Arboricultural Planning Statement

Grafton Road

Date: August 2024

Submitted to:

Grafton234 LTD

Prepared by:

RSK ADAS Limited

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Contents

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK ADAS Limited.

Version History

Version	Date	Amendment
1	August 2024	-

1 Executive Summary

Grafton234 LTD are proposing to undertake development works consisting of a new house to be constructed within the rear gardens of 234-240 Grafton Road, London, NW5 4AX.

Grafton234 LTD have commissioned ADAS to provide arboricultural advice in relation to the proposed development in line with the requirements of 'BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations' (BS5837:2012). This report has been prepared to comply with the requirements set out in Table B.1 of Annex B of BS5837:2012.

ADAS Arboricultural Consultants carried out a full arboricultural survey of the site on 24th July 2024. The tree survey identified a total of 13 arboricultural features, comprising of 10 individual trees and 3 groups of trees which have the potential to be impacted by the development proposals.

In line with the recommendations contained within Table 1 of BS5837:2012, one of these arboricultural features was awarded a moderate B grade and 12 were awarded a low C grade.

The proposed development will require the removal of the following features: T8, G9, T10, T11, T12 and T13. All features were awarded with a low C grade, except for one (T12), which was awarded a moderate B grade. The development will also require demolition of the brick wall on the northern and eastern aspect of the site and its replacement by the exterior walls of the newly constructed house. This will have the potential to impact T2, which is to be retained, as it sits adjacent to the brick wall on the northern aspect. This feature will therefore require protective measures to ensure its retention. The construction shall be performed without causing damage to any retained trees, with particular attention to T2, as it sits in close proximity to the wall and to the potential access point to the site.

A search of Camden Council's website on the 31st July 2024 established that online mapping resources are not available to determine if the site sits within a Conservation Area (CA) or has any Tree Preservation Orders (TPOs) on the site. Therefore, an email was sent to Camden Council, on the 31st July 2024, requesting for a TPO and CA search of the site and area surrounding the site of interest. Camden Council confirmed that there are no TPOs in or near the site and that the site is not situated within a CA.

In order to ensure the successful integration of retained trees into the proposed development, tree protection measures have been incorporated into the design which are intended to maintain the trees in a safe and healthy condition.

2 Introduction

2.1 The Author

This document has been prepared by Tiara Wijaya, an ADAS Assistant Arboricultural Consultant. Tiara has a BSc in Environmental Science.

2.2 Client Instruction

This report was commissioned by Grafton234 LTD in June 2024 and is pertinent to the site known as 234-240 Grafton Road, London, NW5 4AX.

For the purposes of this report, reference to 'the site' means land encompassed by the red line which is shown on the Site Location Plan contained in **Appendix 1** (drawing ref: 2411-S001-S0-P0-Existing Site Location Plan.pdf).

2.3 Purpose of Report

The purpose of this document is to provide reference and clarification on aspects of tree protection and any necessary tree management works for the proposed development. It is proposed to achieve this by setting out a methodology for all proposed works that may affect trees which are to be retained on and adjacent to site.

This document is also intended as a reference point for all site operatives and a copy will remain with the site manager for the duration of the development.

This document may be used as a point of reference if there were to be a dispute over compliance with related planning conditions.

2.4 Tree Survey Methodology

An initial tree survey, to establish the tree constraints on the site, was carried out by Tiara Wijaya and Arno van Heygen on the 24th July 2024. The tree survey was carried out in accordance with the recommendations contained within BS5837:2012.

All trees have been visually inspected from ground level unless otherwise stated, with no climbing or boring tests being undertaken. The comments made on their condition are based on observable factors present at the time of inspection.

The information shown in **Table 1** below was recorded as part of the tree survey.

Table 1: Tree Survey Schedule heading descriptions

Column Heading	Description
Tree Ref No.	All individual trees and groups of trees have been given a unique reference number. Each number is prefixed by a letter. ▪ T = Individual tree ▪ G = Group of trees Where a tree reference is followed by an * it indicates that the position of the tree has been recorded to the associated plan by eye.
Species	The English common name has been used.
Single or Multiple stem (S or M)	▪ 'S' represents a tree which has a single clear stem to at least 1.5m above ground level. ▪ 'M(a)' represents a tree where the main stem divides into two to five stems below 1.5m above ground level, and ▪ 'M(b)' represents a tree where the main stem divides into 6 or more stems below a height of 1.5m.
Height (m)	Where possible tree heights are measured using a laser. In some instances, such as in close groups of trees, one height may be measured, and other nearby trees estimated from this height. Measurements are provided in metres.
Stem Diameter (mm)	S_n represents the stem number. Measurements are provided in millimetres at 1.5m above ground level for single stemmed trees.
Very Large Girth (y/n)	Girth is very large for species in accordance with Fig 1.3 of publication 'Ancient and other veteran trees: further guidance on management' Ancient Tree Forum 2013. RAVEN - Step 1
Ancient (A), Veteran (V) or Notable (N)	Result of the RAVEN assessment © Julian Forbes-Laird 2018 www.flac.uk.com; provided in **Appendix 2**. (RAVEN = Recognition of Ancient, Veteran & Notable Trees)
Branch Spread (m)	Measured in metres to the four cardinal compass points (N, E, S, W).
Crown Clearance	(1) Height in metres of the first significant branch, and the direction of growth. (2) Height in metres of lowest part of crown.
Life Stage	The stage at which the tree is within its lifecycle (Y = young, SM = semi-mature, EM = early-mature, M = mature, OM = over mature)
General Observations	Any relevant observations are recorded, with particular reference to structural and/or physiological condition.
Preliminary Management Recommendations	Recommendations are made where management work is required for reasons of health and safety or sound arboricultural management.
Estimated Remaining Contribution (years)	An estimation of how long the feature will contribute to its surroundings. This is recorded in bands of either <10 years, 10+ years, 20+ years and 40+ years.

Column Heading	Description
Tree Quality Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C). Details of this grading system can be found in **Appendix 2.**
Root Protection Area (RPA)	Calculated as prescribed in section 4.6 of BS5837:2012, provided as an area (m^2) and a radius from the tree's stem (m).

2.5 Veteran Tree Assessment

No trees identified on the survey conducted on the 24th July 2024 were classified as Ancient, Veteran or Notable.

2.6 Assumptions and Limitations

The Tree Constraints Plan (TCP) contained in **Appendix 3** has been developed from the tree survey information and the Planning Layout (drawing ref: 2883_Site.dwg).

This report assumes that the proposed design layout demonstrated on the Tree Protection Plan (TPP) contained in **Appendix 4** is the final layout (drawing ref: 2411-P100-S0-P0-Proposed Ground Floor Pan.dwg).

This report is only intended for use by the person(s), or company named on the front cover.

This report is not a full hazard or risk assessment of trees and should not be used as such.

Trees are living organisms and are constantly adapting to their ever-changing environment. No tree is completely safe and there is no guarantee that problems or deficiencies may not arise in the future, which have not been identified in this report. Therefore, this report is only valid for a period of 1 year from the date of the initial site inspection.

