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Arboricultural Survey
Impact Assessment & Method Statement
Report (BS5837:2012)

Site

50 Station Road
London
SW13 0LP

Client

PaperProjects

Date of Report:

November_2024

Report Reference:

AIA/MF/0162/24

Report Prepared by:

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Contents

1.0 Instructions

1.1 This report has been commissioned by PaperProjects to survey, assess and provide an Arboricultural Impact Assessment and Method Statement for the trees sited within close proximity of proposed development works at 50 Station Road, London, SW13 0LP.

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2.0 Introduction

2.1 A site visit was conducted on 4th September 2024 to survey and assess the trees. The weather at the time of inspection was mild with trees in mid spring season.

2.2 The tree survey, report and recommendations have been compiled for the 6 no. trees, 2 no. shrubs and 1 no. group (T1-G9) assessed within the site and neighbouring sites where relevant.

2.3 The details of the subject trees are set out in the Tree Survey Schedule within *Appendix A*. The trees were surveyed on the date and time shown above and the tree survey assessment information for the tree describing size, condition and surroundings are found within this appendix.

2.4 The trees located within the site are shown in tree survey drawings T001-T003, Appendix B, and these correspond to the tree survey results table, Appendix A. Photographs of the trees can also be found in Appendix C.

2.5 This report and the opinions within it have been produced by Marcus Foster, a qualified arboriculturist and Professional Member of the Arboricultural Association with over 20 years experience and holding a National Diploma in Arboriculture, the Arboricultural Association's Technicians Certificate, Professional Tree Inspection Certificate (LANTRA) as well as a degree in History and Society. Work experience within the industry includes work as a Contracts Manager for an Arboricultural Association Approved Company, a Local Authority Tree Preservation Officer and an independent Arboricultural Consultant. As a consultant many of projects undertaken are in the inner London Boroughs of Islington, Tower Hamlets, Hackney, Westminster, Camden, Southwark and RBKC, making Marcus Foster familiar with the most recent requirements of development and constraints on urban trees.

3.0 Survey Details and Scope

3.1 The tree survey included the 6 no. trees, 2 no. shrubs and 1 no. group (T1-G9) as shown in the survey, *Appendix A*, and also highlighted on the site plans, *Appendix B*.

3.2 The following information was recorded for each tree and is shown in the Tree Schedule included in *Appendix A*:

- Number: an identity number which cross-references locations shown on the plan in Appendix A with the schedule in Appendix B.
- Species: listed by common names
- Tree Height: height in metres (m)
- Tree Spread: spread in metres (m)
- Stem diameter: measured in millimetres (mm) and taken at 1.5m above ground level
- Age Class: Y (young); EM (early-mature); M (mature); OM (over-mature)
- Vigour: G (good); F (fair); P (poor); D (dead)
- Structural Condition: G (good); F (fair); P (poor); D (dead)
- General Condition Specific comments relating to each tree
- Estimated Remaining Contribution (years)
- BS5837 Category Grading
- Protection Distance m2 Area (where applicable – BS5827: 2012)
- Protection Distance Radius (where applicable – BS5827: 2012)

3.3 Information recorded in the tree survey, *Appendix A* is expanded in the report findings and preliminary recommendations have been made in *Section 5*.

3.4 Findings as shown within *Appendix A* and assessed within *Section 5* are also highlighted within *Appendix B* which incorporates the Tree Constraints Plan (TCP) - drawing T002 addressing areas where arboricultural solutions are required. The Tree Protection Plan (TPP) - drawing T003 provides outline tree protection measures.

4.0 Survey Limitations

4.1 No soil excavations have been carried out.

4.2 This report only considers the trees and conditions at the time of inspection. As the inspection was only visual no guarantee can be given concerning the condition of the wood at present in any of the trees inspected and furthermore that no future problems or deficiencies may arise.

4.3 The survey has been undertaken as a survey of the trees without prior influence of the development and implicating factors.

4.4 No invasive tools were used during this site survey.

4.5 It should be noted that vegetation including shrubs within this / the neighbouring sites have not been included in the survey as none were within close or relevant proximity .

4.6 The survey has been undertaken from within the site and adjacent highway / public realm only.

4.7 No additional documentation unrelated to the property or development has been referred to for the trees or the property for the compilation of this report.

5.0 Tree Survey Summary

5.1 The trees have been surveyed in accordance with BS5837: 2012 'Recommendations for trees in relation to construction' (BS5837: 2012) and have been rated via the following:

BS5837:2012 KEY

Category 'A' trees
Trees of high quality with an estimated remaining life expectancy of at least 40 years. Trees have been categorised as 'A' trees for one of the following reasons:
- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

N/A

Category 'B' trees
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees have been categorised as 'B' trees for one of the following reasons
- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

T7

Category 'C' trees
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Trees have been categorised as 'C' trees for one of the following reasons
- Arboricultural qualities - unremarkable trees of very limited merit
- Mainly landscape qualities
- Trees with no material conservation or cultural value

T1, T2, T3, S4, T5, T6, S8, G9

Category 'U' trees
Trees 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.

N/A

5.3 The trees have been surveyed taking into account condition, general health and form without the development process influencing the survey. In addition they have also been surveyed taking account of amenity value that is offered in relation to both the landscape and surrounding buildings and streetscape. This report outlines the impact that the proposed development will have on the overall treescape and landscape; it provides recommendations to ensure that long-term amenity value for the area is retained.

5.4 The report has been written with close reference to the British Standard Guidance, British Standard 5837: 2012 'Recommendations for trees in relation to construction' (BS5837: 2012), which addresses the juxtaposition between trees and structures. The Arboricultural Impact Assessment highlights areas where the trees will require protection which should be addressed within the Arboricultural Method Statement (AMS) and/or Tree Protection Plan (TPP) specific to the site and proposed scheme, and corroborating with all construction and landscape method statements as relevant.

5.5 The report specifies precautions which shall be taken when working close to retained trees. Important terms include:

Root Protection Area (RPA)
The area defined as requiring protection from development from retained trees within BS5837 (2012). Using a calculation provided within BS5837 a radius distance is provided based on a measurement of the main stem taken at 1.5m height.

