

Arboricultural Method Statement

for planning & development purposes

Weeping Ash Oak Hill Park London NW3 7LP

July 2024

240628-PD-15a

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Report Type	Arboriculture (Planning)
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CONTENTS PAGE

1	INTRODUCTORY INFORMATION	4
	INSTRUCTION	4
	REPORT METHODOLOGY AND GUIDANCE	5
	LIMITATIONS	6
	PLANNING LAW AND DUTIES	7
	RELEVANT PLANS AND DOCUMENTS	8
	DEFINITIONS	8
2	SEQUENCING AND MONITORING	. 10
	VARIATIONS	10
	SEQUENCING	10
	RESPONSIBILITIES	10
	ARBORICULTURAL MONITORING	11
3	TREE SURGERY WORKS	. 12
	WILDLIFE AND HABITAT RESPONSIBILITIES	12
4	TREE PROTECTION MEASURES	. 13
	BARRIER PROTECTION	13
	GROUND PROTECTION	13
	ADDITIONAL PRECAUTIONS	14
5	ACCESS AND LOGISTICS	. 15
	SITE ACCESS & LOGISTICS	15
	TEMPORARY SERVICES	16
6	ACOUSTIC ENCLOSURE WORKS	. 17
Ū	INITIAL ENABLING WORKS	17
	INSTALLING THE FOUNDATION ELEMENT	17
	INSTALLING THE SUPERSTRUCTURE ELEMENTS	18
	FINAL RE-LANDSCAPING WORKS	18
7	APPENDICES CONTENTS	. 19

1 INTRODUCTORY INFORMATION

Instruction

1.1 This Arboricultural Method Statement ('the AMS') has been instructed by Rula Theocharis Interiors ('the Client'), in order to discharge Condition 6 of the Householder Application 2024/0465/P ('the Planning Permission'), with regard to tree protection matters at Weeping Ash ('the Site' - see Figure 1).



Figure 1: Showing the area discussed in this AMS within the green line and sourced from Google Earth (note: this is not the red line plan of the Site).

- 1.2 For clarity, the Planning Permission is formally described as follows: "*Installation of external plant within an acoustic enclosure*"; this enclosure is situated at the southern end of the Site behind the adjacent garage block (see *Figure 2 & Figure 4*).
- 1.3 Furthermore, the wording of Condition 6 is as follows: "Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."



Figure 2: Looking south-east along the rear of the garage building (front left), showing T1 (front right) as a point of reference in relation to the general position of the acoustic enclosure (i.e., to the front left where the shrubs are located - see also Figure 4).

1.4 In addition, works are currently ongoing at the Site to implement various other Householder Applications (see Figure 3) - this is understood to include the following, which all relate to works to the existing dwellinghouse and garage building: 2023/4272/P, 2023/5055/P, and 2023/5001/P. There is no further reference to these other 3no. planning details within this AMS, though they are noted here for completeness as works to implement this Planning Permission may coincide with works to implement these other permissions.

Report methodology and guidance

1.5 This AMS has been provided to assist all parties involved in the planning process and has been prepared following a survey of the trees and other vegetation in accordance with *British Standard* 5837 - *Trees in relation to design demolition and construction* -*Recommendations*¹ (i.e., 'BS5837') on the 18th of June 2024 by the Author.



Figure 3: Looing north-west towards the main dwellinghouse (far right) showing the works that are being implemented, showing T2 (front left) as a point of reference within the southern garden area used for the storage of garden materials (that are also visible in Figure 2).

Limitations

- 1.6 This AMS is not an *Arboricultural Impact Assessment* ('AIA'). Therefore, it does not cover the effects of tree loss and mitigation. This AMS instead covers the methods of work within proximity to retained trees (i.e., it is an instructive document). For clarity, the LPA did not appear to require any AIA-related details prior to determining the Planning Permission, though the presence of *Condition 6* does suggest that arboricultural matters were considered prior to determination.
- 1.7 This AMS does not provide information and guidance, relating to the management of trees in the context of health and safety. Any specified tree works pertain strictly to the development process; no works to any of the trees are specified, in the context of managing the trees for reasons related directly to health and safety.



