

2026

re:shape

Arboricultural Survey & Constraints Report

Ashley Park



CONTROL SHEET

Re:shape T Ltd
Former Ashley House site, Ashley Road, Tottenham Hale,
London Borough of Haringey, N17 9LZ
BS5837:2012 Arboricultural Survey & Impact Assessment (AIA)

	Name	Position
Surveyor(s)	Edward Cleverdon BSc (Hons) MArborA	Senior Arboriculturalist
Author	Edward Cleverdon BSc (Hons) MArborA	Senior Arboriculturalist
Checked by	Fern Fellowes-Day	Director

Contract No.	Project Contact	Revision No.	Date of Issue
3618	Edward Cleverdon	01	18 August 2026

Disclaimer

Focus Environmental Consultants® is the trading name of Focus Ecology Limited. Please Note that all reasonable care and attention is made by Focus Environmental Consultants to produce reports and advice to a high, professional standard. However, no responsibility is accepted for any consequences howsoever caused, by the release of this report to third-parties. Focus Environmental Consultants operates a bespoke Quality Assurance System in order to maintain the high standards of report writing that our clients and peers expect. Completed reports are appraised using a detailed Quality Assurance Checklist focussing not just on grammar and formatting but also sense and scientific argument before they are issued. The reports of all staff are quality-assessed on a prescribed, regular basis to ensure that these high standards are maintained.

Template Version: V3 (January 2020).

TABLE OF CONTENTS

CONTROL SHEET	1
1. INTRODUCTION	3
1.1 Overview & Client Brief	3
1.2 Personnel & Quality Assurance	3
1.3 Site Location	3
1.4 Relevant Local Planning Policy & Guidance	4
1.5 Development Proposals	5
1.6 Assessment Method	5
2. RESULTS	6
2.1 Tree Preservation Orders & Conservation Areas	6
2.2 Site Description	6
2.3 Site Geology	10
2.4 Tree Stock	10
3. ARBORICULTURAL IMPACT ASSESSMENT (AIA)	11
3.1 Development Proposals	11
3.2 Tree Removal	11
3.3 Below Ground Conflicts	13
3.4 Above Ground Conflicts	15
3.5 Indirect Impacts of Development	17
4. DISCUSSION & RECOMMENDATIONS	18
4.1 Protection Measures	18
4.2 Mitigation	18
4.3 Tree Management	18
4.4 Additional Tree Management Permissions	19
4.5 Arboricultural Method Statement (AMS) Guidance	19
5. ANNEXES	20
5.1 Tree Survey Schedule	21
5.2 Tree Survey Key	27
5.3 Plans	29
5.4 BS5837:2012 Cascade Chart for Tree Quality Assessment	33
5.5 Tree Protection Measures & Signage	34
5.6 Scope & Limitations	37
5.7 Survey Methods	38
5.8 Legislation, Planning Policy and Guidance	39
5.9 References & Bibliography	40
6. QUALIFICATIONS & EXPERIENCE	41

1. INTRODUCTION

1.1 Overview & Client Brief

Focus Environmental Consultants was commissioned by Re:shape T Ltd to undertake an Arboricultural Survey and Impact Assessment (AIA) at the Former Ashley House site in accordance with BS5837:2012 - *Trees in Relation to Design, Demolition and Construction*.

The following documents were supplied by the client:

- Topographical Survey
- Site layout proposal

1.2 Personnel & Quality Assurance

The site was surveyed by an experienced arboricultural consultant (Edward Cleverdon BSc (Hons) MArborA) from Focus Environmental Consultants on 24 July 2026.

1.3 Site Location

The site is located at Former Ashley House site, Ashley Road, Tottenham Hale, London, N17 9LZ. The site is centred on Ordnance Survey grid reference TQ 34327 89674.



Figure 1: Aerial image with approximate red-line survey boundary.

1.4 Relevant Local Planning Policy & Guidance

This report has been produced in accordance with the recommendations of British Standard 5837:2012 - *Trees in Relation to Design, Demolition and Construction*.

The adopted Statutory Development Plan for the site comprises:

1.4.1 The London Plan (2021)

'Policy G7 Trees and woodlands:

Development proposals should ensure that, wherever possible, existing trees of value are retained.¹⁴⁰ 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.

“Trees should be designed into developments from the outset to maximise tree planting opportunities and optimise establishment and vigorous growth.”

1.4.2 LB Haringey Local Plan (2017)

'Policy SP13: Open Space and Biodiversity

All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its ... Protection, management and maintenance of existing trees and the planting of new trees where appropriate;'

1.4.3 Tottenham Hale AAP (2017)

'Policy TH1: District Centre of Tottenham Hale

Comprehensive development will be required to meet the overarching aims of this policy, and principles set out in any future masterplanning document to ... Incorporate permeable surfaces, green space and trees.'

1.4.4 National Planning Policy Framework (2026)

'Policy N2: Improving the natural environment

1. *To contribute positively to the natural environment, and support nature's recovery, development proposals should ...*

d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings'

'N6: Areas of particular importance for biodiversity and geodiversity

2. *Irrespective of a site's status in nature conservation terms, development proposals which would entail 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.'*

1.5 Development Proposals

Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works.

1.6 Assessment Method

Trees, groups and hedgerows onsite or immediately adjacent to the site have been assessed for their quality and value. This has been done according to the BS5837:2012 categorisation method (Annex 5.4). The position of each tree, group and hedgerow with retention category, canopy spread and root protection area (RPA) is shown on the Tree Survey Plan (Annex 5.3).

Category 'A' and 'B' trees are usually considered to provide an important contribution to the landscape and should be retained as part of the proposed development, wherever possible. Category 'C' trees are not usually considered to be a constraint to the development. Category 'U' trees have been assessed as having a very limited future contribution due to their poor structural and/or physiological condition.

2. RESULTS

2.1 Tree Preservation Orders & Conservation Areas

A check has been made on the Local Planning Authority interactive map to determine if any of the trees included in the survey are covered by a Conservation Area or protected by a Tree Preservation Order (TPO). The check, completed on 27 July 2026, confirmed that none of the trees are covered by a Conservation Area or protected by a TPO.

2.2 Site Description

There are no significant trees within the site. However, early-mature and mature trees overhang the site located on the western and northern boundary. These trees provide valuable screening and separation between any proposed development and the offsite site amenity spaces.

The western boundary trees are located notably close to the low boundary wall that separates the site from the adjacent park. Whilst the wall will have footings, and the site appears to have had a layer of hard surfacing, without further investigation it is assumed that the trees are rooting within the site.

The northern boundary trees are set slightly further back from the boundary but still overhang and are likely rooting within the site. The lime tree T11 forms the most significant individual tree surrounding the site.

Young and semi-mature scrub trees are located along the southern boundary, some growing within and engulfing sections of the palisade fence line. The most notable example, offsite T6 sycamore, has resulting poor structural form but fair to good physiological condition. Any boundary treatments for the site will require careful consideration around this tree.

