Part 2: BS: 5837 Arboricultural Implications Assessment & 'Draft' Tree Protection Plan Report

Site:
14 Burgess Hill
Camden, London
NW2 2DA

Date of Site Visit:

30th March 2023

Prepared for:

Ms Lisa Harrison
14 Burgess Hill

Prepared by:

Mr G Davies
Arboricultural Consultant
ISA Tree Risk Assessment Qualified
Professional Tree Inspector Qualified

Bartlett Project Reference:

GD/230169/R2

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Submitted on 17th April 2023

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1.0 SCOPE OF REPORT

1.1 Instruction

1.1.0 Bartlett Consulting has previously been instructed to undertake a tree survey and compose a Tree Constraints Plan (TCP) following the guidance of British Standard 5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, gathering data on trees and vegetation within the boundary of 14 Burgess Hill, Camden, London, NW2 2DA as well as those on neighbouring properties considered to be within influencing distance. Data pertaining to eleven trees within the site boundary and an additional nine third party trees were obtained.

1.1.1 This report takes the previously gathered tree data and constraints and overlays that information with the proposed site plan and proposed site layout, allowing for an evaluation of how the proposed part demolition and renovation including the addition of a new side and rear single extension will co-exist with the tree population. Where there are trees which have the potential to influence, those trees must be considered as a constraint within the project planning.

1.2 Documents & supporting information

1.2.0 Bartlett Consulting was provided with the following documentation and plans prior to the site visit & tree survey. They were sent via email in both PDF and DWG file format:

- Proposed Site Paln Drawing Ref: 2103_PL_020
- Proposed Ground Floor Plan Drawing Ref: 2103_PL_100
- Design & Access Statement dated 25 October 2022

1.3 Aspects included within report

1.3.0 The information contained within this report follows the guidance of British Standard 5837 2012: *Trees in Relation to Design, Demolition and Construction – Recommendations*.

1.3.1 This Arboricultural Impact Assessment (AIA) is accompanied by a 'draft' Tree Protection Plan (dTPP). This plan illustrates trees to be retained and incorporated into the proposed development, identifies where above and below ground level constraints are caused and gives consideration to statutory controls, as well as the potential loss of trees on and adjacent to the site. Issues also considered identify any necessity to undertake facilitation pruning to retained trees, either arising from accommodation, excessive shading or due to an unacceptable amount of encroachment upon a retained trees rooting zone.

1.3.2 The dTPP also identifies recommended locations of physical tree protection barriers, non-compacting ground protection, and site specific working methodologies.

1.3.3 Mitigation measures are also provided within this report, identifying the need for physical tree protection barriers, non-compacting ground protection, as well as tree replacement planting.

1.3.4 Modified RPA's will be illustrated if known below ground level obstructions exist, or, where considered appropriate to do so, whilst tree shade patterns and future canopy spread for young trees will also be illustrated where necessary.

1.0 SCOPE OF REPORT (Continued…)

1.4 Aspects excluded from report

1.4.0 This report does not include an Arboricultural Method Statement (AMS), or a 'final' Tree Protection Plan (TPP).

1.4.1 The contents of this report do not include discussions regarding subsidence and/or heave as a result of retention or tree removal, nor does this report consider the water demands of trees present to determine foundation design and depth. If required, this can be provided on request.

1.5 Capital Asset Value for Amenity Trees (CAVAT)

1.5.0 As from March 2021, all London Boroughs including: London Borough of Camden Council have now adopted The London Plan 2021, which is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Ultimately The Mayor wants to increase tree canopy cover in London by 10 per cent by 2050. https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

1.5.1 The London Plan 2021, includes Policy G7 – Trees & Woodland:

A - London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.

B - In their Development Plans, boroughs should:

1) protect 'veteran' trees and ancient woodland where these are not already part of a protected site139
2) identify opportunities for tree planting in strategic locations.

