



Pre-development Arboricultural Survey and Report

Land at Gatehurst, Gate End, Northwood, HA6 3QG

A report to: Mr. Jonathan Arron

Date: 31st May 2024

Report No: WAS 219/2024

Table of Contents

Report Verification..... 3

Disclaimer..... 3

Validity of Data..... 3

Introduction and Scope of Report..... 4

Abbreviations: 4

Arboricultural Impact Assessment 5

Proximity of Proposed Development to existing Trees..... 5

Tree Protection Measures..... 5

Arboricultural Supervision (AS) 5

Tree Grading Categories..... 6

Trees categorized within this report: 6

References..... 7

Declaration 7

Addendum 1 – Site Plans..... 9

Addendum 2 – Picture Gallery 10

Report Verification

This study has been undertaken in accordance with British Standard 5837:2012 “Trees in relation to design, demolition and construction - Recommendations”.

Disclaimer

The contents of this report are the responsibility of Wassells Arboricultural Services Ltd. It should be noted that, whilst every effort is made to meet the client’s brief, no site investigation can ensure complete assessment or prediction of the natural environment.

Wassells Arboricultural Services Ltd accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

Validity of Data

The findings of this study are valid for a period of 12 months from the date of survey. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified and experienced arboriculturist to assess any changes to the trees and groups on site and to inform a review of the conclusions and recommendations made.

It should be noted that trees are dynamic living organisms that are subject to natural changes as they age or are influenced by changes in their environment. As such, following any significant meteorological event or changes in the growing environment of the trees they should be reassessed by a suitably qualified and experienced arboriculturist.

Introduction and Scope of Report

This document has been produced to provide a detailed survey of trees that are within, surrounding and near to the land described within the report and that may be impacted by the proposed development.

The scope of this report follows the recommendations and guidance described within **BS 5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*** which sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.

The report will assess the quality, amenity and landscape value of all surveyed trees as described by the tree category system within BS 5837 (see section below).

The protection of all trees to be retained and where they are likely to be affected by the proposed development construction activities shall need to be described in a site specific AMS once final plan is agreed and consent is given.

The report will also indicate, where necessary, the likely impact the proposals may have on those trees in the future.

The report will also recommend any required tree works to enable access and also to mitigate potential damage from construction activity and for the future well-being of the trees concerned.

This is intended to support the planning application for development of this site.

Ref: 5761/APP/2024/1072

Abbreviations:

RPA = root protection area

CEZ = construction exclusion zone

CWA = construction working area (including materials storage)

AMS = arboricultural method statement

AS = Arboricultural supervision

TPO = Tree Preservation Order

CA = Conservation Area

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Arboricultural Impact Assessment

Proximity of Proposed Development to existing Trees

There are no trees within the curtilage of the property, or nearby, that will be impacted by the proposed development.

The TPO (T22 of TPO 169) for this site related to an Oak tree situated on the left hand front side boundary. This tree died last year and was removed in early November 2023.

* Ref: 5761/TRE/2023/180 – Sophie Coughlan.

The replacement tree is proposed for planting in Autumn 2024 and a plan with species, size and justification is to be sent in due course. * Ref: email of 2.5.24

Tree Protection Measures

None required

Arboricultural Supervision (AS)

None required

Tree Grading Categories

Ref: Grading Category as per BS 5837:2012 Section 4.5 Table 1 & Table 2

Tree Survey Schedule in Addendum3 below for description of trees categorized.

****The grading categories are based on the following criteria:**

A= those trees of high quality and value suitable for retention for longer than 10years and worthy of being a material constraint to development

B= those trees of moderate quality and value suitable for retention for longer than 10years and worthy of being a material constraint to development

C= those trees of low quality and not worthy of being a material constraint to development

U=trees of such a condition that they cannot realistically be retained as living trees in the context of the current land use

NG = not graded. Those trees not considered to be in any of the above categories

****Acknowledged source: Barrell Tree Consultancy – www.TreeAZ.com**

Categories A, B and C have further sub-categories (not qualified in BS and not utilized in this report) with regards to the reasons for tree retention as follows:

- 1: Mainly arboricultural qualities.
- 2: Mainly landscape qualities.
- 3: Mainly cultural values, including conservation.

