

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT AND METHOD STATEMENT TO ACCOMPANY PLANNING APPLICATION AT

Waldegrave Mews
189 Waldegrave Road
Teddington
TW11 8LX



PRESENTED TO:

London Borough of Richmond Upon Thames



October 2021

Report For

Waldegrave Mews Ltd

**Arboricultural Report To
Accompany Planning
Application At:****Main Contributors**

David Partridge
Lizzie Bonito

Waldegrave Mews
189 Waldegrave Road
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TW11 8LX

Approved By

October 2021

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Ecology

Ecological factors not present at the time of our or any third party ecological inspections, but found prior to and/or during works can necessitate changes in the project methods, proposed works schedules, timescales and budgets in, order to ensure compliancy with UK law.

IMPORTANT NOTE FOR SITE CLEARANCE & CONSTRUCTION CONTRACTORS

PLEASE NOTE THERE ARE SPECIFIC REQUIREMENTS AT THIS SITE FOR THE SUPERVISION OF WORKS BY A SUITABLY QUALIFIED ARBORICULTURAL CONSULTANT, INSTALLATION OF TREE PROTECTION MEASURES & REPLACEMENT TREE PLANTING. THIS SHOULD BE INCLUDED WITHIN ANY PROJECT COSTS AND MUST BE ADHERED TO IN ORDER TO ENSURE COMPLIANCE WITH THE TOWN & COUNTRY PLANNING ACT 1990

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1.0 The Site

- 1.1 The application site is comprised of 189 Waldegrave Road and associated land to the rear of 189 to 207 Waldegrave Road, Teddington. There are number of garages and a car workshop building at the site with associated substantial hard surfaces. There is an existing site entrance on Waldegrave Road with an associated dropped kerb.
- 1.2 There are a number of trees of varying species, size, age and visual significance situated adjacent to the site. All trees were surveyed from ground level in accordance with the requirements of BS 5837:2012 by suitably qualified and experienced personnel in August 2021.

2.0 Development Proposals

- 2.1 The drawings submitted to the Local Planning Authority show the proposal as:
 - Redevelopment of the site including demolition of the existing single storey rear buildings to provide 18 new apartments. 189 Waldegrave Road will be refurbished providing a small commercial space on the ground floor and with 3 apartments above and behind.
- 2.2 There are no trees situated on the site. The trees detailed as Sycamore G1, G2, G3 and T4 within this report are situated on land adjacent to the site on a railway line embankment. These trees are self-seeded specimens of varying condition and landscape importance which have all been subjected to regular pruning works in the past. The Sycamore tree detailed as T5 within this report is situated the rear garden of 203 Waldegrave Road and has been previously heavily topped (on a regular basis). As a result of this previous poor management T5 has poor form and is in a poor condition. All of the trees situated directly adjacent to this site are not significant within the context wider landscape.
- 2.3 The proposals for development do not require the removal of any trees. All of the trees that are to be retained adjacent to the site can and will be protected in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction–Recommendations) prior to the commencement and for the duration of any works at this site.
- 2.4 The proposed apartments have been specifically designed, in liaison with the Project Arboricultural Consultant, to have dual and triple aspect glazing to ensure sufficient daylight and sunlight will be available to future occupiers. These design elements have been incorporated to ensure that the juxtaposition of the proposed development and trees is acceptable. The proposals will not therefore bring about pressure from future occupiers for any (detrimental) tree works and the current regular management of pruning back overhanging branches can be continued.

3.0 Policy Context, Planning History and Current Stage in the Design Process

- 3.1 This report seeks to cover the requirements of the London Borough of Richmond Upon Thames policies and planning guidance and accompanies the application for development of the site. The trees shown to be retained adjacent to this site can and will be protected both during and post development of the site in accordance with the relevant British Standard (BS 5837:2012) and accepted best practice.

4.0 Tree Preservation Orders / Conservation Areas

4.1 We understand that the site is not situated within a Conservation Area. We understand that none of the trees at and/or directly adjacent to the site are subject to a Tree Preservation Order.

