Arboricultural Appraisal Report

Impact Assessment & Method Statement to Inform Development

BS5837:2012 Trees in relation to Design, demolition and construction – Recommendations

39 Maresfield Gardens
London
NW3 5SG

CLIENT:	Schneider Designers
MWA REF:	DEV200814-558
MWA CONSULTANT:	Mark Bisley BSc Hons
REPORT DATE:	04-09-2020

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Technical Summary

Proposal summary: construction of a new outbuilding in the rear garden and revisions to existing hard and soft landscaping.

See supervision statement regarding direct supervision of works and monitoring.

Table 1: Summary of Tree works Summary

Tree Works Summary	Vegetation Affected by Category			
	Cat A	Cat B	Cat C	Cat U
Removal under sound arboricultural management	0	0	0	0
Removal due to development	0	0	2	0
Pruning (Enabling Works)	0	0	0	0

Table 2: Mitigation Requirements Summary

Mitigation Requirements Summary	Vegetation Affected by Category			
	Cat A	Cat B	Cat C	Cat U
Protective Fencing	0	0	1	0
Ground Protection	0	0	0	0
Excavation within RPAs	0	0	2	1
No Dig Installation	0	0	0	0

Table 3: List of Trees Works and Mitigation

Tree Works / Mitigation	Vegetation Affected
Removal	T2, T3
Pruning	None
Protective Fencing	T4
Ground Protection	None
Excavation within RPAs	T1, T5, T6
No Dig Installation	None

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Associated Documents

MWA TSS 001 Tree Survey Schedule

MWA TPP 001 - Tree Protection Plan

Introduction

1 Scope

1.1 The scope of this report is limited to an appraisal of the existing trees on (and/or adjoining) the site and identification of the implications of development on retained trees in accordance with our instruction. The assessment is to be made with reference to BS 5837:2012 'Trees in Relation to design, demolition and construction – Recommendations'. The property was visited on 01/09/2020 and this report is based on conditions found on that day.

1.2 To prepare clear recommendations supported by relevant plans and data in order to facilitate consideration of the arboricultural implications by the Local Planning Authority (LPA).

1.3 To consider the development proposals, identify areas where there are arboricultural issues and to recommend possible solutions.

1.4 To consider additional information supplied, to identify arboricultural issues arising from this information and to recommend possible solutions.

1.5 This report is not a Tree Risk Management Report or a Hazard Analysis Report and its use as such is invalid.

1.6 The trees have been assessed from ground level only. Assessment of condition is based on a visual tree assessment (VTA). No detailed inspection of the upper crown has been carried out. No decay detection equipment (destructive or non-destructive) has been used to further assess the condition of the trees, which is beyond the scope of the survey. Any dangerous trees requiring further assessment on safety grounds will be identified.

1.7 Due to the changing nature of trees and other site circumstances this report and any recommendations made are limited to a 3-year period. Any alteration to the application site or any development proposals could change the current circumstances and may invalidate this report and any recommendations made. Should this be the case this report will require revision to reflect the development proposals.

1.8 A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree will be made safe following the completion of any recommended work.

1.9 Tree dimensions were measured using a combination of a Suunto clinometer, a Leica Disto Laser Rangefinder and a Qualitäts-Bandmass Diameter tape. All instruments were used in accordance with appropriate user guides.

1.10 No site investigations to identify underlying soils and geology have been undertaken. This information may have a bearing upon existing and proposed foundations and landscape design. The project engineer is to be consulted regarding impacts from the recommendations contained within this report.

1.11 Any legal description or information given to MWA Arboriculture Ltd is believed to be accurate.

1.12 Where solutions to arboricultural problems are specified which require the usage of a third party product e.g. no dig roadway construction, no liability is assumed for the performance or suitability of the product and specialist advice as to the suitability or installation of the product should be sought from the manufacturer or other specialist.

1.13 No responsibility is assumed by MWA Arboriculture Ltd for legal matters that may arise from this report, and the consultant shall not be required to give testimony or to attend court unless additional contractual arrangements are made.

1.14 Any alteration or deletion from this report shall invalidate it as a whole.

2 Supporting Documents

2.1 We have been supplied with .dwg files showing the existing situation and the proposals. Trees were plotted from existing situation plans.

