

Royal Richmond BS5837 Arboricultural Impact Assessment

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1. Executive Summary

- 1.1 Tamla Trees Ltd has been appointed by Spacehub to provide advice on the arboricultural issues relating to the proposed development which can be summarised as *'demolition of the existing buildings and construction of new residential development'*. We surveyed the site in September 2018. The survey accorded with BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations".
- 1.2 The predominant amenity trees T1 (*Acer*), T2 (*False Acacia*) and T12 (*Hornbeam*). These trees are retained in addition to the 3rd party trees T3 (*Mulberry*) and T8 (*Cabbage Tree*). The remaining 7 surveyed trees will be removed to facilitate the proposal.
- 1.3 The proposal requires excavations within the Root Protection Area (RPA) of retained trees mainly T1, T2 and minimally to T12. In the event of revisions to the existing parking surface works will also occur within the RPA of T3.
- 1.4 The proposal will require careful working practices as they relate to the demolition and replacement foundation works particularly in proximity to T1 and T2 which the client wishes to retain. The extent of existing hard standing and access is such that there is no risk of tracking over bare ground within tree RPA's.
- 1.5 The main issues with the potential to impact on the retained trees are: **Demolition and foundation works within RPA> development access activities and site storage> Surfacing within the RPA of T3> Hard and soft landscaping works.**
- 1.6 Tree protection will be supplemented by an appropriate cycle of site inspections to ensure tree protection remains effective during the works.
- 1.7 We have not been advised of any Tree Preservation Order but the site is located within the CA36 Kew Foot Road Conservation Area.
- 1.8 This report is based on supplied layout drawing ref: 8274_PL_00_GA_2018.10.10 and associated plans.

2. Statutory Protection

2.1 At the time of writing London Borough of Richmond Upon Thames website indicates:

Conservation Area Status	
Is the site located within a Conservation Area?	Yes CA36 Kew Foot Road
Notes: (i) All trees larger than 7.5cm diameter at 1.5m above ground level are subject to regulations within a Conservation Area. Exemptions apply for trees which are dead and dangerous but clarification before any tree works is advised. A notification is required in many circumstances.	
Tree Preservation Order Status	
Are inspected trees subject to a TPO?	Unknown
Type of TPO	Area
	Individual
	Group
	Woodland
TPO Reference	Unknown
Date TPO Made	Unknown
Notes: (i) The type and details of any TPO determine which trees are 'protected'. Exemptions apply for trees which are dead and dangerous but clarification before any tree works is advised. An application may be required before undertaking works. (ii) TPO status not specified/ known.	

3. Terms of Reference

- 3.1 [BS5837:2012](#) 'Trees in relation to design, demolition and construction – recommendations'
- 3.2 [BS3998:2010](#) 'Tree work – recommendations'
- 3.3 [NJUG 4 – National Joint Utilities Group](#) "Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Volume 4, issue 2. London: NJUG 2007" To include [Operatives Hand-out Guidance](#)
- 3.4 BGS Open Source Soil Data <http://www.bgs.ac.uk/nercsoilportal/maps.html>

4. The Trees

4.1 The trees can be summarised as follows:

BS 5837 Cat	A	B	C	U
Specific Trees	-	T2	T1, T3*, T4, T5, T6, T7, T8*, T9, T10, T11, T12	-
Total Number	None	1 individuals	11 individuals	None

*3rd party tree

4.2 These tree locations and a summary of their visual contributions can be summarized as follows:

BS 5837 Cat	A	B	C
Private & Public Amenities Providing residential amenity between properties to north and visible from Evelyn Road	-	-	T9, T10 & T12
Private & Public Amenities Providing residential amenity between properties to west/ south and from Shaftesbury Road	-	T2	T1
Private Residential Amenities Providing residential amenity/ screening between properties from east	-	-	T3


4.3 There were no hedges present that qualify for consideration under the 1997 Hedgerow Regulations.

4.4 Other non-listed trees were considered to have minimal amenity based on size/ species/ location factors.

5.0 Arboricultural Impact Assessment

5.1 Site Specific Soils

- 5.1.1 Soil is an important factor in tree growth and the type of underlying soil can impact on successful integration of new developments.
- 5.1.2 A free draining sandy soil containing sand/gravel is likely to lead to water being accessible in the upper horizons during the growing season and available at greater depths and trees will generally be forced to explore a larger volume/ depth on such soils. The structure of such soil also makes compression more difficult (by heavy construction plant) and root penetration is easier for the trees. By comparison a clay soil is more easily compressed, particularly when wet and compression can have a greater impact on tree health.
- 5.1.3 As shown below the site is located within what is defined as London Clay.

	<table border="1"> <thead> <tr> <th data-bbox="1211 774 2047 834">Soil Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="1211 834 2047 1265"> <p style="text-align: center;">London Clay Formation</p> <p style="text-align: center;">Clay And Silt. Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas.</p> </td> </tr> </tbody> </table>	Soil Description	<p style="text-align: center;">London Clay Formation</p> <p style="text-align: center;">Clay And Silt. Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas.</p>
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Underlying Soil Material contains Clay	Yes
Soil Type increased rooting depth profile?	No
Increased risk of soil compaction due to soil type	Yes

5.1.4 All comments regarding soils should be verified with onsite geotechnical investigations and laboratory testing with foundation depth and design undertaken by a structural engineer in accordance with the requirements of NHBC Chapter 4.2.

