MDJ ARBORICULTURAL CONSULTANCY LIMITED

Institute of Chartered Foresters

Arboricultural ASSOCIATION Professional Member

ARBORICULTURAL IMPACT ASSESSMENT AND PRELIMINARY METHOD STATEMENT

For the proposed construction of an outbuilding at 94 Temple Sheen Road, London, SW14 7RR

Prepared For:	Mr S Coltu
Local Authority:	The London Borough of Richmond upon Thames Council (LBRuT)
Document reference:	MDJAC-BS24144-AIAPMS-01A
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EXECUTIVE SUMMARY

S1. This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Mr S Coltu, the owner of the subject property, 94 Temple Sheen Road, London, SW14 7RR.

S2. The proposed re-development of the site comprises the demolition existing raised planters, and the construction of a multi-use garden room within the rear garden.

S3. This report is intended to be submitted to The London Borough of Richmond upon Thames Council as part of the supporting technical information for a planning application and it has been prepared in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

S4. I have carried out a desk-based assessment of the statutory controls. Whilst the LBRuT website does not readily provide this information, the Officer Report associated with a recently refused application (ref. 24/0357/HOT) confirms that the site is not within a designated conservation area, and that there are no active TPOs in force at the property.

S5. As none of the existing trees are to be removed, there will be no negative impact to the existing arboricultural landscape. Consequently, the proposals comply with national planning guidance, and regional and local planning policies with regard to the retention of important trees.

S6. As there will be no requirement for facilitation pruning, there will be no adverse impact to the health or stability of the trees, nor will any negative landscape impacts occur to trees as a result of the proposals.

S7. Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed at Section 5.3, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the prescribed protection measures and associated Tree Protection Plan (TPP) at **Appendix 2**.

S8. Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is negligible, as defined at **Table 1**.

1 INTRODUCTION

1.1 INSTRUCTION

1.1.1 This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Mr S Coltu, the owner of the subject property, 94 Temple Sheen Road, London, SW14 7RR.

1.2 DESCRIPTION OF PROPOSALS

1.2.1 The proposed re-development of the site comprises the demolition existing raised planters, and the construction of a multi-use garden room within the rear garden.

1.3 TERMS OF REFERENCE (TOR)

1.3.1 This report is intended to be submitted to The London Borough of Richmond upon Thames Council as part of the supporting technical information for a planning application and it has been prepared in accordance with British Standard BS5837:2012 *'Trees in relation to design, demolition and construction – Recommendations'*.

1.3.2 The aim of this report is to identify the impact of the proposed development on the existing site context, identify trees for removal and retention, and to outline suitable protection measures as necessary to minimise lasting adverse impacts to retained trees.

1.3.3 **The contents of this report are based on the arboricultural and design information available at the time of writing. Detailed design elements such as foundation designs, underground service routes, hard and soft landscaping and other such information is included where known. If it is not available at present, subsequent submissions with revised arboricultural assessments can be requested through the use of appropriate planning conditions.**

1.3.4 The agreed scope of work is outlined below:

1. To undertake a site visit and tree inspection of the trees within influencing distance of the proposals, in accordance with BS5837:2012;
2. To produce a package of documents to enable the design team to produce a site layout that respects the above and below ground constraints associated with the existing tree stock; and
3. To produce this arboricultural impact assessment; identifying the impact of the proposals and what working methodologies or protection measures should be adhered to, to ensure successful integration of the proposals into the existing landscape.

1.3.5 This report should be read in conjunction with the documents and plans listed below for context:

- The tree survey schedule (ref. MDJAC-BS24144-TSS-01) [**Appendix 1**]; and
- The tree protection plan (ref. MDJAC-BS24144-TPP-01) [**Appendix 2**].

1.4 AUTHOR

1.4.1 I am Matthew Jones BSc (Hons), MArborA, the Director and Principal Arboriculturist of MDJ Arboricultural Consultancy Limited.

1.4.2 I hold a Bachelor of Science Degree with Honours in Arboriculture and Urban Forestry, awarded by The University of Central Lancashire (UCLan) in 2022. This is a top up degree following successful completion of a Foundation Degree in Arboriculture, also awarded by UCLan in 2020. I have also completed the National Diploma (RQF Level 3) in Arboriculture and Forestry at Merrist Wood College, Guildford in 2009.

1.4.3 During the course of my career I have attended various CPD events and courses. I hold the Professional Tree Inspection accreditation awarded by LANTRA and have previously been a registered user of The International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ) methodology.

1.4.4 I am a Professional Member of the Arboricultural Association (The AA) and an Associate Member of The Institute of Chartered Foresters (The ICF). I am therefore bound by the code of ethics and required to uphold the professional standards expected of both professional bodies.

