



**THE ARBORICULTURAL**  
CONSULTANCY LTD

# Arboricultural Impact Assessment

## Ashworth Mansions, Elgin Avenue, W9 1JP

Report Reference Number: AIA.AM.0885.V1  
Version: One

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**Date: 24 March 2024**

Site address:  
Ashworth Mansions  
Elgin Avenue  
W9 1JP

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Surveyors Details			
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Qualifications			
Foundation degree in Arboriculture (level 5), Lantra Professional Tree Inspection.			

## Details:

### Purpose of the report:

The report is designed to fulfil the recommended criteria for the provision of arboricultural information in validating planning applications (ref: Department for Communities and Local Government Circular 02/2008 and the associated guidance document entitled 'Validation of Planning Applications').

### Included within the contents of this report is:

- Tree Impact Assessment detailing the Arboricultural Implications and potential impact from the proposed development on the local tree population.
- Outlined of trees to be retained, trees to be removed and where appropriate tree protection measures that may mitigate tree loss or damage.

**Client:** Collins (Contractors) Ltd

**Date:** 24 March 2024

**Report prepared by:** Mr B Tidey FdSc (arb) of The Arboricultural Consultancy Ltd

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### Site Details:

#### Site Address:

Ashworth Mansions  
Elgin Avenue  
W9 1JP

### Proposal:

The proposed development is for the demolition and rebuild the dwarf wall due to it bowing as well as replacement of deformed concrete slab. The area is a walkway with retaining wall that leads to steps that head down to basement dwellings.

### Key Terms and Abbreviations:

A comprehensive list of the key terms and abbreviations has been included to help explain some of the terminology, found in the [appendix](#).

### Use of Report:

This report is to be used at the development stage and not all the information is applicable to every reader. The summary highlights which areas are more applicable to specific users of the report to help target the relevant information to those implementing the necessary instruction.

This report shall be used in accordance with document: Tree protection Plan TPP.AM.0885.V1 this will provide tree location and give context to this report.

## Survey Method & Caveats

All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur but is not limited to biological and non-biological factors as well as mechanical/ physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to identified site risks and in accordance with relevant HSE and Central Government guidance. The Arboricultural Consultancy can provide further information on this matter if required. Where tree surgery works have been identified these should only be undertaken after checks with the relevant authority have been made, it is necessary to ensure that works may lawfully be undertaken. Up to date checks should be made as to the possible protection status of trees/ vegetation or land they are located within, these checks should cover, but are not limited to; Tree Preservation Orders (TPOs), Conservation Area, planning conditions, Areas of Outstanding Natural Beauty (AONBs), Ramsar, Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI). Locations of designation can be found at <http://magic.defra.gov.uk/MagicMap.aspx> and further advice on designations can be found at <http://jncc.defra.gov.uk>. Further advice on TPOs, Conservation Areas or planning condition can be found with the local governing organisation. All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species. Any comment relating to 3rd party trees has been made without full access to the tree(s). Should these trees have any impact on the site we would advise you to instruct us to contact the third party and undertake further inspection work.

The trees have been surveyed in accordance with the criteria set in the BS: 5837: Trees in Relation to Design, Demolition and Construction - 2012. A full hazard assessment of the trees (including assessment of decay or their defects and their implications) has not been undertaken as this is considered beyond the scope of this report. Any obvious hazards and defects have been identified where relevant in the Tree Survey Schedule and appropriate relating works have been recommended. Where relevant, trees not located within the legal property of the owner have been included and any works would be subject (where relevant by law, Statue and Common) to the owner's permission. Where appropriate further investigative works to be undertaken have been detailed and recommended. This may include climbing inspections, below ground exploratory investigations and the use of specialist decay detection equipment. Detailed ecological considerations are also beyond the scope of this report. UK and European Wildlife Legislation may affect the timing and even prohibit the enhancement of works and operations described in this report. Most of the information regarding wildlife can be found in the Wildlife and Countryside Act 1981 & updated 1994. This includes information of wild birds, bats, badgers and some insects. Bats in particular are afforded particular protection, and a specialist is required to determine if bats are present or may be affected when carrying out tree works. Further information is available from Natural England.

This survey and reports have been undertaken and produced by The Arboricultural Consultancy Ltd. All information within this report was correct at time of assessment.



Ben Tidey FdSc  
Consultant Arboriculturist  
Sunday, 24 March 2024

## 1.0 Introduction

- 1.1. The Arboricultural Consultancy have been appointed by Collins (Contractors) Ltd to provide information regarding the impact to trees from the proposed property development.
- 1.2. The site was inspected by Ben Tidey FdSc arb on Wednesday 14<sup>th</sup> December 2023, this tree survey included all trees that are within influencing distance of the area to be developed.
- 1.3. The trees were assessed to standards set out in BS 5837:2012: Trees in relation to design, demolition and construction – Recommendations. This standard will be used to guide future reports and working methodologies where appropriate.
- 1.4. The tree numbers used in this report refer to the tree numbers used in our Tree Constraints Plan and Tree Schedule. Following completion of this document this impact assessment was compiled using the proposed plans that were supplied by the client.
- 1.5. This arboricultural impact assessment will discuss the value of the tree resources in proximity to the proposal, outline the impact to this resource and comment where there will be a requirement for tree protection, damage mitigation and strategic planning of site logistics.

## 2.0 Executive Summary

- 2.1. The proposed development is for the demolition and rebuild the dwarf wall due to it bowing as well as replacement of deformed concrete slab.
- 2.2. All trees include within this report are subject to a Tree Preservation Order or within a conservation area.
- 2.3. The proposed development will not require the removal of any trees.
- 2.4. There will be no tree crown pruning required however there may be a requirement to prune small (below 25mm diameter) and fibrous (not clumps) of roots. This is for the removal of the damaged structures.
- 2.5. There will be an incursion to the RPA of T2, T3 and T4, this incursion will primarily affect T3 that is immediately adjacent to the proposed operations.
- 2.6. A summary of the affected trees for the proposed development is detailed in the table below:

Impact	Reason	A	B	C	U
Trees to be removed	To facilitate the development or due to their condition (U cat)	None	None	None	None
Retained trees to be pruned	To address identified defects/ facilitate construction	T2 (roots only), T3 (roots only), T4 (roots only)	None	None	None
Conflicts with tree RPAs	Incursion of the RPA of trees to be retained	T2, T3, T4	None	None	None

- 2.7. The root pruning that may be required will be minimal as the project design considered space for roots and their development, however there will likely be fibrous and small (under 25mm diameter) roots that may need to be pruned back for the demolition/removal of the existing damaged structure, pruning of these roots will minimise future damage and allow space to correctly install the new structures.
- 2.8. The incursion to the Root Protection Area (RPA) of T2, T3 and T4 is unavoidable, as the area for the reinstatement of the walkway and wall is under the trees, the project scale means that there is no requirement or space for large plant or machinery to be used, operations will be undertaken by hand using powered hand tools or from outside of the work area reaching in with a small excavator that will sit on the pavement to the front.
- 2.9. There will be a requirement for the implementation of tree protection and arboricultural supervision to reduce the impact to trees at the site, this shall be prescribed within an Arboricultural Method Statement, the protection will stop inadvertent tree damage during the construction phase.