5.2 Root Protection Area (RPA) Incursions

5.2.1 The following incursions into the RPA's of trees to be retained have been identified:

BS 5837 Cat	A	B	C	Summary
RPA Incursion		T2	T1 & T12	Building Foundations – The proposal encroaches in to the RPA of the identified trees, T1 has an RPA of 104sqm of which 17sqm will be within the building footprint. This equates to 16% of the trees RPA. T2 has an RPA of 55sqm of which 14sqm will be within the building footprint. This equates to 25% of the trees RPA. This level of incursion for T2 is at the upper level of likely tolerance for the species. However, the relationship stays similar to the current layout. The footing of the existing building wall/ footing will likely have deflected some root growth and the presence of the existing building footing may also have reduced the level of larger structural root growth below the building. As the exact extent of structural root growth is not known in this area we recommend retaining the existing building footing where it traverses through the RPA of T2 (and also for T1) and sleeving inside the wall. In this way if structural roots are braced against the existing footing this level of support will be retained. If this cannot be achieved there is a risk of destabilizing both trees when the existing building is removed. T12 has an RPA of 35sqm

			<p>of which 4sqm will be within the building footprint. This equates to 11% of the trees RPA and is within the tolerable level. A review of the exact extent of retention of existing footing can be made when this has been exposed, and if no roots are present the complete footing in these areas could be removed.</p> <p>T3</p> <p>Revised Parking Surface – in the event the surface close to T3 is revised/ upgraded we have indicated this be achieved with a Marshalls Top Pavé (permeable block) or similar. This should be bedded on the existing surface sub base following careful breaking out/ removal by hand of the existing wearing course. T3 has an RPA of 72sqm of which 10sqm will be within the building footprint. This equates to 14% of the trees RPA. This level is as existing and below that specified at BS5837 Section 7.4.2.3 <i>New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.</i></p> <p>(General) Construction Access – To limit the risk of construction access pressure and modifications to the underlying soil environment robust tree protective fencing is proposed but risks of heavy plant movement within the RPA of retained trees are minimal given the location of the trees for retention relative to the existing and retained site access points.</p> <p>(General) Landscaping – Following construction any making good will be with BS3882 compliant top soil imported and raked out by hand where this is undertaken within retained tree RPA areas. This can then be feathered in and seeded/ turfed as appropriate to complete the development. Other landscaping works (soft or hard) are outside the scope of this report.</p>
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5.2.2 The RPA incursions are summarised below and are within the tolerable range subject to the foundation and tree protection measures detailed within this report being adhered to.

Ref	RPA (m2)	Incursion (m2)	Incursion as % of RPA	Incursion Type
T1	104	17	16	Building (replacement in existing footprint)
T2	55	14	25	Building (replacement in existing footprint)
T3	72	10	14	Surfacing (replacement of existing hard surface if required – TBC)
T12	35	4	11	Building (replacement in existing footprint)

Table 1 – RPA incursion summary

5.3 Tree Loss

5.3.1 T4 (Cherry), T5 (Cherry) T6 (Oak), T7 (Acer) will all be removed from the internal courtyard of the site. These are small trees of minimal amenity although T4 is noted as a ‘memorial tree’ and we recommend that the family are advised prior to its removal. Any new planting could carry a replacement dedication. T9 (Cherry), T10 (Silver Birch) and T11 (Cabbage) tree will also be removed. These trees are visible to Evelyn Road but are all low quality Cat C trees based on their size and form and vigour.

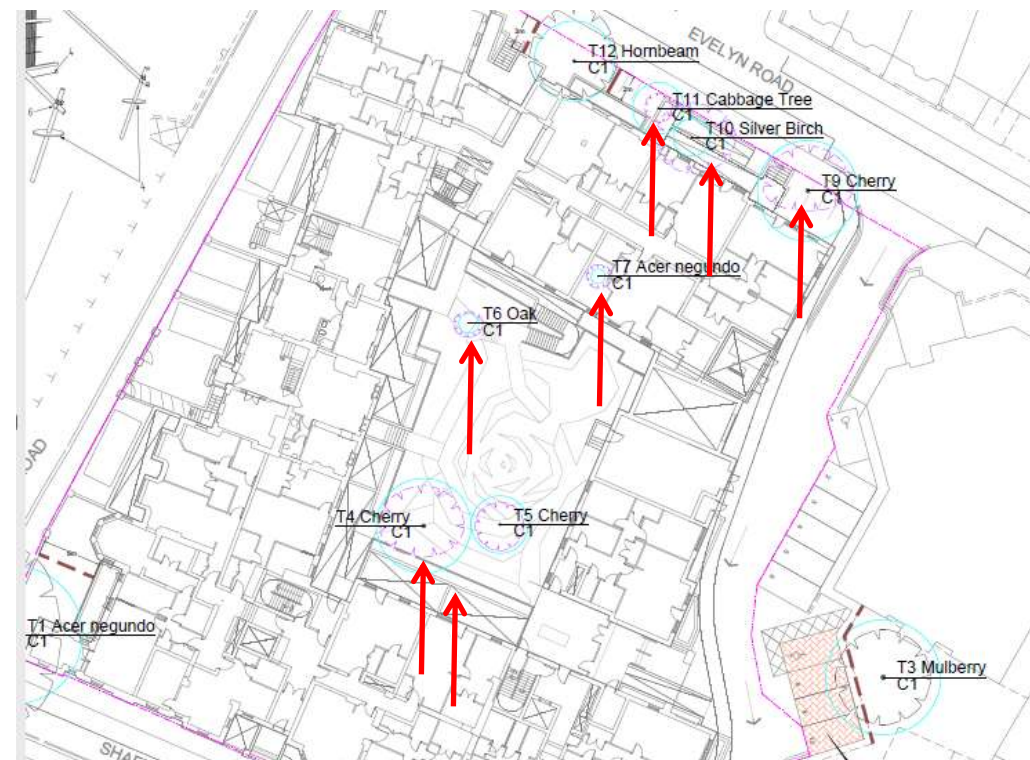


Fig 1 – TPP extract indicating the relative locations of those trees to be removed. T4 is the memorial tree.