Construction Exclusion Zone (CEZ)
This is the RPA where no construction activity should occur and damage is prevented by either installing fencing to restrict access or installing ground protection that allows limited access above the ground, while protecting the rooting environment below.

Due to site constraints and the encroaching nature of development for an area within the RPA outside the CEZ where works are proposed, works must be carried out with care to minimise any impact on the tree rooting environment.

Tree Protection Plan (TPP)
The document which defines the extent and methodology of tree protection for the entire development process. This should be referred to AT ALL TIMES by the principal contractor and shall ensure safe protection of all retained trees on site.

Precautionary Area
An area where works must be undertaken with direct consultation with methodology as specified within the AMS report and / or scheme of Arboricultural supervision

6.0 Arboricultural Impact Assessment

Site Overview

6.1 The 6 no. trees, 2 no. shrubs and 1 no. group (T1-G9) are both located within the site.The trees are sited within London Borough of Richmond upon Thames The following statutory checks have been made for the site:

LOCAL PLANNING AUTHORITY
London Borough of Richmond upon Thames

CONSERVATION AREA STATUS
Barnes Green Conservation Area

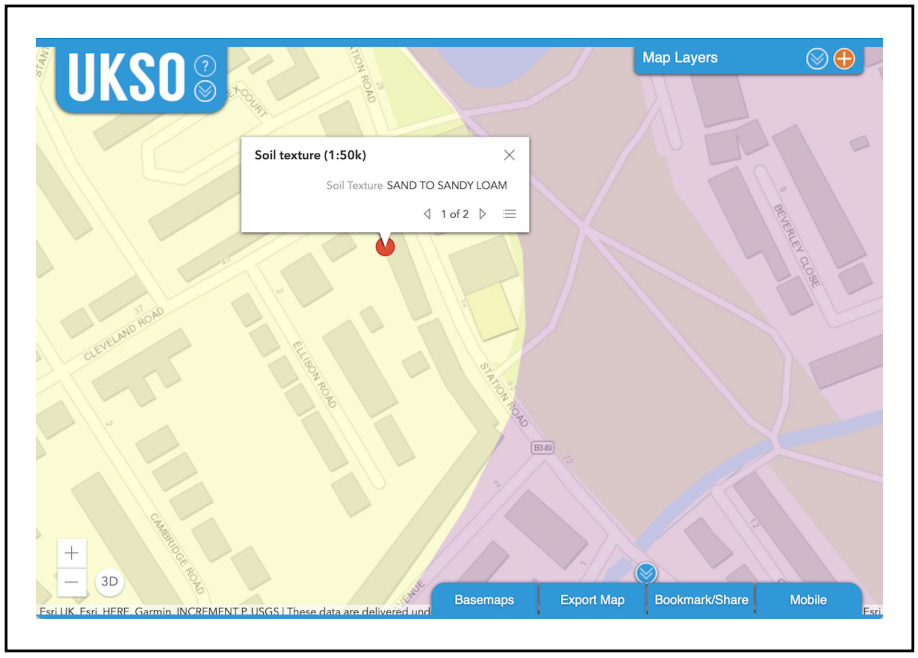
TREE PRESERVATION ORDER (TPO) STATUS:
GIS mapping / checks not available

6.2 The site location is confirmed as below:

Extract from GoogleMaps

6.3 The underlying soil to this area is classified as 'sand to sandy loam' within the UK Soil Observatory (www.ukso.org) - a light to medium soil mix. The absence of a clay element within the soil is significant in terms of both tree protection and foundation design. Whilst clay soils can experience substantial volume changes when vegetation extracts moisture from the ground they are also prone to compaction when wet; the soil is deemed as being of light to medium texture with limited susceptibility to compaction and volumetric

change. Any foundations should also be designed in accordance with the recommendations contained within NHBC Chapter 4.2 (National House Building Council, 2010) and should account for the possibility of both subsidence and heave. The soil profile is confirmed as below:



Extract from Soil Observatory - 24/09/24 - www.ukso.org

6.4 Development proposals are for the demolition of existing garage and construction of residential dwelling incorporating re-landscaping. For the purposes of this report, reference has been made to the following plans for the proposed development:

PaperProjects
49076_01-02_PE_RevA

6.5 The summary of arboricultural impact which shall be assessed is as follows:

- Retention of all 'B' category trees
- Removal of 4 no. 'C' category trees - T1, T2, T3, T5
- Removal of 2 no. shrubs - S4 & S6
- Potential damage to root plate of tree T13, for building incursion and landscape improvements made surrounding the tree.
- Potential compaction and damage of the retained trees / shrubs in relation to the development and landscape process
- Potential damage to canopy of the retained trees / shrubs surrounding the site during development and landscape process
- Replacement tree planting strategy

6.6 The trees and the impact from the proposed development are evaluated within this section to determine overall arboricultural impact from the proposed development. Where trees are retained the Root Protection Area (RPA) for each tree is evaluated in relation to proposed development works. The following is assessed within this section:

(i) Where tree protection measures are deemed appropriate these are highlighted
(ii) Mitigation for tree loss where trees are proposed for removal

6.7 Reference is also made to the London Plan and wider relevant policy:

(i) National Planning Policy Framework (December 2023) Ministry of Housing, Communities and Local Government

(ii) London Plan (2021) Chapter 8 Green Infrastructure and Natural Environment - Policy G7 Trees & Woodlands

Arboricultural Impact Assessment

6.8 The trees surveyed which are sited within the subject site and where neighbouring are of the following species:

Crataegus prunifolia 'Splendens' (Cockspur thorn)
Laurus nobilis (Bay laurel)
Malus spp (Apple)
Magnolia soulangeana (Saucer magnolia)
Pittosporum tenuifolium (Pittosporum)
Prunus laurocerasus (Cherry laurel)
Salix caprea (Goat willow)
Sambucus nigra (Elder)

6.9 The trees surveyed are located within the site and also off site as follows:

50 Station Road: Trees & Shrubs T1-T7
5 Ellison Road: Group G9
1 Cleveland Road: Shrub S8

6.10 The main attributes of the surveyed trees are as follows with summary photographs included within Appendix C:

(i) Trees T1-S6:
Trees and shrubs within the current rear garden being of ornamental value, selectively lapsed managed. Key characteristics as follows:

- Cosckspur thorn, T1 with good form yet constrained location - being 'C' category
- Bay laurel, Pittosporum and Cherry laurel - large shrubs / small trees cyclically managed to give screening form
- Ornamental trees - Apple and Saucer magnolia of diminished form having been cyclically managed to give screening form

(ii) Trees T7:
Sited within rear garden of 50 Station Road with improved amenity / ornamental value to those trees surrounding being 'B' category

(iii) Shrub S8 off site to north beyond brick built boundary wall and with limited overhang - 0.5-1.0m branch lengths at 1.5-2.5m height
(iv) Group G9 - Goat willows planted for screening / ornamental purposes off site to south beyond brick 2 no. built boundary wall; no overhanging crown to subject site

Arboricultural Impact Assessment - Trees Retained

6.11 For retained trees within close proximity of development works the potential impacts for the trees surveyed are as follows:

(i) For tree T7:
- Crown and RPA within close proximity of development site
- Site access & Welfare within close proximity of tree

(ii) For Shrub S8
General development works with potential for damage to crown and RPA for:
- Updated building line for crown
- Updated building line for RPA

(iii) For group G9 there is no arboricultural impact due to crown and RPA being off site

6.12 Protection of retained tree T7 and shrub S8 is justified based on the following:

(i) For tree T7 - application of general tree protection measures for development process including:
- Tree protection fencing to create CEZ

(ii) For shrub S9 where incursion extends within the southern RPA the following is relevant:
- Existing boundary wall can be deemed to have retained the root system thus presenting a modified[1] RPA with root plate off site. This modification is justified based on the following:
  - shrub form of S8 with limited root system
  - age / size of shrub
  - Boundary wall with a associated foundations being in good condition

(iii) Facilitative tree works schedule including pruning works to shrub S8 where minor extent of crown extends over the site. Pruning of this crown shall be undertaken in accordance with BS3998 (2010)[2] and Common Law Right to avoid damage to crown during works.

[1] The British Standard (paragraph 4.6.2) it states that RPA's should reflect the morphology and disposition of the roots where historic site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced, often with agreement from the Local Authority and using all available historical information of the site and specific tree / area. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution by a qualified arboriculturist

[2] BS3998 (2010): Tree Work - Recommendations

6.13 In relation to future occupancy of the proposed development it is clear that the site shall not be detrimentally impacted from the shading of trees due to site aspect and location / form of the retained trees / shrubs being away from proposed residential dwelling.

6.14 The following tree protection measures shall be applied as specified within Section 6, AMS and the TPP which shall mitigate against any potential damage ensuring all trees remain protected:

(i) TREE PROTECTION FENCING
Fencing to create Construction Exclusion Zones as shown within the AMS & TPP

(ii) PROTECTION FROM SITE STORAGE, INFRASTRUCTURE & WELFARE
Site storage, mixing of chemicals and site welfare shall be sited outside of the RPA of retained trees

(iii) FACILITATIVE TREE WORKS
Minor pruning works set out within Tree Works Schedule

Arboricultural Impact Assessment - Tree Removal

6.15 The proposed development requires loss of the following trees:

- A Category tree:
  None applicable

- B Category trees:
  None applicable

- C Category trees :
  T1, T2, T3, T5

- U Category trees:
  None applicable

6.19 Additionally there is shrub removal (S4 & S6); however mitigation for this is covered within updated landscape proposals.

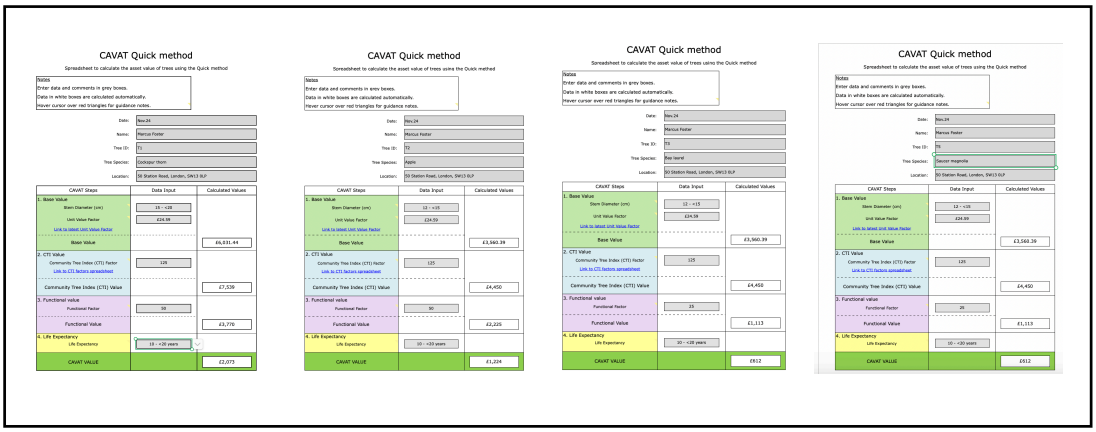
6.16 The tree removal shall be mitigated with a robust replacement tree planting scheme which will deliver an enhanced site for canopy cover and amenity value for the long term delivering in accordance with The London Plan replacement trees planting and landscape proposals.

6.17 The loss of 4 no. trees comprising 4 no. 'C' category trees are relevant for CAVAT[3] valuation as per requirements set out within the London Plan[4]. The trees have been valued as follows at time of valuation - 10th November 2024:

T1 - £2,037.00
T2 - £1,224.00
T3 - £612.00
T5 - £612.00

TOTAL CAVAT for removed trees: £4,485.00

6.18 Summary of findings as per calculations are set out below:



6.19 The tree planting strategy shall mitigate for those trees removed by providing as follows:

- Tree replacement proposals as mitigation to provide replacement to directly replace CAVAT valuation
- Species mix to be pest & disease and climate change resilient species
- Landscape scheme to provide further mitigation with enhanced shrub and soft landscape / planting areas

6.20 To mitigate and enhance the green infrastructure of the site replacement tree proposals shall provide an important landscape feature for the long term. The replacement planting proposal shall ensure long term retention providing:

- Procurement from reputable nurseries with tree species / size secured in advance
- Implementation of scheme to BS8545 (Trees: From Nursery to Independence in the Landscape, 2014)
- Aftercare and establishment programme

[3] Capital Asset Value for Amenity Trees (CAVAT)

[4] London Plan, Chapter 8 Green Infrastructure and Natural Environment - Policy G7 Trees & Woodlands

Summary of Arboricultural Impact

6.21 The proposed development requires tree protection measures and mitigation for the implementation of development as follows:

Tree Protection applicable to the following tree and shrub:
Tree T7 & shrub S8

Mitigation applicable for the removal of the following trees:
Loss of 4 no. C Category trees - T1, T2, T3, T5

6.22 The tree protection measures and mitigation via replacement planting shall ensure that the development does not detrimentally impact the amenity value and canopy cover of the site, but provides improvement of amenity value and biodiversity value for the long term.

