

Harper tree consulting



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Arboricultural Report
BS5837:2021 (Trees in Relation to Design, Demolition & Construction)

Client: Globe Property Ltd.
Site: 224 St. Leonards Road, Sheen, SW14 7BN.
Date of survey: May 16th 2024
Date of report: May 20th 2024
Surveyor: Jon Harper cert.Arb (RFS)
Report reference: 2024030 v1.0

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1. INTRODUCTION

1.1. BS5839:2012

The current British Standard for trees in relation to design, demolition, and construction is BS5837:2012. This became current in May 2012, and supersedes the old 2005 standard.

1.2. Terms and Definitions

1.2.1. Access Facilitation Pruning

One-off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.

1.2.2. Arboricultural Method Statement (AMS)

Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in the loss of, or damage to a tree to be retained.

1.2.3. Arboriculturist

Person who has through relevant education training and experience, gained expertise in the field of trees in relation to design, demolition, and construction.

1.2.4. Competent Person

Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task which is being approached.

1.2.5. Construction

Site-based operations with the potential to affect existing trees.

1.2.6. Construction Exclusion Zone (CEZ)

Area based on the root protection area (2.7) from which access is prohibited for the duration of the project.

1.2.7. Root Protection Area (RPA)

Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain a tree's viability, and where the protection of roots and soil structure is treated as a priority.

1.2.8. Services

Any above or below-ground structure or apparatus required for utility provision.

1.2.9. Stem

Principal above-ground structural component(s) of a tree that supports its branches.

1.2.10. Structure

Manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork.

1.2.11. Tree Protection Plan

Scale drawing, informed by descriptive text where necessary, based on the finalised proposals, showing trees for retention, and illustrating the tree and landscape protection measures.

1.2.12. Veteran Tree

Tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

1.3. The Proposal/Relevant History

The proposal, in this instance, is to construct two new dwellings to the rear of the existing as shown using the purple colour on the tree constraints plan (2024030/TCP001) in this report.

1.4. Brief and Purpose

This report has been commissioned by Globe Property Ltd. to;

- Survey the trees on site in accordance with BS5837:2012.
- Detail the arboricultural implications of the proposed project.
- Present an effective tree protection strategy for the duration of the development.
- Provide the necessary arboricultural information to accompany a planning application to Richmond Borough Council.

1.5. Scope

The trees have been surveyed in accordance with the BS. Trees on and immediately adjacent to the site with a stem diameter over 75mm have been included.

A full hazard assessment of the trees (including the assessment of decay or defects and their implications), has not been undertaken as this is considered beyond the scope of this report. Any obvious hazards and defects have, however, been identified in the Tree Survey Schedule and appropriate works recommended for action.

1.6. Documents Supplied/Used

Document	Supplied by	Format/Reference
2024-04-18 224 ST LEONARDS ROAD EAST SHEEN-MHLSR-Prov 01	Arqis Studio	PDF

1.7. Executive Summary

The application site is formed from the rear garden of the existing property at 224 St. Leonards Road. Consent has already been given to a new dwelling at the side of that existing house under the application number 23/3062/FUL and the intension is to construct both developments at the same time. This provides protection for the trees at the front of the site under that consent, which has already been approved.

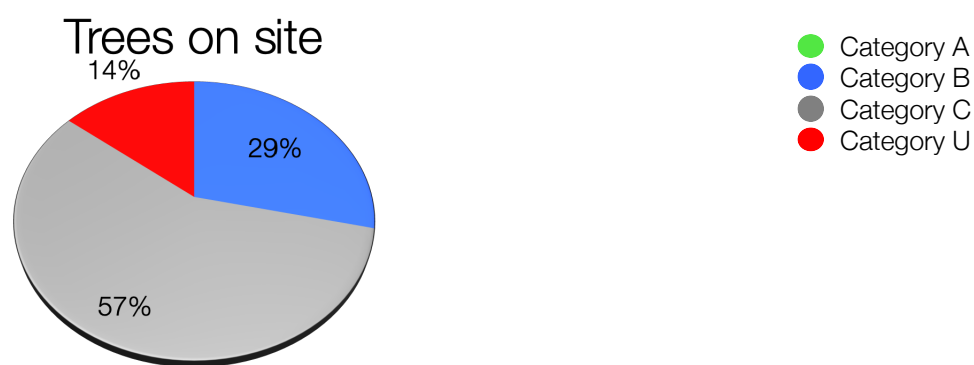
The site is not in a conservation area and there are no tree preservation orders in force on or around the site.

