Marcus Foster
Arboricultural Design & Consultancy
BA (Hons) | NDArb | TechCert (ArborA) | MArborA

11th March 2025

New College Parade - Updated Scheme 2025

Further to preparing Arboricultural Report reference:

> Arboricultural Impact Assessment
> 9-12 NCP_AIA-AMS TREE REPORT_090824

I can confirm that this report shall remain relevant for the updated proposal which includes as follows:

The proposal is for the retention of existing two storey facade and basement, and redevelopment to provide a four storey (plus basement) 52 x room hotel building. The building would be fully occupied by the hotel (C1) use, with accompanying restaurant at ground floor and basement levels. The building would be accessed from Finchley Road. Hotel rooms are located across first, second, third and fourth floors, with additional rooms at basement and ground floor with outlook to either Finchley Road, or to the rear towards properties on New College Parade. Bin storage and cycle storage (for guests) would be provided at ground floor level. Separate cycle storage for staff would be provided in the basement. The hotel would have a total floor area of 1,629sqm (GIA) with a building height of 16.5m.

All development proposals set out within the updated scheme shall as per the submitted report 9th August 2024

Marcus Foster
Arboricultural Design & Consultancy

Marcus Foster
Arboricultural Design & Consultancy
Telephone 0781 202 4070
Email mail@marcus-foster.com
Website www.marcus-foster.com

APPENDIX A
AIA TREE REPORT 9-12 NCP_AIA-AMS TREE REPORT_090824

Marcus Foster Arboricultural Design & Consultancy

BA (Hons) | NDArb | Techcert (AA) | MArborA

Arboricultural Survey, Impact Assessment & Method Statement (BS5837:2012)

Site

9-12 New College Parade
London
NW3 5EP

Client

New College Ltd

Date of Report:

August 2024

Report Reference:

AIA/MF/087/24

Report Prepared by:

Marcus Foster
BA (Hons) NDArb. TechCert (AA) MArborA

1.0 Introduction

1.1 This report has been instructed by New College Ltd to survey, assess and provide an Arboricultural Impact Assessment and Method Statement for the trees sited within close proximity of proposed development works at 9-12 New College Parade, London.

1.2 A site visit was conducted on 26th April 2024 to survey and assess the trees. The weather at the time of inspection was bright and mild with trees in early spring mode.

1.3 The tree survey, report and recommendations have been compiled for the 3 no. trees (T1-T3) surveyed within the site and neighbouring sites where relevant.

1.4 The details of the subject trees are set out in the tree survey table in *Appendix A*. The trees were surveyed on the date and time shown above and the tree survey assessment information for the tree describing size, condition and surroundings are found within this appendix.

1.5 The trees located within the site are shown in site plans T001-T003, Appendix B, and these correspond to the tree survey results table, Appendix A. Photographs of the trees can also be found in Appendix C.

1.6 This report and the opinions within it have been produced by Marcus Foster, a qualified arboriculturist and Professional Member of the Arboricultural Association with over 20 years experience and holding a National Diploma in Arboriculture, the Arboricultural Association's Technicians Certificate, Professional Tree Inspection Certificate (LANTRA) as well as a degree in History and Society. Work experience within the industry includes work as a Contracts Manager for an Arboricultural Association Approved Company, a Local Authority Tree Preservation Officer and an independent Arboricultural Consultant. As a consultant many of projects undertaken are in the inner London Boroughs of Islington, Hackney, Westminster, Camden, Southwark and RBKC, making Marcus Foster familiar with the most recent requirements of development and constraints on urban trees.

1.7 No additional documentation unrelated to the property or development has been referred to for the trees or the property for the compilation of this report.

2.0 Survey Details and Scope

2.1 The site survey included the 3 no. trees (T1-T3) as shown in the survey, *Appendix A*, and also highlighted on the site plans, *Appendix B*.

2.2 The trees and hedges were surveyed from ground level from within their site location. The diameter of the trunks have been measured using a DBH tape at 1.5m height. The height of the trees have been estimated.

2.3 The following information was recorded for each tree and is shown in the Tree Schedule included in *Appendix A*:

- Number: an identity number which cross-references locations shown on the plan in Appendix A with the schedule in Appendix B.
- Species: listed by common names
- Tree Height: height in metres (m)
- Tree Spread: spread in metres (m)
- Stem diameter: measured in millimetres (mm) and taken at 1.5m above ground level
- Age Class: Y (young); EM (early-mature); M (mature); OM (over-mature)
- Vigour: G (good); F (fair); P (poor); D (dead)
- Structural Condition: G (good); F (fair); P (poor); D (dead)
- General Condition Specific comments relating to each tree
- Estimated Remaining Contribution (years)
- BS5837 Category Grading
- Branch height (m)
- Canopy height (m)
- Protection Distance m2 Area (where applicable – BS5827: 2012)
- Protection Distance Radius (where applicable – BS5827: 2012)

2.4 Information recorded in the tree survey, *Appendix A* is expanded in the report findings and preliminary recommendations have been made in *Section 5*.

2.5 Findings as shown within *Appendix A* and assessed within *Section 5* are also highlighted within *Appendix B* which incorporates the Tree Constraints Plan (TCP) - drawing T002 addressing areas where arboricultural solutions are required. The Tree Protection Plan (TPP) - drawing T003 provides outline tree protection measures.

3.0 Survey Limitations

3.1 No soil excavations have been carried out.

3.2 This report only considers the trees and conditions at the time of inspection. As the inspection was only visual no guarantee can be given concerning the condition of the wood at present in any of the trees inspected and furthermore that no future problems or deficiencies may arise.

3.3 The survey has been undertaken as a survey of the trees without prior influence of the development and implicating factors.

3.4 No invasive tools were used during this site survey.

3.5 It should be noted that vegetation including shrubs within this / the neighbouring sites have not been included in the survey as none were within close or relevant proximity .

3.6 The survey has been undertaken from within the site only.

4.0 Tree Survey Summary

4.1 The trees have been surveyed in accordance with BS5837: 2012 'Recommendations for trees in relation to construction' (BS5837: 2012) and have been rated as follows:

Category 'A' trees

Trees of high quality with an estimated remaining life expectancy of at least 40 years. Trees have been categorised as 'A' trees for one of the following reasons:
- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

Within the Site Plan (Appendix B) those trees rated as 'A' category trees have a **green** outline as denoted within the site plan key / survey.

None applicable

Category 'B' trees
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees have been categorised as 'B' trees for one of the following reasons
- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

Within the Site Plan (Appendix B) those trees rated as 'B' category trees have a **blue** outline as denoted within the site plan key.

T1

Category 'C' trees
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Trees have been categorised as 'C' trees for one of the following reasons

- Arboricultural qualities - unremarkable trees of very limited merit
- Mainly landscape qualities
- Trees with no material conservation or cultural value

Within the Site Plan (Appendix B) those trees rated as 'C' category trees have a **grey** outline as denoted within the site plan key.

