

Arboricultural Survey to BS5837:2012

London Borough of Haringey

Wat Tyler House,
Boyton Road,
London,
N8 7AU.

26 August 2022

Matthew Middle Dip., (Arb.), Tech.Arbor.A.

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1. Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 24th August 2022 from Walker Construction Consultants on behalf of London Borough of Haringey to attend Wat Tyler House, Boyton Road, London, N8 7AU; grid reference, TQ 30297 89647 (site) to undertake an arboricultural survey a to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of trees, Tree Constraints Plan.

I am Matthew Middle, an arboricultural consultant at Arbtech Consulting Ltd. I undertook the tree survey on 25th August 2022 and subsequently have produced this summary of my findings.

I hold a National Diploma in arboriculture, I also hold the LANTRA Professional Tree Inspector certification and have professional experience in contracting and in arboricultural consultancy spanning more than twenty years.

The advice below and appended is underwritten by our Professional Indemnity insurance for the business practice of Arboricultural Consultancy in the sum of one million Pounds Sterling in each and every claim.

Table 1: Documents referred to.

Document	Reference No.
Survey base drawing	10116
British Standard 5837:2012	“BS5837”
Tree Survey Schedule	Arbtech TS 02
Tree Constraints Plan	Arbtech TCP 02

2. Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Matthew Middle on 25th August 2022.

During the survey I categorised the trees using “Table 1 – Cascade chart for tree quality assessment” of the BS5837:2012 (see Appendix 1).

A total of forty four (44) individual trees and one (1) groups of trees were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 2).

Table 2: Documents upon which this tree survey has been based.

Document	Originator	Reference Number	Title
Topo	Laser Surveys	10116	Topographical Survey

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed, though may form part of the survey's management recommendations. Measurements were taken using specialist tapes, laser and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e. not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

Site description

The site is a multi-occupancy residential dwelling and associated gardens situated between and adjacent to Boyton Road, Campsbourne Road and Campsfield Road.



Figure 1: OS Map (Bing Maps)

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3. BS5837:2012 Scope

This standard recognises that there can be problems for development close to existing trees which are to be retained, and of planting trees close to existing structures. This standard sets out to assist those concerned with trees in relation to construction to form balanced judgements. It does not set out to put arguments for or against development, or for the removal or retention of trees. Where development, including demolition, is to occur, the standard provides guidance on how to decide which trees are appropriate for retention, on the means of protecting these trees during development, including demolition and construction work, and on the means of incorporating trees into the developed landscape.

4. Methodology

The methodology used to assess the trees was the British Standard 5837:2012 ‘Trees in Relation to Construction’ tree survey method. The aim of the survey is to establish which trees are moderate and good quality; suitable for retention and justifying protection. And, which trees are low or poor quality; either undesirable or unsuitable to retain and protect.

The tree survey includes all trees included in the land survey red line boundary plan, as well as any that may have been missed, and it should categorize trees or groups of trees, including woodlands for their quality and value within the existing context, in a transparent, understandable and systematic way. Where the arboriculturist has deemed it appropriate, the trees have been tagged with small metal or plastic tags, placed as high as is convenient on the stem of each tree.

Whilst master plan proposals for the development of the site might be available, the trees have been surveyed without taking these into consideration. All detailed design work on site layout should take into consideration the results of the tree survey (and the TCP).

Trees forming groups and areas of woodland (including orchards, wood pasture and historic parkland) are identified and considered as groups where the arboriculturist has determined that this is appropriate, particularly where they contain a variety of species and age classes that could aid long-term management. It is often expedient to assess the quality and value of such groups of trees as a whole, rather than as individuals. However, an assessment of individuals within any group has been undertaken if they are open-grown or if there is a need to differentiate between them.

The quality and value of each tree or group of trees has been recorded by allocating it to one of the four categories; **A**, **B**, **C**, or **U** (highest to lowest quality respectively). The categories are differentiated on the tree survey plan by colour, or by suffixing the category adjacent to the tree identification number on the TCP.