Further along the boundary scrub trees within G10 contain saplings and young trees within the gap between a retaining wall and the boundary fence line, but the larger specimens are located securely behind the offsite retaining wall.



Plate 1: Norway maple tree T1 viewed from outside the site.



Plate 2: Norway maple tree T1 viewed from outside the site.



Plate 3: lime trees T11 (right) and T12 (left) viewed from within the site.



Plate 4: low wall and broken hard surfacing adjacent to T1.



Plate 5: fencing engulfed by sycamore tree T6.



Plate 6: retaining wall within the southwest corner containing the majority of scrub trees G10.

2.3 Site Geology

2.3.1 Data Search

Geology of Britain viewer (GoBV) has been used to check the prevailing soil type in the area (<http://mapapps.bgs.ac.uk/geologyofbritain3d/index.html?>).

2.3.2 Bedrock

The underlying bedrock consists of London Clay with no superficial deposits of Enfield Silt. The presence of clay is indicated, and the risk of vegetation related subsidence therefore may be high. However, the liability of the soils to seasonal movement is unknown and should only be determined using soil samples.

2.4 Tree Stock

The tree stock recorded within and immediately surrounding the site is made-up of 7 trees, 3 groups and 3 shrubs. This includes 5 Category 'B' and 8 Category 'C' items. The age range of the tree stock is varied across the site.

A categorised summary of the existing trees, groups and hedgerows situated on, and immediately adjacent to the site has been provided in accordance with BS5837:2012 (Table 1). The details of all surveyed trees, groups and hedgerows are listed in the Tree Survey Schedule (Annex 5.1).

Table 1: summary of tree stock with reference to BS5837:2012 retention categories.

	Total	A	B	C	U
Trees	7	0	4	3	0
Groups	3	0	1	2	0
Shrubs	3	0	0	3	0
Totals	13	0	5	8	0

3. ARBORICULTURAL IMPACT ASSESSMENT (AIA)

3.1 Development Proposals

The following assessment only considers the impact of these proposals upon the surveyed trees, groups and hedgerows. This is with regard to the direct or indirect impacts of the proposals, including assessment of above and below ground constraints. The assessment is based on the surveyor's findings and drawings provided by the client's design team and does not in this case form part of the design recommendations provided by Focus Environmental Consultants.

This section of the report should be read in conjunction with the Plans found at Annex 5.3.

3.2 Tree Removal

The proposed development will require the removal of the offsite lime tree T11 (please see Plate 3). The building occupies approximately a third of the RPA and the canopy area of the tree, with the build line placed on the site boundary 2m from the stem of the tree. This presents an unacceptable loss of theoretical rooting environment, a requirement for inappropriate crown management; and with 2m separation between the tree and the building, allows no room for regrowth following pruning.

No formal third-party permission has been sought or received for the removal of this tree at this time, which is Local Authority owned, and therefore consent may only be permitted should the Local Authority consider the benefits of the development to outweigh the value of retaining the tree. Initial pre-application discussions have referenced the loss of the tree, and the principle of the benefits case, which will need to be formally agreed with the Tree Officer in due course. The Capital Asset Value for Amenity Trees (CAVAT) system can provide a monetary value for the loss of the tree should planning permission be granted. This assessment is intended to be undertaken alongside the Local Authority Tree Officer as part of planning application determination which may form part of further site visits to record offsite tree measurements and discuss the retention of adjacent offsite trees.

3.2.1 Further Considerations

Future consideration for risk management will be required in relation to the offsite Norway maple tree T3 based on the provision of a public footpath and access point between the site and adjacent park. The tree has an extensive vertical split within the stem that renders the canopy structurally compromised. While the tree is in relatively good physiological condition and poses limited risk to main site in the event of crown failure, it would not be suitable for retention with a public footpath located beneath the canopy. Third-party management options will need to be considered, however at this stage retention is assumed and specialist construction measures for the footpath recommended, in due course, should anticipated works to the park to connect it into the proposed development come forward.



Plate 7: vertical split recorded within the stem of T3, view from outside the site.

The offsite sycamore tree T6 also has notable structural issues with the palisade fence having been engulfed within the stem and scaffold limb junctions of the tree. The proposed boundary treatment replaces the existing fencing, and the location of the tree will become inappropriate in relation to the proposed landscaped area, future risk of limb failure and the position of two large new pine trees beneath the canopy.

Retention is again assumed at this planning stage, the palisade fence may be cut to retain the metal sections within the tree, and the low wall broken away by hand

however further detail will be required as part of an arboricultural method statement, and the landscape design amended to work around the stem of the tree, once final details of the boundary treatments for the site are confirmed through discharge of conditions in due course.



Plate 8: additional image of the palisade fencing engulfed within the stem and scaffold branches of T6.

Further to the above, saplings and regeneration scrub trees growing between the palisade fence line and the offsite retaining wall recorded within G10 will be removed (see Plate 6). This will not affect the larger offsite trees within the group which are located above the level of the site and behind a significant retaining wall.

3.3 Below Ground Conflicts

3.3.1 Root Protection Area Breaches

The proposed build line falls on the periphery of the RPA for tree T1 / T2 and occupies 12% of the RPA for T12. The low boundary wall surrounding the site, and previous activity on site including hard surfacing and a demolished building within the RPA of T1 and T2 mean that it is likely significant roots will not be found within the piling mat extent along the western boundary and potentially may not be found within the north-west corner.

Excavations will require arboricultural supervision as part of an Arboricultural Method Statement secured within planning conditions to break and remove the existing surface materials and sub-base down to 1m and record the proliferation of roots encountered. This will then inform the exact location of drainage within the investigated areas around the outside of the building.

All retained surfaced and soil structure will remain within a construction exclusion zone until the surface treatment is to be added at the landscaping stage.

The proposed pathway within the RPA will require the use of cellular confinement system or other no-dig technology within the RPA of T1 and T3. Given the extent of demolished hard surfacing within the upper soil surface on site this will not pose any issues with feasibility, further detail including levels will be required as part of an Arboricultural Method Statement within the offsite areas once this is available at the detailed construction phase.