T2, T3

Category 'U' trees
Trees 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.Within the Site Plan (Appendix B) those trees rated as 'U' category trees have a **red** outline as denoted within the site plan key.

None applicable

4.2 The trees have been surveyed taking into account condition, general health and form without the development process influencing the survey. In addition they have also been surveyed taking account of amenity value that is offered in relation to both the landscape and surrounding buildings and streetscape. This report outlines the impact that the proposed development will have on the overall treescape and landscape; it provides recommendations to ensure that long-term amenity value for the area is retained.

4.3 The report has been written with close reference to the British Standard Guidance, British Standard 5837: 2012 'Recommendations for trees in relation to construction' (BS5837: 2012), which addresses the juxtaposition between trees and structures. The Arboricultural Impact Assessment including Tree Constraints Plan (TCP) highlights areas where the trees will require protection which should be addressed within the Arboricultural Method Statement (AMS) and/or Tree Protection Plan (TPP) specific to the site and proposed scheme, and corroborating with all construction and landscape method statements as relevant.

4.4 The report specifies precautions which shall be taken when working close to retained trees. Important terms include:

Root Protection Area (RPA)
The area defined as requiring protection from development from retained trees within BS5837 (2012). Using a calculation provided within BS5837 a radius distance is provided based on a measurement of the main stem taken at 1.5m height.

Construction Exclusion Zone (CEZ)
This is the RPA where no construction activity should occur and damage is prevented by either installing fencing to restrict access or installing ground protection that allows limited access above the ground, while protecting the rooting environment below.

Due to site constraints and the encroaching nature of development for an area within the RPA outside the CEZ where works are proposed, works must be carried out with care to minimise any impact on the tree rooting environment.

Tree Protection Plan (TPP)
The document which defines the extent and methodology of tree protection for the entire development process. This should be referred to AT ALL TIMES by the principal contractor and shall ensure safe protection of all retained trees on site.

5.0 Arboricultural Impact Assessment

Site Overview

5.1 The 3 no. trees (T1-T3) located within close proximity of the proposed development works are sited off site to the rear of the property as follows:

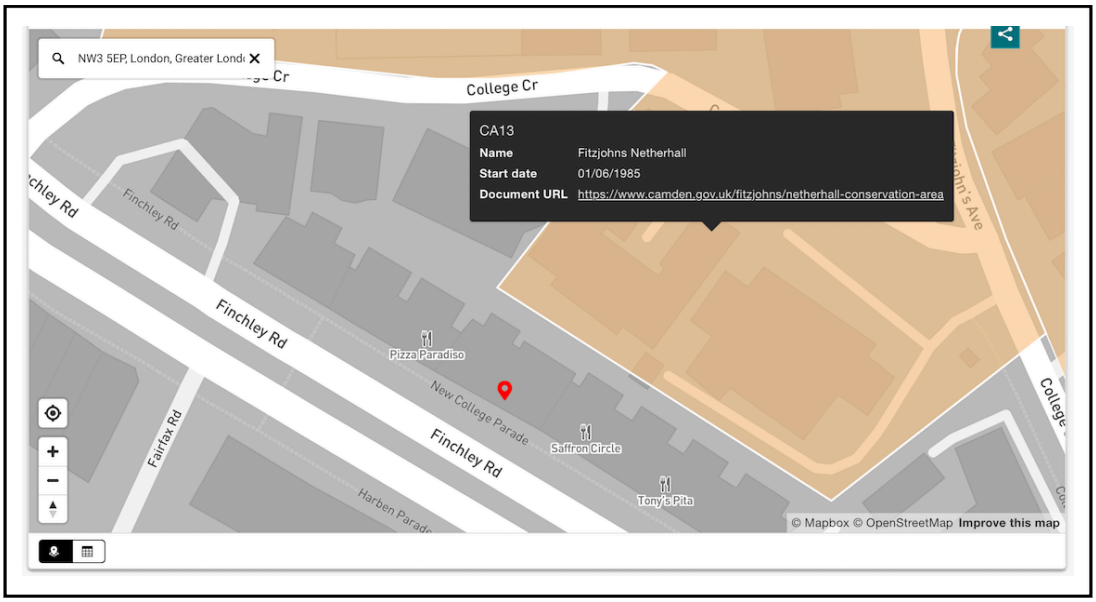
T1: rear of The Coach House, 39 College Crescent, London NW3 5LB
T2 & T3: rear of College Court, College Crescent, London NW3 5LB

5.2 The following statutory checks have been made in relation to the tree and its status within London Borough of Camden (LBC).

CONSERVATION AREA STATUS
T1 within Fitzjohns Netherall Conservation Area
(Note: Site not within Conservation Area)

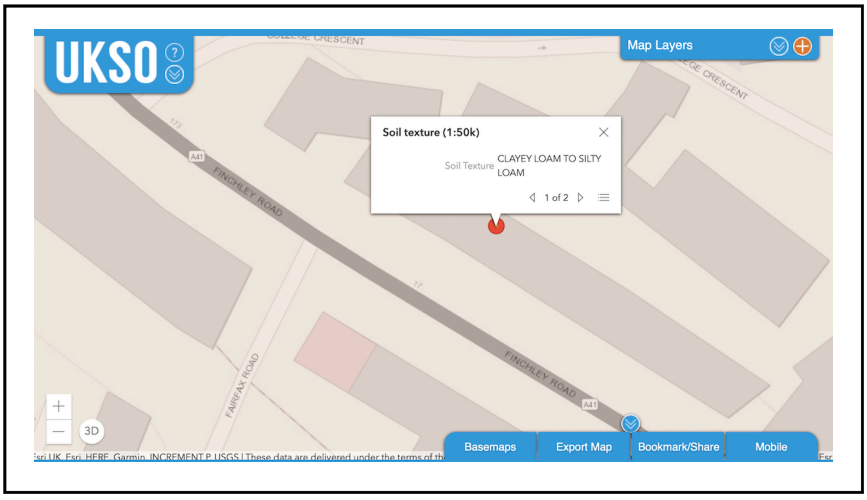
TREE PRESERVATION ORDER (TPO) STATUS
TPO protection check has not been undertaken. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order , and those trees without. This is principally because a detailed planning consent overrides any TPO protection

