



Merewood
Arboricultural Consultancy Services

**B.S. 5837 Arboricultural Report
Implications Assessment
at
10 Abbots Place
Maida Vale
NW6 4NP**

**Client: James Wainwright
10 Abbots Place
Maida Vale
NW6 4NP**

Prepared by
Simon Hawkins Dip Arb L6 (ABC) N.D Arbor M. Arbor. A.

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Merewood.
Gregory Road, Hedgerley, Bucks. SL2 3XW
M. 07784 915944 T. 01753 647236
E. simon.hawkins@hotmail.co.uk
VAT No: 990 9313 9

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1.0 Introduction

1.1 Instruction

- 1.1.1 I am instructed by James Wainwright to undertake an Arboricultural Survey at 10 Abbotts Place London NW6 4NP. I am also instructed to assess the likely impact of development proposals and to prepare a tree protection plan detailing how trees shall be protected from the proposed construction activity.

1.2 The Site

- 1.2.1 10 Abbotts Place is a detached house positioned on the north side of Abbotts Place, accessed off the street by way of a pedestrian access leading to a patio area at the rear of the house.
- 1.2.2 The site is bordered by Abbotts Place to the south and by other residential properties on all other sides. Abbotts Place is in North Maida Vale, a village in the north-west of London. The surrounding area is mainly residential and is typified by medium high density housing with local shops and schools.
- 1.2.3 The topography of the site is more or less level.
- 1.2.4 It has not been possible at the present time to confirm whether or not the trees at or adjacent to the site are protected by a Preservation Order or by their location within a Conservation Area.

1.3 Survey date

- 1.3.1 The trees at 10 Abbotts Place were surveyed on Friday, December 8th, 2023

1.4 Scope and Purpose of the report

- 1.4.1 The tree survey and assessment of existing trees has been carried out in accordance with guidance contained within British Standard B.S. 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (hereafter referred to as B.S. 5837).
- 1.4.2 The purpose of this report therefore is therefore to firstly, present the results of an assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the development of the site.
- 1.4.3 The report is designed to accompany a planning application for development proposals at the above site. The survey has therefore focused on any trees present within or bordering the site that may potentially be affected by the future proposals or will pose a constraint to any proposed development.

1.5 Documents referred to

1.5.1 The tree survey and this report has been prepared with reference to the following documents:

The proposed site plan
The schedule of tree constraints (appendix 1)
The plan of tree constraints (appendix 2)
The tree protection plan (appendix 5)

2.0 Methodology

2.1 Tree Survey methodology

- 2.1.1 A ground level survey of the trees has been carried out in accordance with the criteria set out in Chapter 4 of B.S 5837. The survey has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence on the proposals.
- 2.1.2 Where applicable, trees with significant defects have been highlighted and appropriate remedial works have been recommended. However, this report should not be seen as a substitute for a full *Safety Survey* or *Management Plan* which are specifically designed to minimise the risk and liability associated with the responsibility for trees. No climbed inspections or specialist decay detection were undertaken.
- 2.1.3 Evaluation of tree condition within the assessment applies to the date of survey and cannot be assumed to remain unchanged. It may be necessary to review these within 12 months in accordance with sound arboricultural practice.
- 2.1.4 Trees have been assessed as groups where it has been deemed appropriate. The term group has been applied where trees form cohesive arboricultural features, either aerodynamically, visually or culturally. An assessment of individual trees within groups has been made where there is a clear need to differentiate between them.
- 2.1.5 Trees have been divided into one of four categories based on Table 1 of B.S.5837, '*Cascade chart for tree quality assessment*'. For a tree to qualify under any given category it should fall within the scope of that category's definition.

Category U - Red	Trees 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.
Category A - Green	Those trees of the highest quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
Category B - Blue	Trees of moderate to high quality and value: in such a condition as to be able to make a significant contribution (a minimum of 20 years is suggested).
Category C - Grey	Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter of below 150mm
Subcategory 1 concerns mainly arboricultural values, how good a specimen is in terms of form and physiological condition; the value of a tree as a component in a group or in a formal or semi-formal arboricultural feature such as an avenue.	
Subcategory 2 concerns mainly landscape values and considers the importance of a tree or group of trees as an arboricultural or landscape feature. Trees present in larger numbers, such as woodlands for example may attract a higher rating than they would as individuals because of their collective value.	
Subcategory 3 concerns mainly cultural values including conservation, historical, commemorative, or other value such as veteran or wood pasture.	

