

Ref: LAS_665_A
Date: 22.11.2023

Site: 93 Hempstead Road, Watford

Arboricultural Statement

1 INTRODUCTION

1.1 LandArb Solutions Ltd were instructed to carry out a tree survey at 93 Hempstead Road, Watford; herein referred to as the site, and to prepare an arboricultural statement to accompany a planning application for a replacement dwelling.

2 TREE SURVEY

2.1 LandArb Solutions visited the site on 24.07.23 to carry out the tree survey.

2.2 A copy of the tree survey schedule and tree survey and constraints plan is shown in Appendix 1. A selection of site photographs is shown in Appendix 2.

2.3 The following provides a short description of tree cover at the site and should be read in conjunction with the tree survey schedule and tree constraints plan.

2.4 There are no trees at the property frontage, only a small garden hedge (H1) and several shrubs.

2.5 At the rear of the property is a raised patio / hard landscaped shrub beds. Within this are several cypress shrubs and small acer garden trees (T4 and G5). Adjacent to them is a small garden ornamental cypress and spruce trees (T3 and T2).

2.6 At the rear of the garden is a small are of mixed garden shrubs and a dead tree (G6), a small common serviceberry (T8) and a line of cypress (G7).

3 STATUTORY PROTECTIONS

Conservation Area / Tree Preservation Orders

- 3.1 A review of Watford Council's online TPO maps (accessed 24.07.23) shows that the site is not within a Conservation Area. The map identifies that two birch trees at the frontage are subject to a Tree Preservation Order (TPO 3). However, these were removed following a TPO application back in 2014.

Statutory Wildlife Protection

- 3.2 Although preliminary visual checks from ground level of wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside the remit of the survey.
- 3.3 Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for bats in addition to birds and small mammals. It is recommended that in line with any accompanying specialist advice, any tree works should only be carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the project manager, site owner or consulting arboriculturist should be informed and appropriate action taken as recommended by a Statutory Nature Conservation organisation such as Natural England.
- 3.4 It is advised that tree works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. Ideally, operations should be avoided during this period. Any necessary work should only be carried out following a preliminary check of the vegetation. For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000

(as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in Britain.

4 DEVELOPMENT PROPOSALS

4.1 Development proposals comprise the demolition of the existing dwelling and replacement with a new dwelling.

4.2 A copy of the proposed site plan is shown in Appendix 3.

5 ARBORICULTURAL IMPACT ASSESSMENT

5.1 The proposed site plan has been overlaid with the tree survey to prepare a Tree Retention/Loss Plan and Tree Protection Plan (Appendix 4). This has been used to inform this assessment in terms of the proposed site plan and relationship with trees.

Tree Retention/Loss

5.2 As shown in Appendix 4, proposals will require the removal of T2, T3, T4, G5 and part of G6.

5.3 T2, T3, T4 and G5 comprise small ornamental garden shrubs and small garden trees. G6 comprises a dead tree and garden shrubs. None of these survey items have public visual amenity value and none are considered high quality specimens that would clearly warrant preservation. These could all reasonably be removed outside of planning as part of gardening.

Impact to retained trees

Tree works

5.4 No tree work is required to enable development.

Removal of existing built form

- 5.5 No structures or surfacing is to be removed from any retained tree RPA.

New dwellings and hard surfacing

- 5.6 The proposed new dwellings and hard surfacing avoid retained tree RPAs. In this context the location is acceptable from an arboricultural perspective.

Levels

- 5.7 All existing levels in retained tree RPAs will be retained.

Drainage

- 5.8 No drainage details have been provided. However, given that all retained trees are at the rear of the property, there is clearly enough space to bring services into the site from the frontage without affecting retained trees.

6 TREE PROTECTION AND METHOD STATEMENT

- 6.1 Tree protection measures are shown on the TPP in Appendix 4. Protection measures will rely on fencing and considerate working practices.

Protection fencing

- 6.2 Fencing is to be installed in locations as shown on the TPP to prevent encroachment into soft landscaping and unsurfaced areas of RPAs.
- 6.3 Fencing is to be installed in the rear garden to prevent access to RPAs and retained trees. Fencing is also recommended to run along H1 to prevent direct contact.
- 6.4 Fencing is to be installed prior to works on site and remain in place for the duration.