- 5.3.2 **Birds** - In the event any works will be completed between 1st March & the 31st July (inclusive) a due diligence check for nesting birds must be completed before work starts in order to comply with the Wildlife & Countryside Act 1981. This check should be recorded in the Site Specific Risk Assessment. If active nests are found work should not take place until the young have fledged.
- 5.3.3 **Bats** –It should be noted that in England and Wales, the relevant legislation is the Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and by the Conservation of Habitats and Species Regulations (2010).

5.4 Demolition and Foundations

5.4.1 The existing building will be removed. This work should be undertaken only after the trees have been protectively fenced.



Threat level to Retained Trees

Fig 2 – Demolition of existing building. Space limits the exact position of tree protection measures.

- *Building removed*
- *All movements from building direction as indicate in examples left.*
- *Top down and pull back manner*
- *Tree protection will be installed prior to any on site demolition works.*
- *Existing footing within RPA of T1 & T2 to be retained.*

HIGH

5.4.2 The demolition process can be summarised as follows:

Stage 1

- All tree protection installed.
- Tool Box Talk with operatives involved in demolition of building.

Stage 2

- Working in a pullback only manner and from existing access areas building demolished.
- Foundation section through RPA of T1 & T2 marked and retained for root assessment.
- Remaining foundations of existing building broken out in pull back manner.

Stage 3

- Root assessment (using airspade or similar) for T1 & T2 roots and existing footing.
- Protective fencing and ground protection remains in place for duration of all construction works.

5.4.3 Initially footing of existing building retained. This is to reflect the real risk of roots being in tension against the face of the footing given the close proximity and minimal rooting area T1 & T2 have currently. The prevailing wind direction may have limited such root development but careful excavation is needed in these areas with a detailed on site assessment to ensure that both T1 and T2 do not become unstable from the works.

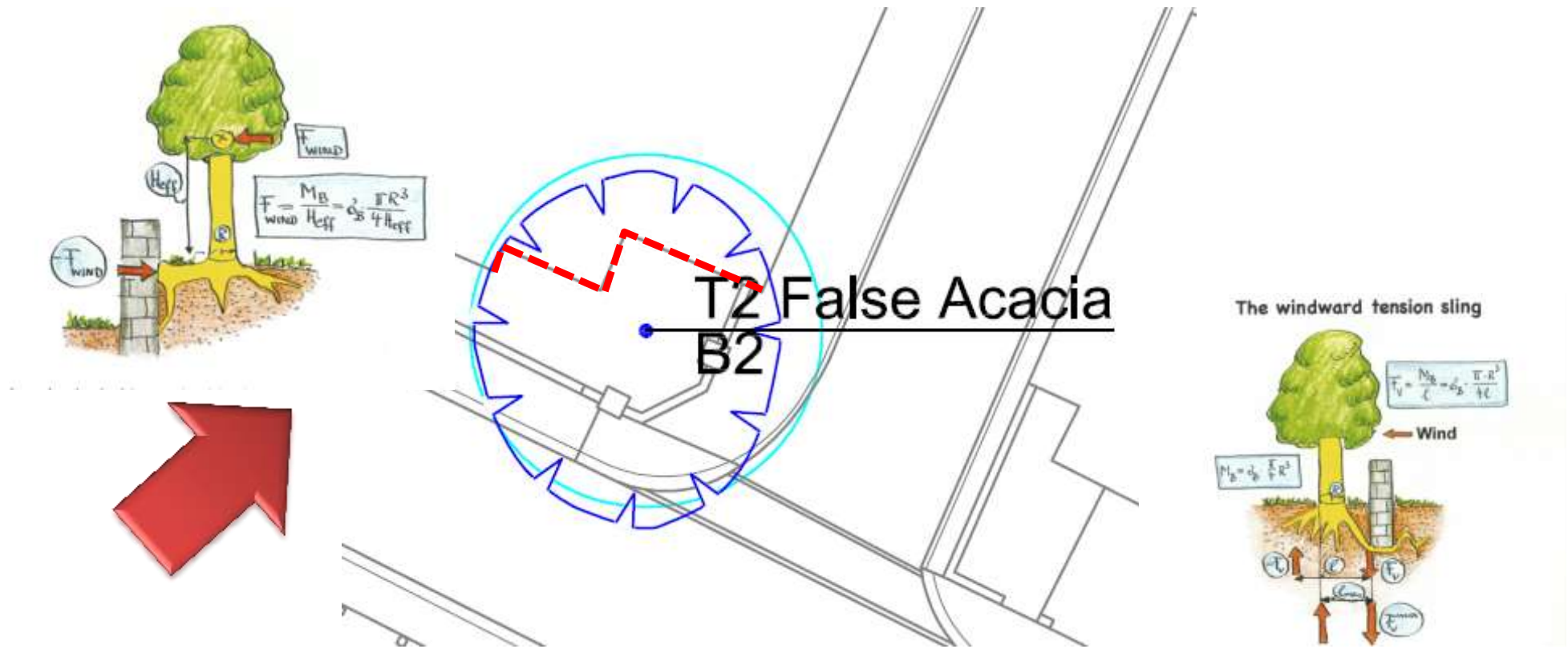


Fig 3 – To reflect the fact roots from T1 & T2 may be tensioned against the existing footing it should initially be retained at demolition stage for an on-site assessment as shown in the example for T2 (but repeated for T1). Arrow indicates prevailing wind direction.

