



Arboricultural Impact Assessment

Park House, Hampstead Lane, London N6 4LL

Reference: DO&CON6/WLA-V2-XX-DR-Y-AIA

Date: 15 May 2026

Prepared By: Margaret Wright BSc (Hons) MSc MArborA



Document Control

Issue history

Issue	Date	Description
DO&CON6/WLA-V2-XX-DR-Y-TCP	15 May 2026	Tree Constraints Plan Rev A
DO&CON6/WLA-V2-XX-DR-Y-AMS	15 May 2026	Tree Protection Plan & Method Statement Rev A

Reviewed by:



Contents

- 1 / Executive Summary
- 2 / Arboricultural Impact
- 3 / Below Ground Constraints
- 4 / Justification & Conclusions



Executive Summary

This Arboricultural Impact Assessment accompanies revised development proposals at Park House, Hampstead Lane.

The proposed development has been designed largely outside the Root Protection Areas (RPAs) of retained trees. The only direct arboricultural interaction relates to a limited area of hand excavation within the outermost portion of the RPA of T24, associated with a short section of foundation excavation. This equates to approximately 1% of the calculated RPA and is considered minor in arboricultural terms.

Subject to implementation of the accompanying Tree Protection Plan and Arboricultural Method Statement, including supervised hand excavation and protection of the remaining rooting environment, the proposal is considered unlikely to materially affect the long-term health, stability or amenity value of retained trees.

Arboricultural Impact

The proposals comprise demolition of the existing pool structure located adjacent to the front corner of the dwelling together with construction of a replacement indoor pool and spa extension at ground floor level.

Arboricultural constraints are illustrated on the accompanying Tree Constraints Plan (DO&CON6/WLA-V2-XX-DR-Y-TCP), which identifies surveyed trees, canopy spreads and Root Protection Areas (RPAs) in accordance with BS5837:2012. The RPAs shown are calculated using the methodology prescribed by the British Standard, based on twelve times the stem diameter measured at 1.5m above ground level. Having regard to the relationship between the trees, existing site conditions and surrounding built form, offset RPAs are not considered appropriate in this instance and the standard model has therefore been retained for assessment purposes.



In addition to below-ground rooting constraints, consideration has also been given to canopy spread, shading, local drainage conditions and the potential for indirect effects associated with changes in the relationship between retained trees and built form. In this case, above-ground effects are considered negligible. No development is proposed within the canopy spread of retained trees and the revised footprint maintains a broadly comparable spatial relationship with surrounding trees to that which presently exists.

In terms of tree retention, all surveyed trees are to remain with the exception of the temporary relocation of T30 (Japanese maple). The tree is sufficiently young and small in stature to be carefully transplanted by hand to a temporary position within the rear garden during construction and replanted following completion of development. Subject to appropriate aftercare, relocation is considered unlikely to materially affect the long-term health or longevity of the tree and would not result in discernible harm to the character or appearance of the Conservation Area.

Below Ground Constraints

The only direct below-ground interaction identified relates to T24, where a short section of the proposed foundation excavation extends into the outermost portion of the calculated RPA. The extent of incursion equates to approximately 1% of the total RPA and is confined to a peripheral area of the rooting environment adjacent to existing built form and hard surfacing.

Excavation within this area shall be undertaken carefully by hand using hand tools only and under the supervision of the project arborist acting as Arboricultural Clerk of Works (ACoW). Any roots encountered shall be managed in accordance with BS5837:2012 and arboricultural best practice, with roots below 25mm diameter retained where practicable and redirected into adjacent soil. No roots exceeding 25mm diameter shall be severed without arboricultural review and agreement with the Local Planning Authority.

Subject to implementation of the accompanying Tree Protection Plan and Arboricultural Method Statement, including protection of the remaining rooting environment throughout the course of development, the proposed works are considered unlikely to materially affect the long-term health, stability or amenity contribution of T24.



Subject to adherence to these measures, the proposals are not expected to result in any lasting harm to the trees, their rooting environment, or their contribution to the character and appearance of the area.

Justification & Conclusions

The proposals have been developed with regard to the arboricultural constraints identified on site, with impacts limited to a minor incursion into the Root Protection Area of T24 associated with excavation of a short section of foundation trench. The extent of this incursion equates to approximately 1% of the calculated RPA and is confined to the outermost portion of the rooting environment adjacent to existing built form and hard surfacing.