Three trees will be lost in order to facilitate the proposed development work. Two of them are small and spindly and one is slightly bigger. However, I do not consider that the loss of these tree will hugely negative impact on the character of the area due to their positions.

2. TREE SURVEY

2.1. Survey Summary

Total number of trees	7
Category A	0
Category B	2
Category C	4
Category U	1



2.2. Survey Method

Locations of the trees were plotted using the site plan provided by Aquis Studio.

All trees were inspected from ground level only using widely accepted Visual Tree Assessment techniques, and no trees were climbed during the survey.

No trees were internally investigated. Should a more detailed inspection be required this will be pointed out in the recommendations on the survey schedule.

2.3. Tree Details

With regard to their desirability for retention, the trees surveyed have been graded with their trunks colour coded on the tree constraints plan, and tree protection plan using the criteria contained in BS5837:2012. A summary of this grading is as follows.

A= **Light Green**. Trees of high quality and value, in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested in the British Standard). Usually worthy of consideration as a material constraint to any proposed development.

B= **Mid Blue**. Trees of moderate quality and value in such a condition as to make a significant contribution (a minimum period of 20 years is suggested in the British Standard). Usually worthy of consideration as a material constraint to any proposed development.

C= **Grey**. Trees of low quality and value, in adequate condition condition to remain until new planting could be established (a minimum of 10 years is recommended in the British Standard), or trees with a stem diameter below 150mm. Not usually worthy of consideration as a material constraint to any proposed development.

U= Red. Trees in such a condition that they cannot be realistically be retained as living specimens in the context of the current land use for longer than 10 years.

In our survey schedule, the RPA for each tree is indicated as the radius of a circle as well as in M². This is also plotted on the tree constraints plan and tree protection plan denoted by a heavy black line which merges the individual RPAs together where there is more than one tree.

Section 4.6 of BS5837:2012 provides for the shape of the RPA to be modified from the starting point of a circle to account for site features such as hard surface treatments where root growth may be restricted, as long as the total remains the same. In this case, no RPAs were modified.

Please Note: The facility for offsetting an RPA by 20% for open grown trees was withdrawn on May 01st 2012.

2.4. Legal Protection Status of Trees.

Type of Protection	Details/Reference
Conservation Area	No
Tree Preservation Order	No
Planning conditions requiring tree retention	No

3. ARBORICULTURAL IMPACT ASSESSMENT

3.1. Summary of Impact Assessment

Total number of trees surveyed	7
Number of trees to be removed	3
Number of trees to be pruned	1
Number of trees with RPA incursions	2

3.2. Removal of trees

Category A Trees (High Grade)	Category B Trees (Moderate Grade)	Category C Trees (Low Grade)	Category U Trees (Unretainable)
N/A	N/A	T4, T6 & T7	N/A

The trees in the table above will be felled to the ground and the stumps will be ground out to prevent damage to the roots of retained trees nearby. The reason for removal may be for either of the reasons below.

- A. There may be a direct conflict with the proposed development.
- B. The trees may not be in a condition that makes them desirable for retention.

Trees to be removed	Impact on the character of the local area.	Mitigation (if any)
T4, T6 & T7	Low: For the most part, these trees are not readily visible from outside the site	None required

3.3. Tree Works

Apart from the tree removals specified in section 3.2 of this report, T1, a category U tree in a neighbouring garden, will be pruned back to the boundary and shaped holistically.

3.4. Incursions into RPAs

In many instances, a low degree of root disturbance can be deemed to be acceptable. Where incursions can be fully invasive, or low level invasion can sometimes be achieved by the use of specialist methods to limit the degree of disturbance. The table details the incursions and how they are to be dealt with.