### 3.0 Scope of Tree Survey, Plans and Report

- 3.1. To carry out a tree condition appraisal on the trees at the above site, providing information as to the impact from the development on the local tree population.
- 3.2. To undertake the tree appraisal in accordance with the principles of BS5837: 2012 'Trees in relation to design, demolition and construction - Recommendations'.
- 3.3. To produce a Tree Constraints Plan (TCP), showing the location of surveyed trees, their BS5837: 2012 categorisation and the theoretical Root Protection Areas (RPA).
- 3.4. To carry out this Arboricultural Impact Assessment on the effect to the local tree population from the development, commenting on whether tree removal is necessary or if action can be taken to reduce tree loss.
- 3.5. The purpose of this report is to comment on the arboricultural implication of the proposed development and to aid with decision-making. This report will aid in the planning of tree protection methods, construction techniques and working practices that are to be adopted on this site.
- 3.6. If the guidelines and principles outlined in this report are not adhered to, as with all development sites there is a risk that the construction activities will result in damage to and potentially the death of the retained trees. Damage to the trees will significantly increase the risk of their health declining and may increase the risk of their complete or partial failure.

### 4.0 Terms of Reference

- 4.1. Reference documents:
  - BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'
  - BS3998:2010 'Tree work – Recommendations'
  - BGS Open Source Soil Data <http://www.bgs.ac.uk/home.html>

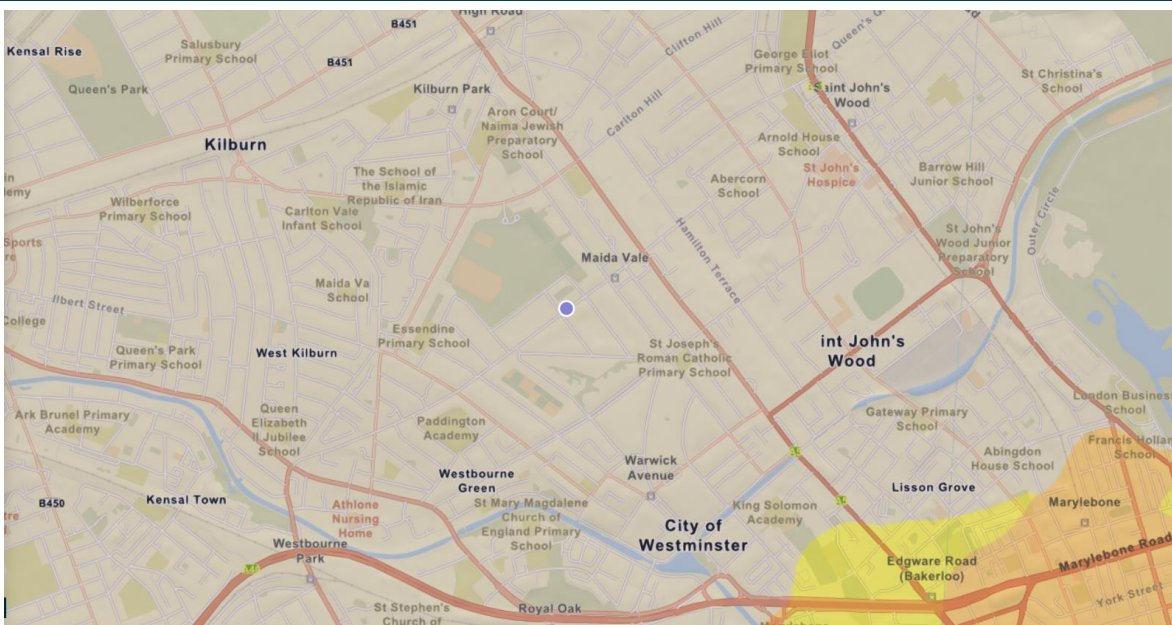
4.2. Documents supplied by client:

- 39023-SK30 - Bridge over roots

## 5.0 Description of the Site and Proposed Works

- 5.1. The proposed development is for the demolition and rebuild the dwarf wall due to it bowing as well as replacement of deformed concrete slab. The wall aspect is to be removed and replace with the design having an allowance for tree roots, this will be achieved by building the wall around roots using steel lintels to support the wall above roots. The replacement slab will be formed with a thinner than existing slab using a clay board to fill around roots with a reinforced slab above, roots will be surround uncompacted sharp sand to provide protection and support for the roots.
- 5.2. The immediate and distant landscape character is within the urban setting of London.
- 5.3. The general topography of the site is flat with trees adjacent to basement area of Ashworth Mansions.
- 5.4. The primary access to the site is from Elgin Avenue with the works being undertaken directly from the pavement to the front of the property.
- 5.5. The underlying geology of the land as described from *British Geological Survey* - <http://www.bgs.ac.uk/>.

### Site Location (BGS Soil)



### Bedrock geology description.

*London Clay Formation - Clay, silt and sand. Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period.*

## 6.0 Tree Information

### 6.1. Tree locations

- 6.1.1. There are 7 trees located in the vicinity of the proposed works with 3 trees being directly affected.
- 6.1.2. The full information regarding the trees included within this report can be found in the tree schedule in the [appendix](#).

6.1.3. By BS5837:2012 categorisation ([appendix](#)) individually there are;

6.1.4. These trees' locations and a summary of their visual contributions can be summarised as follows:

BS 5837 Cat	A	B	C	U
Visual amenity from public areas	T1, T2, T3, T4, T5, T6 and T7	None	None	None
Internal contribution only	None	None	None	None

## 6.2. Statutory protection

6.2.1. All trees include within this report are subject to a Tree Preservation Order or within a conservation area.

## 6.3. Tree conditions

6.3.1. The development site's significant treescape is of A (high quality) category with all trees being London Plane/ *Platanus × acerifolia*.

6.3.2. The trees are all of reasonable conditional with the T3 having damage to the trunk and primary branching with wound cavities, area trees are managed by pollarding.

## 7.0 Arboricultural Impact

### 7.1. Tree removal

7.1.1. The following trees will need to be removed to facilitate the proposed development:

BS 5837 Cat	A	B	C	U
Trees to be removed	None	None	None	None
Total	None	None	None	None

7.1.2. There is no requirement to remove any trees.

### 7.2. Root protection area (RPA) incursions

7.2.1. Retained trees that will have incursion into their RPA, by BS5837:2012 category are:

BS 5837 Cat	A	B	C	U
Trees RPA incursion	T2, T3 and T4	None	None	None
Total	3	None	None	None

7.2.2. The incursions of the RPA of T2, T3 and T4 is from the demolition and removal of the deformed concrete slab and retaining dwarf wall.

