Arboricultural Impact Assessment and Method Statement

Client: Absolute Project Management

Site: 2a Boscastle Road
London
NW5 1EG

Report by: Tracy Clarke MICFor. F.Arbor.A. CEnv

Date: October 2024

Reference: TCTC-19289

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Tracy Clarke Tree Consultancy Ltd.

Registered Office: Fisher Michael | The Old Grange Warren Estate | Lordship Road | Writtle | Chelmsford | England | CM1 3WT | Company No: 10781437 | VAT Registration No: 269 2078 77

Executive Summary

1. Tracy Clarke Tree Consultancy Ltd are instructed to provide an arboricultural survey and impact assessment of the proposal in accordance with BS5837 (2012), Trees in relation to design, demolition, and construction – Recommendations. The information provided to the client has helped to inform the site layout to ensure that the proposal is sustainable in respect of important arboricultural and landscape features and that it complies with national and local planning policies.

2. A total of five individual trees and one group of trees have been assessed, two are off site and key to the proposal. Of these there are three moderate value trees, and three low value trees.

3. The proposal replaces an existing building on the same footprint; however, it does require more substantial foundations. The RPA of T1 and T2 extend partially within the footprint of the building, however these trees sit lower in the ground than the existing site level by 850mm. The proposed foundation depth will be 730mm, 120mm higher than the surrounding gardens.

4. Together with the difference in site and neighbouring land levels and other site factors, the root spread into the site for T1 and T2 is considered limited and the proposed excavations within the site unlikely to harm the trees. However, it is recommended that the top 600mm of pile positions below depths of 850mm within the RPA of the trees are hand excavated as a precaution, so that if large roots are encountered they can be adjusted to avoid severance.

5. Overhanging crowns are specified for light lifting to clear the proposed roof for construction access.

6. Recommended Further Arboricultural Input
    - Ensure the arboricultural consultant is appointed for site supervision during hand excavation works for pile positions within the RPA of T1 and T2.

Contents

1 Introduction

Terms of reference

1.1 Tracy Clarke Tree Consultancy Ltd are instructed by Absolute Project Management to:

- provide a BS 5837 (2012) tree survey of trees relevant to the site, with recommendations for works, and
- provide an arboricultural impact assessment report and preliminary tree protection plan which addresses the impacts on trees from the proposed development for planning submission, and provides measures for their protection during construction

1.2 The proposal is for demolition of an existing structure and the erection of an outbuilding in the rear garden on the same footprint.

Method of assessment

1.3 This assessment follows best practice British Standard 5837: Trees in relation to design, demolition and construction (2012) which provides a methodology for the assessment of trees and other significant vegetation on development sites and aims to guide decision making towards sustainable design and tree cover on all new developments.

1.4 This assessment also has regard to national and local planning policies in consideration of the arboricultural impacts from the development proposals since these policies will guide the decision-making process of the local planning authority.

Scope and limitations

1.5 The tree survey is of a preliminary nature only; all trees have only been inspected from ground level applying [1]Mattheck's (1994) visual tree assessment method (VTA). No detailed decay investigations of the trees or detailed site investigations have been carried out to inform this report.

[1] Mattheck, C, Broeler, H. (1994). The body language of trees. A handbook for failure analysis – *Research for Amenity Trees* No.4 Research for Amenity Trees

1.6 This report is not an assessment of tree condition and the risk they represent to people or property, however where defects trees have been noted as requiring works, recommendations are included in the tree schedule included with this report.

1.7 All recommendations are given in the context of the site's current use, or to facilitate the proposed development. Trees are dynamic living organisms, and subject to a change in their condition.

1.8 This report should not be considered as a full assessment of the health and safety of trees on and adjacent to the site, and where trees do have the potential to harm people or property, an inspection of their condition by the relevant owner on an annual basis is recommended.

1.9 The assessment of trees within this report is valid for two years from its date.

1.10 Due to the absence of a full topographical survey, tree positions are approximate only unless otherwise stated.

2 Planning Policy Context

National and Local Planning Policy

2.1 National Planning Policy Framework (NPPF) 2023 reflects the Government's vision for a planning system that puts beautiful, environmentally sustainable, and life-enhancing places at its heart. The NPPF recognises that the natural environment is an essential component of the health and wellbeing of society, and in achieving well designed places.

2.2 Paragraph 136: trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure long – term maintenance of newly planted trees, and that existing trees are retained wherever possible.

2.3 Paragraph 159 a): advises that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaption measures, including through the planning of green infrastructure.

2.4 Paragraph 180 b): Planning policies and decisions should contribute to and enhance the natural and local environment by recognizing the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic benefits of the best and most versatile agricultural land, and of trees and woodland.

2.5 Paragraph 186 a) and c): when determining planning applications, local planning authorities should apply the principles of avoidance, minimise, remediate or, as a last resort compensate for the harmful impacts of development on for example biodiversity, and irreplaceable habits (such as ancient woodland and ancient and veteran trees).

2.6 Growth for communities delivered by the planning system requires the careful consideration of our natural environment during the design and development process to achieve sustainable development and this report considers how the development complies with the NPPF and how it achieves sustainable development.