2.7 Tree Preservation Orders and Conservation Areas

Local Planning Authorities (LPAs) have the power to preserve selected trees and woodlands through the making of Tree Preservation Orders (TPOs). Similarly, special provision is provided to trees located within Conservation Areas (CAs) which are not the subject of a TPO. The LPAs powers to do this are provided by the following Act of Parliament and its associated regulations:

- Town and Country Planning Act 1990
- Town and Country Planning (Determination of Appeals by Appointed Persons) (Prescribed Classes) (Amendment) (England) Regulations 2008
- Town and Country Planning (Trees) (Amendment) (England) Regulations 2012

The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without first obtaining the consent of the relevant Local Authority.

Where works to trees within a CA are proposed, six weeks notification must first be given to the relevant Local Authority.

Unauthorised works to trees either protected by a TPO or those that are located within a CA, could result in an unlimited fine for each tree.

A review of Camden Council's website on the 31st July 2024 established that there were no available online mapping resources. Therefore, an email was sent to Camden Council on the 31st July 2024 requesting for a TPO and CA search of the site and area surrounding the site of interest. Camden Council confirmed that there are no TPOs in or near the site and is not situated within a CA.

2.8 Wildlife Legislation

The following Acts and Regulations are the main pieces of legislation that protect wildlife and habitats in England and Wales:

- Wildlife and Countryside Act 1981 (as amended)
- Conservation of Habitats and Species Regulations 2017 (as amended)
- Protection of Badgers Act 1992
- The Hedgerows Regulations 1997
- Countryside and Rights of Way Act 2000
- Natural Environment and Rural Communities Act 2006 & Environment (Wales) Act 2016

The Wildlife and Countryside Act 1981 provides statutory protection to wild birds, their nests (whether in use or being built), as well as other wild animals such as bats and their roosts. Under the Act it is a criminal offence to intentionally destroy any wild bird, its nest, or eggs, or to harm any bat, damage, or block access to its roost (even if it is not occupied at the time), or to disturb a bat whilst it is occupying a roost. For some birds listed in Schedule 1 of the Act, such as barn owl, it is also an offence to disturb them while they are nesting, building a nest, in or near a nest that contains their young, or to disturb their dependent young. Other wild animals afforded full legal protection under the Act, and which may be affected by tree works include otters and their places of shelter (often in exposed tree roots along river banks), hazel dormice, their breeding sites, and resting places (well-structured woodland and scrub), and red squirrels and their nests (dreys). The Conservation of Habitats and Species Regulations 2017 provide additional legal protection to some species, including bats (all species), otters and hazel dormice. Badgers and their setts are specifically protected under the Protection of Badgers Act 1992, which makes it an offence to damage or block a sett, or to disturb badgers whilst they are using a sett. Where works might result in an offence being committed, advice will be required from a suitably experienced ecologist before they can be undertaken. For example, it may be necessary to programme tree work outside of the bird nesting

period, typically March to August inclusive, or for an ecologist to undertake prior visual inspections of trees for nests and / or bat roosts.

Under the Wildlife and Countryside Act 1981 it is also illegal to plant or otherwise cause to grow in the wild certain invasive non-native plant species, including Japanese Knotweed, Himalayan Balsam, Giant Hogweed and Rhododendron. Any works that might cause the spread of these species could therefore result in an offence being committed. This might occur as a result of the incidental transportation of soil containing seeds or live root and stem fragments on the wheels of vehicles, or on the boots of personnel.

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are strictly protected sites designated respectively under the EC Habitats Directive and the EC Birds Directive. In England and Wales, SACs and SPAs are given legal protection by The Conservation of Habitats and Species Regulations 2017, which transpose the EC Habitats Directive and EC Birds Directive into national law. The Regulations ensure that any plan or project that may damage an SAC or SPA can only proceed if certain strict conditions are met.

Sites of Special Scientific Interest (SSSIs) are areas notified under the Wildlife and Countryside Act 1981 as being of special interest for nature conservation or their geology with additional protection afforded to them by the Countryside and Rights of Way Act 2000. Under the legislation Natural England (NE) or Natural Resources Wales (NRW) must be notified of any planned works or operations that could potentially damage an SSSI or its features of interest before they are able to proceed.

The Natural Environment and Rural Communities Act 2006 and Environment (Wales) Act 2016 place a statutory duty on public authorities (public bodies and utility companies) to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of their functions.

The above provides only a brief summary of the legislation. It is advised that the original text of the relevant legislation is consulted for the exact wording. If necessary, advice should be sought from a suitably qualified ecologist prior to any tree works being undertaken.

2.9 Site Description

The site is situated in an urban and residential area in the London Borough of Camden, on Grafton Road, London, NW5 4AX.

The site can be accessed through the properties of 234-240 Grafton Road, which are existing buildings on the site, or via a side gate on Dale Road leading into the rear gardens of these properties.

The site is directly boarded by three roads, Dale Road, Grafton Road and Cressfield Close. Beyond the site boundaries, there are railway tracks to the north of the site, Kentish Town City Farm to the east of the site and residential housing surrounding all aspects of the site.

The proposed ground floor plan was provided to ADAS by the client on the 6th of June 2024 (ref: 2411-P100-S0-P0-Proposed Ground Floor Plan), which shows the location of the proposed development taking place in the rear gardens of the existing properties.

3 Tree Survey Results

3.1 Overview

The findings of this tree survey are contained in the Tree Survey Schedule in **Appendix 5** which has been used to develop the Tree Protection Plan in **Appendix 4**.

3.2 Species

The range of tree species across the site is demonstrated in **Figure 1** below. The groups compromised of Plum and Cherry, Apple and Cherry and Olive.

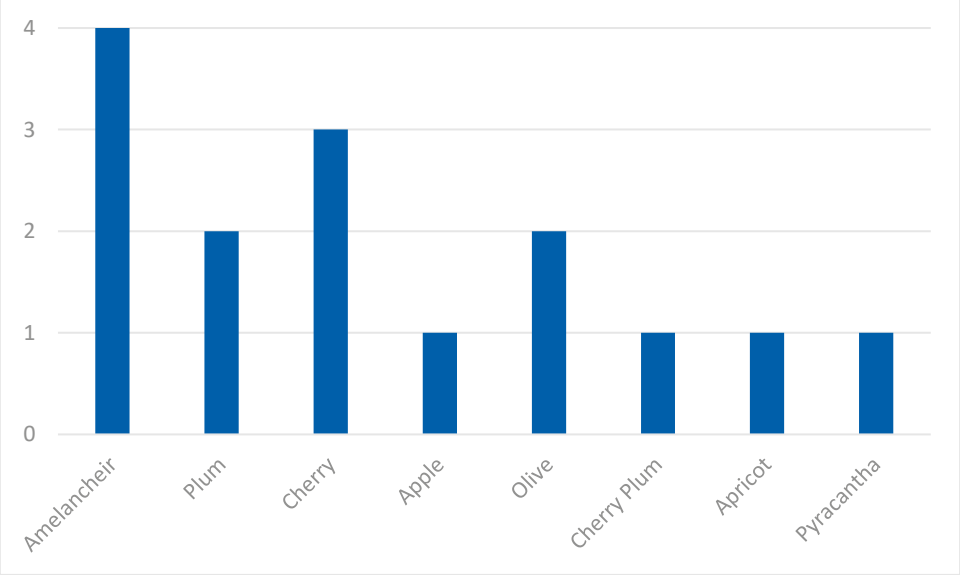


Figure 1: Range of Tree Species on site

3.3 Life Stage

The majority of the trees on the site were assessed as being of a semi-mature age, as is demonstrated in **Figure 2** below. No trees were recorded as mature or over mature.