7.2.3. The incursions have potential to cause damage to tree structures including rooting, but this is early mitigated with planning and implementation of protection.



7.2.4. It is recommended that tree protection be installed that stops access to rooting areas and protect trunks from inadvertent damage, a method of demolition that works away from the trees using only hand held tools and a small excavator that is located outside of the development area reaching into the area, there shall be no excavations with the machine only lifting and removing of parts, the proposed installation has been designed to accommodate the roots and there growth, this will reduce further impact from the installed parts. All operations in proximity to trees shall be under direct arboricultural supervision.

### 7.3. Tree pruning

7.3.1. Trees that will need to be pruned or crown lifted to facilitate the development, by BS5837:2012 category are:

BS 5837 Cat	A	B	C	U
Trees to be pruned	T2(roots only), T3(roots only), T4(roots only)	None	None	None
Total	3	None	None	None

7.3.2. There is a potential for inadvertent tree damage from the development phase of the project, therefore all operations shall be assessed for the potential to make contact with tree branching and operations planned to mitigate this. If mitigation is not possible it may be required to prune branching back, this pruning shall be to BS 3998:2010 'Tree work – Recommendations' All pruning shall be agreed with the Local Planning Authority Tree Officer before works are undertaken.

7.3.3. All tree work shall be undertaken to the specification of the BS3998:2010 'Tree work – Recommendations' and undertaken by a suitably competent and qualified arboriculturist.

### 7.4. Foundations

7.4.1. In instances where soil conditions are known to be of shrinkable clay and retained trees are present in proximity to the installation there is a potential for future tree related subsidence to occur. On this site and in accordance with information from the BGS, soils in relation to the site are known to be of Clay Formation. The retained and removed trees therefore have the potential to constrain the foundation design for any adjacent new buildings within influencing distance. Final decisions as to the risks presented by retained/ removed trees upon adjacent new buildings should be subject to detailed site geotechnical information being available, assessed by a structural engineer.

### 7.5. Services

7.5.1. There are no service to be installed for this project.

### 7.6. Ground level

7.6.1. There is no alteration of ground level for this project.

## 7.7. Shading & tree characteristics

7.7.1. Shading is not an issue for this project.

## 7.8. Tree protection

7.8.1. There is a potential for tree and RPA damage during construction, with the installation of protective barrier fencing and tree trunk boxing.

7.8.2. A modified working method is to be implemented that will stop damage to the trees and their rooting area.

7.8.3. Basic checks and supervision will ensure that any protective fencing and boxing remains intact and that operations are undertaken in such a way as to mitigate tree damage.

7.8.4. The Local Planning Authority is invited to secure the following schedule by way of Planning Condition. To be effective the Local Planning Authority must provide us with a copy of the formal Decision Notice to ensure we can then contact and follow up the proposed monitoring. A copy of the Decision Notice should be emailed to [ben@thearbconsultant.co.uk](mailto:ben@thearbconsultant.co.uk). The number of proposed visits is driven by the scale of the proposal.

7.8.5. A more detailed explanation of what will be assessed during the proposed monitoring will be provided within the Arboricultural Method Statement (AMS).

Visit	Date	Status
<b>Pre-commencement Inspections</b> Attend site to inspect type and location of tree protection and any temporary ground protection prior to development commencing and discuss any issues associated with demolition/ enabling works	TBC	Incomplete
<b>Final Site Inspection</b> Final site visit to confirm that no damage has been done to retained trees/ identify any remedial actions in the event damage has occurred. Assess any required tree surgery following construction	TBC	Incomplete
<b>Watching brief / Arboricultural supervision</b> Where any operations within RPA are undertaken	TBC	Incomplete

7.8.6. Any excavations within RPAs shall be under an arboricultural watching brief.

7.8.7. Given the scale of the project the pre commencement meeting and supervision shall be undertaken on the same day and supervision and final site inspection will be undertaken on completion of the works likely on the same day.

## 8.0 Recommendations

- 8.1. Although every effort has been made at the planning stage to reduce tree damage there is still a potential for this to occur, because of this there is a requirement for the implementation of tree protection.
- 8.2. The specifications for tree protection required for this project will ensure that during the construction phase, following consultation with the Arboriculturist, adequate provision is made for the protection of retained trees.
- 8.3. That by liaison with the council tree officer, formal agreement should be sought regarding the tree protection methods employed to protect trees. These will be via the production of an arboricultural method statement (AMS) and will include: Tree protection as shown on the Tree Protection Plan (TPP) (Tree protection Plan TPP.AM.0885.V1).
- 8.4. Specific methods for construction of site access routes and hard landscaping close to or within retained trees RPAs.
- 8.5. Pre-commencement site meetings should be arranged to discuss the recommendations in this and subsequent reports and method statements. Copies of all relevant arboricultural reports should be available on site.
- 8.6. The AMS should be developed further with the contractor through the development process to include comments made by them and the client and design team as well as council officers. A copy of the tree report, including the Arboricultural Method Statements and Tree Protection Plan is kept on site at all times.
- 8.7. Details of site inspection / supervision visits by the consultant Arboriculturist are recorded and sent to the council tree officer with copies retained by the site manager.

## 9.0 Conclusion

- 9.1. The site layout and plans have considered the impact to the local tree population and have been designed to incorporate trees of higher value across the site to ensure their longevity.
- 9.2. There is an incursion of the Root Protection Areas (RPA) of T2, T3 and T4 this requires a modified build method and supervision during operation.
- 9.3. There may be the need to prune the roots of T2, T3 and T4, this pruning will be well within the scope of BS3998, as the root structure is to be left unaltered apart from smaller roots that may be intertwined with parts that are to be removed.
- 9.4. There will be a low (but still present) potential for damage to retained trees from operations therefore tree protection measures will need to be implemented for the trees in proximity the site.
- 9.5. Tree protection measures for the retained trees should be sought in the form of an **Arboricultural Method Statements** and **Tree Protection Plan**. This will ensure sufficient development room shall be available after protection measures are instigated as described within this report. Excavations within retained tree RPAs for construction operations such as; service trenches; changes in levels, foundations excavations and removal of existing hard surfacing are not anticipated and will be avoided where possible.
- 9.6. Tree loss shall be compensated for with a strong tree planting and establishment aspect to the landscape designs ensuring suitable compensation for tree loss.

9.7. The development of the site will bring an opportunity for best practice tree management of the tree stock and an opportunity for further tree planting. All tree works, landscape tree planting should be communicated with the local planning authority.