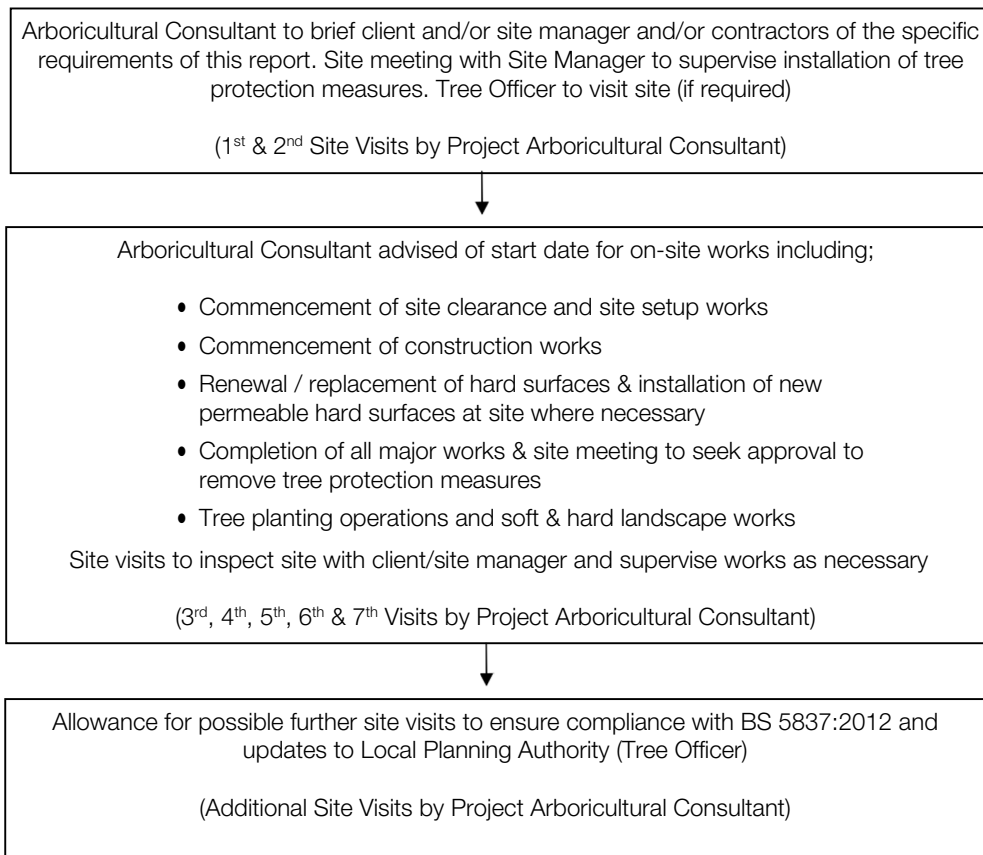
5.0 Arboricultural Supervision and Site Inspections

5.1 The landowner has confirmed that they will be appointing a suitably qualified and experienced Project Arboricultural Consultant (DPA) to supervise and document the tree protective measures and special precautions (BS 5837:2012) noted within this report.

5.2 The Project Arboricultural Consultant will also inspect the whole site on a regular basis and issue a status report (including photographic records) to the site manager, the client, the Local Planning Authority (Tree Officer) to ensure the site is in compliance with BS 5837:2012 and the specific requirements of any conditions (Tree Protection) attached to any planning permission for the proposed development.

5.3 The timetable for the above site supervision and site inspections is included below (site visits will vary in accordance with the level and type of activity at the site):

Proposed schedule / timetable of arboricultural site supervision



6.0 Tree Constraints – Overview

- 6.1 Data on all trees adjacent to the site has been collected and is detailed on Drawing Number DPA-1015-01 and within the Tree Data Table within the appendices of this report.
- 6.2 All trees shown as retained within the tree tables and/or drawings that accompany this report, will be protected in accordance with British Standard BS 5837:2012 prior to the commencement of any development activity at the site. The type and proposed location of the tree protective measures are shown on Drawing Number DPA-1015-02 (for site preparation & demolition) and on Drawing Number DPA-1015-03 (for construction) within the appendices of this report.
- 6.3 It should be noted that existing site features including buildings and substantial concrete hard surfaces will have restricted and/or prevented root growth from some trees within the site. It is proposed to retain the existing hard surfaces at this site within the (indicative) Root Protection Areas of the retained trees during demolition and all major construction works. And then replace them with new permeable hard surfaces and/or open ground.
- 6.4 The Root Protection Areas detailed within this report will be considered as sacrosanct during the development of the site. The storing or preparation of any building materials and/or any changes in existing soil levels will be forbidden without prior consultation with the Project Arboricultural Consultant.
- 6.5 There is sufficient space at this site to allow for site offices and/or welfare units and the storage and preparation of building materials to be located outside of the root protection areas for the retained trees.
- 6.6 Any changes to the agreed tree protective measures at the site will require the prior written permission of the Local Planning Authority (Tree Officer).

7.0 Tree Constraints – Site Access & Site Preparation

- 7.1 Access to the site for site preparation, site clearance and construction is to be routed via the existing site entrance shown on Drawing Number DPA-1015-01 at Appendix 2 of this report.
- 7.2 The location of the areas of the site where the existing hard surfaces are to be retained to provide the protection for the adjacent trees is shown Drawing Number DPA-1015-02 (for site preparation & demolition) and on Drawing Number DPA-1015-03 (for construction) within the appendices of this report.