Incursions into RPAs of retained trees		
Type of incursion	Tree number	Precautions to be taken
Decking at the rear of the proposed dwellings	T3 & T5	Holes for support posts will be lined with a damp proof membrane to control toxins from curing concrete

3.5. Light and Proximity Issues

There are no arboricultural light or proximity issues associated with the current proposal.

3.6. Mitigation Planting

Due to the legal protection status of the application site, there is no statutory requirement for mitigation planting in this instance.

3.7. Conclusion

Assuming full compliance with the AMS in this report, the net arboricultural impact is acceptable.

4. ARBORICULTURAL METHOD STATEMENT

4.1. Introduction

During the development process, the tree protection measures set out in this method statement must be adhered to in order to safeguard the retained trees. The principles below are specifically designed to offer a significant degree of protection to both the root systems and aerial parts of the trees for the duration of the works.

A copy of this method statement must be made available on site at all times until the cessation of any demolition, construction, and landscaping work, and the site personnel will be made familiar with the key implications of this AMS.

It should be remembered that powers were granted to Local Planning Authorities in 2005, which allow them to serve Temporary Stop Notices if agreed protection measures are strayed away from before work is completed. This can be extremely costly and very time consuming.

4.2. Pre-commencement Meeting

If the Local Planning Authority deem it necessary, a pre-commencement meeting will be held, attended by the project Arboricultural Consultant, the Site Manager, and the LPA Tree Officer. During this meeting potential problems and protection sequencing can be discussed and it is expected that all aspects of the tree protection measures set out in this AMS will be understood and agreed. Following this meeting, all parties involved will receive an email from the Arboricultural Consultant containing a record of what was discussed and agreed.

4.3. Sequencing and Supervision

Sequencing of events and effective arboricultural supervision are important elements of the tree protection process.

There is no necessity for any direct arboricultural supervision in this instance.

Key Stages:

- AMS issued to Site Manager/Building Company
- AMS to be read by all site personnel to ensure a full understanding of implications. Any raised issues are to be addressed to the project Arboricultural Consultant
- Recommended and agreed tree works to be carried out
- Tree protective fencing and ground protection installed
- Construction work carried out
- Tree protective fencing and ground protection removed
- Landscaping (if any) carried out

Summary of Arboricultural Monitoring and Supervision

Activity	Level of monitoring/supervision required
Erection of tree protective fencing	Signing off of the approved tree protection measures by the project arboricultural consultant prior to any development work commencing
Installation of ground protection measures	

It is also imperative that telephone contact between the site manager and the Arboricultural Consultant is maintained with regard to any tree protection measure issues.

4.4. Site Precautions

The following points will be observed at all times:

- No fires will be lit within 15m of any retained tree on or around the site
- No access will be permitted inside the tree protection fences
- No materials, equipment, or waste will be stored inside the tree protection fencing at all
- Notice boards, telephone cables, or other services will not, under any circumstances, be attached to retained trees
- Material which contaminate soil, such as concrete, diesel oil, vehicle washings and even builders sand, will not be allowed to enter the RPA of any retained tree