C - Development proposals should ensure that, wherever possible, existing trees of value are retained.140 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, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

**139 Forestry Commission/Natural England (2018): Ancient woodland and veteran trees; protecting them from development, https://www.gov.uk/guidance/planning-applicationsaffecting-trees-and-woodland*
**140 Category A, B and lesser category trees where these are considered by the local planning authority to be of importance to amenity and biodiversity, as defined by BS 5837:2012*

1.5.2 The Full Method is used in situations where a detailed and precise assessment of the value of trees as individuals is required. It is commonly used in a variety of situations, including for the calculation of compensation where trees have been destroyed or damaged, or for the quantum of new tree planting in planning cases.

1.5.3 This method involves a site inspection, conducted by an Arboricultural professional. A full record of the inspection must be retained with appropriate evidence, including photographs.

1.5.4 CAVAT is widely used to establish a replacement 'financial' value to enable realistic replacement and/ or compensation to be achieved, in this instance for the purposes of: *Management of the tree stock, to allow agreement as to adequate funding of replacement tree planting*.

1.5.5 The current Unit Value Factor (UVF) is updated annually and is a financial figure (GBP £'s), is built into the CAVAT calculator on the spreadsheet and is currently set at £18.44, as of March 2023.

1.5.6 Please refer to the Capital Asset Value for Amenity Trees – Full Method for further information: https://www.ltoa.org.uk/resources/cavat

2.0 IMPLICATIONS OF PROPOSED DEVELOPMENT UPON EXISTING TREE POPULATION

2.1 Description of the proposed development

2.1.0 From the information provided to us and listed in Section 1.2 above, it is our understanding that the following aspects of proposed development which influence, or are influenced by the existing trees are:

1. Demolition of the existing rear and single storey side extension
2. Construction of a new wrap around single storey side and rear extension
3. Internal and external remodelling including windows and new dormer
4. Associated hard and soft landscaping to the rear garden including proposed patio

2.2 Table 1: Implications of proposed development upon existing tree population

Tree Ref.	Species	Category	Removal due to		Mitigation Required		Aspect of Development affecting retained tree
			Works	Condition	Crown	RPA	
T1	Sycamore *Acer pseudoplatanus*	C1	N/A	N/A	N/A	N/A	• None
G2	Group of Leyland CypressX *Cupressocyparis leylandii*	C2	N/A	N/A	N/A	N/A	• None
T3	Whitebeam *Sorbus aria*	B2	N/A	N/A	✓	N/A	• Crown in proximity to site access and loading of construction vehicles
T4	Silver Birch *Betula pendula*	C1	N/A	N/A	N/A	N/A	• N/A
T5	Common Holly *Ilex aquifolium*	B1	N/A	N/A	✓	N/A	• In proximity to area identified for construction activity
T6	Field Maple *Acer campestre*	B1	N/A	N/A	N/A	N/A	• None
T7	Common Hornbeam *Carpinus betulus*	B2	N/A	N/A	N/A	N/A	• None
T8	Holm Oak *Quercus ilex*	C1	N/A	N/A	✓	N/A	• Crown partially overhanging area identified for construction activity
T9	Cherry Laurel *Prunus laurocerasus*	C1	N/A	N/A	✓	N/A	• Crown partially overhanging area identified for construction activity
T10	Cherry Laurel *Prunus laurocerasus*	C1	N/A	N/A	N/A	N/A	• N/A
T11	Sycamore *Acer pseudoplatanus*	B1	N/A	N/A	✓	✓	• In proximity to area identified for construction activity
T12	Pear *Pyrus*	C1	✓	N/A	N/A	N/A	• None
T13	Common Holly *Ilex aquifolium*	C1	N/A	N/A	N/A	N/A	• N/A
T14	Common Holly *Ilex aquifolium*	C1	N/A	N/A	N/A	N/A	• N/A
T15	Common Oak *Quercus robur*	B1	N/A	N/A	✓	✓	• In proximity to area identified for construction activity
T16	Common Oak *Quercus robur*	B1	N/A	N/A	✓	✓	• In proximity to area identified for construction activity
T17	Cherry Laurel *Prunus laurocerasus*	C1	N/A	N/A	N/A	N/A	• N/A