5.5 Surfaces near Trees

5.5.1 The existing surface close to the 3rd party tree (T3) may be upgraded. This would take the opportunity to create a permeable wearing course which would be installed using the existing sub base. Alternatively the existing surface can remain in situ.



Overview

- *In the event of resurfacing close to T3 (Mulberry) shown left the new surface will be permeable (such as marshalls top pave – inset)*
- *Purpose to be briefed to site operatives.*
- *To be laid on existing sub base following any surface removal being undertaken by hand.*

Threat level to Retained Trees

LOW/ MODERATE

5.6 Site Service Provision

5.6.1 Site service connections will be with existing services for the current building with no new services/ connections being required through tree root RPA's.

5.7 Ground Level Changes

5.7.1 No ground level changes are proposed other than the replacement footprint within existing RPA areas most notably for T1 & T2 are required.

5.7.2 Following construction there will be some 'making good' to tidy and tie in around T1, T2 & T12. In areas of tree root RPA's BS: 3882:2007 compliant topsoil to no greater depth than 100mm raked over areas for landscaping. This will be done following all construction activity and after removal of tree protection.

5.7.3 Further detail on hard and soft landscaping is outside the scope of this report.



Threat level to Retained Trees

Overview

- BS3882 compliant top soil raked out by hand (left)
- Completed following removal of all site machinery and materials.
- Seeded or turfed as appropriate.
- No new soil within RPA to depths greater than 100mm.

LOW

5.8 Tree Shading of Proposal

5.8.1 There is no shading issues associated with this project as the relationship between trees and building remains largely unchanged to the original building.

5.9 Arboricultural Project Supervision

- 5.9.1 Most damage to trees on developments sites is caused inadvertently and to ensure continued protection during development a system of site monitoring is normal. We would advise that tree protective fencing is installed prior to any on site activities.
- 5.9.2 Basic checks will be required following planning being achieved to ensure that protective fencing remains intact and ensure the proposed works close to trees are completed in accordance with the finalized report. Any unforeseen issues can also be identified and discussed before damage to the trees occurs. It is likely this approach will be secured by way of Planning Condition.
- 5.9.3 Following each visit a formal record is sent to the Local Authority to allow formal discharge of the planning condition. On this basis we would advise the following inspection regime:

Visit Detail	Date	Status
<p>Pre-commencement Inspection Attend site to inspect type and location of tree protection prior to works commencing and discuss any issues associated with enabling works/ proposal with site manager/ builder. Discuss demolition and retention of existing footing within T1 & T2 RPA's</p>	TBC	Incomplete
<p>Mid-commencement Inspection Attend site to inspect type and location of tree protection and retained footing section. Assess extent of roots present and advise on further/ continued working practices. Note: Airspade excavation may be required at this time.</p>	TBC	Incomplete
<p>Site Inspection Final site visit to confirm that no damage has been done to retained trees/ identify any remedial actions in the event damage has occurred. Assess any required tree surgery following construction.</p>	TBC	Incomplete

Appendix 1 – BS5837 Survey Key

BS 5837 Cat	Description
A	Those of high quality and value: in such a condition as to be able to make a substantial contribution (> 40 years)
B	Those trees of moderate quality and value: those in such a condition as to make a significant contribution (> 20 years)
C	Those trees of low quality and value: currently in an adequate condition to remain until new planting could be established (> 10 years)
U	Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed regardless of development (< 10 years)

Note: Sub categories are denoted in the tree survey data (A1, B1, C2 etc.). You are referred to BS5837 for further detail if required.

Tree No.	T (tree), G (group), H (hedge), W (woodland) + Ref No.
Species	Common Name
Ht (m)	Measured height in metres
DBH (m)	Diameter at 1.5m above ground level
No of stems	An indication of the trees form @1.5m (1 = single stem, m/s = multi-stemmed)
Branch Spread	In m to cardinal points
Cr Ht Clearance (m)	Overall height of lowest branches from the ground level on side of proposed development
Life Stage	Young, Semi-Mature, Early-Mature, Mature, Over-Mature
General Observations	Observations on the condition of the tree(s)
Tree Work Specification	Proposed tree works in accordance with BS3998
BS Cat	See above
Life Exp	Estimated remaining contribution in years.
RPA Radius(m)	Radius of the trees Root Protection Area measured from the trunk to the edge of the RPA circle in metres