1.4.5 I am regularly instructed to carry out appraisals of various sizes of tree stocks in relation to development, health and safety considerations, and the potential impact of trees on the built environment; and I am required to provide considered tree management recommendations as necessary during the course of these instructions.

2 PLANNING CONTEXT AND LEGISLATION

2.1.1 The NPPF sets out the principles against which LPAs should determine planning applications.

2.1.2 Section 12 'Achieving well-designed places' states:

> ***'136. Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'***

2.1.3 Section 15 'conserving and enhancing the natural environment' also states at paragraph 180:

> ***'180. Planning policies and decisions should contribute to and enhance the natural and local environment by:***

(b). recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

2.1.4 Furthermore, Paragraph 186 states:

'186. When determining planning applications, local planning authorities should apply the following principles:

(c). Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.'

2.2 The London Plan 2021

2.2.1 Policy G7 of The London Plan 2021 set out the city-wide objectives in regard to development. The full policy states:

'A. London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.

B. In their Development Plans, boroughs should:

1) protect 'veteran' trees and ancient woodland where these are not already part of a protected site;

2) identify opportunities for tree planting in strategic locations.

C. Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.'

2.3 The London Borough of Richmond upon Thames Local Plan 2018

2.3.1 The LBRuT Local Plan, adopted in July 2018, sets out the specific arboricultural requirements with regard to trees on development sites. The relevant policies are set out below in full.

2.3.2 Policy LP16 'Trees, Woodlands and Landscape' states:

'Trees, Woodlands and Landscape

A. The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.

B. To ensure development protects, respects, contributes to and enhances trees and landscapes, the Council, when assessing development proposals, will:

Trees and Woodlands

1. resist the loss of trees, including aged or veteran trees, unless the tree is dead, dying or dangerous; or the tree is causing significant damage to adjacent structures; or the tree has little or no amenity value; or felling is for reasons of good arboricultural practice; resist development that would result in the loss or deterioration of irreplaceable habitat such as ancient woodland;

2. resist development which results in the damage or loss of trees that are considered to be of townscape or amenity value; the Council will require that site design or layout ensures a harmonious relationship between trees and their surroundings and will resist development which will be likely to result in pressure to significantly prune or remove trees;

3. require, where practicable, an appropriate replacement for any tree that is felled; a financial contribution to the provision for an off-site tree in line with the monetary value of the existing tree to be felled will be required in line with the 'Capital Asset Value for Amenity Trees' (CAVAT);

4. require new trees to be of a suitable species for the location in terms of height and root spread, taking account of space required for trees to mature; the use of native species is encouraged where appropriate;

5. require that trees are adequately protected throughout the course of development, in accordance with British Standard 5837 (Trees in relation to design, demolition and construction – Recommendations).

The Council may serve Tree Preservation Orders or attach planning conditions to protect trees considered to be of value to the townscape and amenity and which are threatened by development.

Landscape

1. require the retention of important existing landscape features where practicable;

2. require landscape design and materials to be of high quality and compatible with the surrounding landscape and character; and

3. encourage planting, including new trees, shrubs and other significant vegetation where appropriate.'

2.4 Conservation Areas and Tree Preservation Orders (TPOs)

2.4.1 I have carried out a desk-based assessment of the statutory controls. Whilst the LBRuT website does not readily provide this information, the Officer Report associated with a recently refused application (ref. 24/0357/HOT) confirms that the site is not within a designated conservation area, and that there are no active TPOs in force at the property.

3 IMPACT ASSESSMENT METHODOLOGY

3.1.1 In order to systematically assess the overall impact of the scheme, I have devised a series of categories which seek to provide a summary of the likely, post-planning site conditions on the presumption that planning consent is gained, and the proposed scheme as detailed within this report is built out.

3.1.2 My conclusions relating to the overall arboricultural impact of the scheme are summarised at **Table 1** below.

Table 1: MDJAC magnitudes of impact summary.

Impact category	Description
High	Total or extensive alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is significantly and adversely different.
Medium	Partial alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is partially different.
Low	Minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning changes will be distinguishable, but comparable to the existing context.
Negligible	No or very minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is not readily distinguishable from the existing context with no material adverse impact.

4 SITE ASSESSMENT

4.1 SITE VISIT AND TREE INSPECTION

4.1.1 I undertook a site inspection and tree survey on Thursday 21 November 2024. Weather conditions at the time were overcast but dry and deciduous trees were in partial leaf.