8.0 Tree Constraints – Proposed Hard Surfaces

- 8.1 The proposed new and replacement hard surfaces at the site have been reviewed by a qualified and experienced Arboricultural Consultant and amended to ensure compliance with the requirements of BS 5837:2012 and accepted best practice.
- 8.2 As noted previously noted and as shown on the drawings that accompany this report there are existing substantial hard surfaces at this site. The replacement hard surfaces within the Root Protection Areas for the retained trees are to be constructed by hand under the close supervision of the Project Arboriculturalist in accordance with Section 7.4 (& 8.6) of BS 5837:2012 as follows:
 - Existing hard surface footings and/or made ground removed by hand within Root Protection Areas (back to the existing soil level below - but no further)
 - Permeable nonwoven polypropylene geotextile membrane (FibreTex F4M or Tree Tex T300 or similar) laid by hand, overlapping dry joints by 300mm. 100-150mm depth CellWeb or NeoWeb (or similar cellular confinement system) expanded over the areas and held in place by 300mm steel pins.
 - Base Course - 20-40mm (Type 3 - no fines) washed angular stone (Series 1100 Clause 1105 BS4987) used to infill the cellular confinement system.
 - Wearing Course – permeable resin bound gravel, block paving (Marshalls Piora™ or similar) laid on the recommended bedding material over another layer of geotextile membrane placed over the cellular confinement system sections.
 - Edge Treatment – Corten steel edging or pre-cast concrete kerb stones with graduated topsoil (BS 3882) with turf and/or composted bark mulch to be used to infill from existing ground level to the top edge of the edge treatment (N.B. no wet cement will need to be utilised and/or be allowed to come into contact with the surrounding soil within any of the Root Protection Areas).

9.0 Tree Constraints - Construction

- 9.1 The footprints of the proposed new buildings are situated within the Root Protection Areas for the trees which are to be retained adjacent to the site. However, as previously noted existing site features including buildings and substantial concrete hard surfaces will have restricted and/or prevented root growth within the site. The Root Protection Areas shown on the drawings that accompany this report should therefore be considered as indicative only. Our assessment of the trees and the proposals has concluded that the proposed development will not result in the loss of any assimilative function with any of the retained trees and is therefore acceptable.
- 9.2 The location and type of the proposed tree protective measures are shown Drawing Number DPA-1015-02 (for site preparation & demolition) and on Drawing Number DPA-1015-03 (for construction) within the appendices of this report.
- 9.3 The Project Arboricultural Consultant will, as previously noted, supervise the protection of trees and works at this site to ensure the tree protection at the site is maintained in accordance with the required standards.
- 9.4 All works within Root Protection Areas (indicative) will be supervised by the Project Arboricultural Consultant.
- 9.5 The Local Planning Authority (Tree Officer) will be advised when works are to commence at the site to allow for a site inspection and/or site meeting with the Project Arboricultural Consultant prior to the commencement of the development.
- 9.6 As previously noted, DPA have been retained by the applicant to supervise and document the protection of trees at this site in accordance with the requirements of BS 5837:2012. This will include regular site visits and the keeping of contemporaneous notes supported by site photographs, which will be submitted to the Local Planning Authority (Tree Officer).

10.0 Juxtaposition of the Proposed Buildings to Trees & Light & Shade Issues

10.1 Trees will not require any initial or detrimental on-going management due to their proximity to the proposed apartments. The retained trees will not dominate the proposed private amenity spaces and will not significantly obstruct sunlight to any of the proposed habitable rooms.

11.0 Proposed Tree Planting

11.1 New trees, shrubs and/or hedges are to be planted with an appropriate aftercare contract to ensure successful establishment. All tree planting works are to be undertaken in accordance with the requirements of BS 8545:2014. The new and replacement tree planting (and hard landscape proposals) are shown on Architects drawings submitted under separate cover to accompany the planning application.

12.0 Underground Services

12.1 The placement and implementation of services has been considered to ensure that none of the trees identified for retention and protection will be detrimentally affected by the construction of service trenches.

12.2 It is proposed to utilise the existing services at the site. If however any new services and/or site drainage is required within any of the Root Protection Areas for the retained trees at this site all works will be assessed and/or amended where necessary by the Project Arboricultural Consultant to ensure compliance with the requirements of BS 5837:2012 and the NJUG 4 guidelines; i.e., wherever possible utilise existing services or route any new services outside of Root Protection Areas. Hand digging only (and/or airspade/directional drilling) of any service trenches where required within any Root Protection Areas under the close supervision of the retained Project Arboricultural Consultant.

13.0 Scope of Brief

13.1 Carry out a survey of the trees within and adjacent to the site in accordance with BS 5837:2012 and collect data in order to advise the development team of the key issues relating to trees, with options and/or suggested amendments.

13.2 Prepare a report, with associated tabulated data and site plans, in order to facilitate consideration of the tree issues by the Local Planning Authority.

13.3 Provide advice as to whether tree issues are likely to be a significant consideration in obtaining a planning permission, identify key areas of the proposed development where problems may occur and where special measures or methods may be required during the implementation of the proposed development.

14.0 Terms of Reference

14.1 Topographical site survey and architects drawings submitted to accompany the application.

15.0 Conclusions

15.1 *It is concluded that:*

- Trees should not present a planning constraint to the development of this site.
- The proposed apartments have been specifically designed, in liaison with the Project Arboricultural Consultant to ensure that the juxtaposition of the proposed development and trees is acceptable. The proposals will not therefore bring about pressure from future occupiers for any (detrimental) tree works and the current regular management of pruning back overhanging branches can be continued.
- It is considered possible to retain and protect the trees shown to be retained adjacent to this site providing the recommendations and methods noted within this report are adhered to.