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# Appendix

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## Appendix 1: Tree Schedule

Tree ID	TPO/ Cons Area	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m <sup>2</sup> ) / Circle Radius (m)	Spread (m) N;E;S;W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T1	Yes	London Plane/ <i>Platanus × acerifolia</i>	A / 1,2	40+	Mature	13	670	203.1/8.0	4.5;4.5;5;4.5	W3.5	6;6;7;7	Good	Good	Located within pavement, tree managed as a pollard with recent pruning, tree in proximity to excavations, with roots exposed from excavations	Protect roots that are exposed
T2	Yes	London Plane/ <i>Platanus × acerifolia</i>	A / 1,2	40+	Early- mature	10	370	61.9/4.4	3.5;3.5;2;3.5	E2	5;5;5;5	Good	Good	Located c.150mm from wall, tree managed as a pollard with recent pruning, tree in proximity to excavations	No management required
T3	Yes	London Plane/ <i>Platanus × acerifolia</i>	A / 1,2	40+	Early- mature	10	450	91.6/5.4	3;4.5;3;2.5	W2	5;4;5;5	Good	Fair	Located c.150mm from wall, tree managed as a pollard with recent pruning, tree in proximity to excavations, longitudinal damage to trunk from base to crown break, damage to northern stem at 2.5m on upper side with wound cavity and decay	Remove compromised branch

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Tree ID	TPO/ Cons Area	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m <sup>2</sup> ) / Circle Radius (m)	Spread (m) N;E;S;W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T4	Yes	London Plane/ <i>Platanus × acerifolia</i>	A / 1,2	40+	Early-mature	8	320	46.3/3.8	1;2;3;1	S2	5;5;5;5	Fair	Fair	Located c.150mm from wall and 30mm from wall pillar, tree managed as a pollard with recent pruning, decay cavity on lower southern branch over pavement	Remove compromised branch
T5	Yes	London Plane/ <i>Platanus × acerifolia</i>	London Plane/ <i>Platanus × acerifolia</i>	40+	Mature	10	440	87.6/5.3	3;2;4;3	E2	5;3;5;4	Fair	Fair	Tree managed as a pollard with recent pruning, tree in proximity to development operations	Protect trunk during development operation
T6	Yes	London Plane/ <i>Platanus × acerifolia</i>	London Plane/ <i>Platanus × acerifolia</i>	40+	Mature	10	430	83.7/5.2	3;2;3;2	E2	5;5;5;5	Fair	Fair	Located c.150mm from wall, tree managed as a pollard with recent pruning	No management required
T7	Yes	London Plane/ <i>Platanus × acerifolia</i>	London Plane/ <i>Platanus × acerifolia</i>	40+	Mature	10	380	65.3/4.6	3;1;3;1	E2.5	5;5;6;5	Fair	Fair	Located c.200mm from wall, tree managed as a pollard with recent pruning	No management required

# = Measurements estimated due to inaccessible tree or tree part

T = Tree

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Impact from the development	Mitigation Required
T1	London Plane/ <i>Platanus × acerifolia</i>	A / 1,2	<ul style="list-style-type: none"> <li>Replacement of retaining wall within RPA</li> <li>Excavations within RPA</li> </ul>	<ul style="list-style-type: none"> <li>Outside of development area</li> </ul>
T2	London Plane/ <i>Platanus × acerifolia</i>	A / 1,2	<ul style="list-style-type: none"> <li>Replacement of retaining wall within RPA</li> <li>Excavations within RPA</li> </ul>	<ul style="list-style-type: none"> <li>Arboricultural supervision when working within RPA</li> <li>Protection of roots during operations</li> <li>Modified build method to protect tree roots</li> </ul>
T3	London Plane/ <i>Platanus × acerifolia</i>	A / 1,2	<ul style="list-style-type: none"> <li>Replacement of retaining wall within RPA</li> <li>Excavations within RPA</li> </ul>	<ul style="list-style-type: none"> <li>Arboricultural supervision when working within RPA</li> <li>Protection of roots during operations</li> <li>Modified build method to protect tree roots</li> <li>Trunk boxing around trunk to stope inadvertent damage</li> </ul>
T4	London Plane/ <i>Platanus × acerifolia</i>	A / 1,2	<ul style="list-style-type: none"> <li>No impact from the development</li> </ul>	<ul style="list-style-type: none"> <li>Arboricultural supervision when working within RPA</li> <li>Protection of roots during operations</li> <li>Modified build method to protect tree roots</li> </ul>
T5	London Plane/ <i>Platanus × acerifolia</i>	A / 1,2	<ul style="list-style-type: none"> <li>Tree in proximity to development operations</li> </ul>	<ul style="list-style-type: none"> <li>Outside of development area</li> </ul>
T6	London Plane/ <i>Platanus × acerifolia</i>	A / 1,2	<ul style="list-style-type: none"> <li>Tree in proximity to development operations</li> </ul>	<ul style="list-style-type: none"> <li>Outside of development area</li> </ul>
T7	London Plane/ <i>Platanus × acerifolia</i>	A / 1,2	<ul style="list-style-type: none"> <li>Tree in proximity to development operations</li> </ul>	<ul style="list-style-type: none"> <li>Outside of development area</li> </ul>

TG = Group /Tree Group  
 \*= Owned by third party



### Tree Schedule Key Terms Terminology Used

**Tree Reference Number:** Identification number allocated to each tree or group of trees, which is illustrated on the plan or physically tagged to trees.

**Species:** Botanical and/or Common name of the tree done from visual identification.

**Height:** Estimated height of the tree in meters.

**DBH:** Diameter of the stem(s) measured using a diameter tape at 1.5m from the ground in accordance with the BS 5837 2012.

**Branch Spread:** Branch spread was estimated at the four points of reference from the base of the stem (North, East, South, and West).

**Age Class:** Consideration of species.

Y= Young

EM= Early Mature

SM= Semi Mature

M= Mature

OM= Over Mature

**Physiological Condition:** The trees physiological state and general vitality is rated as Good, Reasonable, Poor or Dead.

**Structural Condition:** Structural condition rated as either Good, Reasonable, Poor and any notable structural defects or characteristics.

**Preliminary Management Recommendations:** A recommendation for tree works based on the visual inspection of the tree and recommendations based on the development.

