MARK WELBY
CONSULTING ARBORISTS

Arboricultural Report

Including a tree survey, impact assessment and method statement for a garden room at

52 Ainger Road, London, NW3 3AH

Reference: MW.2502.ARL.AIA
Client: R L Planning
Date: 21 February 2025
Revision: -

Mark Welby DipArb(RFS), TechCert(ArborA), FArborA
01730 239 492 | mark@mwelby.com | www.mwelby.com
M Welby Ltd, trading as Mark Welby Consulting Arborists
Hampshire, UK

AA Registered CONSULTANT trees.org.uk

Arboricultural ASSOCIATION Fellow Member

Executive Summary

Trees are a consideration in this planning application for a garden room. Therefore, this report has been drafted to provide the information required to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

Included are a BS5837:2012 compliant tree survey, arboricultural impact assessment, and tree protection strategy that includes a method statement and tree protection plan.

No trees are to be removed to facilitate the proposals.

The proposed garden room is situated within the existing landscape garden and the root protection area of an offsite lime tree. Therefore, to minimise impact on the tree, the building will be built above existing levels and supported on screw piles which are inserted into the ground by hand, avoiding the need for a piling rig.

Ground protection matting will be used to protect the remaining root protection area during construction.

Any trenching for utility supplies to the garden room will avoid root protection areas entering the building by the northeastern corner.

Provided the protection strategy is implemented as outlined, this application has a low arboricultural impact and is thus acceptable.

Table of Contents

1. Instructions and Terms of Reference

1.1. In February 2025, I was instructed by R L Planning to produce this report to accompany a planning application for a garden room at 52 Ainger Road, London, NW3 3AH.

1.2. Following the recommendations of the British Standard[1], this report includes the necessary information to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

1.3. It demonstrates that the proposal's impact, both direct and indirect, has been assessed, and mitigation, compensation, and tree protection have been proposed where appropriate.

1.4. Correctly implementing the tree protection specified in this report is critical for ensuring the retained trees are successfully protected throughout construction.

1.5. The assessment considers the proposal's impact on the constraints of trees retained within the site and those on adjacent land. Such impact can be caused directly through construction damage and indirectly from post-development resentment and pressure to detrimentally prune or remove the trees. The latter is often due to a poor juxtaposition between the proposal and the trees.

1.6. A tree's root protection area (RPA) represents a minimum area in m^2 that shall be left undisturbed around it. This is initially represented by a circle but is fundamentally an area of rooting volume. It is often adjusted to account for constraints to root growth within the site (primarily highways and buildings). The British Standard provides recommendations regarding the protection of existing trees during the construction process. This is achieved by ensuring a tree protection strategy is implemented before any demolition or construction on site.

Documents Supplied

- Proposed: Proposed.skp
- OS base plan: TQRQM25042172119604.dwg

[1]BS5837:2012 Trees in relation to design, demolition and construction

2. Arboricultural Impact Assessment

Proposal

2.1. It is proposed to replace the extising garden shed with a new garden room, the layout of which can be seen on the appended plan.

Trees & Tree Removals

2.2. There is 1No. a tree that falls within the specification of the British Standard for inclusion within this assessment. This is an off-site lime tree.

2.3. No trees are needed to be removed to facilitate this proposal.

Tree Surgery

2.4. There are no plans for any tree surgery work at this stage.

Construction Impact

2.5. The proposed garden room is situated within the existing landscape garden and the root protection area of an offsite lime tree. Therefore, to minimise impact on the tree, the building will be built above existing levels and supported on screw piles which are inserted into the ground by hand, avoiding the need for a piling rig. No excavation into underlying levels will occur within the lime's RPA.

2.6. Ground protection matting will be used to protect the remaining root protection area during construction.

2.7. Any trenching for utility supplies to the garden room will avoid root protection areas entering the building by the northeastern corner.

Summary

2.8. Provided the tree protection strategy is implemented as outlined in the following method statement, this application has a low arboricultural impact and is thus acceptable.

