

**Arboriculturally Impact Assessment and Tree Protection Plan  
Pursuant to Condition No. 10 of  
Consent for Planning Application No. 2024/4651/P  
57 Adamson Road London NW3 3HX dated 23 October 2024**

**1 Condition 10**

- 10 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

**2 TREE SURVEY AND CATEGORISATION** Appendix A and drawing 101

**Within the property**

A single immature Laurel tree is near the rear boundary of the site. Tree 1

**In neighbouring properties**

Three mature trees, a Lime, a London Plane and a Sycamore are present near the rear boundary of the site, to the northwest of the site. Trees 2 to 4.

The basement excavations will extend to approximately within 7m and basement extension structures within approximately 8m of the immature Laurel tree, And approximately within 10 – 12m of the mature trees.

**In the pavement**

Two mature lime trees, in the pavement close to the road. No nearby major works, just repairs to the existing structure. Within 2m of access points to the property. Trees 5 & 6.

**3 TREES SUITABLE FOR RETENTION**

Laurel tree near the rear boundary of the site. Tree 1

**4 TREE ROOT PROTECTION AREAS**

The estimated Root Protection Area (RPA) of each tree is shown in the tree survey table, based upon a circular area with a radius that is twelve times the tree's estimated diameter at 1.5m height.

No incursion of the works will be within the RPAs.

No RPA is possible for the two trees in the pavement.

**Works Requiring Tree Protection:**

- Site Traffic, manual works, small machinery
- Excavation of foundations of extension

**Protection:**

- Tree Protection Hoarding
- Tree Protection Site Notice
- Supervision by Site Manager
- Monitoring by Project Arboriculturalist

## **5 SEQUENCING OF OPERATIONS**

### **1. Pre-commencement Site Meeting**

Meeting of Appointed Contractor, Site Manager, Client and Project Arboriculturalist to discuss and agree site operations programme and tree protection.

### **2. Install Tree Protection Hoarding**

- a. Tree protection hoarding will be installed in the location indicated on the Tree Protection Plan, Drawing No. 101
- b. The tree protection hoarding will be installed in accordance with the specification presented in Appendix C. With warnings signage shown in Appendix B.
- c. The installation of the tree protection hoarding will be monitored and supervised by the Site Manager and Project Arboriculturalist

### **3. Install temporary ground protection**

- a. Temporary ground protection will be installed in the root protection area indicated on the Tree Protection Plan, Drawing No. 101
- b. Ground protection will consist of plywood boards placed on top of a compression resistant layer (e.g. 100mm depth woodchip) laid on to a geo-textile membrane.
- c. The installation of the temporary ground protection will be monitored and supervised by the Site Manager and Project Arboriculturalist.

### **4. General Construction Works**

- a. The general construction works associated with the project will not impact on the tree.
- b. Along the rear wall of the basement level extension, the excavations will be 3m from the tree and will be carefully dug by hand. All excavations will be monitored and supervised by the Site Manager and the Project Arboriculturalist.
- c. No works (including the movement or storage of spoil, plant or materials) will take place within the root protection area as shown on drawing Tree Protection Plan, No 101.

### **5. Installation of services**

There will be no installation of services within the Root Protection area of the tree.

## **6. Removal of Tree Protection Hoarding and Ground Protection**

- a. Tree protection hoardings and ground protection will only be removed once all construction works associated with the development have been completed.
- b. The removal of the tree protection hoardings will be monitored and supervised by the Site Manager and Project Arboriculturalist.

## **7 General Precautions**

- a. Within the Root Protection area of the tree, as described in Appendix C and as shown on drawing Tree Protection No 101:
  - No works will take place
  - No concrete or cement will be mixed
  - No materials will be stored

b. In the event of unforeseen incidents occurring, that may adversely affect or threaten the welfare or security of the tree, the Site Manager shall inform the Project Arboriculturalist at the earliest opportunity and not more than one working day following the incident. The Project Arboriculturalist will then visit the site to inspect and assess the circumstances and make any appropriate recommendations. A record of any incidents shall be maintained by the Project Arboriculturalist who will inform the Local Planning Authority Arboricultural Officer.

Incidents which may merit such contingency plans include:

- Accidental / unauthorised damage to the limbs, roots or trunk of trees
- The spillage of chemicals adjacent to trees
- The discharge of toxins / waste adjacent to trees
- The un-scheduled breaching of a tree protective hoarding

## **6 THIS METHOD STATEMENT HAS BEEN INFORMED BY THE FOLLOWING INFORMATION**

- a. Arboricultural Assessment Appendix A
- b. Drawing No 101 - Proposed site plan

**Prepared by**

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## Arboricultural Assessment - TREE SURVEY





## Appendix A

Generally: With regard to BS 5837: 2012, the following information is recorded and used to inform the tree category:

All in metres	With the property boundary	To the rear			In the pavement	
Number on plan	1	2	3	4	5	6
Species	Laurel	Lime	London Plane	Sycamore	Maple	Cherry
Stem diameter at 1.5m height	0.014	No access	No access	No access	0.7	0.5
Spread NW	2	4	3	2	4	3
NE	1.7	5	4	2	3	5
SE	1.8	4	4	2	2	3
SW	2.4	5	4	2	3	4
Clearance beneath canopy	2.2	6	3	10	2	2.3
Lowest significant branch: on sides.	2.2 S	3.5 SE	4 S	10 On all sides	2.1 on all sides	2.3 on all sides
Height	7	20	21	18	8	8
RPA	1.7	5	5	5	4.2	3.0
Condition	Impaired, between wall and shed, under canopy of tree 3	Overgrown. Pruning required	Overgrown. Pruning required	Recently pollarded	Mature, good, past pollarding	Mature, good, past pollarding