4.1.2 The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that may only be visible from viewpoints with restricted access cannot be discounted. All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. Other aids included an acoustic hammer and a steel probe, both of which were used where necessary to assess and evaluate the extent of any dysfunctional wood, cavities or other structural defects where necessary. The information contained within this document does not constitute a full hazard or risk assessment, and therefore I (MDJ Arboricultural Consultancy Limited) make no guarantee of their stability of safety.

4.1.3 I collected the baseline data using a handheld tablet, which was then exported to Microsoft Excel to produce the tree survey schedule at **Appendix 1**. The locations of the trees have been plotted using measurements taken on site. This information was exported to produce a Tree Constraints Plan (TCP), onto which the proposed layout has been overlaid to produce the Tree Protection Plan (TPP) at **Appendix 2**.

4.2 DESCRIPTION OF SITE

4.2.1 The site is formed by the existing dwelling and its private rear garden. On approach, grounds levels slope down from Temple Sheen Road to the driveway for two cars, access to which by car is restricted by a rectangular raised planter. The surface of the front driveway is formed by concrete paviours.

4.2.2 A side footpath leads along the western flank of the property and into the rear garden where a series of raised planters and areas of existing hard surfacing form pathways, and these are the remnants of a previous hard landscaping design. There are no trees within the curtilage of the property, but mature trees exist close to the western boundary and as such, these are a material consideration.

Photograph 1: (below left), showing access to the driveway from Temple Sheen Road, and the raised planter; and

Photograph 2: (below right), showing the remnants of hard landscaping features within the rear garden.

4.3 EXISTING TREE STOCK

4.3.1 All trees have been categorised in accordance with the cascade chart at Table 1 of British Standard BS 5837:2012; justification for the categorisation is provided within the comments for each tree in the tree survey schedule at **Appendix 1**.

4.3.2 None of the surveyed trees have been assessed at category 'U'. These are trees that are unsuitable for retention irrespective of the proposed re-development, as they are in such poor condition and therefore have a remaining life expectancy of less than 10 years.

4.3.3 One London plane street tree (T4) has been assessed as category 'A', being high quality, high landscape prominence and with an estimated life expectancy of more than 40 years. Moreover, I consider it to be an essential component of the immediate arboricultural landscape.

4.3.4 Two off-site trees (T1 and T3) have been assessed as category 'B', being of moderate quality with a remaining life expectancy of at least 20 years. These include trees that have been downgraded from category 'A' due to impaired condition, including significant but remediable defects such that they are unlikely to be suitable for retention for more than 40 years; those that are present in numbers, groups or

woodlands and so attract a higher collective value; and those with material or other cultural value; or a combination of these.

4.3.5 The remaining tree (T2) has been assessed as category 'C', being of low landscape prominence and limited future potential.

4.4 Principal Arboricultural Features (PAFs)

4.4.1 The tree survey schedule at **Appendix 1** contains four individual trees. Of these, I consider the trees identified below to be the principal arboricultural features (PAFs):

Table 2: Principal Arboricultural Features (PAFs).

Tree no.	Species	Contribution to landscape	BS5837 category
T1	Horse chestnut	Rear garden tree showing suggestions of historical wounding on its trunk, but which continues to provide a significant contribution to the immediate area.	B2
T4	London plane	Street tree to the front of the property. Mature and large example of species that is of high quality and landscape value.	A12

4.4.2 The trees identified above should be treated as the most valuable trees within the context of a proposed re-development of the site. Consequently, all reasonable efforts have been made to ensure their safe retention, protection and integration into the development proposals.

5 Arboricultural Impact Assessment

5.1 Trees to be removed

5.1.1 None of the existing trees require removal to facilitate the proposals. Accordingly, there will be no detrimental impact in this regard as a direct consequence of the development proposals.

5.2 Trees to be pruned

5.2.1 Similarly, none of the trees require facilitative pruning to implement the proposed elements and accordingly, no detrimental impacts will arise in this regard.

5.3 Root Protection Area (RPA) conflicts

5.3.1 The root protection area of one tree identified for retention, the horse chestnut (T1) could be impacted by the proposals, as detailed at below.

Table 3: RPA conflicts, cause and percentage of total RPA affected.