2.0 IMPLICATIONS OF PROPOSED DEVELOPMENT UPON EXISTING TREE POPULATION (Continued…)

2.2 Table 1: Implications of proposed development upon existing tree population (Continued…)

Tree Ref.	Species	Category	Removal due to		Mitigation Required		Aspect of Development affecting retained tree
			Works	Condition	Crown	RPA	
T18	Common Holly *Ilex aquifolium*	C1	N/A	N/A	N/A	N/A	• None
T19	Magnolia *Magnolia*	C1	N/A	N/A	✓	N/A	• In proximity to area identified for construction activity
T20	Apple *Malus*	C1	✓	N/A	N/A	N/A	• None

2.3 Table 2: Mitigation measures required for proposed development & existing tree conflicts

Tree Ref	Species	Category	Mitigation Required
T3	Whitebeam *Sorbus aria*	B2	Install robust tree protection fencing to restrict construction access within crown spread as per 'Draft' Tree Protection Plan Provide designated loading area for large vehicles beyond crown of tree with use of a banksman at all times
T5	Common Holly *Ilex aquifolium*	B1	Installation of robust tree protection fencing to restrict construction access as per 'Draft' Tree Protection Plan
T8	Holm Oak *Quercus ilex*	C1	Installation of robust tree protection fencing to restrict construction access as per 'Draft' Tree Protection Plan
T9	Cherry Laurel *Prunus laurocerasus*	C1	Installation of robust tree protection fencing to restrict construction access as per 'Draft' Tree Protection Plan
T11	Sycamore *Acer pseudoplatanus*	B1	Installation of robust tree protection fencing to restrict construction access as per 'Draft' Tree Protection Plan Installation of suitable non-compacting ground protection with adequate specification to account for weight of anticipated loads
T15	Common Oak *Quercus robur*	B1	Installation of robust tree protection fencing to restrict construction access as per 'Draft' Tree Protection Plan Installation of suitable non-compacting ground protection with adequate specification to account for weight of anticipated loads
T16	Common Oak *Quercus robur*	B1	Installation of robust tree protection fencing to restrict construction access as per 'Draft' Tree Protection Plan Installation of suitable non-compacting ground protection with adequate specification to account for weight of anticipated loads
T19	Magnolia *Magnolia*	C1	Installation of robust tree protection fencing to restrict construction access as per 'Draft' Tree Protection Plan

2.0 IMPLICATIONS OF PROPOSED DEVELOPMENT UPON EXISTING TREE POPULATION (Continued…)

2.4 Table 3: Tree work

Tree Ref	Species	Category	Schedule of works prior to erection of tree protection barriers
T8	Holm Oak *Quercus ilex*	C1	• Carry out facilitation with a maximum 1.0m lateral reduction of the overhanging crown to provide suitable clearance for construction
T9	Cherry Laurel *Prunus laurocerasus*	C1	• Carry out facilitation with a maximum 1.0m lateral reduction of the overhanging crown to provide suitable clearance for construction
T12	Pear *Pyrus*	C1	• Remove to ground level
T20	Apple *Malus*	C1	• Remove to ground level and grind stump

3.0 SUMMARY OF IMPLICATIONS ASSESSMENT

3.1 Table 4: BS: 5837 categories & tree loss

BS: 5837 Category	Number
A	0
B	0
C	2
U	0
Total	2

3.2 Tree loss

3.2.0 Due to the proximity of the proposed rear extension and associated hard landscaping there will be a need to remove the existing Pear tree (T12) & Apple tree (T20). Although considered feature trees within the garden, both have been categorised as C due to their current structural condition and poor form following previous unsympathetic pruning.

3.2.1 Furthermore, due to their size, neither of the two trees are visible from beyond the rear garden of the private residential property and as such do not provide a positive contribution to public amenity or the local landscape.

