ARBTECH

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

Tree Survey

Eleni Christou

Land to the rear of 10-12 Bidwell Gardens

Haringey

North London

N11 2AX

5 January 2021

Author: Max Bell BSc (Hons)

Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 7th December 2020 from Theo Theodosiou to attend Land to the rear of 10-12 Bidwell Gardens, Haringey, North London N11 2AX; grid reference, TQ 29544 91109 (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 Max Bell, an arboricultural consultant at Arbtech Consulting Ltd. I undertook the tree survey on 16th December 2020 and subsequently have produced this summary of my findings.

I hold a BSc (Hons) in arboriculture and have professional experience in the industry spanning seven 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	36223_01_P
British Standard 5837:2012	“BS5837”
Tree Survey Schedule	Arbtech TS 01
Tree Constraints Plan	Arbtech TCP 01

Tree Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Max Bell on 16th December 2020.

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 15No. individual trees, 1No. groups of trees, and 1No hedges were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 2).

During the undertaking of the survey, one Category U tree was identified (T14). This tree was identified as Category U due to poor physiological health/ condition and with an estimated remaining life being less than 10 years.

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

Document	Originator	Reference Number	Title
Topo	Greenhatch Group	36223_01_P	Land to the rear of 10-12 Bidwell Gardens, London,N11 2AX

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 situated to the rear of 10 – 12 Bidwell Gardens, with Wroxham Gardens to the east and Durnsford Road to the south. It is a rear garden to a domestic residential dwelling with associated rear gardens. The topography of the sight is relatively level, with a slight incline running north. There are no significant/ sudden level changes within the site.

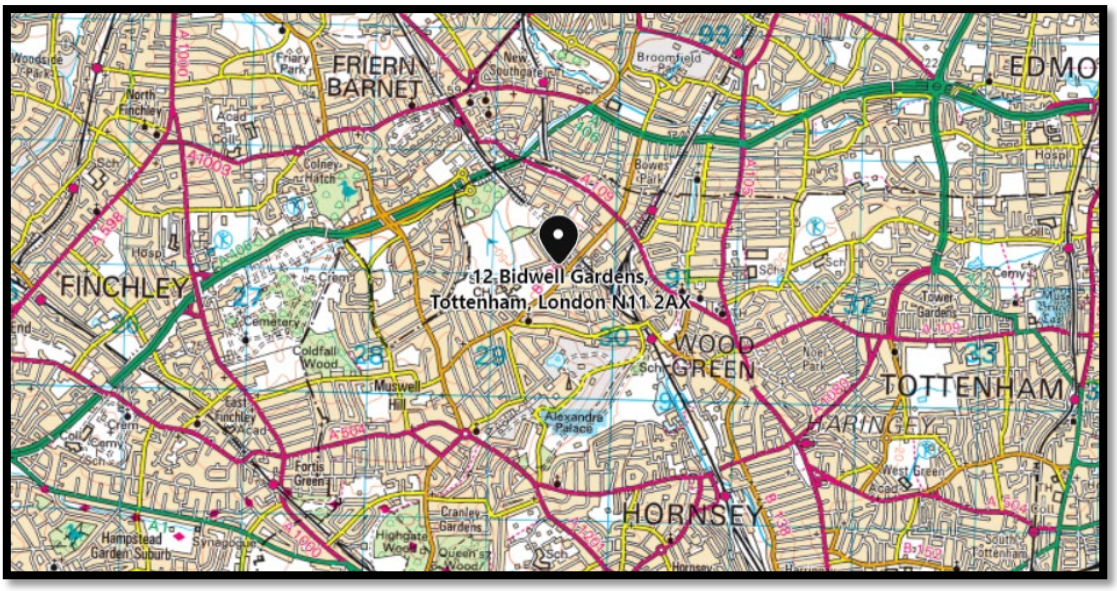


Figure 1: OS Map (Bing Maps)



Figure 2: Aerial Image of site (Bing Maps)

It is likely that arboricultural impacts can be addressed with arboricultural methodology or minor amendments to the proposal.

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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.

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:

I. reference number (to be recorded on the tree survey plan);
II. species (common or scientific names);
III. height in meters (m);
IV. stem diameter in millimeters (mm) at 1.5 m above adjacent ground level or immediately above the root flare for multi-stemmed trees;
V. branch spread in meters taken at the four cardinal compass points;
VI. height of crown clearance above adjacent ground level in meters (m);
VII. age class (Newly planted, Young, Semi-mature, Early mature, Mature, Over mature);
VIII. physiological condition (e.g. good, fair, poor, decline and dead);
IX. structural condition (e.g. good, fair, poor and ivy);
X. preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat; and
XI. 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).