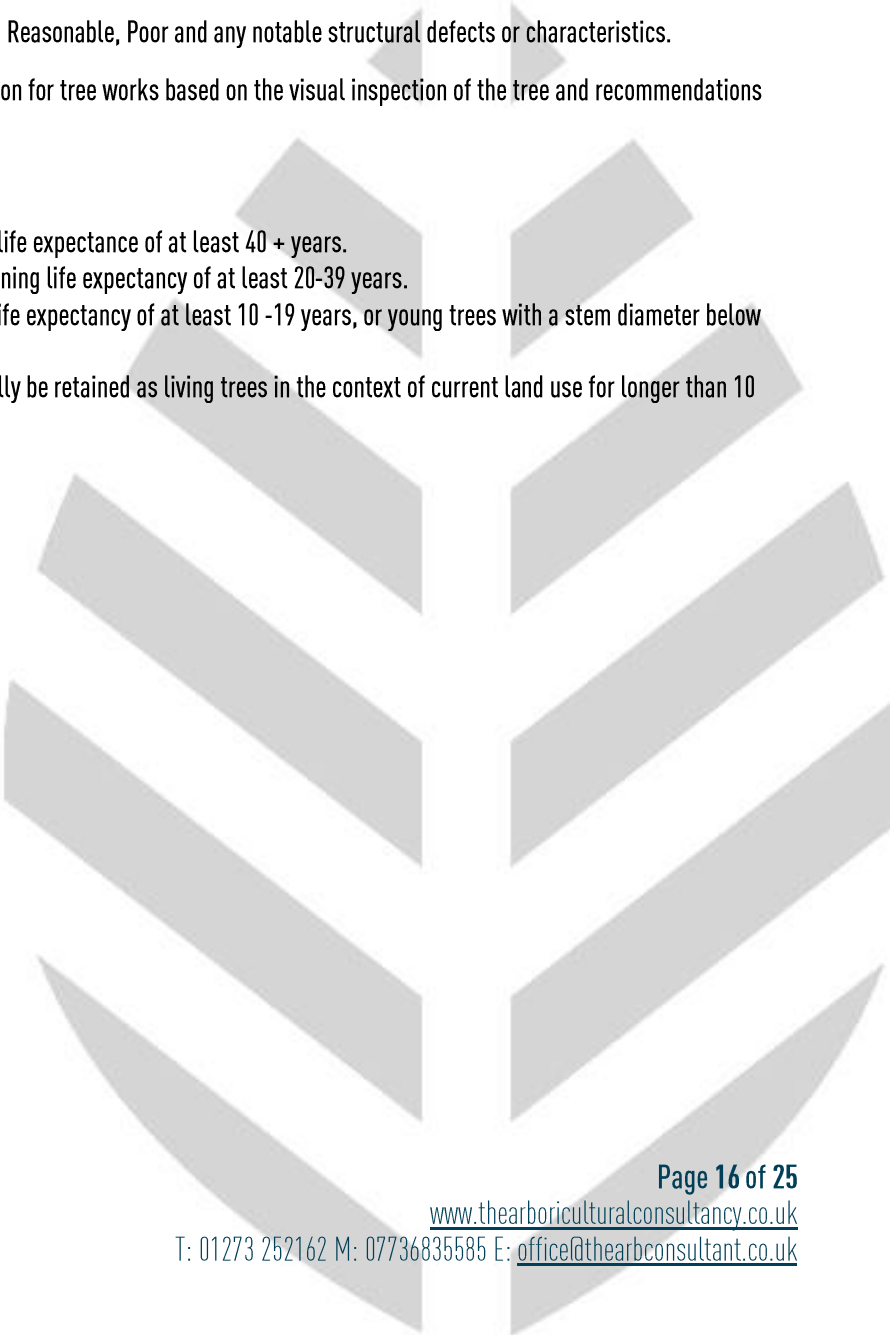
### Category Grading Definition:

Category A: Trees of a high quality with an estimated remaining life expectancy of at least 40 + years.

Category B: Trees of a moderate quality with an estimated remaining life expectancy of at least 20-39 years.

Category C: Trees of a low quality with an estimated remaining life expectancy of at least 10 -19 years, or young trees with a stem diameter below 150 mm.

Category U: Trees in such a condition that they cannot realistically be retained as living trees in the context of current land use for longer than 10 years.



## Appendix 2: Key Terms and Abbreviations

**Arboricultural Implication Assessment (AIA):**

An assessment of the arboricultural impact of a development.

**Arboricultural Method Statement (AMS):**

Contains references to tree protection information.

**Arboriculturalist:**

Person who has relevant education and training, gained expertise in the field of trees.

**British Standard 5837: 2012 Trees in Relation to Design, Demolition, and Construction - Recommendations (BS 5837):**

British Standard document outlining best practice and guidelines for the impact of arboriculture on the construction industry.

**British Standard 3998 2012 Tree Work Recommendations (BS 3998):**

British Standard document outlining best practice for Tree Works.

**Competent Person:**

Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached.

**Construction:**

Site Based operations with the potential to affect existing trees.

**Construction Exclusion Zone:**

Area based on the root protection area from which access is prohibited for the extent of the project.

**Root Protection Area (RPA):**

Layout design tool indicating the minimum area around a tree deemed sufficient to protect roots in order to maintain the trees health and viability.

**Service(s):**

Any above or belowground structure or apparatus required for utility provision e.g. drainage, gas supply, water, ground source heat pumps, soak-a-ways, CCTV, telecommunications.

**Stem:**

Principle above ground structural component(s) of a tree that supports the branches/crown.

**Tree Protection Plan:**

Scale drawing, informed by descriptive text where necessary, based upon the finalised proposals, showing the trees for retention and illustrating the tree and landscape protection measures.

## BARRIERS/FENCING

All barriers/fencing agreed for the development must be installed prior to any works starting on site and ideally in conjunction with the erection of the site security measures. All barriers/fencing must stay in place until the all works on site are finished or as agreed by the consultant arboriculturalist and/or planning authority.

### Default Specification:

The default specification consists of a vertical and horizontal scaffold framework that is well braced to resist impacts from vehicles and construction site operations. The specification recommended in the current BS 5837 states the vertical tube should be spaced at maximum intervals of 3m and should be driven securely into the ground. Once in place weld mesh or similar (Heras panels) will need to be securely fixed to the scaffold framework.