5.3 The following map confirms the location of the trees / property as extracted from interactive maps:



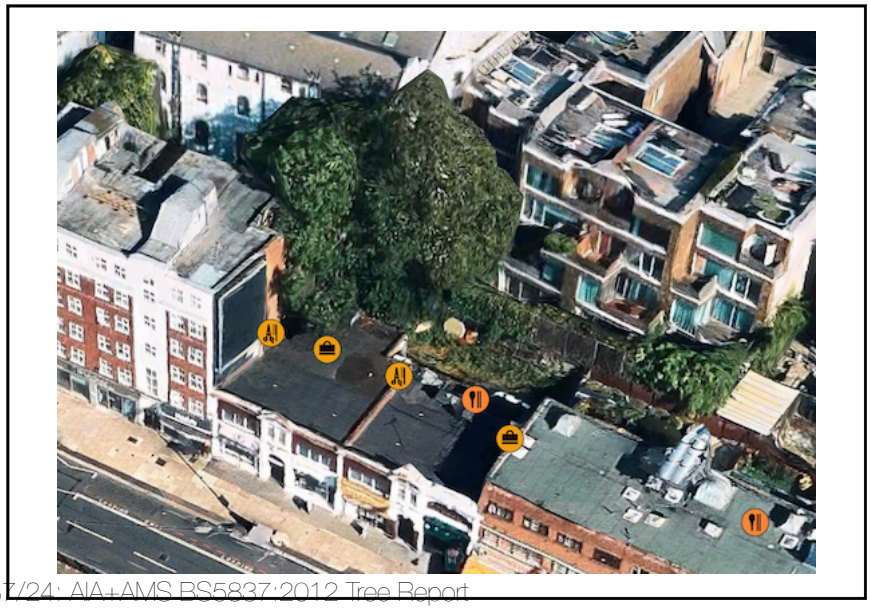
Extract from:
https://ssa.camden.gov.uk/connect/analyst/mobile/#/main?mapcfg=CamdenConservation&lang=en-gb

5.4 The underlying soil to this area is classified as 'clayey loam to silty loam' within the UK Soil Observatory - www.ukso.org - a medium to heavy soil mix as confirmed below. The presence of a clay element within the soil is significant in terms of both tree protection and foundation design. Clay soils can experience substantial volume changes when vegetation extracts moisture from the ground, other soils are not as susceptible; the soil is deemed as being medium to heavy texture. Any foundations should also be designed in accordance with the recommendations contained within NHBC Chapter 4.2 (National House Building Council, 2010) and should account for the possibility of both subsidence and heave.



Extract from:www.ukso.org

5.5 The site comprises existing commercial premises with elevated soft and hard landscape features associated with the rear garden area at first floor level. The site is shown below as viewed from aerial imagery:



Extract from: GoogleMaps

For the purposes of this report, reference has been made to the following plans for the proposal:

Kyson
DWG References:
55-21_Planning Reduced scheme 2024- point 2
655-21_Existing Plans

5.6 The proposed development comprises:

(i) Demolition of existing structure
(ii) Redevelopment of site

5.7 The development has the potential to affect the trees in the following ways:

- Retention of all trees located where neighbouring the site
- Potential impact to the root plate of retained trees during development process from construction works, and development site infrastructure
- Potential impact to the canopies of retained trees during development process from increased height of structure
- General development process impacting the tree's root plates
- The use of and storage of materials and chemicals including concrete on site within close proximity of the trees has the potential to cause damage
- The long-term impact of associated works of the proposed development

5.8 The trees and the impact from the proposed development are evaluated within this section to determine overall arboricultural impact from the proposed development. Where trees are retained the Root Protection Area (RPA) for each tree is evaluated in relation to proposed development works and the following is assessed:

(i) Where tree protection measures are deemed appropriate these are highlighted as being required

(ii) Tree protection measures are outlined within the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)

Arboricultural Impact Assessment

Overview of Tree Survey

5.9 The species mix of trees surveyed comprises as follows:

Ailanthus altissima (*Tree of heaven*)
*Fraxinus excelsior (*Ash)
Platanus x acerifolia (London plane)

5.10 The main attributes of the trees are as follows:

(i) Tree T1, 'B' category London plane. Off site to east. Ivy clad to 12m height obscuring main stem. East crown heavily pruned to give unbalanced crown. Major deadwood with brittle fractures associated with Massaria. Crown over existing structure at elevated height - 10m + height. Overhang of 6m branch lengths at 4-14m height (sub 50mm diameter branches to 10m height)

(ii) Tree T2 - 'C' category - Ash, poorly located off site. Off site to north. Crown dominant to west. Initial lean to west with main stem growing against wall at 1.2m height. With overhanging crown - 6m branch lengths at 5-10m height. Crown pruned to north from existing structure. Major deadwood throughout - notably within lower crown

(iii) Tree T3 columnar form . Previously reduced with no overhang to site

Summary photographs of the trees are shown within *Appendix C* with full findings within the Tree Survey Schedule - *Appendix A*.

Arboricultural Impact Assessment - Impact to RPA of retained trees

5.11 For the development process there is no RPA incursion for retained trees. The RPA incursion is limited to tree T1 & T2 to the eastern RPA for each tree. However whilst the conventional RPA of T1 & T2 extends within the proposed development footprint a modified[1] RPA is applied based on the following:

- Existing retaining wall to level change

[1] The British Standard (paragraph 4.6.2) it states that RPA's should reflect the morphology and disposition of the roots where historic site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced, often with agreement from the Local Authority and using all available historical information of the site and specific tree / area. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution by a qualified arboriculturist

- Retained level change confirmed by light well as exists against retaining wall

5.12 Based on the modified RPA of T1 & T2, the proposed development shall require the following tree protection measures for those trees retained as follows

(i) Trees T1, T2 shall remain unaffected by massing updates all occurring outside of the RPA. The RPA's (outside of the existing building footprint) have the potential for damage from the development process from

- Demolition works
- Retaining wall / piling updates

(ii) General construction works

(iii) Protection from construction site access / infrastructure / welfare and associated development activities

5.13 Protection of all trees highlighted for retention is justified based on the following:

(i) No incursion to RPA's fort trees T1 & T2
(ii) Application of tree protection measures for site updates incorporating
- Precautionary Area for trees T1 & T2 for boundary of RPA as highlighted within TCP

(iii) Application of general tree protection measures for development process
(iv) Existing rear boundary wall to rear gardens where T1 & T2 shall remain protected by virtue of existing boundary wall

Impact to crowns of trees

5.14 The crowns of the trees which shall be impacted are the southern and south eastern crown of T1 & T2 respectively where lapsed management has resulted in canopies encroaching towards and over the building's existing northern elevation. Tree works set out within Section 9 shall be undertaken in accordance with the following to manage the trees and provide clearance of the works from existing and proposed garden:

- All works in accordance with BS3998
- Pruning works in accordance with Common Law Right and which also conform with BS3998

5.15 Where taking account of the reduced canopy outline the crowns bear a significantly lesser impact to the proposed massing and associated amenity spaces beneath the trees and sits comfortably within the urban setting. This shall occur via :

- Reduction of branch lengths of 3-4m
- Lifting of low pendulous growth which has occurred through lapsed management
- Cleaning the crown where overhanging which improves crown density

5.16 The following tree protection measures shall be applied as specified within Section 6, AMS and the TPP:

(i) TREE PROTECTION FENCING
Fencing for RPA area exposed to construction works shall be implemented as shown within the AMS & TPP

(ii) GROUND PROTECTION
Ground protection for RPA area exposed to construction works shall be implemented as shown within the AMS & TPP

(iii) PRECAUTIONARY AREA
For the precautionary area / RPA of T1 & T2 as outlined within the AMS & TPP a Precautionary Area shall be applied to protect trees from the development process

