



LIAM MCGOUGH

T R E E S E R V I C E S

BS5837 Arboriculture impact Report

Client: Mr Richard Caelius

Site location: 62 Wolseley Rd, London, N8 8RP

Date: 7 July 2022

Prepared by Liam McGough FdSc Arb M ArborA

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1.0 Introduction

1.1 Scope & Brief

A survey was carried out at the request of Mr Caeilus to assess the Arboricultural implications of development at 62 Wolseley Rd, London, N8 8RP. To note the effects that construction might have on trees in surrounding properties. To advise on Protection of Trees and their roots as well as advise conditions of work and best practice to ensure tree protection. Notes on recommended tree work and the safe pruning of roots where granted construction meets Root protection areas.

The safety level of the trees based on their current status was also observed and recorded.

The purpose was to identify trees within the property boundary with regards to their risk level to public health and safety, potential ground disturbance if removed and what appropriate trees could be planted to replace any lost trees.

Subsequent works were recommended to alleviate any issues identified regarding root damage and or subsidence, and from a health and safety and property development perspective.

Trees requiring works were categorised as high, medium or low priority based on the methodology stated in **section 3.7**

The data recorded included, species (common name), height, DBH, crown spread in each direction, age, condition and distance of main stem from the property foundations. Detailed explanations of these criteria are in the methodology section of this report (**section 3**).

The data is recorded in the Tree Survey Schedule section (**section 4**) of this report and includes comments identifying any damage to property foundations, faults and hazards with respect to crown form, condition, storm damage and disease. A recommended action was given for each tree. No bore hole and DNA testing has been carried out for this report.

All works recommended should be carried out in accordance with BS 3998:2010 Tree Work - recommendations.

Individual trees are plotted on separate site plans and accompany each respective tree survey schedule (**section 4**), tree location plan in (**Appendix**).

1.2 Limitations

All observations were from ground level without detailed inspection and were not inspected from underground excavation or from an aerial perspective.

As trees are living organisms their health and condition can change rapidly. Extreme climate issues such as drought and flooding can affect soil shrinkage and overall tree health.

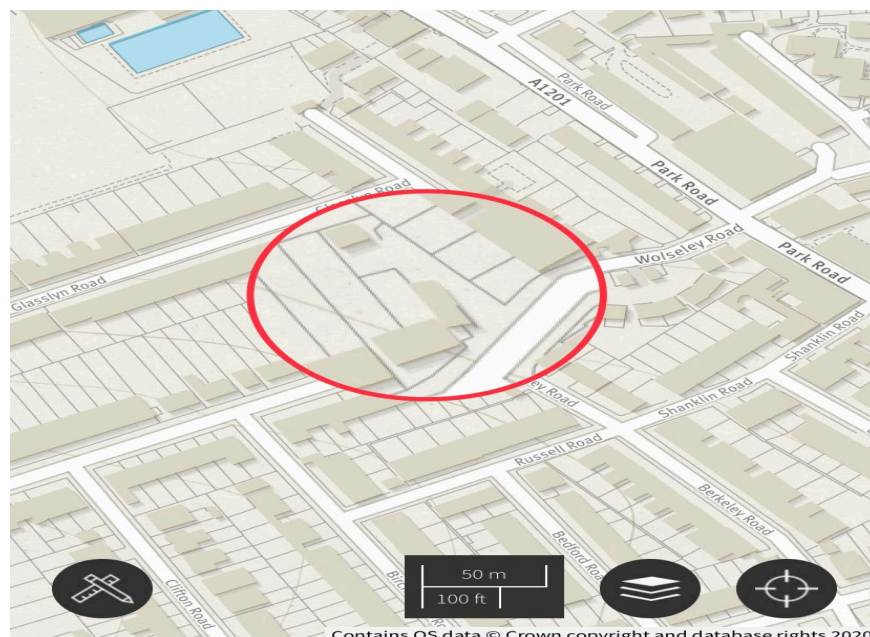
All statements made about the trees were based on the status of the trees at the time of inspection.

No bore hole testing or PICUS testing has been carried out at this site. All observations have been made using only visual indicators.

Trees with extensive ivy cladding were not thoroughly observed due to the difficulty to assess cavities and any hidden defects positioned underneath. With respect to this, the ivy should be severed to restrict its future growth and where applicable, removed to allow a detailed inspection to be carried out.

