



ALLARBORICULTURE

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ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

BS5837:2012

On behalf of:

Macdonald Ltd

Site address:

Flat 2, 1 Acol
Road, London,
NW63AA

Prepared by:

Kristian
Chesterman
BSc (Hons)

**Report
reference:**

AAAIA1ACO

Report date:

27th March 2025

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1.0 Instruction

All Arboriculture has been instructed by Macdonald Ltd to undertake a tree survey in accordance with BS5837:2012 *Trees In relation to design, demolition and construction – Recommendations*, and to produce an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. The instruction was received on the 20th March 2025. The tree survey was carried out on the 25th March 2025.

2.0 Statement of purpose

The purpose of this report is to provide local planning authorities with sufficient arboricultural information to consider the effect of the proposed development on nearby trees, and to demonstrate that trees have been carefully considered throughout the development process. The report includes an arboricultural method statement that describes how work will be undertaken to provide adequate protection of retained trees.

3.0 Associated documents and drawings

This report should be read in conjunction with the following documents and drawings:

1. 1186.000 Location_Block Plan
2. British Standards Institute - BS5837:2012 Trees in relation to design, demolition and construction – Recommendations
3. Tree Protection Plan – AATPP1ACO

4.0 Site description

The site is in the urban area of London and is a flat with garden. The proposal is the construction of a garden room. The site falls under the jurisdiction of Camden Council.

5.0 Vegetation description

The vegetation consists of 3 Category C trees. It is not clear from the council's website if T1 - T3 are protected by Tree Preservation Orders but the proposed is within the South Hampstead Conservation Area. Some tree protection measures and working methodology (in accordance with BS 5837:2012) will be required and will ensure they are not detrimentally affected during construction.

6.0 Arboricultural impact assessment

Table 1: Summary of impacts

Tree removal	None
Facilitation pruning	None
Demolition within RPA	None
New surfacing within RPA	None
New structures within RPA	T2

Building construction in relation to tree roots: No tree removal is required for the implementation of the proposed development.

The proposed footprint for the garden room extends into the RPA of T2. The British Standard allows for the use of special foundations if there is no alternative to placing the structure in this position. The design for the foundations of this building have been assessed and either ground screws or mini piles will provide the best option if a design is agreed by a suitably qualified engineer. The key point is that the floor of the building will be set at or above ground level with minimum excavation within the Root Protection Area of T2.

Building construction in relation to tree crowns: No facilitation pruning is required. It is important that sufficient growing space is allowed between the mature crown extent of each tree and the roof edge of the proposed structures. This is to reduce conflicts of interest in the future and to reduce the pressure to prune trees to keep them clear of roofs.

Tree root and canopy protection: The RPA (Root protection area) of the retained trees should be protected during the development phase with heras fencing and/or ground protection (if required) to ensure heavy machinery is not operated, or materials stored within the rooting area. This can be detrimental to the trees, causing soil compaction and root die back. The protection of the RPA and canopy spread is detailed in the Arboricultural Method Statement below.

Materials delivery, storage and handling: Materials should not be handled or stored within the RPA's of retained trees; the load exerted can result in soil compaction and leachate from spills can be toxic to trees.

Surface drains, soakaways and services: It is important that services, surface drains and soak aways avoid the RPA's of retained trees as roots can be damaged during trench excavations.

7.0 Arboricultural method statement

Implementation and phasing of the proposed development: Prior to any building work commencing on site, a meeting will be held with the tree consultant and site manager present. During the meeting details regarding the location of tree protection will be discussed and a time to reconvene in order to assess the tree protection will be agreed.

Tree protection barriers: Protective fencing around T2 will be installed prior to the commencement of any construction development activity and will be retained in the positions shown on the tree protection plan (AATPP1ACO). The fencing will be to the BS 5837:2012 'Trees in relation to design, demolition and construction – recommendations' (section 6.2) i.e. preformed galvanised steel mesh panels ('Heras' or similar) facings on a driven braced scaffold pole framework. It will be retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the local planning authority.

Ground protection: Temporary ground protection to be installed within the RPA of T2 should be capable of supporting pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane.

Special surfacing: I do not consider special surfacing to be warranted.

Installation of specialist foundations: The proposed footprint for the garden room extends into the RPA of T2. Ground screws or Mini piled foundations will be used. The key point is that the floor of the building will be set at or above ground level within the RPA of T2 with minimum excavation.