16.0 Recommendations

16.1 *It is recommended that:*

- The recommendations for tree retention, tree protection, special methods and materials and tree planting within this report are adhered to.
- That the Local Planning Authority (Tree Officer) should consider approval of the application.

APPENDIX 1

Tree Data Tables



TREE NO.	TYPE	SPECIES	HEIGHT	HEIGHT (MIN)	HEIGHT (MAX)	DIAMETER (MM)	ROOT PROTECTION AREA-AREA (M ²)	ROOT PROTECTION AREA-RADIUS (M)	DIAMETER (MIN)	DIAMETER (MAX)	CROWN SPREAD (AS=AS SHOWN ON PLAN)	CROWN CLEARANCE	AGE CLASS	CONDITION	PRELIMINARY MANAGEMENT RECOMMENDATIONS	NOTES	ESTIMATED REMAINING SLE	BS 5837:2012 CATEGORY	STATUTORY CONTROLS
1	G	Sycamore x7	-	8.0	10.0	305	42.08	3.66	190	315	AS	3.0	Y-MA	Fair	Retain & protect in accordance with BS 5837:2012	Situated off-site. Group of self-seeded trees. Previously & regularly reduced back form site. Note situated on a railway embankment & therefore could be removed due to lineside management at anytime	20+	C	-
2	G	Sycamore x7	-	7.5	11.0	305	42.08	3.66	205	305	AS	3.5	Y-MA	Fair	Retain & protect in accordance with BS 5837:2012	Situated off-site. Group of self-seeded trees. Previously & regularly reduced back form site. Note situated on a railway embankment & therefore could be removed due to lineside management at anytime	20+	C	-
3	G	Sycamore x6	-	10.0	12.0	300	40.72	3.60	145	300	AS	3.5	Y-MA	Fair	Remove & replace to facilitate the proposals	Situated off-site. Group of self-seeded trees. Previously & regularly reduced back form site. Note situated on a railway embankment & therefore could be removed due to lineside management at anytime	20+	C	-
4	T	Sycamore	16.0	-	-	390	68.81	4.68	110	145	AS	4.0	MA	Fair	Retain & protect in accordance with BS 5837:2012	Situated off-site. Previously & regularly reduced back form site. Note situated on a railway embankment & therefore could be removed due to lineside management at anytime	20+	C	-
5	T	Sycamore	16.0	-	-	804	292.43	9.65	295	590	AS	5.0	M	Poor	Retain & protect in accordance with BS 5837:2012	Situated off-site. Comprised of x3 main stems (590/340/310/295). Previously & regularly heavily crown reduced & crown lifted. Poor form & condition with decay evident at previous branch removal & crown reduction points	20+	C	-

1.1 Tree Number (T No.)

- T = Individual tree detailed on the drawings which accompany the tree report
- G = Group of trees detailed on the drawings which accompany the tree report
- W = Woodland areas detailed on the drawings which accompany the tree report
- S = Individual shrub detailed on the drawings which accompany the tree report

2.1 Species

- Tree or vegetation detailed within the tree data table using common name (UK)

3.1 Tree Height (Ht)

- Tree or other vegetation height measured from ground level and detailed within the data table in metres

4.1 Crown Spread (Cs)

- Tree crown spread radius from the main stem, either detailed within the tree data tables or on the drawings in metres. Where tree crown spreads are not shown to scale on the drawings which accompany the tree report, measurements will be recorded and detailed within the tree data tables for North, East, South and West directions

5.1 Crown Clearance (Cc)

- Clearance from existing ground level to first significant lowest branch and/or average for canopy in metres. If applicable and/or if access is required directly under tree canopies additional notes and observations may also be recorded within the tree data table

6.1 Stem Diameter (Stem DBH)

- Stem diameter measured at 1.5m above ground level for single stemmed trees (and average diameter utilised for multi-stemmed trees) and other vegetation and detailed within the tree data table in millimetres. All measurements taken in accordance with Annex C of BS5837:2012

7.1 Root Protection Area (RPA)

- The root protection areas are calculated in accordance with the equations contained within BS5837:2012
- The highest/top figure within the tree data table represents the overall recommended root protection area in metres squared
- The second highest/middle figure within the tree data table represents the radius of a nominal circle centred on the main stem of the tree in question in linear metres (which contains the required root protection area in metres squared and is shown on the drawings which accompany the tree report). Specific and/or amended root protection areas may be shown for trees that are not open grown

Key to Tree Data Tables

8.1 Physiological Condition (Condition)

- G = Good, F = Fair, P = Poor, D = Dead

(Note: if applicable observations are also recorded within the tree data table)

9.1 Age Class

- Y = Young
- MA = Middle Aged
- M = Mature
- OM = Over Mature
- V = Veteran

10.1 Structural Condition & Comments

- Notes regarding structural condition (e.g. physical defects) and, if applicable, overall condition

11.1 Preliminary Management Recommendations

- Preliminary management recommendations including tree works, tree protection requirements, obvious ecological factors, further investigations of suspected defects etc.