The survey schedule lists all the trees or groups of trees. The following information is also provided:

- a) reference number (to be recorded on the tree survey plan);
- b) species (common or scientific names);
- c) height in meters (m);
- d) stem diameter in millimetres (mm) at 1.5 m above adjacent ground level or immediately above the root flare for multi-stemmed trees;
- e) branch spread in meters taken at the four cardinal compass points;
- f) height of crown clearance above adjacent ground level in meters (m);
- g) age class (Newly planted, Young, Semi-mature, Early mature, Mature, Over mature);
- h) physiological condition (e.g. good, fair, poor, decline and dead);
- i) structural condition (e.g. good, fair, poor and ivy);
- j) comment about the tree, its location and preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat; and
- k) The retention category referring to the quality and useful contribution in years; **U** = <10yrs; **A** = >40yrs; **B** = >20yrs; **C** = >10yrs. The retention sub category referring to the type of amenity; 1 = Arboricultural; 2 = Landscape; 3 = Cultural including conservation (see Table 1 Cascade chart for tree quality assessment).

5. Definitions

Arboriculturist

An arboriculturist (or arboricultural consultant) is a person who has, through relevant education, training and experience, gained recognized qualifications and expertise in the field of trees in relation to construction.

Tree Survey

A tree survey should be undertaken by an arboriculturist and should record information about the trees on a site independently of and prior to any specific design for development. As a subsequent task, and with reference to a design or potential design, the results of the survey should be included in the preparation of a tree constraints plan, which should be used to assist with site layout design.

Tree Constraints Plan

A TCP is plan, typically delivered as an AutoCAD drawing (.file format), prepared by an arboriculturist for the purposes of layout design showing the root protection area and representing the effect that the mature height and spread of retained trees will have on layouts through shade, dominance, etc.

Root Protection Area

An RPA is a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m².

Construction Exclusion Zone (also termed Tree Protection Zone)

A construction exclusion or tree protection zone is an area based on the RPA (in m²), identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

Arboricultural Impact Assessment

This is a study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

Tree Protection Plan

A TPP is plan, typically delivered as an AutoCAD drawing (.dwg file format), prepared by an arboriculturist showing the finalized layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement, which can be shown graphically.

Arboricultural Method Statement

This is a methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree. The AMS is likely to include details of an on-site tree protection monitoring regime.

6. Recommendations

I have currently not seen or made an assessment upon the proposed scheme and make the following recommendation to ensure that there are no irrevocable issues to the proposed retained trees and so that no conditions relating to arboriculture are attached to any planning consent secured; obtain an arboricultural report to include:

- a) An arboricultural impact assessment (AIA);
- b) An arboricultural method statement (AMS); and
- c) A tree protection plan drawing (TPP).

7. Limitations

Trees were inspected from using visual observation from ground level only. Trees were not climbed or inspected below ground level. Inaccessible trees will have best estimates made about the location, physical dimensions and characteristics. Trees have been grouped where BS5837 guides us that it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area or if they are outside of the red line boundary plan showing the expectations of our Client for the extent of the survey. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

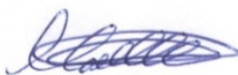
8. Appendices

The following documents were released to the Client as appendices to this report:

- Survey Schedule (.pdf)
- Tree Constraints Plan drawing (.dwg & .pdf)

If you require clarification of information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,



Matthew Middle
Principal Arboricultural Consultant

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Appendix 1: Table 1 Cascade chart for tree quality assessment

BS5837:2012 Trees in relation to design, demolition and construction – Recommendations

Table 1

Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories when appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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 <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7.</i>			Dark red
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
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 dominate 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)	Light 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 remedial defects, including unsympathetic management and storm damage), such that they are unlikely to be suitable for retention of 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	Mid blue
Category C Trees of low quality with an estimated remaining 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 this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape value	Trees with no material conservation or other cultural value	Grey

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Ecology – Protected Species - Licensing – **Arboriculture** – Biodiversity Net Gain – Land/Topographical Survey