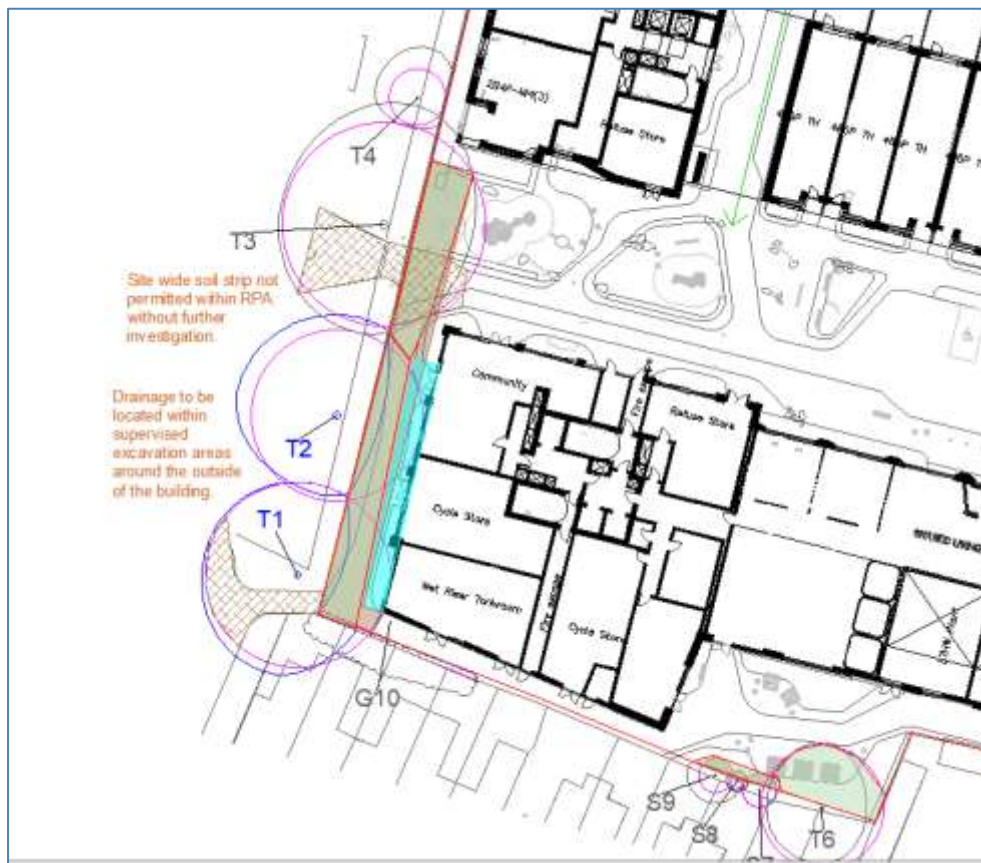


Figure 3: extract from the Tree Protection Plan.

3.3.2 Underground Utilities & Services

The outline drainage strategy is available for the site which locates storage tanks within the centre of the site. Drainage runs may be located closer to the building within the supervised excavation areas once undertaken as part of the detailed construction phase.



Figure 4: extract from the Drainage Strategy.

3.4 Above Ground Conflicts

The majority of retained trees around the site may be suitably managed to provide separation from the site and allow for regrowth without unacceptable levels of pruning. Trees T1, T2 and T3 on the western boundary may be pruned back by 3m to create 4m separation from the building, and a management cycle similar to the previous juxtaposition with the demolished building.

Offsite tree T12 overhangs the north-west corner of the site and may be pruned back to the site boundary with regrowth managed over the ground level accessible areas of the site. However, the building corner includes windows to balconies/ outdoor areas on the site boundary which do not have sufficient clearance to manage regrowth from within the site.

Once the building is constructed the majority tree growth will naturally be away from the building. However, the impact on these windows will be significant, albeit the space will receive light from the western facing aspect.

The build line is 2.4m from T12 and it may be feasible to regularly manage regrowth from within the offsite location to retain the tree. However, this will require further investigation and agreement in conjunction with the Local Authority Tree Officer.

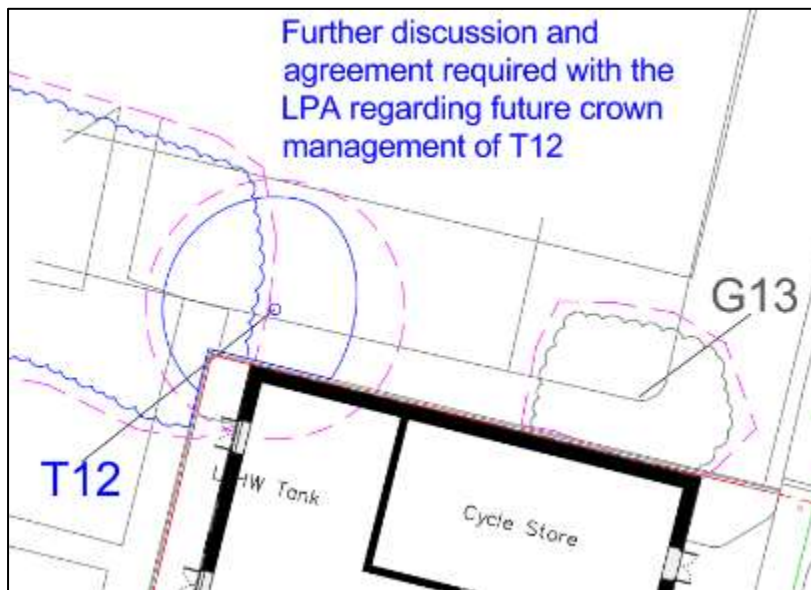


Figure 5: extract from the extract from the Tree Protection Plan.

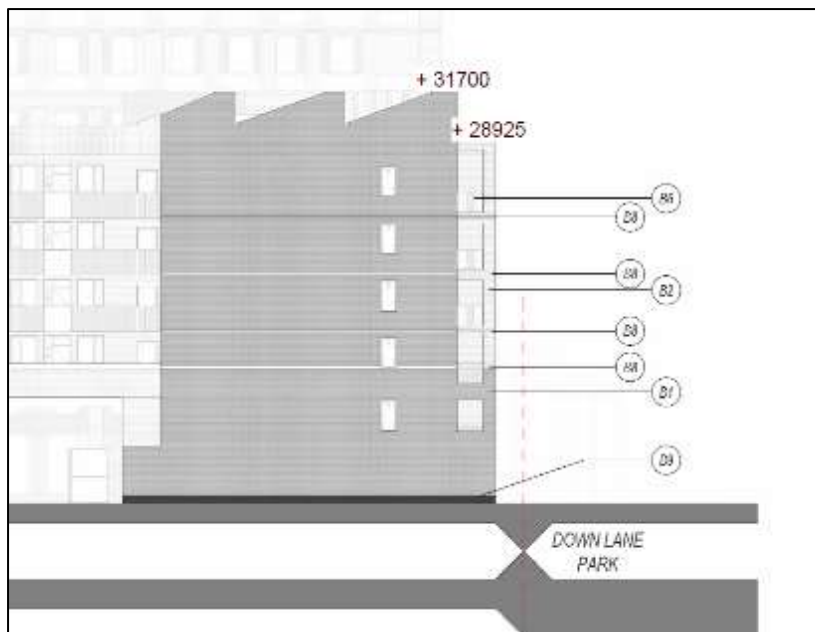


Figure 6: northern elevation of the social housing block.