1.3 Site Location

62 Wolseley Rd, London, N8 8RP



2.0 Statutory Protection

2.1 Tree Protection

A variety of statutory restrictions apply to felling, pruning or damaging of trees with preservation orders (TPO) or within conservation areas (Department for communities and local government, 2014). With exceptions of these restrictions available.

Any trees that require arboricultural works should be checked for any restrictions prior to works commencing.

Applications should be made for trees restricted with a TPO and a six week notification made for works in a conservation area.

Where works are deemed exempt, a submission of a 5 day notification of works should be made in accordance with section 198 (6)(a) of the Town and Country Planning Act 1990.

2.2 Wildlife Protection

As part of the survey tree was inspected from ground level with the use of binoculars for signs of wildlife habitation, in particular birds and bats.

All bats and their roosts are protected by law (The Wildlife and countryside Act 1981 & conservation of Habitats as Species regulations 2010).

Penalties and prosecution for causing damage to bat's or roosts is up to £5,000 per bat and a prison sentence, plus confiscation of vehicles plant and machinery involved.

In the UK all wild birds and their nests are protected by law (The wildlife and Country side Act 1981 & The Countryside Act 2000).

The presence of Bats/roosts or birds nesting will be noted within the survey, where possible all works should be carried out to avoid the bird nesting season.

Prior to any tree works, a visual inspection should be carried out by a qualified person to ensure that there is no loss of protected wildlife habitat.

3.0 Methodology

The individual trees were assessed using Claus Mattheck's methods as stated in his guide to visual tree assessment, with a copy of the updated version at hand for instant reference.

The following data was collected for each tree;

- Species (common name)
- Height
- Age
- DBH
- Crown spread in each direction
- Condition
- Comments
- Action
- Priority

Each tree was given a sequential identification number and were plotted on the accompanying map.

3.1 Height

The height was measured using a clinometer and is expressed in metres (to the nearest metre)

3.2 Age

The age of each tree is expressed using the following terms:

- Y Young
- SM Semi-mature
- EM Early-mature
- M Mature
- OM Over-mature

3.3 DBH

The diameter of the trees' main stems was measured at breast height and is expressed in centimetres.

3.4 Condition

The overall condition of the trees was assessed with regards to its vigour, stem condition, and crown form, and is expressed using the following terms:

- P (Poor)
- F (Fair)
- G (Good)

- D (DEAD)

3.5 Distance from property

This measurement is expressed in metres and was used to evaluate current risk and future risk of subsidence or damage to property from roots.

3.6 Comments

Any signs of subsidence, hazards, defects or signs of disease observed were recorded.

3.7 Action

An action was recommended for each tree to alleviate any hazards/defects identified in the comments section of the data collected.

3.8 Priority

The priority for each action required was based on individual tree locations (e.g. near roads, footpaths or buildings) and the severity of the hazards identified in the comments section.

Recommended actions should be undertaken within the following time restraints from the date of the report;

High (H) - as soon as possible within a 3 month limitation.

Medium (M) – within 12 months.

Low (L) – if desirable and/or as part of a long term management plan.

A prioritised work schedule is located in the appendix section of this report along with all accompanying maps, and any supporting photographs.

4.0 Tree Survey Schedule

Tree No.	Species	DBH Cm/m	Height	Age	Crown spread N/S/E/W	Condition	Distance from property	Comments	Action	Priority
T1	Oak	1.30	10m	sm	3,3,3,3m	good	20m	No Arboricultural implications	No action	
T2	Sycamore	1.20	9m	sm	2,2,2m,2	good	20m	No Arboricultural implications	No action	
T3	Cherry	45	3m	sm	1,0.5,0.5,0.5	good	1.25m	Care to be taken wen excavating near RPA. No machinery to pass boundary	No action	
G1	Laylandii	Table in appendix	8m	sm	Table in appendix	fair	Table in append	Trees to be sided up to boundary. Not Maintained blocking excessive light	Side up to boundary	high

4.1 Site description

I carried out an accompanied site visit on 25/01/21 . The weather on the day was clear. Site is neat and tidy and free from ground cover.

4.2 Soil assessment

Heavy clay with loamy sand and silt.

