

Arboricultural Survey to BS5837:2012

Hamways Ltd

**Hylde Court
St Albans Road
London
NW5 1RE**

16 May 2024

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1. Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 23 December 2022 from Hamways Ltd to attend Hylde Court, St Albans Road, London, NW5 1RE; grid reference, TQ 28427 86295 (site) to undertake an arboricultural survey to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of Trees and a Tree Constraints Plan.

2. Author

Dean Meadows is a Principal Arboricultural Consultant and is the lead consultant for this project and the author of this report. He graduated from Myerscough where he studied BSc (Hons) Arboriculture and Urban Forestry, achieving a First Class for his research project and overall degree, obtaining a Distinction in all but one module. Before this, Dean completed a National Diploma in Applied Horticulture, also at Myerscough. He is now undertaking the MSc in Arboriculture and Urban Forestry.

In 2020, Dean was named as one of Pro Landscaper’s 30 Under 30: The Next Generation, an award recognising exemplary young, aspiring, and ambitious professionals.

Dean has expertise in undertaking large to small-scale tree risk and condition surveys and collaborates with organisations, landowners and Local Authorities to ensure the application of common-sense inspection and management principles to meet their duty of care efficiently and cost-effectively.

Dean holds the industry standard LANTRA Professional Tree Inspection accreditation. He is an experienced and proficient user of THREATS (Tree hazard: Risk Evaluation and Treatment System) and is a Registered User of QTRA (Quantified Tree Risk Assessment).

The advice below and appended is underwritten by our Professional Indemnity insurance for the business practice of Arboricultural Consultancy in the sum of one million Pounds Sterling in each and every claim.

Table 1: Documents referred to.

Document	Reference No.
Survey base drawing	210988
LPA pre-app comments	N/A
British Standard 5837:2012	“BS5837”
Tree Survey Schedule	Arbtech TS 01a
Tree Constraints Plan	Arbtech TCP 01a

3. Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Dean Meadows on 23 January 2023. An update to the survey was undertaken on 11 May 2024.

During the survey, trees were categorised using “Table 1 – Cascade chart for tree quality assessment” of the BS5837:2012 (see Appendix 1).

A total of fourteen (14) individual trees were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 2).

Multiple small trees and shrubs occupy the site, none of which meet the minimum diameter requirements to be considered for this survey.

Table 2: Documents upon which this tree survey has been based.

Document	Originator	Reference Number	Title
Survey base drawing	Interlocks Surveys Limited	210988	Topographical Survey

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and advanced decay detection equipment were not employed, though may form part of the survey’s management recommendations. Measurements were taken using specialist tapes, laser, and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e. not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

Site description

The site is an apartment block located on St Albans Road close to Hampstead Heath. Only one young tree exists on site. However, there are multiple mature trees located around the perimeter boundary of the site.



Figure 1: Aerial Image of the site with an approximate red line boundary (Google Maps)

Proposed scheme

The proposed scheme for the site is the redevelopment of a row of garages to the rear of the site to create three mews houses and a roof extension on the main building.