Figure 4: Looking south-east towards the area for the acoustic enclosure (front left), in relation to T1 (far right) and T2 (front right).

Planning law and duties

1.8 There are various relevant statutes that must be considered and adhered to as part of this AMS. These include but may not be limited to the following statutes.

Town and Country Planning Act 1990

1.9 The *Town and Country Planning Act 1990* requires development to be undertaken in accordance with its stipulations. Where a decision notice exists, the development must be undertaken in accordance with its details, including those details discharged by way of condition, restricted by way of limitation, or amended through a non-material amendment (*Section 96A*) or minor amendment (*Section 73*). Any failure to adhere may result in enforcement action (*Sections 171A* and *187A*) including a stop notice (*Section 183*). Where trees are legally protected (e.g., by way of *Conservation Area* designation or a *Tree Preservation Order*), *Part VIII Chapter I* of this Act also applies and to which all relevant works must adhere.

Town and Country Planning (Tree Preservation)(England) Regulations 2012

- 1.10 The *Town and Country Planning (Tree Preservation)(England) Regulations 2012* applies further restriction on trees protected by statute. Tree works consented as part of a full planning application are considered an exception under *Regulation 14(vii)*, though any amended and additional tree works must be separately approved as an addition to those works covered by the existing planning consent.
- 1.11 For clarity, the Site is within the Hampstead Conservation Area and it abuts the Redington/Frognal Conservation Area; this means that all of the surveyed trees are subject to statutory protection. Furthermore, a search of the LPA's planning register suggests that no Tree Preservation Orders affect the surveyed trees, given that the only records of tree works for the Site since 2013 are for works to manage trees in the Conservation Area context (under references 2013/5598/T, 2014/5250/T, 2016/4291/T, 2021/2580/T, 2021/3282/T, & 2023/4089/T).

Relevant plans and documents

Appendices

- 1.12 The appendices of this AMS include:
 - Appendix A (plans); and
 - Appendix B (schedules).

External documents

- 1.13 This AMS has been prepared, with reference to the following supplied documents and information:
 - Topographical Survey (L11254/1-0);
 - Site Location Plan (GIC-001); and
 - Proposed Site Plan (GIC-015).
- 1.14 This AMS must also be read as part of the entire document and drawing package for works at the Site to implement the Planning Permission, which includes but is not necessarily limited to the architectural and engineering details.

Definitions

1.15 The following particular terms and abbreviations may be used within this AMS. These terms are defined by BS5837 as follows, unless not in italics:

- Arboricultural clerk of works ('arboriculturist') person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction".
- Construction Exclusion Zone ('CEZ') "area based on the root protection area from which access is prohibited for the duration of a project" (used within this AMS interchangeably with Tree Protection Zone or TPZ).
- Local Planning Authority ('LPA') the planning department of the borough, district, or metropolitan council.
- Root Protection Area ('RPA') "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".
- **Tree Protection Plan ('TPP')** "scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures".

2 SEQUENCING AND MONITORING

Variations

- 2.1 It is the responsibility of the Site Manager to ensure that the protocols of this AMS are complied with. Any variation of any degree from any of the specified details within this AMS can only be instructed by the Site Manager, following prior consultation and agreement with the arboriculturist (i.e., retrospective agreement is not acceptable).
- 2.2 In the event of an emergency, human health and safety will be the main priority. Works to remedy the situation that may affect trees will require the Site Manager to report in writing to the arboriculturist, immediately before any action is taken. If there is no time to report (e.g., if the situation is imminently life threatening), the Site Manager must inform the arboriculturist of the details immediately following the situation.

Sequencing

- 2.3 The sequence of operations followed as part of the development process are, in nominal sequential order:
 - the completion of a pre-commencement meeting between at least the arboriculturist and the main contractor (to discuss all particulars relating to the implementation of the Planning Permission);
 - the completion of works to lift the crown of T2 and to clear the shrubs to the immediate rear of the garage building;
 - the installation of the specified tree protection measures that are outlined within this AMS;
 - the construction of the acoustic enclosure including its foundation and superstructural elements; and
 - the removal of the specified tree protection measures and the subsequent handover of the Site back to the homeowner (or re-incorporation into other ongoing works at the Site).
- 2.4 All forms of tree protection are provided on a single TPP that considers all stages of work (that is located at Appendix A).