3.2.2 The loss of two trees associated with this project could be effectively mitigated for with appropriate tree replacement planting, elsewhere within the rear of the site following completion of the construction works.

3.2.3 A tree planting plan can be provided on request.

3.3 Discussion of Direct Impacts

3.3.0 On the understanding that the rear extension will be constructed of a traditional strip foundation, it is foreseeable that roots may be encountered during the initial excavation works. I anticipate that roots encountered will predominantly be emanating from the two closest trees recommended for removal. However, although outside the identified RPA's, roots from other trees within proximity may be present.

3.3.1 As such I would propose that the initial excavations are carefully carried out with a toothless bucket down to a depth of 1.0m or until roots are no longer encountered. Any exposed roots should then be carefully severed with a pair of sterile secateurs or a sharp pruning saw, back to the trench wall.

3.3.2 With regards to hard landscaping, the proposed patio area extends approximately 1.3m beyond the edge of the rear extension and marginally within the RPA of T11 and T16. As the area of encroachment is minimal, I do not consider it to have a detrimental impact on either tree.

3.3.3 Specific details as to hard landscaping including the patio construction are yet to be confirmed, however, I would recommend where possible, a low impact construction method is used along with a surface finish that allows a degree of permeability maintaining the soils below as a future viable rooting environment.

3.0 SUMMARY OF IMPLICATIONS ASSESSMENT (Continued…)

3.4 Discussion of Indirect Impacts:

3.4.0 A key constraint regarding indirect impacts on trees is the need for large vehicles loading and unloading to the front of the site and in proximity to the crown of the third party street tree, White beam (T3). Due to its location within the public footpath and overhanging the public highway, it will not be possible or practical to erect physical tree protection barriers all the way around this tree. As such I would recommend that as part of the site set-up and logics that a dedicated area for delivery and loading is established beyond the dripline of the tree and that a banksman is used to prevent oversized vehicles coming within contact of the third party street tree.

3.4.1 Tree protection within the rear garden has been partially off-set to allow suitable room for construction activities. Where the tree protection fencing has been offset, suitably specified non-compacting ground protection must be installed as shown within the Draft Tree Protection Plan.

3.4.2 During the construction phases, available free space on site will be limited. As such careful phasing of site operations will be required to control the number of operatives, equipment and materials on site. This will prevent further conflicts between the competing needs of development, tree retention and protection.

3.5 Infrastructure requirements

3.5.0 No information has been provided regarding existing and/or proposed utility corridors however it is anticipated that existing services will be utilized and incorporated within the proposed construction.

3.5.1 If additional services are required they must be located outside the RPA of retained trees. Any proposed service that runs through a notional RPA must only be commenced following professional arboricultural advice to ensure that any potential impact is kept to a minimum.

3.6 Erection of tree protection barriers and laying of non-compacting ground protection

3.6.0 In order to safeguard the retained trees on and adjacent to the site, it will be necessary to erect tree protective barriers prior to the commencement of works on site and to ensure that they remain in-situ for the duration of the project, unless otherwise directed.

3.6.1 As noted above ground protection should be installed where tree protection has been off-set to allow suitable room for construction activities. The ground protection should be specified and rated for the intended use and anticipated weight of machinery.

3.0 SUMMARY OF IMPLICATIONS ASSESSMENT (Continued…)

3.7 Shading of retained trees

3.7.0 Due to the existing location of the property to the south-east of the prominent grouping of trees shading is not considered to be a significant concern.

3.8 Potential growth and/or nuisance of retained trees

3.8.0 The designers should however be minded that that the proximity of the retained trees to the rear garden may cause 'common nuisance' issues such as leaf litter, flowers and sap.

3.8.1 These issues can be addressed through careful and site-specific design including: filtration for rainwater guttering of either mesh or "bristle" inserts and sufficient clearance between the edge of the roof and the guttering to facilitate ease of maintenance, fitting the downpipes with easily cleanable traps and non-slip surfaces to the patio and hardstanding areas.