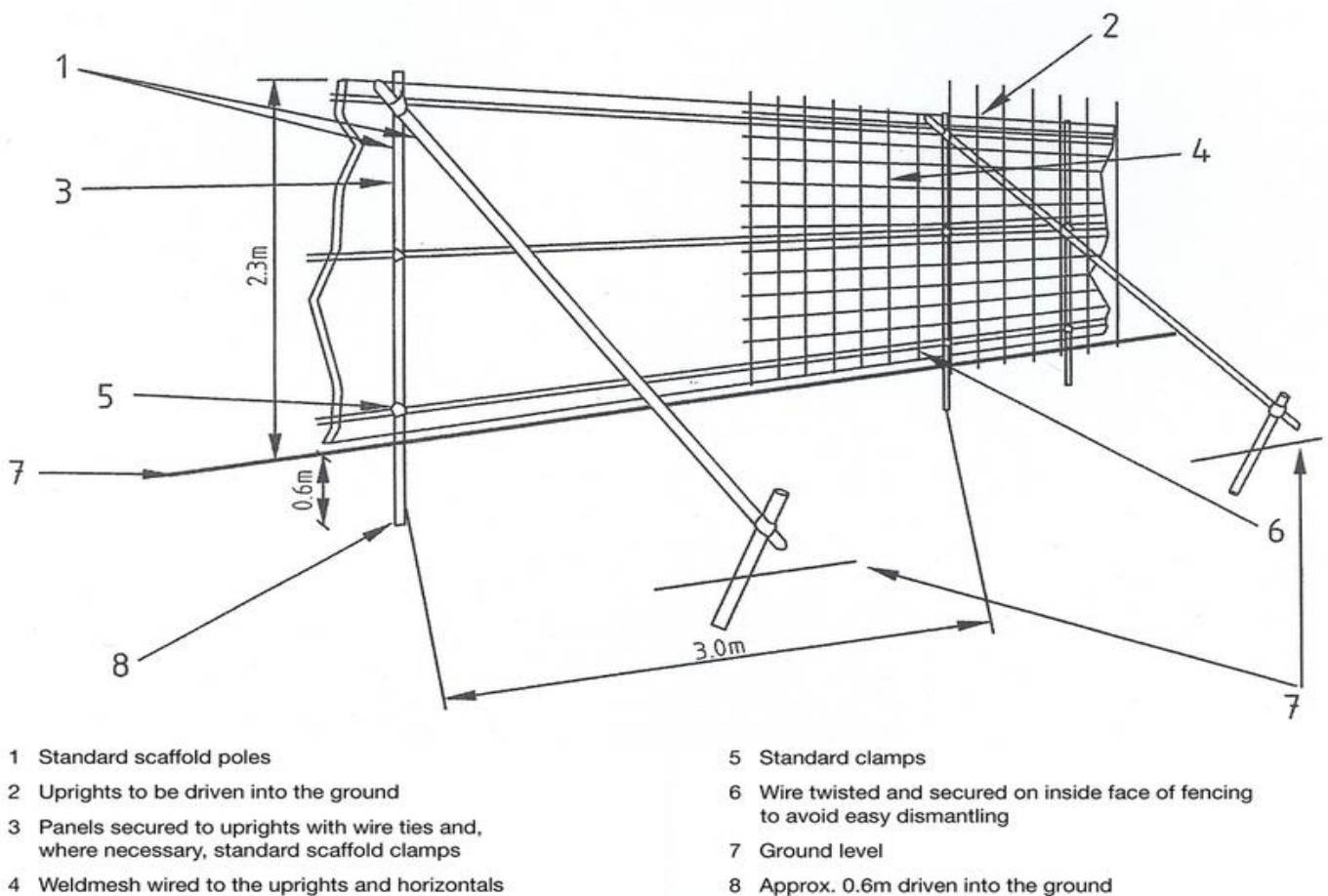


Figure 2. – Protective fencing for RPA

### Signage:

All tree protection fencing is required to have signs attached at 4-6m intervals. Below are examples of the required signage to be attached to the tree protection barrier.



Above: Three examples of tree protection fencing signage ranging from a simple sign (*left*) attached with zip ties to more in-depth signs (*middle & right*) explaining the limitations and legal protection status of the trees being protected. *A copy of these are available upon request*

### Ground Protection

Ground protection is required during the development process to protect the retained trees, Root Protection Areas from construction operations. This can be where permanent working space is needed or temporary access is justified within the RPA, which would involve setting back the tree protection barrier. Where possible existing hard surfaces within RPAs need to be utilised or retained for ground protection rather than being removed during demolition operations. Where tree protection barriers are set back from the perimeter of the RPA exclusion zone exposing unmade ground to construction damage, new temporary ground protection will be installed prior to construction starting. Below are some general specifications for ground protection based on the type and weight of traffic.

### Pedestrian Access

For pedestrian traffic **ONLY** a single thickness of scaffold board (40mm) or wooden boarding is to be laid on a minimum of 100mm deep woodchip, which is laid upon a geotextile membrane.

### Small Plant Up To 2 Tonne (2000kg)

For small plant machinery with a gross weight of up to 2 tonne (2000kg), interlinking polyethylene or aluminium track way needs to be laid on a minimum of 150mm deep woodchip which is laid upon a geotextile membrane.

### Regular Traffic and Plant Up To 3.5 Tonne (3500kg)

Where heavy traffic is expected from pedestrian to vehicular with a gross weight of up to 3.5tonne, interlinking aluminium or metal track way must be used over a minimum layer of 200mm deep woodchip, which is laid upon a geotextile membrane.

**Prevention of detrimental impact to RPAs:** In most instances the RPA will need to be completely isolated from construction and development operations using tree protection barriers and ground protection. This is the most reliable way to ensure the preservation of the RPA and retain it completely undisturbed. The RPAs of the trees to be retained have been shown diagrammatically on the Tree Protection Plan along with accurate location of any tree protection measures.

However some operations will require specific works to be carried out in the RPA and anyone entering the RPA must follow the guidelines below to ensure the minimal amount of disturbance is afforded at all times. Any operations in the RPA needs to accord to the principle that the tree and soil structure takes priority. This will help retain and preserve healthy, valuable trees in the landscape and development but also prevent costly and potentially dangerous situations from occurring during and after the works has been completed.

**The two main instances where these guidelines for entering and working must be followed are:**

1. **Removal of existing surfaces/structures and replacing those with new surfaces, structures, landscaping.**
2. **Preparation and installation of new surfacing, structures, landscapes.**

Most of the other operations can utilise some form of ground protection to prevent or reduce the impact on the RPA.

**Excavations within the RPA and root retention:** Any excavations carried out within the RPA must be done so by hand using spades, forks and trowels, taking care to limit the amount of damage caused to the outer bark and woody structure of the roots. The fork should be used to loosen the soil in the excavation area and help locate any substantial roots (25mm- 100mm diameter). A trowel can then be used to remove the soil from around the roots taking care as to not damage the bark.

Once the roots have been exposed, those that are to be removed (any roots up to 25mm in diameter) can be done using sharp secateurs or a handsaw. Any roots above 25mm in diameter, where possible, need to be retained and protected from drying out and temperature extremes by wrapping or covering them in a suitable material e.g. hessian, spare membrane material, plastic. This wrapping needs to be removed before any back filling takes place. Some roots over larger areas of excavation can be displaced where possible to bend round any new structures or pipework whilst remaining intact. Roots with a diameter of 25-100mm should only be cut in exceptional circumstances and after consultation. Roots above 100mm should only be cut after consultation with the appointed arboriculturalist. Alternatively using compressed to displace the soil is always preferable and more affective especially over larger areas or to remove soil quicker while keeping roots intact. This may be part of the specification and would be included within the Arboricultural Method Statement.

**Arboricultural Supervision:** All works being carried out within the RPA must be carried out with great care and be supervised by a qualified arboriculturalist to ensure that the contractors understand the need to minimize any detrimental impact on the retained root system. This is done through properly briefing before the work commences along with regular site inspections and signing the work off when completed.