Responsibilities

2.5 The Site Manager will ultimately be responsible for the protection of all retained trees over the duration of works. Whenever appropriate (e.g., where there is any desired degree for clarification), the Site Manager will consult the arboriculturist for advice

and/or clarification, though the arboriculturist is not responsible for ensuring that operations on Site comply with the details of this AMS.

- 2.6 Each operative working at the Site will be informed of the details of this AMS and their individual responsibilities in the context of their role, prior to them undertaking any works (i.e., as part of their initial induction process).
- 2.7 At least 1no. copy of this AMS will be printed out by the Site Manager and kept at the Site in an appropriate location where any and all operatives are able to access it at any time. As a minimum, the written elements of this AMS will be printed as A4 and all plans at their individual specified sizes in full colour.

Arboricultural monitoring

Schedule of monitoring

- 2.8 At this stage, a project programme is not available and therefore the duration of the project is not confirmed. Therefore, the below list of points at which the arboriculturist will attend Site has been developed in the absence of this information (i.e., some assumptions may have been made).
- 2.9 Attendance by the arboriculturist will occur at the following specific points, to ensure that the relevant activities as outlined within the details of this AMS are complied with. These points are:
 - a pre-commencement meeting at Site with at least the Site Manager from the main appointed contractor (noting that at this time the tree protection measures that are specified in this AMS will be installed).

Recording of monitoring

- 2.10 It will be the responsibility of the Site Manager to ensure that the arboriculturist is given at least 5no. working days' prior notification of any works on Site that have been identified within this Report as requiring oversight, so that this can be completed by the arboriculturist. Should the arboriculturist be required on Site further to these specified times, the same principle of at least 5no. days' notice applies.
- 2.11 Should the arboriculturist not be able to attend at 5no. days' notice, the next earliest opportunity agreeable to all parties will be the point at which the arboriculturist attends Site.
- 2.12 Following each Site visit, a written summary report that details the findings (and any actions) will be submitted by the arboriculturist to the Client, Site Manager, and LPA tree officer, in addition to other consultants and/or organisations to the extent that is required. This summary report will be issued within 5no. working days, unless otherwise agreed in advance with the LPA tree officer.

3 TREE SURGERY WORKS

3.1 With regard to tree works specified within this AMS, this affects only T2 (a mature holly) to the following extent: *Establish a crown clearance of 3.5m from the existing ground level, in the area of the acoustic enclosure (i.e., above its footprint)*. The works to remove the shrubs to the immediate rear of the garage building are discussed from paragraph 6.1, in the context of tree protection.

Wildlife and habitat responsibilities

Statutory duties

- 3.2 All tree works will be undertaken in full accordance with the requirements of the *Wildlife* and Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2017, and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. These regulations make it an offence to, for example:
 - intentionally or deliberately kill, injure, or capture protected species;
 - deliberately disturb protected species;
 - damage, destroy, or obstruct access to a structure used for shelter or protection by a protected species;
 - take, damage, disturb, or destroy the nest of any bird either in use or being built;
 - take or destroy the egg of any wild bird; and
 - damage, destroy, or obstruct access to any bat roosts.

Contractor duties

- 3.3 An appropriately qualified and experienced arboricultural contractor must be instructed to undertake the works that are specified within this AMS. It is not acceptable for a non-arboricultural contractor to undertake any of the specified works.
- 3.4 It is the responsibility of the Site Manager to ensure that the appointed arboricultural contractor completes the works in a manner that ensures that no protected species are harmed during working operations. Should there be any degree of concern, regarding compliance with statutory requirements, the relevant works must cease and a professional ecologist consulted before the works re-commence.

4 TREE PROTECTION MEASURES

Barrier protection

4.1 Barrier protection will be installed at the locations highlighted on the TPP at Appendix A and to the specification provided below. All barriers will be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees. Barriers shall be maintained to ensure that they remain rigid and complete.

Fence-type

4.2 Barriers will consist of 2m-tall welded mesh panels on rubber or concrete feet. Fencing panels will be joined together using a minimum of 2no. anti-tamper couplers. The panels will be supported on the tree side by stabiliser struts, which are attached to a base plate that is secured with ground pins. Where the use of ground pins is not possible, the stabiliser struts will be mounted on a block tray.

