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BS5837:2012 (Trees in Relation to Design, Demolition and Construction)

Prepared for: St Georges Development Property Ltd

Site Address: 20 Frays Avenue, West Drayton, UB7 7AF.

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16 January 2020

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INTRODUCTION

Report Purpose

This is a BS5837 compliant arboricultural assessment report provided sufficient information for the Local Planning Authority (LPA) to consider the effect of any proposed development on the local character from a tree point of view. It includes an analysis of the effect on trees and a method statement, which outlines the way in which the retained trees will be protected and managed during the demolition and construction processes.

LPA Validation Statement

For the purposes of an LPA validation, this report includes: -

- A BS5837:2012 compliant tree survey, including a tree survey schedule, and tree protection plan.
- An Arboricultural Impact Assessment, which outlines the way in which a development proposal will affect the local character from a tree point of view.
- An Arboricultural Method Statement, describing tree protection measures and management, and how they should be implemented.

Tree Protection Plan

More specifically, the tree protection plan is base upon the information provided by the client, and must only be used for dealing with tree issues. It illustrates: -

- The existing trees, numbered with the centre point colour coded for the categories A (green), B (blue), C (grey) and U (red).
- The circular interpretation of the root protection areas (RPAs) of cater A, B and C trees.
- The trees to be removed indicated by a red number and crown outline.
- The location of any construction exclusion zones (CEZs), which are areas of restricted access, protected by ground protection or tree protective fencing.
- The location of precautionary areas outside of CEZs where limited but careful access is permitted.

SUMMARY

The Development Proposal

The development proposal, in this instance, it to demolish the existing dwelling on this site, and its out buildings. Then to construct two new dwellings as shown on the tree protection plan 2020003/TPP001 in purple.

Client Brief

This report has been commissioned by St Georges Development Property Ltd. to provide the necessary arboricultural information to Hillingdon Council.

Table 1: Summary of trees to be removed

	Category A (High)	Category B (Moderate)	Category C (Low)
Remove	N/A	N/A	N/A
Protect using special precautions	N/A	N/A	N/A

Table 2: Summary of impact on Local Character

	Tree ID (number)	Impact on local character	Mitigation
Remove	N/A	N/A	N/A

Table 3: Extra Precautions in addition to Fencing & Ground Protection

Activities requiring extra precautions	Tree ID (numbers)
N/A	N/A

Overall Assessment of Impact

There are no trees growing on the application site itself. However, there are some mature trees on the opposite side of Frays River, and the site next door at number 18 Frays Lane. The main purpose in this instance, it for this report to highlight any potential impact on these tree if there is any.

It can be seen from the tree protection plan (2020003/TPP001) that there are no above ground constrains, or below ground constraints posed by those trees. I have also looked at any pressure of future work that the proposed development may place on these trees, and my assessment is that there is no pressure of future

work on the trees around this site as a result of the current proposal. With all of the above in mind, I consider the net arboricultural impact of the current proposal to be acceptable.

ARBORICULTURAL IMPACT ASSESSMENT

Removal of Trees

There are no tree removals associated with the current proposal.

Tree Works

No tree work is required or recommended so that the current proposal can be carried out.

Incursions into RPAs of Retained Trees

In many instances, a low level of root disturbance can be deemed to be acceptable.

Where incursions can be fully invasive, a lower level of invasion can sometimes be achieved by the use of specialist methods to limit the degree of disturbance. The table below details the incursions, as well as how they will be dealt with.

Type of Incursion	Trees Affected	Action
N/A	N/A	N/A

Light and Proximity Issues

There are no light or proximity issues associated with the current proposal.

Mitigation Planting

There is no requirement for replanting in mitigation for tree losses in this instance.

Legal Protection Status

There is no statutory tree protection in place on or around this site.