3.5 Indirect Impacts of Development

3.5.1 Vegetation-Related Subsidence

The initial GoBV information suggests the presence of shrinkable clay-based soils onsite is likely (Section 2.3). The precise soil type can only be confirmed with further soil investigation/ analysis.

If shrinkable clay-based soils are confirmed, the design and size of dwelling foundations proposed to be built within the vicinity of trees may need to be considered in line with NHBC Standards - *Chapter 4.2 'Building near trees'*. Structures built on shrinkable clay-based soils, within the proximity of trees and on inadequate foundations, could be left at risk from tree-related subsidence damage.

4. DISCUSSION & RECOMMENDATIONS

4.1 Protection Measures

A Tree Protection Plan has been provided to indicate where tree protection fencing, and ground protection should be installed to safeguard the trees highlighted for retention (Annex 5.3).

4.2 Mitigation

The proposed development provides opportunities for replacement planting and includes a detailed landscape strategy with extensive new planting within the site that will significantly enhance canopy cover and diversity of the site. The proposed extent of new tree planting will have a positive impact on the site and mitigate for the loss of structurally compromised trees T3 and T6. However, further discussion will be required with the Local Authority regarding the loss of T11, the future management or removal of T12, and the requirement for CAVAT payments.

Further details could be provided through a carefully developed planting scheme, which would greatly benefit the amenity values of the area long into the future. Such a scheme needs to be followed up with good quality planting and aftercare in accordance with BS 8545:2014 – *Trees: from nursery to independence in the landscape*, to ensure the trees have the best opportunity to successfully establish and thrive.

4.3 Tree Management

Any recommended management works to trees that currently pose a risk to people and/or property have been highlighted within the observations/recommendations section of the Tree Survey Schedule (Annex 5.1) in bold font.

Any necessary tree removal and pruning works should be carried out in accordance with BS3998:2010 – *Recommendations for Tree Work*.

4.4 Additional Tree Management Permissions

4.4.1 Nesting Birds

Where the removal or pruning of trees, removal of potential bird nesting habitat should be undertaken outside the bird nesting season (March – August inclusive) or otherwise under the direct supervision of a suitably qualified ecologist who will be able to identify nesting birds and advise of appropriate safe working distances.

4.5 Arboricultural Method Statement (AMS) Guidance

Due to the conflict between the and the RPA/ crown spread of retained trees an AMS is advised at the detailed construction stage of the project to ensure the risk of negative impact to the condition of the trees is minimised.

The AMS should provide further detail and specifications regarding:

- Site hoarding and tree protection fence specifications.
- Removal of existing structures and hard surfacing.
- Installation of temporary ground protection where required.
- Excavations and the requirement for arboricultural supervision.
- Installation of new hard surfacing – materials, design constraints and implications for levels.
- Retaining structures to facilitate changes in ground levels.
- Preparatory works for new landscaping.
- Auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.
- A list of contact details for the relevant parties.

5. ANNEXES

5.1 Tree Survey Schedule

5.2 Tree Survey Key

5.3 Plans

5.4 BS5837:2012 Cascade Chart for Tree Quality Assessment

5.5 Tree Protection Measures & Signage

5.6 Scope & Limitations

5.7 Survey Methods

5.8 Legislation, Planning Policy & Guidance

5.9 References & Bibliography

5.1 Tree Survey Schedule

3618-PD-10-Tree schedule (BS5837)

Ashley Road

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	1 Acer platanoides (Norway Maple)	15.0	69 COM	2	8.3		6.99		9.2		8.5		3.0		Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Pollard - Lapsed / Mature stems. Multi stemmed above 1m, potentially topped and regrown. Congested crown break. Significant screening value between site and park.	27/07/2026	217.3	8.3	20-40	B2
Tree T2	1 Acer platanoides (Norway Maple)	15.0	64	1	9.0		6.68		7.2		9.2		3.0		Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Pollard - Lapsed / Mature stems. Congested crown break. Significant screening value between site and park.	27/07/2026	185.3	7.7	20-40	B2
Tree T3	1 Acer platanoides (Norway Maple)	15.0	76	1	11.0		7.92		10.0		9.4		3.0		Mature	Structural condition Poor. Physiological condition Fair. Deadwood - Minor. Decay / structural defect - Extensive. Decay / structural defect - Bole. Fork - Cracked. Pollard - Lapsed / Mature stems. Congested crown break. Significant screening value between site and park.	27/07/2026	261.3	9.1	10-20	C2
Tree T4	1 Acer campestre (Field Maple)	8.0	21	1	4.5		3.37		2.8		3.9		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Higher value Category C tree, has growth potential.	27/07/2026	20.0	2.5	20-40	C1
Group G5	1 Carpinus betulus (Hornbeam)	10.0	23	1	5.0		2.0		5.0		2.0		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions estimated and averaged for the group. Hedgerow lapsed. DBH estimated at base.	24/07/2026	23.9	2.8	20-40	B2
Tree T6	1 Acer pseudoplatanus (Sycamore)	11.0	46 COM	2	5.8		4.0		5.0		5.0		2.0		Early Mature	Structural condition Poor. Physiological condition Fair. Structural impact - Evident / observed. Tree growing on boundary fence line, stem engulfing metal rails at fork junction. Structurally compromised but fair to good physiological condition.	24/07/2026	96.3	5.5	10-20	C3

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Page 1 of 6

Generated By

MyTREES
tree management software

Ashley Road

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Shrub S7	1 Sambucus nigra (Elder)	6.0	13	1	1.5		1.5		1.5		1.5		4.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions estimated due to inaccessibility. Location estimated, not plotted on topographical survey.	24/07/2026	7.6	1.6	10-20	C3
Shrub S8	1 Acer pseudoplatanus (Sycamore)	7.0	7	1	1.0		1.0		1.0		1.0		4.0		Young	Structural condition Fair. Physiological condition Fair. Dimensions estimated due to inaccessibility. Location estimated, not plotted on topographical survey.	24/07/2026	2.2	0.8	10-20	C1
Shrub S9	1 Acer pseudoplatanus (Sycamore)	9.0	12 COM	2	2.5		2.5		2.5		2.5		4.0		Young	Structural condition Fair. Physiological condition Fair. Dimensions estimated due to inaccessibility. Location estimated, not plotted on topographical survey.	24/07/2026	7.3	1.5	10-20	C1
Group G10	2 Acer platanoides (Norway Maple)	8.0	14 AVE	1	3.0		1.0	3.0		1.0		3.0	3.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Dimensions estimated and averaged for the group. Offsite boundary scrub trees. Some trees growing between fence and boundary wall, larger trees behind.	24/07/2026	8.9	1.7	10-20	C2
Tree T11	1 Tilia x vulgaris (Common Lime)	15.0	70	1	7.0		7.0		7.0		7.0		2.0		Mature	Structural condition Good. Physiological condition Good. Dimensions estimated due to inaccessibility. Offsite tree. Higher value Category C tree, has growth potential.	24/07/2026	221.7	8.4	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Page 2 of 6