6.23 In summary the arboricultural impact as outlined within drawing T003 - Tree Protection Plan (TPP): require the following tree protection measures and mitigation:

(i) TREE PROTECTION FENCING
(ii) PROTECTION FROM SITE STORAGE, INFRASTRUCTURE & WELFARE
(iii) FACILITATIVE TREE WORKS

6.24 The landscape scheme with mitigation for loss of removed trees shall include replacement planting providing long term canopy cover in accordance with the London Plan to provide net gain in terms of CAVAT valuation. This shall ensure that the development does not detrimentally impact the amenity value and canopy cover of the site but enhances for the long term to a significant extent as outlined within landscape proposals for the scheme.

7.0 Arboricultural Method Statement

7.1 The following tree protection measures require close adherence AT ALL TIMES as outlined within this report. The measures are outlined within Tree Protection Plan (TPP) - drawing T003.

7.2 **Tree Works**

7.2.1 Tree Works included within Schedule of Works - Section 9 - shall be undertaken at pre-commencement stage.

7.3 **Tree Protection Fencing**

7.3.1 Protection of the trees highlighted for retention must be implemented as explained below and as specified within the TPP - drawing T003 to provide Construction Exclusion Zone (CEZ). Specified as

(i) BS5837:2012 Figure 2 - see TPP & Appendix E

7.3.2 These measures must remain for the entire construction process in order to provide a comprehensive barrier from the trees

- The area surrounding the trees must be surrounded by protective fencing as outlined in TPP - T003
- The protective fencing used must be suitable for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.
- This barrier must remain rigid and complete during the entire construction process. Protection is not required surrounding entire trees where boundary treatments intervene in RPA's as the remainder of the root plate will remain unaffected by virtue of being located within the neighbouring properties
- Once the Exclusion Zone has been protected by fencing all weather notices as included in *Appendix D* must be put onto the barrier warning that the area is a construction exclusion zone.
- No heavy plant shall come into contact with any part of the canopies of the trees.
-
- No building materials or chemicals shall be stored within the tree protection zone as indicated on the TPP

7.4 **Ground Protection**

7.4.1 Ground protection shall only be required where the tree protection fencing requires removal and with written consent of the Local Authority Tree Officer and/or appointed Arboricultural Consultant:

(i) Retention of existing hard landscapes

(ii) Ground protection
- Implementation of 75mm bark mulch layer overlapped with minimum 15mm plyboard surface or load bearing ground protection boards to provide ground protection for development process
- No storage of spoil within this area
- No storage of chemicals within this area

7.4.2 Ground protection may also be applicable for areas where tree protection is required but fencing is not achievable.

7.4.3 Where applied, ground protection shall be removed for final landscapes works within the RPA of retained trees.

7.5 **Storage of Construction site related materials, plant and spoil / Site Welfare & Site Office**

7.5.1 A designated storage area / site welfare & office shall be ocated outside of the RPA of retained trees and within existing hard standing. Strict adherence to this area must be made to this area and any amendment would require written consent from the tree officer.

7.5.2 Site welfare and the site office shall be located outside of the RPA of retained trees. Strict adherence to this area must be made to this area and any amendment would require written consent from the tree officer.

7.6 **Fires**

7.6.1 There must UNDER NO CIRCUMSTANCES be fires within this site.

7.7 **Installation of utility services**

7.7.1 The installation and/or amendment of utility services within the RPA of retained trees is not required. However where an amendment is required and utilities are required within the RPA of any retained tree the consulting arboriculturist and Local Authority must be notified prior to any ground tree protection / fencing and barrier removal and the following details adhered to:

- Trenching for the installation of underground services severs any tree roots present and can have a detrimental impact on the structural integrity of affected trees. When services are required to pass through a Tree Protection Area / CEZ, detailed plans showing proposed routes should be drawn up in conjunction with the consulting arboriculturist to avoid long term problems for related trees.

- The preferable method for trenching is to use a 'Air Spade' or similar to remove soil with compressed air, therefore minimising damage to roots in the process. Should hand dug excavations be required within the RPA this shall only be undertaken with arboricultural supervision.

7.7.2 Further reference can be made to National Joint Utilities Group (Volume 4, Issue 2) for guidance but any approach must be approved by both the consulting arboriculturist and Local Authority tree officer.

8.0 Communication, Monitoring and Compliance

8.1 In ensuring that all Tree Protections Specifications as highlighted within this AMS are closely adhered to at all times, it is important to set out for the long term of the development, communication details for key individuals and tasks that require monitoring.

8.2 For all tree protection measures these must be considered as sacrosanct and should not be removed or altered without prior written consent from the Local Authority tree officer and/or consulting arboriculturist.

8.3 The local authority arboriculturist will have free access to the site and forward any concerns / recommendations directly to the consulting arboriculturist.

8.4 The following individuals and organisations are central to the delivery of the scheme in relation to the tree protection measures it requires:

CONSULTING ARBORICULTURIST
Name - Marcus Foster MArborA
Telephone - 07812024070
Contact - Marcus Foster
Email - mail@marcus-foster.com

LONDON BOROUGH of RICHMOND (LBRuT) - TREE OFFICER
Name - Arboricultural Services
Telephone - 020 8891 1411
Contact - Jane Crowther
Email -Trees&Parks@richmond.gov.uk

9.0 Tree Works Schedule

9.1 All tree work shall be carried out to BS 3998; 2010 Recommendations for Tree Work.Tree works shall be undertaken at pre-commencement stage.

