commission Publication ISBN 0-11-753067-0

Arboriculture research and Information note 12 'Tree Root Systems'.

Tree Roots and in the Built Environment John Roberts, Nick Jackson

13. Key to Tree Protection Plan.

Key to Tree Protection Plan

Trees to be retained – Green, Blue, Grey

Trees to be removed – Red

Protective Hoarding– Orange

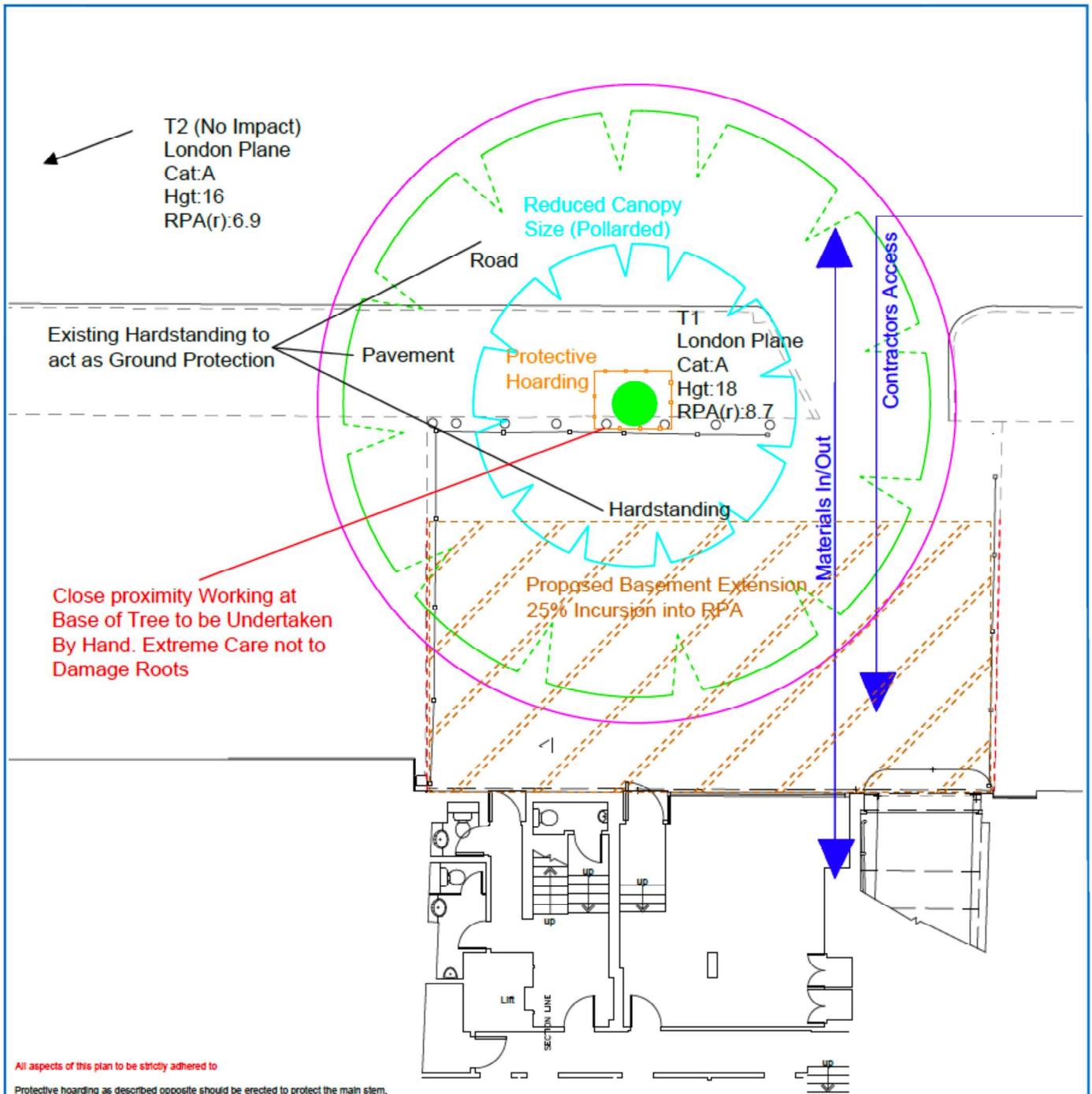
Root protection areas – Magenta

Contractors Access/materials IN/OUT - Blue

PDF plan below are not to scale and should only be used for reference within the report.