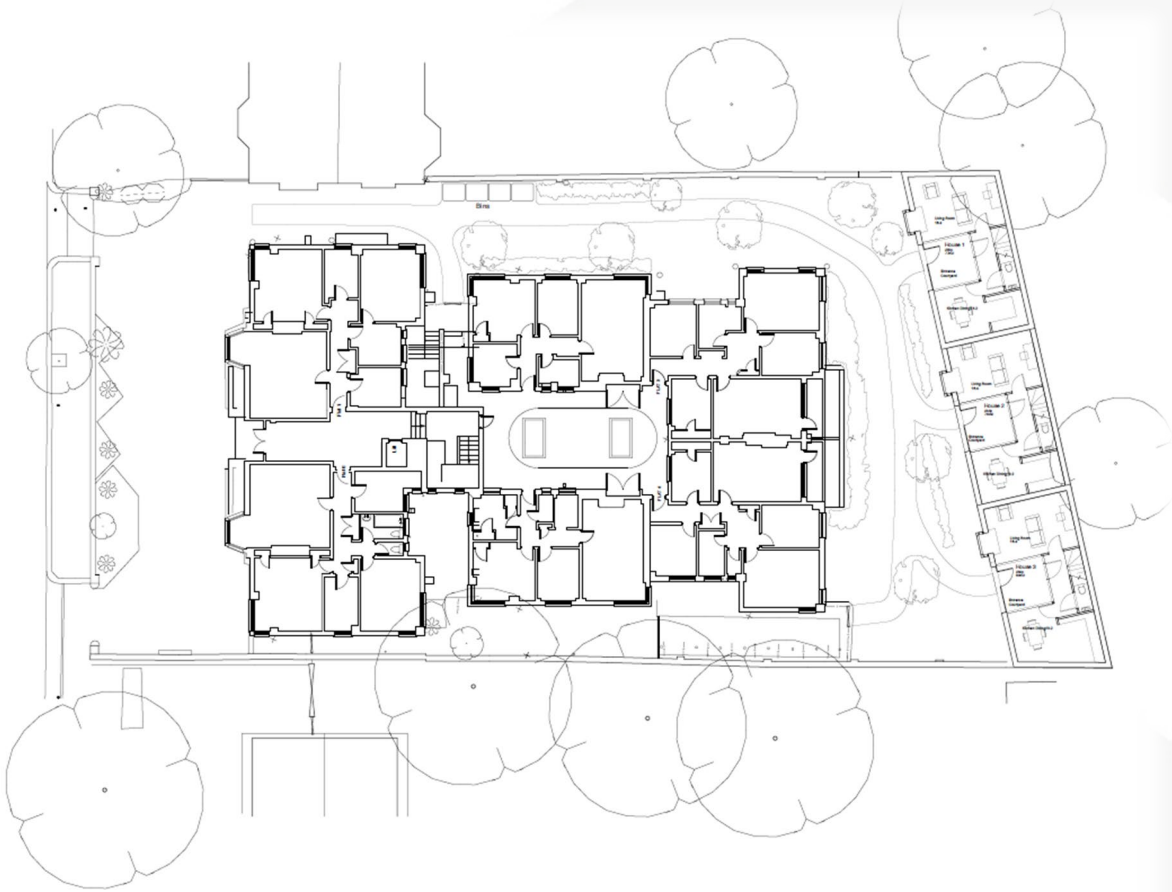


Figure 2: Proposed scheme drawing number: 1143P10

4. BS5837:2012 Scope

This standard recognises that there can be problems for development close to existing trees which are to be retained, and of planting trees close to existing structures. This standard sets out to assist those concerned with trees, in relation to construction, to form balanced judgements. It does not set out to put arguments for or against development, or for the removal or retention of trees. Where development, including demolition, is to occur, the standard provides guidance on how to decide which trees are appropriate for retention, on the means of protecting these trees during development, including demolition and construction work, and on the means of incorporating trees into the developed landscape.

5. Methodology

The methodology used to assess the trees was the British Standard 5837:2012 'Trees in Relation to Construction' tree survey method. The aim of the survey is to establish which trees are moderate and good quality; suitable for retention and justifying protection. And which trees are low or poor quality; either undesirable or unsuitable to retain and protect.

The tree survey includes all trees included in the land survey red line boundary plan, as well as any that may have been missed, and it should categorize trees or groups of trees, including woodlands for their quality and value within the existing context, in a transparent, understandable, and systematic way. Where the arboriculturist has deemed it appropriate, the trees have been tagged with small metal or plastic tags, placed as high as is convenient on the stem of each tree.

Whilst master plan proposals for the development of the site might be available, the trees have been surveyed without taking these into consideration. All detailed design work on site layout should take into consideration the results of the tree survey (and the TCP).

Trees forming groups and areas of woodland (including orchards, wood pasture and historic parkland) are identified and considered as groups where the arboriculturist has determined that this is appropriate, particularly where they contain a variety of species and age classes that could aid long-term management. It is often expedient to assess the quality and value of such groups of trees as a whole, rather than as individuals. However, an assessment of individuals within any group has been undertaken if they are open-grown or if there is a need to differentiate between them.