TREE WORKS SCHEDULE 50 Station Road, London, SW13 0LP				
Tree No.	Common Name	BS5837 Category	Tree Works	Reasons for works
T1	Cockspur thorn	C	Fell to ground level and grind out stump	To facilitate development
T2	Apple	C	Fell to ground level and grind out stump	To facilitate development
T3	Bay laurel	C	Fell to ground level and grind out stump	To facilitate development
S4	Cherry laurel	C	Fell to ground level and grind out stump	To facilitate development
T5	Saucer magnolia	C	Fell to ground level and grind out stump	To facilitate development
S6	Pittosporum	C	Fell to ground level and grind out stump	To facilitate development
S8	Elder	C	Prune southern crown to boundary line pruning 1-1.5m branch lengths	To facilitate development

NOTE: Wildlife & Habitat Protection Guidelines
The tree work specifications included within this report do not provide an exemption from the requirements to comply with the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000, or any acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests, whilst being built or in use. It must be noted that failure to comply with the Acts may result in a criminal prosecution.

Appendices

Appendix A

Tree Survey Schedule (BS5837:2012)

50 Station Road
London
SW13 0LP

Colour Key: BS5837: 2012 (see Section 3.6)

- Category A
- Category B
- Category C
- Category U

Tree Survey Key: BS5837: 2012

- Number: an identity number which cross-references locations shown on the plans
- Species: listed by common names
- Tree Height: height in metres (m)
- Tree Spread: spread in metres (m)
- Stem diameter: measured in millimetres (mm) and taken at 1.5m above ground level
  m/s - denotes multi-stemmed with measurement taken of largest stem at base
  t/s - denotes twin -stemmed with measurement taken of largest stem at base
  (e) denotes estimated
- Age Class: Y (young); EM (early-mature); M (mature); OM (over-mature)
- Vigour: G (good); F (fair); P (poor); D (dead)
- Structural Condition: G (good); F (fair); P (poor); D (dead)
- General Condition Specific comments relating to each tree
- Estimated Remaining Contribution (years)
- BS5837 Category Grading - refer to key - Section 1
- First branch height (metres) / First canopy height (metres)
- Protection Distance m2 Area (where applicable – BS5827: 2012)
- Protection Distance Radius (where applicable – BS5827: 2012) - Root Protection Area (RPA)*

BS5837:2012 TREE SURVEY
50 Station Road, London, SW13 0LP

Tree No	Species	Height (m)	DBH (mm)	Spread (m) N/E/S/W	Age	Structural Condition	Vitality	BS5837 (2012) Rating	Remaining Contribution (years)	Comments / Structural Condition	First branch height (m) Over subject site	First canopy height (m) Over subject site	Root Protection Area (RPA) m2	Root Protection Area (RPA) Radius (m)
T1	Cockspur thorn	8	170	3 4 4 4	EM	G	F	C1	10 years +	Ornamental. Low spreading habit. Crown lifted	2.5	2.5	13.08	2.0
T2	Apple	7	140	2 2 1 2	EM	F	F	C1	10 years +	Excessively crown lifted. Crown lifted to north	4.0	3.0	8.87	1.7
T3	Bay laurel	5	150	2 1 2 2	SM	F	F	C1	10 years +	Screening shrub / small tree. Absent east crown. Limited management	2.0	1.5	10.18	1.8
S4	Cherry laurel	5	140	2 2 2 2	SM	F	F	C1	10 years +	Screening shrub growing from boundary wall. Limited management	1.0	1.0	8.87	1.7
T5	Saucer magnolia	5	T/s 120	3 3 3 2	SM	F	F	C1	10 years +	Lean to north east. Twin-stemmed at 0.5m. Ornamental form	1.0	1.0	6.52	1.2
S6	Pittosporum	7	T/s 180	3 2 2 3	EM	F	F	C1	10 years +	Large shrub. Congested union at 0.2m -1.5m with fused stems	2.0	2.0	14.66	2.0
T7	Saucer magnolia	8	290	4 5 4 4	M	G	G	U	Less than 10 years	Mature form. Crown reduced off site to north. Absent north / west crown.	2.0	3.0	38.05	3.5
S8	Elder	4	M/s 100 (e)	2 1 2 1	SM	F	F	C1	10 years +	Off site shrub - 0.5-1.0m overhanging branch lengths at 1.5-2.5m height - minor	1.5	1.5	4.52	1.0
G9	Goat willow	5	M/s 100 (e)	2 1 2 1	SM	F	F	C1	10 years +	Off site grouping beyond 2 no. brick built boundary walls. Screening form; no overhanging crown to site	/	/	/	1.0