Scaled drawings should be taken from the original AutoCad drawings

14. Tree Protection Plan



All aspects of this plan to be strictly adhered to

Protective hoarding as described opposite should be erected to protect the main stem, forming a CEZ Construction Exclusion Zone

Site fencing will also act as protection

Warning signs as below should be installed upon fencing

Booms, cranes and jibs should be kept well away from tree stems and canopy's

Access for construction vehicles and plant only on existing roadway

existing hardstanding to act as ground protection. Temporary load spreading boarding/sheeting to be put in place if hardstanding taken up

No storage of materials on RPA's without existing hard surface protection

Storage of chemicals is prohibited near or around the base of trees

Storage of building materials and machinery prohibited on RPA's

Washing out of tools and equipment should be done well away from retained trees

Excavation within the RPA for the basement should be undertaken carefully and roots pruned back with reference to BS5837. Care should be taken not to rip and tear roots with excavator bucket

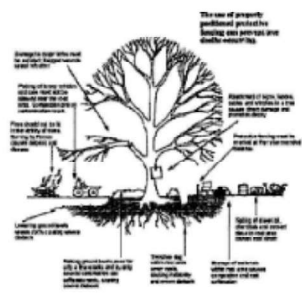
Close proximity working to the main stem (soft Landscaping) should be undertaken by hand to ensure NO root or stem damage.

All retained trees should be regularly monitored to assess health and potential issues

Arboriculturalist to visit site at regular intervals to check protection measures



Common causes of Tree Death



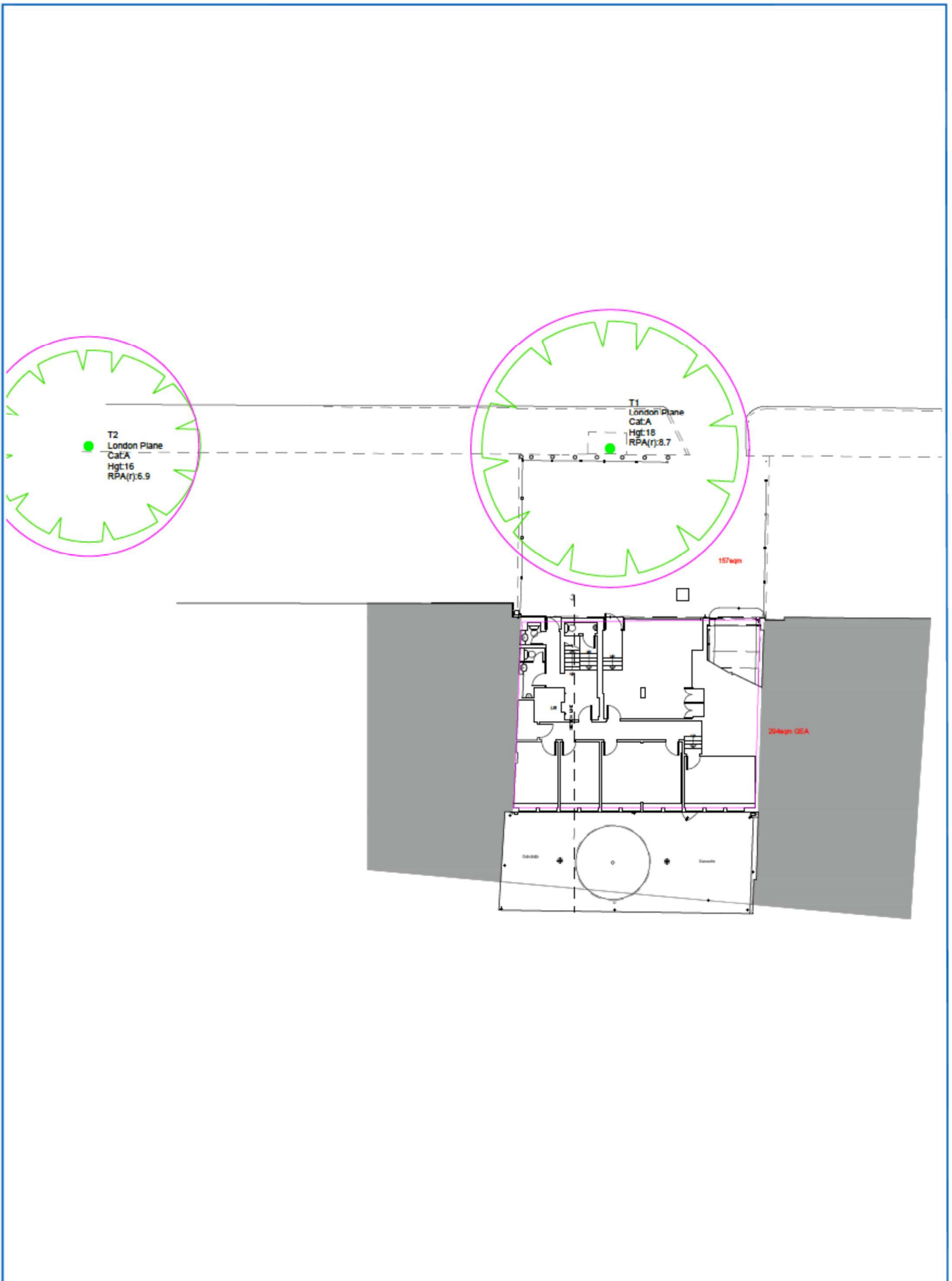
SITE: 233-237 Old Marylebone Road, London, NW1 5QT	002	17110	18/08/17				
	DRAWING NO.	PROJECT NO.	DATE.				
TITLE: TREE PROTECTION PLAN	1:150	JC	RB	001			
	SCALE AT A4.	DRAWN.	CHECKED.	REVISION.			