2.9. Should the council wish to see more onerous tree protection methods, this can be ensured via an appropriately worded planning condition and should not be the basis for a reason for refusal.

Fig 1: Approximate location of proposed garden room

3. Arboricultural Method Statement

3.1. The tree protection on this site is subject to implementation as detailed in the following sections.

3.2. The recommendations of the British Standard have been applied where viable. Where deviations from the preferred approach are required, the impact on any retained trees is minimised through a combination of supervision from an arboriculturist and adherence to the associated method statement.

3.3. Once permission is granted, the strategy must be followed to avoid impacting the trees and adhere to any planning conditions.

3.4. The information within this section must be passed to the site foreman and cascaded to all relevant personnel involved in the project.

3.5. Any questions about the content or its implementation shall be directed to **Mark Welby Consulting Arborists at 01730 239492** before action is taken.

3.6. A tree protection plan showing the types of tree protection and their locations is appended. It includes the tree survey data, existing site features and the approved construction. The plan must be read in conjunction with this method statement.

Phasing

3.7. It is essential that the following phasing is followed if trees are to be effectively protected throughout construction.

2	Installation of ground protection (to be retained during all external work)
3	Site clearance phase (by hand)
4	Installation of screw piles by hand
5	Excavation for new services via north-eastern corner. Outside RPA only.
6	Floor to be fixed to pile heads with no excavation into underlying levels
7	Excavation for any groundworks & service trenches
8	Construction Phase

Table 1: Timing of operations in relation to trees

3.9. The above has been drafted at the planning stage. Shall any of the protection measures prove incompatible with elements of the build program, contact the project arboriculturist to discuss options.

Ground Protection

3.10. As shown on the appended tree protection plan, ground protection is to be installed. The ground protection must be capable of supporting the expected loads and avoiding rutting, compaction and damage to the soil: as advised in section 6.2.3 of the British Standard.

GP1: Trackmat ground protection

3.11. Stages of ground protection installation:

1. Lay woven geotextile over the existing ground surface by hand;
2. Cover the area with a compressible layer (200mm of woodchip, for example), using hand tools only;
3. Cover compressible layer with side butting scaffold boards, plywood boards of proprietary trackway/trackmats;
4. Confirm surface is acceptable for use with the project arboriculturist;
5. Area ready for construction access;
6. All ground portection will be left in place until the construction works are finished.

3.12. A single thickness of boarding laid on the soil surface will provide sufficient protection for pedestrian loads. However, for wheeled or tracked construction traffic movements within the RPA, ground protection will involve the use of temporary geocell/cellular confinement systems, reinforced concrete slabs or track-board systems details of which are to be specified by the project engineer and approved for use by the project arboriculturist and local authority before construction commences.

3.13. Track-boards can be sourced from Trakmats, 0800 622 6838, www.trakmats.co.uk, or GroundGuards, 0113 209 3685, www.ground-guards.co.uk.

3.14. There is to be no excavation within the ground protection area whatsoever. This includes the installation of services and associated utilities, without prior approval.

Site Induction

3.15. All site staff are to be briefed on the tree protection strategy for the site as part of the general site induction procedure. This can be carried out by the site manager once he has been briefed by the project arboriculturist.

3.16. In general, this will include the following:

1. Explanation of the purpose of the tree protection barriers and any ground protection
2. Explanation of the demolition procedures near trees
3. Explanation of the sensitive/supervised excavation areas
4. What to do if access is needed within a protected area for any reason
5. What to do if damage occurs to any tree protection barriers and how to contact the project arboriculturist if necessary.

Tree Surgery

3.17. Should any pruning work be required, the following must be adhered to once any requisite permissions are obtained.

3.18. All work will be carried out under BS3998[2] industry best practice and in line with any works already agreed upon with the council.

3.19. The statutory protection[3] [4] will be adhered to. If further advice is required, particularly if bats are discovered during tree work, it will be obtained from Natural England or other competent persons and recommendations adhered to.

