



TRACY CLARKE  
TREE CONSULTANCY

# Arboricultural Impact Assessment and Method Statement

**Client:** Residence One

**Site:** 27 Graham Terrace  
London  
SW1W 8JE

**Report by:** Tracy Clarke MICFor. F.Arbor.A. CEnv

**Date:** March 2021

**Reference:** TCTC-18012

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## Executive Summary

Tracy Clarke Tree Consultancy Ltd are instructed to provide an arboricultural survey and impact assessment of the proposal in accordance with BS5837 (2012), Trees in relation to design, demolition, and construction – Recommendations. The information provided to the client has helped to inform the site layout to ensure that the proposal is sustainable in respect of important arboricultural and landscape features and that it complies with national and local planning policies.

The proposed development includes a rear ground floor infill extension with new link to lower ground floor, increased width, and depth to first floor rear wing with new window openings, replacement of existing single glazed windows with slimline double glazing to match existing profiles, air condenser unit in rear garden providing air cooling to all bedrooms, regeneration of the external areas and facades and internal reconfiguration and refurbishment throughout.

The tree survey includes three small trees relevant to consideration of the proposal. Two small trees, (T2 and T3), considered low value, with no public amenity, will be removed to facilitate the development proposal. The landscape masterplan indicates a small sized replacement tree suitable for the space and location to mitigate for this loss.

Part of the existing retaining bed wall around retained tree T1 will be carefully removed and reconfigured. There is a small incursion into the theoretical root protection area, resulting in an overall increase and improvement in the size of the raised bed following the completion of this work. Provided the approach to demolition and construction of the new retained bed are implemented carefully and all roots retained during this work, this aspect can deliver an overall benefit to the rooting conditions of T1 for the long term.

My conclusions are that the proposed development is therefore acceptable in both arboricultural terms and in relation to planning policy as it relates to trees.

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# 1 Introduction

## Terms of reference

1.1 Tracy Clarke Tree Consultancy Ltd are instructed by Residence One to:

- provide a BS 5837 (2012) tree survey of trees relevant to the site, with recommendations for works, and
- provide an arboricultural impact assessment report which addresses the impacts on trees from the proposed development for planning submission, and provides measures for their protection during construction

1.2 The proposed development includes rear ground floor infill extension with new link to lower ground floor, increased width, and depth to first floor rear wing with new window openings, replacement of existing single glazed windows with slimline double glazing to match existing profiles, air condenser unit in rear garden providing air cooling to all bedrooms, regeneration of the external areas and facades and internal reconfiguration and refurbishment throughout.

## Method of assessment

1.3 This assessment follows best practice British Standard 5837: Trees in relation to design, demolition, and construction (2012) which provides a methodology for the assessment of trees and other significant vegetation on development sites and aims to guide decision making towards sustainable design and tree cover on all new developments.

1.4 This assessment also has regard to national and local planning policies in consideration of the arboricultural impacts from the development proposals since these policies will guide the decision-making process of the local planning authority.

### **Scope and limitations**

- 1.5 The tree survey is of a preliminary nature only; all trees have only been inspected from ground level applying <sup>1</sup>Mattheck's (1994) visual tree assessment method (VTA). No detailed decay investigations of the trees or detailed site investigations have been carried out to inform this report.
- 1.6 This report is not an assessment of tree condition and the risk they represent to people or property, however where defects trees have been noted as requiring works, recommendations are included in the tree schedule included with this report.
- 1.7 All recommendations are given in the context of the site's current use, or to facilitate the proposed development. Trees are dynamic living organisms, and subject to a change in their condition.
- 1.8 This report should not be considered as a full assessment of the health and safety of trees on and adjacent to the site, and where trees do have the potential to harm people or property, an inspection of their condition by the relevant owner on an annual basis is recommended.
- 1.9 The assessment of trees within this report is valid for two years from its date.
- 1.10 Due to the absence of a full topographical survey, tree positions are approximate only unless otherwise stated.

### **Background documents supplied**

- 1.11 The following documents have been supplied by the client team and relied upon for this report:

Supplier	Name	Date
Residence One	Design and Access Statement	08.02.21
	Proposed plans 5007 (PL) 01	Nov 2021

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<sup>1</sup> Mattheck, C, Broeler, H. (1994). The body language of trees. A handbook for failure analysis – Research for Amenity Trees No.4 Research for Amenity Trees

## 2 Planning Policy Context

### National and Local Planning Policy

- 2.1 National Planning policy is set out in the government's National Planning Policy Framework (NPPF) 2019, is a material consideration in any planning application and provides a framework for locally prepared plans for housing and other development. This framework policy promotes a presumption in favour of sustainable development, delivering good quality design and change for the better in our built and natural environment over the lifetime of the development. The NPPF recognises that the natural environment is an essential component of the health and wellbeing of society. Growth for communities delivered by the planning system requires the careful consideration of our natural environment during the design and development process to achieve sustainable development.
- 2.2 The NPPF goes on to say that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or as a last resort, compensated for, then planning permission should be refused.
- 2.3 This report considers how the development complies with the NPPF and how it achieves sustainable development.
- 2.4 The London Plan adopted March 2021 informs decisions on planning applications across the capital. marks a step-change in the approach to the future development and sustainable, inclusive growth of London, promoting the concept of Good Growth – growth that is socially, economically inclusive, and environmentally sustainable. Chapter 8 sets out the strategic approach to green infrastructure within London which is considered an integral element of all development proposals. Policy G7 in particular requires that where possible existing trees of value are retained and if planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed.
- 2.5 The All London Green Grid supplementary planning guidance adopted in 2012 provides guidance on the implementation of the London Plan policies and in respect of trees and vegetation notes:
- “Trees and vegetation in the open spaces, streets and civic spaces within the central area can provide green links through the urban area.... Urban greening of streets and buildings will assist in adapting to the effects of climate change, for example street trees will provide shade and help to alleviate the urban heat island effect through cooling and green roofs can slow down the rate of rainwater run-off into drain and sewers.”