- 2.1.6 RPA's of single stemmed trees are calculated according to the following formula:
RPA radius = 12 x stem diameter (measured at 1.5m above ground level)
- 2.1.7 Where a tree has more than one stem, the equivalent single stem diameter is usually recorded. This is calculated by adding the squares of the stems and then finding the square root of the total. The radius of the RPA is then calculated by multiplying the equivalent stem diameter by 12.
- 2.1.8 Occasionally this method is not appropriate (e.g. for coppiced specimens where there are many stems). In such cases the diameter at ground level may be recorded to provide a suitable RPA calculation.
- 2.1.9 Where access is restricted an estimate of the stem diameter is provided and this is indicated in the appropriate column.

3.0 Results

3.1 Results summary

- 3.1.1 Appendix 1 presents details of the individual trees and groups found during the assessment including heights, stem diameters and rpa's, crown spread (normally measured to cardinal points unless otherwise indicated), an indication of physiological and structural condition, age class, any appropriate management recommendations, estimated life expectancy and a BS5837 category of quality.

- 3.1.2 The survey has revealed that that of the 3 trees (and 1 shrub) surveyed, 0 are category 'A'; there is 1 category 'B' tree; there are 2 category 'C' trees (and a category 'C' shrub); and there are 0 category 'U' trees.

4.0 Arboricultural Impact Assessment

4.1 A Description of the Proposed Development

- 4.1.1 The proposed development includes the creation of a new basement, an infill single storey extension and internal alterations.

4.2 Proposed tree works

- 4.2.1 The development does not require the removal of any trees nor do any trees need to be pruned in order to implement the proposals. The mature Viburnum (a shrub) will be removed to facilitate access around the working area.

4.3 Changes to soil levels

- 4.3.1 There are no changes to soil levels proposed within the RPA's of trees to be retained.

4.4 The Impact of Excavations

- 4.4.1 The excavation work required to create a new basement will centre on the patio area to the east side initially, and from there further excavation work will take place internally.
- 4.4.2 The excavations required for the foundations of the new basement will remain outside the RPA's of the retained trees and will have no discernible effect on these trees.

4.5 The Impact of Accessing the Site

- 4.5.1 The movement of machinery (and pedestrians) in and out of and around a site has the potential to impact on the trees planted in the street. The tree protection plan (appendix 5) illustrates where protective fencing shall be erected prior to the commencement of the build to protect the street trees, whilst keeping the public highway open for pedestrians.

4.6 The Impact of Construction Site Activities

- 4.6.1 The initial work involving excavation will require materials to be brought in (e.g. underpinning materials and equipment) as well as excavated soil needing to be removed from the site.
- 4.6.2 The existing patio area does provide some space for the storage of excavated soil, which can either be piled up ready for removal by tipper lorry using a

grab, or using skips placed on the patio.

- 4.6.3 Deliveries of materials and storage will be made by removing a section of the existing wall to enable complete access to the front of the site. Materials will likely have to be unloaded from the side of the road and craned into the site on an as needed basis.
- 4.6.4 The area to the front of the house is to be used for the mixing of concrete and the storage of hazardous chemicals and petrochemical products and will also provide a suitable area for mortar mixing in line with COSHH regulations to ensure there is no detrimental effect on trees.

4.7 Summary

- 4.7.1 The proposed basement and infill extension can be built without any discernible effect on the significant trees on and adjacent to the site, provided the fencing detailed by the tree protection plan is properly installed around the trees.