For instillation of the mini piles these principals must be adhered to:

- *Minimal excavation will take place within the RPA's of the trees
- *Trial holes will be excavated using a hand auger or air spade when placing the piles to ensure that large roots are not damaged. If roots over 25mm diameter are found the final pile position will be adjusted to accommodate them.
- *The piles will support a suspended floor or floor beams that will not be sunk into the ground.
- *Tree roots will be protected during the piling process by preventing any leachates from wet concrete coming into contact with them by using prefabricated piles, or a sheath around the pile.
- *Piling rigs must be small tracked machines with low ground pressure and work off proprietary temporary ground protection mats to minimise compaction. Arboricultural supervision will be required during the piling works.

Contractors parking: There is sufficient space on Acol Road for parking.

Welfare facilities: Toilets and hand washing facilities shall be made available within the property.

Surface drains, soakaways and services: No details of new service runs have been provided at this stage. They should be routed to avoid the RPA of T2. If this is not possible, special techniques must be employed to place the services within the RPA of the trees. The British Standard suggests a range of trenchless methods suitable for various applications including micro tunnelling, surface launched directional drilling, Pipe ramming and Impact Moleing/thrust boring. It is important common ducts should be used where it is not possible to avoid the RPA. Further guidance on installing underground services adjacent to trees can be found in the NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4 Issue 2). This document outlines a number of techniques that may be used for trenching near trees, including trenchless techniques, discontinuous trenching and hand digging.

Supervision: The project arboriculturalist will attend the site to inspect the tree protection and ensure that it has been laid out as prescribed in the method statement and meets the requirements of BS5837:12 and also the installation of foundations. It is the responsibility of the site manager to inform the arboricultural consultant when inspections are required.

Sequencing of works

1. Installation of Tree Protection as shown on the TPP.
2. Arboricultural Consultant to check Tree Protection at this stage.
3. Main construction phase
4. Remove tree protection when all construction activity has ended.
5. Carry out landscaping works (**if required**).
6. Completion

Contacts

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(Y) Young – a tree within its first one third of life expectancy

(EM) Early Mature – a tree within its second third of life expectancy

(M) Mature – a tree in its final one third of life expectancy

(OM) Over Mature – a tree having reached its maximum life span and is declining in health and size due to old age

(V) Veteran – a tree in the second or mature stage of its life and has important wildlife and habitat features including: hollowing or associated decay fungi, holes, wounds and large dead branches.

(A) Ancient – a tree in the ancient or third and final stage of their life that is of interest biologically, aesthetically or culturally because of its age, size and condition