3 Components of Report

3.1 This report comprises the following elements:

Site Assessment

- Baseline tree survey of trees that may be impacted by proposals
- Description of the site
- Assessment of existing tree stock
- Tree Survey Schedule (TSS)

Development Appraisal

- Description of proposed development
- Arboricultural Impact Assessment

Arboricultural Method Statement

- Arboricultural Method Statement (AMS) - preliminary
- Tree Protection Plan (TPP)

Site Assessment

4 Statutory Controls, Policy and other Constraints

4.1 The resident stated that no trees in the garden are subject to a Tree Preservation Order. A check with the London Borough of Camden website showed that the site is located within the Fitzjohns and Netherhall Conservation Area (CA).

4.2 It would therefore be necessary to inform the Local Planning Authority (LPA) before working on trees within or adjacent to the site. Full planning permission would supersede this requirement in relation to the development only.

4.3 National planning policy is set out in the revised National Planning Policy Framework (NPPF) July 2018 and trees on this site should be considered against the information contained in Section 15 "Conserving and enhancing the natural environment". Trees can also contribute to historical character and settings and where this is the case Section 16 "Conserving and enhancing the historic environment" would also be relevant.

5 Tree Survey

5.1 The survey was conducted on 01/09/2020. The weather was bright with light winds. A total of eight individual trees were recorded during the survey.

5.2 Trees were assessed in accordance with Sections 4.4 and 4.5 of BS 5837:2012. Under this system trees are allocated a retention category based upon their quality and value in the existing context. These are:

- Category A – trees of high quality with long term future potential;
- Category B – trees of moderate quality with medium term future potential;
- Category C – trees of low quality with short term future potential;
- Category U – trees in such a condition that they cannot be realistically be retained as living trees for longer than 10 years.

5.3 Category U trees may be upgraded if they have identifiable conservation, heritage or landscape value, but only where this does not compromise safety.

5.4 T6 was assigned category U due to the presence of *Perenniporia fraxinea* at base which can result in collapse of the tree in advanced cases. Being offsite this tree will still form a constraint unless permission is given for its removal. All of the remaining surveyed specimens were considered to be worthy category C.

5.5 Tree locations were plotted from existing site plans.

5.6 The survey information is provided in tabular form in the associated document MWA Tree Survey Schedule.

6 Site Description

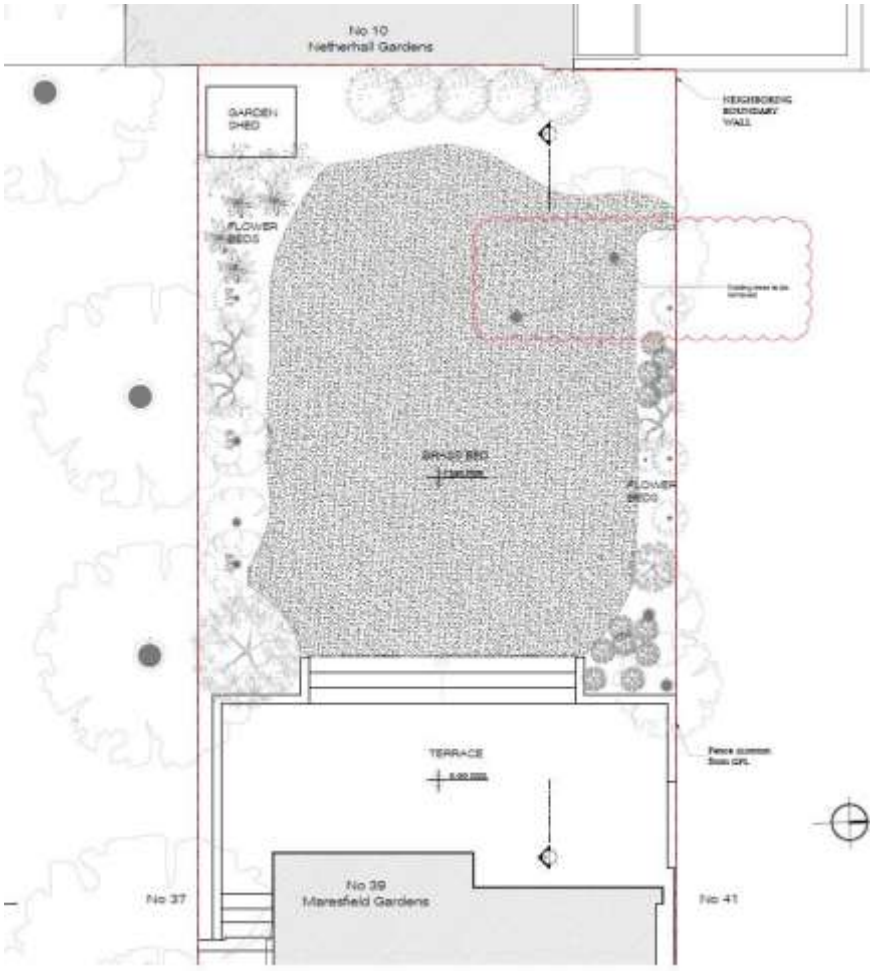
6.1 The site is located to the north of Maresfield Road in a largely residential area. The site is approximately level and adjacent land generally matches the onsite topography.