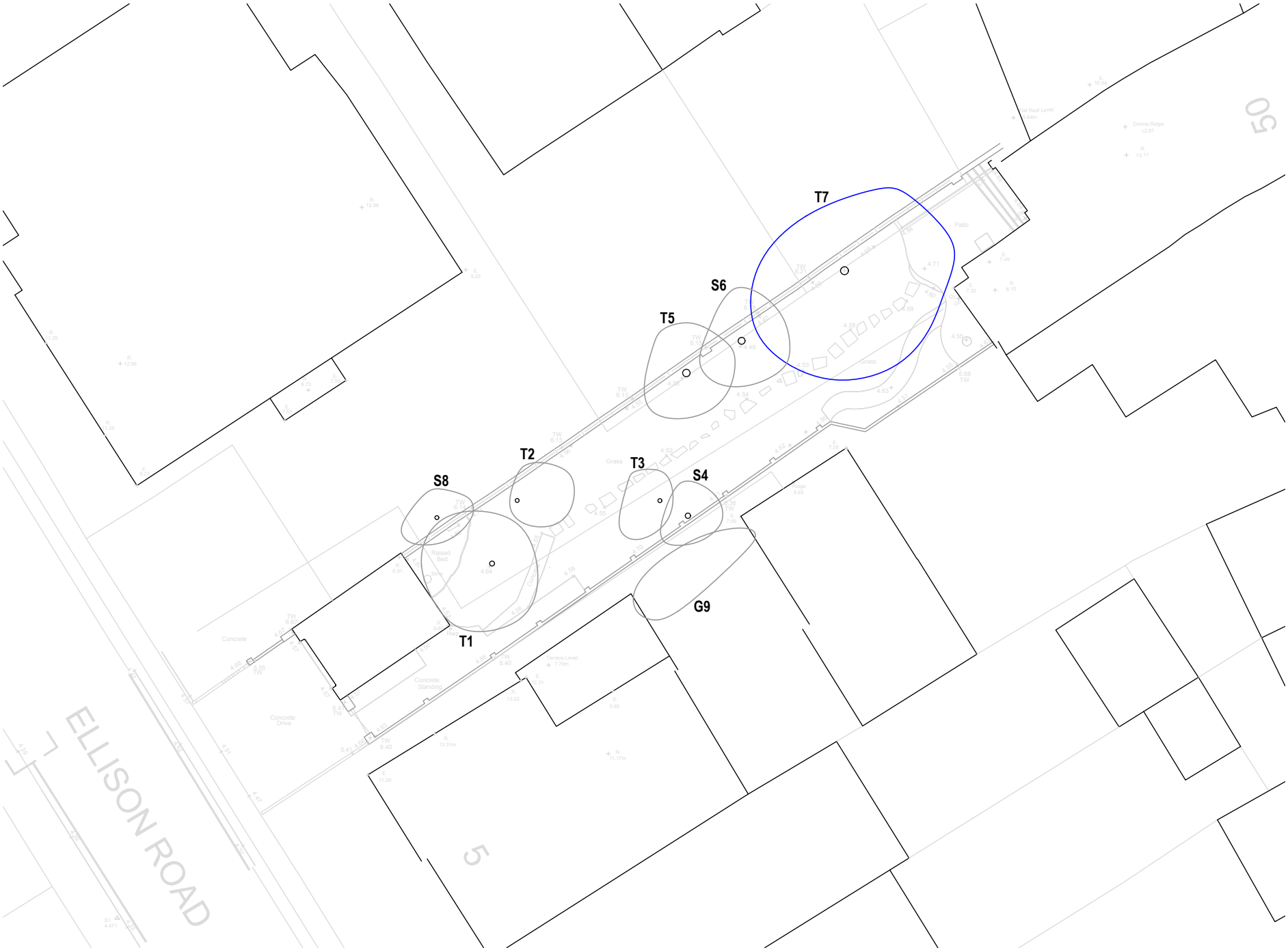
Appendix B

Existing Tree Survey (T001)
Tree Constraints Plan (T002)
Tree Protection Plan (T003)
(BS5837:2012)

50 Station Road
London
SW13 0LP

Colour Key: BS5837: 2012 (see Section 3.6)

- Category A
- Category B
- Category C
- Category U



KEY

CATEGORY A
CATEGORY B
CATEGORY C
CATEGORY U
TREES REMOVED
RPA
RPA INCURSION
SHADING ARC

BS5837 (2012) Tree Survey Notes

1. In accordance with BS5837(2012) this drawing is a colour coded schedule and should not be read in black and white.

2. If received electronically it is the recipients responsibility to print this drawing to correct scale. Only written dimensions should be used where not printed to scale.

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5. Off site trees have been plotted based on site visit survey and locations are not based upon topographical survey.

NOTE: Tree survey locations based on previous undertaken topographical surveys for design issue and additional GIS mapping has not been undertaken for the purposes of this survey.

All off site trees where not plotted within topographic survey information are plotted using on site survey tools from within the site only.

Revisions

Rev.	Date		Checked
/	06.09.2024	ISSUED FOR INFORMATION	MF

SITE	50 Station Road
CLIENT	PaperProjects
DWG TITLE	Existing Tree Survey Plan
SCALE	1:150 @ A3
DATE	SEP 2024
JOB NO	AIA/MF/0162/24
DWG NO.	T001

0 5 10 15 20m

N

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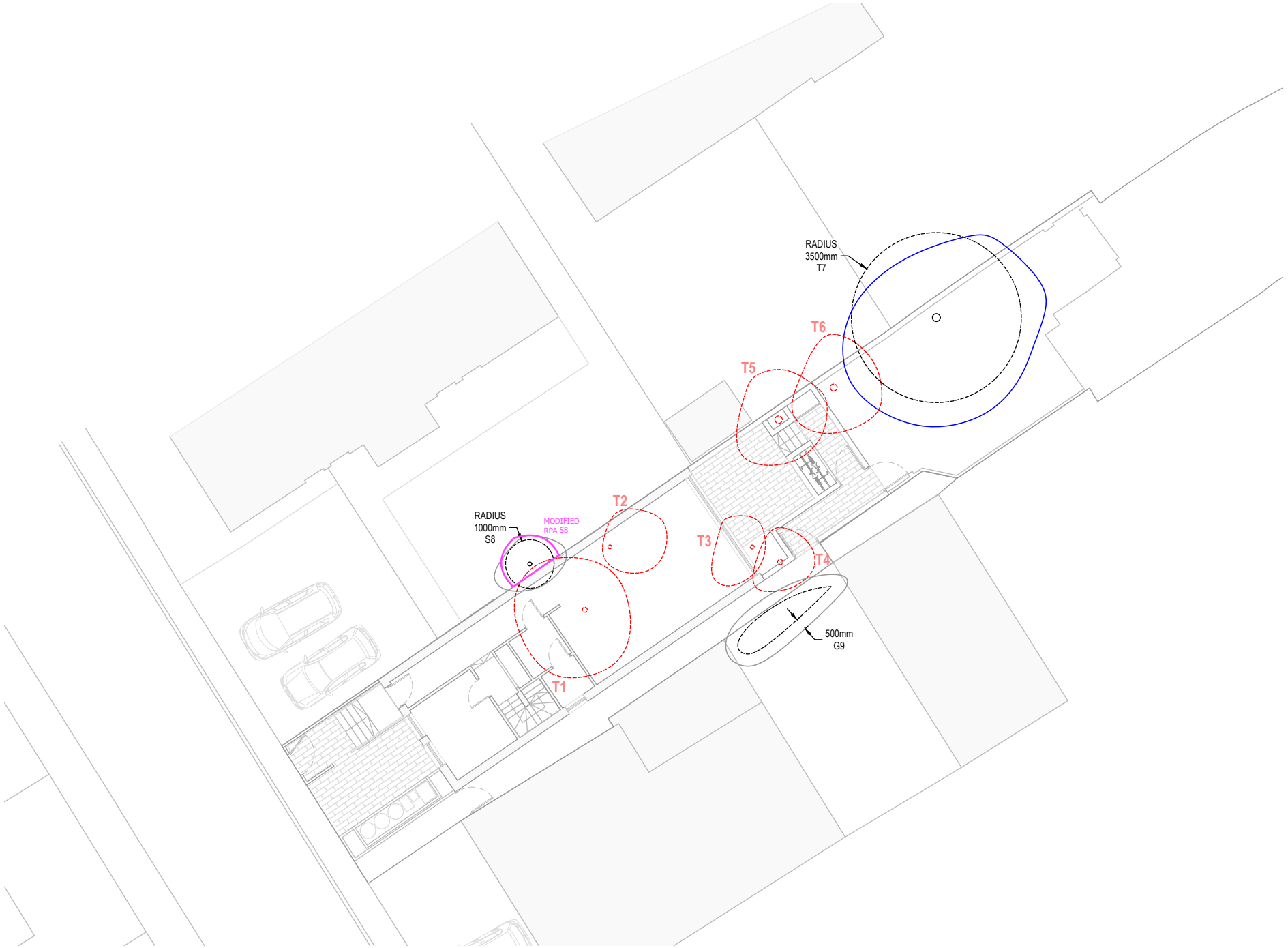