(iv) PROTECTION FROM SITE STORAGE, INFRASTRUCTURE & WELFARE
Site storage, mixing of chemicals and site welfare shall be sited outside of the RPA of retained trees

(v) FACILITATIVE TREE WORKS
Applicable for T1 & T2

Summary of Arboricultural Impact

5.17 The proposed development requires tree protection measures for the implementation of development as follows:

Tree Protection applicable to the following trees:
T1-T3

5.18 The arboricultural impact upon trees retained is limited. As outlined within drawing T002 - Tree Constraints Plan (TCP) require the following tree protection measures as outlined within drawing T003 - Tree Protection Plan (TPP):

(i) GROUND PROTECTION
(ii) TREE PROTECTION FENCING
(iii) PRECAUTIONARY AREA
(iv) PROTECTION SITE STORAGE, INFRASTRUCTURE & WELFARE
(v) FACILITATIVE TREE WORKS

5.19 There is no loss of trees associated with the development and the root plate and canopy cover of the trees shall be protected for the duration of the development and for the long term with tree protection measures applied as specified within the AMS.

6.0 Arboricultural Method Statement

6.1 The following tree protection measures require full adherence AT ALL TIMES with full supervision from the consulting arboriculturist as outlined within this report. The measures are outlined within Tree Protection Plan (TPP) - drawing T003.

6.1 **Tree Works**

6.1.1 No tree works are required as confirmed within the Tree Works Schedule - *Section 7*.

6.2 **Tree Protection Fencing**

6.2.1 Protection of the trees highlighted for retention must be implemented as explained below and as specified within the TPP - drawing T003.

6.2.2 These measures must remain for the entire construction process in order to provide a comprehensive barrier from the trees

- The areas surrounding the trees must be surrounded by protective fencing as outlined in TPP - drawing T003
- The protective fencing used must be suitable for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.
- This barrier must remain rigid and complete during the entire construction process
- Once the Exclusion Zones have been protected by fencing all weather notices as included in *Appendix D* must be put onto the barrier warning that the area is a construction exclusion zone
- No building materials or chemicals are stored within the tree protection zone as indicated on the TPP

6.2.3 The site notice as included in *Appendix D* summarising the above information must be visible at all times for employees working within the site.

6.3 **Ground Protection**

6.3.1 For ground protection the use of ground protection boards shall be applied for any ground exposed to construction site activities.

6.3.3 The following ground protection, or similar product with representative specification for load bearing capacity, must be used AT ALL TIMES as follows,:

TuffTrak Ground Protection Solutions
MD1 EUROMAT https://tufftrak-safety.com/products/medium-duty-ground-protection/euromat/

6.4 **Storage of Construction site related materials, plant and spoil**

6.4.1 A designated storage area shall be confirmed at pre-commencement stage which is located outside of the RPA of retained trees. Strict adherence to this area must be made to this area at all times.

6.5 **Site Welfare & Site Office**

6.5.1 Site welfare shall be confirmed at pre-commencement stage and must be outside of the RPA of retained trees - no provision within the TPP is therefore required in relation to trees.

6.6 **Precautionary Area**

6.6.1 For the 'Precautionary Area' / incursion within RPA of retained tree T1 & T2, Precautionary Area denoted within the TPP highlights where the following works are required:

6.6.2 The following methodology shall apply:

GROUND WORKS SEQUENCE

PRECAUTIONARY WORKS AREA IDENTIFIED
A Precautionary area is an area where tree protection for excavations and foundation works require implementation within RPA of retained trees. The identification of this area ensures any root severance is undertaken with arboricultural supervision and without poor severance of exposed tree roots

↓

All works within precautionary area highlighted within 'Toolbox Talk'

↓

Demolition of existing structure undertaken without causing damage to retained ground / modified RPA including roots which may be exposed

↓

Any roots left exposed against face of trench including massing of fibrous roots shall be wrapped / covered in hessian and kept damp at all times until soil is re-instated with the following further measures:

(iii) During dormant period (November - March) no further works are required

(iv) During growing season (March - October) in addition to hessian being kept moist the face of trench should be drenched with a soluble seaweed fertiliser to manufacturers application rates on a monthly basis

↓

No tree root severance shall be undertaken without prior approval by the consulting arboriculturist and / or Local Authority Tree Officer

6.6.3 For updated piling / structural engineering works against the existing modified RPA all works shall be confirmed at pre-commencement to demonstrate tree protection measures.

6.7 **Final Landscape Works**

6.7.1 For final landscaping works the following must apply where carried out within the RPA of retained trees

- Full adherence with detailed root protections specifications as outlined within this report
- No compaction of soils for establishing level base
- Adherence to existing levels

6.7.2 No soakaway shall be sited within the RPA of retained trees

6.7.3 The following tools shall be applicable for such works:

6.8 **Installation of utility services**

6.8.1 The installation and/or amendment of utility services within the RPA of retained trees is not required. However where an amendment is required and utilities are required within the RPA of any retained tree the consulting arboriculturist and Local Authority must be notified prior to any ground tree protection / fencing and barrier removal and the following details adhered to:

- Trenching for the installation of underground services severs any tree roots present and can have a detrimental impact on the structural integrity of affected trees. When services are required to pass through a Tree Protection Area / CEZ, detailed plans showing proposed routes should be drawn up in conjunction with the consulting arboriculturist to avoid long term problems for related trees.

- The preferable method for trenching is to use a 'Air Spade' or similar to remove soil with compressed air, therefore minimising damage to roots in the process. Should hand dug excavations be required within the RPA this shall only be undertaken with arboricultural supervision.

6.8.2 Further reference can be made to National Joint Utilities Group (Volume 4, Issue 2) for guidance but any approach must be approved by both the consulting arboriculturist and Local Authority tree officer.

6.9 **Fires**

6.9.1 There must UNDER NO CIRCUMSTANCES be fires within this site.

7.0 Communication, Monitoring and Compliance

7.1 In ensuring that all Tree Protections Specifications as highlighted within this method statement are fully adhered to at all times, it is important to set out for the long term of the development, communication details for key individuals and tasks that require monitoring.

7.2 For all tree protection measures these must be considered as sacrosanct and should not be removed or altered without prior written consent from the Local Authority tree officer and/or consulting arboriculturist.

7.3 The local authority arboriculturist will have free access to the site and forward any concerns / recommendations directly to the consulting arboriculturist.

7.4 The following individuals and organisations are central to the delivery of the scheme in relation to the tree protection measures it requires:

CONSULTING ARBORICULTURIST
Name - Marcus Foster MArborA
Telephone - 07812024070
Contact - Marcus Foster
Email - mail@marcus-foster.com

LONDON BOROUGH of CAMDEN - TREE OFFICER
Name - Arboricultural Services - London Borough of Camden
Telephone - 020 7974 5939
Contact - Nick Bell - Tree Officer
Email - nick.bell@camden.gov.uk

8.0 Tree Works Schedule

8.1 All tree work must be carried out to BS 3998; 2010 Recommendations for Tree Work.

8.2 Should works be required an application for TPO Tree Works or Section 211 Notification of Tree Works in Conservation Area must be made prior to the works being undertaken.