2.7 The London Plan adopted March 2021 informs decisions on planning applications across the capital and replaces all previous versions of the London Plan. The Plan marks a step-change in the approach to the future development and sustainable, inclusive growth of London, promoting the concept of Good Growth – growth that is socially, economically inclusive, and environmentally sustainable. Chapter 8 sets out the

strategic approach to green infrastructure within London which is considered an integral element of all development proposals. Policy G7 in particular requires that where possible existing trees of value are retained and if planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed.

2.8 The All London Green Grid supplementary planning guidance adopted in 2012 provides guidance on the implementation of the London Plan policies and in respect of trees and vegetation notes:

> "Trees and vegetation in the open spaces, streets and civic spaces within the central area can provide green links through the urban area…. Urban greening of streets and buildings will assist in adapting to the effects of climate change, for example street trees will provide shade and help to alleviate the urban heat island effect through cooling and green roofs can slow down the rate of rainwater run-off into drain and sewers."

2.9 The London Environment Strategy (2018) chapter 5 (Green Infrastructure) policy 5.1.1 aims to protect, enhance, and increase green areas in the city, to provide green infrastructure services and benefits that London needs now and in the future; New development proposals should avoid reducing the overall amount of green cover and where possible seek to enhance a wider green infrastructure.

2.10 Local Planning Authorities are governed in their decision-making process by the principle of sustainable development.

2.11 The Camden Local Plan is the key strategic document in Camden's development plan and was adopted by Council on 3 July 2017. Relevant policies include:

2.12 Policy A3 Biodiversity: The Council will protect and enhance sites of nature conservation and biodiversity. The Council will protect, and seek to secure additional, trees and vegetation. We will: j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation; k. require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout; l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development; m. expect developments to incorporate additional trees and vegetation wherever possible.

2.13 Policy D1 Design: The Council will seek to secure high quality design in development including maximizing opportunities for greening, for example through planting of trees and other soft landscaping.

2.14 Policy D2 Heritage: The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets. Including h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area, or which provide a setting for Camden's architectural heritage.

2.15 Supplementary Planning Document (SPD) Trees CPG (2019): Prepared to support the policies in the Camden Local Plan and provides further details on the specific requirements of planning proposals in respect of trees.

2.16 SPD Biodiversity CPG (2018): Prepared to support the policies in the Camden Local Plan, and provides further details on the specific requirements of planning proposals in respect of biodiversity, including trees.

3 Observations and Tree Information

The Site

3.1 The site was visited on 23 September 2024 to carry out a BS5837 (2012) survey and assessment of trees.

3.2 The development site is 2a Boscastle Road London NW5 1EG

Fig. 1 Google Earth 2024 – site location

Tree Information

3.3 Photographs of the site and trees can be found at Appendix A1

3.4 The data on the trees surveyed can be found in the tree schedule at Appendix A2.

3.5 A total of five individual trees and one group of trees have been assessed, two are off site and key to the proposal. Of these there are three moderate value trees, and three low value trees. There are no high value trees are present on or adjacent to the site. There are no trees identified as veteran / ancient.

3.6 The surveyed trees and their assessment of quality and value are indicated on the tree survey plan at Appendix B1.

3.7 The proposed layout and, where relevant, trees for removal are shown in Appendix B2 with works specified in the tree management schedule in Appendix A3.

3.8 The tree protection plan and heads of terms method statement is provided at Appendix B3.

3.9 An analysis of the tree quality and value, tree species mix and age diversity relevant to this proposal is included at Appendix C, which helps to understand the sustainability of the existing tree population on site.

Site soils and influence on rooting

3.10 Soil conditions will have a significant effect upon tree growth and will influence:

- The species that will grow successfully.
- Rooting depths for different species.
- The available soil volume that can be used by roots and therefore the likely tolerance of trees and other vegetation to soil disturbance

3.11 As a guide, [2]Cranfield University Soilscapes map describes the soils at the site as Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

3.12 This is a guide only, further detailed soil analysis on site will be required by the structural engineer to inform any foundation design detail.

Legal status of trees / woodlands

3.13 It is illegal to prune or remove a tree (including roots) with a Tree Preservation Order or one that is within a Conservation Area, without prior written authorisation from the Local Planning Authority unless removal is granted through detailed planning consent where the works have been clearly specified and agreed as necessary to implement that consent.

3.14 At the time of writing the report it has not been possible to identify whether the surveyed trees are legally protected by a tree preservation order, however the site is within the Dartmouth Park Conservation Area, where all trees over 75mm diameter are protected.

[2] http://www.landis.org.uk

Fig. 2. Extract of London Borough of Camden interactive constraints map facility (October 2024).

(2a Boscastle Road indicated with the blue arrow).