6.2 The front garden has been paved and is used for car parking.

6.3 The rear garden includes a lower section of hard landscaping adjacent to the dwelling to allow access from the lower ground floor flat. Steps allow access to the rest of the rear garden.

6.4 A single wooden shed is currently present to the rear left of the garden.

Figure 1: Existing Situation



6.5 A single tree is present in the front garden and has been lifted to clear parking below and pollarded in the past.

6.6 The rear garden contains few trees with most being relatively small and therefore primarily visible for only short distances. A false acacia is present which does exceed 10m in height, but this tree has old fire damage on the stem to a height of 2m, has been crown reduced in the past and has been cut back to the boundary by the neighbour so is not likely to gain significant additional size under existing management.

6.7 Large trees are present on the far side of the garden to the north but these are at sufficient distance to mean that they would not be impacted by the proposed development.

6.8 Trees are also present close to the left rear boundary in the property to the south. A large pear is present towards the rear of the garden. A cherry is closer to the dwelling and this has been subject to past crown reduction. Both are of some potential but no particular arboricultural quality.

6.9 A tall ash is present close to the dwellings in the garden to the south. This has surface roots which extend into the subject property and these are likely to have suffered damage / pruning in the past in relation to adjacent hard landscaping. The tree has also been heavily reduced to clear the buildings and is currently unbalanced with a single large limb over the adjacent garden.

6.10 This ash has two areas of concern high concern. The first is a fungal fruiting body at base which is consistent in appearance with *Perenniporia fraxinea*, a fungus that is known to affect the roots and base of the stem and can cause stem breakage or uprooting. Of lower concern is an old *Inonotus hispidus* bracket on the main stem. This could not be viewed clearly from the subject garden but appeared to be associated with old pruning wounds. Ash can survive for many years with this species but in an advanced case this fungus can cause sufficient decay to cause the stem to break.

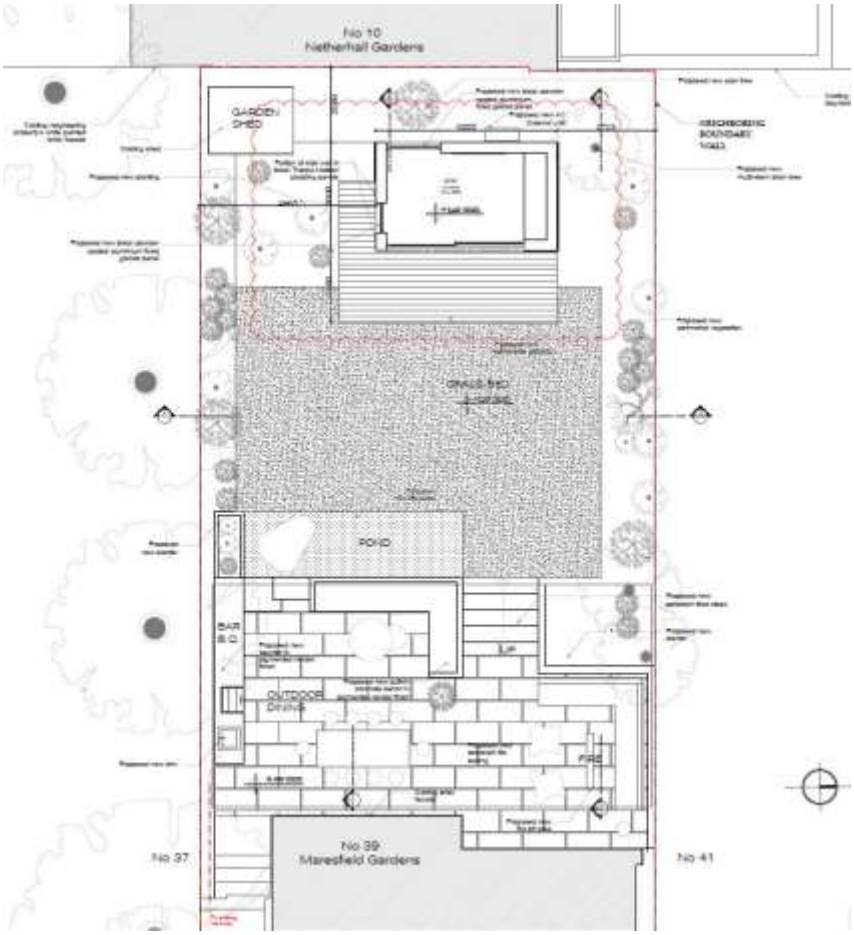
6.11 This assessment was made for development and should not constitute a full health and safety assessment of the ash, but based on the information gathered during our survey we would recommend that the ash is removed or at least subject to a more detailed inspection.