Appendix 1. Tree Category Cascade Chart

CASCADE CHART FOR TREE QUALITY ASSESSMENT (from British Standard 5837:2012 "Trees in Relation to Design, demolition and Construction")

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
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	<ul style="list-style-type: none"> ➤ 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 U category trees (i.e. 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 the health and/or safety of other trees nearby), or very low quality trees suppressing adjacent trees of better quality. <p>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7</p>			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Qualities	2. Mainly Landscape Qualities	3. Mainly Cultural Values, including Conservation	
Category A Those of high quality with a estimated remaining life expectancy of at least 40 years	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 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 trees or wood-pasture).	LIGHT GREEN
Category B Those of moderate quality with a estimated remaining 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 unsympathetic past management and storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or lacking the merit for Category A	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 clearly identifiable conservation or other cultural benefits.	MID BLUE
Category C Those of low quality with an estimated life expectancy of at least 10 years, 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 benefits	Trees with very limited conservation or other cultural benefits.	GREY

Appendix 2. Tree Constraints Plan



SITE: 233-237 Old Marylebone Road, London, NW1 5QT	003 DRAWING NO.	17110 PROJECT NO.	18/05/17 DATE	
TITLE: TREE CONSTRAINTS PLAN	1:300 SCALE AT A4.	JC DRAWN.	RB CHECKED.	000 REVISION.

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Appendix 3. Terms and Conditions

Any report is provided for the sole use of the named client and is confidential to the client and his professional advisors. The consultant accepts responsibility to the client alone for the stated purposes of the report, which will be prepared, with the skill, care and diligence reasonably expected of a competent Arboricultural Consultant, but no responsibility whatsoever is accepted to any person other than the client himself. Any other such person relies upon the report entirely at his own risk. Neither the whole nor any part of the report or any reference thereto may be included in any published document, circular or statement nor may it be published in any way without the Consultant's prior written approval of the form and context in which it may appear.

The client shall pay the consultant his fee for the report regardless of any outcome. In addition, the client will reimburse the Consultant the cost of all reasonable out of pocket expenses which he may incur. Payment in full of the total amount due must be paid within 30 days and the Consultant shall be entitled to charge interest both before and after any judgement of the amount unpaid, at the rate of 10% per month from time to time, until payment in full is made (a part of the month shall be treated as a full month for the purpose of charging interest). No discount nor retention or set off against the same due is allowed unless previously agreed by the Consultant in writing. The report is valid from the date of the report for one year following the receipt of payment in full for the services provided.