4.5. Carrying out tree works

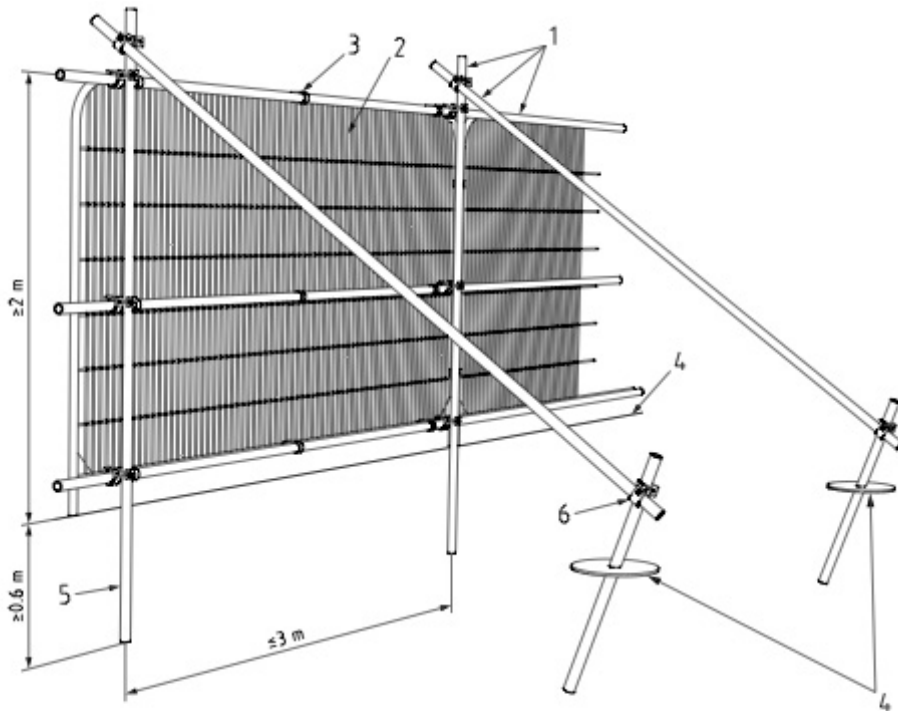
All tree works, where required, will be carried out in accordance with BS3998:2010 (Recommendations for Tree Works), and to the current arboricultural best practice. Tree works will be carried out by a suitably qualified and insured contractor. The contractor will be solely responsible for carrying out their own site risk assessment prior to the commencement of work.

If at any time during the development a need for additional tree works is highlighted to facilitate the proposed works or access for machinery/plant, the Arboricultural Consultant will be contacted to advise on appropriate works and liaise with the LPA as necessary.

4.6. Protective Fencing and Ground Protection

The required tree protective fencing should be installed to fence off the construction exclusion zone(s), or CEZ, shown on the tree protection plan (Figure 2). This must only be altered or moved as agreed in writing by the Local Planning Authority following advice from a competent Arboricultural Consultant.

The Tree Protective fencing will be 2.4m Heras fencing as specified in the BS. The fencing will be supported by a scaffold framework with supporting struts firmed into the ground on the side of the trees. The purpose of the supports is to prevent the fencing being moved during the development. Clear signs will be attached to the fencing (e.g. Tree Protective Fencing – Keep Out).



Key

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

Ground protection will be in the form of 18mm OSB or ply-wood on top of a compressible layer of wood chip or sharp sand (not builders sand). The compressible layer will be 100mm deep and it will, in turn, be on top of a geotextile membrane.

T5 will have a wooden box constructed around its stem to prevent abrasion like in the image below.



4.7. Site Access

Site access will only be available via the existing site entrance on St. Leonards Road for construction purposes

Please note that the trees at the front of the site will be protected by already approved measures from planning application 23/3062/FUL, which will be constructed at the same time.

4.8. Demolition Work

No demolition work is required for the current proposal to be completed.

4.9. Underground Services

New underground services will be routed into the footprint of the new dwellings avoiding the RPAs of all retained trees.

Run off water will be routed into soak aways, the position of which will be agreed with the LPA before work commences.

4.10. Foundations and Construction

As the foundations for the proposed dwellings will be outside of the RPAs of all retained trees, no specially engineered solutions will be necessary.

4.11. Fencing and Landscaping

During the landscaping phase of the development (if any landscaping takes place), the following precautions will be observed:

- No compaction of soil within the RPAs (or where new tree planting is to be carried out).
- No changes in ground levels.
- Unwanted vegetation to be removed manually or using contact herbicides that will not damage existing tree roots.
- No underground irrigation or drainage pipes to be installed
- If soil has been compacted in areas where planting is proposed, measures to improve soil structure (e.g. decompaction) may be necessary to facilitate successful plant establishment.