4 Discussion

Key arboricultural impacts

4.1 The following arboricultural impacts have been identified in relation to the proposed development:

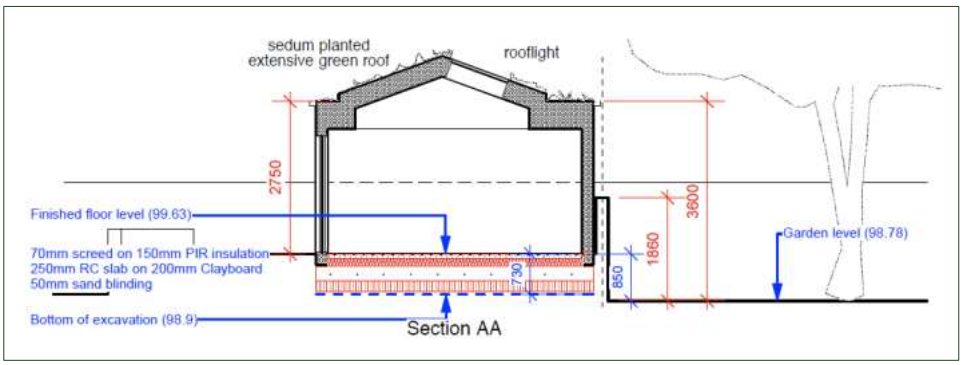
<table>
<tr><th>Activity</th><th>Potential Impact</th></tr>
<tr><td>Tree Loss for Development</td><td>
<table>
<tr><th>Category A</th><th>Category B</th><th>Category C</th><th>Category U</th></tr>
<tr><td>0</td><td>0</td><td>0</td><td>0</td></tr>
</table>
No trees will be removed to facilitate the proposal.
</td></tr>
<tr><td>RPA incursion: Demolition</td><td>Provided the tree protection plan is used as a guide for demolition operations, this should ensure that any works will not harm retained trees.</td></tr>
<tr><td>RPA incursion: Construction</td><td>Off site trees T1 and T2
During party wall discussions, the offsite garden levels have been noted as 98.78, 850mm below the existing site levels. The existing floor level and finished floor level of the proposed annexe are both at 99.63. The architect plans show the proposed excavated depth for foundations of 730mm below the finished floor level. The final depth of excavation will therefore be 120mm above the adjacent garden level. (see section below)
 

Fig 3. Section A-A extract of 4orm proposed drawing 4180-205-241014_1

The theoretical RPA of T1 and T2 extend beyond the boundary walls into the footprint of the existing and proposed buildings within the site. It is assumed that the spread of roots into the site from either tree is limited by the presence and depths of the existing boundary walls, the heavy, slightly impenetrable clay soils, and the historical inhospitable growing conditions for roots to survive under the existing building footprint due to limited oxygen and water availability.

On this basis it is proposed that the foundation excavations within the RPA of the two trees can take place without harm to the health of either tree. However, it is recommended that the top 600mm of any pile positions below 850mm within the</td></tr>
</table>

	RPA of the trees are hand excavated as a precaution, so that if large roots are encountered, they can be adjusted to accommodate if required. It is advisable excavation of piles within the RPA of trees are carried out under arboricultural site supervision and subject to an approved method statement to allow for appropriate review during works.
RPA Incursion: Soil levels change	As per the notes above.
RPA Incursion: Underground services and drainage	No information is currently available relating to underground services or drainage for the proposal, however it should be possible to locate the utilities outside the RPA of trees. If it is essential to locate underground drainage or services runs within the RPAs of retained trees these operations should follow the recommendations in the NJUG guidelines[3]. In addition, it is also recommended that these works are carried out under arboricultural supervision when being installed.
RPA Incursion Landscape operations	Provided the tree protection plan is used as a guide for landscape operations, this should ensure that any works for improving the hard and soft landscaping features will not harm trees. Any landscaping works within the tree protection areas should be undertaken by hand only avoiding using machinery. Where machinery is unavoidable this should be tracked and light weight only (max of 2 tonnes). Temporary ground protection should always be installed beforehand as follows: • *Pedestrian* – single thickness scaffold boards placed on top of a compressible resistant layer of 100mm of woodchip laid onto a geotextile membrane • *Pedestrian operated plant* – gross weight of 2tonne, proprietary inter-linked ground protection boards placed on top of a compressible resistant layer of 150mm of woodchip laid onto a geotextile membrane • For wheeled or tracked construction traffic exceeding 2t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading to which it will be subjected)
Pruning to facilitate development	The apex of the proposed pitch of the building 3.5m above the finished floor level and reduces below this heigh towards the boundaries. The crown height of T1 above the site is 3.5m and T2 is 3.2m. Minor pruning to lift the crowns over the site (by between 0.5m -1m) is recommended to allow for construction access, this work is specified in the tree work schedule at Appendix A3.

[3] National Joint Utilities Group (NJUG) *Guidelines for the planning, installation, and maintenance of utility apparatus in proximity to trees*. Volume 4 Issue 2. London: NJUG, 2007

Future growth of retained trees	This is not considered to be an issue as the layout is well designed away from trees and tree crowns. The relationship in this respect in relation to neighbouring trees is not materially different to the existing.
Daylight and sunlight	Trees are an asset when it comes to the provision of shade and welcome cooling and can provide a natural alternative to the reliance on air conditioning (for example) to mitigate the effects of climate change resulting in warmer temperatures generally in the UK.

Sustainability and Compliance with planning policy

Policy	How the scheme complies
Policy A3 Biodiversity: The Council will protect and enhance sites of nature conservation and biodiversity.	The proposal includes assessing the relevant trees in accordance with BS5837 and the potential impacts on their crowns and roots. The existing and proposed site levels have also been considered so that where a risk has been identified this has been properly quantified and arboricultural input provided to ensure the risks are avoided or acceptable.
Policy D1 Design: The Council will seek to secure high quality design in development including maximizing opportunities for greening, for example through planting of trees and other soft landscaping.	The proposal is not materially different to the existing relationship with trees, and the design is high quality ensuring that existing trees can be retained harmoniously, demonstrating high quality design.
Policy D2 Heritage: The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.	The existing trees are retained and can be appropriately protected, ensuring there is no diminishing effects on the landscape character of the conservation area.
Supplementary Planning Document (SPD) Trees CPG (2019): . SPD Biodiversity CPG (2018):	The arboricultural impact assessment follows the details of both SPD guidance documents.