3.20. The stumps of any trees removed from within the Construction Exclusion Zone or the RPAs of retained trees will be either cut flush to ground level and left in situ or ground out using a stump grinder. They will not be winched out.

3.21. All operations shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.

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[2] *BS3998:2010- Recommendations for Tree Work.* London: British Standards Institute

[3] *Wildlife and Countryside Act.* (1981) London: HMSO.

[4] *Conservation of Habitats and Species Regulations (2017)* London: HMSO.

No-dig Structure Construction

3.22. The structure is to be built above ground. The only invasive work will be the installation of the supporting mini-piles.

NDS1: Example of no-dig foundation for single-storey structure. © Quickbase

3.23. The following methodology is for guidance and must be subject to professional design and installation. The design must then be approved by the project arboriculturist before it is implemented.

3.24. There are several companies providing services to install screw piles for domestic structures. Two that I have worked with are nomoredigging.co.uk or shire-uk.com.

3.25. Stages of construction:

1. Contact project arboriculturist to hold pre-start site meeting, a 'toolbox' talk before starting work and provide Arboricultural Clerk of Works (ACoW) supervision throughout the process.
2. Grass sward to be removed as necessary using hand tools or a turf stripper.
3. Piles installed using hand-rig only.
4. Floor fixed to pile heads
5. The remaining construction must be built on the floor with no further excavation.

4. Limitations of Use and Copyright.

Appendix

i. Tree Categories Explained

BS5837:2012 Table 1 -**Cascade chart for tree quality assessment**			
Category and definition	**Criteria (including subcategories where appropriate)**		
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.***		
	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)
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
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 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

ii. Protection Plan

See the following page

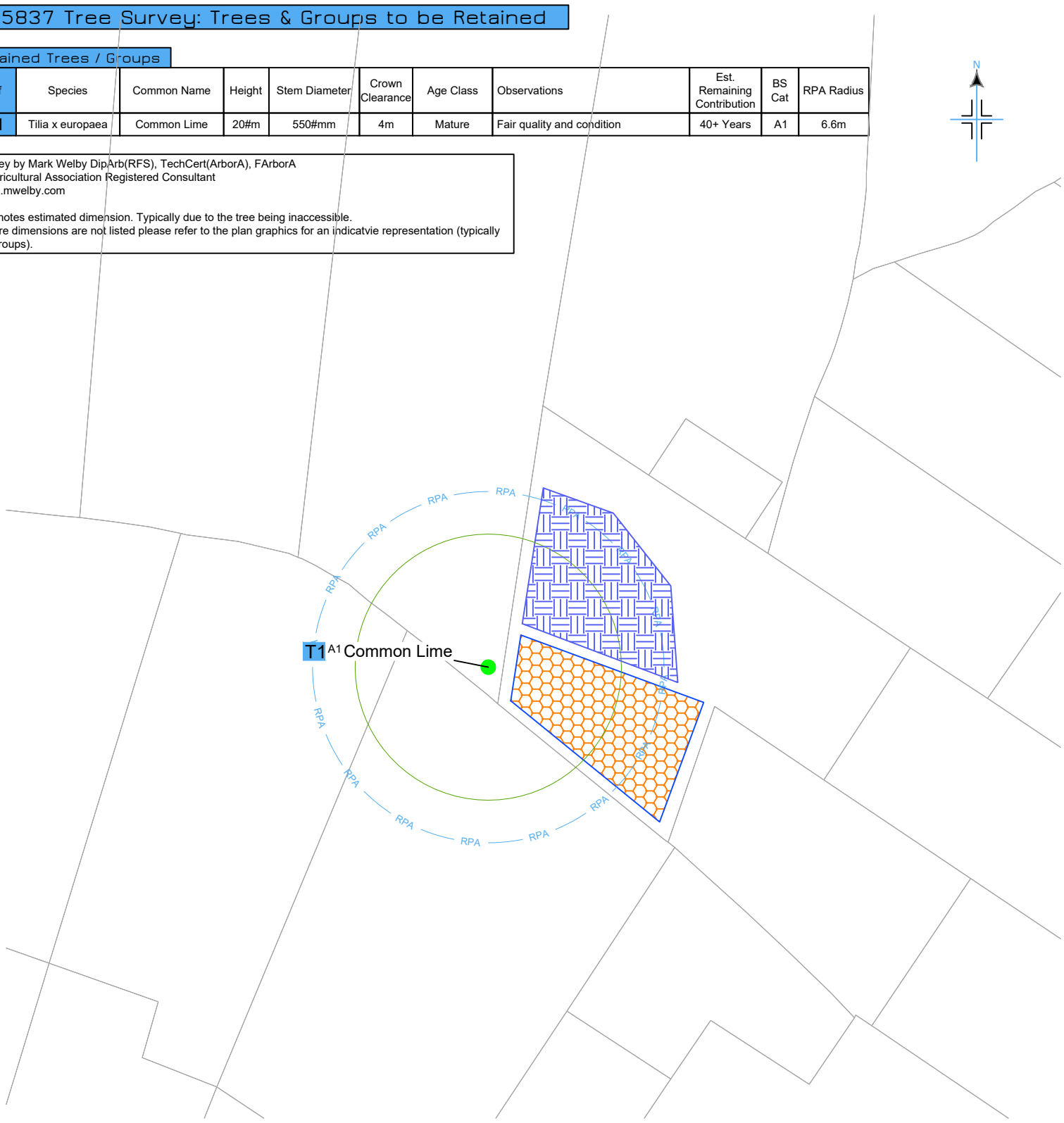
BS5837 Tree Survey: Trees & Groups to be Retained