- 2.6 The London Environment Strategy (2018) chapter 5 (Green Infrastructure) policy 5.1.1 aims to protect, enhance and increase green areas in the city, to provide green infrastructure services and benefits that London needs now and in the future; New development proposals should avoid reducing the overall amount of green cover and where possible seek to enhance a wider green infrastructure.
- 2.7 Local Planning Authorities are governed in their decision-making process by the principle of sustainable development.
- 2.8 Planning policy of Westminster City Council is the Westminster Development Plan which includes the City Plan adopted on 9 November 2016 and relevant saved policies of the Unitary Development Plan provided they are consistent with the objectives of current national planning policy.
- 2.9 **DP Policy S38: Biodiversity and Green Infrastructure** - states that biodiversity and green infrastructure will be protected and enhanced throughout Westminster and opportunities to extend and create new wildlife habitat as part of development will be maximised. Proposals within Areas of Wildlife Deficiency should include features to enhance biodiversity, particularly for priority species and habitat. Where developments would impact on species or habitat, especially where identified in the relevant Biodiversity Action Plan at national, regional, or local level, the potential harm should firstly be avoided, secondly be mitigated, or finally appropriate compensation will be sought. Where harm cannot be prevented, sufficiently mitigated against, or adequately compensated for, permission will be refused.
- 2.10 **UDP Policy ENV 16: Trees and Shrubs** – states
- A) All trees in conservation areas and all those trees subject to Tree Preservation Orders will be safeguarded unless dangerous to public safety or, in rare circumstances, when felling is required as part of a replanting programme.
  - B) Planning permission will be refused for development likely to result in the loss of or damage to a tree which makes a significant contribution to the ecology, character, or appearance of the area.
  - C) Planting of new or replacement trees may be required as a condition of a planning permission. Conditions for replacement trees may specify planting of the successor prior to the felling of the tree it will replace.
  - D) New proposals for tree planting and shrubbery should respect the historic street character, views and settings of buildings, be appropriate to the location, and consider their contribution to biodiversity.
  - E) The City Council will protect trees that form part of green corridors, particularly those located at the rear of private gardens.

### 3 Observations and Tree Information

#### The Site

- 3.1 The site was visited on 1 March 2021 to carry out a BS5837 (2012) survey and assessment of trees.
- 3.2 The development site is 27 Graham Terrace, London, SW1W 8JE
- 3.3 In terms of planning policy the site is not located within a designated area of wildlife deficiency.

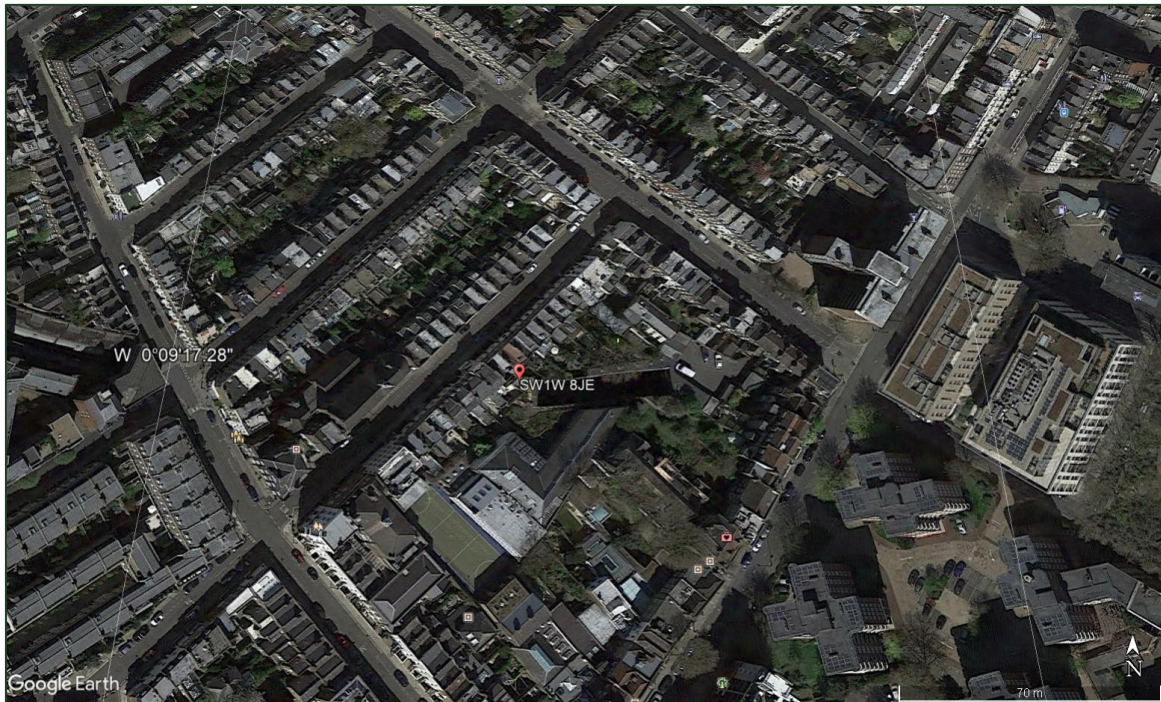


Fig. 1 Google Earth 2021 – site location

#### Tree data

- 3.4 The data on the trees surveyed can be found in the tree schedule at Appendix A1. A total of three trees have been assessed in relation to the proposal trees, tree works are identified at Appendix A2.
- 3.5 The surveyed trees and their assessment of quality and value are indicated on the tree survey plan at Appendix B1.
- 3.6 The proposed layout and where relevant, trees for removal are shown at Appendix B2.
- 3.7 The tree protection plan is provided at Appendix B3.
- 3.8 An analysis of the tree quality and value, species mix and age diversity relevant to this proposal is included at Appendix C, which helps to understand the sustainability of the existing tree population on site.