Appendix 2: Schedule of Trees

Tree Survey Schedule

Wat Tyler House, Boyton Road, London, N8 7AU

Client	London Borough of Haringey
Survey Date	25 th August 2022
Weather Conditions	Overcast with continuous rain
Surveyor	Matthew Middle

Key:

Tree Number	A unique number or reference to identify trees or groups as shown on associated plans.
Species	Common and or taxonomic names.
Height	The height of the tree in meters (m).
Trunk Diameter	The stem diameter in millimetres (mm) taken at 1.5m above ground level unless otherwise specified.
Canopy Spread	The extent of the canopy taken in meters (m) to the principle points of the compass, North (N), East (E), South (S) and West (W).
Crown Clearance	The height of canopy clearance above ground level to the lowest point of the canopy, taken in meters (m).
Age Class	Age classification; Young (Y), Middle Aged (MA), Mature (M), Late Mature (LM), Veteran (V).
Physiological Condition	The general physiological condition of the tree; Average, Below average, Low, Dead.
Structural Condition	The general structural condition of the tree; Good, Moderate, Indifferent, Poor, Hazardous.
Comments	Notes and general comments on the structural condition of the tree, its environment and it estimated remaining contribution.
Category	The retention category referring to the quality and useful contribution in years; U = <10yrs; A = >40yrs; B = >20yrs; C = >10yrs. The retention sub category referring to the type of amenity; 1 = Arboricultural; 2 = Landscape; 3 = Cultural including conservation.

Tree No.	Species	Height (m)	Trunk Diameter (mm)	Canopy Spread (m)	Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Comments	Category
1	Hybrid black poplar	18m	810mm	N8m E6m S7m W7m	5m	Mature	Average	Moderate	One-sided crown as suppressed by adjacent building; canopy has previously been reduced.	B (12)
2	Sycamore	12m	390mm	N4.5m E3.5m S4m W4.5m	3m	Middle aged	Average	Moderate	Canopy has previously been reduced by an overall reduction.	C (12)
3	Beech	8m	230mm	3.5m	0.5m	Young	Average	Moderate	Young tree; twin-stemmed from 1.75m.	B (1)
4	Cabbage palm	4.5m	2 stems @ 130mm	1.5m	2m	Middle aged	Average	Moderate	Growing in raised planters.	C (1)
5			100mm 110mm							
6	Maple sp.	12m	360mm	N3.5m E3m S5m W5m	4m	Middle aged	Average	Moderate	Canopy has previously been reduced by an overall reduction.	C (12)
7	Lawson cypress	4.5m	100mm	1.5m	2m	Young	Below average	Moderate	Offsite tree, unable to inspect the tree 360° of the base, stem & canopy.	C (12)
8			100mm							

Tree No.	Species	Height (m)	Trunk Diameter (mm)	Canopy Spread (m)	Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Comments	Category
9	Whitebeam	7m	300mm	N2.5m E4.5m S4.5m W5m	2m	Middle aged	Average	Moderate	Single intermeshing aerodynamic canopy.	B (2)
10	Snowy mespilus		80mm 60mm 30mm							
11	Privet		210mm							
12	Privet		270mm							
13	Snowy mespilus		80mm 80mm 70mm 70mm							
14	Lawson cypress	14m	360mm #	3m	3m	Middle aged	Low	Moderate	Offsite trees, unable to inspect the tree 360° of the base, stem & canopy; sparsely foliated.	U
15			360mm 250mm 250mm #							
16	Lawson cypress	4.5m	120mm #	1.5m	1m	Young	Average	Moderate	Young tree (stem diameter less than 150mm).	C (1)
17	Silver birch	10m	140mm	3m	2m	Young	Average	Moderate	Young ornamental trees (stem diameter less than 150mm); growing within 2m high metal tree grate.	C (12)
18		6m	70mm							
19		6m	70mm							