Appendix 2 – BS5837 Survey Data

Tree No.	Species	DBH (m)	No of Stems	Ht (m)	Crown Spread				BS Cat	Age Class	Life Expect	Cr Ht (m)	Observation	Recommendations	RPR (m)
					N	E	S	W							
T1	<i>Acer negundo</i>	0.48	1	11	7.4	4	7.3	6.6	C1	Mature	10 to 20	2.5	Borderline U cat given extent of deadwood and thinning canopy. Not one suitable for retention in the medium to long term.	No works/ reshape canopy and dead wood	5.8
T2	False Acacia	0.35	1	14.5	3.8	3.2	4.7	4.1	B2	Mature	20 to 40	2	Poorly located so close to building but of some amenity given screening and location.	No works	4.2
T3	Mulberry	0.4	M/S	6	4	4	4	4	C1	Mature	> 40	2	No access to fully inspect.	No works	4.8
T4	Cherry	0.33	1	4.2	3.4	3.4	2.6	3.8	C1	Mature	20 to 40	1.8	Small ornamental. Spring feature. Memorial tree.	Remove to facilitate proposed development	4
T5	Cherry	0.2	M/S	5	1.9	2	2.2	2.1	C1	Early-mature	20 to 40	1.4	Small ornamental. Shrubs hindered basal inspection.	Remove to facilitate proposed development	2.4

Tree No.	Species	DBH (m)	No of Stems	Ht (m)	Crown Spread				BS Cat	Age Class	Life Expect	Cr Ht (m)	Observation	Recommendations	RPR (m)
					N	E	S	W							
T6	Oak	0.07	1	3.4	1	1.2	1.2	1.3	C1	Young	> 40	0.3	Establishing tree. Fastigate form.	Remove to facilitate proposed development	0.8
T7	<i>Acer negundo</i>	0.05	1	3	1	1.2	1	1	C1	Young	> 40	0.3	Establishing tree. Below BS size threshold.	Remove to facilitate proposed development	0.6
T8	Cabbage Tree	0.18	1	3.4	1.2	1.2	1.2	1.2	C1	Mature	> 40	2.6	Established ornamental within shrub bed. Low visual significance.	No works	2.2
T9	Cherry	0.35	M/S	5.8	3.8	3.8	1.7	3.7	C1	Mature	10 to 20	2	Low quality multi stemmed example with V unions and deadwood. Asymmetric due to building.	Remove to facilitate proposed development	4.2
T10	Birch (Silver)	0.13	1	3.3	2.9	3.7	3	3.1	C1	Early-mature	20 to 40	1.7	Weeping variety. Small ornamental.	Remove to facilitate proposed development	1.6

Tree No.	Species	DBH (m)	No of Stems	Ht (m)	Crown Spread				BS Cat	Age Class	Life Expect	Cr Ht (m)	Observation	Recommendations	RPR (m)
					N	E	S	W							
T11	Cabbage Tree	0.18	1	3.7	1.3	1.2	1.2	1.2	C1	Mature	> 40	2.6	Established ornamental within shrub bed. Low visual significance.	Remove to facilitate proposed development	2.2
T12	Hornbeam	0.28	1	11	4.7	3.6	3.2	3.8	C1	Mature	20 to 40	2	Looks to have been topped in the past at 1.6m. Now regrown. Crossing branches and some asymmetry.	No works	3.4

Appendix 3 – Tree Works Schedule

NOTE: All tree works to be undertaken in accordance with BS 3998:2010 'Tree work - Recommendations'.

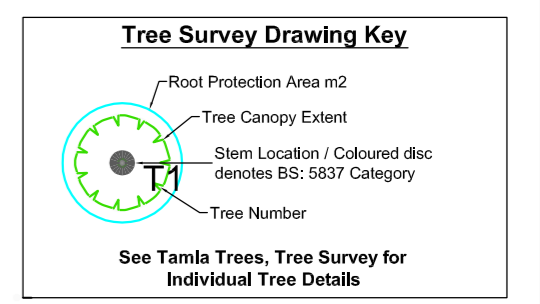
Tree Surgery

Tree No.	Species	Proposed Tree Works	BS Cat
T1	<i>Acer</i>	No works/ reshape canopy and dead wood	C1

Proposed Removal

Tree No.	Species	Proposed Tree Works	BS Cat
T4	Cherry	Remove to facilitate proposed development	C1
T5	Cherry	Remove to facilitate proposed development	C1
T6	Oak	Remove to facilitate proposed development	C1
T7	<i>Acer negundo</i>	Remove to facilitate proposed development	C1
T9	Cherry	Remove to facilitate proposed development	C1
T10	Birch (Silver)	Remove to facilitate proposed development	C1
T11	Cabbage Tree	Remove to facilitate proposed development	C1