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.

Recommendations

With the benefit of making an assessment of your planning proposals, we 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).

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.

Appendices

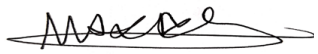
The following documents were released to the Client as appendices to this report:

- 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,

Signature



Max Bell
Consultant
07719549550
maxbell@arbtech.co.uk

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 *NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7.*			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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Appendix 2: Schedule of Trees

BS5837:2012 Tree Survey

Arbtech Consulting Ltd.
Unit 3, Well House Barns
Chester Road
Chester
Cheshire
CH4 0DH
Phone: 01244 66 11 70

Client: Eleni Christou
Project: Land to the rear of 10-12 Bidwell Gardens
Survey Date: 16/12/2020
Surveyor: Max Bell

ARBTECH

Tree and Tag No / Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations / Survey Comment	Cat ERC
G1											
A Group *See comments for details*	5	1	150	N 4 E 4 S 3 W 2	1.5 2 1 1.5	SM	A: 10.2 R: 1.8	Good	C: Good S: Good B: Good	Group comprised of 1no apple and 1no hornbeam. Located on amenity grass to the east of site boundary adjacent neighbouring residential garden fencing. Hornbeam holds some amenity value, however apple is of low amenity value.	C.2 10+ yrs
H1										Estimated Measurements	
A Hedge *A Hedge See comments for details*	2	1	180	N 0.5 E 0.5 S 0.5 W 0	0 0 0 0	SM	A: 14.7 R: 2.16	Good	C: Good S: Not visible B: Not visible	Off site hedge. Unable to carry out detailed inspection due to restricted access.	C.2 10+ yrs
T1											
Field Maple *Acer campestre*	8	1	510	N 3 E 4 S 3 W 3	3 3 3 3	SM	A: 117.7 R: 6.12	Good	C: Good S: Good B: Good	Located on boundary line adjacent neighbouring residential garden fencing. Secondary stem to the west has historical been removed, with a wound approx. 200mm by 260mm diameter not occluded. Other evidence of historic pruning works to crown evident with wounds up to 30mm. Ivy and vine running up tree into main canopy.	C.1 10+ yrs
T2											
Common Holly *Ilex aquifolium*	5	2	122 (Eq)	N 1 E 1 S 1 W 1	2 2 2 2	SM	A: 6.7 R: 1.46	Good	C: Fair S: Good B: Good	Located on western boundary line of site adjacent neighbouring residential garden fencing. Ivy from base into canopy. Suppressed due to larger neighbouring tree. Low amenity value.	C.2 10+ yrs

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

ERC: Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
T3											
Cherry *Prunus sp.*	4	3	105 (Eq)	N 1 E 1 S 1 W 1	2 2 2 2	Y	A: 5 R: 1.26	Good	C: Good S: Good B: Good	Located centrally to residential garden. Low amenity value.	**C.2** 10+ yrs
T4											
Fig *Ficus carica*	3	2	103 (Eq)	N 1 E 4 S 2 W 1	2 2 2 2	SM	A: 4.8 R: 1.23	Good	C: Fair S: Good B: Good	Located centrally to residential garden. Growing predominantly to the east. Low amenity value.	**C.2** 10+ yrs
T5											
Fig *Ficus carica*	2.5	1	110	N 0.5 E 0.5 S 0.5 W 0.5	0.5 0.5 0.5 0.5	SM	A: 5.5 R: 1.32	Fair	C: Poor S: Fair B: Good	Located centrally to residential garden. Historically pruned to 0.5m from ground level with a wound 100mm by 130mm not occluded. Approx. 2m re growth from main stem. Low amenity value.	**C.2** 10+ yrs
T6										Estimated Measurements	
Common Beech *Fagus sylvatica*	5	3	341 (Eq)	N 3 E 1 S 3 W 2	2 2 2 2	SM	A: 52.7 R: 4.09	Good	C: Good S: Not visible B: Not visible	Off site tree. Unable to carry out detailed inspection due to restricted access. Possibly end of beech hedge that has been left un attended and allowed to grow.	**C.2** 20+ yrs
T7											
Fig *Ficus carica*	3	2	283 (Eq)	N 2 E 2 S 2 W 0.5	1.5 1.5 1.5 1.5	M	A: 36.3 R: 3.39	Good	C: Good S: Good B: Good	Located to the east of site boundary adjacent neighbouring residential garden fencing. Ivy from base up to approx. 1m. Crown has climbing vine encroaching.	**C.1** 10+ yrs
T8											
Common Oak *Quercus robur*	3.5	1	80	N 1 E 0.5 S 0.5 W 0.5	2 3 3 2.5	Y	A: 2.9 R: 0.96	Good	C: Fair S: Good B: Good	Located next to path adjacent greenhouse. Low amenity value.	**C.2** 10+ yrs