Tree no.	Species	Cause of incursion	% of total RPA
T1	Horse chestnut	Proposed multi-use building foundations	1%

5.3.2 Section 5.3 of BS5837:2012 recommends that the default position of structures should be outside of the defined RPAs, and further recommends that justification for demolition or construction work abutting or within the RPAs should be provided if the default position cannot be accommodated. The successful retention and protection of retained trees is dependent upon several factors. I have therefore developed a systematic scoring system to aid in the calculation of cumulative impacts within the RPAs of retained trees, based on the following factors:

1. **Distance.** The distance of construction activities from the trunk of the tree;
2. **Biological characteristics.** Consideration of the subject tree's age class, physiology, vigour, and genetic tolerance of disturbance (Matheny & Clark, 1998);
3. **Extent of impact.** The extent of the RPA affected by construction activities, given as a percentage of the total area;
4. **Construction intensity.** Consideration of the likely depth and nature of any excavations; and
5. **Mitigation.** Consideration of existing root barriers and associated alterations to likely root morphology, and the availability or appropriateness of contiguous areas into which the construction impacts can be mitigated; or the application of improvements.

Table 4: cumulative-factor impact assessment.

Tree no.	Species	Distance	Biological	Extent	Intensity	Mitigation	Total
T1	Horse chestnut	2	3	4	2	3	**14**

Explanatory notes

- **Distance.** Work within the canopy merits 0-2 points; works within 2m of the canopy merits 3 points; works greater than 2m from the canopy merits 4 points.
- **Biological.** Veteran or over-mature trees, or trees in poor physiological condition merit 0-2 points; mature trees with good or fair physiological condition merit 3 points; other age classes with good or fair physiological condition merit 4 points.
- **Extent.** If more than 20% of the total RPA is affected, 0-2 points are awarded; if 10-20% of the total RPA is affected, 3 points are awarded; if less than 10% of the RPA is affected, 4 points is awarded.
- **Intensity.** Extensive excavation to depths beyond 1m from existing ground level or through the entire rooting profile merits 0-2 points; moderate excavation to 500mm, or approximately 50% of the rooting profile merits 3 points; minor excavation to less than 250mm or 'no-dig' solutions merit 4 points.

- **Mitigation.** If up to 50% of the RPA is unaffected and available for mitigatory works but no contiguous soft landscaping exists 0-2 points is awarded; if more than 50% of the RPA is available for improvement and contiguous soft landscaping exists 3 points are awarded; if 100% of the RPA is available for improvement and contiguous soft landscaping exists 4 points are awarded.
- **Total.** Trees cumulating less than 10 points are unlikely to be suitable for retention. Trees cumulating 11-20 points could be retained subject to appropriate protection measures.

5.3.3 The impacts identified at **Tables 3 and 4** above affect one tree, resulting in a maximum incursion of approximately 1% of the tree's RPA. The cumulative factor impact assessment (**Table 4**) further confirms a total score of 14 out of a possible 20 points and as such, the tree could likely be retained subject to suitable working methods and protection measures. My suggested methods of protection are therefore set out below.

Arboricultural pre-requisites

5.3.4 An arboriculturist will be retained to provide technical support for the duration of the approved works, and to carry out a programme of monitoring and supervision. This will ensure that unforeseen issues are effectively overcome, impacts are minimised accordingly, and that the existing tree stock is integrated into the approved context. The project arboriculturist will oversee the following elements:

- The holding of a pre-commencement meeting;
- Site-based monitoring of protective measures on a monthly basis; and
- Site-based supervision of technical elements in proximity to retained trees.

5.3.5 On completion of the above elements, the arboriculturist will provide a short summary report that will be sent to the local planning authority within five days of the visit.

Foundation design

5.3.6 In order to minimise disruption to the RPA of T1, it is proposed to use mini-screw piles as an alternative to a more traditional concrete raft or concrete strip foundations. Screw piles offer a high degree of flexibility in terms of their location, and are generally no more than 125mm in diameter. Therefore, they offer an effective solution to lightweight construction within the RPA of retained trees, allowing them to be located between the substantial roots of retained trees.

5.3.7 By using this method, the footprint of excavation will be significantly reduced. A series of beams will connect the piles and allow for the floor of the outbuilding to be constructed above ground levels, further reducing the arboricultural impact by minimising compaction and ensuring that gaseous exchange can continue to take place.

5.3.8 The following methodology will used, should screw piles be required:

i. Accurate setting out of building(s) and screw pile locations by an engineer using biodegradable spray paint or pins as necessary;

ii. Screw piles and caps inserted to specified depth as required;

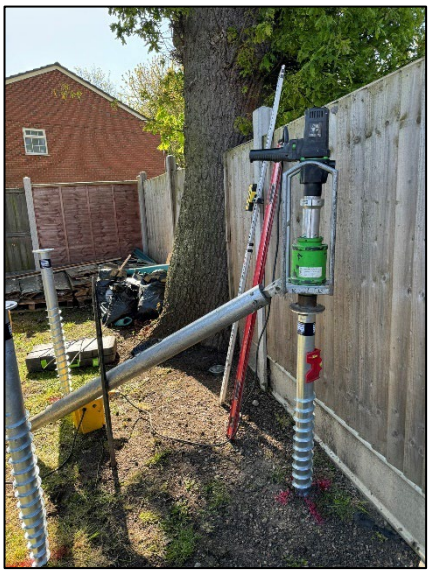
iii. Where significant roots are encountered, the location of the screw pile(s) will be amended in collaboration between the project arboriculturist, structural engineer and site manager. Such amendments are likely to be minimal due to the small size of the screw piles; and

iv. Outbuilding bases constructed atop screw piles.