Trees categorized within this report:

- 1 Category A trees =none
- 2 Category B trees = none
- 3 Category C trees = none
- 4 Category U trees = none
- 5 NG = none

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References

1. BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations
2. Barrell Tree Consultancy – BS5837 – Advanced Tree Assessment for Planning
3. BS3998:2010 Tree Work – Recommendations
4. NJUG Volume 4 Issue2 2007 – Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.
5. NHBC Standards – Section 4.2 Building Near Trees
6. British Geological Survey – London & the Thames Valley
7. Principles of Tree Hazard Assessment – Lonsdale 2001
8. Diagnosis of Ill Health in Trees – Stouts & Winter 2004
9. Tree Roots in the Built Environment: Chapter 9 – Roberts, Jackson & Smith 2006
10. The Body Language of Trees – Mattheck 2015
11. Existing and proposed plans – F J Thompson & Co.

Declaration

This Tree Survey, Impact Assessment and provisional tree protection measures have been written and checked by Richard Wassell of Wassells Arboricultural Services Ltd. and are provided without prejudice as an objective and professional assessment of the trees described.

Signed: *R.J. Wassell* Date: *31.05.MMXXIV*

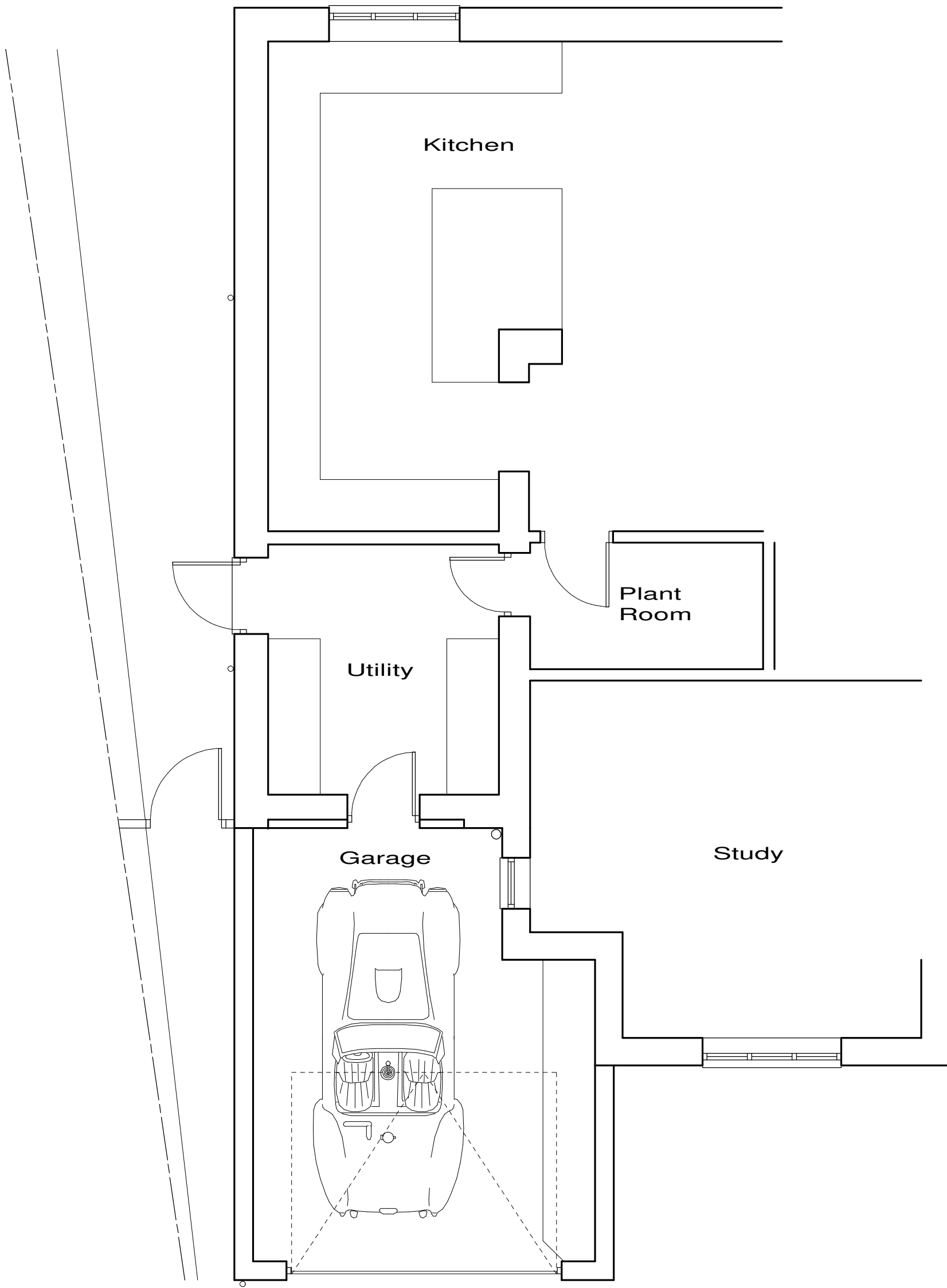
Richard Wassell. Director

CHort MCIHort MArborA NDarb (RFS) Kew Diploma NEBOSHlevel3

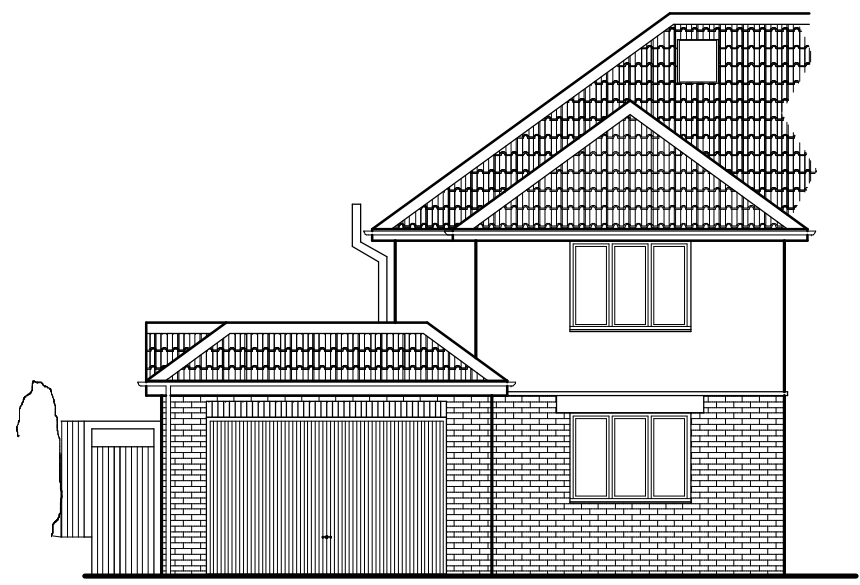


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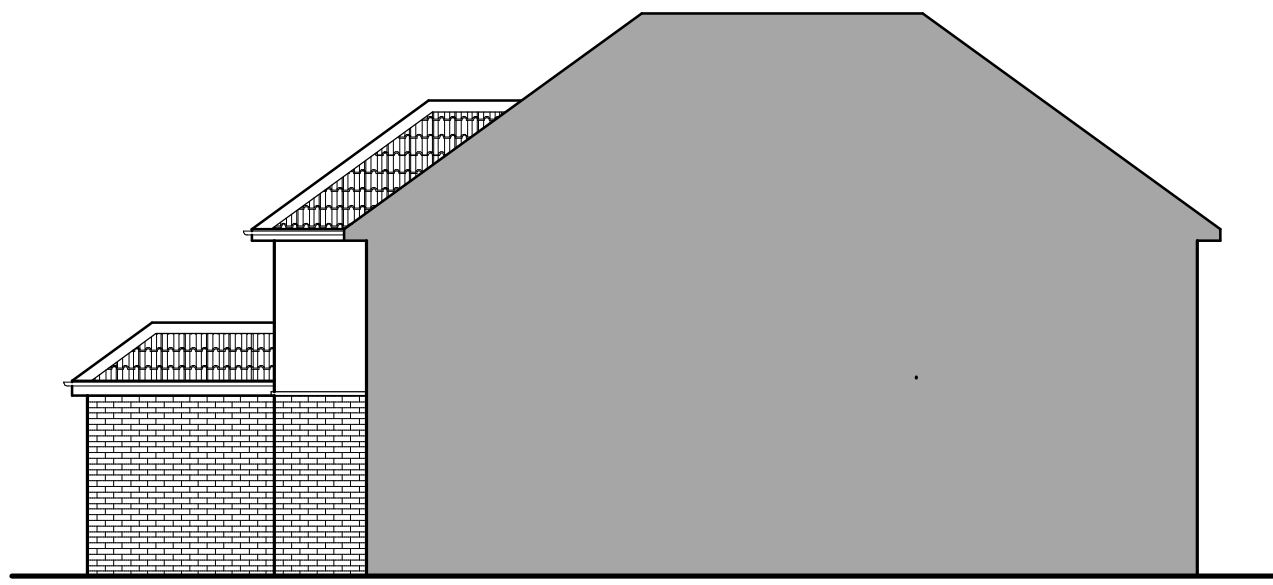
Addendum 1 – Site Plans