Generated By

MyTREES
tree management software

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T12	1 Tilia x vulgaris (Common Lime)	12.0	48	1	5.0		3.56		5.0		5.0		2.0		Mature	Structural condition Good. Physiological condition Good. Competition - Adjacent trees. Crown reduction - Historic. Crown reduction - Recent. Suppressed crown - Minor. Dimensions estimated due to inaccessibility. Offsite tree. Higher value Category C tree, has growth potential.	27/07/2026	104.2	5.8	20-40	B2
Group G13	1 Laurocerasus officinalis (Cherry Laurel)	6.0	15	1	3.0		3.0		3.0		3.0		3.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Dimensions estimated and averaged for the group. Crown lifted over site.	27/07/2026	10.2	1.8	10-20	C2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Summary table with retention category

	Group	Shrub	Tree	Total
B2	1	0	4	5
C1	0	2	1	3
C2	2	0	1	3
C3	0	1	1	2
Total	3	3	7	13

Summary table with life stage

	Group	Shrub	Tree	Total
Early Mature	1	1	1	3
Mature	0	0	5	5
Semi Mature	2	0	1	3
Young	0	2	0	2
Total	3	3	7	13

Category and definition	Criteria (including subcategories where 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 a 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 health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7	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	Tree 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 150 mm	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 benefits.	Trees with no material conservation or other cultural value.	GREY

5.2 Tree Survey Key

Table 3: Tree Survey Key

Reference Code	Description
ID	Each plotted position has been allocated a sequential reference number: T1, G1, H1, W1.
Species	Listed by common name and scientific name.
Maturity	Young – not yet established, can be moved or replaced relatively easily and less than 1/3 of their potential mature size. Semi-mature – established in the landscape and approximately 1/3 of their potential mature size. Early-mature – approximately 2/3 of their potential mature size. Mature – considered to have reached mature size. Veteran – by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. Dead – Dead specimen.
Height (m)	Measured in metres from ground level.
Stem Diameter (mm)	Diameter is measured at 1.5m above ground level (DBH – diameter at breast height). For multi-stemmed (M/S) trees, the diameter of each stem is measured and the squares of the stems are added together. The square root of this figure is then calculated to give the equivalent single stem diameter. In some instances, this method may provide a misleading figure (e.g. for coppiced trees). The diameter at ground level may be recorded instead, or a diameter that provides a more appropriate RPA.
Crown Spread (m)	The spread of the crown is measured in metres on the north, east, south and west sides. This has been recorded either with a laser or by pacing, depending upon site conditions.
Ground CI (m)	This is the clearance of the first significant branch from ground level, measured in metres.

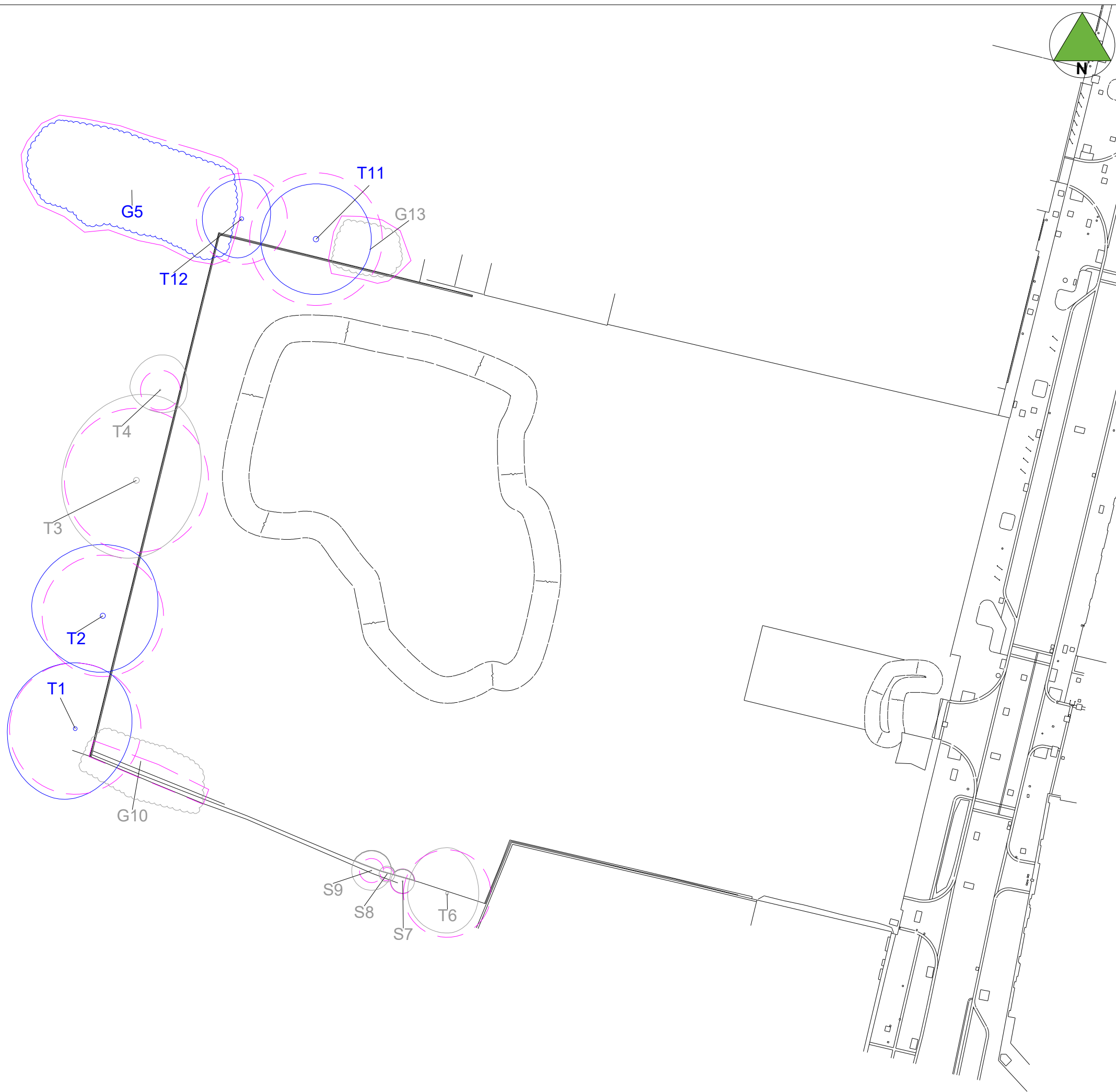
Reference Code	Description
Structure/form	An assessment of the form of the tree, with reference to any significant defects found (e.g. decay, weak forks, exposed roots). Good – No obvious major defects observed Fair – Minor defects present Poor – Major defects present
Physical condition	This refers to how well the tree is functioning as a living organism. Factors including: leaf size and condition; shoot growth; and presence of deadwood have provided an indication of its overall health. Good – Appears a healthy example of this species Fair – Early signs of stress present Poor – Not a healthy example of this species, with substantial signs of stress/decline evident Dead – No remaining contribution.
Life expectancy	The approximate remaining contribution in years has been assessed with consideration of the species and site. <10 – less than 10 years remaining contribution 10 – 20 years remaining 20 – 40 years remaining >40 – greater than 40 years remaining
Retention category	BS5837:2012 Table 1 categories (Annex 5.4) have been used to assess the quality and value of tree, tree groups and hedgerows. A – High B – Moderate C – Low U – 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.
RPA (m ²)	Root Protection Area (in m ²) calculated as a circle with a radius of 12 x the stem diameter.
RPA (m)	The radius in metres of the Root Protection Area.