The quality and value of each tree or group of trees has been recorded by allocating it to one of the four categories: **A**, **B**, **C**, or **U** (highest to lowest quality respectively). The categories are differentiated on the tree survey plan by colour, or by suffixing the category adjacent to the tree identification number on the TCP.

The survey schedule lists all the trees or groups of trees. The following information is also provided:

- a) reference number (to be recorded on the tree survey plan);
- b) species (common or scientific names);
- c) height in meters (m);
- d) stem diameter in millimetres (mm) at 1.5m above adjacent ground level or immediately above the root flare for multi-stemmed trees;
- e) branch spread in meters taken at the four cardinal compass points;
- f) height of crown clearance above adjacent ground level in meters (m);
- g) age class (newly planted, young, semi-mature, early mature, mature, over mature);
- h) physiological condition (e.g. good, fair, poor, decline and dead);
- i) structural condition (e.g. good, fair, poor or not visible);
- j) comment about the tree, its location and preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat;
- k) The retention category referring to the quality and useful contribution in years; **U** = <10yrs; **A** = >40yrs; **B** = >20yrs; **C** = >10yrs. The retention subcategory referring to the type of amenity; 1 = Arboricultural; 2 = Landscape; 3 = Cultural including conservation (see Appendix 1 Cascade chart for tree quality assessment).

6. Definitions

Arboriculturist

An arboriculturist (or arboricultural consultant) is a person who has, through relevant education, training, and experience, gained recognized qualifications and expertise in the field of trees in relation to construction.

Tree Survey

A tree survey should be undertaken by an arboriculturist and should record information about the trees on a site independently of and prior to any specific design for development. As a subsequent task, and with reference to a design or potential design, the results of the survey should be included in the preparation of a tree constraints plan, which should be used to assist with site layout design.

Tree Constraints Plan

A TCP is plan, typically delivered as an AutoCAD drawing (.DWG file format), prepared by an arboriculturist for the purposes of layout design showing the root protection area and representing the effect that the mature height and spread of retained trees will have on layouts through shade, dominance, etc.

Root Protection Area

An RPA is a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m².

Construction Exclusion Zone (also termed Tree Protection Zone)

A construction exclusion or tree protection zone is an area based on the RPA (in m²), identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

Arboricultural Impact Assessment (AIA)

This is a study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

Tree Protection Plan (TPP)

A TPP is plan, typically delivered as an AutoCAD drawing (.DWG file format), prepared by an arboriculturist showing the finalized layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement, which can be shown graphically.

Arboricultural Method Statement (AMS)

This is a methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree. The AMS is likely to include details of an on-site tree protection monitoring regime.

7. Limitations

Trees were inspected from using visual observation from ground level only. Trees were not climbed or inspected below ground level. Inaccessible trees will have best estimates made about the location, physical dimensions, and characteristics. Trees have been grouped where BS5837 guides us that it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area or if they are outside of the red line boundary plan showing the expectations of our client for the extent of the survey. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

This report does not constitute a tree safety survey, nor does it fulfil the stewards/landowners Duty of Care in relation to tree risk.

8. Appendices

The following documents were released to the Client as appendices to this report:

- Survey Schedule (.PDF)
- Tree Constraints Plan drawing (.DWG & .PDF)

If you require clarification of information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,

Dean

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Appendix 1: Table 1 Cascade chart for tree quality assessment

BS5837:2012 Trees in relation to design, demolition and construction – Recommendations

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories when appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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.	<ul style="list-style-type: none"> • Trees that have 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). • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. • 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. <p><i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7.</i></p>			Dark red
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years.	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 dominate and/or principal trees within an avenue).	Trees, groups, or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	Light green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic management and storm damage), such that they are unlikely to be suitable for retention of beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	Mid blue
Category C Trees of low quality with an estimated remaining expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape value.	Trees with no material conservation or other cultural value.	Grey

Appendix 2: Schedule of Trees

Tree Survey Schedule Hylda Court

Client Hamways Ltd
Survey Date 11 May 2024
Weather Conditions Dry and bright
Surveyor Dean Meadows

Key:

Tree Number A unique number or reference to identify trees or groups as shown on associated plans.