5 Conclusions

5.1 This report demonstrates that trees have been considered properly in accordance with best practice, impacts identified, and mitigation suggested to ensure risks from demolition and construction operations associated with the proposal can be reasonably managed and implemented where necessary.

Arboricultural Recommendations

- Ensure the arboricultural consultant is appointed for site supervision during hand excavation works for pile positions at or below depths of 730mm within the RPA of T1 and T2.

5.2 Provided the approaches and further recommendations within this report are followed, the proposal can incorporate retained trees sustainably and therefore demonstrates compliance with the relevant planning policies.

Appendix A1 – Site Photographs

TC1. (23.09.24) View of existing building with off-site cherry T1 to the rear looking North East

TC2. (23.09.24) View of existing building with off-site hazel T2 to the East

TC3. (23.09.24) View of existing building with of T3-T4 within raised bed of the garden

Appendix A2 - BS 5837 Tree Data Schedule

TCTC-19289 Tree schedule (BS5837)

2a Boscastle Road

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T1	1	Cerasus avium (Wild Cherry)	14.0	49 COM	2		8.0		7.0		8.4		8.0	3.5		Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Not possible. Minor pendulous growth over site is 3.5m agl Scattered dead wood throughout the canopy Large tear out wound on main stem at base with decay observed, furthest stem south Tree base at lower level to floor of site (estimate up to 1m lower)	23/09/2024	110.8	5.9	20-40	B2
Tree T2	1	Corylus sp. (Hazel sp.)	9.0	36 COM	9		4.0		4.0		4.0		4.0	3.2		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Rubbing limbs. Multi stemmed from base Stem base appears to be lower than floor level within site (estimate 1m lower) Lower pendulous growth 3.2m above site level	23/09/2024	58.6	4.3	20-40	B2
Tree T3	1	Taxus baccata (Yew)	6.0	14	1		3.0		2.0		3.0		3.5	1.0		Semi Mature	Structural condition Good. Physiological condition Good. Growing in raised bed 0.6m agl	23/09/2024	8.9	1.7	40+	C1
Tree T4	1	Laurus nobilis (Bay/Bay Laurel/Poets Laurel)	4.0	12	1		1.5		1.0		1.5		1.8	1.0		Semi Mature	Structural condition Good. Physiological condition Good. Growing in raised bed 0.6m agl	23/09/2024	6.5	1.4	40+	C1
Group G5	3	Betula jacquemontii (Himalayan Birch)	14.0	20 AVE	1	4.0		4.0		4.0		4.0		4.0		Early Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Difficult to assess, no access Stem diameter estimated	23/09/2024	18.1	2.4	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

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By MyTREES tree management software

2a Boscastle Road

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T6	1	Fraxinus excelsior (Ash)	11.0	66 COM	3		3.5		3.0		3.6		4.3	3.5		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Heavily crown reduced with fluffy regrowth	23/09/2024	202.4	8.0	10-20	C1

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

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By MyTREES tree management software

Table 1 of BS5837 (2012) **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 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			**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	Tree 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 arboricutural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	**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 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.	**BLUE**
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.	**GREY**