The proposed construction methodology adopts a precautionary approach consistent with the principles of BS5837:2012 Trees in Relation to Design, Demolition and Construction. Excavation within the RPA shall be undertaken by hand using hand tools only and under the supervision of the project arborist acting as ACoW. The remaining rooting environment shall be protected throughout the construction period in accordance with the approved Tree Protection Plan and Arboricultural Method Statement, including protective fencing, ground protection and exclusion of storage, trafficking and changes in ground level.

Above-ground impacts are limited. No pruning works are proposed and no development is located within the canopy spread of retained trees. The revised footprint maintains a broadly comparable spatial relationship with surrounding tree cover to that which presently exists and is therefore unlikely to materially alter local wind patterns, future pressure for pruning, or the contribution of retained trees to the character and appearance of the Conservation Area.

Taken together, the scale, nature and method of the proposed works are such that no material adverse effect is anticipated on the health, stability, longevity or amenity contribution of retained trees. The proposals are therefore considered arboriculturally acceptable.



Appendices

- 1 / Qualifications & Experience
- 2 / Copyright
- 3 / Caveats
- 4 / Usage



Qualifications and Experience

Margaret Wright is director of Wright Landscape and Arboriculture Ltd with over 20 years industry experience as an arboricultural consultant and Local Authority Tree Officer.

Margaret has presented research at a national conference and has an arboricultural MSc (first) with the University of Central Lancashire.

Margaret is Bond Solon trained, a former executive committee member of the London Tree Officer's Association and professional member of the Arboricultural Association. As such, Margaret is required to uphold the professional and ethical standards within the industry codes of conduct. Published works, qualifications and details of forthcoming publications provided on request.

Copyright

Chloris is the trading name of Wright Landscape and Arboriculture Ltd. The copyright of this document and any appendices remain with Wright Landscape and Arboriculture Ltd. The content and format of this report and any appendices are for the exclusive use of the client and their agents for the purposes of their planning application. It may not be sold, lent, hired or divulged to a third party without the written consent of Wright Landscape and Arboriculture Ltd. Wright Landscape and Arboriculture Ltd terms and conditions apply to this report and all their associated works in conjunction with this project.



Caveats

With regards to the General Data Protection Regulations [GDPR] (EU) 2016/679 in force as of May 2018, records of the site and the management advice contained within this report will be kept by the consultant for 12 months. Within this 12-month period, data gathered on behalf of the client will not be shared unless the express consent of the client has been given in writing.

Birds and bats (including nests and roosts of a temporary nature) are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside Rights of Way act 2000) and under associated habitat legislation by the Conservation of Habitats and Species Regulations 2017. It is therefore essential that any future works to trees are timed considerably to avoid disturbance of any protected species.

Predictions on the future growth of trees and significant bodies of vegetation are made on the assumption of average environmental conditions over the next decade in the absence of extreme weather events and unforeseen changes in the availability of soil water. Predictions should be considered with the view that trees may grow considerably more or less dependent on environment.

The contents of this report represent a faithful record of site conditions as observed during the survey. Evaluations of tree condition and value are offered in good faith and reflect the professional expertise of the author at the time of writing. Young trees under 75mm in stem diameter (measured at 1.5m from ground level), shrubs and tree-like shrub species have been excluded, in accordance with the recommendations of the relevant British Standard.

Use of This Document

British Standards are guidelines produced by the British Standards Institute Group, the National Standards body for the UK. British Standards are best practice documents, following formal consensus of opinion from arboricultural industry peer review. British Standard BS 5837:2012 Trees in relation to design, demolition and construction – recommendations



[BS5837] provides guidance on the assessment of trees in the context of development and sets minimum standards for protection of retained trees on development sites.

Recommendations within British Standard documents are not law. However, for planning applications that have the potential to impact trees, the majority of Local Planning Authorities [LPAs] require submission of an arboricultural report compliant with the recommendations of this standard. This report satisfies that requirement, and is based on the following technical references (where applicable):

- British Standards Institution (2010) BS 3998: Tree works – recommendations.
 - British Standards Institution (2012) BS 5837: Trees in relation to design, demolition and construction- recommendations.
-



Chloris

DESIGN INSPIRED BY NATURE



www.chloris.uk

01737 516064

margaret@chloris.uk

Registered England & Wales Companies Act 2006 Reg. No: 10927390 VAT. No: 379207960
Chloris™ is a trading name of Wright Landscape and Arboriculture Ltd