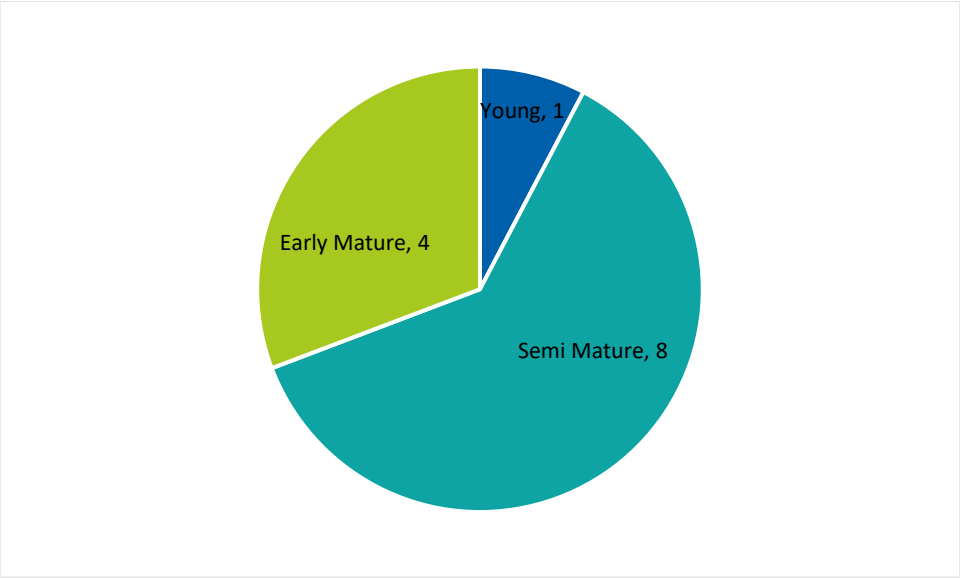


Figure 2: Life Stages of trees on site

3.4 Tree Quality

All trees identified were classified as a low-quality Category C except for one which was classified as a moderate B quality. The category B tree was identified to be a Cherry Tree (T12). All trees were classified in line with the Cascade Chart from BS5837:2012 in **Appendix 2**.

4 Arboricultural Impact Assessment

4.1 Overview

The proposals have been overlaid onto the TPP and an Arboricultural Impact Assessment Plan (AIAP) has been provided in **Appendix 6**. The impact the proposals were likely to have on the existing trees has been assessed under the following categories, and the findings are summarised in **Table 2**.

- Trees and groups of trees proposed for removal. This includes those:
  - that are under the footprint of the proposed development
  - whose RPAs are heavily affected by the development
  - which are to be removed for reasons of sound arboricultural management.
- Retained trees and groups of trees which are affected by the development
- Retained trees and groups of trees which are unaffected by the development

Table 2: Arboricultural Implications Assessment

Impact	Reason	Tree Quality Assessment Category Grading*				Totals
		A	B	C	U	
Retained trees which are affected by the development	▪ Located in close proximity to the proposed development	None	None	T2	None	**1**
Retained trees and groups of trees which are unaffected by the development	▪ All works outside of RPAs and canopies	None	None	T1, T3, T4, G5, G6, T7	None	**6**
Trees and groups proposed for removal	▪ Located within the footprint of the proposed development or whose RPAs are heavily affected by the development	None	T12	T8, G9, T10, T11, T13	None	**6**
					Total	**13**

5 Preliminary Tree Work

5.1 Tree Retention and Removal

The proposed development will require the removal of five trees (T8, T10, T11, T12 and T13) and one group (G9). T10, T11, T12 and T13 will need to be removed as they are directly under the footprint of the proposed development. The stems and RPAs of T8 and G9 are located within very close proximity to the rear brick wall that is being demolished and replaced by the exterior walls of the constructed house and will therefore need removing.

All tree work must be performed as per the guidance in BS3998: 2010 (see 5.2.1 for further details).

T2 is situated on the footpath within close proximity to the possible access point and proposed works on the northern boundary of the site. During the construction stages, demolition of the brick wall and installation of possible scaffolding, this feature is to be retained and will therefore require protective measures to ensure its retention.

T1, T3, T4, G5, G6 and T7 are features that are to be retained, sitting outside the site boundary and should be unaffected by the development.

5.2 Tree Work Schedule

A schedule of tree work has been provided within **Appendix 7**. All tree work will be carried out prior to commencement of construction activities and prior to the erection of the tree protection measures.

5.2.1 Standard of Tree Work

All tree work and felling operations will be carried out in accordance with BS3998:2010 'Recommendations for Tree Work'; current arboricultural industry guidelines and best practice; and all relevant Health & Safety standards. Tree work is a specialist task that requires operatives to be appropriately qualified, skilled, and adequately insured. Guidance on selecting an appropriate contractor can be obtained from the Arboricultural Association, who also maintains a directory of Approved Contractors. The Arboricultural Association can be contacted on 01242 522152 or via their website http://www.trees.org.uk.

5.2.2 Wildlife Constraints

As mentioned in **section 2.8** of this report, all tree work operations must comply with The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, which provide statutory protection to birds, bats, and other species, all of which could inhabit trees. Where works may constitute an offence, advice will be acquired from a suitably qualified person before works are able to proceed. For

example, it may be necessary to programme tree work outside of the main bird nesting period, typically March through to August inclusive.

5.2.3 Modification to Tree Work Schedule

Should the recommended work schedule require modification, for whatever reason, this will be agreed with the appointed Arboricultural Consultant (when applicable) and approved in writing by Camden Council. Under no circumstances will the appointed contractor deviate from the Tree Work Schedule contained in **Appendix 7**, unless approved in writing by Camden Council.

6 Tree Protection Measures

6.1 Overview

Although these methodologies set out the precautions to be followed in order to ensure the retained trees are protected, the final responsibility for their installation lies with the site supervisor who must ensure that all current legislation and best practice is followed and that they are installed in a safe manner.

6.2 Protection of T2

Stem protection measures on T2 shall be installed before any materials or machinery are brought on site, and before any demolition or construction works take place to mitigate against potential stem damage. An exmaple of appropriate stem protection can be seen in **Appendix 8**. This form of stem protection provides an effective solution to protect the stem of the tree from abrasion and accidental damage from vehicles and construction materials, preventing any accidential wounds and tear injuries to the stem that could allow for disease and decay to enter the tree.

The root protection area (RPA) of T2 is afforded by retention of the exsiting pavement surface acting as suitable ground protection. Therefore, no impacts to the tree's RPA is expected as a consquence of soil compaction, rutting or root damage.

With the assumption that scaffolding is to be installed for the purpose of the development, there may be conflict with the scaffolding and the canopy of T2. To ensure there is no damage caused to the canopy of T2, branches may need to be tied out of the way and care must be taken to ensure no objects are dropped or come into contact with the tree's canopy. Additionally, there may be the potential need for target pruning the crown of T2 to faciliate the scaffolding. Any such pruning would require consent from the LPA / landowner. Details regarding scaffolding are yet to be confirmed with the client.