Appendix A3 – Tree Work Schedule

Tree Work Schedule

TRACY CLARKE
TREE CONSULTANCY

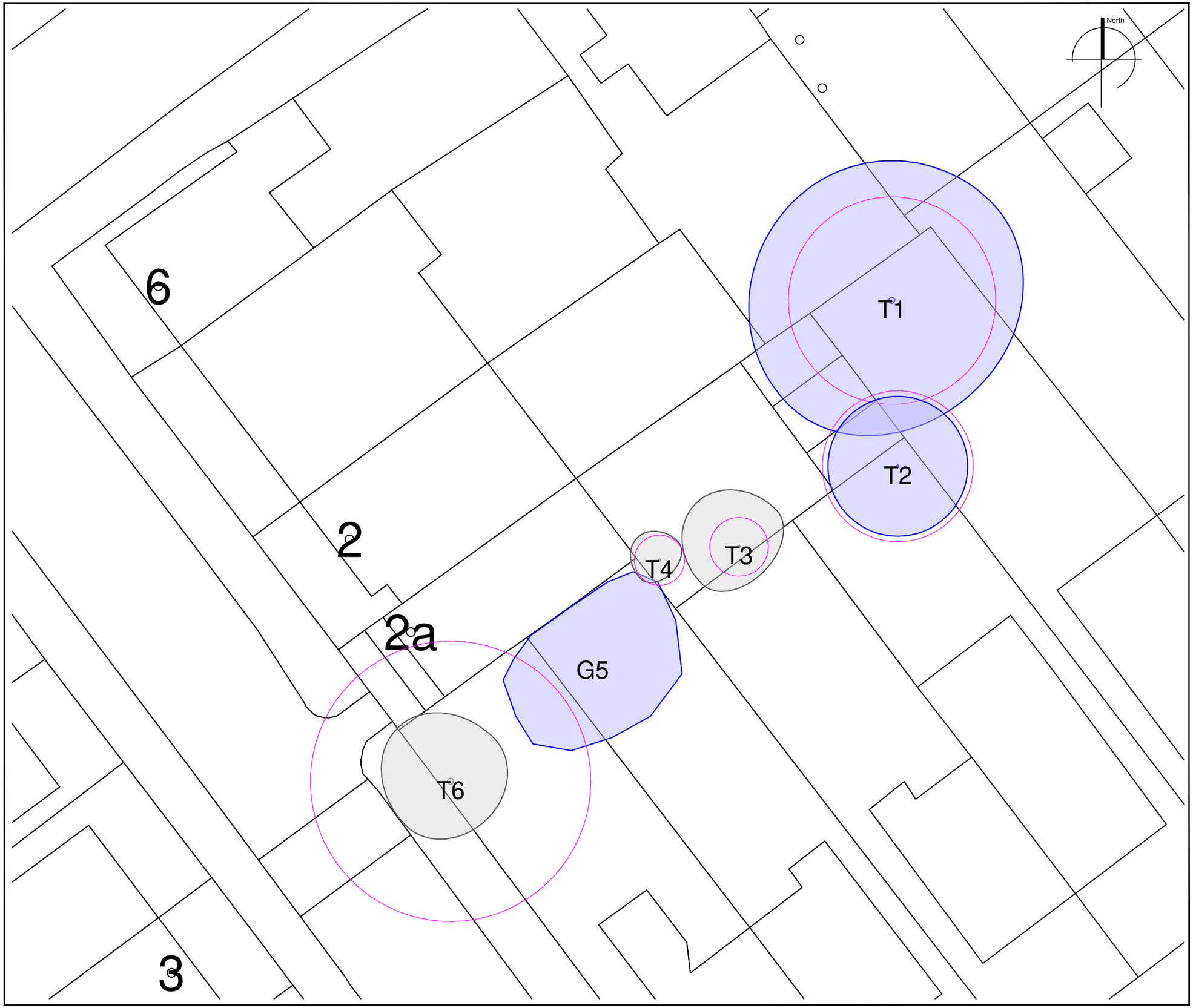
Site: 2a Boscastle Road

Date: October 2024

Tree / Group No.	Canopy Area (m^2)	Species	BS Category	Life Stage	Recommended works
Proposed Pruning					
T1		Cherry	B2	Mature	Crown lift overhanging pendulous branches by 0.5m to provide clearance for construction access (back to boundary only)
T2		Hazel	B2	Mature	Crown lift overhanging pendulous branches by up to 1m to provide clearance for construction access (back to boundary only)

NOTE:
All tree works should comply with BS 3998 (2010) - Recommendations. If necessary, appropriate checks by a suitably qualified ecologist should be made before tree works are undertaken, and all works should only be carried out once planning permission has been granted and any pre-commencement planning conditions relating to tree work have been discharged. Where feasible and there is no risk of spreading diseases or pathogens, consider re-using timber from felled trees on site for creation of ecological habitat piles, furniture or woodchips for landscaping works, this re-use will help to maintain / lock carbon storage achieved from the growing trees.

Appendix B1 – Tree Survey Plan



BS5837:2012 Tree Categorisation

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

B Category
Trees of moderate quality with an estimated life expectancy of at least 20 years

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

U Category
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

Key

Root Protection Area (RPA)
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability. Where the tree is ancient the RPA follows Natural England Standing Advice 2022.

0 5m 10m

Date	Revision	Description
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Title
Tree Survey Plan

Client
Absolute Project Management

Site
2a Boscastle Road, London, NW5 1EG

Ref: TCTC-19289-PL-01	**Rev:** -	**Scale:** 1:200 @ A3
Status: Planning	**Date:** Sept 2024	**Drawn By:** TC