### Site soils and influence on rooting

3.9 Soil conditions will have a significant effect upon tree growth and will influence:

- The species that will grow successfully.
- Rooting depths for different species.
- The available soil volume that can be used by roots and therefore the likely tolerance of trees and other vegetation to soil disturbance

3.10 As a guide, <sup>2</sup>Cranfield University Soilscape map describes the soils at the site as **Soilscape 6**: Freely draining slightly acid loamy soils.

### Legal status of trees / woodlands

3.11 At the time of writing the report it has not been possible to identify whether the surveyed trees are legally protected by a tree preservation, however the site does fall within the Belgravia Conservation Area, and all trees over 75mm diameter are legally protected.

3.12 The removal or pruning of any legally protected trees requires prior written Local Planning Authority (LPA) approval unless granted through full and detailed planning consent where the works have been clearly specified and agreed as necessary to implement that consent.

### Grosvenor Estate

3.13 The site also sits within the Grosvenor Estate, and the removal of trees are subject to the following requirement:

*"If the proposals involve the removal of a tree you will be required to:*

- a) *provide a new specimen.*
- b) *pay compensation for the lost value of the tree in accordance with CAVAT guidelines.*

3.14 The client intends to meet this requirement in agreement with Grosvenor, and a CAVAT evaluation for the T2 and T3 has been calculated for further discussion in this respect.

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<sup>2</sup> <http://www.landis.org.uk>

## 4 Discussion

### Key arboricultural impacts

4.1 The following arboricultural impacts have been identified in relation to the proposed development:

Activity	Potential Impact			
	Category A	Category B	Category C	Category U
Tree Loss for Development	0	0	2 (T2 and T3)	0
	T3 sits within the footprint of the proposed extension, and T2, which has been heavily pruned in the past, is unsightly, and proposed to be removed as part of the landscape enhancements to the rear garden area.			
Tree Loss for Arboricultural Reasons	No trees are proposed for removal for arboricultural reasons.			
<sup>3</sup> RPA and tree crown Impact	There is no impact on crowns or root protection areas of retained trees. The general impacts on retained trees can be managed by following the requirements of the tree protection plan and method statement at Appendix B3.			
RPA incursion: Demolition and Construction	<p>The removal of the existing raised bed retaining wall in the rear garden is within the RPA of T1. The intention is to reconfigure the shape of the raised bed retaining levels as existing. There is small reduction in the existing raised bed to the west, and an increase to the north east. It should be possible to carry out these works, retaining all exposed roots and adjusting their position within the new raised bed. Therefore, there is no intention to remove roots to facilitate either demolition or construction of this area of the garden, the detail of exactly how can be secured through an agreed arboricultural method statement, although an outline is provided at Appendix B3 on the tree protection plan provided.</p> <p>Tree protection measures in the form of barriers will be installed once the retained bed has been reconfigured to avoid the risk of materials from building works being stored here.</p>			
RPA Incursion: Soil levels change	No soil level changes are anticipated within the root protection area of retained trees.			

<sup>3</sup> RPA Section 3.7 of BS5837 (2012): layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

<p><b>RPA Incursion:</b> Underground services and drainage</p>	<p>No information is currently available relating to underground services or drainage for the proposal, however it should be possible to locate the utilities outside the RPA of trees. If it is essential to locate underground drainage or services runs within the RPAs of retained trees these operations should follow the recommendations in the NJUG guidelines<sup>4</sup>. In addition, it is also recommended that these works are carried out under arboricultural supervision when being installed.</p>
<p><b>RPA Incursion</b> Landscape operations</p>	<p>Provided the tree protection plan is used as a guide for landscape operations, this should ensure that any works for improving the hard and soft landscaping features will not harm trees. Any landscaping works within the tree protection areas should be undertaken by hand only avoiding using machinery. Where machinery is unavoidable this should be tracked and light weight only (max of 2 tonnes). Temporary ground protection should always be installed beforehand as follows:</p> <ul style="list-style-type: none"> <li>• <i>Pedestrian</i> – single thickness scaffold boards placed on top of a compressible resistant layer of 100mm of woodchip laid onto a geotextile membrane.</li> <li>• <i>Pedestrian operated plant</i> – gross weight of 2tonne, proprietary inter-linked ground protection boards placed on top of a compressible resistant layer of 150mm of woodchip laid onto a geotextile membrane.</li> </ul>
<p>Pruning to facilitate development</p>	<p>No pruning of retained trees will be required because of the development proposal.</p>
<p>Future growth of retained trees</p>	<p>This is not considered to be an issue as the layout is well designed away from trees and tree crowns.</p>
<p>Daylight and sunlight</p>	<p>This is not considered to be an issue as the layout is well designed away from trees and tree crowns. Trees are an asset when it comes to the provision of shade and welcome cooling and can provide a natural alternative to the reliance on air conditioning (for example) to mitigate the effects of climate change resulting in warmer temperatures generally in the UK.</p>

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<sup>4</sup> National Joint Utilities Group (NJUG) *Guidelines for the planning, installation, and maintenance of utility apparatus in proximity to trees*. Volume 4 Issue 2. London: NJUG, 2007



Discussion on removal of trees for development and arboricultural reasons



AC1. (01.03.21) T2 Strawberry tree looking south east from within the garden.



AC2. (01.03.21) T3 Myrtle looking north east from within the garden.

- 4.2 Westminster planning policy is concerned with the retention of trees of significant townscape, ecological or amenity value. T2 and T3 are proposed for removal to facilitate the development proposal and fulfill landscape improvements to the rear garden. Neither T2, or T3 (see photographs AC1 and AC2 below) fit the criteria of significance and should not therefore be considered an important constraint to the development proposal.