5.3.9 Examples of the implementation of screw piles close to trees is provided below.

Photograph 3: (below left), showing initial screw pile set out prior to commencement; and

Photograph 4: (below right), showing a hand auger used to screw piles into the soil.



Photograph 5: (below left), showing completed screw pile close to the base of a retained oak tree; and

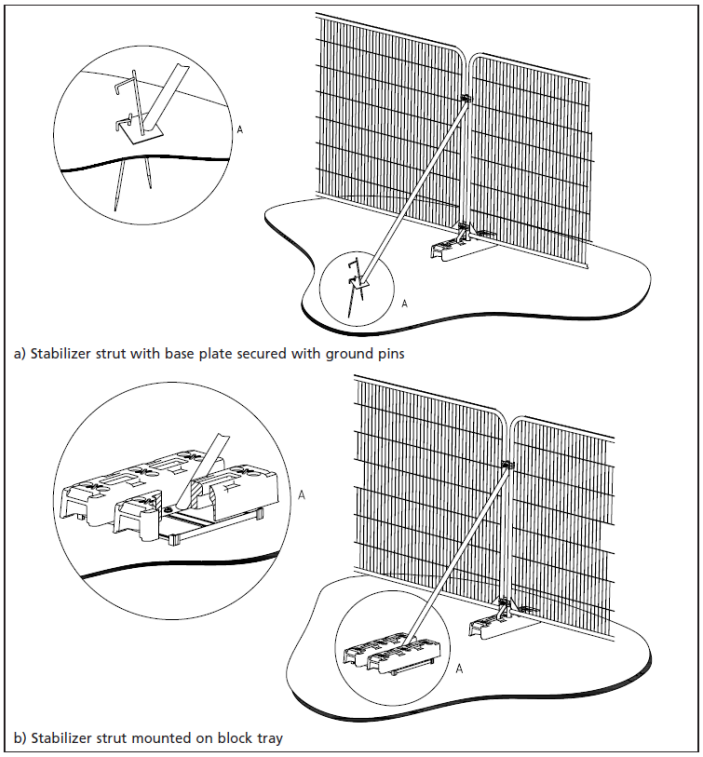
Photograph 6: (below right), showing screw piles inserted ahead of outbuilding construction.

Tree Protection Fencing (TPF)

5.3.10 The existing boundary treatments within the rear garden are to be retained to offer physical protection to the off-site trees. Accordingly, there is no requirement for supplementary tree protection fencing to the rear of the property.

5.3.11 However, the rooting environment of the street tree (T1) that extends into the site will be safeguarded by the erection of temporary tree protection fencing to the alternative specification provided in BS5837:2012 (The British Standards Institution, 2012) and set out below. These locations are denoted by **bold red lines** on the appended TPP.

Figure 1: alternative fencing specification for protective barrier (The British Standards Institution, 2012).



5.3.12 The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel.

5.3.13 Existing vegetation will be removed by hand to enable the location of the TPF to be accurately set out by an appropriately qualified engineer.

5.3.14 The TPF will remain in place to serve as physical protection for retained trees for the duration of the demolition and construction activities and will only be removed immediately prior to the landscaping phase once all large plant and machinery have been removed from site.

5.3.15 Temporary signage will be secured to the fencing at appropriate intervals to inform site operatives of the purpose of the fencing. Signage will read **'TREE PROTECTION FENCING – KEEP OUT'** or similar, as shown below.

Figure 2: example protective fencing signage.

Construction Exclusion Zones (CEZs)

5.3.16 Construction exclusion zones will be formed by the erection of the tree protection fencing to the specification set out above. Within the CEZs, the following principles will be observed for the duration of the project:

- No plant or machinery will access the CEZ;
- No mechanical excavation will take place;
- Unplanned excavations will be limited to hand-digging and will be considered by the project arboriculturist before commencement;
- Existing soil levels will not be altered in any way, unless for the removal of existing turf layers, which will be undertaken using hand tools only;
- No machinery or materials of any kind will be stored;
- No liquids or chemicals including fuels, oils, builders' sand or concrete mix will be stored; and
- No fires will be permitted.