Development Appraisal

7 Development Proposal

7.1 The proposed development will entail the construction of a new outbuilding in the rear garden and revisions to existing hard and soft landscaping.

Figure 2: Proposed Situation



8 Arboricultural Impact Assessment

8.1 This appraisal is made in the context of a potential development. It therefore seeks to identify trees that would form a constraint to development, those trees that would need to be removed, assess impacts from the proposals and define measures to assist in the long term retention of retained tree stock. The assessment does not consider the requirements of other disciplines such as highways or drainage.

8.2 Our assessment of the site is presented in the associated documents MWA Tree Survey Schedule MWA TSS 001. Our assessment of the proposed scheme is shown in associated plan MWA TPP 001. The assessments consider tree location, ground conditions, likely root morphology, current dimensions, future growth and the proposed setting. The tolerance of the trees to disturbance based on species, age, condition and the presence of surrounding trees and / or built form is also considered.

8.3 **Above ground impacts**:

8.4 We have identified the need to remove T2 and T3 to accommodate construction of the proposed outbuilding. Tree works are to be agreed at the pre-start meeting.

8.5 The installation of protective fencing and hoarding (T4) will adequately address the threat of direct above ground damage during the development process.

8.6 **Below ground impacts:**

8.7 The proposed development does infringe the root protection areas of retained trees thus requiring the use of manual excavation. T1, and T5 will have some excavation within their RPAs to allow an increase in the sunken area of hard landscaping. T6 would also have some excavation to allow the connection of a proposed sink to the existing drainage system.

8.8 Threat from indirect damage and impacts on the rooting environment of retained trees is addressed, where practicable, by erection of protective fencing in accordance with the AMS.

8.9 It is important to protect the ground within the RPA's from damage and compaction and this is achieved by the installation of protective fencing where appropriate. In most other areas existing hard surfaces are already present which provide sufficient protection from pedestrian access.

8.10 We would however propose that some form of boarding is provided for high traffic areas where these pass over soft landscaping, irrespective of the RPAs of adjacent trees. This is because tree roots will extend past the RPA and such protection would minimise potential damage to the wider root network.

8.11 More extensive precautions are not required as no plant will be used during the development due to insufficient room to permit it accessing the site.

8.12 **Tree/hedge removals:**

8.13 Two category C trees will be removed as they are below the footprint of the proposed outbuilding.

Arboricultural Method Statement

9 Arboricultural Method Statement - Preliminary

9.1 Our assessment identifies that the proposed development will require works to be conducted within the RPAs of retained trees based on the current information. Extra care is therefore required to prevent damage to retained trees.

9.2 The following sections provide information relating to the order of implementation and proposed works. This assessment is based upon the plans available at the time of writing. As such the recommendations below may be subject to revision in response to additional information or revisions required to discharge planning conditions.

9.3 **Restrictions to operations within RPAs**

9.4 Should development activities occur within the RPAs of retained trees the following shall apply within the RPA:

- All excavation will be by hand and completed under direct arboricultural supervision of the project arboriculturalist, following a written method statement that has first been approved by the local planning authority.
- No mechanical excavation is to take place within the RPA. In some circumstances it may be permissible under strict arboricultural site supervision and with a site-specific method statement.
- No lowering of levels for any purpose (except removal of grass sward using hand tools).
- No storage of plant or materials.
- No storage or handling of any chemical including cement washings.
- No vehicular access unless specified when those needed for construction works such as light diggers, mini dumper mini piling machinery shall advance only over ground protection.
- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builders' sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees.
- No fire is permitted at any time.
- Whacker plates will not be used within the RPAs of retained trees. Non vibrating rollers will be used to compact materials if required.