12.1 Estimated Years (Est. Years)

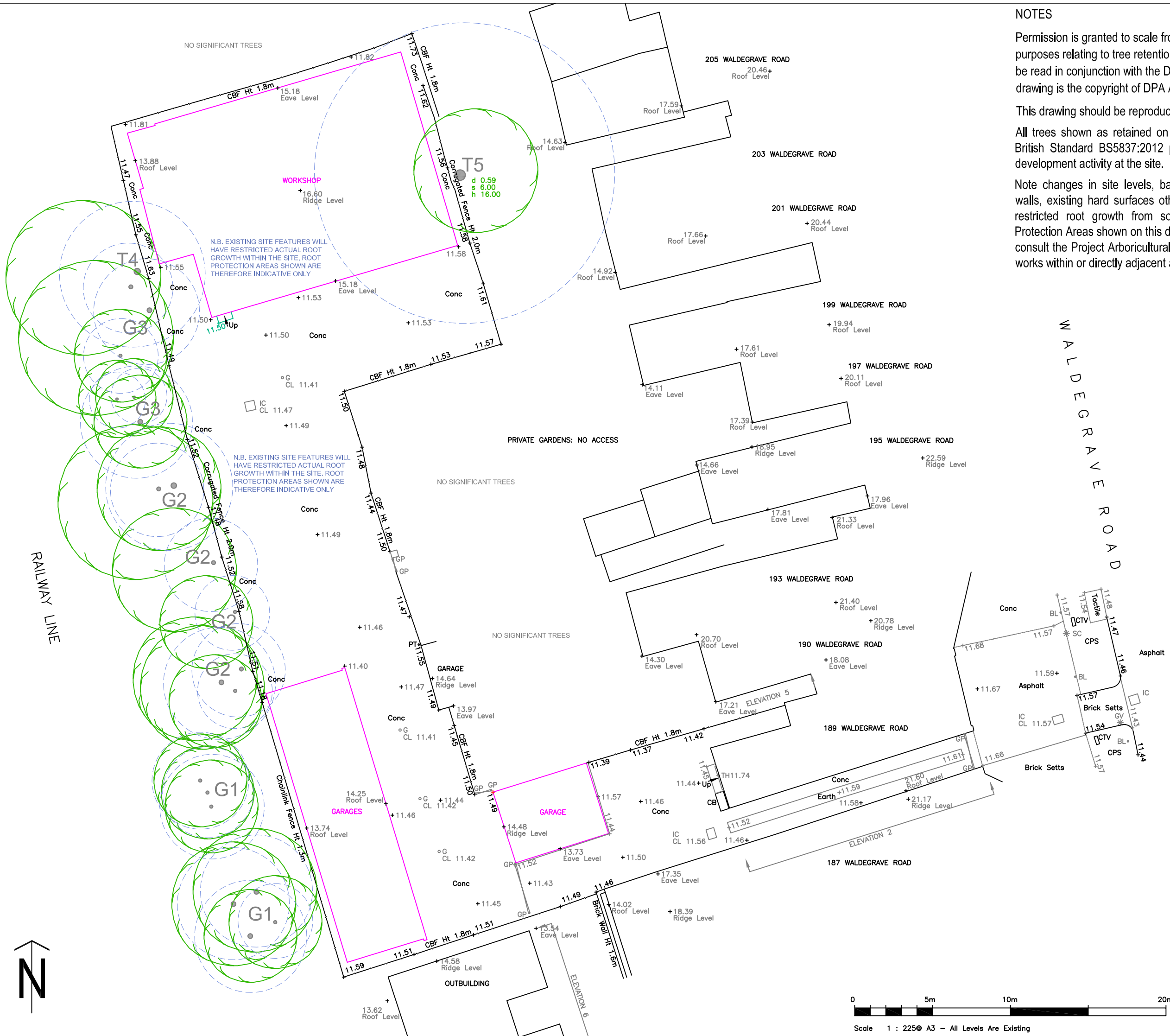
- Estimated remaining contribution to the local and/or wider landscape in years

13.1 BS5837:2012 Tree Quality Assessment (Cat Grade)

- **Category A** = trees of high quality and/or high landscape value in such a condition as to be able to make a substantial contribution to the local and/or wider landscape for the next 40 years or more
- **Category B** = trees of moderate quality and/or moderate landscape value in such a condition as to be able to make a significant contribution to the local and/or wider landscape for the next 20 years or more
- **Category C** = trees of relatively low quality and/or low landscape value in such a condition as to be able to provide an adequate contribution to the local and/or wider landscape for the next 10 years or more (or young and/or self-seeded trees with a stem diameter below 150mm)
- **Category U** = trees in such a poor condition that any existing landscape value would be lost within 10 years and/or trees that need to be removed for reasons of sound arboricultural management and/or health & safety

APPENDIX 2

Drawing Number DPA-1015-01
(Tree Survey)



NOTES

Permission is granted to scale from this drawing for Local Authority Planning Approval purposes relating to tree retention and protection measures only. This drawing should be read in conjunction with the DPA Tree Data Tables (& Arboricultural Report). This drawing is the copyright of DPA Arboricultural Consultants 2021 ©

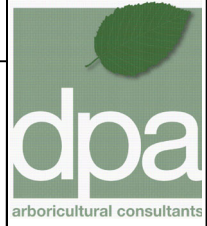
This drawing should be reproduced in colour only.