4.0 APPRAISAL OF TREE LOSS & RETENTION

4.1 Table 5: Summary of trees

BS: 5837 Category	Remove	Retained		Total
		Tree work	No works	
A	0	0	0	0
B	0	0	7	7
C	2	2	9	13
U	0	0	0	0
Total	2	2	16	20

APPENDIX 1 LIMITATIONS OF REPORT

Limitations of the Arboricultural Implications Assessment

- This assessment is based upon information obtained from the BS: 5837 Tree Survey.
- All dimensions and measurement are based upon previously obtained data the BS: 5837 Tree Survey and from drawings provided to Bartlett Consulting.
- This assessment considers the possible implications to the proposed built structures. Suggestions from an arboricultural perspective may be provided outlining an alternative site layout. Such suggestions must be considered by the project Architect/Designer/or Engineer before implementing any suggestions.

Data on which the assessment is based

- Validity, accuracy and findings of the report are directed by the accuracy of information provided to Bartlett Consulting at the time of conducting the tree survey and during report writing.
- Checking of independent data/information will not be undertaken, with particular reference given to scaled maps and drawings provided to Bartlett Consulting

Validation of the assessment

- The assessment considerations/findings in this report remain valid for a period of one year, from the date of issuance.
- Such considerations/findings will become invalid if any building works are undertaken, soil levels altered, or any unsolicited tree works undertaken.
- If any alterations to the existing building structures, or soil levels, or if any unsolicited tree works have been completed, it is the recommendation of Bartlett Consulting that a new BS: 5837 Tree Survey/report is undertaken to reflect these changes.

Tree in relation to other properties

- This assessment only considers the trees in relation to the site and the proposed structures within it, as identified.
- The assessment does not comment upon trees in relation to structures beyond the boundaries of the site as identified (third party properties).
- Consideration of potential impact upon neighbouring built structures may be provided if pertinent, in the instances where boundary tree planting is proposed/required.
- Damage to, or potential damage to, any other built structures that is not referred to within this report are not considered, unless otherwise stated. This includes both neighbouring structures as well as any other structure on the site.

Trees in relation to subsidence, heave and direct damage

- This report does not deal with matters concerning subsidence or heave to any existing built structure on or neighbouring the site. It may be prudent to consider the effects of heave on any built structure if trees are to be removed.
- Similarly, the issue of direct damage (physical damage caused by tree roots) is not dealt with in this report.

Tree subject to statutory controls

- Whilst Bartlett Consulting has made attempts to ascertain if any of the trees subject to this report are 'protected', their status is always subject to change. Therefore the final responsibility for checking statutory protection for trees rests with the employed contractor and not with Bartlett Consulting
- Any prescribed tree works to a protected tree are provided due to perceived hazard and risk, and should be considered acceptable by the Local Planning Authority (LPA). However appropriate notification must still be provided to the LPA as they may take an alternative point of view.

Trees are subject to environmental factors

- The statements, findings and preliminary recommendations made within this report do not take into account any effects of extreme climate and weather incidences, vandalism, changes in the natural and built environment around the tree(s) after the date of this report, nor any damage whether physical, chemical or otherwise.

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- All rights in this report are reserved. The contents and format are for the exclusive use of the addressee in dealing with the site. It may not be sold, lent, hired or divulged to any third party not directly involved in this site without the written consent of Bartlett Consulting.

APPENDIX 2REPORT REFERENCES

As a progressive company, we keep abreast of research data relating to Arboriculture. All observations, recommendations and works are based on current industry standard reference material and a selection of pertinent items is shown below.