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

ERC: Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
T9											
Olive *Olea europaea*	3	1	110	N 1.5 E 2 S 1.5 W 1	2 2 2 2	Y	A: 5.5 R: 1.32	Good	C: Good S: Good B: Good	Located to west of site. Growing predominantly north east.	**C.1** 20+ yrs
T10											
White Willow *Salix alba*	5	6	588 (Eq)	N 5 E 6 S 4 W 5	2 2 2 2	M	A: 156.4 R: 7.05	Good	C: Good S: Fair B: Not visible	Located to the north of site at end of residential garden. Tree has had historic pruning works carried out, with some stems removed/ pollarded at approx. 1m from ground level, wounds up to 150mm by 120mm in diameter not yet occluded. Approx. 1.5m re growth. Crown stretching out with stems growing leggy. To the west crown now overhanging public highway and public footpath.	**C.2** 10+ yrs
T11											
Common Lilac *Syringa vulgaris*	3	1	90	N 2 E 1 S 1 W 2	1 1 1 1	Y	A: 3.7 R: 1.08	Good	C: Good S: Good B: Not visible	Located on eastern boundary line of site adjacent neighbouring residential garden fencing. Low amenity value.	**C.2** 10+ yrs
T12										Estimated Measurements	
Common Ash *Fraxinus excelsior*	6	1	400	N 4 E 4 S 5 W 4	3 3 3 3	M	A: 72.4 R: 4.8	Good	C: Good S: Ivy B: Not visible	Off site tree. Unable to carry out detailed inspection due to restricted access.	**C.2** 10+ yrs
T13										Estimated Measurements	
Common Hawthorn *Crataegus monogyna*	4	1	250	N 4 E 3 S 1 W 2	2 2 1 2	M	A: 28.3 R: 3	Good	C: Good S: Good B: Not visible	Off site tree. South of canopy suppressed by larger neighbouring tree. Unable to carry out detailed inspection due to restricted access.	**C.2** 10+ yrs

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

ERC: Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
T14											
Common or Black Elder *Sambucas nigra*	2.5	1	160	N 0.5 E 1 S 0.5 W 0.5	1 1 1 1	SM	A: 11.6 R: 1.92	Poor	C: Poor S: Fair B: Not visible	Poor physiology - tree in decline. Low amenity value.	**U** <10 yrs
T15											
Leyland Cypress *X Cupressocyparis leylandii*	4	1	160	N 1 E 1 S 1 W 1	1 1 1 1	SM	A: 11.6 R: 1.92	Good	C: Fair S: Good B: Not visible	Located within un used area of site to the west. Heavily ivy clad from base into canopy. Low amenity value	**C.2** 10+ yrs

Age Classifications: N Newly planted; EM Early Mature; Y Young; M Mature; SM Semi-mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

ERC: Estimated Remaining Contributio

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 150mm.

Root Protection Area

In order to avoid damage to the roots or rooting environment of retained trees, the Root Protection Areas (RPAs) 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 707m², which is the equivalent to a circle with a radius of 15m. 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 Arbtech 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 Tree 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: obtain and arboricultural report to include:

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

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https://arbtech.co.uk, 01244 661170

Project:
Land to the rear of 10-12 Bidwell Gardens Haringey
North London
N11 2AX

Client:
Eleni Christou

Drawing:
Tree Constraints Plan

Based on:
36223_01_P

Drawing No:		Rev:
Arbtech TCP 01		
Date: Dec 2020	Scale: 1:100 @ A1	Drawn: MB

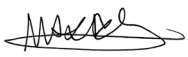
Key:

Tree Nos.:	T1	Tree Canopies:		Trunks:	
RPAs:		Category 'U' trees:		Category 'C' trees:	
Category 'C' groups:					

All dimensions should be checked on site. No dimensions are to be scaled from this drawing.
Please report any discrepancies found. Arbtech Consulting Ltd. cannot be held responsible for inaccuracies in the base drawing supplied over the plan is based.
This drawing is designed to reflect the principles of the layout or design only, and relates only to the protection of retained trees.
This drawing is not to be read as a definitive part of the engineering or construction designs or method statement. An architect or structural engineer should be contacted over any matters of construction, detailing or specification and for any standards or regulatory requirements relating to proposed structures, hard surfacing or underground services.
This drawing was produced in colour - a monochrome copy should not be relied upon.

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Document Production Record

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Arbtech TSR 01	Max Bell		Consultant	1	05/01/2021

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