5.3 Plans

5.3.1 Tree Survey Plan

5.3.2 Proposed Layout

5.3.3 Tree Protection Plan



The original of this drawing was produced in colour -a monochrome copy should not be relied upon.

BS 5837:2012 TREE RETENTION CATEGORIES

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 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

REV	DATE	DESCRIPTION	DRAWN
-	-	Base Drawing	-

Base Drawing

Title
Tree Survey

Client
Re:shape T Ltd

Project
Former Ashley House site

Date
August 2026

Drawn by
EC

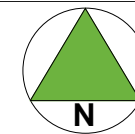
Checked by
-

Drawing No
3618-1-P-10

Rev
-

Scale
1:500 A3





The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

BS 5837:2012 TREE RETENTION CATEGORIES

- 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 150mm.
- Category U**
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

Trees to be removed shown shaded

REV	DATE	DESCRIPTION	DRAWN
-	-	Base Drawing	-

Title
Proposed Layout and Tree Removals

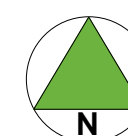
Client
Re:shape T Ltd

Project
Former Ashley House site

Date	August 2026	Drawn by	EC	Checked by	-
Drawing No	3618-1-P-12	Rev	-	Scale	1:500 A3

focus
ENVIRONMENTAL CONSULTANTS





The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

BS 5837:2012 TREE RETENTION CATEGORIES

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 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

Ground investigation and supervised excavations required ahead of installing piling mat.

Existing site levels of soil and made-ground substructure retained with porous surface amendments at the landscape stage.

Proposed pedestrian foot path using cellular confinement or other no-dig system, further detail required.

Position of protective fencing and tree protection zones.

REV	DATE	DESCRIPTION	DRAWN
-----	------	-------------	-------

Base Drawing

Title
Tree Protection Plan

Client
Re:shape T Ltd

Project
Former Ashley House site

Date
August 2026

Drawn by
EC

Checked by
-

Drawing No
3618-1-P-12

Rev
-

Scale
1:500 A3



1 to 107
Rosa Luxemburg Apartments

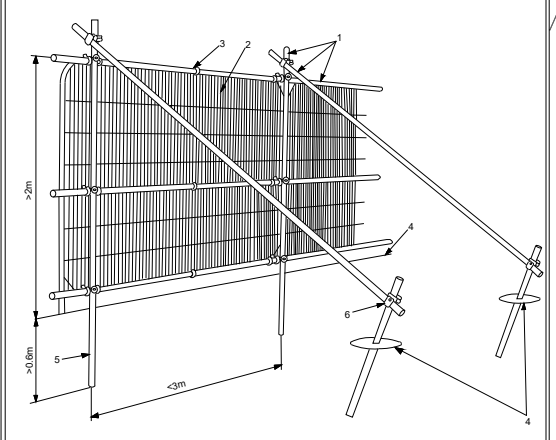
ASHLEY ROAD

Further discussion and agreement required with the LPA regarding future crown management of T12

Site wide soil strip not permitted within RPA without further investigation.

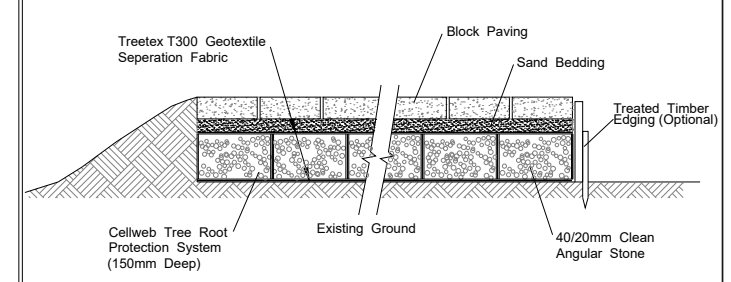
Drainage to be located within supervised excavation areas around the outside of the building.

Protective Fencing Specification



- Key
- 1 Standard scaffold poles.
 - 2 Heavy gauge 2m tall galvanized tube and welded mesh (infill panels).
 - 3 Panels secured to upright and cross-members with wire ties.
 - 4 Ground level.
 - 5 Uprights driven into the ground until secure (minimum depth 0.6m).
 - 6 Standard scaffold clamps.

Example of No-dig Construction



Geosynthetics Ltd
Planning Road, Harrow Brook Industrial Estate,
Hemel Hempstead, Hertfordshire, AL10 1DU
Tel: 01455 617139 Fax: 01455 617140 www.geosyn.co.uk