Signage

- 4.3 Clear and visible signs will be fixed to every third panel on its outward-facing side (or otherwise no more than every 6m apart if panels are not specified) and will state as follows: *Tree Protection Area no access permitted. Any incursion into this area must be with the agreement of the arboriculturist.* An example is provided on the TPP(s) appended to this AMS.
- 4.4 If less than 3no. connected panels are present in any particular area, at least 1no. sign will be fixed in an appropriate position on the panels.

Ground protection

4.5 Ground protection will be installed at the locations highlighted on the TPP at Appendix A and to the specification provided below. All products utilised will be fit for the purpose of protecting the ground from direct damage and compaction, and shall be maintained to ensure that they remain unbroken.

Pedestrian-type

4.6 Ground protection within the identified area on the TPP will be manually installed upon the existing ground level, immediately following the careful clearance of shrubs to the immediate rear of the existing garage building. This will comprise a single thickness of scaffold boards placed on top of a compression-resistant layer (i.e., 100 mm depth of woodchip) that is itself laid onto a geotextile membrane.

Additional precautions

- 4.7 No alteration, removal or repositioning of the tree protection measures will take place without the prior approval of the arboriculturist. It will be the Site Manager's responsibility to ensure that all operatives are made aware of this requirement.
- 4.8 No level changes of any kind (i.e., no upward or downward level changes) are permitted within RPAs, unless otherwise confirmed within this AMS.
- 4.9 Any liquid materials spilled on Site will be immediately cleared up. If liquid, fuel, or cement products are spilled within 2m of RPAs (i.e., an additional 2m zone beyond the plotted RPAs), the Site Manager will immediately report the incident to the arboriculturist so that appropriate action can be taken.
- 4.10 The Site Manager will immediately report any damage to trees, hedges or shrubs to the arboriculturist (whether caused by construction activities or from any other cause e.g., wind).

5 ACCESS AND LOGISTICS

Site access & logistics

- 5.1 The existing means of access into and out of the Site will be used, throughout the process of works specifically, this includes access via the main gate with parking and material storage in the main drive area (see *Figure 5 & Figure 6*), and the subsequent movement of pedestrian-only traffic into the area of the Site that is affected by the Planning Permission.
- 5.2 The compound area for the works to implement the Planning Permission will be located either in the front courtyard area, the existing garages (as is currently the case for the works ongoing), or within the main dwellinghouse - the garden area of the Site will not be used as a compound.



Figure 5: Looking north-west into the front courtyard area of the Site and the adjacent larger building, showing the vehicular access point from Oak Hill Park.



Figure 6: Looking north-west into the front courtyard area where car parking and material storage will occur, showing T1 (far left) as a point of reference.

Temporary services

5.3 If required, any temporary services located within RPAs will need to be installed above the existing ground level (e.g., from temporary generators installed upon existing surfaces). In the event that this is not possible, the arboriculturist will need to provide a precise performance specification, based on the context of the situation.

6 ACOUSTIC ENCLOSURE WORKS

Initial enabling works

- 6.1 The process of implementing the Planning Permission will include the necessary removal of some of the shrubs within the affected area of the Site (see *Figure 4*). This work will be completed in adherence to the following performance principles, in order to ensure that the adjacent trees are suitably protected:
 - all operations will be completed manually;
 - the management of the stump elements of the shrubs will include careful removal that avoids any disturbance to the surrounding soil (beyond that which is directly necessary to remove the stumps); and
 - any holes or depressions in the soil following stump removal works will be filled in with topsoil to establish a consistent ground level (onto which the acoustic enclosure will be formed).