ARBORICULTURAL METHOD STATEMENT

Introduction

A construction method statement is a description of how operations that may affect trees will be carried out to minimise any negative impact on them. The details of how the site will be managed are construction and contractors matters that can only be finalised once the post-consent detailed planning begins. For that reason, at this stage in the planning process, it is only possible to list a heads of agreement summary of issues that will require more detailed consideration once consent is granted. The issues that may require further clarification on this site include: -

1. The order of work on site, including demolition, site clearance and building work.
2. Erection and maintenance of tree protective fencing.
3. Who will be responsible for protecting the trees on the site.
4. Detailed proposals for inspecting and supervising the tree protection measures, and how problems will be reported and overcome.
5. Details of access facilitation pruning and access onto the site. What size vehicles will be used under canopies and whether large machinery can be lifted over trees.
6. Parking arrangements for workers and visitors.
7. A schedule of emergency contact details.
8. Areas for delivery and storage of materials and plant.
9. Where welfare facilities will be located, and when they will be installed.
10. Machine washing facilities near trees.
11. Recycling and storage of waste near trees.
12. Details and precise cross sections of 'no dig' surfacing.
13. Details of earthworks, grading and mounding of spoil including and planned raising or lowering of ground levels.
14. Precise services locations including method of excavation when near trees.

Please Note: It is not our role as arboricultural consultants to detail the timing and implementation of these measures, although we can input into the process, and will need to confirm that the final proposals will not have any negative impact on the retained trees.

Arboricultural Supervision

An arboricultural consultant should be appointed by the developer to advise on tree management for the site, and to attend: -

- A pre-commencement meeting before any work starts.
- Regular supervision visits to oversee the agreed tree protection measures; and
- Further supervision visits as necessary to oversee any unexpected works that could affect trees.

More specifically, the form and purpose of the supervision should be as follows: -

- **Pre-commencement meeting:** A pre-commencement meeting should be held on site before any site clearance or construction work begins. This would, and should, be attended by the site manager, the arboricultural consultant and the local planning authority tree officer. All tree protection measures in this document should be fully discussed so that all aspects of their implementation and sequencing are understood by all parties. This should include agreeing the form and location of the most appropriate combination of tree protective fencing and/or ground protection to be used as barriers for the CEZ.
- **General site management:** It is the developers responsibility to ensure that the details of this arboricultural method statement and any subsequent agreed revisions are known and understood by all site personnel. Copies of the agreed documents must be available on site, and the site manager should brief all personnel who could have an impact on tree on the specific tree protection requirements.
- **Ongoing supervision:** Once the site is active, the arboricultural consultant should visit the site at intervals that are agreed at the pre-commencement site meeting. In normal practice, this would be every two to four weeks for general supervision, but could be at longer intervals if agreed by all parties. The supervision arrangement should be flexible enough to allow the supervision of all sensitive works as they occur. The arboricultural consultants initial role is to liaise with the developer and the LPA to ensure that all protective measures are in place and fit for purpose before any work begins. Once work commences, that role will switch to monitoring of compliance with arboricultural planning conditions.

Sequencing of events

The sequencing of events is a very important part of arboricultural protection on development sites. The key stages should be as follows: -

- AMS to be issued to site manager/building contractor.
- AMS to be read by all staff who can impact retained trees to ensure a full understanding of obligations.
- Installation of CEZ barriers as per 2020003TPP001 (Tree Protection Plan).
- Demolition and removal of old hard buildings and surfacing as required.
- Installation of agreed underground services.

- Construction of new buildings.
- Tree protection to be removed once agreed with the project arboricultural consultant.
- Landscaping as required.

Site precautions

The following points must be observed at all times: -

1. No fire will be lit within 15m of any retained tree on or around the site.
2. No access will be permitted for construction staff inside the tree protection fences.
3. No materials, equipment or waste will be stored inside the tree protection fences at anytime.
4. Notice boards, telephone cables, or any other services will not, under any circumstances, be attached to any retained tree.
5. Substances that may contaminate soil such as concrete or cement, diesel oil, vehicle washings or even builders sand, will not be allowed to enter the CEZ at anytime.

Carrying out tree work

All agreed tree work will be carried out in accordance with BS3998:2010 (Recommendations for tree work), and to the current best arboricultural practices.

Tree work will only be carried out by a suitably qualified contractor, who holds at least £5,000,000 worth of public liability insurance. That contractor will be solely responsible for carrying out their own risk assessment prior to commencing their work.

All tree stumps to be removed will be ground out in the proper manner and not pulled out with a lorry or digger. This is to preserve the roots of retained trees in the vicinity.

