



**bawden
tree care**

**BS5837:2012 Trees in relation to
demolition, design and construction
Report**

5a Harrow View, Hillingdon



BS5837 Report 2024-3547

5a Harrow View, London

Instructed By: **Mr Gaurav Sheel**

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Appendix A – Tree Inventory

Appendix B – Site Plan Showing RPA's and Approximate Crown Spread & Constraints Plan

Appendix C – Tree Protection Plan

Introduction

1. On receiving instructions from Mr Gaurav Sheel, Land owner, Michael Clements, Arboricultural Surveyor for Bawden Tree Care, undertook a ground level, visual assessment of the tree that could be affected by the proposed development in accordance with BS5837 2012, and best practice, and to prepare the following to accompany the planning submission:-
2. A schedule of the relevant trees to include survey data and a condition assessment.
3. An appraisal of the constraints imposed by the trees and the potential consequences for the local amenity.
4. An Arboricultural Method Statement setting out appropriate protective measures and management for trees to be retained.
5. Each tree has been given a class rating and Root Protection Area (RPA) measurement worked out using the recognised method detailed within BS5837 2012. BS5837 2012 Tree Quality Assessment Definitions are given in the Arboricultural survey summary section of this report.
6. For the purposes of this survey, a drawing of the site, adapted from plans supplied by Mr Gaurav Sheel has been included to show tree locations, IDs, categories, and locations of required protective measures, (see Appendix D).
7. All trees of material consideration within and immediately adjacent to the proposed development site have been inspected. These trees are listed at Appendix A and annotated on the Tree Plan at Appendix C.

Methodology

8. The Arboricultural site survey was carried out on the 19th of August 2024. Weather conditions at time of inspection were overcast but dry for the period of inspection.
9. All observations were carried out from ground level without detailed investigations. Tree stem diameters, tree height and crown spread have been measured unless otherwise indicated.
10. This report is prepared in line with the British Standard: BS5837:2012 - Trees in relation to demolition, design and construction. The purpose of the report is to provide Arboricultural information and recommendations for the support of the proposed development at .
11. The British Standard makes provision for trees to be categorised for both quality (A, B, C or U) and a sub-category for each of 1, 2 or 3. Details of these categories are included in paragraphs 2.7
12. A full description of the trees found, and their categories, is included in the tree survey data provided in Appendix A. The data table includes stem diameter measured from 1.5m above ground level for single stemmed trees, stem diameter measured above root flare for multi-stemmed trees, height, crown spread, age class, and physiological and structural condition. A tree quality assessment using the data is then formulated to categorise trees for removal or retention.
13. Stem diameters are used to calculate the root protection areas (RPAs), which have been plotted and adjusted for site features, (see Appendix B). The RPA is the area in which most tree roots are anticipated to be growing. As root damage is a common cause of tree loss, the RPA is an area of provisional exclusion for construction activity.
14. Trees are a material consideration in the planning process and, as such, must be included as part of the decision-making process.

Caveats and Limitations

15. The purpose of this report is to determine any constraints that need to be considered in relation to trees – both above and below ground – during the development design, to assess the potential impact of the development to the amenity value of trees, and to provide an Arboricultural Method statement with Tree Protection Plan in order to minimise, as far as is practical, damage to trees and their rooting systems.
16. Only trees with diameters greater than 75mm diameter and woodland groups with stems of 150mm or greater are included in the survey.
17. Root protection areas are calculated in line with BS5837:2012 and are adjusted to reflect topographical constraints on site. This is based on professional experience and has not been confirmed by trial pitting. There is a level of unpredictability in calculating exact tree root locations and therefore, where there is a possibility of obstruction or damage to roots, trial holes are recommended prior to construction.
18. The Arboricultural Method Statement outlined in section 5 of this report must be agreed with planning before the commencement of any works.
19. Trees are living organisms whose health and overall condition can change rapidly. The conclusions and recommendations contained within this report are valid for a period of twelve months. The period of validity may be reduced if significant changes occur to either the trees or to the landscape within the immediate proximity of the trees.

Report Summary

The report has been written following the recommendations and guidance given within British Standard 5837 (2012), Trees in relation to design, demolition, and construction. To provide a reasoned assessment of the potential impact to trees by the proposed development at 5a Harrow View, Hillingdon, London, UB10 0QG.

Trees have been identified which may be adversely affected by development, if reasonable care is not taken to protect the trees and their rooting systems.

No trees have been identified for removal to facilitate the development.