General rules for tree protection

6.5 Areas excluded by fencing form a construction exclusion zone (CEZ). The following activities, are not permitted within a CEZ (or RPAs) unless detailed in this statement:

- No mixing of cement.
- No soil/turf stripping, raising/lowering of ground levels, deposit or excavation of soil or rubble.
- No storage of materials, waste materials, spoil, machinery fuel, chemicals or other materials of any other description (unless on ground protection).
- No parking/use of tracked or wheeled machinery unless on ground protection/existing driveway).
- No lighting of fires or disposal of liquids.
- No signs, cables, fixtures or fittings of any other description shall be attached to any part of a retained trees.

6.6 All materials are to be dropped off and stored within the site away from retained trees.

6.7 Contractor parking can be confined to the site frontage.

Considerate Working Methods

6.8 The final method of tree protection will be carrying out works considerately and being tree/hedge aware. All contractors must be made aware which trees and hedges at the site are to be retained and protected. All contractors must be made aware of tree protection requirements at the site and ensure works are carried out in accordance with this statement.

Summary











6.9 Overall with regard to proposals the following is noted:

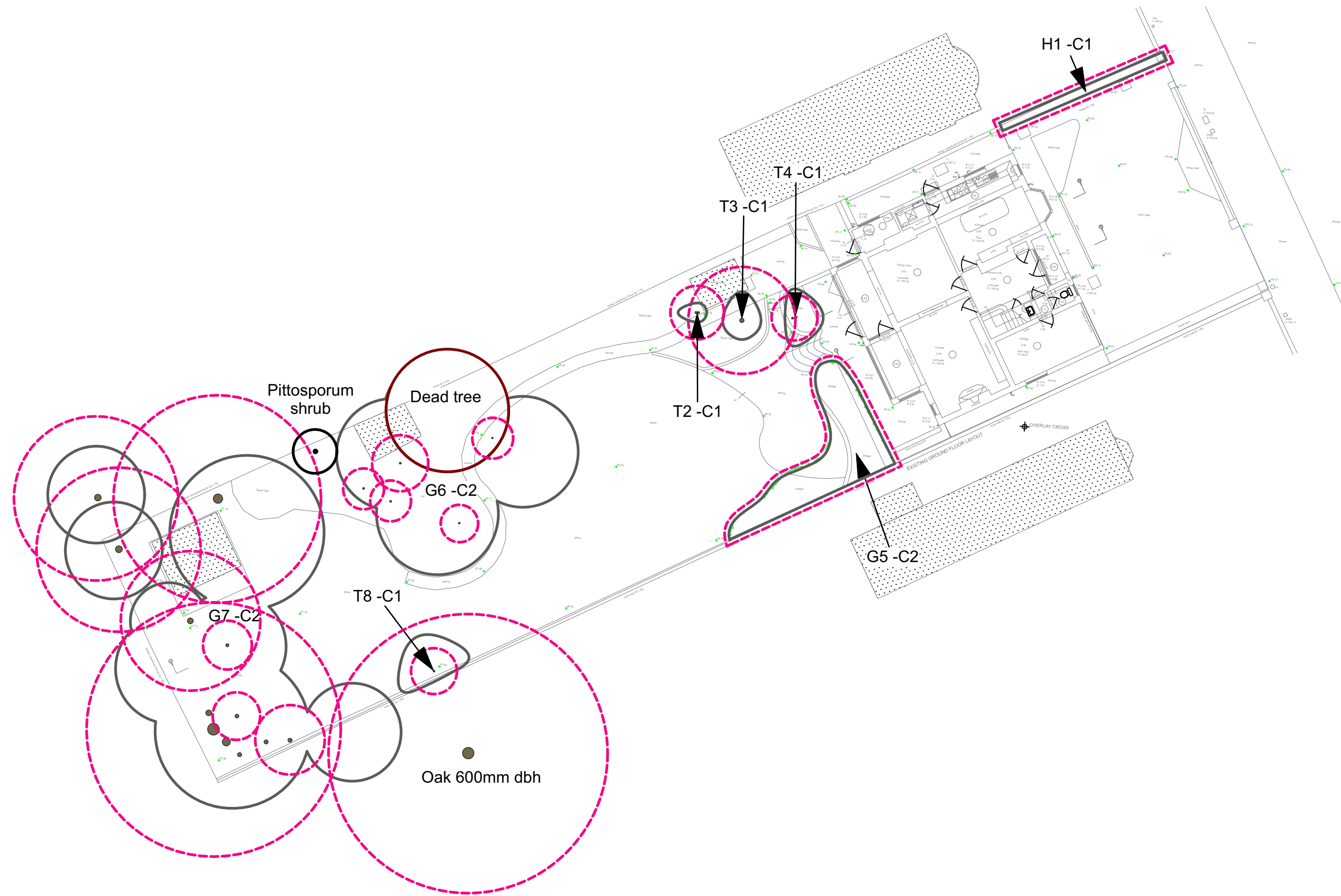
- Proposals would not require any high quality tree loss, nor any inappropriate tree works to enable development.
- New built form is located away from retained trees/hedges and would avoid detrimental RPA encroachments that would reasonably lead to the loss of retained trees.
- Retained trees and hedges can be adequately protected using a combination of protection fencing and considerate working methodologies.