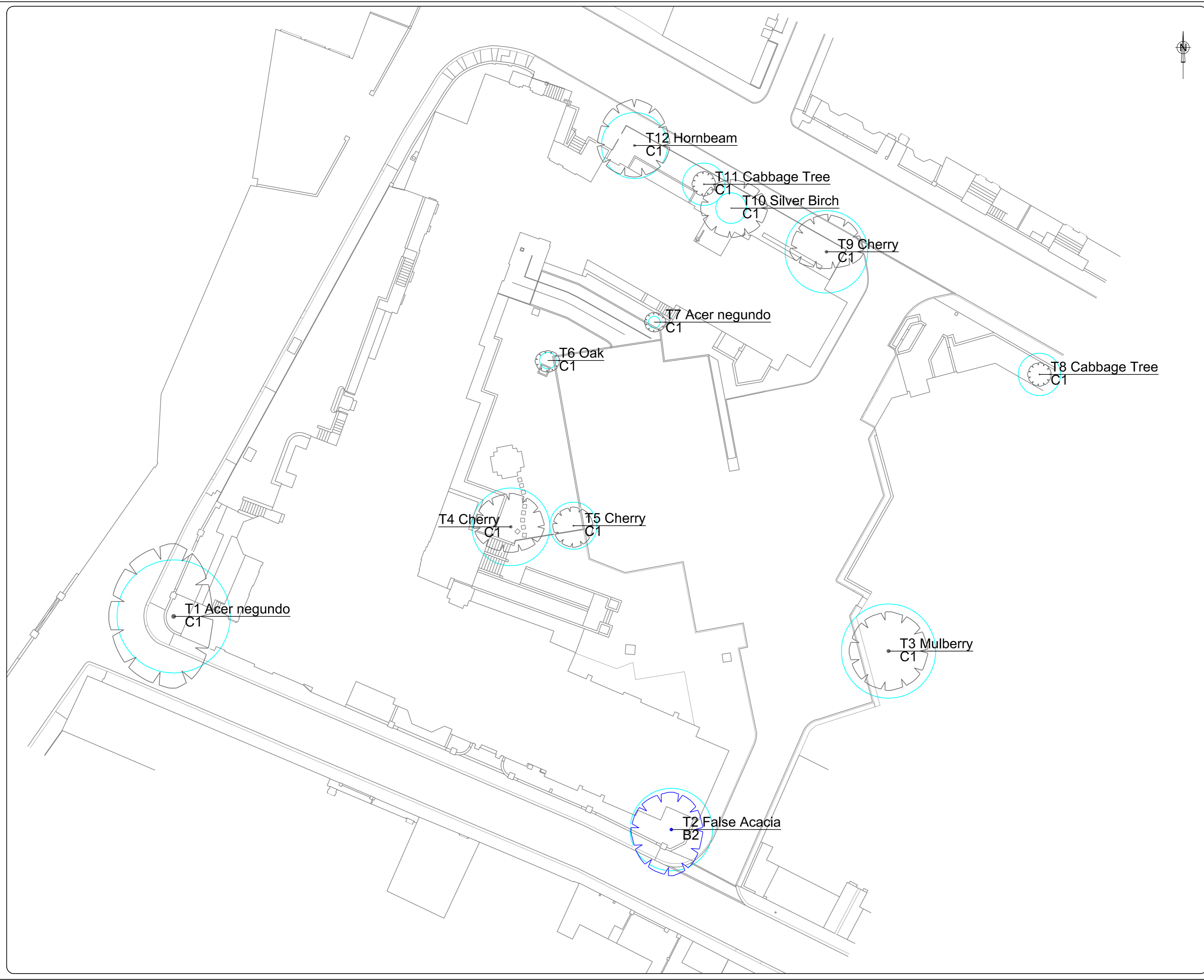
Appendix 4 - Tree Constraints Plan



KEY

Please refer to Tamla Trees report for details

- Category A - Trees of high quality
 - Category B - moderate quality
 - Category C - low quality
 - Category U - Dead, Dying or Defect trees with <10 years retention value
- RPA - root protection area as defined by Table 2 BS 5837:2012



REV AMENDMENTS DRAWN DATE AUTHD

PROJECT
**Richmond Royal Hospital,
Kew Foot Road,
Richmond, TW9 2TE**

CLIENT
Spacehub

TITLE
Tree Constraint Plan (TCP)

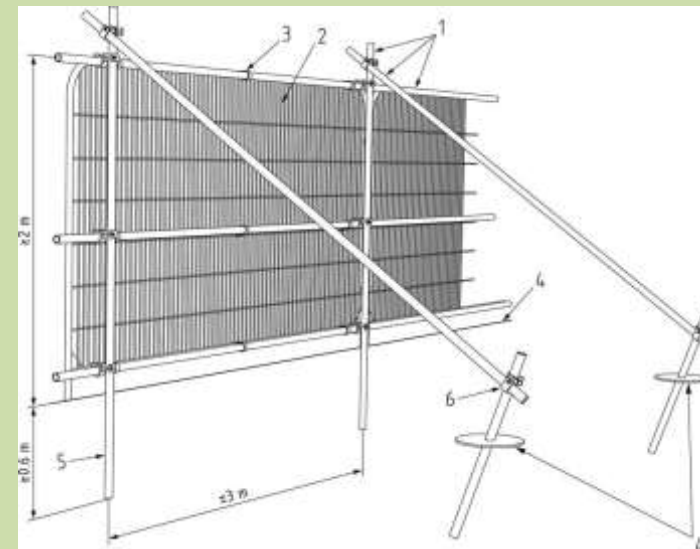
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09/08/2018	at		