TREE WORKS SCHEDULE:
9-12 New College Parade, London, NW3 5EP

Tree No.	Common Name	BS5837 Category	Tree Works	Reasons for works
T1	London plane	B	Prune southern crown where overhanging the site 3.0-3.5m branch lengths to restore in relation to diminished northern crown and provide clearance for development proposal	To facilitate development
T2	Ash	C	Prune south eastern crown where overhanging the site 3.5-4m branch lengths to restore in relation to diminished northern crown and provide clearance for development proposal	To facilitate development

NOTE: Wildlife & Habitat Protection Guidelines
The tree work specifications included within this report do not provide an exemption from the requirements to comply with the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000, or any acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests, whilst being built or in use. It must be noted that failure to comply with the Acts may result in a criminal prosecution.

Appendices
Appendix A

Tree Survey Schedule
(BS5837:2012)

9-12 New College Parade
London
NW3 5EP

Colour Key: BS5837: 2012 (see Section 2.6)

Category A

Category B

Category C

Category U

Three Survey Key: BS5837: 2012

- Number: an identity number which cross-references locations shown on the plan in Appendix A with the schedule in Appendix B.
- Species: listed by common names
- Tree Height: height in metres (m)
- Tree Spread: spread in metres (m)
- Stem diameter: measured in millimetres (mm) and taken at 1.5m above ground level
- Age Class: Y (young); EM (early-mature); M (mature); OM (over-mature)
- Vigour: G (good); F (fair); P (poor); D (dead)
- Structural Condition: G (good); F (fair); P (poor); D (dead)
- General Condition Specific comments relating to each tree
- Estimated Remaining Contribution (years)
- BS5837 Category Grading
- Protection Distance m2 Area (where applicable – BS5827: 2012)
- Protection Distance Radius (where applicable – BS5827: 2012)

BS5837:2012 TREE SURVEY
SITE: 9-12 New College Parade, London,NW3 5EP
DATE: 26th April 2024

Tree No	Species	Height (m)	DBH (mm)	Spread (m) N/E/S/W	Age	Structural Condition	Vitality	BS5837 (2012) Rating	Remaining Contribution (years)	Comments / Structural Condition	First branch height (m)	First canopy height (m)	Root Protection Area (RPA) m2	Root Protection Area (RPA) Radius (m)
T1	Oriental plane	18	900 (e)	5 6 6 7	M	F	G	B1	20 years +	Off site to east. Ivy clad to 12m height obscuring main stem. East crown heavily pruned to give unbalanced crown. Major deadwood with brittle fractures associated with Massaria. Crown over existing structure at elevated height - 10m + height. Overhang of 6m branch lengths at 4-14m height (sub 50mm diameter branches to 10m height)	8	4	366.48	10.8
T2	Ash	16	400 (e)	4 2 4 8	EM	F	F	C1	10 years +	Off site to north. Crown dominant to west. Initial lean to west with main stem growing against wall at 1.2m height. With overhanging crown - 6m branch lengths at 5-10m height. Crown pruned to north from existing structure. Major deadwood throughout - notably within lower crown	5	4	72.39	4.8
T3	Tree of heaven	15	300 (e)	5 4 2 4	SM	F	F	C1	10 years +	Off site columnar form . Previously reduced with no overhang to site	/	/	40.72	3.6

LANDSCAPE FEATURE NOTES FROM SURVEY

Boundary wall to east adjacent to T1 - 0.6m height with cracking evident. Further block wall above - 1.6m height minimum
Boundary wall to north adjacent to T2/T3 - 0.8-1.2m height sloping wall - historic fair condition only

Appendix B

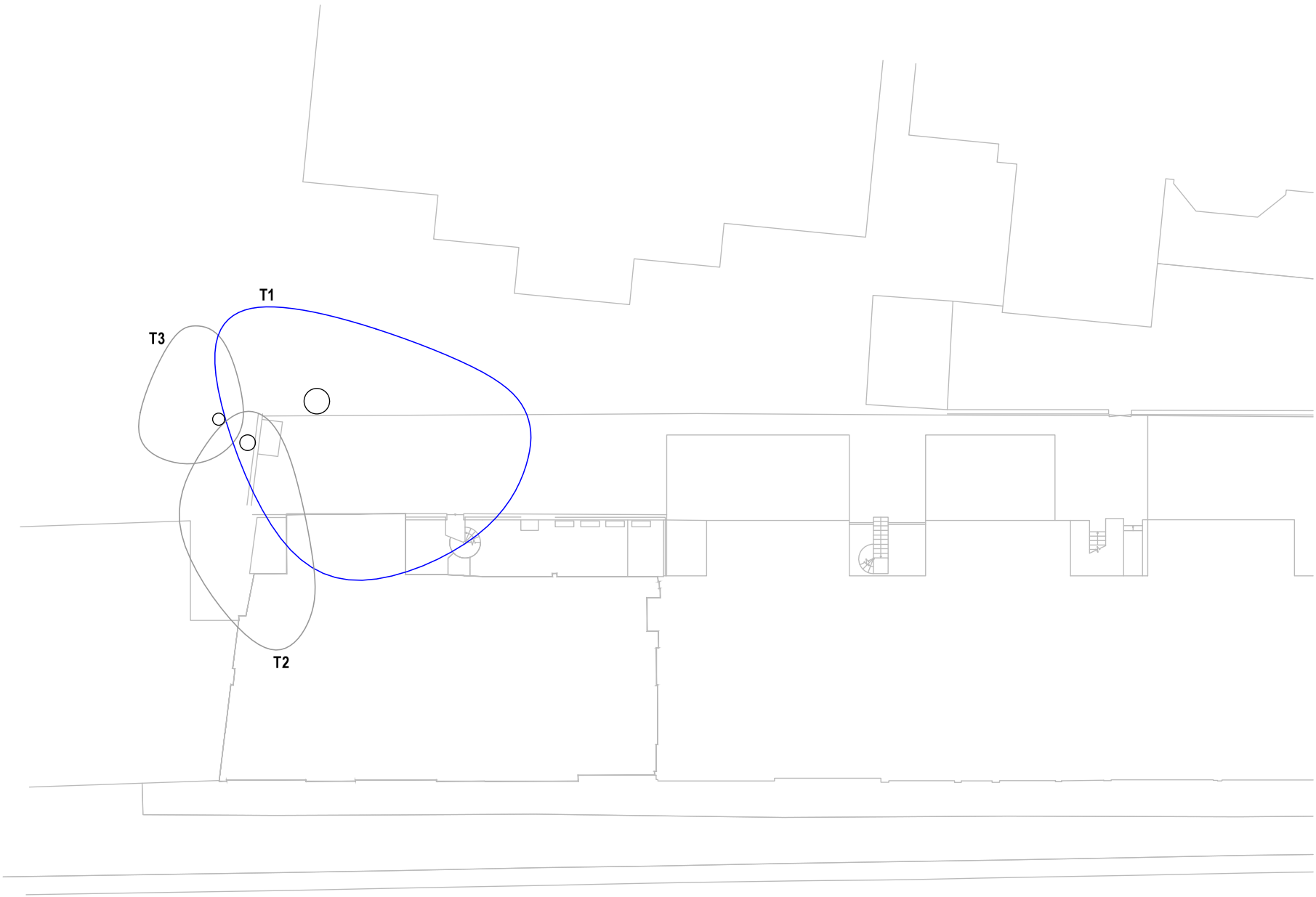
Tree Survey Plans
BS5837:2012

Existing Tree Survey (T001)
Tree Constraints Plan (T002)
Tree Protection Plan (T003)