Appendix 1:
Tree Survey and Constraints Plan and Schedule

KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	16/8/23

LANDARB SOLUTIONS

Project:
93 Hempstead Road, Watford

Description:
Tree Survey and Constraints Plan

Status:
For Planning

Scale: **1:200 @A2** Drawn | Checked: **DP | MP** Date: **16/08/2023**

Job Number: **LAS 665** Drawing Number: **01** Revision: **-**



Ref no.	Species	Ht. (m)	Stem				Category Grading	Crown Spread (m)								Life stage	ULE	Physiological Condition	Structural Condition	General Observations and Notes
			Stem Count	Stem dia. (mm)	RPA radius	RPA area		N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction	Ht. Can. (m)					
H1	Box, ivy, yew, bay laurel	1.5	5+	70	0.8	2	C1	As on plan				N/A	-	N/A	0.0	EM	10+	Fair	Fair	Garden boundary hedge, managed.
T2	Cypress	3.0	2	113	1.4	6	C1	0.5	0.5	0.5	1.0	N/A	-	N/A	1.0	SM	10+	Fair	Poor	Twin stem from base, small garden tree, shaped crown. Low quality
T3	Spruce	7.0	1	230	2.8	24	C1	1.5	1.0	1.0	1.0	N/A	-	N/A	1.0	SM	10+	Fair	Fair	Small garden tree, some needle loss. Low quality.
T4	Japanese acer	5.0	2	99	1.2	4	C1	1.5	1.5	1.5	0.5	N/A	-	N/A	1.0	SM	10+	Fair	Fair	Small ornamental acer.
G5	Cypress, spruce, acer	3.0	5+	80	1.0	3	C2	As on plan				N/A	-	N/A	0.0	SM	10+	Fair	Fair	Mixed area of small garden shrubs/trees, set in raised planter, ivy in some of the cypress. Small low quality items.
G6	Acer, holly, cypress, laurel.	6.0	5+	120	1.4	7	C2	As on plan				N/A	-	N/A	0.0	SM	10+	Fair	Fair	Mixed garden shrubs and small trees.
G7	Cypress	14.0	5+	500	6.0	113	C2	As on plan				N/A	-	N/A	0.0	EM	10+	Fair	Fair	Line of cypress on back boundary with small holly and cherry within. Cypress to east has had some snapped branches and has crowded union with browning needles. Low quality. Rest of cypress drawn up low quality. Holly has kinked stem and poor form, is a small garden tree. Cherry is multi stemmed suppressed and has poor form with included bark.
T8	Common serviceberry	5.5	1	100	1.2	5	C1	2.0	2.0	0.5	2.0	N/A	-	N/A	1.5	SM	10+	Fair	Fair	Small garden tree, suppressed by yew to south

Appendix 2: Site Photos



Photoview 1: View east towards T2-G5.



Photoview 2: View east at G5.



Photoview 3: View north at T2-T4.



Photoview 4: View east at T2/T3.



Photoview 5: View east at G6.



Photoview 6: View looking east at G6 and dead tree.



Photoview 7: View looking west at G7.



Photoview 8: View south at T8.



Photoview 9: View west towards G6.



Photoview 10: View north at H1.



