Arboricultural Statement and Tree Survey

for Proposed Extension

at

72 Meadlands Drive,

Richmond,

TW10 7EE

Prepared for Mr Darko Ivančan

RUSKINS
TREE CONSULTANCY

A trading name of RG Consultancy Ltd

Prepared by
Peter Wilkins BA(Hons) MArborA. MIEnvSc. CEnv.
Our Ref 0324- 100147
April 2024

Contents

1.0 Introduction

1.1 We have been instructed by Mr Darko Ivančan to provide the arboricultural information to inform a planning application for a single storey extension to the rear of 72 Meadlands Drive, Richmond, TW10 7EE.

1.2 We visited the property on 8th April 2024 to view the site and survey the nearby vegetation.

1.3 The site is a terraced, two-storey house with a shared pedestrian access to the rear garden. There are no trees to the front of the property and a single fruit tree T1 in the rear garden. There are no 3rd party trees that are relevant to the proposed works.

1.4 **Statutory Protection**

1.5 Whilst no trees are to be removed or to be pruned to facilitate the works there is no statutory protection (Tree Preservation Order or Conservation Area) relating to trees at this property.

2.0 Arboricultural Method Statement

2.1 No trees are to be removed or need to be pruned to facilitate the proposed works.

2.2 There is sufficient overhead clearance for all works to be undertaken without any requirement for tree pruning.

2.3 The approved works involve the construction of a single-storey rear extension. Access to the rear garden is restricted by the narrow pedestrian access to the left-hand side of the property.

2.4 The fruit tree T1 is to be retained, the proposed construction works are outside the Root Protection Areas (RPA) of this tree. There is a very marginal encroachment (less than 1%) into the theoretical RPA for the proposed patio. This encroachment will not impact on the health, stability or longevity of this tree. T1 will be protected by restricting access into the rear garden as per the attached Tree Protection Plan. The fencing will be erected prior to works commencing on site.

2.5 With regard to the scale of the works, the restricted pedestrian access and absence of any machinery the tree protection fencing can be plastic safety barrier type fencing.

3.0 Conclusion

3.1 Provided the tree protection measures outlined in this report are followed, the proposed works will not impact on the root system or rooting environment, nor the health, stability and longevity of the fruit tree T1.

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Appendix

Tree Condition Survey

Photographs

Tree Protection Plan

Tree Survey for Proposed Extension at 72 Meadlands Drive, Richmond, TW10 7EE

Prepared for Mr Darko Ivančan

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Tree Survey for Proposed Extension at 72 Meadlands Drive, Richmond, TW10 7EE

1.0 Introduction

Acting on instructions received from Mr Darko Ivančan, the property was visited on 8th April 2024 to undertake a Pre-Development Tree Condition Survey in relation to the proposed works. We have assessed the condition of trees located within and close to the boundary of the site, that are relevant to the proposed works.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the boundary of the site. The objective of the survey is to collect tree data relevant to the proposed redevelopment of the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations' based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, '*The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring*.' (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees is shown on the attached drawing. A detailed inspection of individual trees with respect to decay, defects and hazard is not included. However, trees found to be in a structurally dangerous condition are identified.

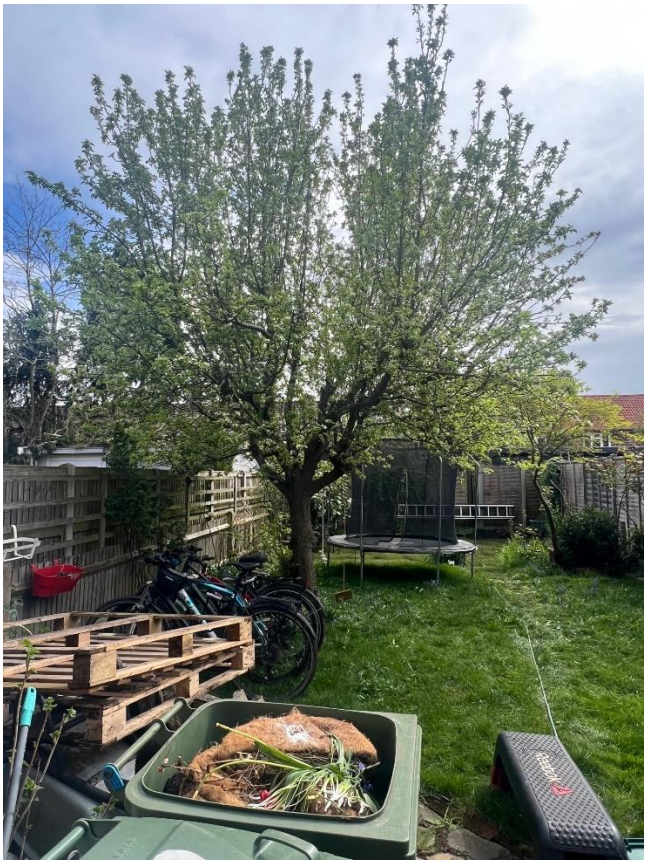
TABLE 1

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Recommendations	BS Cat
T1	Pear	8	260	1	3	3	3	3	40+	A	A	M	A mature fruit tree growing within the rear garden of the subject property. This tree has been subject to past management by crown reduction	No Works	C1