All trees shown as retained on this drawing are to be protected in accordance with British Standard BS5837:2012 prior to commencement and for the duration of any development activity at the site.

Note changes in site levels, banks, ditches, previous & existing buildings, retaining walls, existing hard surfaces other trees and their associated root systems will have restricted root growth from some trees in some directions. Therefore the Root Protection Areas shown on this drawing should be considered as indicative only. Please consult the Project Arboricultural Consultant for specific advice before undertaking any works within or directly adjacent any of the Root Protection Areas shown.

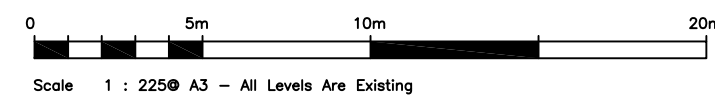
DPA DRAWING KEY	
	BS CATEGORY A - TREES OF HIGH QUALITY
	BS CATEGORY B - TREES OF MODERATE QUALITY
	BS CATEGORY C - TREES OF LOW QUALITY
	BS CATEGORY U - TREES UNSUITABLE FOR RETENTION
	TREES TO BE REMOVED & REPLACED TO FACILITATE THE PROPOSALS
	REQUIRED ROOT PROTECTION AREAS (BS 5837:2012)

ISSUED FOR PLANNING	
SITE ADDRESS LAND AT AND TO REAR OF 189 WALDEGRAVE ROAD TEDDINGTON TW11 8LX	
CLIENT WALDEGRAVE MEWS LTD	
SCALE 1:225	SHEET SIZE A3
DRAWN DP	DATE SEPT 2021
DRAWING TITLE EXISTING SITE LAYOUT (TREE SURVEY)	
DRAWING NUMBER DPA-1015-01	REVISION B



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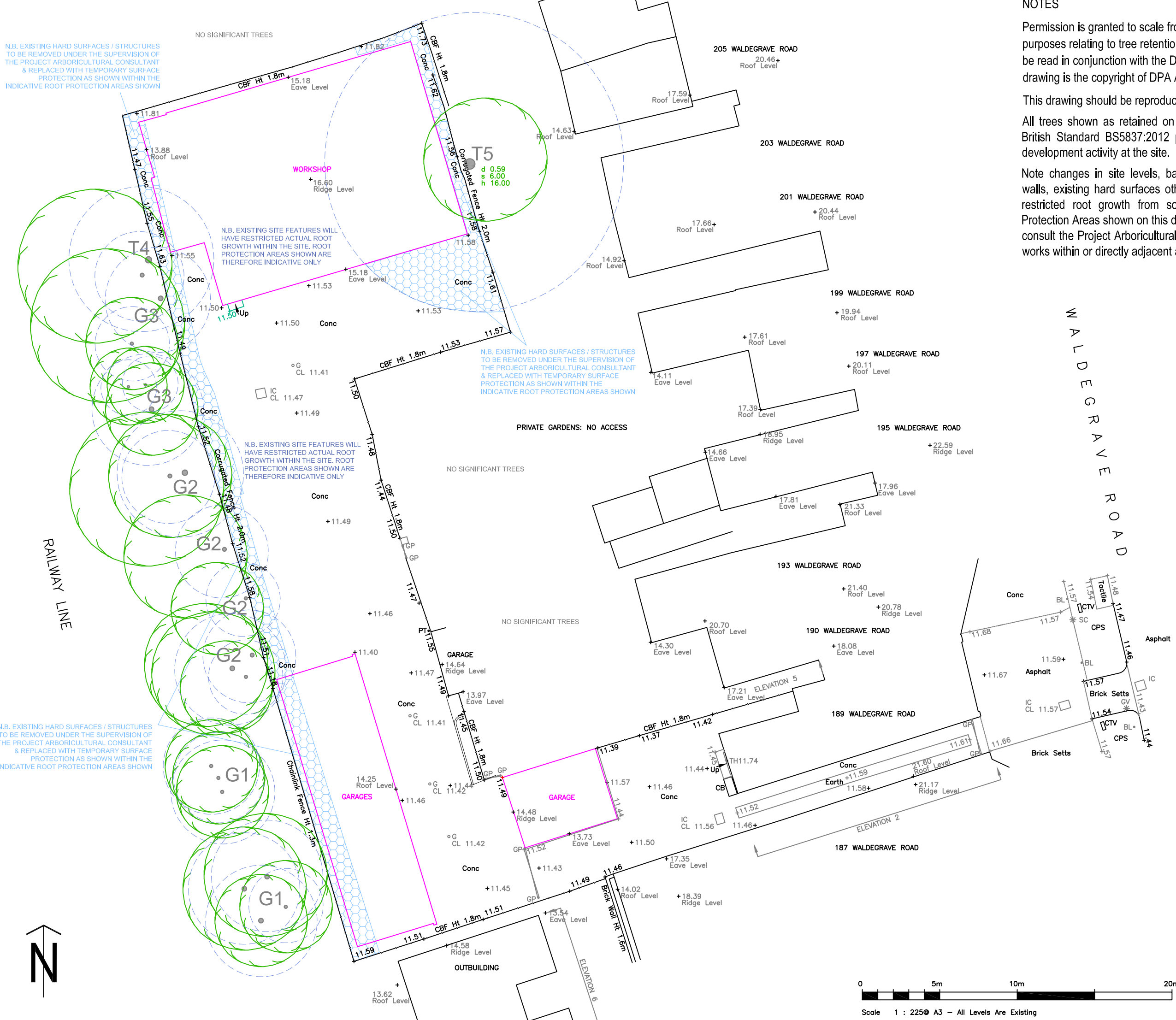


