



BS5837:2005

Trees in relation to construction – Recommendations

Tree Survey

Client.

Site on Mill Lane,
Rear of 18 Hillfield Road,
London, NW16 1PZ.

7 March 2012

Author: Alan Thompson FdSc Arboriculture

Peter Jenkins
Proun,
90 Borough High Street,
London,
SE1 1LL.

07/03/12

Tree Survey Report.

Site on Mill Lane, Rear of 18 Hillfield Road, London, NW1 1LL.

Peter Jenkins of Proun recently appointed Arbtech Consulting Ltd. to undertake a BS5837 Tree Survey, Tree Constraints Plan, Arboricultural Method Statement and Tree Protection Plan.

I am Alan Thompson, an Arboricultural Surveyor at Arbtech Consulting Ltd. Undertook the tree survey on 16/02/2012 and subsequently have produced this summary of my findings. I hold an FdSc Arboriculture has over 4 years experience in both local authority and private practice environments.

The advice below and appended is underwritten by our Professional Indemnity insurance for the business practice of Arboricultural Consultancy in the sum of one million Pounds Sterling in each and every claim.

Tree Survey Executive Summary

A total of 6 individual trees were surveyed. In general the tree stock on site is semi mature to mature in age range. All trees surveyed were in an acceptable or good condition at the time of the survey.

All trees within the property have been surveyed using techniques demanded by BS5837 Trees in Relation to Construction. However access could not be gained to the properties gardens in which the trees are located. Therefore the condition of the basal areas of the trees could not be ascertained; also the DBH measurements taken are the author's estimates.

It is likely that any arboricultural impacts can be addressed with arboricultural methodology or minor amendments to the proposal.

Individual notes on each tree's structural and physiological condition are found in the Notes section of the survey schedule.

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BS5837 Scope

This standard recognises that there can be problems of development close to existing trees which are to be retained, and of planting trees close to existing structures. This standard sets out to assist those concerned with trees in relation to construction to form balanced judgements. It does not set out to put arguments for or against development, or for the removal or retention of trees. Where development, including demolition, is to occur, the standard provides guidance on how to decide which trees are appropriate for retention, on the means of protecting these trees during development, including demolition and construction work, and on the means of incorporating trees into the developed landscape.

Definitions

Arboriculturist

An arboriculturist (or arboricultural consultant) is a person who has, through relevant education, training and experience, gained recognized qualifications and expertise in the field of trees in relation to construction.

Tree Survey

A tree survey should be undertaken by an arboriculturist and should record information about the trees on a site independently of and prior to any specific design for development. As a subsequent task, and with reference to a design or potential design, the results of the survey should be included in the preparation of a tree constraints plan, which should be used to assist with site layout design.

Tree Constraints Plan

A TCP is plan, typically delivered as an AutoCAD drawing (.dwg file format), prepared by an arboriculturist for the purposes of layout design showing the root protection area and representing the effect that the mature height and spread of retained trees will have on layouts through shade, dominance, etc.

Root Protection Area

An RPA is a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m².

Construction Exclusion Zone (also termed Tree Protection Zone)

A construction exclusion or tree protection zone is an area based on the RPA (in m²), identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

Arboricultural Impact Assessment

This is a study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

Tree Protection Plan

A TPP is plan, typically delivered as an AutoCAD drawing (.dwg file format), prepared by an arboriculturist showing the finalized layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement, which can be shown graphically.

Arboricultural Method Statement

This is a methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree. The AMS is likely to include details of an on-site tree protection monitoring regime.

Methodology

The methodology used to assess the trees was the British Standard 5837:2005 'Trees in Relation to Construction' tree survey method. The aim of the survey is to establish which trees are moderate and good quality; suitable for retention and justifying protection. And, which trees are low or poor quality; either undesirable or unsuitable to retain and protect.

The tree survey includes all trees included in the land survey red line boundary plan, as well as any that may have been missed, and it should categorize trees or groups of trees, including woodlands for their quality and value within the existing context, in a transparent, understandable and systematic way. Where the arboriculturist has deemed it appropriate, the trees have been tagged with small metal or plastic tags, placed as high as is convenient on the stem of each tree.

Whilst master plan proposals for the development of the site might be available, the trees have been surveyed without taking these into consideration. All detailed design work on site layout should take into consideration the results of the tree survey (and the TCP).

Trees forming groups and areas of woodland (including orchards, wood pasture and historic parkland) are identified and considered as groups where the arboriculturist has determined that this is appropriate, particularly where they contain a variety of species and age classes that could aid long-term management. It is often expedient to assess the quality and value of such groups of trees as a whole, rather than as individuals. However, an assessment of individuals within any group has been undertaken if they are open-grown or if there is a need to differentiate between them.

The quality and value of each tree or group of trees has been recorded by allocating it to one of the four categories; A, B, C, or R (highest to lowest quality respectively). The categories are differentiated on the tree survey plan by colour, or by suffixing the category adjacent to the tree identification number on the TCP.

The survey schedule lists all the trees or groups of trees. The following information is also provided:

- I. reference number (to be recorded on the tree survey plan);
- II. species (common or scientific names);
- III. height in metres;
- IV. stem diameter in millimetres at 1.5 m above adjacent ground level or immediately above the root flare for multi-stemmed trees;
- V. branch spread in metres taken at the four cardinal compass points;
- VI. height in metres of crown clearance above adjacent ground level;
- VII. age class (young, middle aged, mature, over-mature, veteran);
- VIII. physiological condition (e.g. good, fair, poor, dead);
- IX. structural condition, e.g. collapsing, the presence of any decay and physical defect;
- X. preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat; and
- XI. Category grading to be recorded in plan on the tree survey plan.