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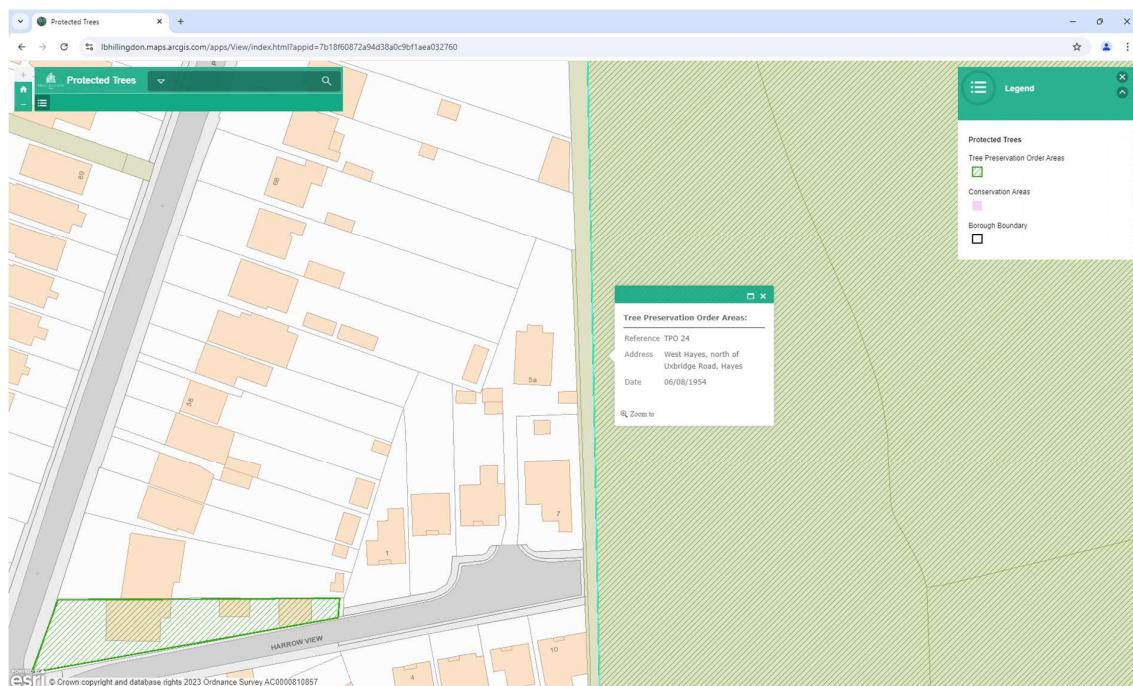
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Arboricultural Survey Summary

Site Overview

The proposed development site is located on the edge of a housing estate bordering with fields to the east. The site is set back behind the properties that line both Harrow View and Pole Hill Road and is accessed via a track which runs between 5 and 7 Harrow View. The proposed site was formerly the grounds of a dwelling no longer standing.

Tree Preservation Orders (TPOs) and Other Legal Restrictions



The site of the proposed development is not within any conservation area and there are no TPO's within the site however, there is an area TPO to the east of the site, as confirmed on the Hillingdon Council online map, see screenshot inserted above.

Reasonable care should always be taken not to damage trees that are to be retained.

Arboricultural survey

For tree survey information, see the Tree Survey Data in Appendix A.

Smaller trees and understory vegetation adjacent to the site have not been included as part of this Arboricultural report.

Trees are categorised in line with BS5837:2012 Trees in relation to design, demolition and construction as follows:

Table 1:Tree categories in line with BS5837:2012

A	Trees of high arboricultural value that should be retained and protected throughout the development. Veteran trees are automatically awarded 'A' status.
B	Retention preferable. Trees of good condition and character which are appropriate for the location and in good physiological and structural condition. These trees should be retained unless they will be a severe impediment to the proposal or there is an overriding public interest that warrants their removal.
C	Trees of generally lower arboricultural value by dint of character or condition. 'C' trees should not be a constraint on development.
U	Trees that should be removed on arboricultural grounds. Often trees in poor condition can be left 'in situ' until a proposal means the potential target increases, making their removal more urgent or necessary.

Trees are further categorised into sub-categories, using a numerical suffix to denote the following perceived values:

Table 2 Tree sub-categories in line with BS5837:2012

1.	Trees of primarily arboricultural qualities. High value trees might be because they are particularly good examples of their species, because they are rare or unusual or because they are important components of a group feature such as an avenue.
2.	Trees of landscape importance – for example, trees of particular visible importance in a setting or view.
3.	Trees of cultural value. This may be due to historic links or conservation value – such as veteran trees or commemorative trees.

For example, a veteran tree of landscape importance would be categorised as A2.

An overview of details of the trees surveyed is included in Appendix A – Tree Inventory.

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The Proposal

Demolition of the existing single storey building (what remains) and construction of a new residential building with basement, associated garage and garden.