9.5 Care shall be taken when planning site operations in proximity of retained trees to ensure that wide or tall loads, or plant with booms, jibs and counterweights, can operate without coming into contact with retained trees. Such contact can result in serious injury to them and might make their safe retention impossible. Consequently, any transit or traverse of plant in proximity of trees shall be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is at all times maintained.

9.6 **Enabling works**

9.7 A pre-commencement meeting will be held to discuss phasing of works and appropriate practices where works are to be conducted within RPAs. This meeting should include the site agent and project arboriculturalist.

9.8 Tree works detailed in the Tree Protection Plan MWA TPP 001 will be completed before any other activity is conducted on the site.

9.9 Fencing will be erected and ground protection installed as shown it the Tree Protection Plan, MWA TPP 001, as far as existing structures will allow. This should conform the specification shown below, but rubber feet may be used as the lack of plant would mean that the full bracing is not required. All weather notices should be attached to the barriers stating that no access is permitted to the fenced area; an example is also shown below.

Figure 3: Fencing Specification

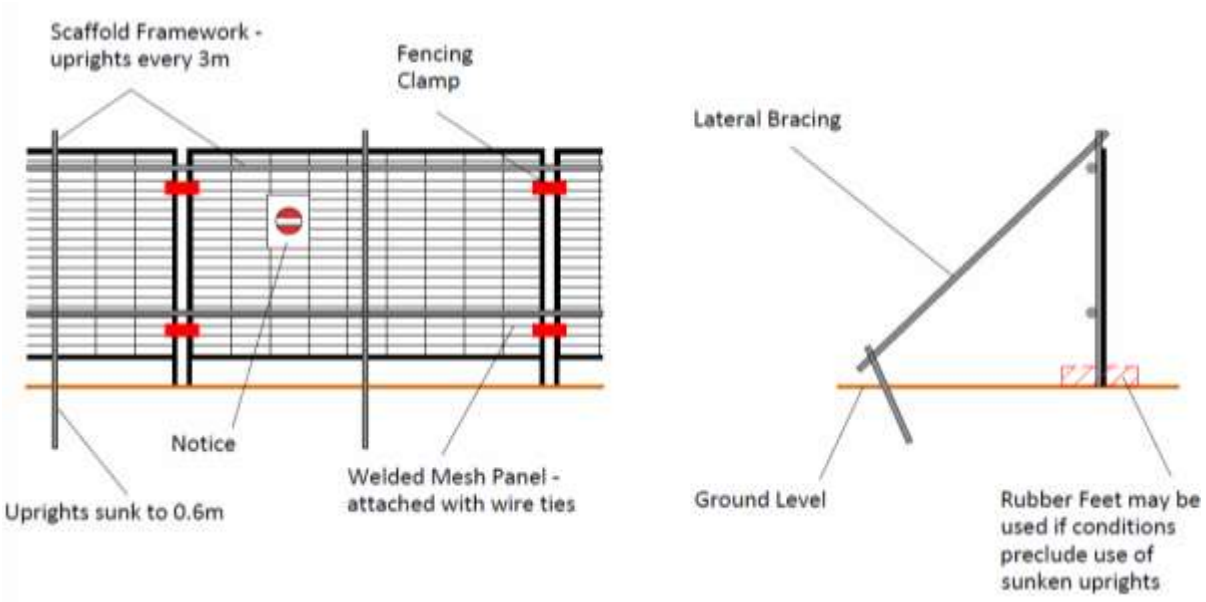


Figure 4: Fencing Warning Sign

9.10 Ground boarding will be used to protect high traffic areas over soft landscaping. This may be composed of 2440mm x 1220mm boards or proprietary mats.

10 Construction Phase

10.1 Protective fencing and other measures shown will be maintained as per the Tree Protection Plan, MWA TPP 001 until construction is complete. No changes are permitted without the approval of the project arboriculturalist and consultation with the Tree Officer.

10.2 **Excavations within the RPA**

10.3 Manual excavation seeks to avoid this damage by exposing roots before severance and cutting them cleanly using appropriate tools when necessary. Exposed root ends are minimised and can be better protected from incidental damage.