#### **Mitigation**

- 4.3 The landscape design makes provision for one replacement with one small tree, this is reasonable given the limited available space within the garden area, this tree and T1 will be able to develop to their full potential unhindered and will integrate well into the usable garden space.

#### **Sustainability and Compliance with planning policy**

- 4.4 In respect of policy DP Policy S38: Biodiversity and Green Infrastructure, the site is not within a wildlife deficient area of the borough, and loss of T2 and T3 will be mitigated for by replacement with a tree of greater seasonal and wildlife interest, the landscape architect has suggested snowy mespilus or Tibetan cherry, both of which provide greater all year round interest than the existing trees and are excellent for pollinators.
- 4.5 In respect of UDP Policy ENV 16: Trees and Shrubs, T1 can be retained and appropriately cared for during works on site to ensure it can be safeguarded during the development proposal. Due to their rear garden location, and small size, neither T2 or T3 could be considered as making a significant contribution to the character or appearance of the area, and whilst in flower they may benefit pollinators their loss will be mitigated for within a short period of time with the replacement tree.

## 5 Conclusions

- 5.1 This report demonstrates that trees have been considered properly in accordance with best practice, impacts identified, and mitigation suggested to ensure risks from demolition and construction operations associated with the proposal can be reasonably managed and implemented where necessary.
- 5.2 The site sits within the Belgravia Conservation Area, but not within a designated area of wildlife deficiency. Three trees have been assessed in relation to the proposal. Two low quality rear garden, small trees (T2 and T3) are proposed for removal to facilitate development and relandscaping of the rear garden, neither tree makes a significant contribution to the ecology, character, or appearance of the area,
- 5.3 Subject to adopting the approaches and best practice recommendations within this report, the proposal can incorporate the retention of important trees, delivers improved growing conditions for T1, and will mitigate low quality tree loss by the provision of a new tree (the right tree species in the right location and therefore complies with national and local planning policies as they relate to trees.



## Appendix A1 – BS 5837 Tree Data Schedule



## 27 Graham Terrace

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	Bat Potential	Life stage	Condition Notes Recommendations	Survey date	RPA (m <sup>2</sup> )	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	1 Acer palmatum (Japanese Maple)	8.0	16 COM	2		3.2		1.0		3.5		3.6	2.5	N	Mature	Structural condition Good. Physiological condition Good. East side of crown limited by wall Forks have included bark but appear stable In 40cm high raised bed	02/03/2021	13.0	2.0	20-40	<b>B1</b>
Tree T2	1 Arbutus unedo (Strawberry Tree)	6.0	19 COM	2		2.0		0.5		1.0		2.2	2.0	L	Early Mature	Structural condition Fair. Physiological condition Fair. Has been pruned back to boundary and reduced in height Pruning wound on stem at 1 metre Forks at 1.2 metres In 40cm high raised bed	02/03/2021	17.1	2.3	20-40	<b>C1</b>
Tree T3	1 Myrthus communis (Common Myrtle)	4.5	14 COM	4		1.6		1.6		1.6		1.6	1.0	N	Early Mature	Structural condition Fair. Physiological condition Fair. Crown managed - symmetrical shape	02/03/2021	8.9	1.7	20-40	<b>C1</b>

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<b>Trees unsuitable for retention (see note)</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 (e.g. 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 health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> </ul> <p style="text-align: center;">NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7</p>			<b>RED</b>
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>	<b>3 Mainly cultural values, including conservation</b>	
<b>Trees to be considered for retention</b>				
<b>Category A</b>  <b>Trees of high quality</b>  with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or 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).	<b>GREEN</b>
<b>Category B</b>  <b>Trees of moderate quality</b>  with an 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 significant though 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 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.	<b>BLUE</b>
<b>Category C</b>  <b>Trees of low quality</b>  with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	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.	<b>GREY</b>

**Bat Potential Roost Feature**

N: Negligible potential    L: Low potential    M: Moderate potential    H: High potential    C: Confirmed Roost