TITLE
Cellweb Section - Tree Root Protection
c/w Block Paving Surface

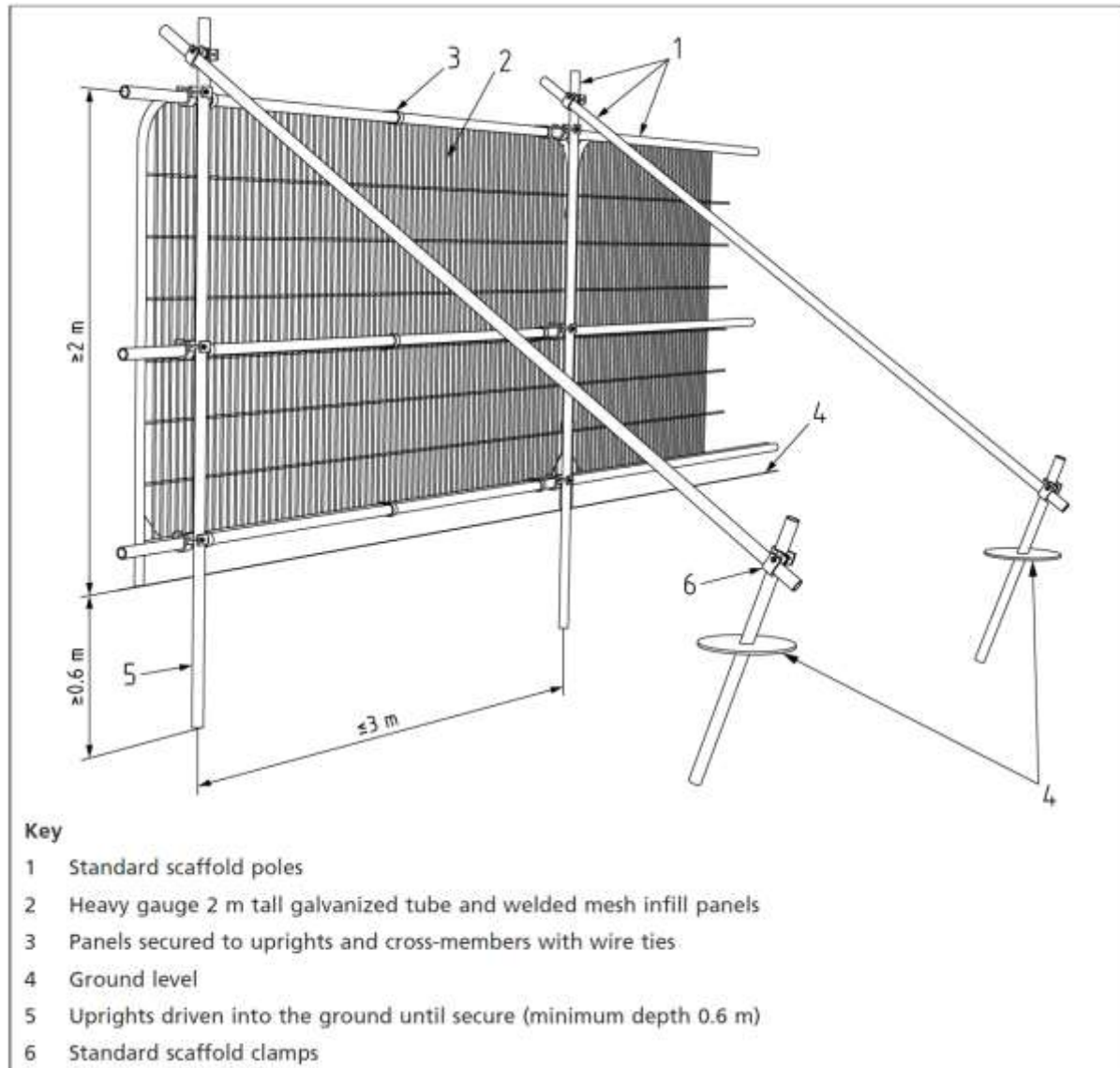
DRAWING NO
GS-CW-BP-150

5.4 BS5837:2012 Cascade Chart for Tree Quality Assessment

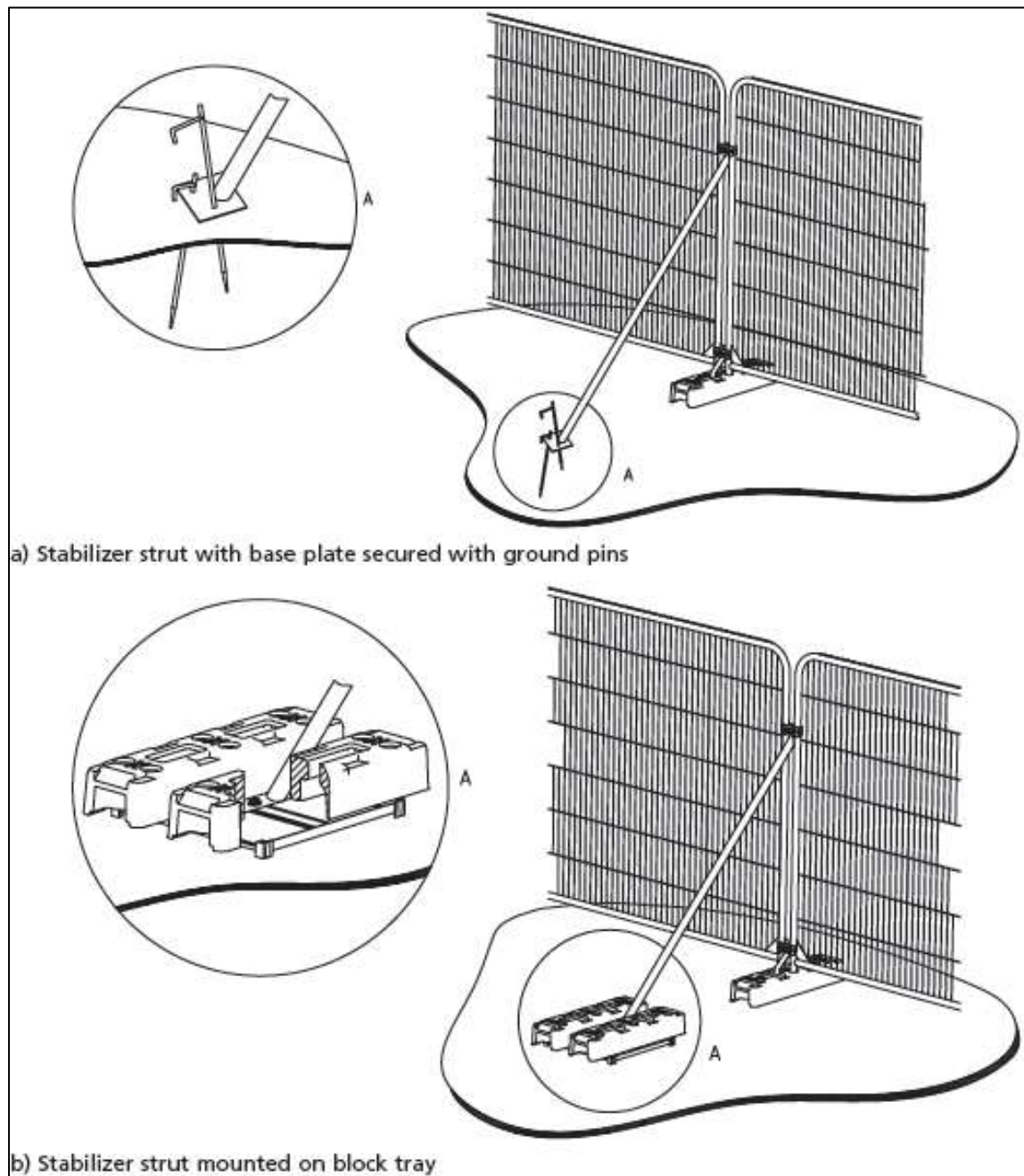
Table 1 Cascade chart for tree quality assessment					
Category and definition		Criteria (including subcategories where appropriate)			Identification on plan
Tree unsuitable for retention (see Note)					
Category U Those in a such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years		- Trees that have a 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 NOTE: Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7.			See Table 2
	1 Mainly Arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	Identification on plan	
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 dominant and/or principal trees with 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)	See Table 2	
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 attach 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	See Table 2	
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 this conferring on them scientifically greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2	

5.5 Tree Protection Measures & Signage

5.5.1 Default Tree Protection Fencing Design



5.5.2 Alternative Tree Protection Fencing Design



b) Stabilizer strut mounted on block tray

5.5.3 Signage for Tree Protection Fencing



5.6 Scope & Limitations

The scope of this report is as follows:

- To undertake a BS5837: 2012 survey of trees and hedgerows within the site identified by the client as being subject to future development proposals.
- To provide a Tree Constraints Plan (See Annex 5.3) for the site, provided without reference to a detailed development design in order to inform and optimise future development proposals.
- To undertake a BS5837:2012 arboricultural impact assessment of trees and hedgerows within the area identified by the client as being potentially affected by future development proposals.
- To provide a series of tree impact plans for the site, which are provided with reference to a detailed development design in order to inform a planning application for this site.