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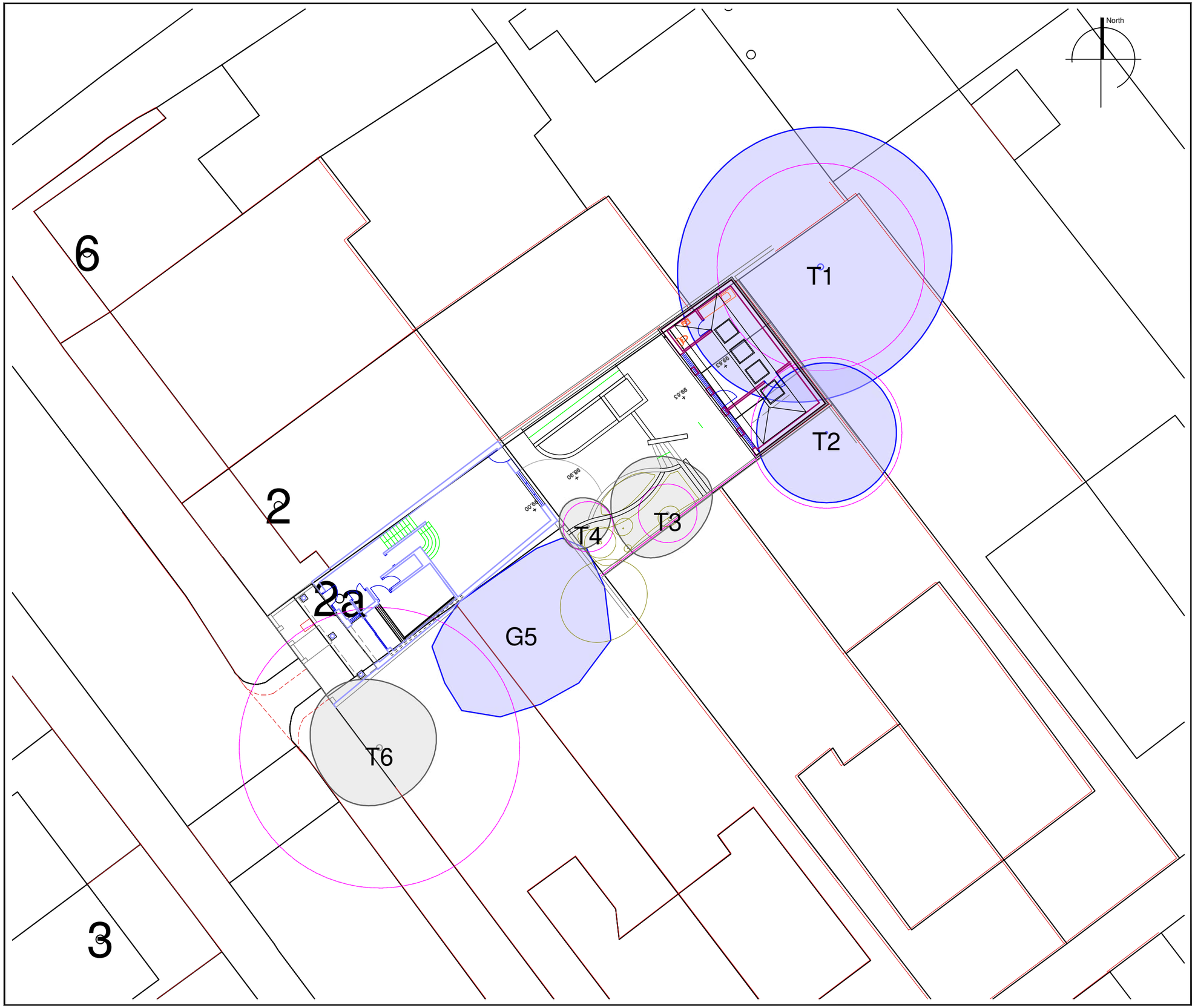
Appendix B2 – Proposal and Tree Work Plan



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0 5m 10m

Date	Revision	Description
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Title
Proposed Layout Plan

Client
Absolute Project Management

Site
2a Boscastle Road, London, NW5 1EG

Ref: TCTC-19289-PL-02	**Rev:** -	**Scale:** 1:200 @ A3
Status: Planning	**Date:** Oct 2024	**Drawn By:** TC

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Appendix B3 – Tree Protection Plan and Heads of Terms Method Statement

ARBORICULTURAL METHOD STATEMENT (HEADS OF TERMS)

Tree works
All tree works recommended with the proposal will be carried out in accordance with BS 3998:2010 *Tree work - Recommendations* prior to any construction machinery arriving on site. Once completed, installation of protective barriers and temporary ground protection will take place immediately.

Protective Barriers
Protective barriers will be installed in the locations specified on this drawing prior to any works starting on site.

Contractor Set Up and Working Space and Operational Methods
Before works start on site, if not already available, the contractor responsible for all demolition and construction operations will provide a Construction Environmental Plan (CEMP) or similar which indicates the proposed site compound, welfare facilities, traffic routes, and storage of materials for review and agreement by the appointed arboricultural consultant. The CEMP will be amended as required and incorporated into the site tree protection plans by the appointed arboricultural consultant and re-circulated for site use.

Underground drainage and services
Drainage and services installation will avoid the root protection area of trees, where this is unavoidable the approach to install will follow NJUG (2007 Volume 4, Issue 2). All manholes must avoid root protection areas entirely.

Excavations and Root Pruning
All excavations within root protection areas will be carried out under arboricultural site supervision. Prior to commencement, the extent of excavations will be marked out by the contractor with spray paint. No excavations will extend beyond these defined areas or the specified depths and the site contractor will be responsible for ensuring all ground workers are made aware of these limits. Exposed roots will be pruned making a clean cut with a sterilised handsaw, or secateurs to clear roots to the construction depth required. Where small diameter roots occur in clumps these will be retained and moved out of the way of construction where practical. All exposed pruned roots will be imediately wrapped in wet hessian to prevent desiccation and to protect against extreme temperature fluctuations. On completion of the excavations works the hessian will be removed and all pruned roots covered with good quality top soil. No machinery will be permitted within the RPA of the trees during these works.