5.0 Data Analysis

5.1 Conclusion

A new plan has been created for the development and creation of a new build on this site. The plans are attached in appendix. The implication for the new plans are non-existent as the boundary and distance in RPA remains the same as the original arb implication report included here. As mentioned previously care is to be taken when excavating near G1 and T3. I believe that the new plan and the buildings new orientation will have significantly less impact on G1. The depth of the new design is of no concern to the rpa as the distance is significant enough between the trees and the buildings footing. The only concern is the machines when working near the trees and the report includes the information relating to take preventative measures.

The only Arboricultural implication with regards this development and the trees in surrounding properties are the 8 x Laylandii trees on the boundary of Glasslyn Rd, These trees over hang the boundary significantly as such the root protection area will be encroached upon.

The 8 trees are mixed sizes and form a thick unmaintained boundary hedge. It is advised that cutting back branches to boundary be done before construction.

Where a root protection and fencing for plant machinery would normally be used here, I understand from the plan that the building goes close to the boundary. As such the roots will need to be cut. This should be done appropriately and advised upon by a qualified arborist. RPA,s shown in red on plan in appendix.

The only other tree close to the construction of the building is a small cherry. The hight and spread of canopy indicate a root protection area of 1.5m this is further than the proposed building and wont be a problem. However plant machinery should not cross the boundary and appropriate fencing should be erected to protect this tree and make construction site staff aware of its close proximity.

I have added a number of conditions that should be followed.

No building operations, site preparation or the delivery of materials to the site other than internal works shall commence until a tree protection strategy, including a tree protection plan and arboricultural method statement (in accordance with the BS 5837:2012 standard), have been submitted to and approved in writing by the Local Planning Authority. The protection measures recommended in the approved tree protection strategy shall be implemented prior to the commencement of building operations, site preparation or delivery materials and remain in position until the practical completion of the development.

Reason: To safeguard trees and the character of the area. A pre-commencement condition is necessary in order to ensure that potential harm is minimised before development reaches an advanced stage.



No development, demolition, clearance or preparatory operations including excavation with the exception of internal works, shall commence within the root protection areas shown on the Tree Protection Plan approved in relation to Conditions.

Reason: To ensure surfacing works within root protection areas do not have an adverse impact on the nearby retained natural features.

No tree works (including pruning and / or felling) shall be undertaken in connection with the development hereby approved until a detailed scheme of facilitation tree works has been submitted to, and approved in writing by the Local Planning Authority. The tree works shall be undertaken in accordance with the approved details.

Reason: To ensure any required tree works do not cause damage to the retained trees and to protect and to enhance the visual amenity, character and appearance of the site.

6.0 Arboricultural method statement

6.1 Generally

Development can harm trees if not carried out carefully. Tree's crowns and trunks can be damaged by machinery or scorched by fire or chemicals. Trees roots can be asphyxiated and die if the rooting zone becomes compacted and the soil structure damaged. This can happen very easily, particularly on clay soils, even with the passage of light vehicles. Tree roots can be damaged by raising or lowering the ground level. In some cases it can take several years for the damage to become apparent. This report details how the approved development will take place whilst ensuring that the trees shown for retention can be protected, and for the protection of the soil in the areas for new planting.

6.1.1 Fires: Fires on site should be avoided if possible. If unavoidable, they should be situated far enough so that there is no risk of damage to the trees, taking into consideration the wind direction.

6.1.2 Site and fuel storage, cement mixing and washing points: All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside root protection areas unless otherwise agreed with the Local Planning Authority. No discharge of potential contaminants should occur within 10m of a retained tree stem or where there is a risk of run off into Root Protection Areas.

6.1.3 Temporary buildings for site use: Site cabins, trailers and other temporary buildings can sometimes be used in root protection area if consent is agreed by the local planning authority. This can be very useful if there is a robust existing hard surfacing in place. The method for installing the buildings, and assessment of whether ground protection is needed is to be agreed with the Arboriculturist and specified prior to installation.



6.1.4 Protection of tree canopies: Piling rigs and cranes are often used close to trees. Work must be carefully planned so that there is sufficient room to avoid hitting the canopy during transportation or operation. Arboricultural supervision may be required, however it is the responsibility of the contractor to assess and plan the work. Any access facilitation pruning required is detailed in the tree surgery schedule.