Tree Impact Assessment

Trees to be retained adjacent to the development area, are unlikely to be adversely affected, provided that adequate precautions to protect the trees are implemented through the Arboricultural Method Statement outlined in section 5 of this report.

The proposal has the potential to damage the following trees and groups:

Impact	Reason	High Value A Class Trees	Moderate Value B Class Trees	Low Value C Class Trees	Trees for Removal/ U Class Trees
Trees to be removed	To facilitate development	-	-	-	-
Retained trees that may be damaged through disturbance to RPAs	Removal of existing surfacing/structures/ landscaping services Installation of new surfacing/structures/ landscaping/services	-	-	T02,	-
Retained trees to be pruned	Remediation of defects, Raise low branches	-	G01	-	-

Impact appraisal

There are no trees within the boundaries of the site. There are trees within the neighbouring gardens (T01, T03, T04, T05 & T06) however, they appear sufficiently distanced from the proposed development that they shall not be affected. The RPA of T02 and G01 are expected to encroach the site boundaries and be affected by the proposed development, however the encroachment is minimal and any impact within these areas will not significantly affect the respective trees.

Branches from trees within G01 overhang the east boundary. These will need cutting back to be able to reinstate the fence line and formalise the boundary. Cutting back the overhanging branches will not significantly impact the group of trees.

Provided all construction activities are confined to within the site boundaries then the proposed development should not impact on any of the surrounding trees.

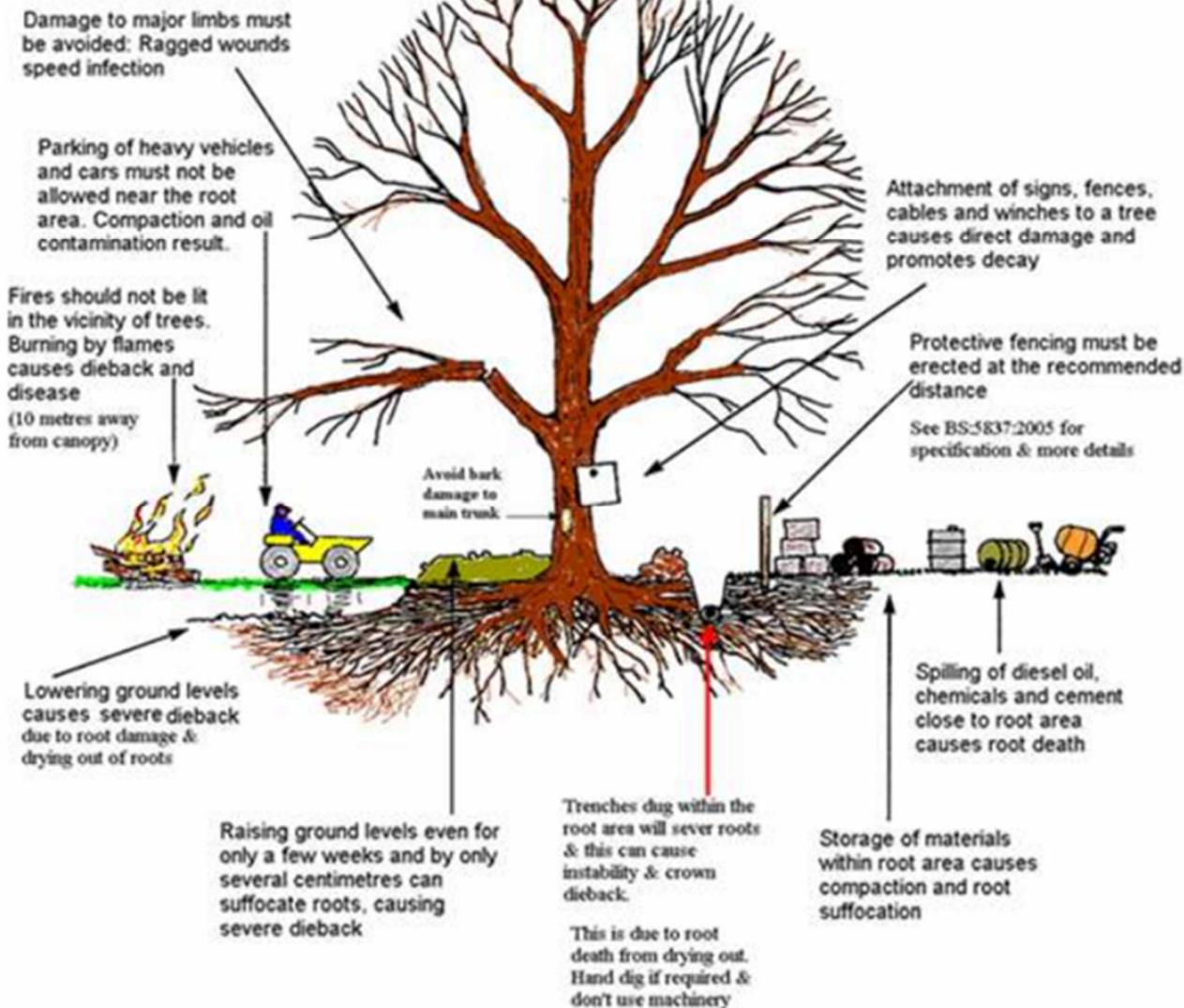
Arboricultural Method Statement (AMS)