If any fence posts are installed within the RPAs of retained trees, excavation will be carried under direct arboricultural supervision using hand tools. Posts will be re-positioned if roots in excess of 25mm in diameter are encountered. Post holes will be lined with heavy gauge polythene where concrete is used to safeguard the rooting environment of the trees from the potentially toxic effects of leaching concrete.

4.12. Amendments

Issues may arise on development sites that require amendments to the previously agreed tree protection details. Any amendments to this AMS will be approved in writing by the LPA prior to being implemented. Copies of paperwork relating to any amendments will be communicated by the Arboricultural Consultant to the Client and LPA.

**This concludes the advice given in this report
Compiled and presented by
Jon Harper cert.Arb (RFS)**

TREE SURVEY SCHEDULE

Please note that the recommendations on the tree survey schedule have not been considered in relation to the design of any potential proposed development, but are derived from observations made on site.

Tree Survey Schedule

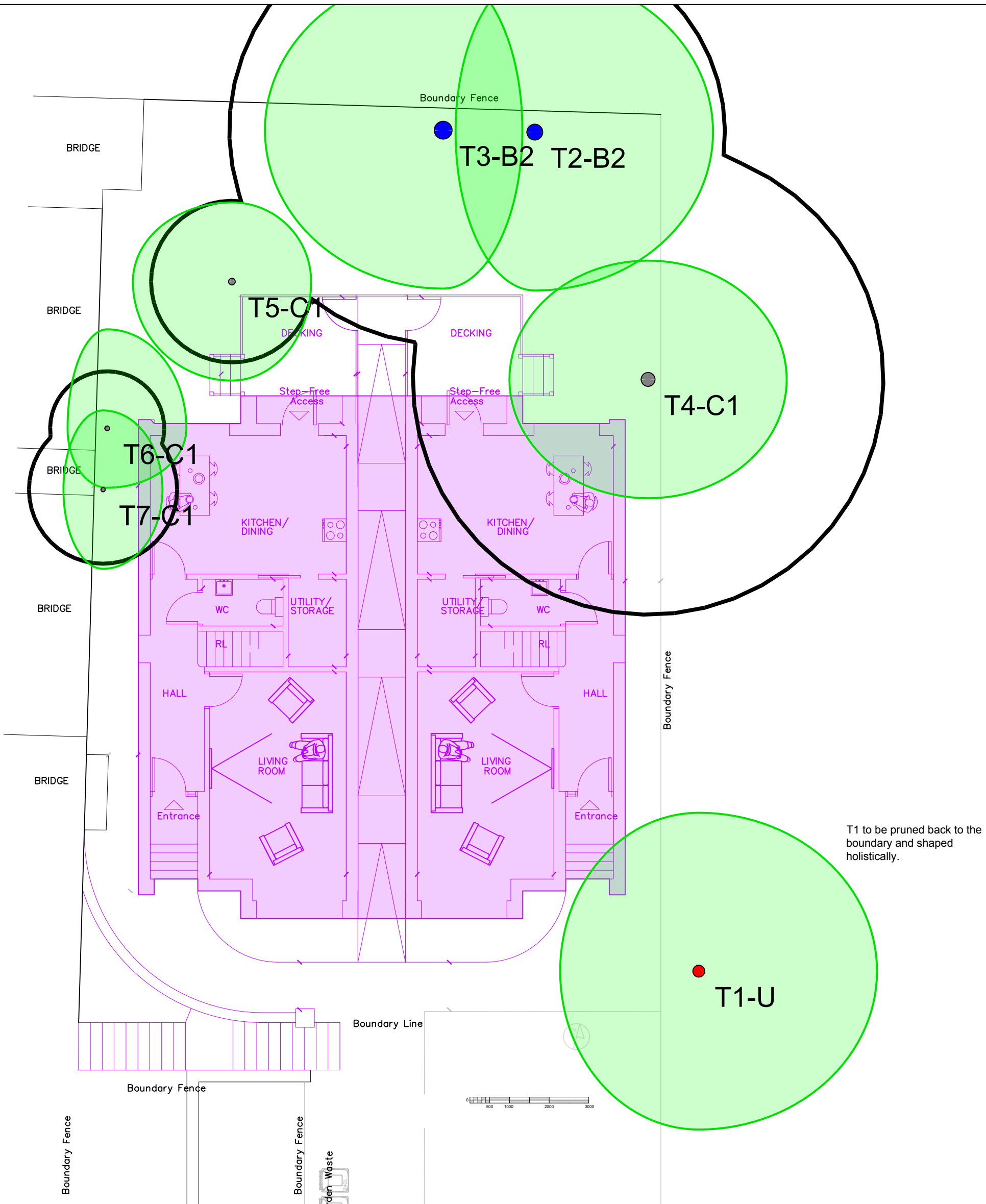