9-12 New College Parade
London
NW3 5EP

Colour Key: BS5837: 2012 (see Section 2.6)

- Category A
- Category B
- Category C
- Category U



KEY

- CATEGORY A
- CATEGORY B
- CATEGORY C
- CATEGORY U
- TREES REMOVED
- RPA
- RPA INCURSION
- SHADING ARC
- EXISTING BUILDING

BS5837 (2012) Tree Survey Notes

1. In accordance with BS5837(2012) this drawing is a colour coded schedule and should not be read in black and white.

2. If received electronically it is the recipients responsibility to print this drawing to correct scale. Only written dimensions should be used where not printed to scale.

3. This drawing should be read in conjunction with all other relevant drawings and specifications.

4. Marcus Foster Arboricultural Design & Consultancy accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.

5. Off site trees have been plotted based on site visit survey and locations are not based upon topographical survey.

NOTE: Tree survey locations based on previous undertaken topographical surveys for design issue and additional GIS mapping has not been undertaken for the purposes of this survey.

All off site trees where not plotted within topographic survey information are plotted using on site survey tools from within the site only.

0 5 10 15 20m

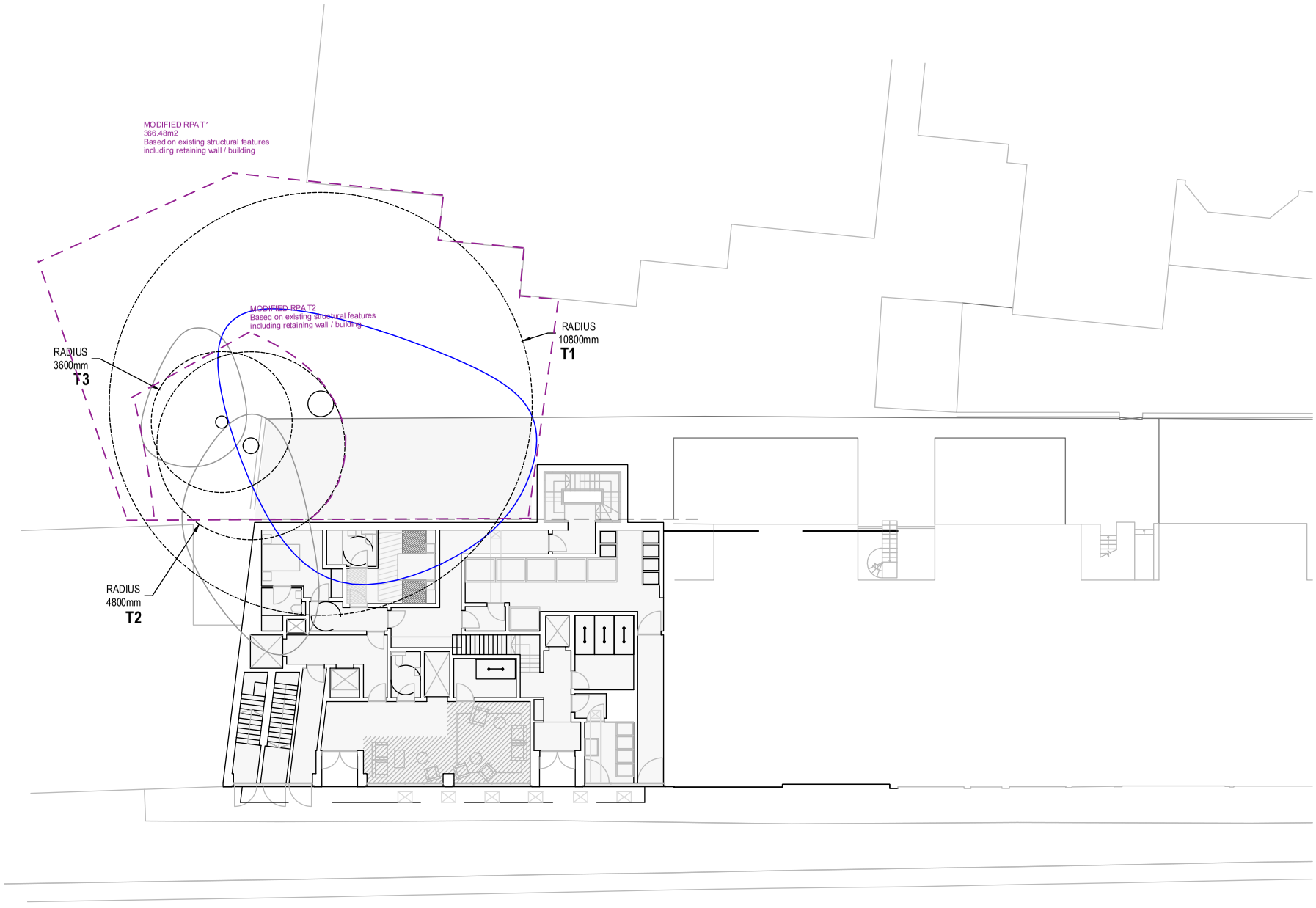
N

Revisions

Rev.	Date		Checked
/	02.05.2024	ISSUED FOR INFORMATION	MF

SITE	9-12 New College Parade, London, NW3 5EP
CLIENT	David Aaron
DWG TITLE	Existing Tree Survey Plan
SCALE	1:200 @ A3
DATE	MAY 2024
JOB NO	AIA/MF/087/24
DWG NO.	T001

T: 0781 2024070
mail@marcus-foster.com
www.marcus-foster.com
Marcus Foster
TREE CONSULTANCY



KEY

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	TREES REMOVED
	RPA
	RPA INCURSION
	MODIFIED RPA

BS5837 (2012) Tree Survey Notes

1. In accordance with BS5837(2012) this drawing is a colour coded schedule and should not be read in black and white.

2. If received electronically it is the recipients responsibility to print this drawing to correct scale. Only written dimensions should be used where not printed to scale.

3. This drawing should be read in conjunction with all other relevant drawings and specifications.

4. Marcus Foster Arboricultural Design & Consultancy accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.

5. Off site trees have been plotted based on site visit survey and locations are not based upon topographical survey.

NOTE: Tree survey locations based on previous undertaken topographical surveys for design issue and additional GIS mapping has not been undertaken for the purposes of this survey.