## Appendix A2 – Tree Work Schedule

# Tree Work Schedule



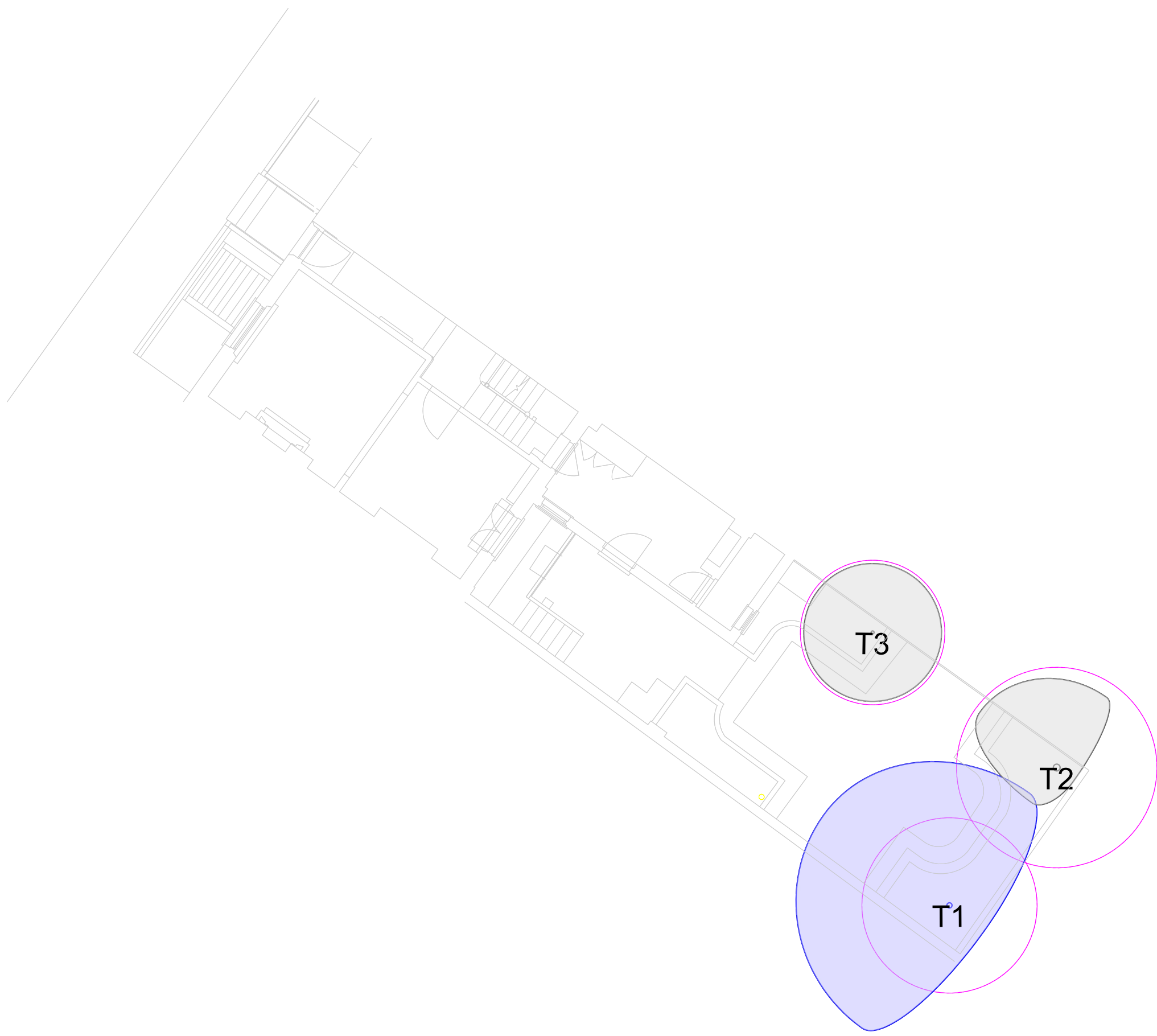
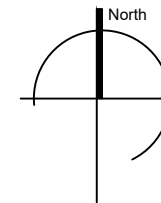
Site: 27 Graham Terrace

Date: March 2021





Tree / Group No.	Tag Number	Species	BS Category	Life Stage	Recommended works
T2		Strawberry tree	C1	Early mature	Fell to ground level to facilitate landscape enhancements
T3		Myrtle	C1	Early mature	Fell to ground level to facilitate development

**NOTE:**  
 All tree works should comply with BS 3998 (2010) - Recommendations. If necessary, appropriate checks by a suitably qualified ecologist should be made before tree works are undertaken, and all works should only be carried out once planning permission has been granted and any pre-commencement planning conditions relating to tree work have been discharged


## Appendix B1 – Tree Survey Plan



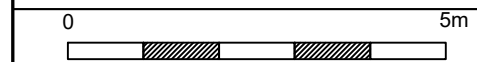
**BS5837:2012 Tree Categorisation**

- 
**A Category**  
 Trees of high quality with an estimated remaining life expectancy of at least 40 years
- 
**B Category**  
 Trees of moderate quality with an estimated life expectancy of at least 20 years
- 
**C Category**  
 Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
- 
**U Category**  
 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

**Key**

- 
**Root Protection Area (RPA)**  
 The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability. Where the tree is ancient the RPA follows Natural England Standing Advice 2018.

Do not scale from this drawing, tree positions and dimensions should always be checked on site. The original of this drawing is in colour, do not rely on monochrome versions. This drawing is copyright Tracy Clarke Tree Consultancy Ltd. ©



Date	Revision	Description
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**Title**  
Tree Survey Plan

**Client**  
Residence One

**Site**  
27 Graham Terrace, London  
SW1W 8JE

<b>Ref:</b> TCTC-18012-PL-01	<b>Rev:</b> -	<b>Scale:</b> 1:100 @ A3
<b>Status:</b> Planning	<b>Date:</b> March 2021	<b>Drawn By:</b> TC