During the demolition of the brick wall, adjacent to T2, it is recommended that this is to be demolished using the top-down pull-back methodology from within the site, with rubble being pulled away from T2 and into the site. Using this recommended methodology will mitigate against potential impacts on T2, such as debris hitting the tree or machinery coming into contact with the tree. If any large vehicles or machinery comes close to T2, a banksman will be required to direct the movement of the vehicles to avoid contact with the canopy of T2.

Finally, during the construction process, it is likely that particulate pollution will be produced and accumulate on the tree's foliage. It is recommended that the foliage is often washed with clean water as the particulate pollution contains toxic chemicals that can cause harm to the tree but also block the pores on the leaf, restricting their ability to photosynthesise.

6.3 Construction Exclusion Zone (CEZ)

No trees within the red line boundary of the site are being retained, therefore a CEZ will not be required.

6.4 Barriers

No trees within the red line boundary of the site are being retained, therefore tree protection barriers will not be required.

6.5 Utility Connections

At the time of producing this report ADAS have not been made aware of the locations of any underground utility connections. However, in order to avoid damage to any of the retained trees, the following services will avoid the RPAs:

- Foul and surface water drains
- Land drains
- Soakaways
- Gas
- Oil
- Telephone
- Lighting
- Signage

If services must unavoidably be installed within the RPAs around retained trees, the locations of these will be chosen in consultation with the appointed Arboricultural Consultant (when applicable) and will be agreed in writing with Camden Council. The works will be carried out using trenchless techniques such as moling, laser guided boring and/or in accordance with advice contained within National Joint Utilities Group 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees, Volume 4' (NJUG 4).

6.6 Arboricultural Input

6.6.1 Sequence of Events

The sequence of events taken from the flow diagram within Figure 1 of BS5837:2012 has been provided in **Appendix 9**. This is to demonstrate the key timings for arboricultural input on a development site once planning permission has been approved.

6.6.2 Site Monitoring

The developer should appoint an Arboricultural Consultant to supervise the assumed scaffolding installation to prevent possible damage to the canopy of T2 during this process. T2 sits within very close

proximity to the proposed development and to the possible proposed access point of the site, therefore, an Arboricultural Consultant should supervise the assumed scaffolding works to prevent possible canopy damage. Should the developer not require scaffolding in any part of the development, arboricultural supervision will not be required for any other works set to take place.

A formal record of these supervisory visits should be recorded and kept on file; a copy should also be circulated to all relevant parties, including Camden Council.

6.6.3 Key Contacts during Development

A list of key contacts relevant to this site that may be required throughout the duration of the development has been included in **Appendix 10**.

7 Conclusions

The tree survey undertaken by Tiara Wijaya and Arno van Heygen of ADAS on 24th July 2024 identified a total of 13 arboricultural features, comprising 10 individual trees and 3 groups of trees which have the potential to be impacted by the development proposals.

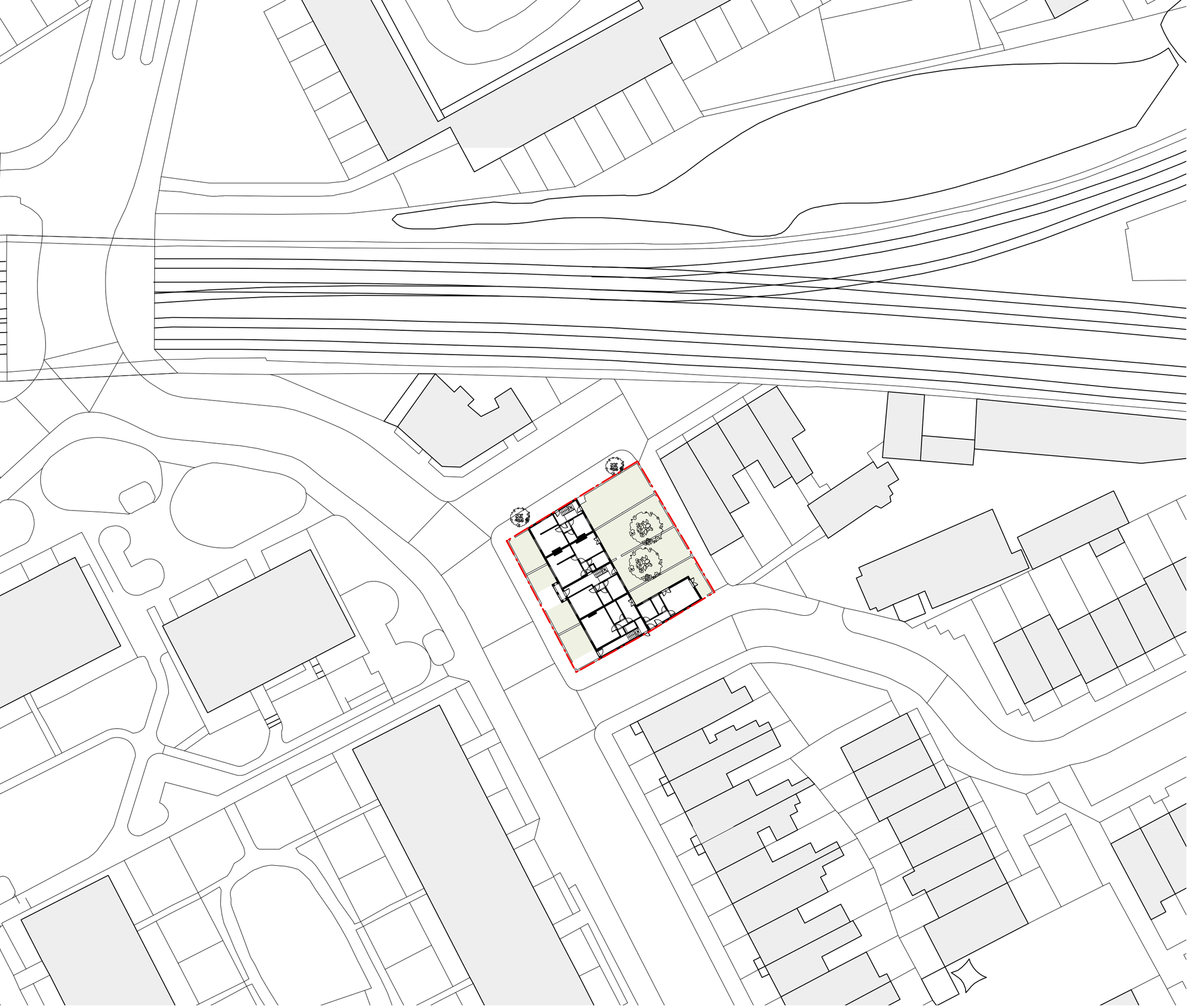
The proposed development will require the removal of T8, G9, T10, T11, T12 and T13. T8 and G9 are being removed due to their close proximity to the works, as their RPAs are heavily affected by the development. T10, T11, T12 and T13 are all to be removed as they are located under the footprint of the proposed development.

The current development design has the potential to impact T2, a retained tree, situated just outside the site boundary on the footpath on Dale Road. The impacts posed to T2 include stem damage from the movement of vehicles and materials, canopy damage from scaffolding and foliage damage from particulate pollution. T2 shall be protected during the construction works by following the recommendations within this report and implementing the tree protection measures shown in the TPP. All other retained trees should not be directly impacted by the development.