Species Common and or taxonomic names.

Height The height of the tree in meters (m).

Trunk Diameter The stem diameter in millimetres (mm) taken at 1.5m above ground level unless otherwise specified.# denotes diameter estimated

Canopy Spread The extent of the canopy taken in meters (m) to the principle points of the compass, North (N), East (E), South (S) and West (W).

Crown Clearance The height of canopy clearance above ground level to the lowest point of the canopy, taken in meters (m).

Age Class Age classification; Young (Y), Early Mature (EM), Mature (M), Late Mature (LM), Veteran (V).

Physiological Condition The general physiological condition of the tree; Average, Below average, Low, Dead.

Structural Condition The general structural condition of the tree; Good, Moderate, Indifferent, Poor, Hazardous.

Comments Notes and general comments on the structural condition of the tree, its environment and it estimated remaining contribution.

Category The retention category referring to the quality and useful contribution in years; **U** = <10yrs; **A** = >40yrs; **B** = >20yrs; **C** = >10yrs. The retention sub category referring to the type of amenity; 1 = Arboricultural; 2 = Landscape; 3 = Cultural including conservation.

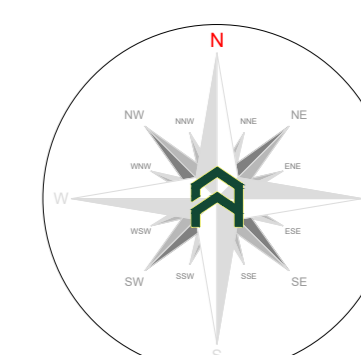
Tree No.	Species	Height	Trunk Diameter	Canopy Spread	Crown Clearance	Age Class	Physiological Condition	Structural Condition	Comments	Category
1	Silver birch	11m	190mm	2.5m	3m	Early-mature	Average	Typical (no significant defects)	Off-site street tree; growing within small planting pit; recently crown lifted.	B (1)
2	Wild cherry	5m	70mm	2m	2m	Semi-mature	Average	Typical (no significant defects)	Growing within gravel planting bed.	C (1)
3	Lime	14m	530mm	5m	2m	Mature	Average	Typical (no significant defects)	Off-site tree; growing within planting bed; crown reduction undertaken recently.	B (12)
4	Elder	3m	5 stems @ 110mm	N3.5m E3.5m S0m W3m	1.5m	Mature	Average	Typical (no significant defects)	Off-site tree; growing within planting bed; multi-stemmed; imbalanced, suppressed crown.	C (2)

Tree No.	Species	Height	Trunk Diameter	Canopy Spread	Crown Clearance	Age Class	Physiological Condition	Structural Condition	Comments	Category
5	Silver birch	15m	350mm	3.5m	2m	Mature	Average	Typical (no significant defects)	Off-site tree; growing within planting bed; root activity has incurred damage to wall and steps within rooting area.	B (12)
6	Sycamore	7m	650mm#	2m	1.5m	Mature	Average	Typical (minor defects observed)	Off-site tree; recently pollarded; unable to closely inspect tree due to inaccessibility; decayed pruning wounds present within crown; dimensions estimated; rooting area surrounded by tarmacadam up to stem.	C (1)
7	Horse chestnut	14m	700mm#	6m	4m	Mature	Average	Typical (minor defects observed)	Off-site tree; recent crown reduction undertaken; unable to closely inspect tree due to inaccessibility; dimensions estimated.	B (12)
8	Sycamore	17m	700mm#	8m	4m	Mature	Average	Typical (minor defects observed)	Off-site tree; unable to closely inspect tree due to inaccessibility; dimensions estimated.	B (12)