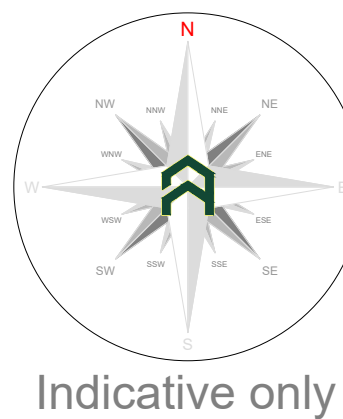
Tree No.	Species	Height (m)	Trunk Diameter (mm)	Canopy Spread (m)	Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Comments	Category
20	Ash	15m	440mm #	8m	4m	Middle aged	Average	Moderate	Offsite tree; part of a group of offsite trees growing within neighbouring building gardens; unable to inspect the tree 360° of the base, stem & canopy; all dimensions estimated.	B (12)
21	Silver maple	16m	540mm #	N8m E8m S8m W5m	0m	Middle aged	Average	Moderate	Situating within a locked garden; unable to inspect the trees 360° of the base, stem & canopy; canopy has previously been reduced by an overall reduction; single intermeshing aerodynamic canopy.	B (12)
22			600mm #							
23			620mm #							
24	Whitebeam	4m	160mm #	3.5m	1.5m	Young	Average	Moderate	Situating within a locked garden; unable to inspect the tree 360° of the base, stem & canopy; all dimensions estimated.	C (12)
25	Lawson cypress	10m	130mm 130mm 90mm	2.5m	1m	Middle aged	Below average	Indifferent	Situating within a locked garden; unable to inspect the trees 360° of the base, stem & canopy; slightly sparsely foliated; significant movement (compared to surrounding trees) to a light breeze.	C (12)
26			90mm 200mm							
27	Flowering cherry	6m	300mm #	5m	2m	Middle aged	Average	Indifferent	Situating within a locked garden; unable to inspect the tree 360° of the base, stem & canopy; twin-stemmed from 2.5m; tight compression fork with included bark; all dimensions estimated.	B (12)

Tree No.	Species	Height (m)	Trunk Diameter (mm)	Canopy Spread (m)	Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Comments	Category
28	London plane	15m	1100mm #	N8m E7.5m S8m W7.5m NW7.5m	2m	Middle aged	Average	Good	Situated within a locked garden; unable to inspect the tree 360° of the base, stem & canopy; canopy has previously been reduced by an overall reduction; all dimensions estimated.	A (12)
29	Snowy mespilus	4.5m	200mm 200mm	N6.5m NE6m E5m SE4.5m S4m	1m	Middle aged	Average	Moderate	Ornamental trees growing within brick planter.	B (2)
30			120mm 210mm	SW5.5m W5.5m NW6.5m						
31	Flowering cherry	10m	520mm	N7m E7m S7m W4.5m	3m	Mature	Average	Indifferent	Surface roots with damage on upper sides; three-stemmed from 2.25m; tight compression fork with included bark; canopy has previously been reduced by an overall reduction.	C (12)
32	Whitebeam	10m	400mm	N4.5m E5.5m S6.5m W5m	4m	Middle aged	Average	Indifferent	Twin-stemmed from 2.5m; epicormic throughout crown; one-sided crown; canopy has previously been reduced by an overall reduction.	C (12)
33	Whitebeam	10m	320mm @1m	N5m E4m S6m W4.5m	3m	Young	Average	Indifferent	Four stemmed from 1.65m; tight compression forks with included bark; waterfilled pocket at unions; previously topped at 6m.	C (12)