Simon Hawkins Dip Arb L6 (ABC), ND Arb, MArborA

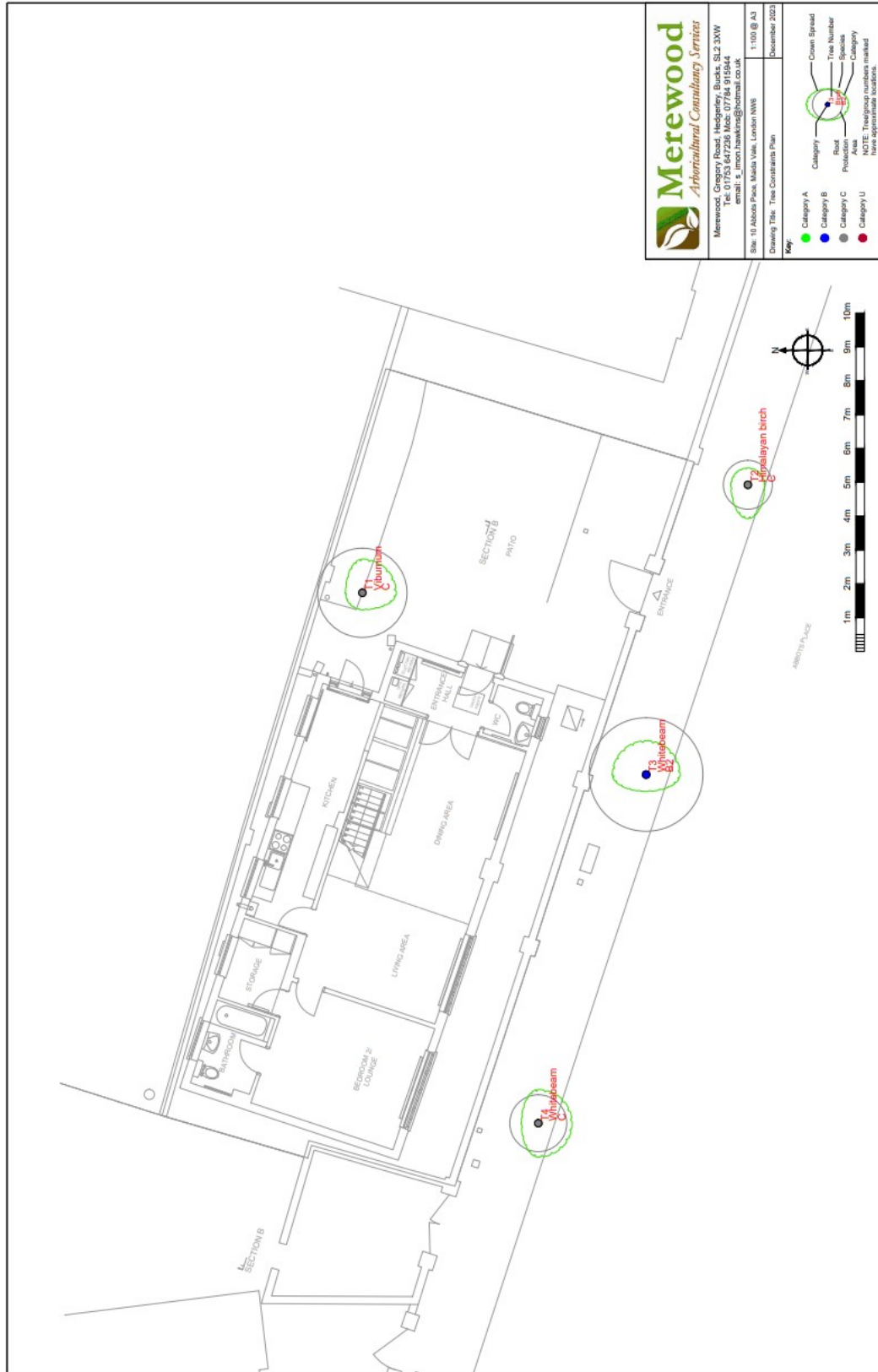
Appendix 1

Schedule of tree constraints

Tree no	Species	Height	Stem diameter	Crown spread				Physiological condition	Structural condition	Age	Observations/ Management recommendations	Life expectancy	Category
				North	South	East	West						
T1	Viburnum	4	110	0.5	1	1	0.5	G	G	M	A mature shrub	40+	C
T2	Himalayan birch	6	60	0.5	0.5	0.5	1	G	G	Y	Newly planted tree	40+	C
T3	Whitebeam	7	140	1	1	1	0.5	G	G	M/A	Established street tree	40+	B2
T4	Whitebeam	4	70	0.5	1	1	1	G	G	M/A	Establishing street tree	40+	C

Appendix 2

Plan of Tree Constraints



Appendix 3

Impact Assessment Plan



Appendix 4

Method Statement

1.1 Preliminary works

- 1.1.1 Prior to the commencement of works a set up meeting between the main contractor, any (relevant) sub-contractors and the arboricultural consultant will take place.
- 1.1.2 The meeting will establish a line of communication between the working parties and to understand the parameters of the site, underlining the importance of maintaining and respecting tree protection barriers.

1.2 Protective fencing

- 1.2.1 The tree protection plan (appendix 1) shows the line and position of the root protection fencing to be erected prior to any other works taking place on site.
- 1.2.2 The root protection fencing installation shall be approached from within the central working zone to avoid damage within the root protection area itself, in accordance with the recommendations of BS 5837/2012, illustrated by Fig. 1.