Tree No.	Species	Height	Trunk Diameter	Canopy Spread	Crown Clearance	Age Class	Physiological Condition	Structural Condition	Comments	Category
9	Sycamore	15m	600mm#	6.5m	4m	Mature	Average	Typical (minor defects observed)	Off-site tree; unable to closely inspect tree due to inaccessibility; dimensions estimated; recent crown reduction undertaken.	B (12)
10	Lime	18m	550mm#	6m	2m	Mature	Average	Typical (minor defects observed)	Off-site tree; unable to closely inspect tree due to inaccessibility; dimensions estimated; lapsed pollard.	B (12)
11	English oak	12m	600mm#	N4m NE3m E7m S5m W6m	2m	Mature	Average	Typical (minor defects observed)	Off-site tree; unable to view tree stem due to inaccessibility; dimensions estimated; imbalanced crown.	B (12)
12	Hornbeam	9m	400mm#	4m	2m	Mature	Average	Typical (minor defects observed)	Off-site tree; unable to view tree stem due to inaccessibility; dimensions estimated; recent crown reduction undertaken.	B (12)

Tree No.	Species	Height	Trunk Diameter	Canopy Spread	Crown Clearance	Age Class	Physiological Condition	Structural Condition	Comments	Category
13	Wild cherry	4m	70mm#	2m	2m	Semi-mature	Average	Typical (no significant defects)	Off-site tree; dimensions estimated.	C (1)
14	Wild cherry	6m	70mm	2m	2m	Semi-mature	Average	Typical (no significant defects)	Off-site tree; dimensions estimated.	C (1)

Appendix 3: Tree Constraints Plan



Indicative only

Tree Categories

These are categorised in accordance with the cascade chart in Table 1 of the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'

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

Category 'V' - Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category 'T' - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