All off site trees where not plotted within topographic survey information are plotted using on site survey tools from within the site only.

Revisions

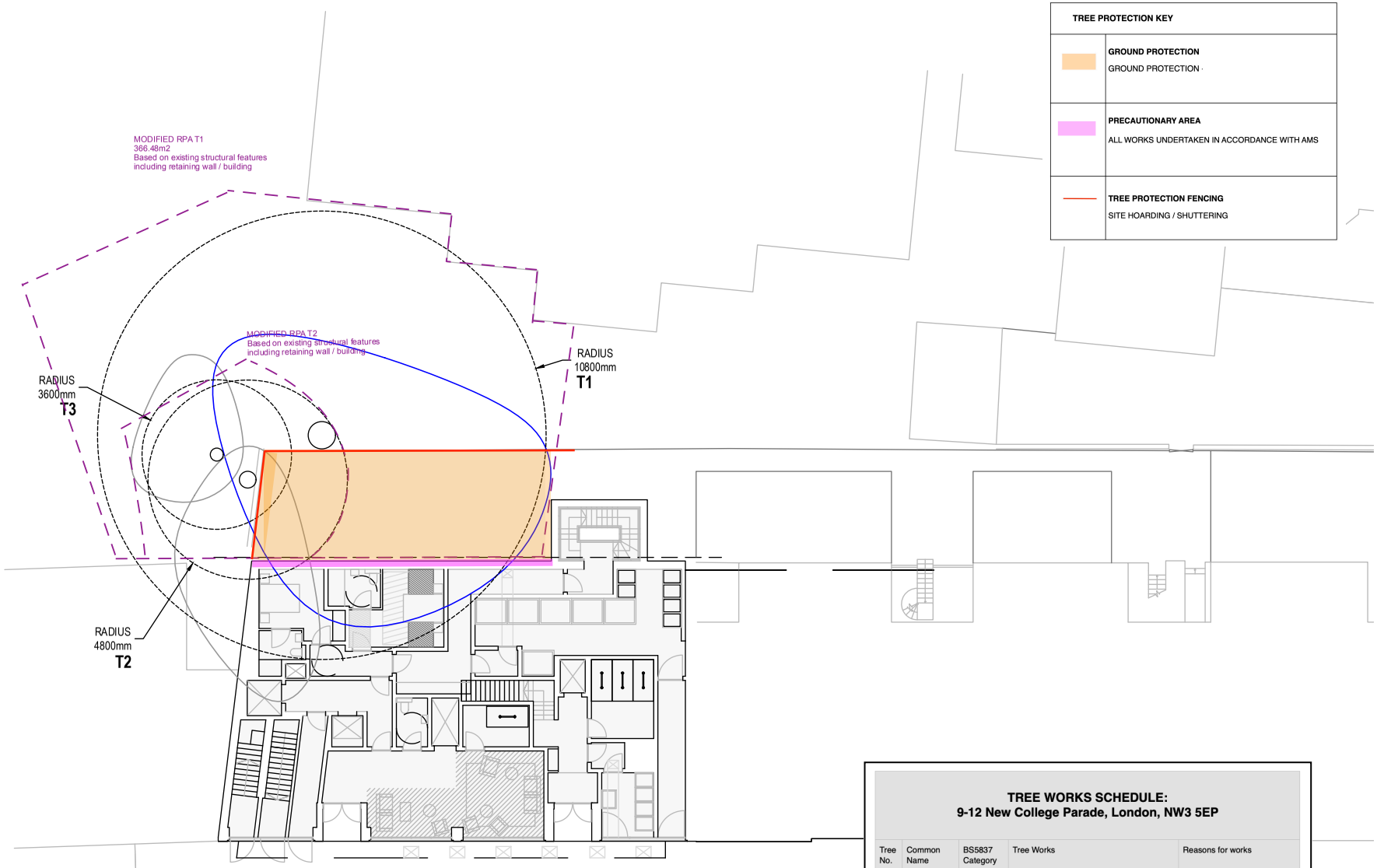
Rev.	Date		Checked
/	02.05.2024	ISSUED FOR INFORMATION	MF
/	03.07.2024	ISSUED FOR INFORMATION	MF
/	08.08.2024	ISSUED FOR INFORMATION	MF

SITE	9-12 New College Parade, London, NW3 5EP
CLIENT	David Aaron
DWG TITLE	Tree Constraints Plan
SCALE	1:200 @ A3
DATE	MAY 2024
JOB NO	AIA/MF/087/24
DWG NO.	T002

0 5 10 15 20m

N

T: 0781 2024070
mail@marcus-foster.com
www.marcus-foster.com
Marcus Foster
TREE CONSULTANCY



TREE PROTECTION KEY

	GROUND PROTECTION GROUND PROTECTION ·
	PRECAUTIONARY AREA ALL WORKS UNDERTAKEN IN ACCORDANCE WITH AMS
	TREE PROTECTION FENCING SITE HOARDING / SHUTTERING

KEY

CATEGORY A
CATEGORY B
CATEGORY C
CATEGORY U
TREES REMOVED
RPA
RPA INCURSION
MODIFIED RPA

BS5837 (2012) Tree Survey Notes

1. In accordance with BS5837(2012) this drawing is a colour coded schedule and should not be read in black and white.

2. If received electronically it is the recipients responsibility to print this drawing to correct scale. Only written dimensions should be used where not printed to scale.

3. This drawing should be read in conjunction with all other relevant drawings and specifications.

4. Marcus Foster Arboricultural Design & Consultancy accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.

5. Off site trees have been plotted based on site visit survey and locations are not based upon topographical survey.

NOTE: Tree survey locations based on previous undertaken topographical surveys for design issue and additional GIS mapping has not been undertaken for the purposes of this survey.

All off site trees where not plotted within topographic survey information are plotted using on site survey tools from within the site only.

TREE WORKS SCHEDULE:
9-12 New College Parade, London, NW3 5EP

Tree No.	Common Name	BS5837 Category	Tree Works	Reasons for works
T1	London plane	B	Prune southern crown where overhanging the site 3.0-3.5m branch lengths to restore in relation to diminished northern crown and provide clearance for development proposal	To facilitate development
T2	Ash	C	Prune south eastern crown where overhanging the site 3.5-4m branch lengths to restore in relation to diminished northern crown and provide clearance for development proposal	To facilitate development

BASAL SHUTTERING SPECIFICATION - EXAMPLE SPECIFICATION

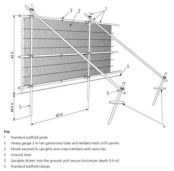
KEY

The fencing must fully enclose the main stem and initial buttress roots of the tree by being constructed as a self supporting structure to the following specifications:

Minimum height: 2.4m
Plywood Specification: 25mm thickness, external grade
Supporting Structure: 4" x 2" softwood timbers to form structure within shuttering
NOTE: - No ground supports permitted
- Structural integrity of structure to be determined by building contractor and approved by supervising