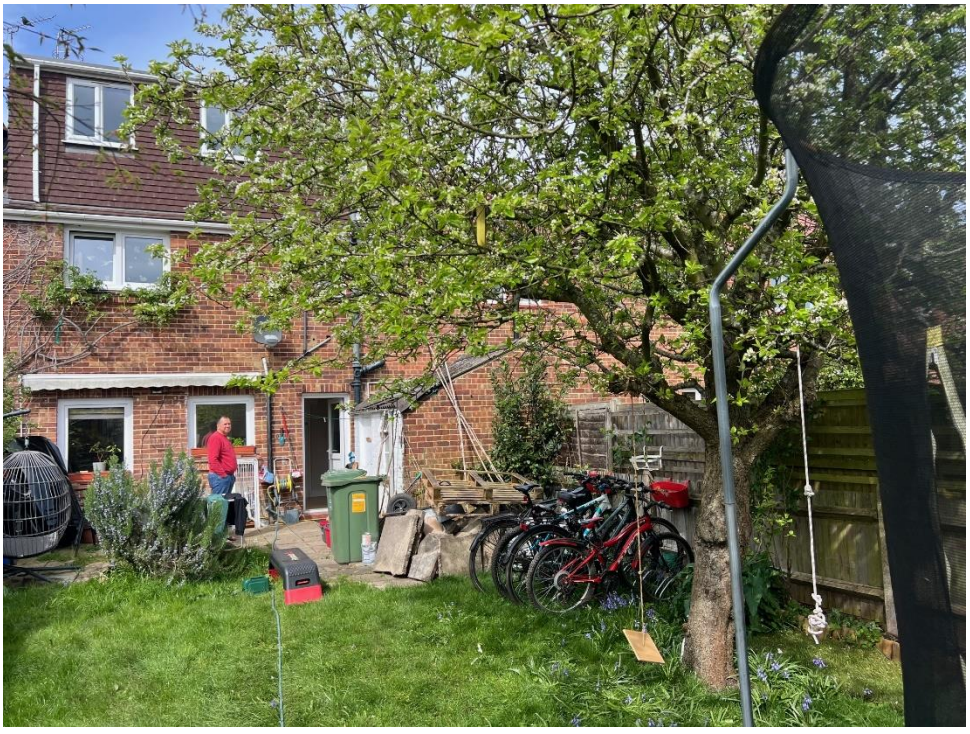
BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations'.
Table 1 Cascade chart for tree quality assessment

Trees unsuitable for retention (See Note)				
Category and definition	**Criteria (including subcategories where appropriate**			**Identification on plan**
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	• Trees that have a serious, irremediable, 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 significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			**Red**
Trees to be considered for retention				
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Category A Trees of high quality with an estimated remaining 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 components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	**Green**
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 remediable 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 individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	**Blue**
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 150 mm*	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 benefits	Trees with no material conservation or other cultural value	**Grey**

Photographs



Photograph 1 (08/04/2024)
View of the pear tree T1



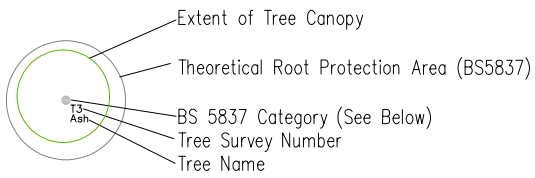
Photograph 2 (08/04/2024)
View of the pear tree T1 and rear of property.

Photograph 3 (08/04/2024)
View of the pedestrian access to the rear property.

Tree Protection Plan

Tree Protection Plan Key

Tree Protection Zone
Demolition / Construction Exclusion Zone
Working Area and access within rear garden to the restricted by suitable fencing (Heras panels or other suitable fencing). No access into fenced-off (hatched) area for construction workers during enabling, demolition or construction works.



BS 5837 Category

(See Tree Survey for further details)

Category U Red Stem Disc
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.

Category A Green Stem Disc
Those 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).

Category B Blue Stem Disc
Those of moderate quality and value: -
those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C Grey Stem Disc
Those of low quality and value: - currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

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Tree Protection Plan Prepared for Mr Darko Ivančan

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Scale	1 : 100 @ A3	Drawn by	PW
Date	03/05/2024	Checked by	*
Project No.	0324- 100147		
Dwg. No.	TPP 1 Rev1		

Base Plan Proposed Ground Floor plan
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