7.0 Glossary of Terms & Definitions

Amenity- the pleasantness or attractiveness of a place.

Asymmetrical crown- unbalanced, one-sided.

Cavity- hole within a stem/branch of a tree, caused by decay or damage.

Crotch/fork/ union - region formed by a junction of two branches, or stem and branch.

Crown- overall branch and foliage cover.

Deadwood- dead branches within the crown of a tree. <30mm diameter classified as minor deadwood, >30mm major deadwood.

Dieback- ends of branches with no leaf coverage, sign of decline.

Early-mature- a tree that has not reached maturity but is deemed to be 2/3 the way through its life expectancy.

Epicormic- shoot growth from dormant or adventitious buds on main stems or branches.

Fastigate- Upright crown form.

Good form- good crown shape and size expectant of specific species characteristics.

Over-mature- a tree that has exceeded its life expectancy.

Mature- a tree that has reached the final third of its life stage.

Stem- above ground structure that supports the branches of a tree.

Vigour- physical strength and health of a tree

Appendix

Leylandii Hedge

Tree no	W	N	diameter	Radius	
1	1.39 m	0.47 m	27.06 cm	13.53 cm	
2	3.13 m	0.34 m	23.55 cm	11.78 cm	
3	3.73 m	0.59 m	13.05 cm	6.53 cm	
4	4.24 m	0.53 m	10.50 cm	5.25 cm	
5	4.83 m	0.57 m	13.37 cm	6.68 cm	
6	5.50 m	0.82 m	26.10 cm	13.05 cm	
7	6.26 m	0.59 m	7.00 cm	3.50 cm	
8	6.78 m	0.60 m	26.10 cm	13.05 cm	