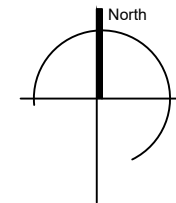
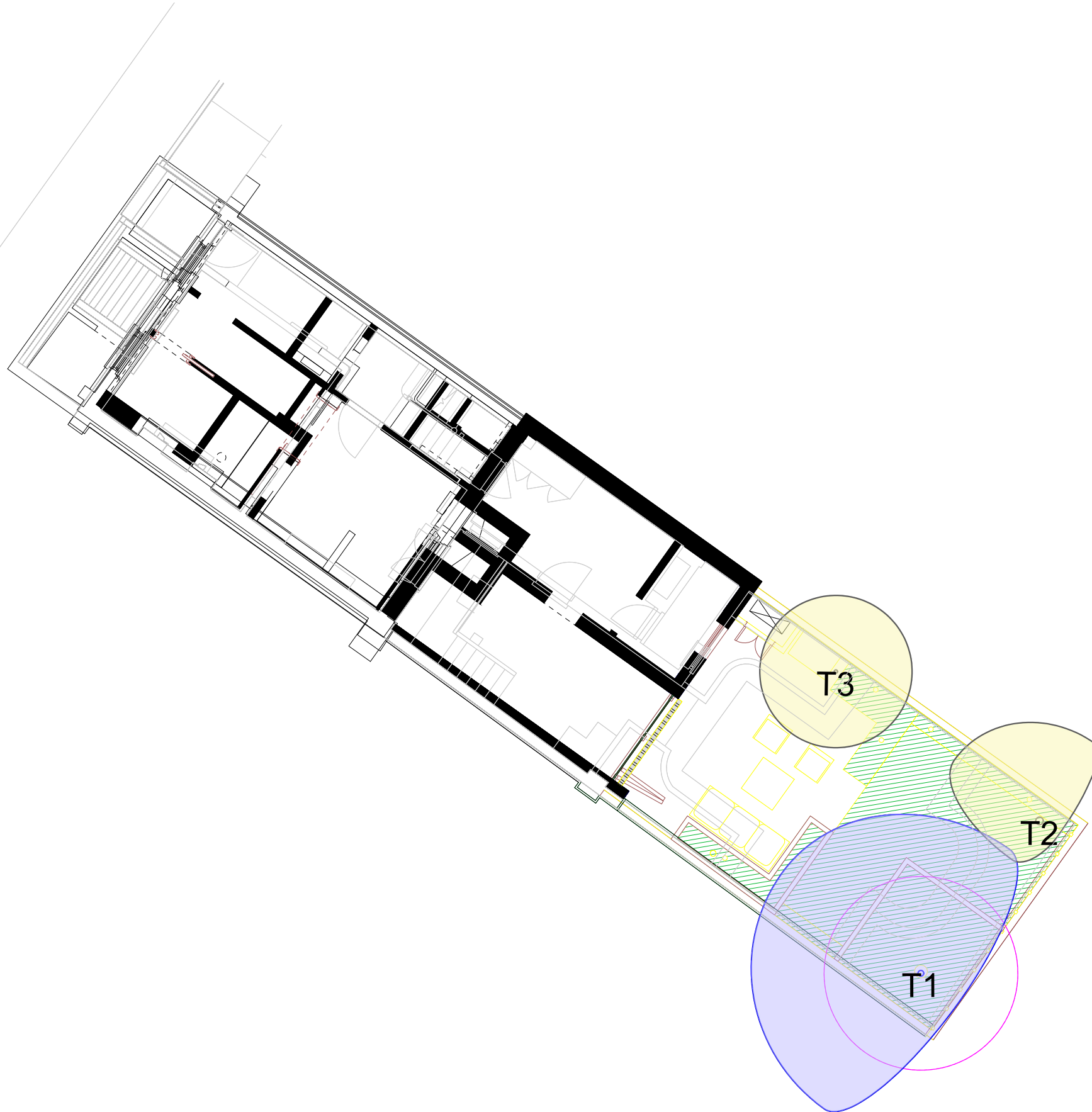
TRACY CLARKE

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



01371 811831
 info@tracyclarke.co.uk
 www.tracyclarke.co.uk

## Appendix B2 – Proposal and Tree Work Plan








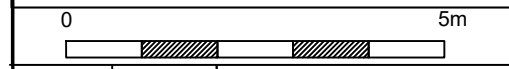
**BS5837:2012 Tree Categorisation**

-  **A Category**  
Trees of high quality with an estimated remaining life expectancy of at least 40 years
-  **B Category**  
Trees of moderate quality with an estimated life expectancy of at least 20 years
-  **C Category**  
Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
-  **U Category**  
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

**Key**

-  **Root Protection Area (RPA)**  
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability. Where the tree is ancient the RPA follows Natural England Standing Advice 2018.
-  Trees proposed for pruning or removal for development and landscape improvement
-  Existing Footprint

Do not scale from this drawing, tree positions and dimensions should always be checked on site. The original of this drawing is in colour, do not rely on monochrome versions. This drawing is copyright Tracy Clarke Tree Consultancy Ltd. ©



Date	Revision	Description
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**Title**  
Proposed Layout Plan

**Client**  
Residence One

**Site**  
27 Graham Terrace, London  
SW1W 8JE

<b>Ref:</b> TCTC-18012-PL-02	<b>Rev:</b> -	<b>Scale:</b> 1:100 @ A3
<b>Status:</b> Planning	<b>Date:</b> March 2021	<b>Drawn By:</b> TC

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## Appendix B3 – Tree Protection Plan and Heads of Terms Method Statement

**ARBORICULTURAL METHOD STATEMENT (HEADS OF TERMS)**

**Tree works**

All tree works recommended with the proposal will be carried out in accordance with BS 3998:2010 *Tree work - Recommendations* prior to any construction machinery arriving on site. Once completed, installation of protective barriers and temporary ground protection will take place immediately.

**Phasing of Works**

Prior to all internal construction works commencing, the reconfiguration of the retaining bed around T1 will be completed. Once completed, the protective barrier as indicated on the tree protection plan will be installed for the duration of the remaining construction works.

**Protective Barriers**

Protective barriers will be installed in the locations specified on this drawing prior to any works starting on site. There are two types of fencing specified; the default fencing which is required for areas of highest demolition and construction intensity and risk to trees, and the above ground stabilising system for less intensively used areas of the site.

**Foundation Construction**

Foundations within the root protection area of trees will be constructed only using special engineering solutions which will avoid significant root pruning, methods such as piles and suspended ground beams or slabs will be used, appropriate design for the site conditions will be specified by an engineer in liaison with an arboriculturist. Any excavations in existing built footprints will not exceed the existing building footprint or depth of existing footings.

**Excavations for Retaining Bed (T1)**

The appointed arboricultural consultant will be present on site for the works to ensure the methodology is properly adhered to.

The existing retaining wall will be manually dismantled, existing footings will be re-used if feasible to do so. Any roots exposed during these works will be retained and covered with wet hessian for the duration.

The new retaining feature will be installed, using existing footing space where feasible to do so, any other footings will be hand excavated and encountered roots moved aside rather than pruned and covered in wet hessian.

On completion of the new raised bed, the hessian will be removed and all retained roots of T1 will be repositioned within the new bed, increased areas of the bed will be backfilled with a mix of Biochar and good quality topsoil to original soil level, gently tamped down and watered in place.