Demolition of existing raised planters (rear garden only)

5.3.17 Should the need to remove the raised planters within the rear garden become necessary to implement the proposed outbuilding, the works will be implemented in a sensitive manner to ensure that any roots from the off-site trees are treated appropriately. In principle, the raised planters are located

higher than the original ground levels within which the off-site trees are found and therefore, it is unlikely that a significant volume of roots would be found within the planters. Notwithstanding, the below methodology will be implemented as required.

v. Existing footpath surfaces surrounding the raised planters will be retained until the planters have been removed to provide protection to the underlying soil;

vi. Brick/stone perimeter of planters to be demolished using hand tools only such as crowbars and sledge hammers;

vii. Once exposed, the existing soil will be removed using hand tools such as wheelbarrows and shovels;

viii. Planter foundations (where found) will either be retained in situ (preferable), or broken out carefully using hand tools;

ix. All original ground levels will be retained to prevent encroachment into the rooting medium; and

x. Once the planters have been removed and the original ground levels have been established, the areas likely to comprise roots will be protected using temporary ground protection measures as described below.

Temporary Ground Protection (TGP)

5.3.18 The areas between the tree protection fencing (TPF) and root protection areas (RPAs) of retained trees will be safeguarded by the placement of suitable temporary ground protection, as shown by **cyan hatching** on the TPP. For areas of existing soft landscaping, this protection should take the form of a series of boards secured in place.

5.3.19 It is anticipated that the small areas of ground protection need only protect the rooting environments from pedestrian and operative footfall, and potentially that of small plant with a maximum weight of 2.5 tonnes.

5.3.20 Such ground protection is readily available from various suppliers to suit the required load bearing capacity required and should be placed upon a geotextile membrane and compressible layer of woodchip or similar. In this instance, a basic example is included below.

5.3.21 Ground protection is to be laid following erection of the TPF but prior to the commencement of works, and will remain in place for the duration of the project. It will be removed immediately prior to the landscaping phase once all heavy plant has been removed from site.

Figure 3: examples of temporary ground protection boards to protect against footfall and light plant (Ground Guards, 2022).

5.3.22 Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed above, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the prescribed protection measures and associated Tree Protection Plan (TPP) at **Appendix 2**.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSIONS

6.1.1 As none of the existing trees are to be removed, there will be no negative impact to the existing arboricultural landscape. Consequently, the proposals comply with national planning guidance, and regional and local planning policies with regard to the retention of important trees.

6.1.2 As there will be no requirement for facilitation pruning, there will be no adverse impact to the health or stability of the trees, nor will any negative landscape impacts occur to trees as a result of the proposals.

6.1.3 Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed at Section 5.3, suggests that there will be no lasting or irreversible damage to the trees to be

retained, subject to full compliance with the prescribed protection measures and associated Tree Protection Plan (TPP) at **Appendix 2**.

6.1.4 Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is negligible, as defined at **Table 1**.

6.2 RECOMMENDATIONS

1. Ensure that the protective measures set out within this report and shown on the appended tree protection plan are erected prior to the commencement of works and followed stringently throughout construction.

Matthew Jones

Matthew Jones, BSc (Hons), MArborA
Director & Arboriculturist

2 December 2024

Rev A: 17 December 2024

7 REFERENCES

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APPENDIX 1: TREE SURVEY SCHEDULE

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Company Registration No.
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TREE SURVEY SCHEDULE

Site Address: 94 Temple Sheen Road, London, SW14 7RR

Prepared For: Mr S Coltu

Reference: MDJAC-BS24144-TSS-01

Survey date: 21 November 2024

Brambles End
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Company Registration No.
(England & Wales): 13900533

Client name: Mr S Coltu
Site: 94 Temple Sheen Road, SW14 7RR
Reference: MDJAC-BS24144-TSS-01
Survey date: 21/11/2024

BS5837:2012 Tree Survey Schedule - Explanatory Notes

This document is based on a site visit and inspection undertaken by Matt Jones of MDJ Arboricultural Consultancy Ltd on Thursday 21 November 2024; deciduous trees were in partial leaf.
The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that are only visible from restricted-access viewpoints cannot be discounted.

All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. The information contained within this document does not constitute a full hazard or risk assessment, and therefore MDJ Arboricultural Consultancy Ltd makes no guarantee of their stability of safety.