Retained Trees / Groups

Ref	Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Est. Remaining Contribution	BS Cat	RPA Radius
T1	Tilia x europaea	Common Lime	20#m	550#mm	4m	Mature	Fair quality and condition	40+ Years	A1	6.6m

Survey by Mark Welby DipArb(RFS), TechCert(ArborA), FArborA
Arboricultural Association Registered Consultant
www.mwelby.com

# denotes estimated dimension. Typically due to the tree being inaccessible.
Where dimensions are not listed please refer to the plan graphics for an indicatvie representation (typically for groups).



1:200					
2.0	4.0	6.0	8.0	10.0	12.0m

REV:	DATE:	UPDATES:	DRAWN:

NOTES
This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- The reference numbers of surveyed trees and groups of trees are shown. Stem locations within groups may be estimated, and indicative of canopy only
- The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method.
- Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- Height dimensions are estimated and are given in metres.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, unless otherwise stated. Where this is not possible, then Figure C.1 of the British Standard is followed..
- Tree canopies are graphically represented on the plan. They, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

Ground protection within RPAs.
See method statement

Outbuilding to be installed on screw-piles above existing ground.
See method statement

01 C1 Oak — Tree ref/category/species

RPA — Root protection area

Crown spread

BS 5837:2012 Tree Quality Categories

- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

Guidance on the implementation and use of this information, along with its limitations and more can be downloaded here: https://bit.ly/BS5837FAQ
Or scan this QR code:

This plan has been drafted in colour. A monochrome version must not be relied upon


Screw piles (example)


Garden room on piles (example)

Above images courtesy of https://nomoredigging.co.uk

Ground protection (example)

Tree Protection

52 Ainger Road
London
NW3 3AH

Date: 21/02/2025
Scale: 1:200 @A3

DWG Ref: MW.2502.ARL.TPP

MARK WELBY
CONSULTING ARBORISTS

Mark Welby
DipArb(RFS), TechCert(ArborA), FArborA
Arboricultural Association Registered Consultant
01730 239 492 | mark@mwelby.com
www.mwelby.com
M Welby Ltd. | Hampshire | UK