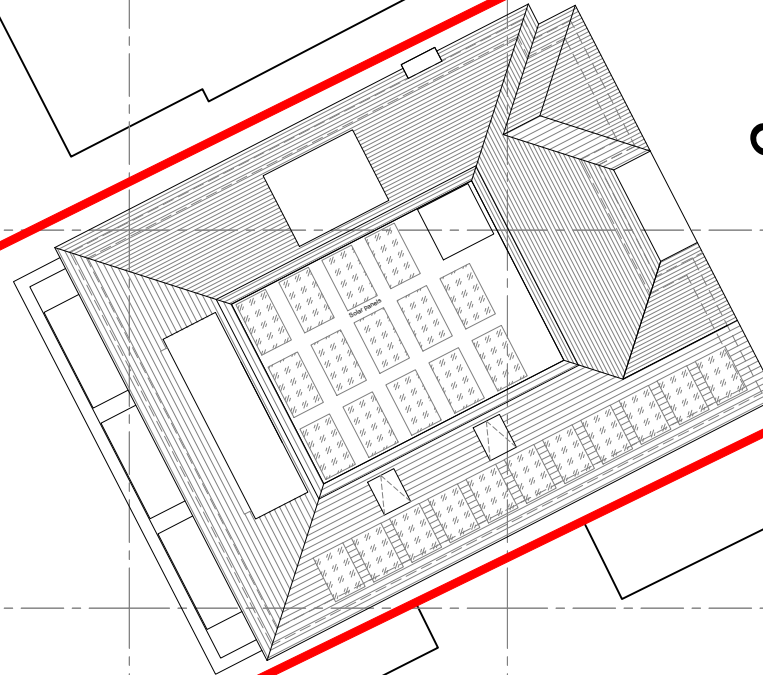
Appendix 3: Proposed Site Plan

HEMPSTEAD ROAD

59

39

19



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CLIENT

GAVIN AND SAM

PROJECT

PROPOSED NEW BUILD

ADDRESS

93 HEMPSTEAD ROAD
WATFORD
WD17 3HE

DRAWING

PROPOSED BLOCK PLAN

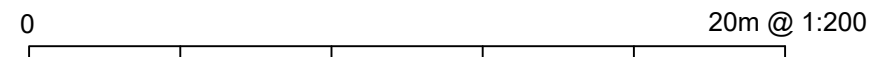
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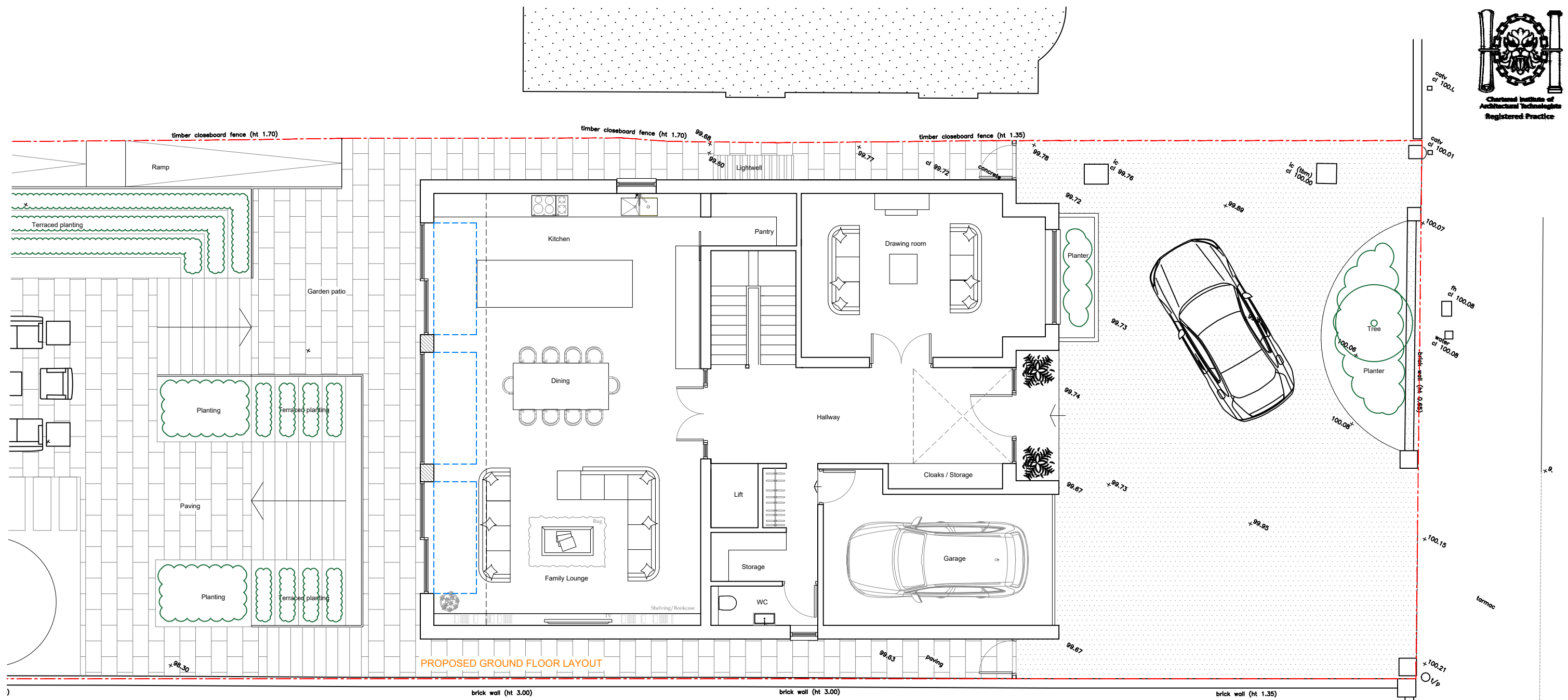
1:200 on A3