Appendix 5 - Tree Protection Plan

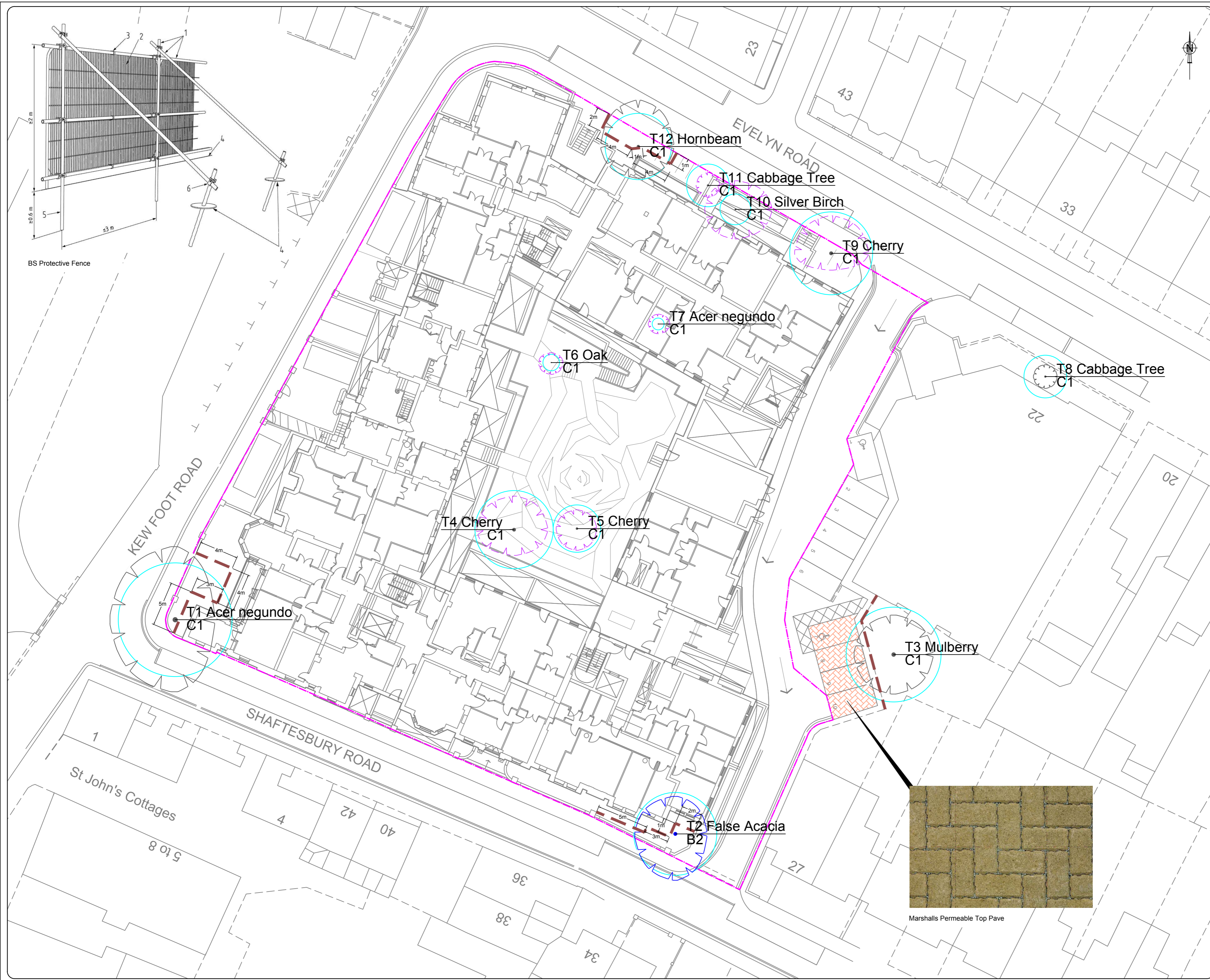
Tree protection is essential to successfully integrate the proposal into the surrounding trees. It is designed to manage the impact on the underlying soil and rooting environment. It must therefore be installed prior to any further site activity. Even apparently minimal tracking of the soil near trees has the capacity to irretrievably modify the soil environment to the detriment of tree health and stability.

All our fencing specifications accord with advice and guidance within BS 5837. Modifications to fence types are possible but should be discussed prior to implementation. In all other instances the form detailed below should be shown. This offers the best protection to retained trees.

- All tree protection must be in place prior to any site activities. It is recommended that this fencing is installed prior to any site works (including demolition).
- To be effective Tree Protection must remain in place for the duration of the development and form part of the site induction process.
- Site operatives to be briefed of fencing requirement & purpose.
- BS Spec right to be used as indicated on Tree Protection Plan.







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Tree Survey Drawing Key

- Root Protection Area m2
- Tree Canopy Extent
- Stem Location / Coloured disc denotes BS: 5837 Category
- Tree Number

See Tamla Trees, Tree Survey for Individual Tree Details

KEY

Please refer to Tamla Trees report for details

- Category A - Trees of high quality
- Category B - moderate quality
- Category C - low quality
- Category U - Dead, Dying or Defect trees with <10 years retention value

- RPA - root protection area as defined by Table 2 BS 5837:2012
- Proposed removal - to facilitate Development
- Location of protective fencing - BS 5837 Feet Fence (or similar)
- Site hoarding
- Marshalls Permeable Top Pavement or similar

REV AMENDMENTS DRAWN DATE AUTHD

PROJECT
**Richmond Royal Hospital,
Kew Foot Road,
Richmond, TW9 2TE**

CLIENT
Spacehub

TITLE
Tree Protection Plan (TPP)