1. Tree no.
Individual number assigned to the tree for identification, commencing at 1.

2. Species
Common and botanical names are provided. Botanical names are shown in italics.

3. Height
Measured using a clinometer or laser rangefinder, given in metres.

4. Trunk diameter
Trunk diameter measured at 1.5m, unless stated otherwise, in accordance with Figure C.1 of British Standard BS 5837:2012 *"Trees in relation to design, demolition and construction - Recommendations"*.

5. Radial crown spread
Extent of branches from the centre of the trunk to the tips in the principal cardinal directions, rounded up to the closest half metre. For trees with symmetrical canopies, an average measurement is provided.

6. Crown clearance
Height above ground level of the lowest live branch, in metres.

7. Height to first branch
Height above ground level of the origin of the lowest branch, in metres.

8. Age class
Young: recently planted, or yet-to-be established specimen, usually below 10m in height, subject to species characteristics;
Semi-mature: a recently established specimen, usually with excurrent morphology, and yet-to-reach its ultimate proportions, subject to species characteristics;
Mature: fully established, complex, decurrent or broad branching structure, and has achieved or is nearing its ultimate proportions, subject to environmental conditions and species characteristics;
Over-mature: has reached maturity, but is showing symptoms of minor decline within its canopy;
Veteran: has a large trunk diameter for its species, but displays evidence of veteranisation such as fungal colonisation, decay, hollowing, and has commenced retrenchment within its canopy;
Ancient: exceeds the typical size and age of the species, with a very large trunk diameter; with extensive fungal colonisation, decay, hollowing and veteran characteristics; has undergone significant retrenchment and is within the latter stages of life.

9. Physiology
General health and biological function, taking into account a healthy specimen of its size, age, species and location.

10. Structure
Structural condition of the tree, based on root (visible portions only), basal, trunk, stem and branch morphology.
Good: No morphological defects and no fungal or bacterial colonisation;
Fair: only minor morphological defects and a very low likelihood of failure; no pathological colonisation;
Poor: irremediable and significant morphological defects, leading to an increased likelihood of failure.

11. Comments
Comments have been made where appropriate.

12. BS5837:2012 Category
Category assigned to the tree, based on its arboricultural quality, arboricultural landscape value and potential, in accordance with Table 1 of British Standard BS 5837:2012 *"Trees in relation to design, demolition and construction -*

13. RPA radius
Radius of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 *"Trees in relation to design, demolition and construction - Recommendations"*.

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Table 1: Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on plan
Trees unsuitable for retention				
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 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			**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 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 150mm	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 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**

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Tree Survey Schedule

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No.	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clear-ance [m]	Age class	Physi-ology	Structure	Comments	Cate-gory	RPA Radius [m]
T1	Horse chestnut	15	625	N2.5m E4m S7m W6m	3	3	Mature	Good	Fair	Off-site tree. Helical cambium cracking on lower trunk, suggestive of past injury. Historically pollarded to 3.5m, now lapsed. Secondary reduction points at c. 13m with 2m of regrowth. Of moderate quality and landscape value.	B (2)	7.5
T2	Common holly	11	340	N3.25m E2.25m S2.75m W2.5m	3	1.75	Mature	Good	Fair	Off-site tree. Growing on boundary. Twin-stemmed. Of moderate quality but generally of low landscape value.	C (1)	4.08
T3	Common yew	7	450	N4.5m E3.25m S4.5m W4.25m	2.5	2	Early-mature	Good	Fair	Off-site tree. All measurements estimated. Ivy-covered. Short, broad canopy. Appears defect free. Of moderate quality and landscape value but of long-term potential.	B (1)	5.4
T4	London plane	19	1060	N7m E7.75m S7.5m W7m	6.5	5.5	Mature	Good	Good	Off-site street tree. Lifting footway. Prominent buttress roots on north side, likely occupying soft landscaping in front garden. Of high quality and landscape value and of long-term potential.	A (12)	12.72

(est.) denotes estimated dimensions

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Institute of Chartered Foresters

Arboricultural ASSOCIATION
Professional Member

APPENDIX 2:
TREE PROTECTION PLAN

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

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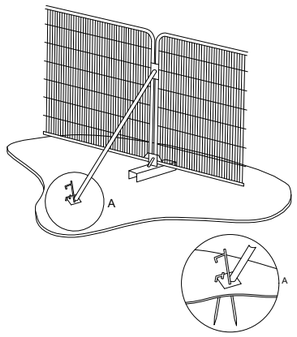
Company Registration No.
(England & Wales): 13900533

Tree Protection Fencing (TPF)