Date: May 20th 2024
Site: 224 St. Leonards Road
Surveyor: Jon Harper cert.Arb (RFS)

- = Category A trees
- = Category B trees
- = Category C trees
- = Category U trees

Type (Tag)	Name	Age	Category	Diameter (Stems)	Height (L/Hgt)	North	East	South	West	Condition	Life Exp	Comments	Recommendations	RPR	RPA
T1	Prunus avium (Wild Cherry)	M	U	424(2)	7(2)	4	4.5	4	3.5	Poor	<10	Declining. Dieback in crown. Low bud/leaf density.	None at present.	5.09	81.4
T2	Chamaecyparis lawsoniana (Lawson Cypress)	M	B2	400(1)	17(2.5)	4	4.5	4	2	Good	20	None at present.	None at present.	4.8	72.39
T3	Chamaecyparis lawsoniana (Lawson Cypress)	M	B2	450(1)	17(2.5)	4	2	4	4.5	Good	20	Leaning West.	None at present.	5.4	91.62
T4	Robinia pseudoacacia (Locust Tree)	M	C1	495(2)	11(4)	3	3.5	3	3.5	Fair	10	None at present.	None at present.	5.94	110.86
T5	Acer pseudoplatanus (Sycamore)	EM	C1	170(1)	8(5)	2	2	2.5	2.5	Fair	10	Spindly.	None at present.	2.04	13.08
T6	Aesculus hippocastanum (Horse Chestnut)	EM	C1	120(1)	8(4)	2.5	2	1.5	1	Fair	10	Spindly.	None at present.	1.44	6.52
T7	Acer pseudoplatanus (Sycamore)	SM	C1	156(2)	8(3)	2	1.5	2	1	Fair	10	Spindly.	None at present.	1.87	10.99