This survey and report has evolved from industry material including the following:

- BS 5837: (2012) *Trees in Relation to Design, Demolition and Construction – Recommendations*
- BS 3998: (2010) *Tree Works - Recommendations*
- Town & Country Planning Act (Tree Preservation) (England) Regulations 2012
- Town & Country Planning Act (As amended) 1990
- Mattheck, C, Bethge K, Weber K. (2015) *The Body Language of Trees – Encyclopaedia of Visual Tree Assessment* Karlsruhe Institute of Technology Campus North.
- National Joint Utilities Group (2007) *Publication Volume 4: Issue 2 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.*
- National House Building Council Standard, Part 4.2 – *Building Near Trees*
- Neilan, C, & London Tree Officers Association (2017) CAVAT – Capital Asset Value for Amenity Trees.
- Greater London Authority: *The London Plan 2021*, *The Spatial Development Strategy For Greater London*, March 2021.

Bartlett Consulting's arboricultural expertise has been used to interpret these references for practical application to the site and the trees which are the subject of this report, and to provide the most appropriate advice and guidance at this stage of project planning.

APPENDIX 3TREE PROTECTION PLANNING

The draft Tree Protection Plan (dTPP) referenced GD/230169/dTPP can be found as an appendix at the end of this report. The TPP has been prepared in accordance with Section 7.1 of British Standard 5837:2012.

Either tree protective fencing or ground protection will be required to safe-guard the trees against damage which may be sustained throughout redevelopment of the site, and this plan is indicative of the anticipated locations and/or zone of tree protection measures. The TPP has also been annotated to show indicative locations where, from an Arboricultural perspective, there is available space for loading of materials to and from oversized vehicles outside of the zone of influence for tree protection & preservation.

The dTPP has been drafted at this early stage to inform the client and landowners of these requirements, as well as illustrate how the tree protection measures and tree constraints may influence the free space around the site once development commences.

Vertical Barriers: physical protection measures for the retained trees, which will ensure that the designated RPA becomes an exclusion zone during any stage of development. Fencing will prevent machinery, men, materials, and other site activities from occurring within the RPA or damaging the tree crown.

Vertical barriers should be fit for the purpose of excluding construction activities, and appropriate to the degree and proximity of the site operations. A final specification will be provided once the layout has been finalised and agreed by all parties. An illustration has been included below for reference however.

The vertical barriers shall completely exclude access during all phases of site operations. The protected areas shall not be used for the storage of materials or spoil, nor for the mixing of substances or the disposal of any residues. Materials, equipment and arising debris will not be stacked against the vertical barrier, even temporarily. A4 sized Notice Signs must be laminated and attached to the vertical barrier at regular intervals so all visitors and operatives are aware of the tree protection requirements.

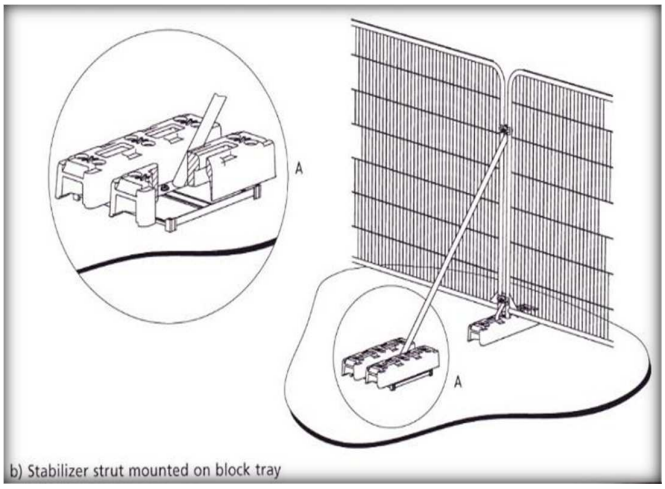

Figure 1: Illustration of Vertical Tree Protection Barrier

APPENDIX 3TREE PROTECTION PLANNING (Continued…)

Temporary ground Protection: non-compacting ground protection will be required within the RPA of T11, T15 & T16 where the vertical barriers have been off-set to allow for the 'working zone' for construction activates. Ground protection must be retained on site until there is no risk of any damage from demolition and construction works. A reference illustration can be found below.