1. Before any construction activities commence on site.
 - 1.1 All boundary fencing must be reinstated to sufficiency contain all construction activities within the site.
 - 2.1 All overhanging branches along the east boundary are to be pruned clear of the site.
2. All construction activities are to be contained within the boundaries of the site.
3. The extents of any site storage and mixing areas must not be near any Root Protection Area to prevent the risk of tree roots being damaged from the storage of materials, runoff/spillages etc. during the building process. Suggested Site storage and parking areas have been indicated on the TPP.
4. Any areas proposed to be used for planting are recommended to be treated as CEZ's and barriered off with Heras fencing for the period of construction, to prevent deterioration of soil condition. However, due to restricted space on site this may not be practical for all proposed planting areas on site (hatched purple on the TPP) as some areas may need to be used as access routes during construction. Remedial works during the landscaping phase will need to be carried out to improve the soil conditions for the areas of proposed planting.
5. The proposed plans do not require the installation of new service runs within the RPAs of any trees to be retained.



Common causes of Tree Death

The use of properly positioned protective fencing can prevent tree deaths occurring.



Protected Species (general information for tree works)

There are legislative acts which provide protection for wildlife in Britain. The Wildlife and Countryside Act 1981 was introduced to protect the following:

- All wild birds, their eggs and nests.
- Shooting birds – limitation on shooting season so they can only be shot outside of the breeding season.
- Selling birds – the sale of some species of birds that have been bred in captivity and fitted with identification rings.
- Injured birds – can be treated as long as they are released afterwards. If they are seriously injured, they must be humanely put down.
- Endangered species – There are various species i.e. red squirrel, hazel dormouse, bats, voles that are on the endangered species list.
- Common animals – Foxes and Rabbits, are not protected but some methods of killing them are prohibited i.e. self-locking snares.
- Non-native animals – It is illegal to release or allow to escape, animals that are non-native i.e. mink.

Bats and nesting birds should be considered when undertaking tree works.

Conservation Status of British Bats

Virtually all bat species are declining and vulnerable. There is little historic data in relation to the various bat species and their numbers. The UK Government has drawn up the UK Biodiversity Action Plan and has designated five species of bats as priority species (greater and lesser horseshoe bats, barbastelle, Bechstein's and pipistrelle). These plans provide a plan for the maintenance and restoration of the former populations levels to be investigated.

Legal Status of British Bats

All British bats, their breeding sites and resting places are nationally and internationally protected.

All bat species in the UK are fully protected under the Wildlife and Countryside Act 1981 (as amended) through inclusion in Schedule S. All bats are also listed on Annex IV (and some on Annex II) of the EC Habitats Directive. The Conservation of Habitats and Species Regulations 2012 (as amended) make it an offence to; intentionally or deliberately kill, injure or capture (take) bats;

- Deliberately disturb bats (whether in a roost or not);
- Damage, destroy or obstruct access to bat roosts;
- Possess or transport a bat or any part of a bat, unless acquired legally;
- Sell, barter or exchange bats, or parts of bats

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The legislation does not protect bat's foraging grounds but does protect their roost sites. Bat roosts are protected at all times of the year regardless of whether there are any bats present. Any disturbance of a roost due to development must be licenced.

Breeding birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs.

Some birds are listed on Schedule 1 of the Act which also protects them from disturbance and it may be necessary to operate "no-go" buffer zones around such nests — typically out to 100m.

Planning policy guidance on the treatment of species identified as priorities under the biodiversity action programme suggests that local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents and should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations. The conservation of these species should be promoted through the incorporation of beneficial biodiversity designs within developments.

Glossary

Term	Meaning
RPA	Root Protection Area
CEZ	Construction Exclusion Zone
BS5837:2012	British Standard for trees in relation to demolition, design, and construction
BS3998:2010	British Standard: tree work recommendations
AIA	Arboricultural Impact Assessment
AMS	Arboricultural Method Statement
TPP	Tree Protection Plan