TREE CONSTRAINTS PLAN



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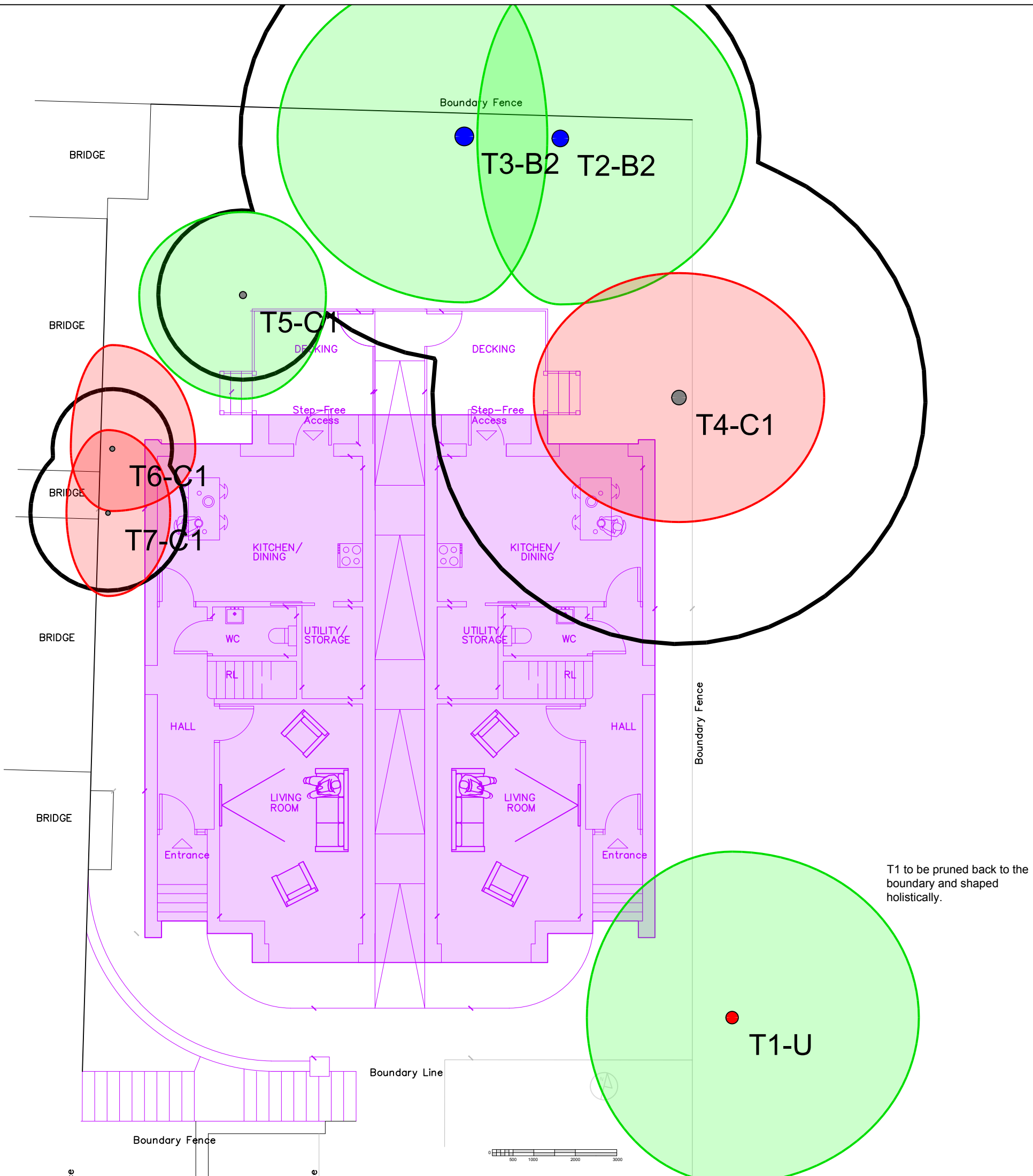
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Client: Globe Property Ltd.	Date: May 20th 2024
Site: 224 St. Leonards Road Sheen	Ref: 2024030/TCP001
	Scale @ A3: 1:100
	Title: Tree Constraints Plan

TREE REMOVAL PLAN

- Notes & Legend:**
- Category A trees (Green circle)
 - Category B trees (Blue circle)
 - Category C trees (Grey circle)
 - Category U trees (Red circle)
 - RPA's (White circle)
 - Trees to be removed (red crowns and numbers) (Red circle with dot)
 - BS5837 Specification Ground Protection (Blue square)
 - No Dig Permeable Hard Surface Treatment (Yellow square)
 - Tree Protective Fencing (Blue line with circles)
 - Proposed development (Purple line)



T1 to be pruned back to the boundary and shaped holistically.