APPENDIX 3

Drawing Number DPA-1015-02
(Tree Protection Plan -
Demolition)

N.B. EXISTING HARD SURFACES / STRUCTURES TO BE REMOVED UNDER THE SUPERVISION OF THE PROJECT ARBORICULTURAL CONSULTANT & REPLACED WITH TEMPORARY SURFACE PROTECTION AS SHOWN WITHIN THE INDICATIVE ROOT PROTECTION AREAS SHOWN

NO SIGNIFICANT TREES



N.B. EXISTING SITE FEATURES WILL HAVE RESTRICTED ACTUAL ROOT GROWTH WITHIN THE SITE. ROOT PROTECTION AREAS SHOWN ARE THEREFORE INDICATIVE ONLY

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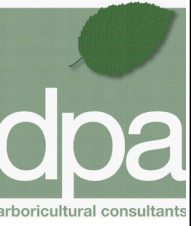
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DPA DRAWING KEY

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-  BS CATEGORY C - TREES OF LOW QUALITY
-  BS CATEGORY U - TREES UNSUITABLE FOR RETENTION
-  REQUIRED ROOT PROTECTION AREAS (BS 5837:2012)
-  TREE PROTECTIVE FENCING - BS 5837:2012 (SEE DPA REPORT FOR DETAILS & SPECIFICATIONS)
-  TEMPORARY PROTECTIVE SURFACE - BS 5837:2012 (SEE DPA REPORT FOR DETAILS & SPECIFICATIONS)

ISSUED FOR
PLANNING

SITE ADDRESS
LAND AT AND TO REAR OF 189 WALDEGRAVE ROAD TEDDINGTON TW11 8LX



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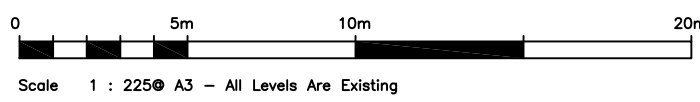
CLIENT
WALDEGRAVE MEWS LTD

SCALE	SHEET SIZE	DRAWN	DATE
1:225	A3	DP	SEPT 2021

DRAWING TITLE
EXISTING SITE LAYOUT (TREE PROTECTION)