Recommendations

Looking at the extent of the Root Protection Areas (RPAs) they do not appear to enter into the area of the site and as such I cannot see any requirements for further arboricultural reports relating to this site.

Limitations

Trees were inspected from using visual observation from ground level only. Trees were not climbed or inspected below ground level. Inaccessible trees will have best estimates made about the location, physical dimensions and characteristics. Trees have been grouped where BS5837 guides us that it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area or if they are outside of the red line boundary plan showing the expectations of our Client for the extent of the survey. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

Appendices

The following documents were released to the Client as appendices to this report:

- Survey Schedule (PDF)
- Tree Constraints Plan drawing (PDF)

If you require clarification of information contained herein, please do not hesitate to contact us via 08450 176950.

Yours Sincerely,



Matthew Middle

Senior Surveyor

Tel. 07872 127681

Appendix 1: Tree Survey Schedule

Client: Proun
 Project: Mill Lane Site, Land at the rear of 18 Hillfield Road.
 Survey Date: 16/02/2012
 Surveyor: Alan Thompson

BS 5837:2005 Tree Survey



Arbtech Consulting Ltd.

Murlain House
 Union Street
 Chester
 Cheshire
 CH1 1QP
 Phone: 08450 176 950

Tree	Species	Hght (m)	DBH (mm)	Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations	Cat ECB
				Spread (m)	Clear (m)					Survey Comment	
T1	Common Lime <i>Tilia europaea</i>	13	450	N 1.5 E 1.5 S 1.5 W 1.5	8 8 8 8	M	A: 91.6 R: 5.39	Fair	C: Fair S: Fair B:	Tree has poor form due to a recent heavy crown reduction, little more than a pole.	C.1 20 to 40 yrs
T2	Common Lime <i>Tilia europaea</i>	17	375	N 4 E 4 S 4 W 4	4 4 4 4	M	A: 63.6 R: 4.49	Fair	C: Fair S: Fair B:	Minor deadwood in crown, small cavity in stem at 3m	C.1 20 to 40 yrs
T3	Sycamore <i>Acer pseudoplatanus</i>	20	475	N 6.5 E 6.5 S 6.5 W 6.5	7 7 7 7	M	A: 102.1 R: 5.7	Good	C: Good S: Good B: Good		B.1 >40 yrs
T4	Common Lime <i>Tilia europaea</i>	23	600	N 5 E 5 S 5 W 5	9 9 9 9	M	A: 162.9 R: 7.2	Good	C: Good S: Good B:		B.1 >40 yrs
T5	London Plane <i>Platanus x hispanica</i>	22	650	N 9 E 9 S 9 W 9	8 8 8 8	M	A: 191.2 R: 7.8	Good	C: Good S: Good B:		B.1.2 >40 yrs
T6	Common Holly <i>Ilex aquifolium</i>	13	250	N 3.5 E 3.5 S 3.5 W 3.5	3 3 3 3	M	A: 28.3 R: 3	Good	C: Good S: B:		C.1 20 to 40 yrs
Age Classifications: N Newly planted M Mature Y Young OM Over Mature SM Semi-mature D Dead											
Condition: C Crown S Stem B Basal area											

Report selection criteria.

Projects.

Mill Lane Site, Land at the rear of 18 Hillfield Road.

Date Range.

Any Date

Work types.

----> -No Selection made-

Latest Survey.

All surveys for the selected trees.

---> Last survey for each selected tree

Work Completed.

---> Work Completed

---> Work Not Completed

Number of trees in selected Project(s) **6**

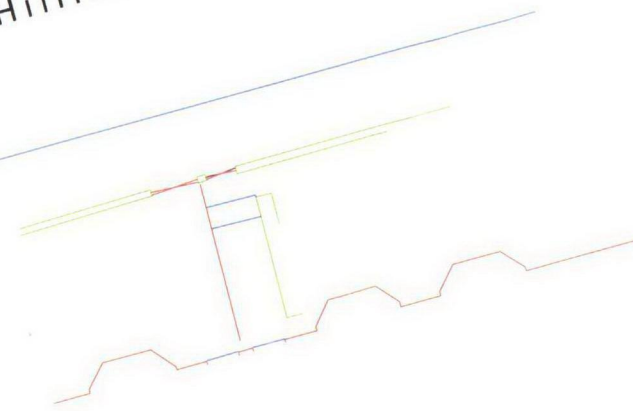
Number of trees in Report selection **6**

Appendix 2: Tree Constraints Plan

Legend

- Root Protection Area
- Desired Retention Category
- Category B Tree
- Category C Tree

Hillfield Road



N

Lane

Mill

T6
C

T5
B

T1
C

T3
B

T2
C

T4
B

Arbtech Consulting

Murlain House, Union Street,
Chester, CH1 1QP
08450 176 950

Site on Mill Lane at the rear of 18 Hillfield Road, NW6 1PZ
Tree Constraints Plan

SCALE : 1 : 250
DATE : 23/02/2012

MAP FILENAME :
London E8 3LL map1 - small.mpd



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Maps based on Ordnance Survey MasterMap or 1:25000 Mid-scale data
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Document Production Record

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**Daylight and Sunlight Study
New Houses at Mill Lane to the Rear of 16 & 18
Hillfield Road, London NW6 1**

9th March 2012



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