This report is valid for a period of not more than 12 months from the date of the inspection or less in the event of significant changes to the condition of trees present on site (e.g. following major storm damage, fire or disease) or prevailing site conditions.

No detailed assessment has been undertaken as part of this report with regard to managing the trees in relation to their risk of failure (either parts of the trees or the entire trees).

Trees and hedgerows can support a variety of vertebrate and invertebrate fauna, including species that are afforded protection under wildlife legislation (e.g. The Wildlife and Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations (2017).

Where the presence of legally protected species is known or suspected, advice should always be sought from an experienced ecological consultant and/or the relevant statutory nature conservation organisation (e.g. Natural England) for formal advice. Such detailed advice is beyond the remit of this report, but obvious wildlife constraints will be identified wherever feasible.

The author has relied on the accuracy of the drawings provided in the production of this report.

5.7 Survey Methods

The tree survey was carried out according to the methods set out in British Standard 5837:2012.

The survey was carried out from ground level. Binoculars were used where required. Measurements were taken with the use of electronic measuring equipment and measuring tapes. Crown spread dimensions were measured either with a laser or by pacing. Where measurements have been estimated, (e.g. for neighbouring trees), this will be indicated in the survey (#).

The survey was carried out at the site address or from public places, with no access to neighbouring properties.

The tree, group, hedgerow positions are those shown on the topographical survey provided. Positions have only been amended where obvious inaccuracies have arisen. Trees have been recorded as groups where they form cohesive features either aerodynamically, visually or culturally. Sequential reference ID numbers are given for plotted positions as described in Table 5, below:

Table 5: Summary of Reference Identification Codes.

Reference Code	Description
T1, T2, T3 etc.	Individual trees
G1, G2, G3	Tree groups
W1, W2, W3	Woodlands
H1, H2, H3	Hedgerows

The stem diameter measurements were recorded at 1.5m above ground level. For stems growing on slopes, multi-stems and stems with unusual growth patterns the BS5827:2012 guidance was followed (Annex C). Trees with a diameter of less than 75mm were not recorded for this survey as they are likely to be replaceable or can be relocated.

5.8 Legislation, Planning Policy and Guidance

This report is principally designed to satisfy the requirements of BS5837:2012 - *Trees in Relation to Design, Demolition and Construction*.

The information and advice contained within this report will facilitate the correct application of The Town and Country Planning Act 1990 (specifically Part VIII 'Special Controls', Chapter 1 'Trees' S.197 and sequential).

Advice contained within this report is designed to address local and national planning policies where the project allows in relation to trees in the planning process.

5.9 References & Bibliography

British Standards Institute (2010). *British Standard 3998:2010 Tree Work – Recommendations.* BSI, London UK.

British Standards Institute (2012). *British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations.* BSI, London UK.

British Standards Institute (2014). *British Standard 8545: 2014 Trees: from nursery to independence in the landscape – Recommendations.* BSI, London UK.

Geology of Britain Viewer: <http://mapapps.bgs.ac.uk/geologyofbritain3d/index.html?> [accessed – ## Month year].

NHBC Standards (2019). *Chapter 4.2 Building near Trees.* NHBC, Milton Keynes UK. (<https://nhbc-standards.co.uk/>).

NJUG (2007). *NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees.* Volume 4, Issue 2. National Joint Utilities Group.

6. QUALIFICATIONS & EXPERIENCE

Focus Environmental Consultants® has the expertise to provide sure-fire environmental solutions to a wide range of projects. The company ethos forges the highest standards of professional scientific practice with a best value approach for our clients. Our core area of expertise is in the production of specialist environmental reports and advice to support planning applications. Our comprehensive services include tree constraints surveys, Arboricultural Impact Assessments (AIA) and Method Statements, Health and Safety tree assessments, reports to accompany insurance/mortgage applications and production of Woodland Management Plans. The arboricultural team at Focus Environmental Consultants are all members of the Arboricultural Association and Institute of Chartered Foresters. Our flexible approach, range of skills and broad project experience from major infrastructure contracts to small private developments allows us to adapt to your individual requirements. As well as offering a full suite of arboricultural services, Focus Environmental Consultants is able to provide expert ecological advice and reports and is building an enviable reputation for innovative habitat creation and management solutions. Focus Environmental Consultants is situated in Worcestershire, providing a convenient and central UK location.

Edward Cleverdon BSc (Hons) MArborA

This report has been prepared by Edward Cleverdon. Edward is a senior arboricultural consultant dealing with trees in relation to all forms of human activity including the built environment. Edward is a professional member of the Arboricultural Association, an associate member of the Institute of Chartered Foresters, graduated with a BSc (hons) degree in Arboriculture from The University of Central Lancashire, is a LANTRA qualified professional tree inspector; and a registered user of Quantified Tree Risk Assessment.

This report has been checked for quality and content by:

Fern Fellowes-Day BSc (Hons) MSc MCIEEM MRSB

Fern has over twenty years of professional experience in the ecological consultancy field. She holds BSc (Hons) in Zoology from the University of Wales, Aberystwyth and MSc in Habitat Creation and Management from Staffordshire University. Fern has considerable experience in conducting Preliminary Ecological Appraisals, Ecological Impact Assessments (EclA) and Habitat Regulations Assessments (HRA). Fern's particular expertise is with protected species surveys. As a Registered User of the CL35 Badger Class Licence she has extensive knowledge in dealing with the badgers, with practical experience in artificial sett design and creation and has held numerous Natural England licences to close or disturb badger setts. In addition, Fern holds survey licences for great crested newts, bats and white-clawed crayfish. Fern has held Natural England Mitigation (development) licences for great crested newts (including being a Registered Consultant for the great crested newt Low Impact Class Licence (GCN LICL)) and Conservation licences for white-clawed crayfish. She is particularly experienced in dealing with newt issues affecting the quarrying, mineral extraction and landfill industry.