Ground protection will be sufficiently robust to prevent damage occurring to the structure of the underlying soil. In order to accord with BS 5837 temporary ground protection will be installed in accordance with the following specification:

For pedestrian-only access, ground protection measures shall include a single thickness side butted scaffold boards or preferably proprietary interlinked ground protection boards (eg Eve Trackmat) placed on top of a minimum 100mm depth of compression resistant material (e.g. woodchip) laid onto a geotextile membrane. Where heavy machinery is required an appropriately specified cellular confinement system must be used as described below.

No mixing of cement or other chemicals must take place atop the ground protection, nor should any storage of oils, fuels, chemicals or cement take place atop the ground protection.

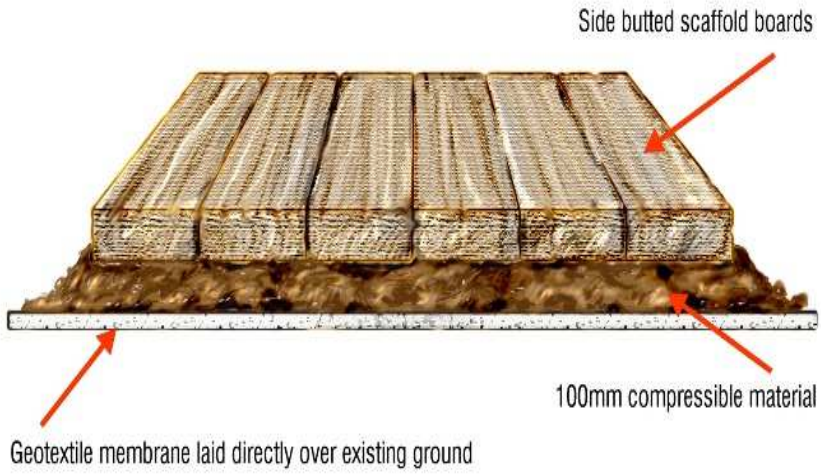

Figure 2: Illustration of Ground Protection within Root Protection Areas

● Once erected, both barriers and types of tree protection will be sacrosanct and must not be moved or adjusted during any stage of site operations without the prior written consent of Three Rivers District Council and Bartlett Consultancy.

APPENDIX 3TREE PROTECTION PLANNING (Continued…)

Where heavy machinery is required an appropriately specified cellular confinement system must be used.

After carful preparation a geotextile material such as Fibretex F4m is to be laid on the surface of the ground.

A 3-dimensional cellular confinement material such as Cellweb Tree Root Protection System supplied by Geosynthetic Technologies Ltd, or similar product is to be laid on top of the geotextile membrane.

Edging supports of railway sleepers or other treated timber or appropriate edging to be laid and pinned to the ground preferably through the cell confinement material.

The cells are to be filled with a no-fines aggregate commencing at the leading edge of the works and progressing forwards. Material can be imported to, and spread within, the working area.

After construction works are complete the system can be retained with the installation of a final wearing course or it can be removed and re-instated as soil or grass.

Typical details of construction are shown within Figure 3.