TREE PROTECTION NOTICE

FIGURE 2 FENCING



0 5 10 15 20m

N

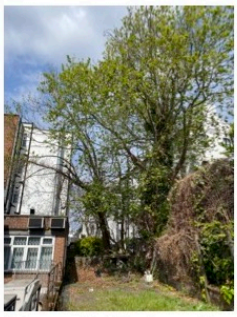
Revisions

Rev.	Date		Checked
/	02.05.2024	ISSUED FOR INFORMATION	MF
/	03.07.2024	ISSUED FOR INFORMATION	MF
/	08.08.2024	ISSUED FOR INFORMATION	MF

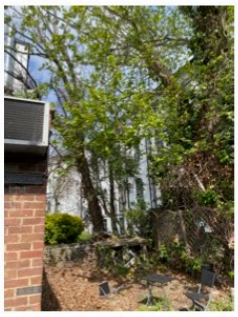
SITE	9-12 New College Parade, London, NW3 5EP
CLIENT	David Aaron
DWG TITLE	Tree Constraints Plan
SCALE	1:200 @ A3
DATE	MAY 2024
JOB NO	AIA/MF/087/24
DWG NO.	T002

T: 0781 2024070
mail@marcus-foster.com
www.marcus-foster.com
Marcus Foster
TREE CONSULTANCY

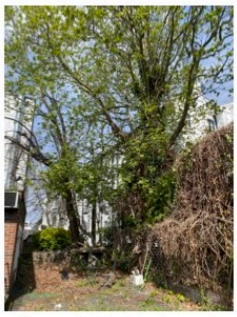
Appendix C:
Site Photographs



Trees T1-T3 viewed to north

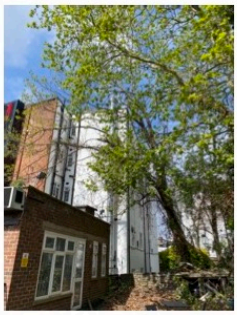


Trees T1-T3 viewed to north east

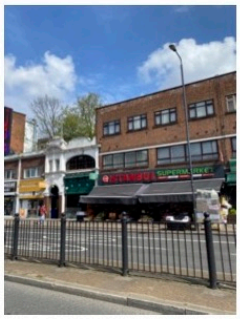


Trees T1-T3 viewed to east

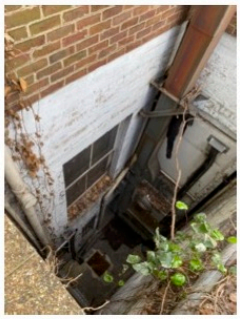
Trees T1-T3 viewed to north



Trees T1-T3 viewed to north west



Trees T1-T3 viewed to east from highway



Existing lightwell / depth of lightwell

Taken by M Foster (April 2024)

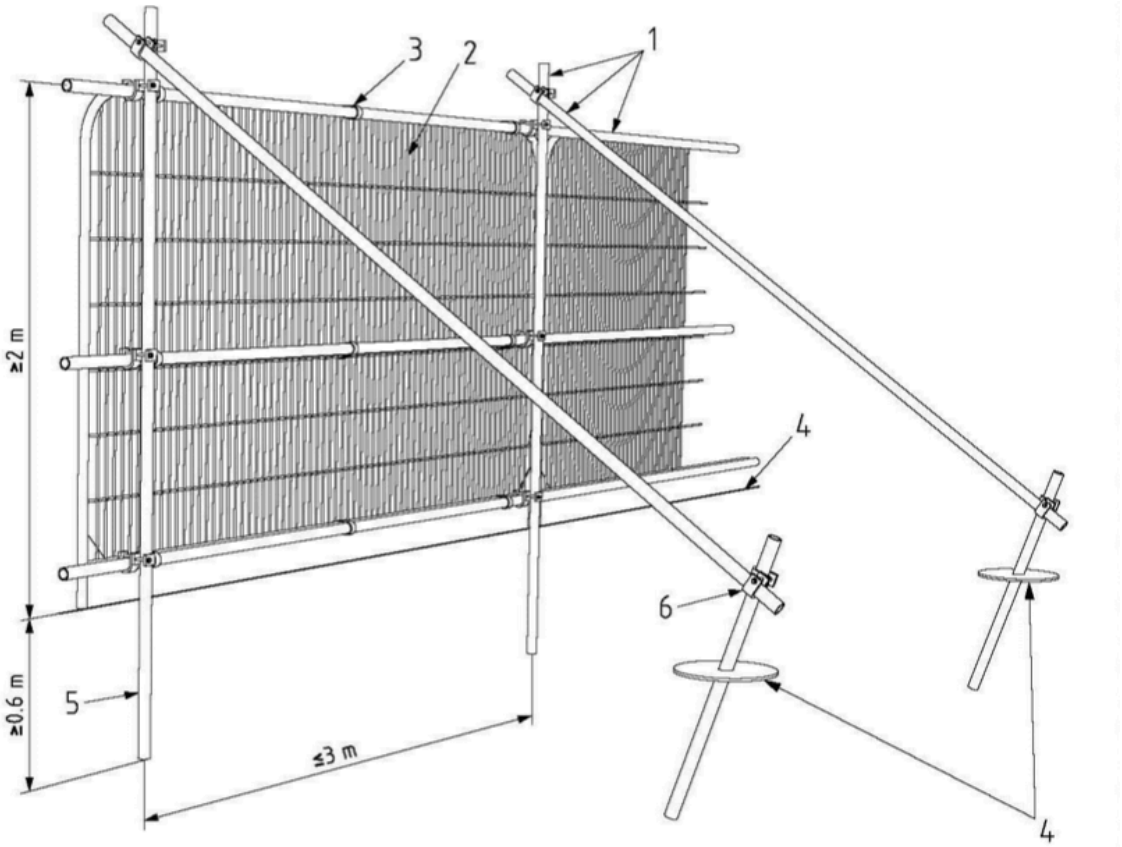
Appendix D:
Tree Protection Notice

Generic Tree Protection Notice
(BS5837: 2012):

Notice to be clearly shown on site where fencing constructed
AT ALL TIMES

Appendix E
Tree Protection Fencing Specifications

BS5837:2012 Figure2 Specification



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Appendix F: References

1. BS5837: British Standard: Trees in relation to construction - Recommendations, British Standard (2012)

2. BS3998: Tree Work - Recommendations (British Standards Institute 2010)

3. Principles of Tree Hazard Assessment and Management, Lonsdale, D. (Department for Transport, Local Government and the Regions, 1999)

4. The Body Language of Trees, Mattheck, C. and Breloer, H. (HMSO, 1994)

5. Trees in Britain, Philips, R. (Pan Books, 1978).

6. Diagnosis of Ill Health in Trees, Strouts, R. and Winter, (TSO, 1994)

7. NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2), (November 2007)

PREPARED BY MARCUS FOSTER MArborA
END OF REPORT _ Page 31/31