KEY

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	TREES REMOVED
	RPA
	MODIFIED RPA

BS5837 (2012) Tree Survey Notes

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Revisions

Rev.	Date		Checked
/	06.09.2024	ISSUED FOR INFORMATION	MF
/	06.11.2024	ISSUED FOR INFORMATION	MF

SITE	50 Station Road
CLIENT	PaperProjects
DWG TITLE	Tree Constraints Plan
SCALE	1:150 @ A3
DATE	SEP 2024
JOB NO	AIA/MF/0162/24
DWG NO.	T002

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BS5837:2012 FENCING SPECIFICATION (FIGURE 2)

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

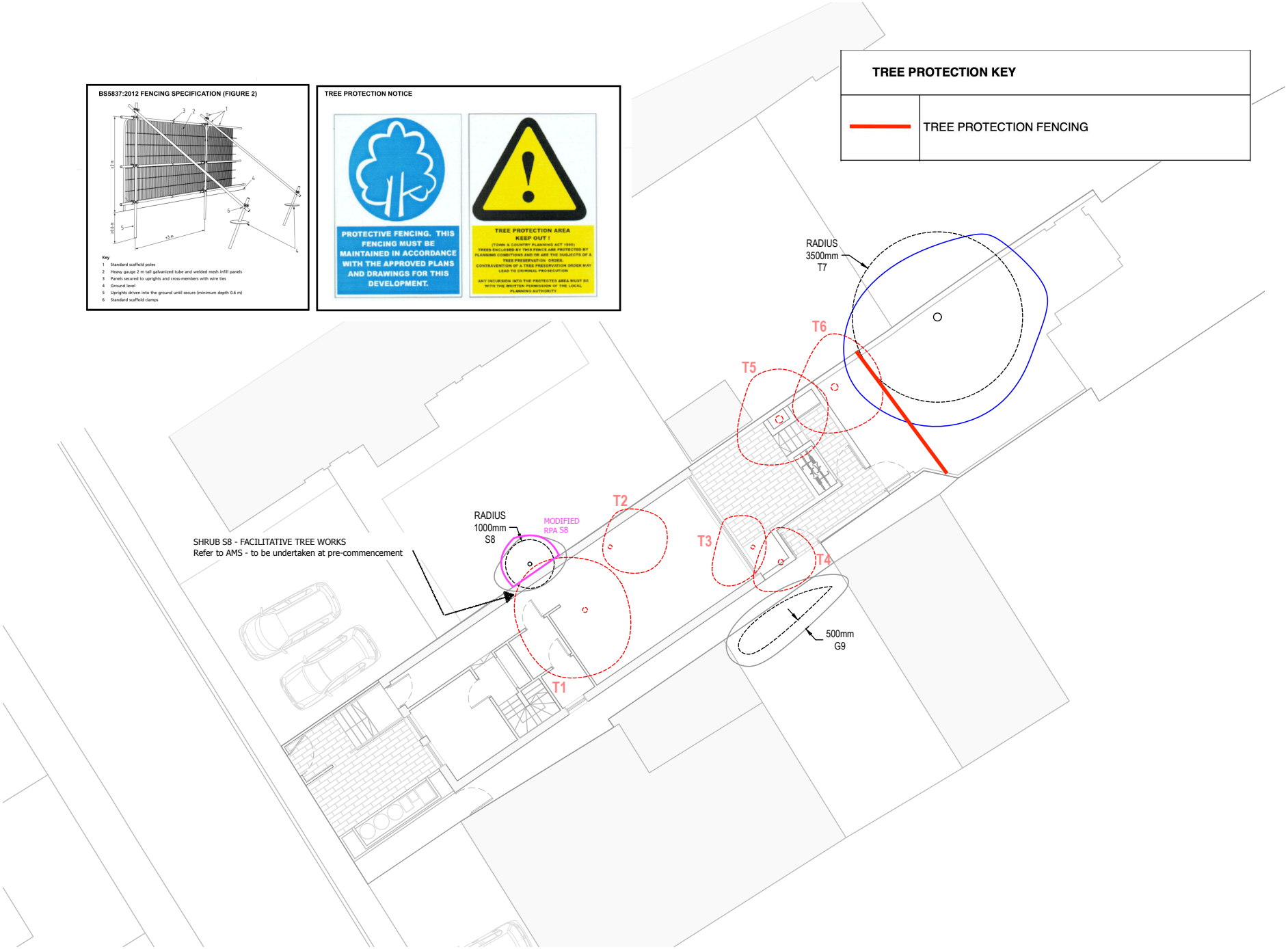
TREE PROTECTION NOTICE

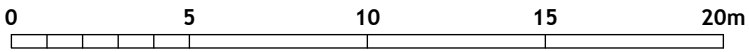
TREE PROTECTION KEY

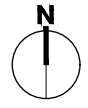
	TREE PROTECTION FENCING

KEY

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	TREES REMOVED
	RPA
	MODIFIED RPA