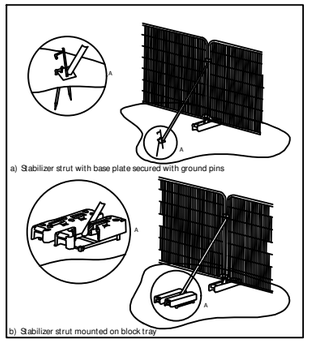
General Tree Protection Measures

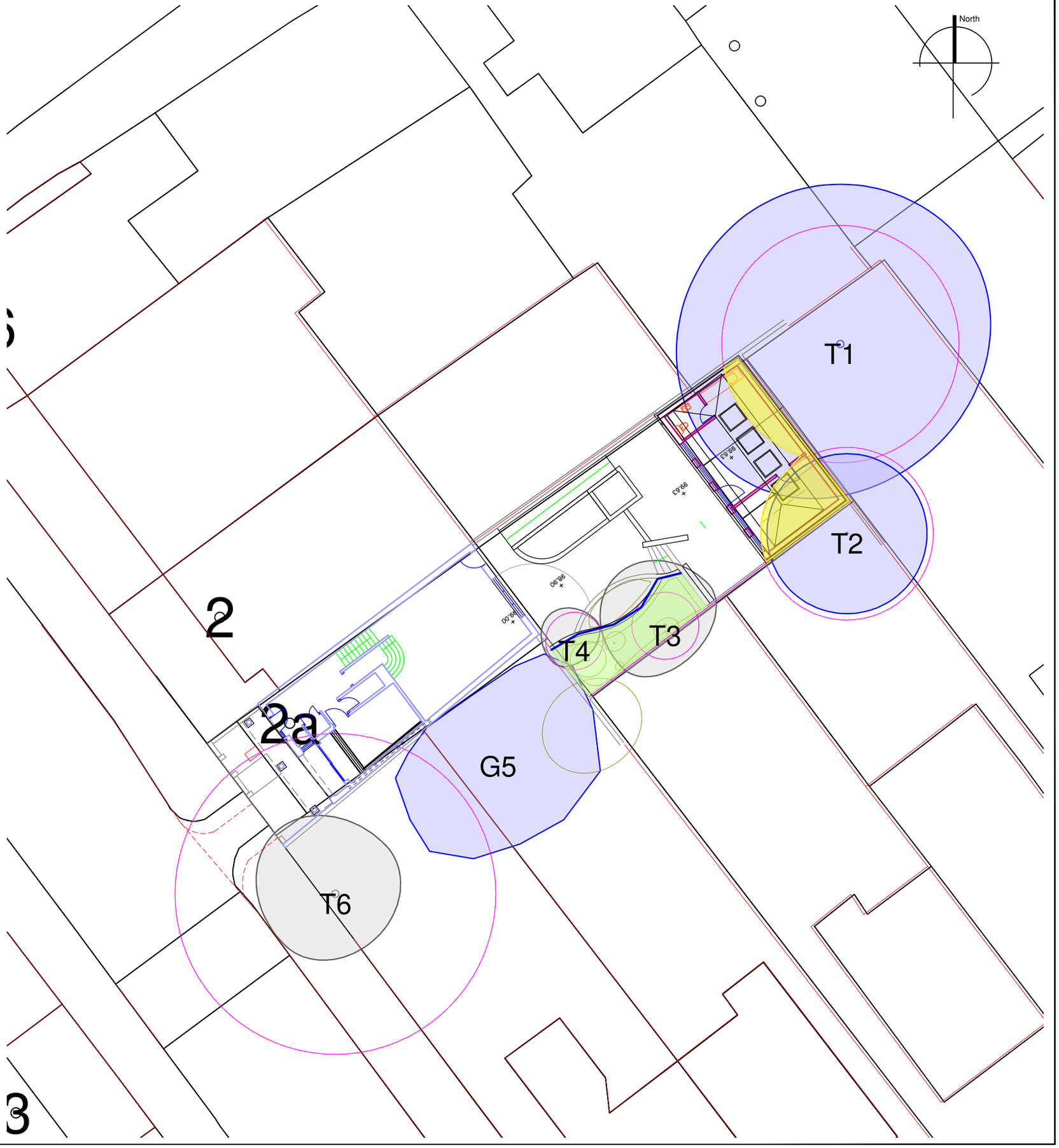
- x No construction or demolition works will take place within any protection zone identified on this drawing. Barriers and ground protection will remain intact and in position until works on site are completed, no alterations will take place without consulting the project arboriculturist beforehand
- x No chemicals will be used within 3m of a tree, including hazardous material, cement or other toxic materials

Supervision of Works
Once protection measures as specified on this drawing are in place, the project arboriculturist will be notified and a site visit will take place to approve the installations are fit for purpose. Site operations can commence once this has been approved.

Ongoing site visits by the project arboriculturist will take place at intervals to ensure that tree protection measures are adhered to for the duration of the project works on site.

Tree Protection Barrier - BS5837 Specification





BS5837:2012 Tree Categorisation

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

B Category
Trees of moderate quality with an estimated life expectancy of at least 20 years

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

U Category
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

Key

Root Protection Area (RPA)
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability. Where the tree is ancient the RPA follows Natural England Standing Advice 2022.