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DRWG NOS. 98

REV -





PROPOSED GROUND FLOOR LAYOUT

OVERLAY CROSS

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CLIENT

GAVIN AND SAM

PROJECT

PROPOSED NEW BUILD

ADDRESS

93 HEMPSTEAD ROAD
WATFORD
WD17 3HE

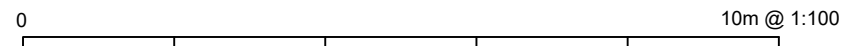
DRAWING

PROPOSED GROUND FLOOR PLAN

SCALE

1:100 on A3













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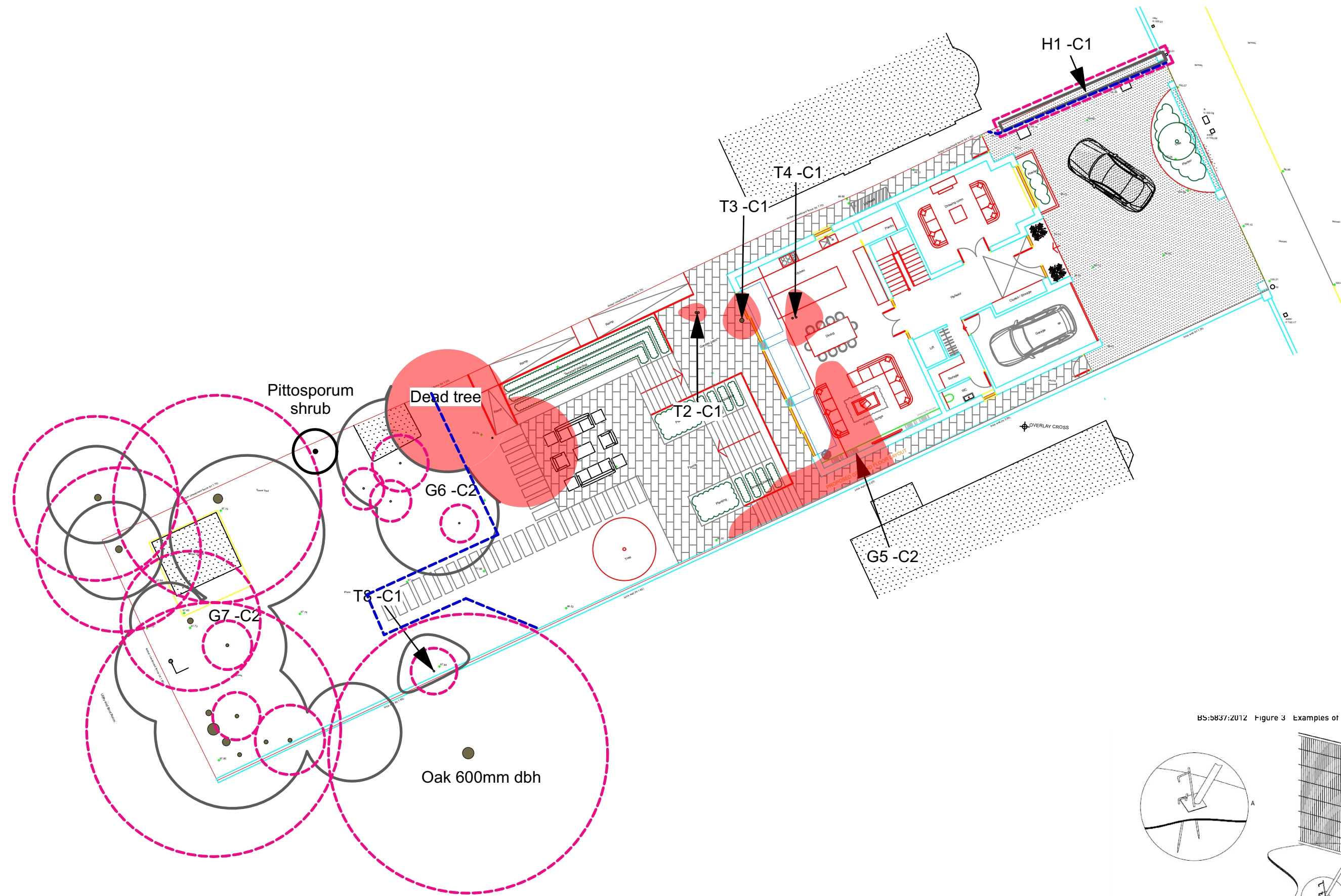