ADAS are satisfied that, providing the recommendations contained within this report are followed, the proposed development of the site can be successfully achieved without causing undue harm to those trees identified for retention. The report and TPP allows for the retention of trees on site, and the proposed tree losses will not have a significant negative impact on the treescape of the area.

Appendix 1: Site Location Plan

See following page.



General Notes

These proposals are subject to the approval of all Statutory Building Control requirements and the requirements of all Statutory Authorities and Service Providers.

The site boundaries and surroundings are based on the following:

- OS Map / Measured survey by Xxxxxxxx

The site boundaries are those described by the client.

These drawings are to be read in conjunction with all other relevant documentation produced by Stephen Davy Peter Smith Architects and other consultants employed by the client.

Specific Notes

Key

N

1:500

0 5 10 15 20 25m

Rev			
P0	DW	ISSUED FOR PLANNING	20/06/24
Rev	Drawn	Notes	Date
X#	XX	##/##/##	
Rev	Checked	Date	Approved Date

REVISIONS

Client

Feroz & Jilani

- A - APPROVED
- B - APPROVED WITH COMMENTS
- C - DO NOT USE

CLIENT APPROVAL

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Project

234 - 240 Grafton Road,
NW5

Drawing Ref.	Job No.
2411 - DS - ZZ - XX - DR - A - S001	2411
Purpose of Issue	Scale
PLANNING	1:100 @ A1

Drawing Title

Existing Site Location Plan

Project Ref - Drawing No - Status - Revision

2411-S001-S0-P0

Appendix 2: Cascade Chart for Tree Quality Assessment

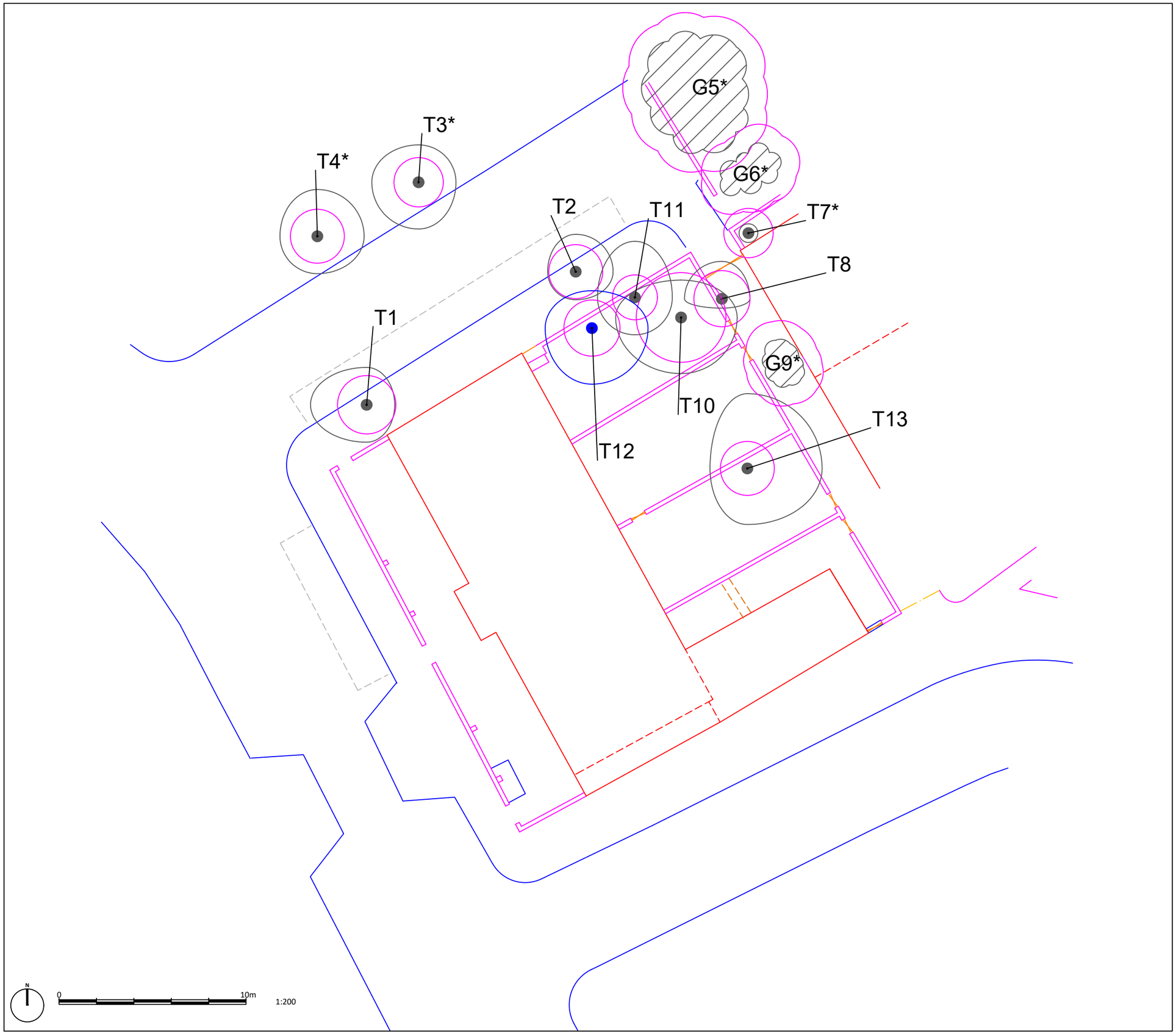
See following page.

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where 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	• 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) • 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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			See Table 2
	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 dominant 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)	See Table 2
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 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	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	See Table 2
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	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 benefits	Trees with no material conservation or other cultural value	See Table 2

Appendix 3: Tree Constraints Plan

See following page.



LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

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

Category B
Trees / Groups of moderate quality: with an estimated remaining life expectancy of at least 20 years.

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

Category U
Trees / Groups: 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.

Root Protection Area (RPA)

T#* Trees not included in original site survey and therefore positions are indicative only.

Based on Matrix Surveys drawing 'Topographical Survey' number '24/2883'. (2883_Site.dwg). Please see original for details.

This drawing was produced in colour; a monochrome copy should not be relied upon.