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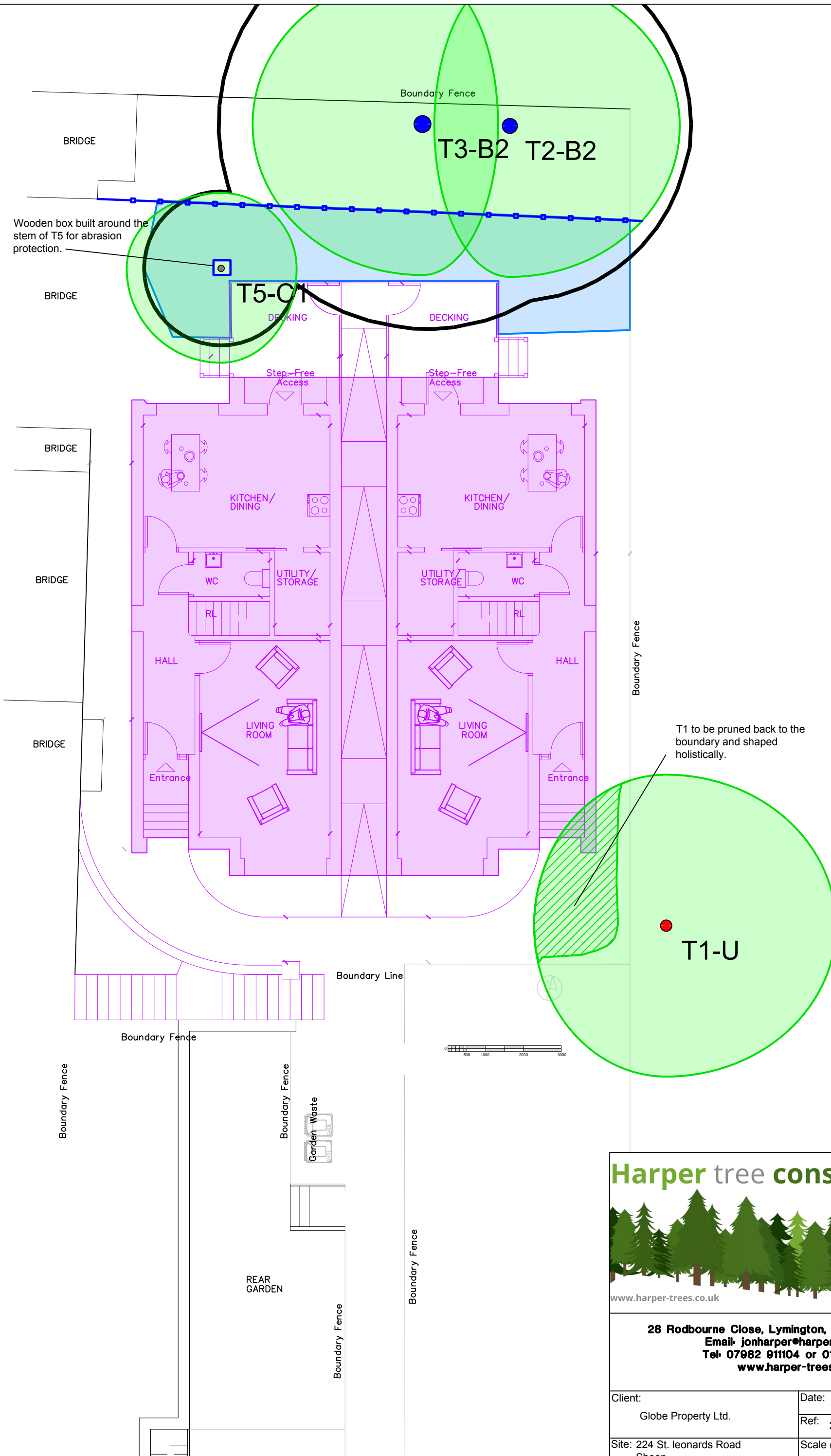
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Client: Globe Property Ltd.	Date: May 20th 2024
Site: 224 St. Leonards Road Sheen	Ref: 2024030/TRP001
	Scale @ A3: 1:100
	Title: Tree Removal Plan

TREE PROTECTION PLAN

- Notes & Legend:**
- Category A trees (Green circle)
 - Category B trees (Blue circle)
 - Category C trees (Grey circle)
 - Category U trees (Red circle)
 - RPAs (White circle)
 - Trees to be removed (red crowns and numbers) (Red circle with crown)
 - BS5837 Specification Ground Protection (Blue square)
 - No Dig Permeable Hard Surface Treatment (Yellow square)
 - Tree Protective Fencing (Blue line with dots)
 - Proposed development (Purple line)



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Client: Globe Property Ltd.	Date: May 20th 2024
Site: 224 St. Leonards Road Sheen	Ref: 2024030/TPP001
	Scale @ A3: 1:100
	Title: Tree Protection Plan