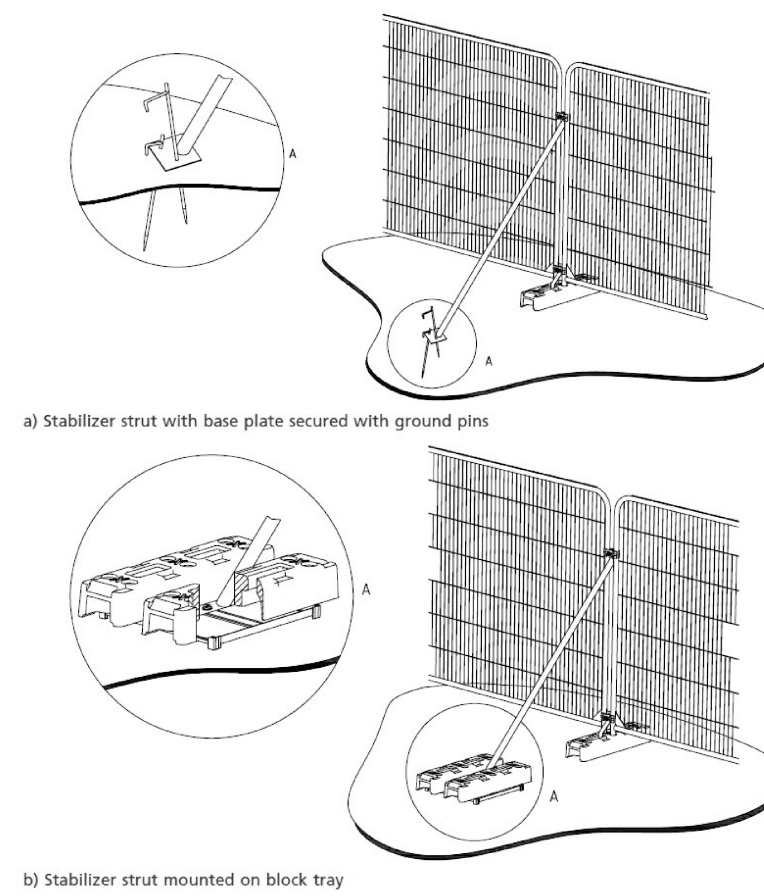
Appendix 4: Tree Retention/Loss and Protection Plan

KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
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-  Tree Category B - Moderate Quality
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-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree
-  Survey Item to be Removed
-  Tree Protection Barrier to BS:5837:2012 Primary Position



BS:5837:2012 Figure 3 Examples of above-ground stabilizing systems



For more details refer to BS:5837:2012 'Trees in relation to design, demolition and construction - Recommendations' p.21

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	16/8/23
A	Second issue	21/11/23

LANDARB SOLUTIONS

Project:
93 Hempstead Road, Watford

Description:
Tree Retention and Protection Plan

Status:
For Planning

Scale: 1:200 @A2	Drawn Checked DP MP	Date: 21/11/2023
Job Number: LAS 665	Drawing Number: 02	Revision: A