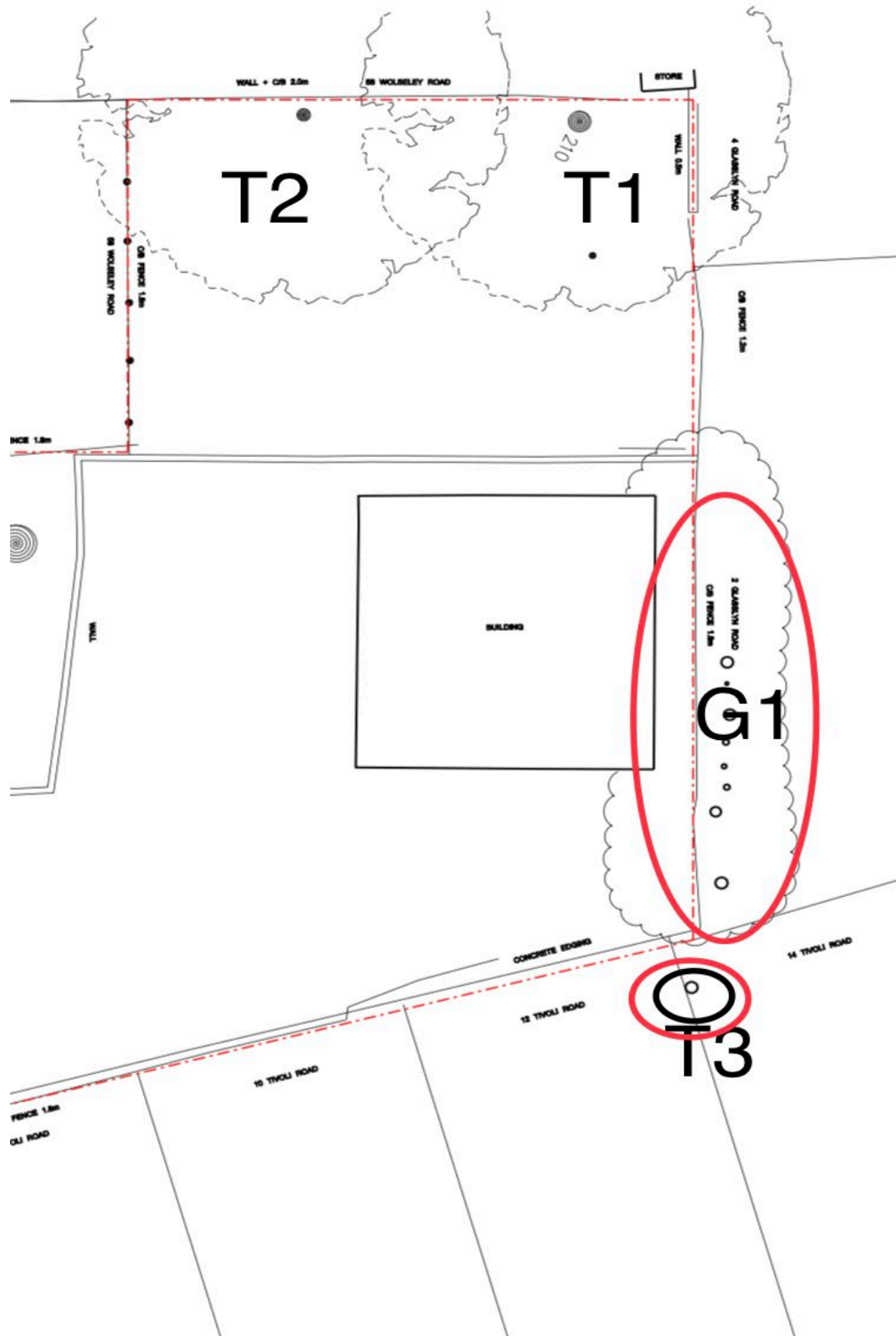


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Cherry Tree

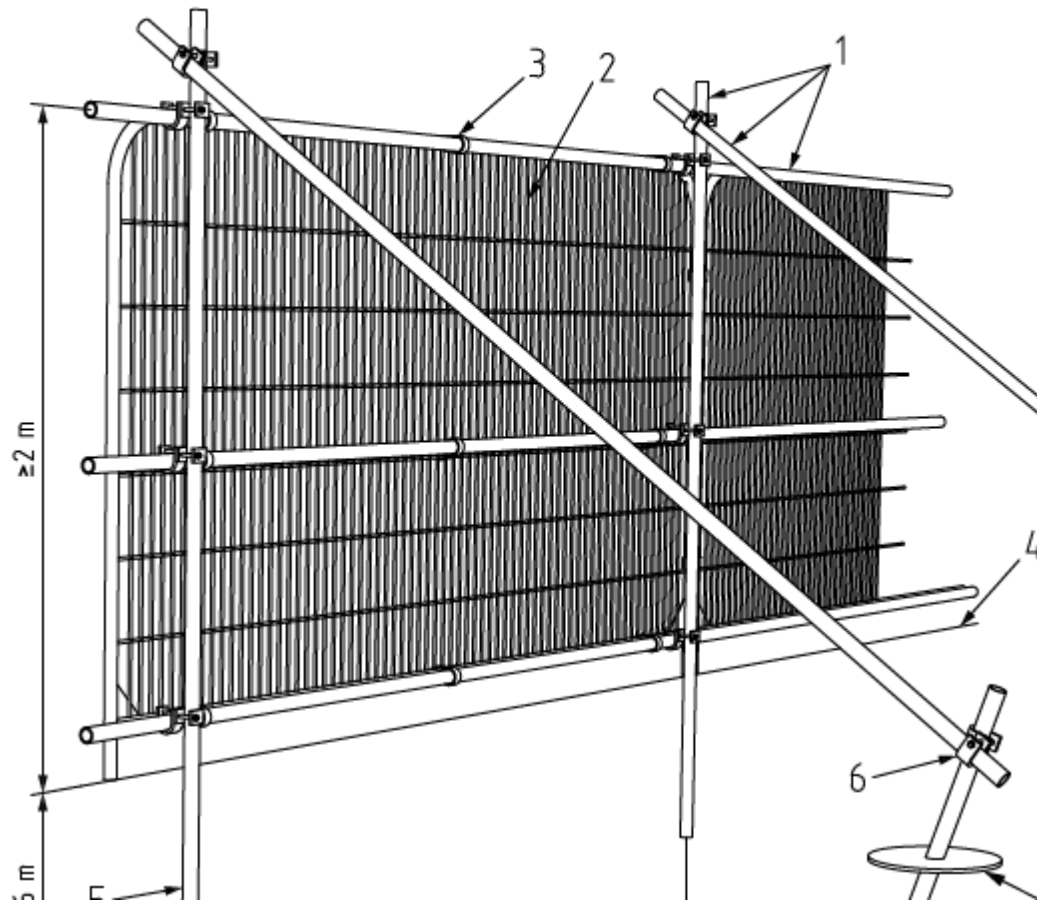
T3	-1.25 m -0.45 m 27.00 cm	13.50 cm

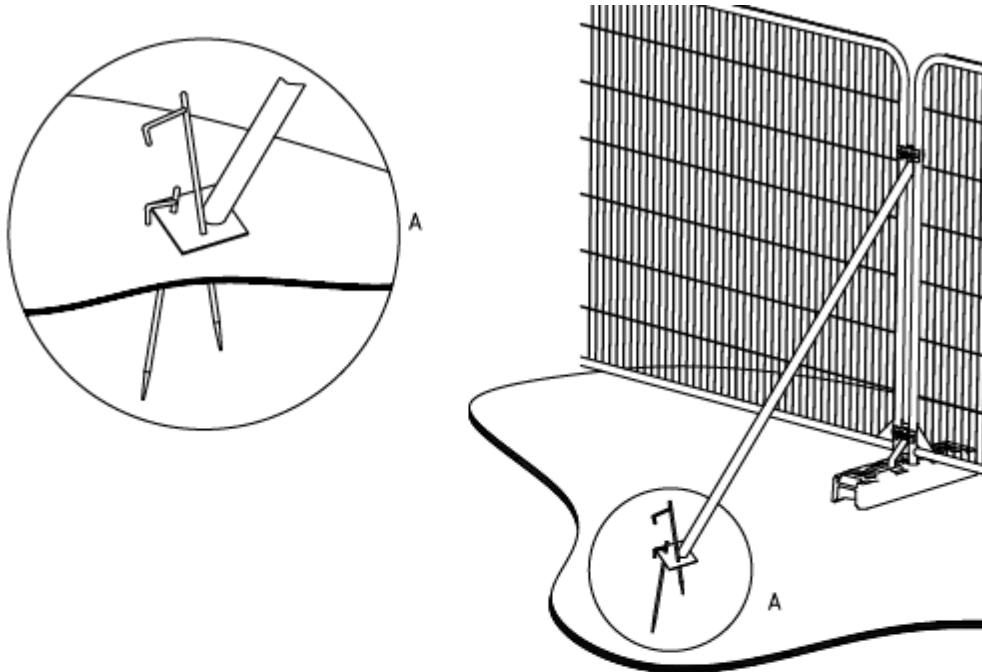