Tree No.	Species	Height (m)	Trunk Diameter (mm)	Canopy Spread (m)	Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Comments	Category
34	Purple plum	10m	450mm	N7m E5m SE6m S5m W3.5m NW7m	2m	Middle aged	Average	Hazardous	Trunk leans slightly to north east; four stemmed from 2m; tight compression forks with included bark; NE stem has snapped out at union; remanence of fungal growth on exposed wood.	U
35	Whitebeam	10m	450mm	N5m E5m S3.5m W5.5m	3m	Middle aged	Average	Moderate	Crown break at 3.5m; slightly sparsely foliated.	B (12)
36	Flowering cherry	4m	340mm	N4.5m E4.5m S4m W4.5m	N2m E1m S2m W2m	Middle aged	Below average	Moderate	Twin-stemmed from 2.5m; tight compression fork with included bark; large buttress root to SW; sparsely foliated.	C (12)
37	Sycamore	15m	620mm	N8m NE10.5m E10m S9.5m W7m	4.5m	Middle aged	Average	Moderate	Surface roots with damage on upper sides; six stemmed by 3.5m.	B (12)
38	Silver birch	12m	370mm	N4.5m E5.5m S5m W4.5m	2m	Middle aged	Below average	Moderate	Growing within a brick planter; all sides have been damaged, consistent with direct tree related pressure; slightly sparsely foliated.	B (12)
39	Silver birch	12m	250mm	3m	2m	Young	Below average	Moderate	Growing within a brick planter; large buttress roots; slightly sparsely foliated.	B (12)

Tree No.	Species	Height (m)	Trunk Diameter (mm)	Canopy Spread (m)	Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Comments	Category
40	London plane	16m	800mm	N11m E10.5m S9m W11m	N4m E4m S2m W4m	Middle aged	Average	Good	Many surface roots; lifting and displacing kerb edges and hard surfacing; canopy touching adjacent building.	A (12)
41	Field maple	6m	230mm	5m	1.5m	Young	Average	Moderate	Epicormic growth at base.	C (12)
42	Hawthorn	5m	90mm 90mm 90mm 90mm 90mm #	3.5m	0m	Young	Average	Indifferent	Multi-stemmed from base; all stems confined within metal tree guard.	C (1)
43	Silver maple	16m	840mm	N7.5m E7m S7.5m W8m	1m	Mature	Average	Moderate	Lifting and breaking adjacent dwarf wall; twin-stemmed from 3m; canopy has previously been reduced by an overall reduction.	B (12)
44	Purple maple	15m	530mm	N2.5m E3.5m S5.5m W5m	5m	Middle aged	Average	Moderate	Twin-stemmed from 5m; one-sided crown; canopy has previously been reduced by an overall reduction.	B (12)
G1	Various	4.5m	Max. 300mm #	4m	2m	Middle aged	Average	Moderate	Offsite group; species include: Laurel and Elder unable to inspect the tree 360° of the base, stem & canopy.	C (12)

Appendix 3: Tree Constraints Plan



Tree Categories

Trees are categorised in accordance with the cascade chart in Table 1 of the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Category 'U' - Trees in such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.

Category 'A' - Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category 'B' - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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 100mm.

Root Protection Area

In order to avoid damage to the roots or rooting environment of retained trees, the Root Protection Area (RPA) should be plotted around each of the category 'A', 'B' and 'C' trees. This is a minimum area in m² which should be left undisturbed around each retained tree.

The RPA is calculated using the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

The calculated RPA is capped to 107m², which is the equivalent to a circle with a radius of 18m. Where there appears to be restrictions to root growth the root protection area is reshaped to more accurately reflect the likely distribution of the roots.

Tree Survey Report

Please refer to Arbttech Consulting Ltd. Tree Survey Report and Tree Schedule for full details on all surveyed trees, hedgerows and major shrub groups.

All trees were surveyed and categorised in accordance with the guidance as set out in the British Standard BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

We make the following recommendation to ensure that no conditions relating to arboriculture are attached to any planning consent secured:

- An arboricultural impact assessment (AIA);
- An arboricultural method statement (AMS); and
- A tree protection plan (TPP).



0m 1m 3m 5m 10m



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Project:

Wat Tyler House,
Boyton Road,
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Client:

London Borough of Haringey

Drawing:

Tree Constraints Plan

Based on:

100116

Drawing No:

Arbttech TCP 02

Date:

Aug 2022

Scale:

1:200 @ A0

Key:

Tree No.	1	Tree Categories	Trunks	
RPA's:		Category 'U' trees		Category 'A' trees
Category 'B' trees:		Category 'B' trees		Category 'C' groups

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9. Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech TSR 01	Matthew Middle		Principal Arboricultural Consultant	01	26/08/22

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