**Removal and Demolition of Structures and Surfaces:** As with all operations carried out within the RPA exceptional care must be taken to ensure any detrimental impact on the roots and soil structure is kept to an absolute minimum. Where any structure is being demolished (above or below ground) within the RPA additional barriers is recommended to protect the remaining RPA, above ground stem and branch structures. Where there are no hard surfaces or they are due to be removed from within the RPA, plant machinery should operate from outside the RPA providing there is a long enough reach. Where this is unfeasible ground protection must be used to prevent soil compaction from plant machinery conducting the demolition operations. Where possible any suitable load bearing hard surface already existing within the RPA should be retained during demolition. This prevents any additional damage to the underlying soil structure by allowing the surface to support the plant machinery and falling material. Where the hard surface in the RPA is due to be removed, where possible it should remain in-situ for as long as possible. Before any demolition process takes place it should be determined whether any access facilitation pruning is required to provide clearance and prevent physical damage between the plant machinery and tree structures. In some situations working space can be provided by temporarily tying back tree branches. Both tying and pruning need to be specified by a qualified arboriculturalist and ideally follow the guidelines set out in BS 3998 2012 Tree Work Recommendations.

Debris to be removed from within the RPA must be done so across existing hard surface or temporary ground protection so as to prevent compaction of the soil structure. If possible the material can also be lifted out of the RPA using suitable machinery preferable with a long reach.

Where trees are standing adjacent to structures that need to be removed, the demolition should be undertaken inwards within the footprint of the existing building, often referred to as *'top down, pull back'*. Where underground structures are present within RPAs and will become redundant it is preferable to leave the structures in situ rather than remove them, which could cause considerable root damage. Where hard surface is schedule for

removal within RPAs care must be taken to not disturb the root structure that could be present underneath. Hand held tools or carefully supervised machine work could be utilised to remove the surface. This should be working backwards away from the retained trees and not moving over the newly exposed ground.

**New Structure Guidelines:** All new structures being proposed in the RPA have the potential to cause damage to root structures and alter the ground conditions. The age and maturity of the trees will affect the viability and type of incursion into the RPA available. Younger trees are more robust and adaptable to changes in their environment where as mature and Veteran trees tolerate very little disturbance to their soil and root structures. When constructing inside RPAs the goal is to minimise the amount of soil disturbance/compaction and retain a good level of gaseous and water exchange.

Constructing above ground using pile and beam construction limits the amount of disturbance to the soil and root structure which reduces the adverse effect on physiological processes. Most solutions need to be well thought out and are a combined effort and communication of ideas between the engineer, architect and arboriculturalist.

**Light Weight Structures e.g. Sheds, Small Storage:** Small structures with relatively small foundations that spread load bearing can be constructed straight onto the surface without the need for any excavations. A certain amount of ground levelling is permitted but only to the top 50mm of the soil to fill in any undulations and provide a level surface. Anything above the 50mm will need to be raised up above the existing ground level to achieve the desired surface. Any ground works required must be carried out with great care so as not to damage retained tree roots. Small roots below 25mm can be severed with a sharp saw or secateurs. A membrane will be required between the ground and the bottom of the foundation to prevent leeching of potentially harmful chemicals materials e.g. cement into the soil. Frames can be constructed and fixed onto the ground using stakes from which the foundation can be produced. But there are recommendations for the amount of RPA that can be covered.

**New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.**

**Fencing, Posts, and Small Piers:** Generally the construction of fencing that doesn't require a strip or wall foundation can be installed with having very little impact on the soil and root structure. It is acceptable to dig small holes up to 300mm x 300mm for the installations of posts or piers so long as the digging is carried out carefully and by hand. Or preferably by compressed air. Any roots up to 25mm in diameter may be severed using a sharp saw or secateurs, if possible the hole being dug could be widened or moved to enable retaining the root(s) whole. Any roots 25mm+ should be retained where possible but may be severed after consulting the appointed arborist; further guidelines have been explained above. Ideally holes should be dug as far away from the main stem as possible where larger diameter roots are less likely to be encountered and less damage will occur. When installing posts or piers in the RPA the smallest feasible hole possible must be used when excavating for the foundations of the posts to reduce the impact to the RPA.

**Buildings, Walls, Bridges on New Foundations:** Most conventional foundations are done by producing a strip of concrete dug into a trench in the ground. This is not acceptable practice in RPA's with the potential to cause large amounts of damage to root systems causing decline in the trees health, making the tree structurally unsound. Small diameter piles supporting beams or cast flooring are permitted within the RPA's as they will reduce the potential damage to root structure. But before any piling is carried out suitable ground protection must be put down to prevent soil compaction from the piling rig leaving gaps in the ground protection for the pile locations. Hand excavations need to be carried out in the location for each pile down to a depth of 700mm to establish whether there are any substantial roots in the pile location. If substantial roots are discovered (25mm+) the appointed arborist will make a decision whether the root can be severed or if the pile location has to be moved. The supporting beams connecting to the piles cannot be lower than the existing ground level resulting in the need for further excavations. The beams should be constructed off site allowing them to be lowered in to position without the need to be casted in the RPA.

**Services:** New services and service runs should where possible be sited outside the RPA of retained trees to prevent unnecessary damage to root structures. Sometimes there is the need to upgrade existing services, which requires excavation, this can cause extensive damage and render the trees structurally unsound. This should be a last resort and all decisions need to be in conjunction with the consulting arborist.

**New Surfaces Guidelines:** The installation of new surfaces within the RPA can be very damaging to the root structure and soil conditions. Excavations required for the laying of new sub bases and level grading could both cause extensive root damage to retained trees.

Excessive soil level alterations and new surfaces can change the condition of the soil and the environment the roots survive in, altering moisture content and the ability for gaseous exchange. Ideally any new surface needs to be permeable to allow moisture transfer and allow the continuation of gaseous exchange, be constructed above existing ground levels and load bearing where the load is spread evenly over the surface to help prevent compaction of the soil. Having these qualities helps enable structures and surfaces to be constructed in RPA while having continued successful retention of valuable trees. Younger trees are more adaptable to changes and construction of new surfaces within the RPA. They are able to cope with

the pressures whereas mature, and veteran trees often severely decline. Mature and veteran trees should not have any new surfaces installed in their RPAs, as their ability to cope with the change is poor.