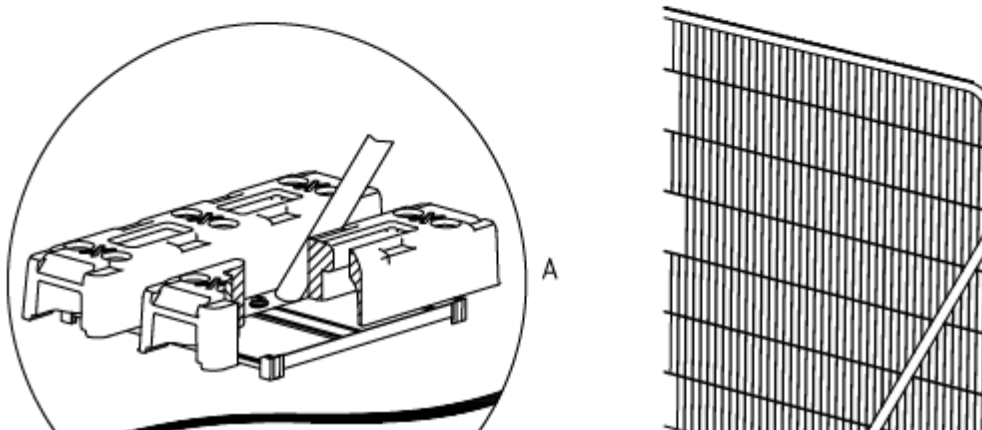
"CONSTRUCTION EXCLUSION ZONE – NO ACCES."

Figure 2 Default specification for protective barrier





Stabilizer strut with base plate secured with ground pins





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