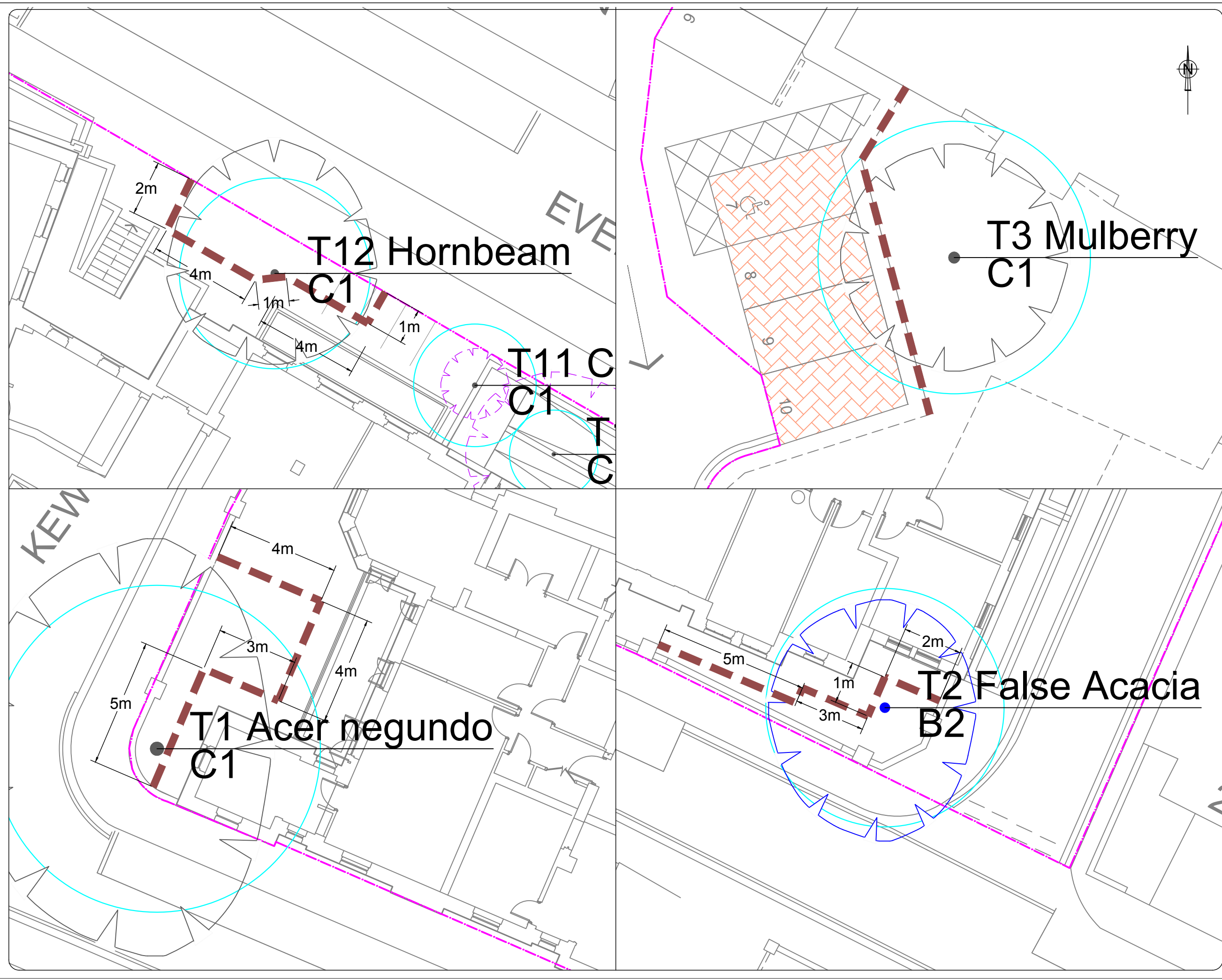
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Date 01/10/2018	Type a		

Tel: 01252 811 233
Email: info@tamlatrees.com
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Tamla Trees
consulting arborists



Marshalls Permeable Top Pavement



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Tree Survey Drawing Key

- Root Protection Area m2
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- Marshall's Permeable Top Pave or similar

REV AMENDMENTS DRAWN DATE AUTHD

PROJECT
Richmond Royal Hospital,
Kew Foot Road,
Richmond, TW9 2TE

CLIENT
Spacehub

TITLE
Tree Protection Plan (TPP)

Job	Scale	DRG NO	Revision
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Date	Type		
01/10/2018	a	02932P_TPP_02	-

Tel: 01252 811 233
Email: info@tamlatrees.com
Web: www.tamlatrees.com

Tamla Trees
consulting arborists

Appendix 6 – Site Photographs



Image 1 – T1



Image 2 – T1 Canopy



Image 3 –T2



Image 4 – T10 & T11

Appendix 7 – Limitations

Full Legal Disclaimer

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Specific - Trees

All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur, but is not limited to biological and non-biological factors as well as mechanical/ physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to risk/ target areas and in accordance with relevant [HSE guidance](#). Tamla Trees Ltd can provide further information on this matter if required. Where full access to trees (Ivy, materials at base, location on 3rd party land) was not possible Tamla Trees Ltd accept no liability for issues that arise.

Please note no statutory control checks have been undertaken (unless specified). Where tree surgery works have been identified these works are based on the assumption that planning is approved, no tree works should be undertaken prior to determination of this application without up to date confirmation of the Tree Preservation Order / Conservation Area Status of the vegetation. All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species.

Any comment/ measurements relating to 3rd party trees have been made without full access to the tree(s). Should these trees have any impact on the proposed development we would advise you to instruct us to contact the 3rd party and undertake further detailed inspection work.

A legal Duty of Care requires that any tree works specified in this report should be performed by qualified, arboricultural contractors who have been competency tested to determine their suitability for such works in line with Health & Safety Executive Guidelines. Additionally all works should be carried out according to British Standard 3998 (2010) Recommendations for Tree Work.