Rev.	Issue Details.	Date.
First Issue	-	July 2024

Client:
Grafton234 LTD

Project:
Grafton Road

Drawing Title:
Tree Constraints Plan

Drawing No: ADAS_1052620_Grafton234 LTD_Grafton Road_TCP

Scale: 1:200 @ A3

Drawn by: TW Date: 31/07/2024

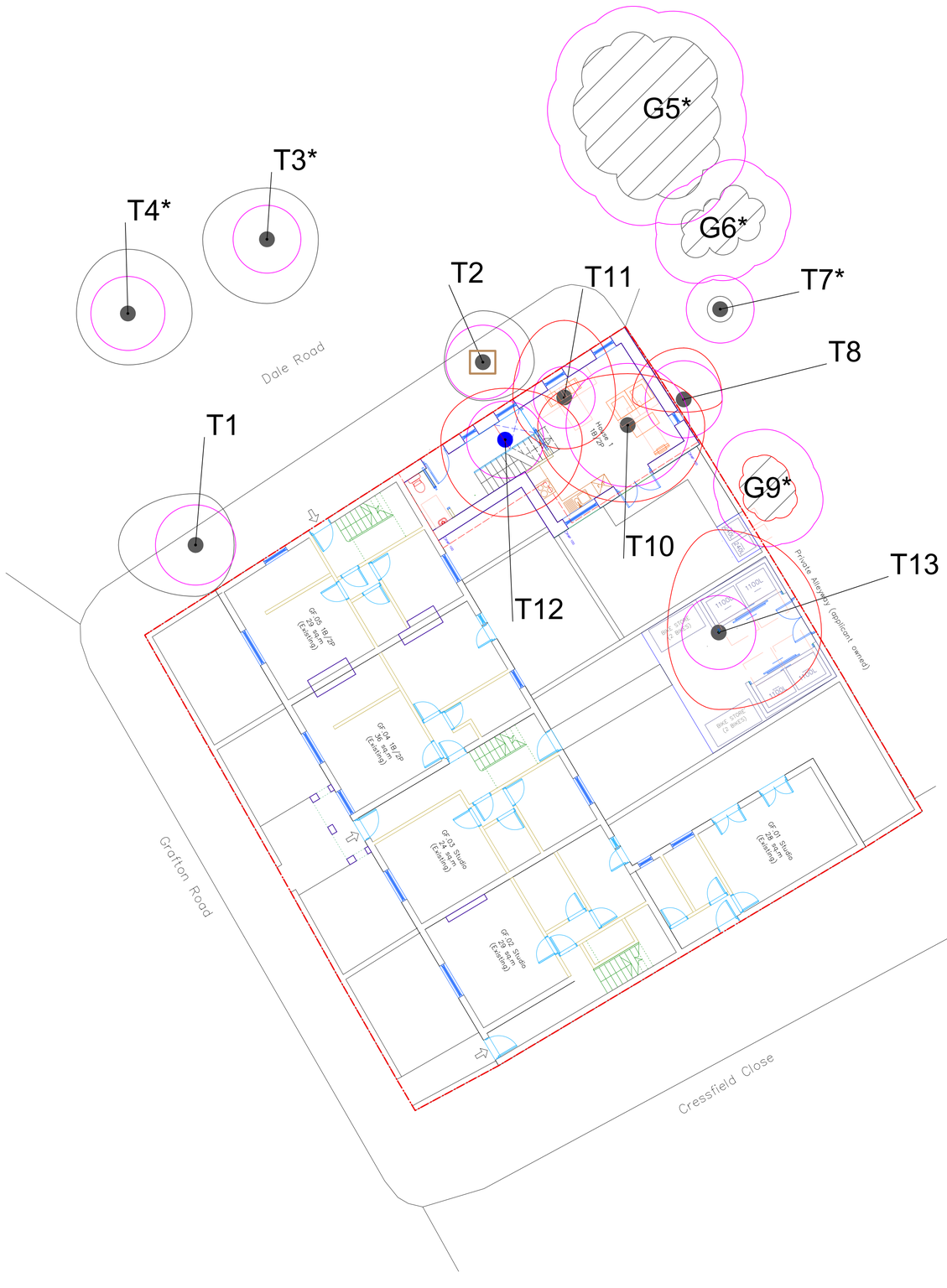
Checked by: IW Date: 01/08/2024

ADAS, 11d Park House, Milton Park,
Milton, Abingdon, Oxford, OX14 4RS

Tel: 01235 355630

Appendix 4: Tree Protection Plan

See following page.



0 5m 1:100

LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

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

Category B
Trees / Groups of moderate quality: with an estimated remaining life expectancy of at least 20 years.

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

Category U
Trees / Groups: 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.

Root Protection Area (RPA)

T#* Trees not included in original site survey and therefore positions are indicative only.

Trees To Be Removed
Trees / Groups: which are to be removed

Stem Protection

Based on davysmith architects drawing 'Proposed Ground Floor Plan' number 'P100'. (2411-P100-SO-PO-Proposed Ground Floor Plan.dwg). Please see original for details.

This drawing was produced in colour; a monochrome copy should not be relied upon.

Rev.	Issue Details.	Date.
First Issue	-	August 2024

Client:
Grafton234
Project:
Grafton Road
Drawing Title:
Tree Protection Plan
Drawing No: ADAS_1052620_Grafton234_Grafton Road_TPP
Scale: 1:100 @ A1
Drawn by: TW Date: 14/08/2024
Checked by: EL Date: 19/08/2024

ADAS, 11d Park House, Milton Park,
Milton, Abingdon, Oxford, OX14 4RS
Tel: 01235 355630

Appendix 5: Tree Survey Schedule

See following page.

Column Heading	Description
Tree Ref No.	All individual trees and groups of trees have been given a unique reference number. Each number is prefixed by a letter. T = Individual tree G = Groups
Species	The English common name has been used.
Single or Multiple stem (S or M) Height (m)	'S' represents a tree which has a single clear stem to at least 1.5m above ground level. 'M(a)' represents a tree where the main stem divides into two to five stems below 1.5m above ground level. 'M(b)' represents a tree where the main stem divides into 6 or more stems below a height of 1.5m. Where possible tree heights are measured using a laser. In some instances, such as in close groups of trees, one height may be measured, and other nearby trees estimated from this height. Measurements are provided in metres.
Stem Diameter (mm)	S_n represents the stem number. Measurements are provided in millimetres at 1.5m above ground level for single stemmed trees.
Very Large Girth (y/n)	Girth is very large for species in accordance with Fig 1.3 of publication 'Ancient and other veteran trees: further guidance on management' Ancient Tree Forum 2013. RAVEN - Step 1
Ancient (A), Veteran (V) or Notable (N)	Result of the RAVEN assessment © Julian Forbes-Laird 2018 www.flac.uk.com; provided on separate ADAS Sheet 2. (RAVEN = Recognition of Ancient, Veteran & Notable Trees)
Branch Spread (m)	Measured in metres to the four cardinal compass points (N, E, S, W).
Crown Clearance Life Stage	(1) Height in metres of the first significant branch, and the direction of growth. (2) Height in metres of lowest part of crown. The stage at which the tree is within its lifecycle (Y = young, SM = semi-mature, EM = early-mature, M = mature, OM = over mature)
General Observations	Any relevant observations are recorded, with particular reference to structural and/or physiological condition.
Preliminary Management Recommendations	Recommendations are made where management work is required for reasons of health and safety or sound arboricultural management.
Estimated Remaining Contribution (years)	An estimation of how long the feature will contribute to its surroundings. This is recorded in bands of either <10 years, 10+ years, 20+ years and 40+ years.
Tree Quality Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C).
Root Protection Area	Calculated as prescribed in section 4.6 of BS5837:2012, provided as an area (m^2) and a radius from the tree's stem (m).
Note: Those measurements shown in italics have been estimated, where access is restricted.	