BS5837 (2012) specification for protective barrier

Construction exclusion zone, no entry by personnel or machinery permitted

Pile positions below depths of 850mm to be hand excavated for the top 600mm to establish presence or absence of tree roots. Work must be carried out in accordance with an agreed arboricultural method statement and under site supervision by an appointed arboricultural consultant. Contractor to notify the arboricultural consultant at this stage and prior to commencement of the piling works

0 5m 10m

Date	Revision	Description
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Title
Tree Protection Plan and Heads of Terms Method Statement

Client
Absolute Project Management

Site
2a Boscastle Road, London, NW5 1EG

Ref: TCTC-19289-PL-03	**Rev:** -	**Scale:** 1:200 @A3
Status: Planning	**Date:** Oct 2024	**Drawn By:** TC

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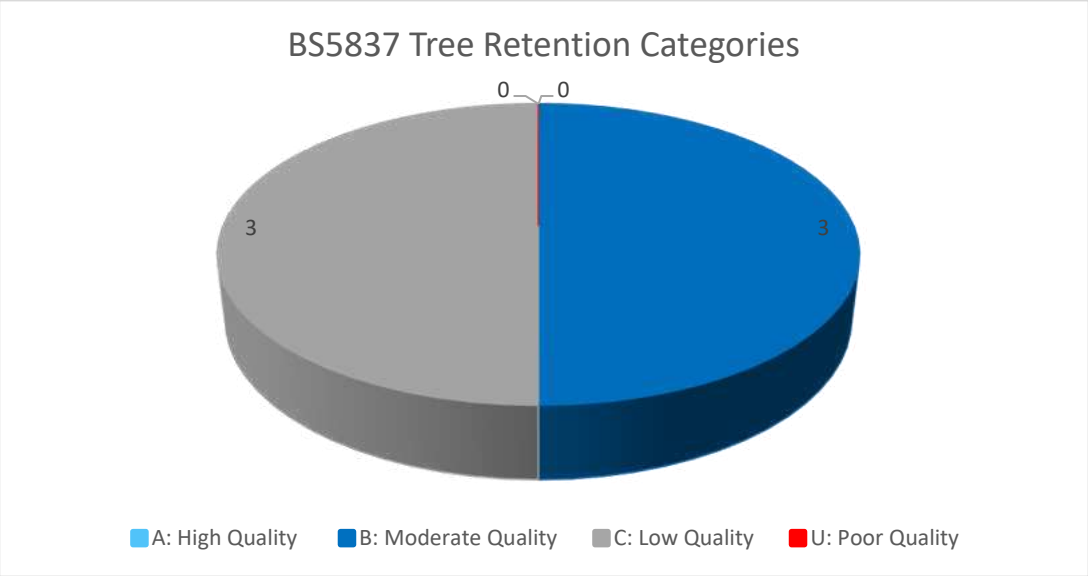
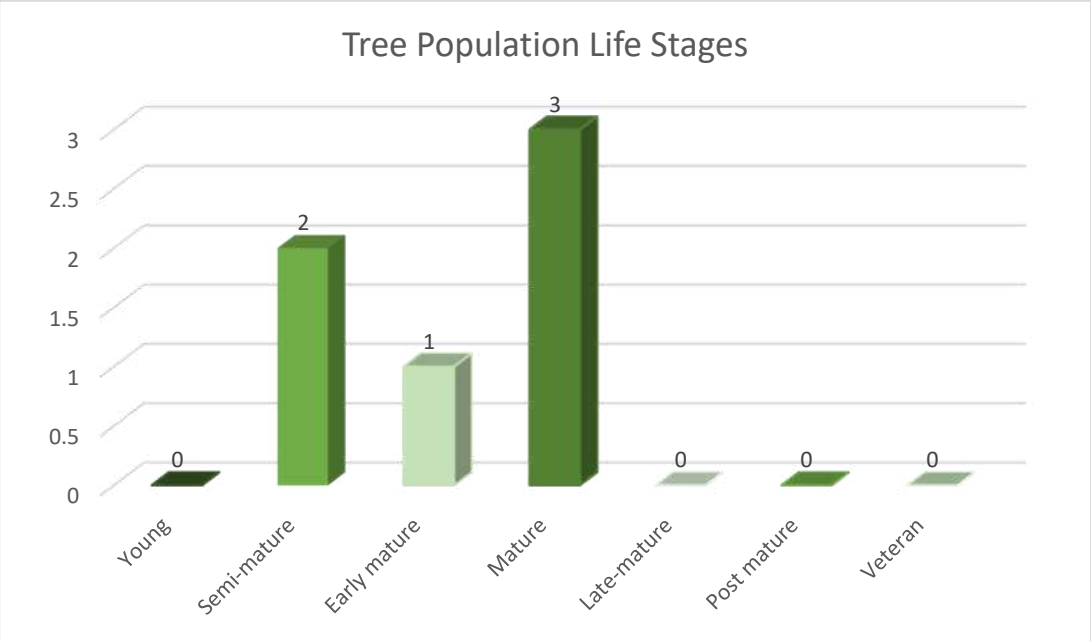
Appendix C – Tree Data Analysis

BS5837 (2012) quality and value of the tree population



Age Diversity



Appendix D – Qualifications

I am a qualified arboriculturist with significant experience in dealing with trees in relation to the living environment.

I am a Registered Chartered arboriculturist with the Institute of Chartered Foresters, a Fellow of the Arboricultural Association, a Chartered Environmentalist, and I have a Postgraduate Diploma in arboriculture and community forest management from Middlesex University, and a Higher National Diploma in arboriculture and I have over twenty years' experience in the field of arboriculture.

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Tracy Clarke MICFor. F.Arbor.A. CEnv

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