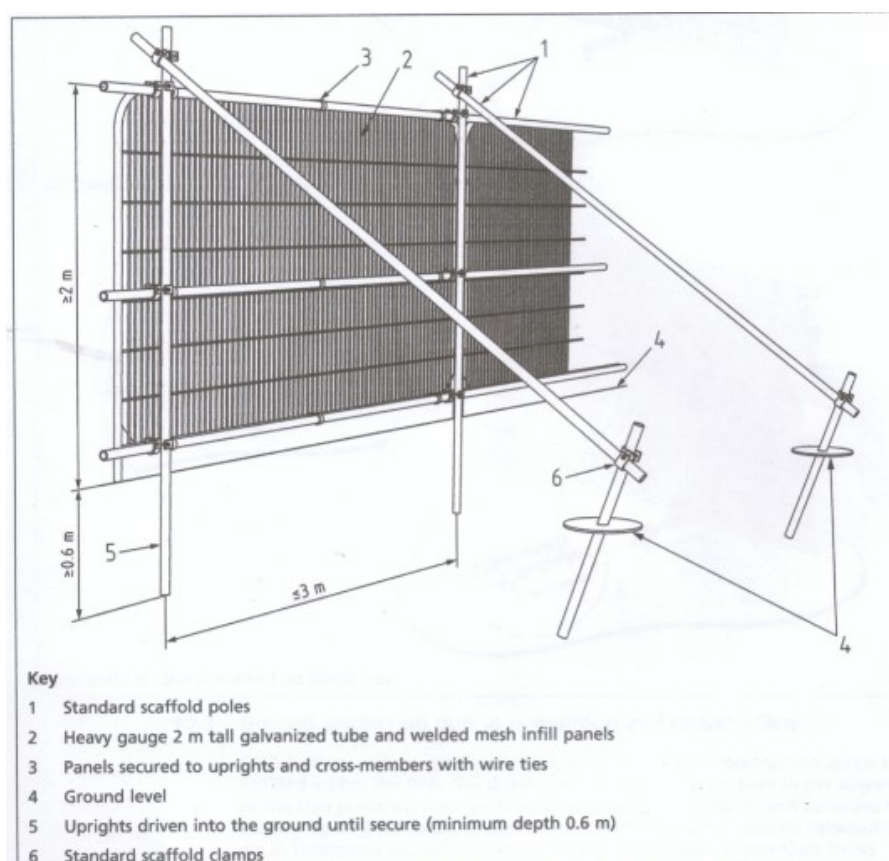
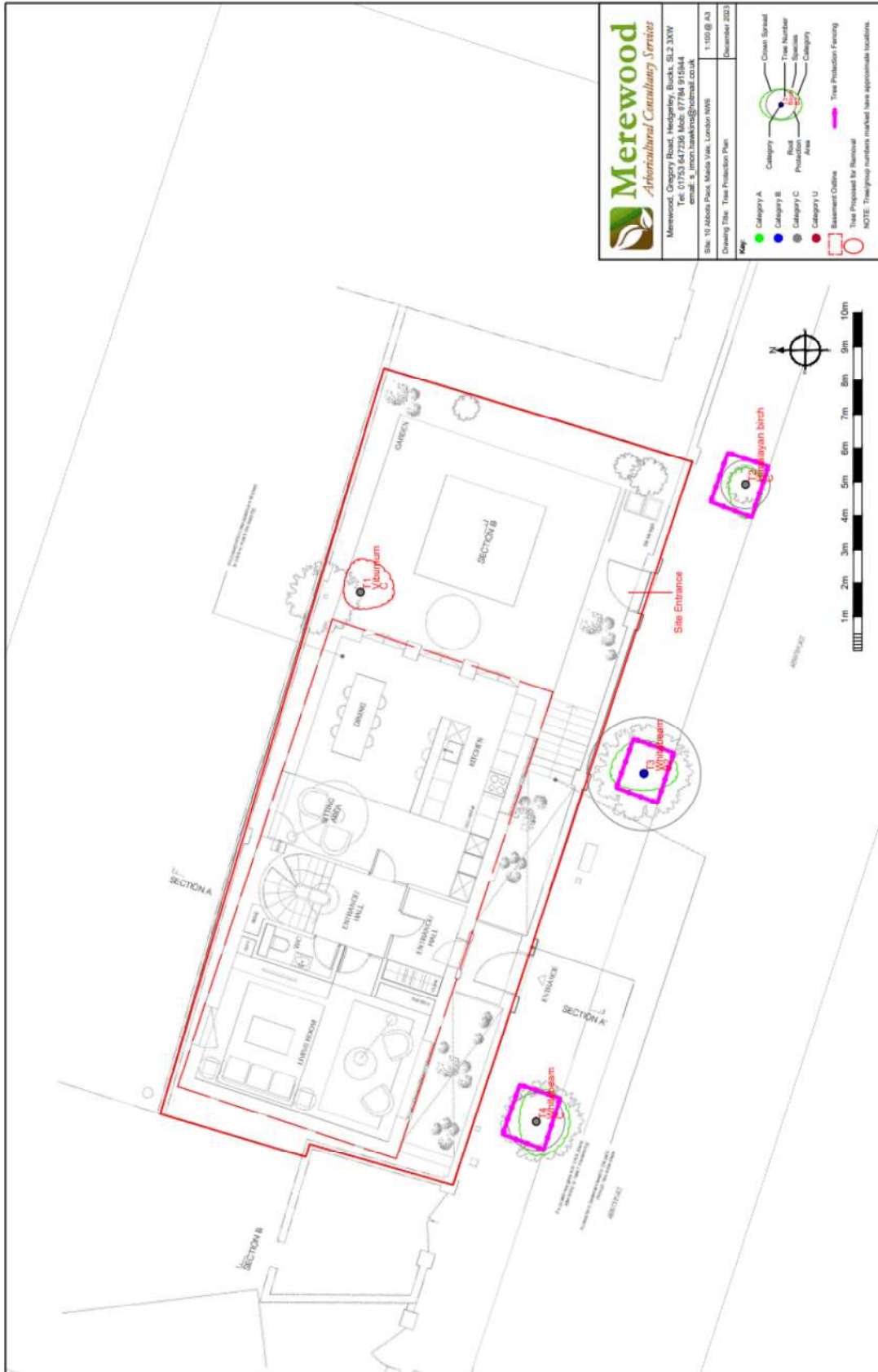