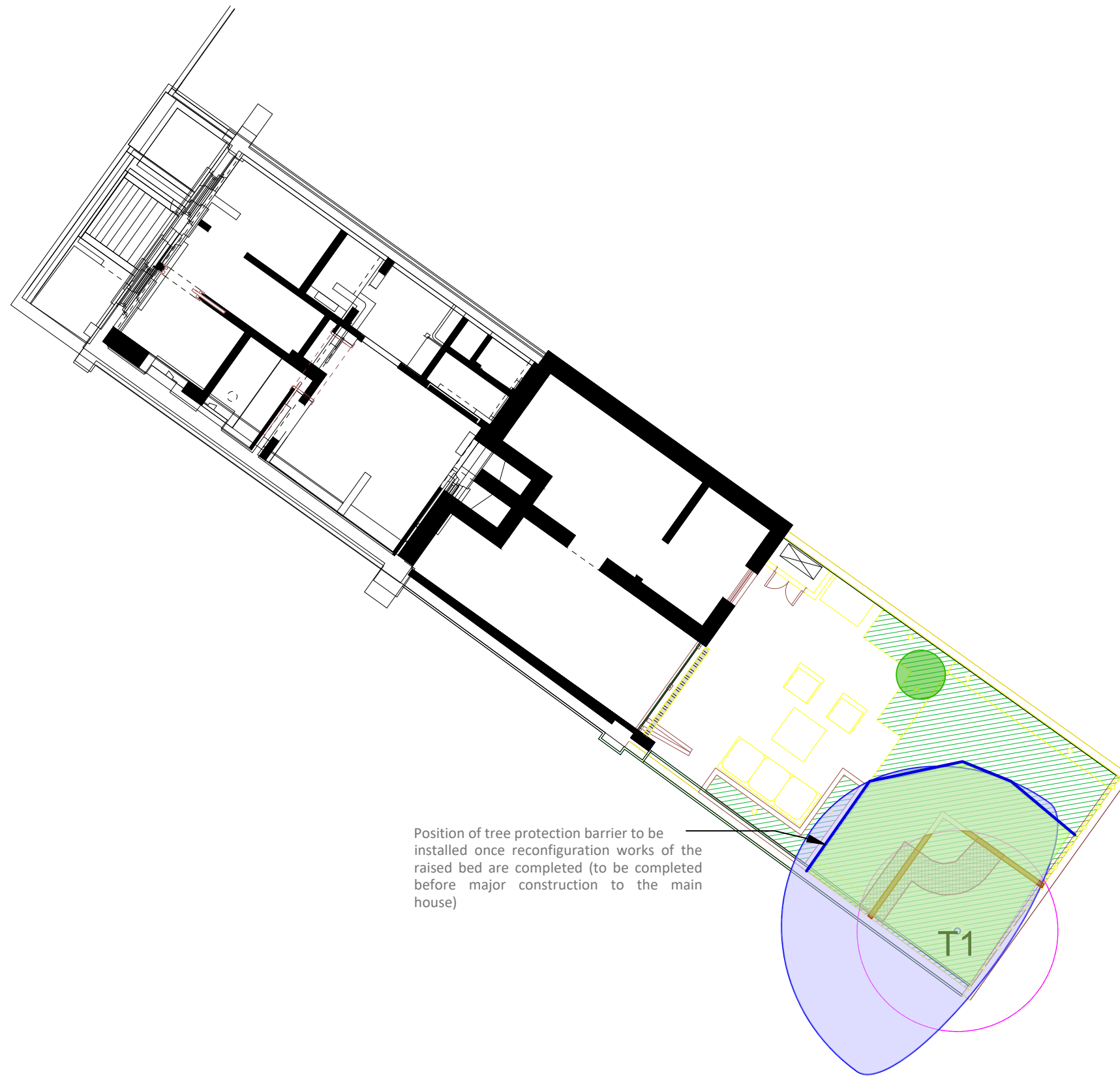
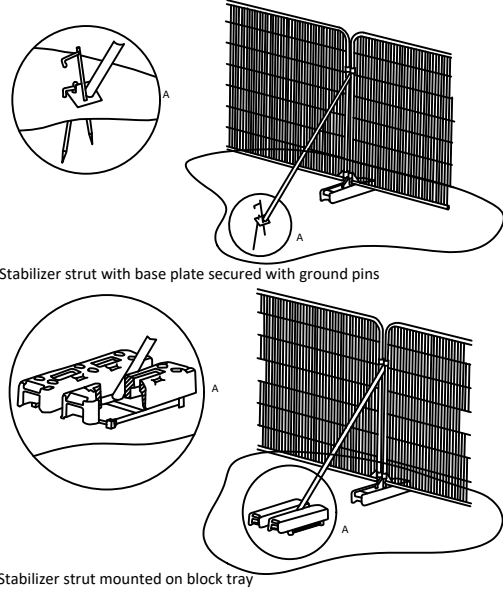
**General Tree Protection Measures**

- No construction or demolition works will take place within any protection zone identified on this drawing. Barriers and ground protection will remain intact and in position until works on site are completed, no alterations will take place without consulting the project arboriculturist beforehand
- No chemicals will be used within 3m of a tree, including hazardous material, cement or other toxic materials

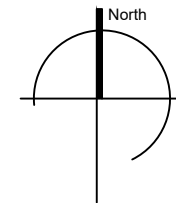
**Supervision of Works**

Once protection measures as specified on this drawing are in place, the project arboriculturist will be notified and a site visit will take place to approve the installations are fit for purpose. Site operations can commence once this has been approved.

**Examples of above-grounds stabilizing systems**



Position of tree protection barrier to be installed once reconfiguration works of the raised bed are completed (to be completed before major construction to the main house)



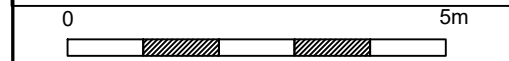
**BS5837:2012 Tree Categorisation**

- A Category**  
Trees of high quality with an estimated remaining life expectancy of at least 40 years
- B Category**  
Trees of moderate quality with an estimated life expectancy of at least 20 years
- C Category**  
Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
- U Category**  
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

**Key**

- Root Protection Area (RPA)**  
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability. Where the tree is ancient the RPA follows Natural England Standing Advice 2018.
- BS5837 (2012) heras fencing with stabilising struts
- Construction exclusion zone, no entry by personnel or machinery permitted
- Specialist demolition approaches to be carried out in accordance with an agreed arboricultural method statement under site supervision by an appointed arboricultural consultant
- Specialist construction approaches to be carried out in accordance with an agreed arboricultural method statement under site supervision by an appointed arboricultural consultant
- Proposed replacement multi-stemmed tree, species to be confirmed.