Installing the foundation element

- 6.2 The foundation element of the acoustic enclosure is to be constructed upon the existing ground level; it is not to be founded on a level that requires excavations into the ground upon which it is located. As part of the Planning Permission, it was specified that the foundation element would comprise a geocellular system (e.g., *CellwebTRP*) installed to the manufacturer's specifications; and this AMS operates on the same design principle. This work will be completed in adherence to the following performance principles, in order to ensure that the adjacent trees are suitably protected:
 - all operations will be completed manually;
 - materials will only be brought into the working area of the Site on the day that they are required;
 - the thickness and other relevant specifications of any geocellular product is provided by the manufacturer (based on the maximum anticipated gross applied loads);
 - the edge treatments to contain the foundation element and its stone in-fill will comprise a pinned-in edge element to the specifications provided by the manufacturer (based on any product-relayed nuances that effect edge treatments); and
 - that any batter (if required) to 'hide' the exposed edges of the foundation element will involve the addition of topsoil at a 45-degree angle (or greater).

Installing the superstructure elements

- 6.3 The superstructural portions of the acoustic enclosure (comprising the units and acoustic barriers) will all bear on to the foundation element, which means that there will be no excavation into the soil in the context of this aspect of work. This work will be completed in adherence to the following performance principles, in order to ensure that the adjacent trees are suitably protected:
 - all operations will be completed manually; and
 - materials will only be brought into the working area of the Site on the day that they are required.

Final re-landscaping works

6.4 Following the full installation of the acoustic enclosure, the barrier and ground protection will be manually removed and a review will take place by the Site Manager to ascertain whether any final landscaping works are required. In the event that works are required, all particulars will need to be agreed in advance with the arboriculturist (regardless of the scale of any works), to ensure that works are subsequently undertaken appropriately in the context of tree protection.

7 APPENDICES CONTENTS

APPENDIX A - Plans

- 240628-P-10 Tree Survey
- 240628-P-11 Existing Layout and Tree Works
- 240628-P-12 Proposed Layout and Tree Works
- 240628-P-13a Tree Protection Plan

APPENDIX B - Schedules

• 240628-PD-10 Tree Schedule

APPENDIX A - Plans

- 240628-P-10 Tree Survey
- 240628-P-11 Existing Layout and Tree Works
- 240628-P-12 Proposed Layout and Tree Works
- 240628-P-13a Tree Protection Plan



Canopy spread (m) Tree Stam Hunque tree identification number Root Protection Area (RPA) Group canopy extents shown in their retrospective retention category. Unique group identification number Root Protection Area (RPA) Category A Trees and groups of high quality with an estimated remaining life expectant lists 40 years.	NOR
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Category B Trees and groups of moderate quality with an estimated remaining life explanat 20 years.	ectancy of at
Category C Trees and groups of low quality with an estimated remaining life expectance 10 years or young trees with a stem diameter below 150mm.	cy of at least
Category U Category U Those in such a condition that the tree cannot realistically be retained as in the context of the current land use for longer that 10 years.	ving trees in
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BS 5837:2012 TREE RETENTION CATEGORIES





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BS 5837:2012 TREE RETENTION CATEGORIES