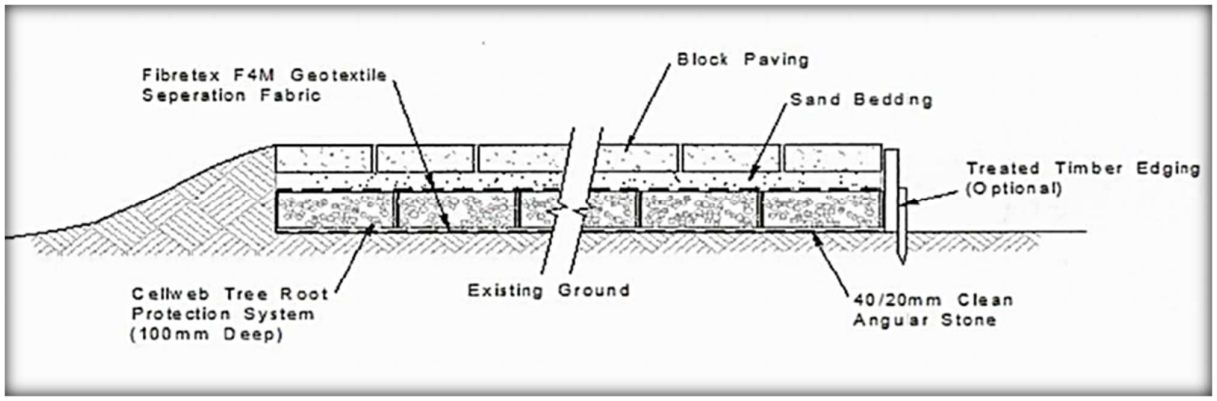

Figure 3: Showing an example of 3D cellular confinement system when applied to support block paving.

APPENDIX 4CAVAT – PROJECT ASSESSMENT SPREADSHEET

CAVAT Full Method Project Sheet

Spreadsheet to calculate the asset value of tree stock using the Full method

Notes

Enter data and comments in grey boxes.

Data in white boxes are calculated automatically.

Project: 14 Burgess Hill

Name of Surveyor: Mr G Davies

Date: 6th April 2023

CTI Factor (Please select): 250%

Unit Value Factor: £18.44

Cumulative Total: £ 2,211

Tree Information			Step 1: Base Value											Base Value	Step 2: CTI *Autofills from CTI cell above*	Step 3: Visibility *Please select visibility factor*	Step 4: Attributes *Please select overall attributes factor*	Location Value	Step 5: Primary structure completeness *Please select*	Step 6: Primary structure quality *Please select*	Step 7: Crown completeness *Please select*	Step 8: Canopy completeness *Please select*	Step 9: Crown quality *Please select*	Functional Value	Step 10: Life expectancy *Please select*	CAVAT VALUE
Tree No.	Species	Note on Location	Stem Diameter (1) (cm)	Stem Diameter (2) (cm)	Stem Diameter (3) (cm)	Stem Diameter (4) (cm)	Stem Diameter (5) (cm)	Stem Diameter (6) (cm)	Stem Diameter (7) (cm)	Stem Diameter (8) (cm)	Stem Diameter (9) (cm)	Stem Diameter (10) (cm)	Effective Stem Diameter (cm)														
12	Pear	Rear garden	47										47.00	£31,932.36	250%	25%	-30%	£13,997	26-50%	Fair	40%	61-80%	Fair	£ 2,743	10 - <20 years	£1,509
20	Apple	Rear garden	30										30.00	£13,034.47	250%	25%	-20%	£6,517	26-50%	Fair	40%	61-80%	Fair	£ 1,277	10 - <20 years	£703

We trust that the contents and recommendations contained within this report were informative, easy to understand and helpful to you, with regards to managing your tree. Should you have any further questions or concerns, please do not hesitate to contact us again.

REPORT CLASSIFICATION:	BS: 5837 Arboricultural Implications Assessment & Draft Tree Protection Plan
REPORT STATUS:	Final
REPORT COMPLETED BY:	Mr G Davies *FdSc Arb* **Arboricultural Consultant**
SIGNATURE:	
DATE:	6th April 2023
REPORT REVIEWED BY:	Ruth Le Poidevin **Consultancy Adminstrator**
SIGNATURE:	R Le Poidevin
DATE:	13th April 2023

Bartlett Consulting

Unit 22-25, Cross Lane Farm, Cross Lanes
Pill, Bristol, BS20 0JJ
Tel: 01275 371000 (option 2) Email: consultancy@bartlettuk.com

TREE PROTECTION PLAN

SCALE :	DATE :
1 : 250 @ A4	4/6/2023

14 Burgess Hill, Camden
London, NW2 2DA

GD/230169/dTPP

Legend

- PROPOSED EXTENTION
- GROUND PROTECTION
- FACILITATION PRUNING
- TREES TO BE REMOVED
- PROPOSED DEMOLITION
- TREE PROTECTION BARRIERS