If at any time, extra tree work is required in order to facilitate the proposed development, the site manager will contact the project arboricultural consultant who will then liaise with the LPA tree officer. No such work will be carried out until permission is confirmed by the arboricultural consultant.

In this instance, no tree work is required or recommended.

Site access

Site access will only be available via Frays Avenue for vehicles and pedestrians.

Demolition Work

Once the approved tree protection measures are in place, demolition will be carried out in the normal manner, and all waste will be stored outside of the CEZ until it is removed for disposal.

If the tree protection measures are to be reconfigured once demolition has been completed, the site manager will contact the arboricultural consultant for an inspection prior to recommencing work.

Underground services

Where new underground services are required, they will be routed into the site, and kept outside of the RPAs of all retained trees.

All soak away routes must be approved with the LPA tree officer before installation, they are not allowed to enter the RPA of any retained tree without the expressed agreement of the tree officer, which must be in writing.

Foundations and construction

Because the foundations of the proposed development are outside of the RPAs of all retained trees, no specially engineered solutions will be necessary.

Fencing and landscaping

During the landscaping phase of the project (if any landscaping takes place), the following precautions will be observed: -

- No compaction of soil within the RPAs (or where new tree planting is to be carried out).
- No changes in ground level within the RPAs of retained trees.
- Unwanted vegetation will be removed manually, or by using a foliar herbicide that won't damage tree roots, such as glyphosate.
- No underground irrigation or drainage pipes to be installed within the RPAs of any retained trees.
- If the soil has been compacted where new planting is proposed, measures to improve soil structure may be necessary to facilitate successful plant establishment.

If any fence posts are to be installed within the RPAs of retained trees, excavation will be carried out by hand, and under direct arboricultural supervision. Post holes within the RPAs of retained trees must be lined with a damp proof membrane prior to pouring concrete into them. This is to protect the soil around tree roots from contamination with toxic substances from curing concrete.

Amendments

Issues may arise on development sites that require amendments to the previously agreed tree protection details. Any amendments to this AMS will be approved in writing by the LPA tree officer prior to being implemented. Copies of paperwork relating to any amendments will be communicated by the arboricultural consultant to the LPA tree officer and the client.

That concludes the advice contained in this report

Jon Harper cert.Arb (RFS)

Principle Arborist

TREE SURVEY SCHEDULE

Please note that the recommendations on the tree survey schedule have no bearing on the design of the proposed development, but are derived from observations made on site.