Category B – Trees of moderate quality Category

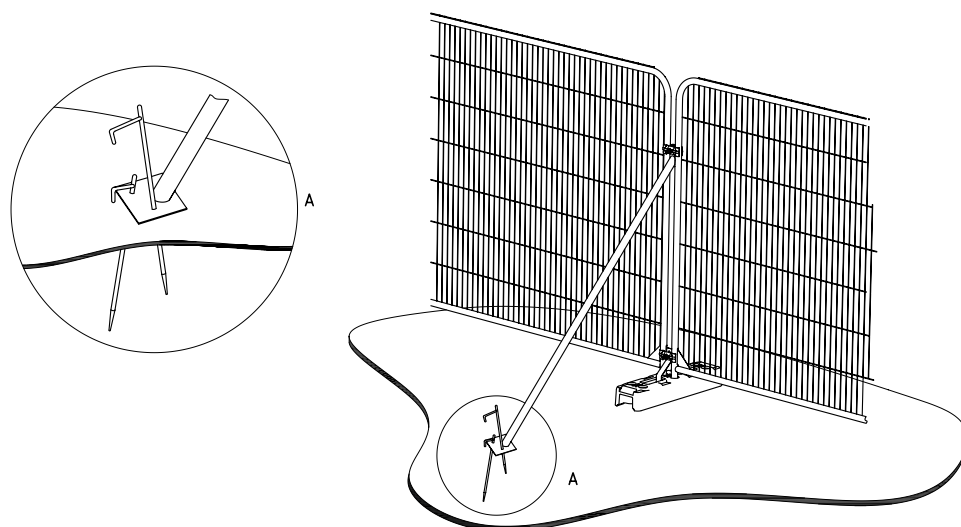
C – Trees of low quality

APPENDIX 2 – Protective Fencing

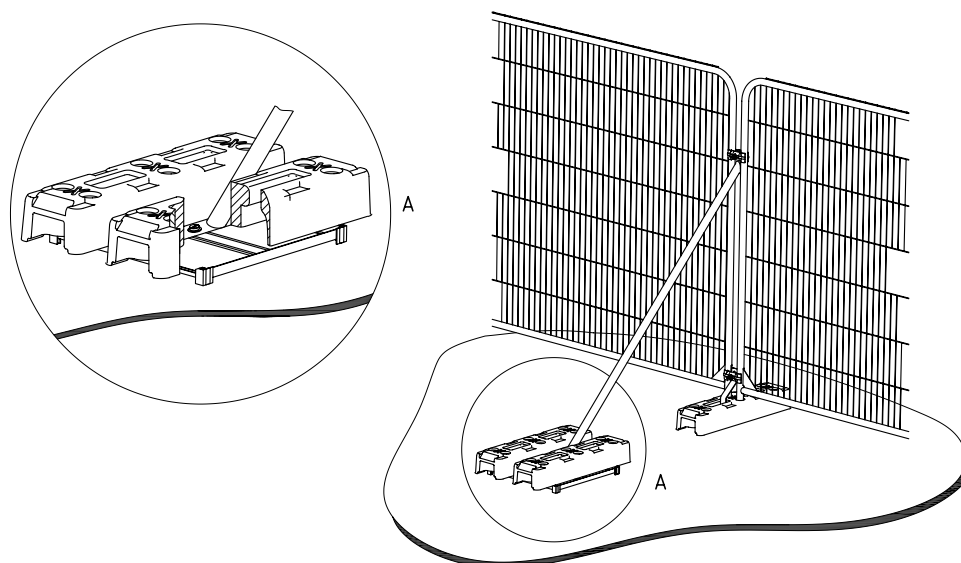
Protective fencing should be erected before any construction commences on site. It should also be in position to protect important trees prior to demolition.

Protective fencing should stay in position until all construction activity has finished.

‘Fencing should be established at the minimum distance set out in British Standard 5837:2012 *‘Trees in relation to design, demolition and construction - Recommendations’*. Excavations should not encroach into the fence position and it is appropriate to keep at least 0.5m between the fence and any changes in level.



a) Stabilizer strut with base plate secured with ground pins

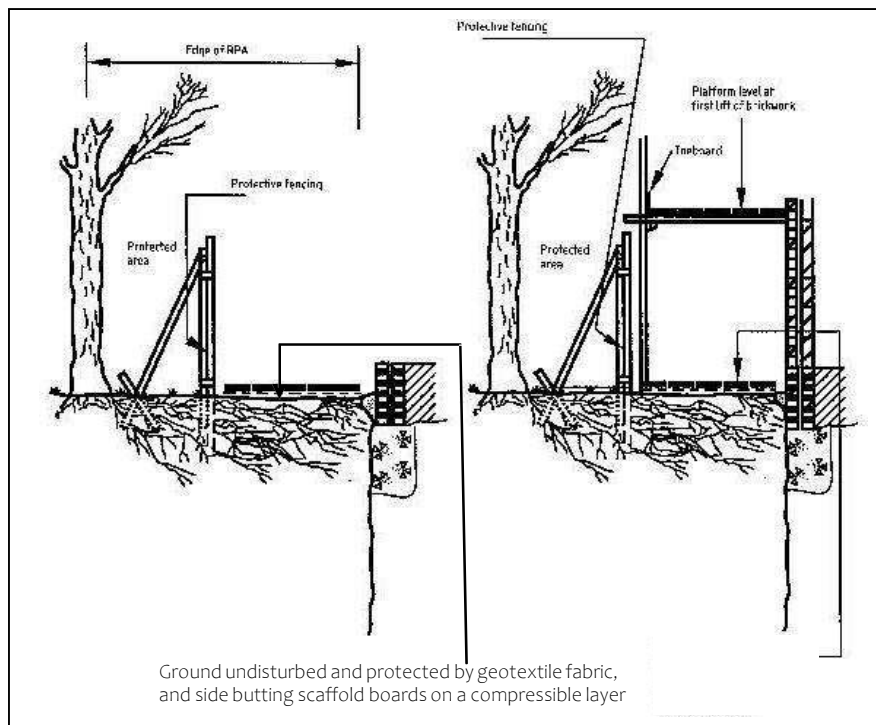


b) Stabilizer strut mounted on block tray

APPENDIX 2 – Ground Protection

Where ground protection measures are necessary, they can be provided by laying a geotextile mat onto the existing ground level and adding to this compressible materials, such as bark mulch or sharp sand to form a safe, level surface. Onto this surface is laid scaffold boards which become the working surface for the duration of the construction phase.

Where scaffolding is proposed above the area requiring protection the footway can be suspended above ground level using the upright scaffold poles onto which horizontal supports can be attached and then boards used to form the footway surface. A geotextile mat should be laid on the ground beneath to prevent contamination from materials dropped through the footway.





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Consultant: Kristian C

Title: Tree Protect

Scale at A3:	Date:
1:200	27/03/202

Date:

27/03/202