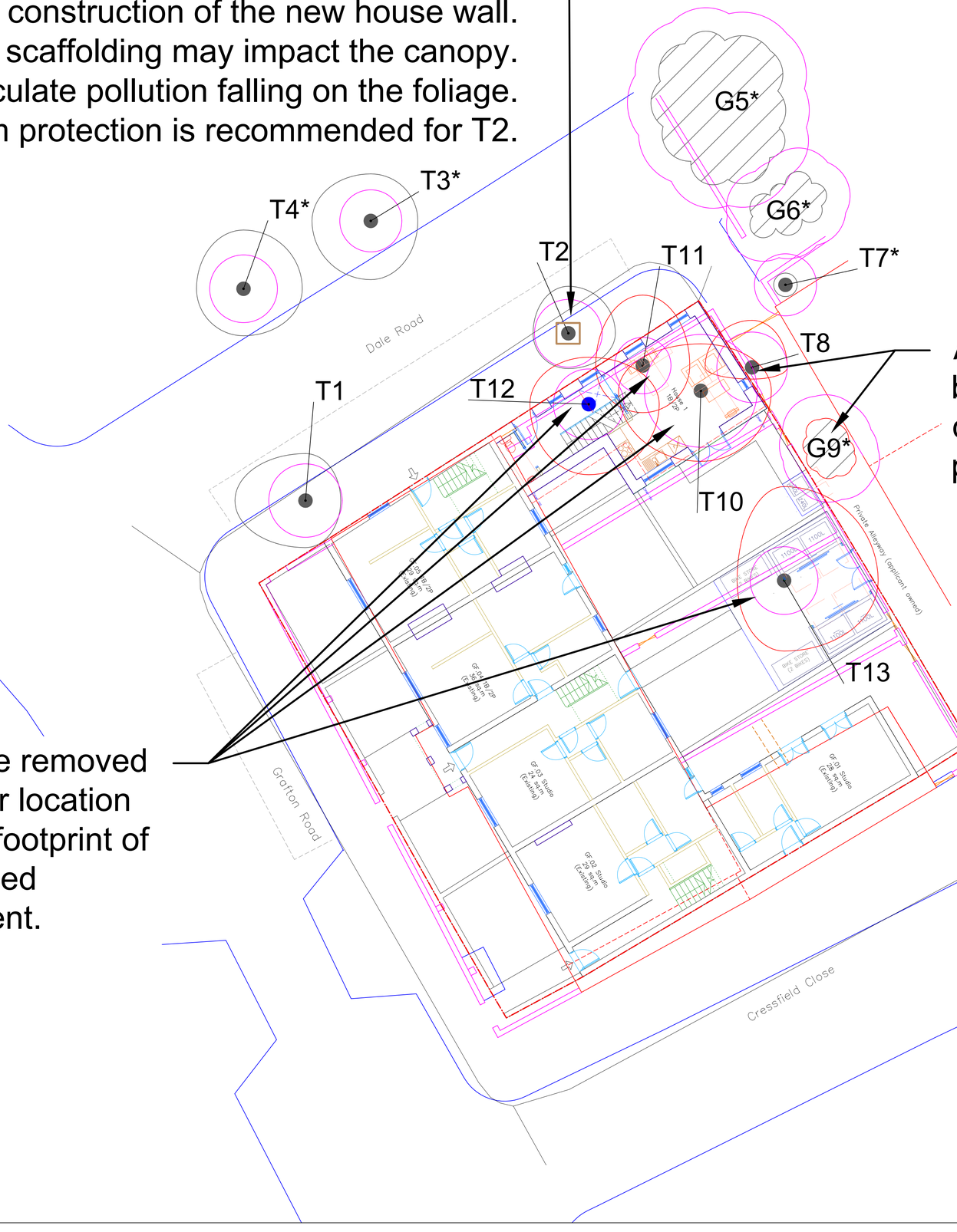
Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	Stem Diameter (mm) S2	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	Branch Spread (m) E	Branch Spread (m) S	Branch Spread (m) W	Crown Clearance (m) (1)	Crown Clearance (m) (2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	Root Protection Area (radius in m)
T1	Amelanchier	S	7.5	130		N	_	2	1.5	2	3	2.0-N	2	SM	Good leaf development throughout but with some browning of leaves in the canopy. There has been a branch failure at the union on the western aspect which has led to missing bark. There are 3 other branches that are slightly damaged. The tree is growing in the paving on the edge of the footpath in a bed.	None	10+	C1	7.6	1.6
T2	Amelanchier	S	7.5	120		N	_	2	2	1.5	1.5	2.0-S	2	SM	Good leaf development throughout, no significant defects were observed at the time of the survey. The tree is growing in the paving on the edge of the footpath in a bed with a raised edge.	None	10+	C1	6.5	1.4
T3	Amelanchier	S	7.5	110		N	_	2	2	2.5	2.5	2.0-N	2	SM	Good leaf development throughout, minor abrading of branches within the crown, some epicormic growth at the base of the tree but no other significant defects at the time of the survey. The tree is growing in the paving on the edge of the footpath in a bed.	None	10+	C1	5.5	1.3
T4	Amelanchier	S	7.5	120		N	_	2.5	2.5	2	2	1.5-N	2	SM	Good leaf development throughout, minor branch failure and branches with missing bark on the eastern aspect and occluded wounds on the stem. The tree is growing in the paving on the edge of the footpath in a bed.	None	10+	C1	6.5	1.4
G5	Plum and cherry	S	*7*	*200*		N	_	*3*	*3*	*4*	*3*	*0.5-E*	*1*	EM	The measurements have been estimated due to the trees located on private property. The group is composed of 2 cherry trees and 1 plum tree and the measurements are representative of the group. The trees have been previously pruned and are growing on a raised brick wall bed where the wall seems to be under pressure.	None	10+	C2	18.1	2.4
G6	Apple and cherry	S	*6*	*90*		N	_	*1*	*2*	*1*	*1*	*2.0-S*	*0.5*	Y	The measurements have been estimated due to the trees located on private property. The ground is composed of young fruit trees where the measurements are representative of the group. There were no significant defects at the time of the survey.	None	10+	C2	3.7	1.1
T7	Olive	S	*4*	*110*		N	_	*0.5*	*0.5*	*0.5*	*0.5*	*1.5-W*	*1.5*	SM	The measurements have been estimated due to the tree located on private property. The stem measurement was estimated beneath the branch flare, there is minor stem damage and no other significant defects at the time of the survey.	None	10+	C1	5.5	1.3
T8	Plum	S	7.5	120		N	_	2	1.5	0.5	2	1.5-E	2	SM	The tree is being suppressed on the north, east and southern aspects. There has been some previous pruning works, branch failure on the northern aspect and although the tree is fruiting, the leaves are not in great quality.	None	10+	C1	6.5	1.4
G9	Olive	M(a)	*5.5*	*80*	*75*	N	_	*1*	*1.5*	*1.5*	*1*	*0.5-S*	*0.5*	SM	The measurements have been estimated due to a dense undergrowth and the measurements are representative of the group. The group is being slightly suppressed on the northern aspect.	None	10+	C2	5.4	1.3
T10	Cherry plum	S	7.5	190		N	_	2	3	3	3.5	0.5-W	0.5	EM	The stem was measured beneath the branch flare, the tree has some fruits producing, some minor broken branches and some previous pruning works.	None	10+	C1	16.3	2.3
T11	Apricot	S	6	110		N	_	3	2	2	2	0.5-N	1	EM	The lower crown is dead but the upper crown has good leaf development, evidence of previous pruning works and the tree is growing slightly wonky.	None	10+	C1	5.5	1.3

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	Stem Diameter (mm) S2	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	Branch Spread (m) E	Branch Spread (m) S	Branch Spread (m) W	Crown Clearance (m) (1)	Crown Clearance (m) (2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	Root Protection Area (radius in m)
T12	Cherry	S	9	130		N	_	2	3	3	2.5	2.5-E	2	SM	Good leaf development throughout, some previous pruning, there is a branch union in the lower stem but no other significant defects observed at the time of the survey.	None	20+	B1	7.6	1.6
T13	Pyracantha	S	*5*	*120*		N	_	*4*	*4*	*3*	*2*	*0.5-S*	*0.5*	EM	The measurements are an estimate due to the tree growing in another garden and is heavily ivy clad. Some deadwood throughout the crown and some previous pruning works.	None	10+	C1	6.5	1.4

Appendix 6: Arboricultural Impact Assessment Plan

See following page.