Tree Survey Schedule

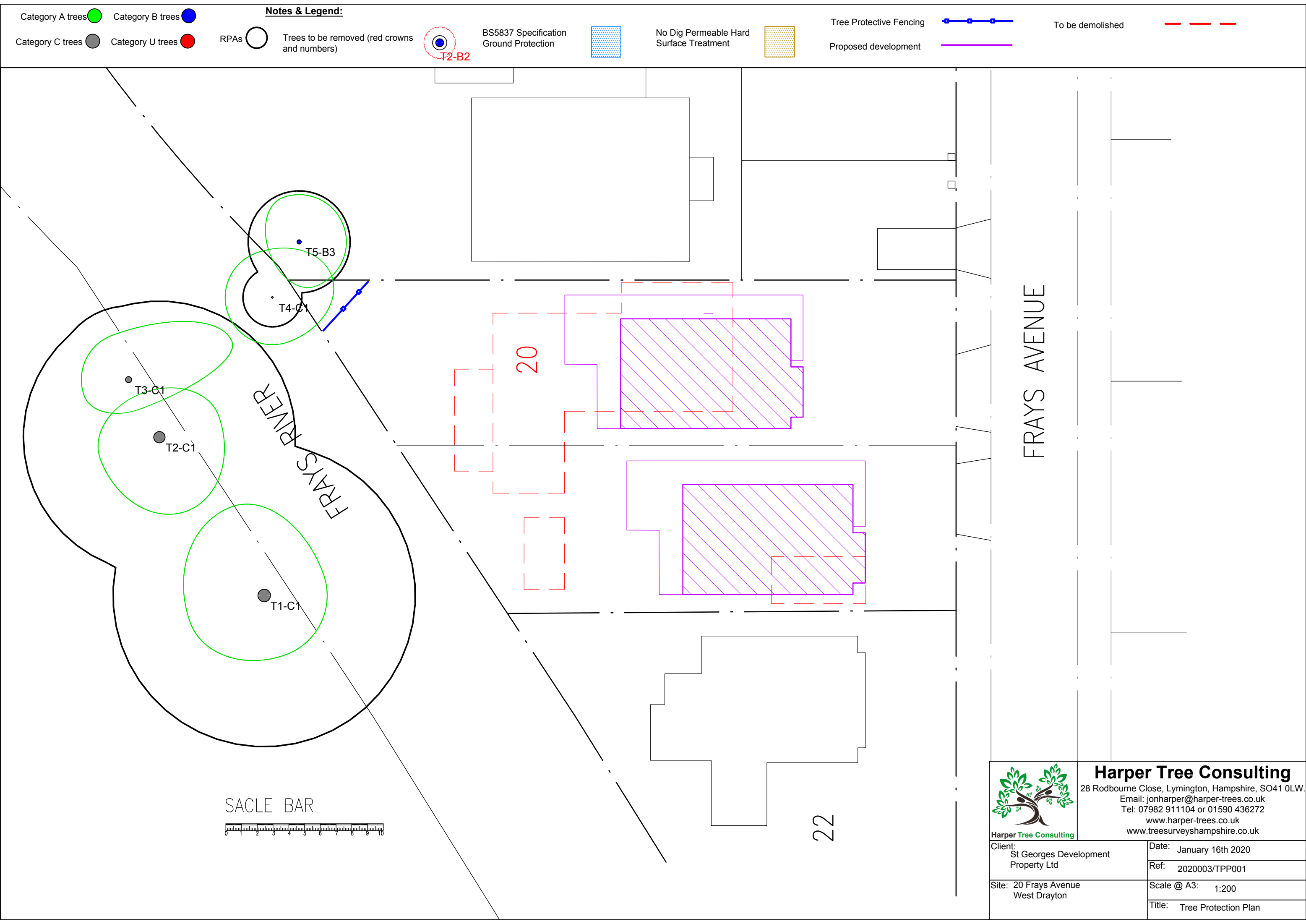
Date: January 16th 2019
Site: 20 Frays Avenue
Surveyor: Jon Harper cert.Arb (RFS)

= Category A trees
 = Category B trees
 = Category C trees
 = Category U trees



Type (Tag)	Name	Age	Category	Diameter (Stems)	Height (L/Hgt)	North	East	South	West	Condition	Life Exp	Comments	Recommendations	RPR	RPA
T1	Salix X chrysocoma (Weeping Willow)	M	C1	800(1)	12(3)	6	4	4	5	Good	10	Extensively pruned over the river.	None at present.	9.6	289.57
T2	Salix X chrysocoma (Weeping Willow)	M	C1	720(1)	12(3)	3	4	5	4	Good	10	Extensively pruned over the river.	None at present.	8.64	234.55
T3	Acer pseudoplatanus (Sycamore)	M	C1	390(1)	11(6)	3	7	2	3	Good	10	Ivy on tree. Unable to inspect stem due to Ivy.	None at present.	4.68	68.82
T4	Fraxinus excelsior (Ash)	EM	C1	156(2)	6(3)	3	4	3	3	Good	10	Stem divides at ground level.	None at present.	1.87	10.99
T5	Fraxinus excelsior (Ash)	M	B3	270(1)	8(3)	3	3	3	2	Good	20	None at present.	None at present.	3.24	32.98

TREE PROTECTION PLAN



Harper Tree Consulting

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Client:
St Georges Development
Property Ltd

Date: January 16th 2020
Ref: 2020003/TPP001

Site: 20 Frays Avenue
West Drayton

Scale @ A3: 1:200

Title: Tree Protection Plan

TREE PROTECTION MEASURES SPECIFICATIONS

Type 3 Tree Protective Fencing

Because of the existing hard surfacing around the CEZ (Construction Exclusion Zone) as shown on the tree protection plan in this report, type 3 tree protective fencing would be the most appropriate solutions. This will consist of Heras type fencing panels supported by concrete or rubber feet. This fencing must remain in situ for the duration of the construction phase of the project, and cannot be altered without the expressed written permission of the LPA tree officer before the completion of construction.