BS5837 (2012) Tree Survey Notes

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Revisions

Rev.	Date		Checked
/	06.09.2024	ISSUED FOR INFORMATION	MF
/	06.11.2024	ISSUED FOR INFORMATION	MF

SITE	50 Station Road
CLIENT	PaperProjects
DWG TITLE	Tree Protection Plan
SCALE	1:150 @ A3
DATE	SEP 2024
JOB NO	AIA/MF/0162/24
DWG NO.	T003

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Appendix C:
Tree Survey Photographs

50 Station Road
London
SW13 0LP

Taken by M Foster_ September 2024

BS5837:2012 Tree Survey Photographs

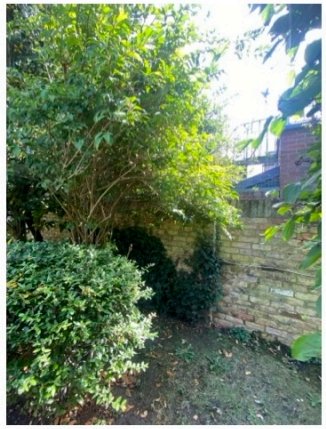
T1-S4 & S7 viewed to east

T2 viewed to north east

T1-S4 viewed to east

T2-T5 viewed to west

T7 viewed to east



Group G8 viewed to south

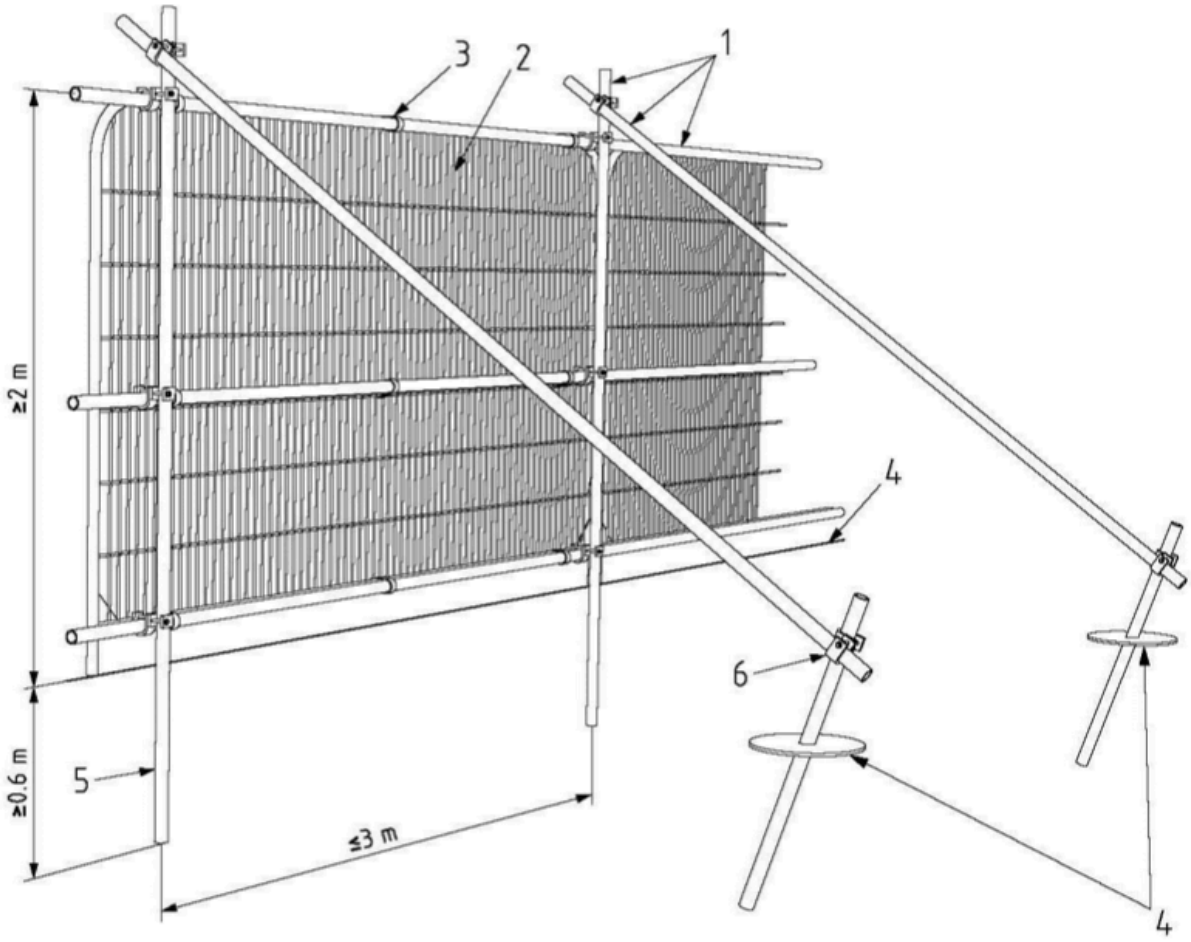
T5-T7 viewed to east

Appendix D:
Tree Protection Notice

Generic Tree Protection Notice
(BS5837: 2012):

Notice to be clearly shown on site where fencing constructed
AT ALL TIMES

Appendix E
Tree Protection Fencing Specifications



Key

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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)
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Appendix F: References

1. BS5837: British Standard: Trees in relation to construction - Recommendations, British Standard (2012)
2.
3. BS3998 (2010): Tree Work - Recommendations

4. Principles of Tree Hazard Assessment and Management, Lonsdale, D. (Department for Transport, Local Government and the Regions, 1999)

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8. National Planning Policy Framework February 2019 Ministry of Housing, Communities and Local Government

9. London Plan, Chapter 8 Green Infrastructure and Natural Environment - Policy G7 Trees & Woodlands

10. NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2), (November 2007)

PREPARED BY MARCUS FOSTER MArborA
END OF REPORT _ Page 31/31