10.4 Manual excavation is only suitable for the first 500-600mm of dig due to a combination of the practicalities of working by hand at depth and the rooting habits of trees. Typically, 82% of the roots of broadleaved trees and 70% of conifer roots are found in the top 500mm of soil, with root networks usually decreasing rapidly below this depth. Excavations below 500mm require trenches to be shuttered to protect operatives from injury if the walls collapse.

10.5 A degree of root severance is always to be expected during manual excavation and since the proposed build will entail a reduction of ground level retention of exposed roots would not be practicable.

10.6 Use of an air spade is the most sympathetic method for the root network and is the preferred option for excavation. However, installation of house foundations, adoptable highways and other similar deeply founded solid structures usually precludes the retention of roots. The degree of incursion is therefore important and must be carefully considered with particular attention to the species and current condition of affected trees.

10.7 Proposed excavation within the RPA of T1 is not considered likely to result in excessive harm as the tree is maintained at a small size and will therefore not require the full RPA as defined by the stem diameter. Works within the RPA of T4 are considered acceptable for similar reasons, with the area already containing hard landscaping and likely previous excavation to which the tree will have had time to react.

10.8 Excavation within RPAs will be conducted by hand and under direct arboricultural supervision. Ideally an air spade should be used but this is often not possible in heavy soils when hand tools should be used instead. Existing soil will be stripped back to the line shown in the MWA TPP.

10.9 Exposed roots below 25mm in diameter will be severed by the project arboriculturalist using secateurs or a hand saw to leave a wound of the lowest cross section possible. Roots over 25mm will be retained until a full assessment of the rooting can be made regarding the extent of potential losses. Exposed roots will be protected by damp hessian until recovered and plastic sheeting will be used to prevent contamination by cement if this is required for adjacent construction. Protective materials will be removed and backfilling completed as soon as possible once operations are complete.

10.10 **Installation of Services (underground and above ground services)**

10.11 Since trenching for the installation of underground services severs any roots present and may change the local soil hydrology in a way that adversely affects the health of the tree, in the event of works being required, particular care should be taken in the routeing and methods of installation of all underground services.

10.12 If required, the project arboriculturalist should discuss the routing of underground services as soon as the requirement is identified. Guidance offered in NJUG will act as reference for working methods.

10.13 Note regarding concrete within RPAs: Extra precautions should be taken if it is necessary to use concrete within the RPAs of retained trees. These include:

- Post holes should be excavated by hand;
- An impermeable membrane should be used to line the hole to protect surrounding soil before pouring concrete;
- No concrete is to be mixed within an RPA;
- Excess/spilt concrete should be removed upon completion of works.

10.14 **Additional precautions outside the exclusion zone**

10.15 Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees.

10.16 Such contact can result in serious damage to the trees and might make their safe retention impossible. Consequently, any transit or traverse of plant in proximity to trees will be conducted under the supervision of a banks man, to ensure that adequate clearance from trees is maintained at all times. Access facilitation pruning will be undertaken where necessary to maintain this clearance. NOTE: In some instances, LPA consent for pruning may be required.

10.17 Fires are prohibited due to the likely proximity of retained vegetation. NOTE: Local environmental health authorities might also have specific restrictions relating to fires.

10.18 Any materials whose accidental spillage would cause damage to a tree will be stored and handled well away from the outer edge of its RPA. It is essential that allowance will be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees.

11 Sequencing of works & supervision

11.1 Phase 1a – Pre start – relevant stakeholders to be made are of AMS and sequencing of works. These include:

- Site Manager (TBC)
- Arboriculturalist (M Bisley – MWA Arboriculture Ltd)
- LPA tree officer
- Engineer
- Appointed tree works contractor

11.2 The agenda of this meeting will cover installation of tree protection mitigation, operating rules, scope of tree works, phasing and landscape operations if information available.