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Date	Revision	Description
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**Title**  
Tree Protection Plan

**Client**  
Residence One

**Site**  
27 Graham Terrace, London  
SW1W 8JE

<b>Ref:</b> TCTC-18012-PL-03	<b>Rev:</b> -	<b>Scale:</b> 1:100 @ A3
<b>Status:</b> Planning	<b>Date:</b> March 2021	<b>Drawn By:</b> TC

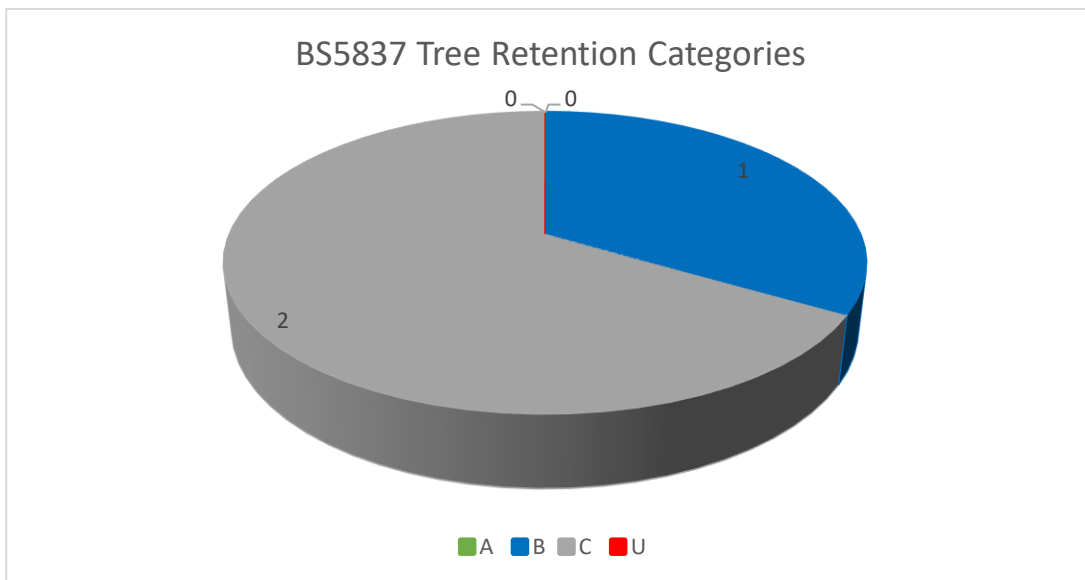
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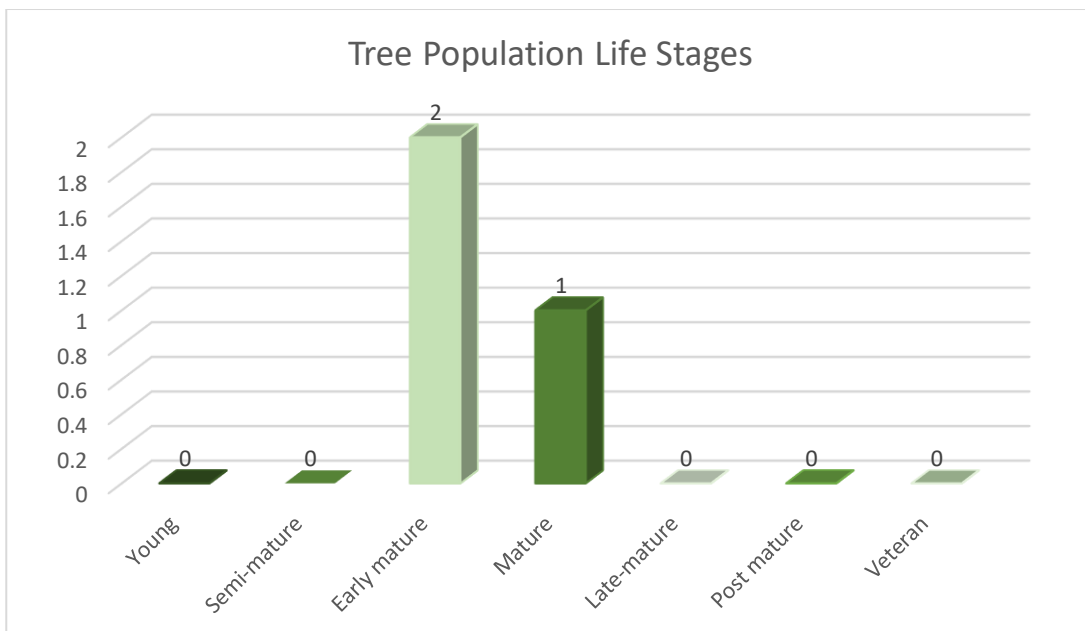
### Appendix C – Tree Data Analysis

#### BS5837 (2012) quality and value of the tree population

A total of three trees have been assessed in relation to the proposal.



#### Life Stage



## Appendix D – Qualifications

I am a qualified arboriculturist with significant experience in dealing with trees in relation to the living environment.

I am a Registered Chartered arboriculturist with the Institute of Chartered Foresters, a Fellow of the Arboricultural Association, a Chartered Environmentalist, and I have a Postgraduate Diploma in arboriculture and community forest management from Middlesex University, and a Higher National Diploma in arboriculture and I have over twenty years' experience in the field of arboriculture.



Tracy Clarke MICFor. F.Arbor.A. CEnv





# Excellence in Arboriculture



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