Canopy spread (m)
Unique tree identification number Root Protection Area (RPA)
G2 Unique group identification number Root Protection Area (RPA)
Categord A Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
Category B Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
Category C Trees and groups of low quality with an estimated remaining life expectancy of at least (0 years or young trees with a stem diameter below 150mm.
Contercore U Those in such a condition that the tree cannot realistically be relatived as living trees in the context of the current land use for longer that 10 years.
B55637 Root Protection Areas Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
The crown of this tree that overhangs the acoustic enclosure will be lifted to establish a clearance from ground level of 3.5m.
The layout of the Site is not reflected exactly by the topographical survey; there are ongoing development works to the main dwellinghouse. However, the tree locations and the garage structure are considered to be reflective of the current Site conditions, based on the topographical details provided.
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rev date description drawn by Base Drawing:GIC-015
Title Proposed Layout and Tree Works Plan
Client Rula Theocharis Interiors
Project Weeping Ash, Oak Hill Park, London, NW3 7LP
DateDrawn byAuthorisedScale24/06/2024HRCW1:250@A3
Drawing No Rev 240628-P-12 -
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BS 5837:2012 TREE RETENTION CATEGORIES opy spread (m) NORTH 1 ee Sterr we tree identification number rotection Area (RPA) canopy extents shown in their retrospectiv que group identification number oot Protection Area (RPA) <u>Category A</u> Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years. • egory <u>B</u> es and groups of mod at 20 vears. uality with an estimated remaining life expectancy of a • Category C Trees and groups of low quality with an estimated remaining life expectancy of at leas 10 years or young trees with a stem diameter below 150mm. . $\frac{Category \, U}{Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.$ BS5837 Root Protection Areas Precautionary areas within which tree roots and soil structure must be protected. All Position of barrier protection. Barriers to be installed prior to the commencement of any other works associated with implementing the Planning Permission and otherwise to the specifications outlined within the Arboricultural Method Statement to which this plan is appended. to access beyond this point of the Site, in the context of implementing the Planning Permission. All works to be contained within the front area of the Site. one into which no activities will occur, in the context of imple ociated with implementing the Planning Permissio tlined within the Arboricultural Method Statement usition of the acoustic enclosure. No excavations into the ground are to occur, to cilitate its construction. For further technical details, refer to the specifications ou thin the Arboricultural Method Statement to which this plan is appended. The layout of the Site is not reflected exactly by the topographical survey; there are ongoing development works to the main dwellinghouse. However, the tree locations and the garage structure are considered to be reflective of the current Site conditions, based on the topographical details provided. a 22.07.24 adjustments to TPP HR rev date description drawn by Base Drawing: GIC-015 Title Tree Protection Plan Client Rula Theocharis Interiors Project Weeping Ash, Oak Hill Park, London, NW3 7LP Date Drawn by Authorised Scale 24/06/2024 HR CW 1:250@A3 Drawing No Rev 240628-P-13 а

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APPENDIX B - Schedules

• 240628-PD-10 Tree Schedule

240628 - Weeping Ash

Tree ID	No	. Species	Height (m)	Stem diameter (cm)	No. of Stems	N	CF		SPRE	AD (m)	w NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T1	1	Acer pseudoplatanus (Sycamore)	18.0	90	1		8.5	8	.0	9.0	9.5	2.5		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Arboricultural work - Historic. Base / stems obscured - Vegetation. Deadwood - Minor. Form - Spreading crown.	18/06/2024	366.4	10.8	20-40	B1/B2
Tree T2	1	llex aquifolium (Holly)	9.5	31	1		3.0	3	.0	3.0	4.0	1.5		Mature	Structural condition Fair. Physiological condition Fair. Suppressed crown - Minor.	18/06/2024	43.5	3.7	20-40	B2
Tree T3	1	llex aquifolium (Holly)	7.0	25	1	3.0		1.5	1.5	Δ	.0	1.0		Mature	Structural condition Fair. Physiological condition Fair. Decay / structural defect - Bole. Leaning trunk - Minor. Suppressed crown - Minor.	18/06/2024	28.3	3.0	10-20	C2
Tree T4	1	llex aquifolium (Holly)	7.0	31 COM	10	3.0		3.0	3.0	3	5.0	2.0		Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Debris. Base / stems obscured - Vegetation. Multi-stemmed. Position estimated - not plotted on the topographical survey.	18/06/2024	45.2	3.8	10-20	C2
Tree T5	1	llex aquifolium (Holly)	9.0	33 COM	5	3.0		3.0	3.0	3	5.0	1.5		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Base / stems obscured - Debris. Base / stems obscured - Vegetation. Epicormic growth - Base. Multi-stemmed.	18/06/2024	50.9	4.0	20-40	B2
Tree T6	1	llex aquifolium (Holly)	7.0	31 COM	2		2.0	2	.0	2.0	2.0	1.0		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Multi-stemmed.	18/06/2024	43.9	3.7	20-40	B2
Tree T7	1	llex aquifolium (Holly)	9.0	41 COM	4		3.0	3	.0	3.0	3.0	1.0		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Multi-stemmed.	18/06/2024	78.1	5.0	20-40	B2

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made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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