11.3 Phase 1b – Enabling works prior to practical start to be inspected by arboriculturalist to include:

- Tree works as per MWA TPP 001
- Protective fencing as per AMS
- Trouble shooting

11.4 Phase 2 – Construction phase - monitoring visit(s)

- Position and Specification of Fencing to be assessed (unscheduled visits)
- Assessment for unauthorised encroachment in exclusion zones (unscheduled visits)
- Supervision of works (if required)
- Trouble shooting with site manager

11.5 Phase 4 – Practical completion and Landscaping (hard and soft)

- Arboriculturalist to meet with site manager
- Final monitoring report to be completed

11.6 **SUPERVISION VISITS WILL BE RECORDED USING MWA SITE MONITORING FORM TO BE ACCOMPANIED BY PHOTOGRAPHS. THIS INFORMATION CAN BE MADE AVAILABLE TO THE LPA UPON THEIR REQUEST.**

12 Conclusions

12.1 There are trees adjacent to the site which fall within the constraints of BS 5837:2012.

12.2 A total of eight individual trees were recorded during the survey. Two category C trees will be removed to accommodate development.

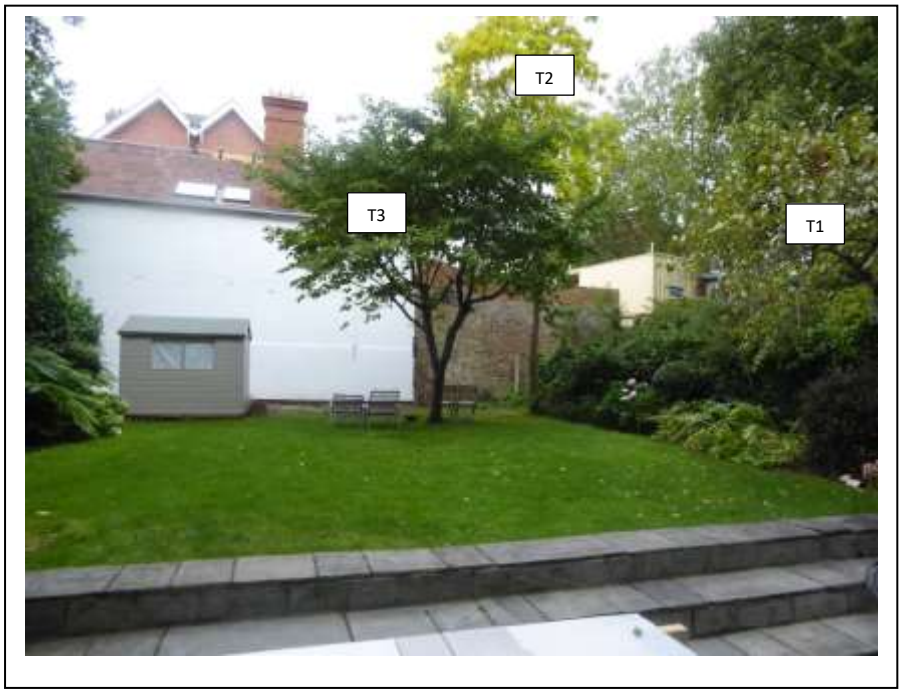
12.3 Provided that development works take place in accordance with the method statements specified in this report, the works will not be detrimental to the retained trees.

12.4 All technical issues relating to arboriculture should be addressed to MWA Arboriculture Ltd in the first instance. MWA Arboriculture Ltd will liaise between the Local Planning Authority and any interested parties.

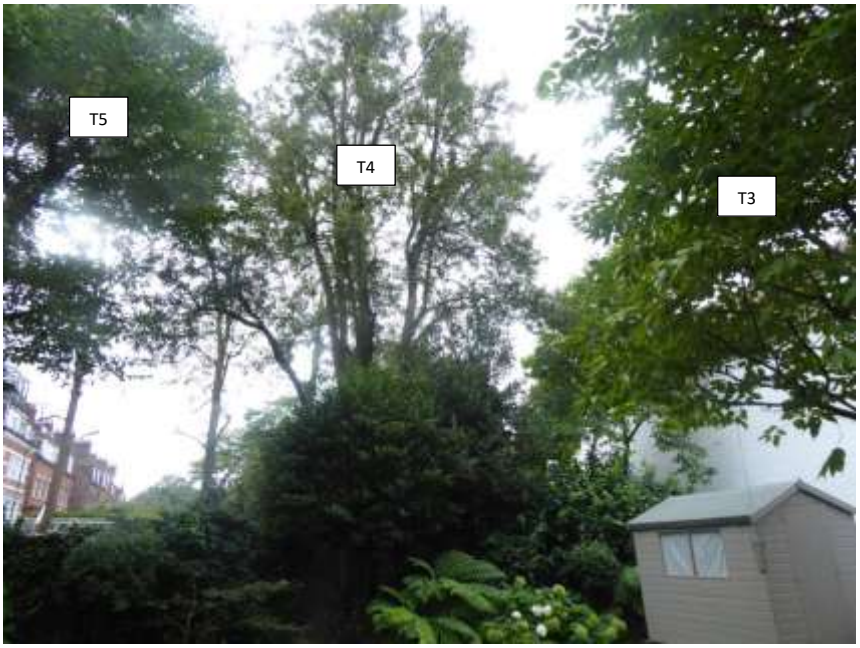
12.5 It is suggested that the development proceeds in accordance with the above recommendations with the use of condition(s) to ensure the appropriate methods of working are agreed and any necessary site supervision/enabling works are correctly sequenced prior to the commencement of construction work.