T2 canopy is close to the demolition of the existing wall and construction of the new house wall. Potential scaffolding may impact the canopy. Particulate pollution falling on the foliage. Stem protection is recommended for T2.



Arboricultural features to be removed due to their close proximity to the proposed development.

Trees to be removed due to their location within the footprint of the proposed development.

0 5m 1:100

LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

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

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Root Protection Area (RPA)

T#* Trees not included in original site survey and therefore positions are indicative only.

Trees To Be Removed
Trees / Groups: which are to be removed

Stem Protection

Based on davysmith architects drawing 'Proposed Ground Floor Plan' number 'P100'. (2411-P100-SO-PO-Proposed Ground Floor Plan.dwg). Please see original for details.

This drawing was produced in colour; a monochrome copy should not be relied upon.

Rev.	Issue Details.	Date.
First Issue	-	August 2024

Client:
Grafton234 LTD

Project:
Grafton Road

Drawing Title:
Arboricultural Impact Assessment Plan

Drawing No: ADAS_1052620_Grafton234_Grafton Road_TPP

Scale: 1:100 @ A1

Drawn by: TW Date: 19/08/2024

Checked by: EL Date: 19/08/2024

ADAS, 11d Park House, Milton Park,
Milton, Abingdon, Oxford, OX14 4RS

Tel: 01235 355630

Appendix 7: Tree Work Schedule

Tree No:	Species	Recommended Management Work
T8, G9, T10, T11, T12 and T13	Plum, Olive, Cherry Plum, Apricot, Cherry and Pyracantha	Fell and remove the trees and group identified on the Tree Protection Plan.

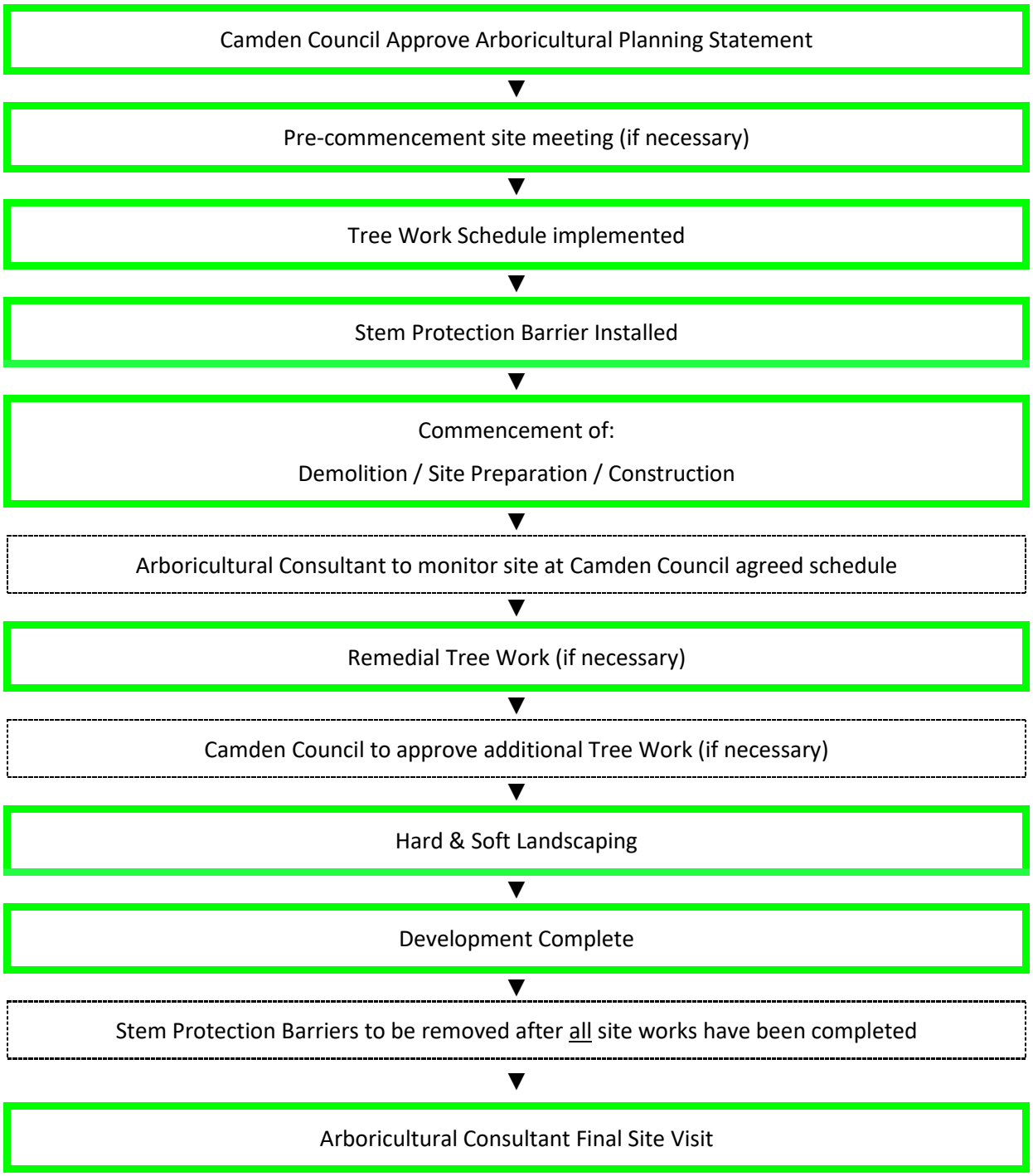
Accompanying Notes:

- All tree work and felling to be carried out in accordance with BS 3998 (2010) 'Recommendations for Tree Work', current industry guidelines and best practice, and all relevant Health & Safety standards;
- All operatives to be appropriately qualified, skilled, and adequately insured, for the task they are undertaking;
- All tree work and felling must comply with The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000;
- Where groups are to be removed reference is to be made to the Tree Protection Plans contained in **Appendix 3** for the exact locations.
- Modification to, or deviation from, the above schedule must first gain approval from Camden Council.

Appendix 8: Example Tree Stem Protection

More information on 'Trunk Protecta' can be found on '*Green Grid Systems'* website.

Appendix 9: Key Sequence of Events after Planning Approval



Appendix 10: Contact Details

	Name	Main Contact and Details
Site Details	234-240 Grafton Road, NW5 4AX	Feroz Yusuf Grafton234 LTD The Office 72 Brokesley Street London E3 4QL
Developer	Grafton234 LTD	As above
Site Manager	TBC	
Assistant Arboricultural Consultant	Tiara Wijaya	RSK ADAS Limited 11D Park House Milton Park Milton Abingdon, OX14 4RS Tel: 07720 497 555 E: tiara.wijaya@adas.co.uk
Local Authority:	Camden London Borough Council	5 Pancras Square London N1C 4AG Tel: 0207 947 4444