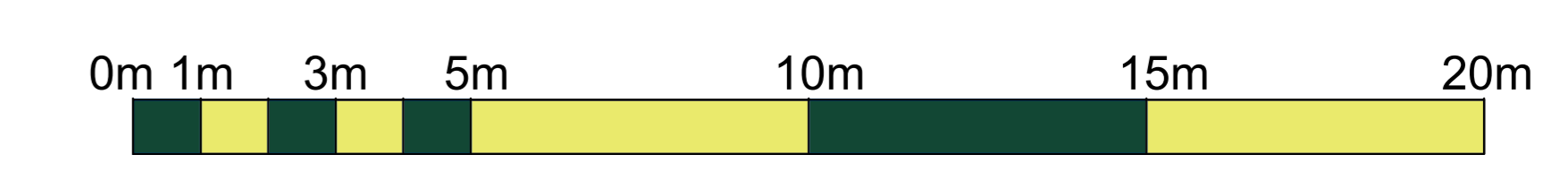
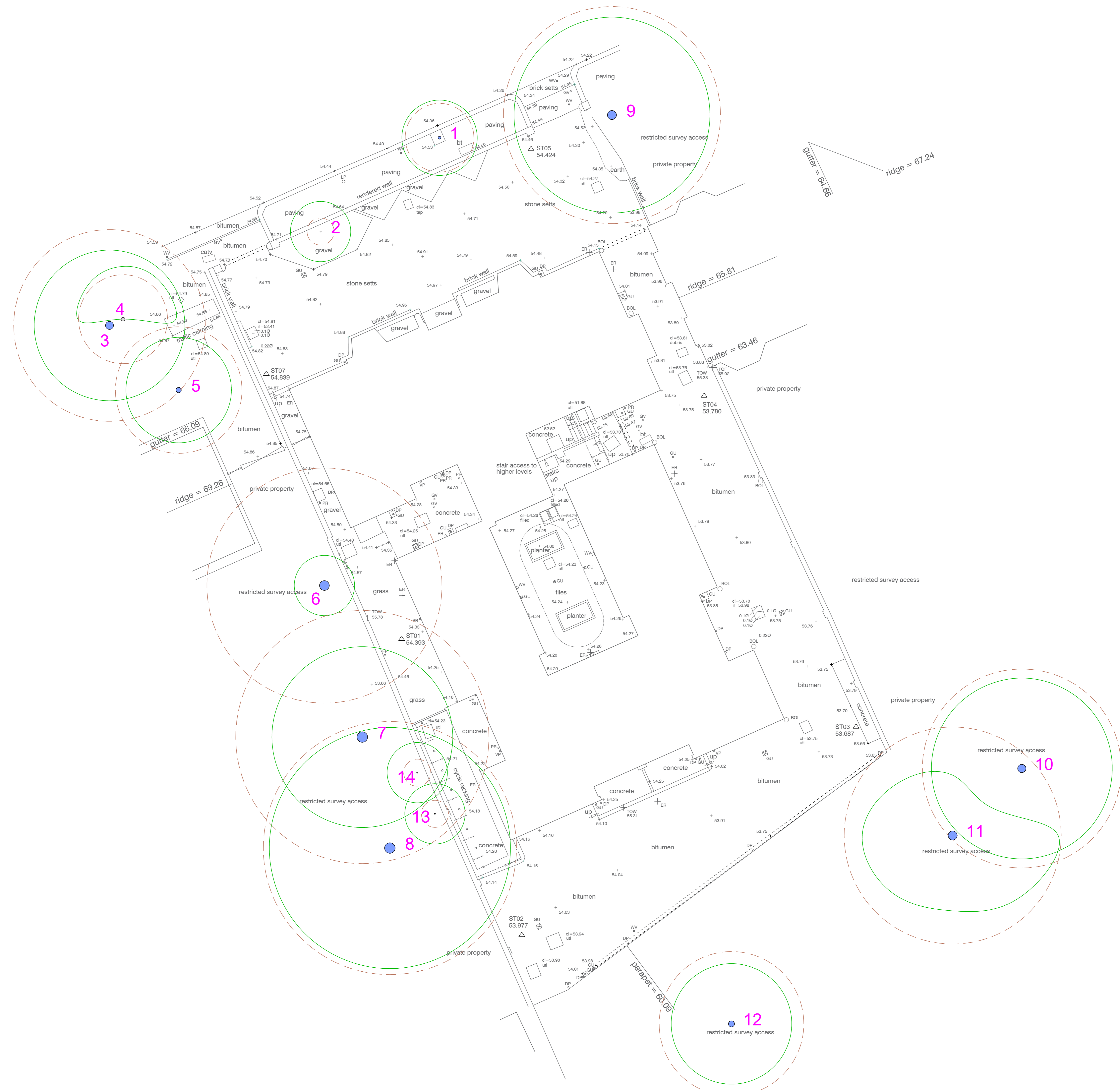
Category 'S' - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 100mm.

Root Protection Area

In order to avoid damage to the roots or rooting environment of retained trees, the Root Protection Area (RPA) should be defined around each of the category 'U' and 'V' trees. This is a minimum area in which should be left undisturbed around each retained tree.

The RPA is calculated using the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

The calculated RPA is capped to 757m², which is the equivalent to a circle with a radius of 15m. Where there appears to be restrictions to root growth the root protection area is reshaped to more accurately reflect the likely distribution of the roots.



Project:	Hylda Court St Albans Road London NW5 1RE		
Client:	Hamways		
Drawing:	Tree Constraints Plan		
Based on:	210988		
Drawing No:	Arbtech TCP 01	Rev:	a
Date:	May 2024	Scale:	1:100 @ A0
Drawn:	DM		

Key:

Tree	1	Tree	Trunk
RPA	(Dashed Green Circle)	Category 'U' trees	(Blue Dot)
	(Dashed Red Circle)	Category 'V' trees	(Green Circle)

Please note that all measurements have been taken from the ground level unless otherwise stated. The drawings are for information only and do not constitute a contract. The drawings are to be used as a guide only and do not constitute a contract. The drawings are to be used as a guide only and do not constitute a contract. The drawings are to be used as a guide only and do not constitute a contract.

9. Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech TSR 01a	Dean Meadows	<i>Dean</i>	Principal Arboricultural Consultant	02	16/05/24

Limitations

Arbtech Consulting Ltd has prepared this report for the sole use of the above-named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Ltd. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Arbtech Consulting Ltd.

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