Appendix 1 -Images

View of rear right boundary



View of rear garden



View of T4

View of T5

View of T6

View of fungal body at base of T6

Appendix 2 – Key Contacts

Name	Organisation	Position	Contact Info
Mark Bisley	MWA Arboriculture Ltd	Project Arborist	0191 432 9560 office@mwaarboriculture.co.uk
TBC	London Borough of Camden	LPA Tree Officer	TBC
TBC	TBC	Site Manager	TBC

Appendix 3 – Site Monitoring Form

Arboricultural Monitoring & Supervision Record

Site Address			
MWA Consultant			
Date of visit			
Also In attendance			
Purpose of Visit			
Monitoring	Supervision	Spot-Check	Meeting
Observations			
	As per AMS/TPP?	Breach?	S Manager aware?
Protective Fencing			
Ground protection			
Signage			
Storage			
Access/egress			
Tree Works			
Underground services			
Comments			
Signed:			
Dated:			

Appendix 4 – Cascade Chart for Tree Quality Assessment (BS5837:2012)

Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the contact of the current land use for longer than 10 years	• Trees that have a serious, irredemiable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate and irreversible overall decline • Trees infected with pathogens of significant, immediate and irreversible overall decline. *NOTE: Category U trees can have exisiting or potential conservation value which might be desirable to preserve*		
	1 Mainly Arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention			
Category A Trees of high quality with an estimated life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential compnents of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees groups of woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical commemorative or other value (e.g veteran trrees or wood pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though reemediable defects, including unsympathetic past management and storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individual; or trees occuring as collectives but situated so as to make little visual conribution to the wider locality	Trees with material conservation or other cultural value
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benfits	Trees with no material conservation or other cultural value

Appendix 5 – Example handout for site operatives when working with RPAs

Precautions When Working Close To Trees

The following points are designed to prevent damage to both the visible and below ground parts of the tree. Failure to work in line with the points set out below is likely to result in damage to trees and may result in action by the Local Planning Authority such as a stop notice or prosecution.

- Works stipulated in the approved **Tree Protection Plan** and Arboricultural Report will be completed before other works on the site begin. No other tree pruning is permitted without written permission from the Project Arboriculturalist.
- If required **Protective Fencing** is to be installed in accordance with the approved Tree Protection Plan before the start of any construction activities, including demolition or placing of site offices.
- **Protective Fencing** will remain in place until the end of the build unless approval for its removal is provided in writing by the Project Arboriculturalist.
- If required **Ground Protection** is to be installed in accordance with the approved Tree Protection Plan before the start of any construction activities, including demolition or placing of site offices.
- **Ground Protection will remain in place** until the end of the build unless approval for its removal is provided in writing by the Project Arboriculturalist.
- **Excavations within the Root Protection Areas of retained trees (RPAs)** must be conducted in **strict accordance with the AMS** and in accordance with site specific briefing provided by the Project Arboriculturalist.
- Only those **underground services** shown in the approved plans will be routed through the RPA of retained trees without consultation with the Project Arboriculturalist. (See above regarding excavation within RPAs.)
- **No storage of chemicals or other materials** is allowed within the RPA of retained trees irrespective of ground protection. Materials should not be stored uphill of retained trees or their RPAs.
- **No mixing of concrete or other potentially toxic materials** is permitted within the RPAs of retained trees.
- **No fires are permitted within RPAs or close to retained trees**, irrespective of local Council policy.
- **Banksman** will be used whenever plant is operating close to retained trees.
- **No plant may operate within the RPA of retained trees** without appropriate ground protection in place.
- Details for the **Project Arboriculturalist** may be obtained from the Site Agent.