Fig. 1 Protective fencing in accordance with B.S. 5837

- 1.2.3 The fencing for the root protection zones shall be constructed of scaffold tube uprights (set at 3m intervals with diagonal braces driven securely into the ground). Thereafter 'Heras' type fencing shall be attached to the scaffold framework using either steel strapping or scaffold clamps. The fencing shall comply with the requirements of the British Standard B.S. 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.
- 1.2.4 The fenced off areas are to be regarded as a Construction Exclusion Zone (CEZ). This area is to be considered sacrosanct and strictly off limits to any construction activity including any movement of machinery, storage of materials or parking of contractors' vehicles.
- 1.2.5 The fencing protecting the RPA is not to be moved under any circumstances unless this has been specifically detailed in the AMS or agreed on site with the arboricultural consultant present.
- 1.2.6 Ignoring the fencing barriers may constitute a breach of the planning permission and may also be regarded as in contravention of any formal tree protection that applies (Tree Preservation Orders/ Conservation Areas).
- 1.2.7 There is to be no burning of any materials or substances within 10m of the root protection barriers.
- 1.2.8 There is to be no storage of cement bags, chemicals or any other toxic or potentially toxic substances within the CEZ.
- 1.3 **Access**
- 1.3.1 Access to the site will be made by way of the front of the house, off the public highway.
- 1.3.2 Materials required for all parts of the house will be transported either by hand or by wheelbarrow.
- 1.4 **Mortar mixing**
- 1.4.1 Concrete (when not delivered direct by concrete lorry) and mortar will be mixed to the front of the house in a dedicated area on the patio area.
- 1.4.2 All mortar mixing and handling of any other hazardous materials shall take place outside the rpa's of trees. Water run-off from the cleaning of concrete mixers is to be directed away from rpa's and should take place as far from trees as possible.
- 1.5 **Post construction**
- 1.5.1 Following the conclusion of all construction operations, scaffolding and protective fencing will be removed

Appendix 5

Tree Protection Plan



Appendix 6

Qualifications and experience

- I am Simon Hawkins, proprietor of Merewood Arboricultural Consultancy Services.
- I hold the Level 6 Professional Diploma in Arboriculture. This is the highest level of award in the industry.
- I hold the National Diploma in Arboriculture which I attained in 1987. I have studied and practised Arboriculture for over 30 years, during which time I have been involved with both the private and public sector.
- I hold the LANTRA award for professional tree inspections
- I hold professional member status of the Arboricultural Association (M. Arbor A.), recognised as a higher vocational level within the industry.
- I have undertaken an intensive course in the principles and application of VTA Visual Tree Assessment. I have been assessed and found to have attained the advanced level of technical competence of a VTA Practitioner with Elite Training.
- I have over 18 years' experience working in the public sector, during which time I have dealt with all aspects of trees and development in the town planning context, within the inner city; in a greater London Borough; and in the Green Belt. Typically, I have worked with planners, developers, architects and other professionals in the construction industry in which I provide advice and assistance in dealing with arboricultural matters.
- I have appeared at numerous appeals, informal hearings and public enquiries to make formal representations. I have also appeared as an expert witness in court with regard to breaches of a Tree Preservations Order.