DRAWING NUMBER	REVISION
DPA-1015-02	B

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Company Reg. No. 7239976



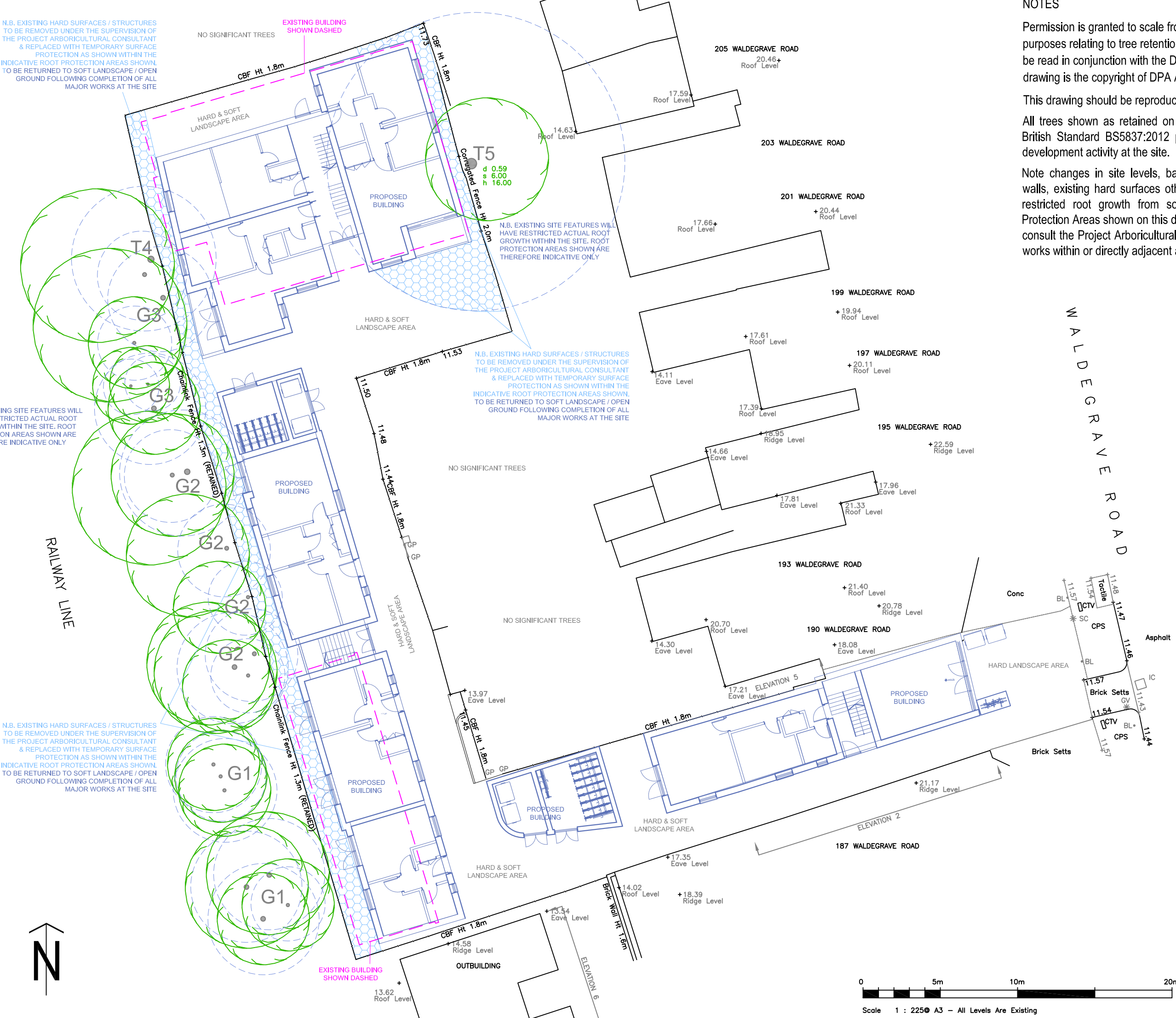
APPENDIX 4

Drawing Number DPA-1015-03
(Tree Protection Plan -
Construction)

N.B. EXISTING HARD SURFACES / STRUCTURES TO BE REMOVED UNDER THE SUPERVISION OF THE PROJECT ARBORICULTURAL CONSULTANT & REPLACED WITH TEMPORARY SURFACE PROTECTION AS SHOWN WITHIN THE INDICATIVE ROOT PROTECTION AREAS SHOWN. TO BE RETURNED TO SOFT LANDSCAPE / OPEN GROUND FOLLOWING COMPLETION OF ALL MAJOR WORKS AT THE SITE

EXISTING SITE FEATURES WILL RESTRICTED ACTUAL ROOT TH WITHIN THE SITE. ROOT PROTECTION AREAS SHOWN ARE INDICATIVE ONLY

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All trees shown as retained on this drawing are to be protected in accordance with British Standard BS5837:2012 prior to commencement and for the duration of any development activity at the site.

Note changes in site levels, banks, ditches, previous & existing buildings, retaining walls, existing hard surfaces other trees and their associated root systems will have restricted root growth from some trees in some directions. Therefore the Root Protection Areas shown on this drawing should be considered as indicative only. Please consult the Project Arboricultural Consultant for specific advice before undertaking any works within or directly adjacent any of the Root Protection Areas shown.

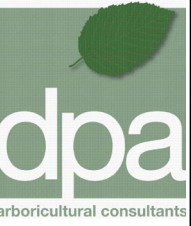
DPA DRAWING KEY

- BS CATEGORY A - TREES OF HIGH QUALITY
- BS CATEGORY B - TREES OF MODERATE QUALITY
- BS CATEGORY C - TREES OF LOW QUALITY
- BS CATEGORY U - TREES UNSUITABLE FOR RETENTION
- REQUIRED ROOT PROTECTION AREAS (BS 5837:2012)
- TREE PROTECTIVE FENCING - BS 5837:2012 (SEE DPA REPORT FOR DETAILS & SPECIFICATIONS)
- TEMPORARY PROTECTIVE SURFACE - BS 5837:2012 (SEE DPA REPORT FOR DETAILS & SPECIFICATIONS)

ISSUED FOR
PLANNING

SITE ADDRESS
LAND AT AND TO REAR OF 189 WALDEGRAVE ROAD TEDDINGTON TW11 8LX

CLIENT
WALDEGRAVE MEWS LTD



Park House
73 Park Road
Staines Upon
Thames
Surrey
TW19 7NT

SCALE	SHEET SIZE	DRAWN	DATE
1:225	A3	DP	SEPT 2021

DRAWING TITLE
PROPOSED SITE LAYOUT (TREE PROTECTION)

DRAWING NUMBER	REVISION
DPA-1015-03	B

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