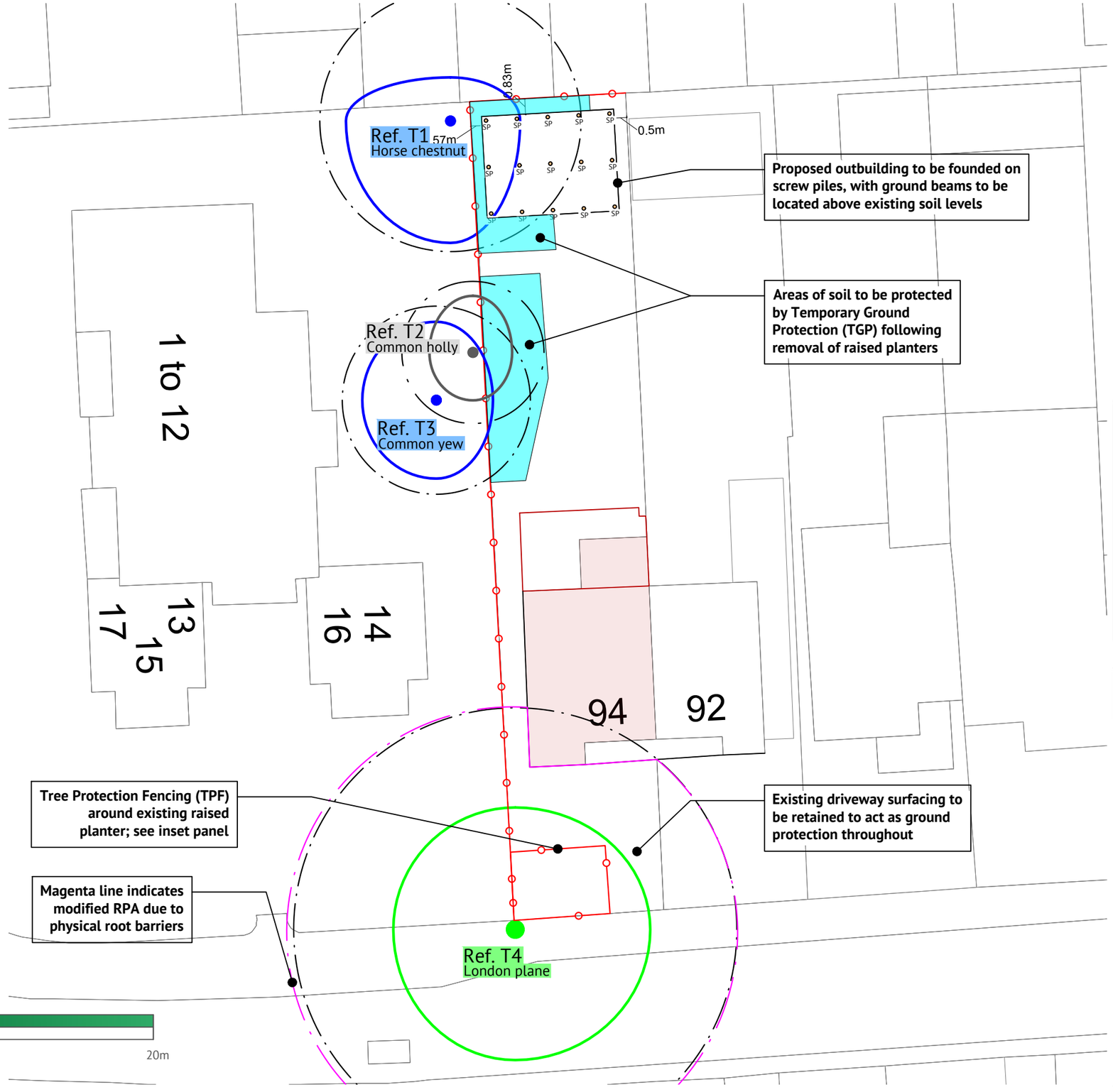
The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel.



Temporary Ground Protection (TGP)

Exposed areas between the tree protection fencing and the edge of the RPAs of retained trees will be protected using temporary ground boarding selected to protect against anticipated loading.

https://www.ground-guards.co.uk/



MDJ Arboricultural Consultancy Ltd Drawing Legend

- Category 'A' tree
- Category 'B' tree
- Category 'C' tree
- Category 'U' tree
- Root Protection Areas (RPAs)
- Modified RPAs
- Tree Protection Fencing (TPF)
- Screw Pile (indicative) — SP
- Temp. Ground Protection

Drawing History

Rev	Date	Comments

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Site:	94 Temple Sheen Road, London, SW14 7RR
Client:	Mr S Coltu
Title:	Tree Protection Plan (TPP)
Date:	December 2024
Dwg No:	MDJAC-BS24144-TPP-01
Scale:	1:250 @ A3