TPO orange Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order





240628 - Weeping Ash

Tree ID	No	. Species	Height (m)	Stem diameter (cm)	No. of Stems	N		DWN SP	READ (r s sw	n) 	Crown clearance	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T8	1	llex aquifolium (Holly)	9.5	38 COM	3	3	3.0	3.0	3.0	3	3.0 ′	1.5		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Multi-stemmed.	18/06/2024	67.7	4.6	20-40	B2
Tree T9	1	llex aquifolium (Holly)	9.5	30	1	3	3.0	3.0	3.0	3	3.0	1.0		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees.	18/06/2024	40.7	3.6	20-40	B2
Tree T10	1	llex aquifolium (Holly)	9.0	28	1	2	2.5	2.5	2.5	2	2.5	1.0		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees.	18/06/2024	35.5	3.4	20-40	B 2
Tree T11	1	llex aquifolium (Holly)	8.5	39 COM	3	2	2.5	2.5	2.5	2	2.5	1.0		Mature	Structural condition Poor. Physiological condition Poor. Competition - Adjacent trees. Multi-stemmed.	18/06/2024	70.1	4.7	10-20	C2
Tree T12	1	Fraxinus excelsior 'Pendula' (Weeping Ash)	4.0	53	1	4.0	2	.5	6.0	4.5	(0.5		Mature	Structural condition Poor. Physiological condition Fair. Arboricultural work - Historic. Competition - Adjacent trees. Die-back - Upper crown. Decay / structural defect in crown limb / limbs - Localised. Deadwood - Minor. Decay / structural defect - Major. Decay / structural defect - Bole. Epicormic growth - Bole / principal stems. Form - Spreading crown.	18/06/2024	127.1	6.4	10-20	C3
Tree T13	1	Cupressus sp. (Cypress sp.)	14.0	61	1	Ę	5.5	5.5	5.5	Ę	5.0 4	4.0		Mature	Structural condition Fair. Physiological condition Good. Buttresses / buttress roots - Minor adaptive growth / moderate development. Competition - Adjacent trees. Decay / structural defect - Base. Decay / structural defect - Minor. Raised surface roots.	18/06/2024	168.3	7.3	20-40	B1/B2
Tree T14	1	Chamaecyparis sp. (False Cypress)	14.0	45	1	3.0	3.	.0	3.0	3.0		1.0		Mature	Structural condition Fair. Physiological condition Good.	18/06/2024	91.6	5.4	20-40	B1/B2
Tree T15	1	Laurocerasus officinalis (Cherry Laurel)	7.0	45 COM	9	Ę	5.0	5.5	6.5	Ę	5.0 (0.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Multi-stemmed.	18/06/2024	91.6	5.4	20-40	B2

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made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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 TPO

orange Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order



240628 - Weeping Ash

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	N	C	ROWI	N SPI	REAI	D (m SW	i) W N	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T16	1 Acer pseudoplatanus (Sycamore)	19.0	60	1	9.0		10.5	ļ	9.5		9.5	3.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Ivy or climbing plant. Off-Site.	18/06/2024	162.9	7.2	20-40	B1/B2
Group G17	 Laurocerasus officinalis (Cherry Laurel) Ilex aquifolium (Holly) 	7.0	15 AVE									0.0		Early Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent vegetation. All data indicative.	18/06/2024	-	-	20-40	B2

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

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Table 1 of BS5837 (2012)

Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories	where appropriate)	Identificati	ion on plan
Trees unsuitable for retention (see not	e)			
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	 Trees that have a serious, irremedial including those that will become unviloss of companion shelter cannot be Trees that are dead or are showing s Trees infected with pathogens of sign suppressing adjacent trees of better 	s expected due to collapse, g. where, for whatever reason, th overall decline earby, or very low quality trees ight be desirable to preserve: se	ne RED	
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A	Tree that are particularly good examples of	Trees, groups or woodlands of particular	Trees, groups or	GREEN
Trees of high quality	their species, especially if rare or unusual; or those that are essential components of	visual importance as arboricutural and/or landscape features.	woodlands of significant conservation, historical,	OREEN
with an estimated remaining life expectancy of at least 40 years	groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).		commemorative or other value (e.g. veteran trees or wood-pasture).	
Category B	Trees that might be included in category A,	Trees present in numbers, usually growing	Trees with material	BLUE
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	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.	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.	conservation or other cultural value.	DLUL
Category C	Unremarkable trees of very limited merit or	Trees present in groups or woodlands, but	Trees with no material	GRFY
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	such impaired condition that they do not qualify in higher categories.	without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	conservation or other cultural value.	UNET



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