**Providing Sufficient Grading for New Surfaces:** Determining the depth of roots within any soil and RPA is difficult and can only be achieved by careful excavation of the topsoil. All surfaces proposed inside the RPA need to ideally be of a no dig construction which prohibits excavation, but this is often unfeasible as the ground is usually undulating. Limited ground movement and excavations are permitted if they are carried out with care to prevent any damage to the retained root systems. Ideally the ground should be raised up to provide a suitable level surface using a granular aggregate like angular stone or sharp sand. If done under supervision it is acceptable to allow the removal of the topsoil and turf to a depth of no more than 50mm, which normally doesn't, damage the roots. However if there are a large number of surface roots already showing prior to any soil removal there can be no excavation and the ground level must alternatively be raised. If during the grading of the soil roots at a diameter greater than 25mm are encountered the consultant arborist will need to make an evaluation as to whether the damage is preventable and or acceptable before proceeding. At no point can the graded surface be compacted to provide a finish as this will disrupt the soil structure and cause a damaging effect of the roots within it. The final level of the proposed surface must also be considered and discussed prior to starting any works to establish whether the proposal is practical and useable once completed.

**Installing Base and Top Layers:** Once a suitably level base has been created without damaging the retained roots, a load spreading construction is required to prevent the compaction of the soil structure beneath. Normally this can be achieved by installing a cellular confinement system that is filled with an angular no fines aggregate to help support and distribute the calculated load over a wider area and limiting soil compaction. This enables a finishing layer of permeable tarmac, block pavers, grasscrete, or gravel to be laid on top depending on the desired usage of the surface. Alternative options are to use preformed concrete slabs that can be laid directly onto the surface but they cannot be laid on top of any form of strip foundation which has a high potential for root damage.

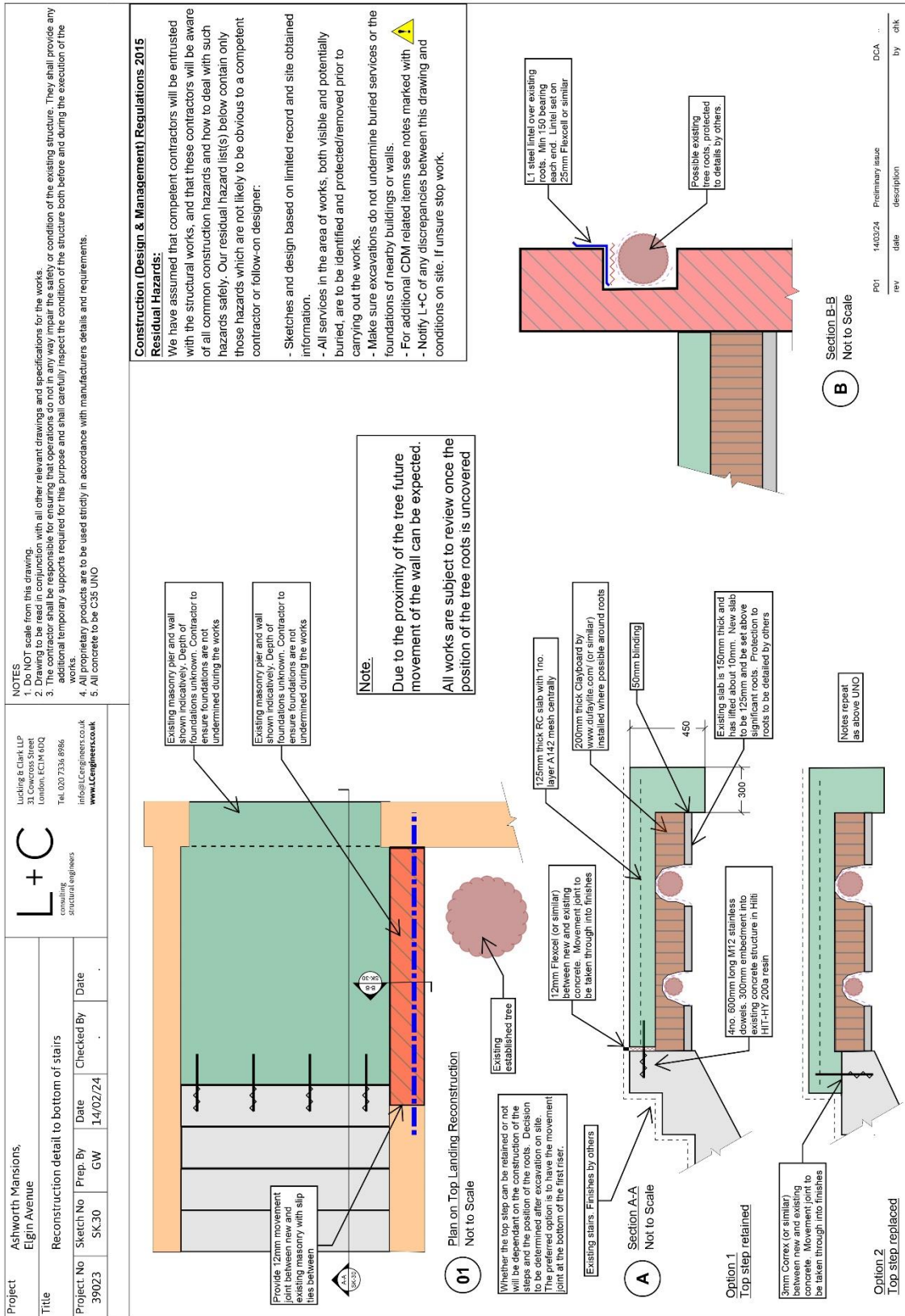
**Retention of Existing Surfaces:** Where possible it is preferable to install new surfaces over those already existing, limiting the potential damage to any underlying root system. This can provide a suitable sub base without the need for excavation and without the need for special supervision and precautions. Care will only be needed if roots are lifting or protruding through the existing surface.



BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations.		
Cascade chart for tree quality assessment.		
Trees to be considered for retention	Identification on Plan	
<p>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</p> <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 the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</li> </ul>	<p>Dark red RGB Code: 127-000-000</p>	
Trees to be considered for retention	Identification on Plan	
<p>Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years</p> <p>Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p> <p>Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm</p>		
1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
<p>Trees 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)</p> <p>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</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p> <p>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</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p> <p>Trees with material conservation or other cultural value</p>
		<p>Light green RGB Code: 000-255-000</p> <p>Mid blue RGB Code: 000-000-255</p> <p>Grey RGB Code: 091-091-091</p>



Appendix 6: Reconstruction detail to bottom of stairs



rev	date	description	DCA	by	chk
	14/03/24	Primary issue			

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# End of Report

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The Arboricultural Consultancy is based in Sussex, covering the South East of England. We specialise in comprehensive tree management surveys, reports, and advice. Our expertise is invaluable in ensuring compliance with health and safety regulations, meeting development requirements, and fulfilling Tree Preservation Order (TPO) and Conservation Area obligations.

We take pride in offering professional and reliable services that prioritise the health and longevity of trees. Our team is dedicated to providing expert guidance and recommendations that align with your objectives and environmental stewardship.

With our extensive knowledge in arboricultural science, we deliver accurate and detailed assessments that inform sound decision-making. Trust us to be your trusted partner in responsible tree management.

Visit our website at [www.thearboriculturalconsultancy.co.uk](http://www.thearboriculturalconsultancy.co.uk)