In making the report, the following assumptions will be made by the Consultant (and these are therefore matters for which no responsibility can be accepted by the Consultant):

- (i) that the land, which is the subject of the inspection or survey, is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown
- (ii) that the land and its value are unaffected by any matters which might be revealed by a local land search or replies to conveyance enquiries or by any statutory notice and that neither the land nor its condition nor its uses nor its intended uses is, or will be unlawful or contrary to planning or building regulations
- (iii) that inspection of those parts of the land or soil strata or any tree which have not been inspected would neither reveal material defects nor cause the Consultant to alter his opinion materially
- (iv) that there are not underground pipes, wires, cables or others services or installations which might be damaged as a result of work recommended or necessary
- (v) that no tree is the subject of or protected by a Tree Preservation Order or the terms of a planning consent, in relation to which the Client must make his own enquiries of the Local Planning Authority responsible.

The Consultant will provide his opinion on those matters in respect of which he has given the Client express written confirmation and subject to the limitations and conditions then stated.

It is possible that the report will suggest further investigation works to be carried out by a specialist firm or person e.g. Structural Engineer, Surveyor, or electrical engineer. On no account will liability be accepted by the consultant in respect of matters on which the client is recommended to obtain such other specialist advice or if the client proceeds or acts without obtaining and acting upon the relevant further advice.

The report will not purport to express an opinion about or to advise upon the condition of un-inspected parts of the land or trees and should not be taken as making any implied representation or statements about sum parts.

The consultant will carry out such work with the skill, care and diligence that can reasonably be expected of a competent arboricultural consultant, always bearing in mind the limitations of the inspection.

Preliminary surveys are visual inspections that do not include any information on engineering, no root or soil samples are taken for analysis and trees are not climbed.

The consultant will inspect as much of the land and trees as is practicable given the scope of his instructions and the level of fee agreed. He will be under no obligation to inspect those areas that are unexposed or not readily accessible.

Except where the contrary is stated, parts of the land or of the trees, which are covered, unexposed without excavation or inaccessible without climbing, will not be inspected.

Without specific written instructions, the consultant will not report on the condition of other parts of the land or trees.

The report shall provide information as to the overall condition of the land and trees and is not intended to be an inventory of every single defect that might insignificantly affect the clients' proposal.

Any verbal information given by the consultant prior to the clients' receipt of the written report shall not be construed as a representation or warranty and should not be relied or acted upon.

(i) Subject as expressly provided in these conditions, and except where the client is sold to a person dealing as a consumer (within the meaning of the Unfair Contract Terms Act 1977) all warranties, conditions or other terms implied by the statute or common law are excluded to the fullest extent permitted by law.

(ii) Any claim by which the *client* is based on any defect in the nature or quality of the consultant's services shall be notified to the consultant within 7 days from the date of supply.

(iii) Except in respect of death or personal injury caused by the consultant's negligence, the consultant shall not be liable to the client by reason of any representation, or implied warranty, condition or other term, or any duty at common law, or under the express terms of any contract, for any consequential loss or damage (and whether caused by the negligence of the consultant, his employees or agents or otherwise) which arise out of or in connection with the consultant's services, except as expressly provided in these conditions.

(iv) The consultant shall not be liable to the client or be deemed to be in breach of the contract by reason of any delay in performing, or any failure to perform, any of the consultant's Obligations in relation to the services he renders if the delay or failure was due to any cause beyond the consultant's control.

Each provision of these conditions limiting or excluding liability operates separately in itself and survives independently of the others.

Any dispute arising out of or in connection with the contract between the client and the consultant shall be referred to the arbitration or a single arbitrator appointed by agreement between the parties or, in default of agreement, nominated on the application of either party to the Arboricultural Association. The consultant reserves the right to refuse work(s) if a conflict of interest is identified or arises. Quotations are valid for 28 days from the date of the quotation.

The contract between the client and the consultant shall be governed by the laws of England



Trading as Central London Tree Surveys

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