Comments	It is an overgrown bush with multiple stems	Too big relative to the size of the owners garden.  20+ yrs life	Too big relative to the size of the owners garden.  20+ yrs life	20+ yrs life	20+ yrs life	20+ yrs life
BS5837 Category	C	B	B	B	B	B

**BS5837:2012 Table 1 – Cascade chart for tree quality assessment**

BS5837:2012 Table 1 – Cascade chart for tree quantity assessment				Identification on plan
Category and definition	Criteria (including subcategories where appropriate)			
Trees unsuitable for retention (see Note)				
<b>Category U</b> 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"><li>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)</li><li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li><li>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</li></ul> <p><i>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</i></p>			
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
<b>Category A</b> 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)	
<b>Category B</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	
<b>Category C</b> 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	

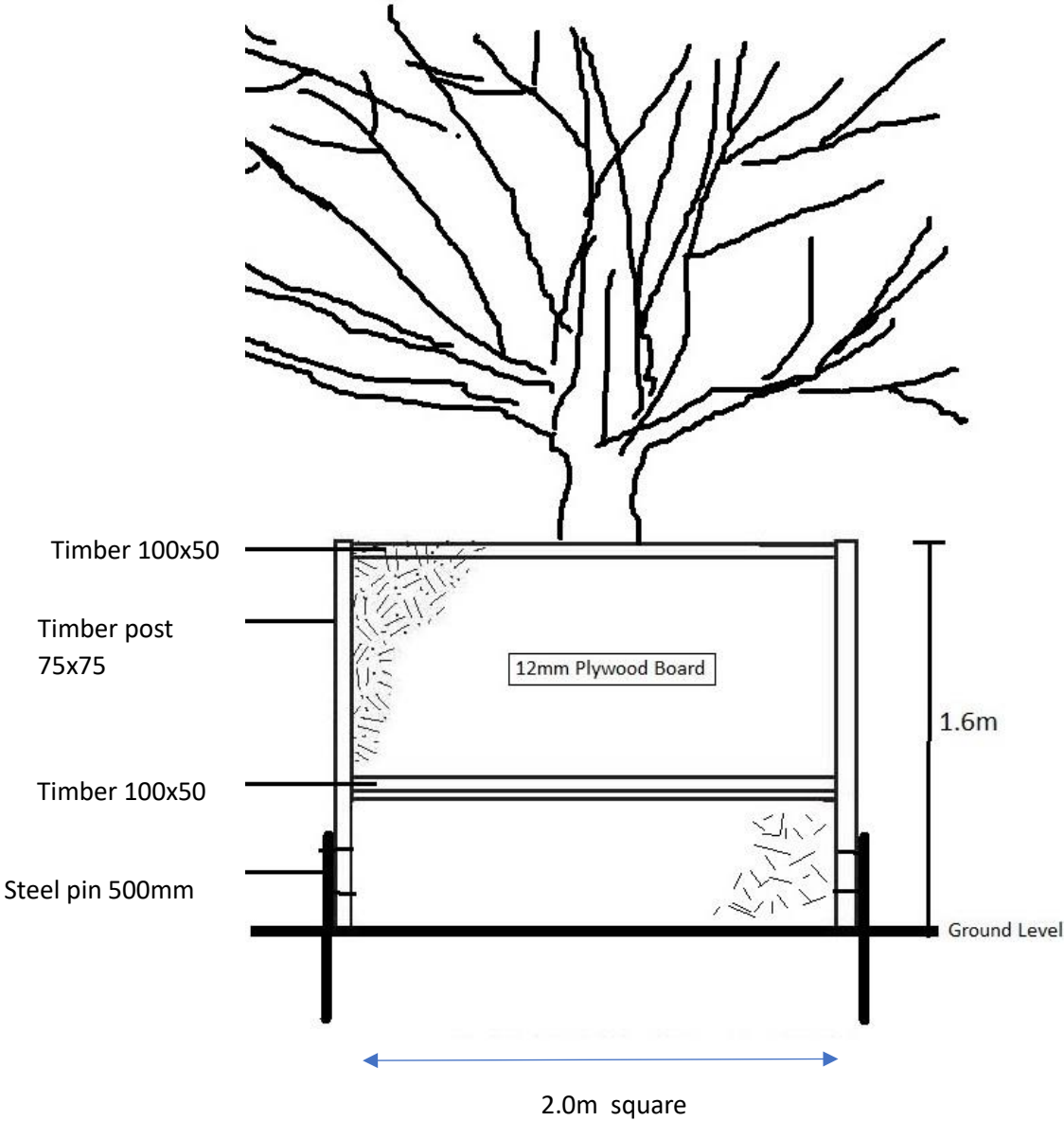
**FLAC Note**

The original contents of the column *Identification on plan* have been replaced by FLAC in the version above; spot colours to RGB codes given in BS5837:2012 Table 2

## Signs Appendix B



**Appendix C    Tree protection hoarding**



Project 5 7 Adamson Road NW3 3HX	Tree protection hoarding		
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