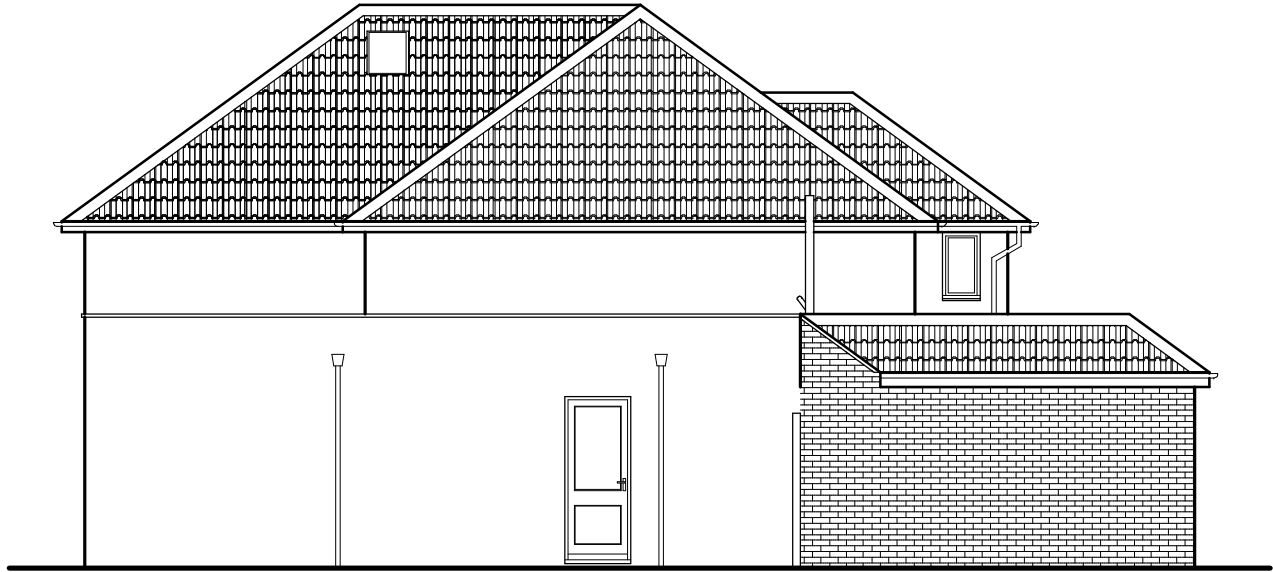
Proposed Plan



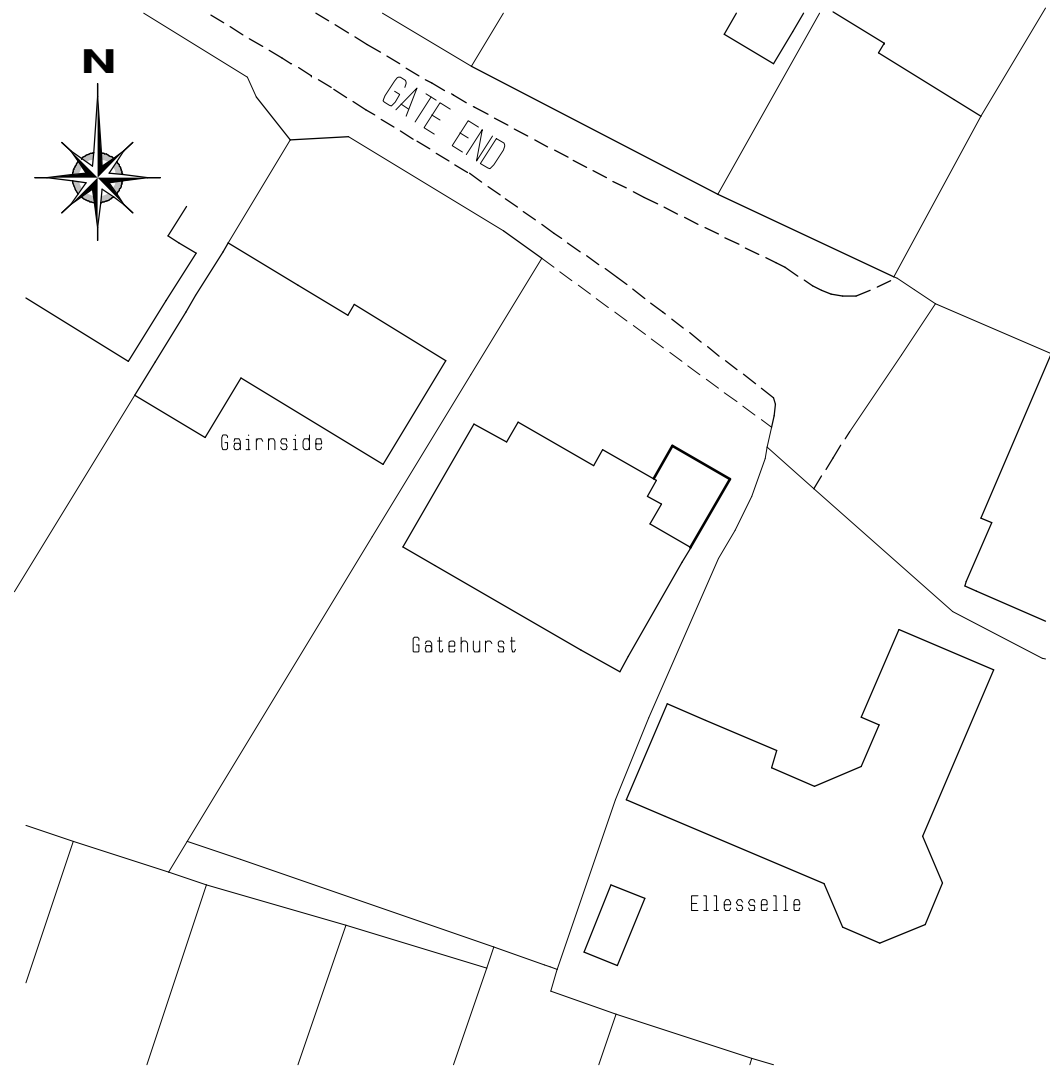
Proposed Front Elevation



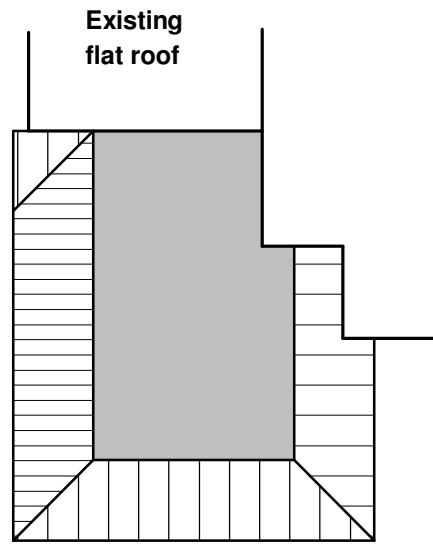
Proposed Right Side Elevation



Proposed Left Side Elevation

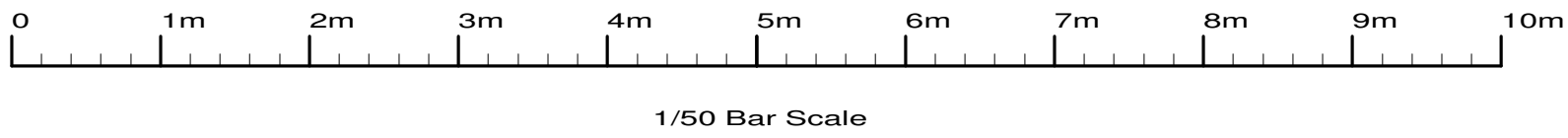


Block Plan Scale 1/500



Proposed Roof Plan

These plans have been produced to a recognized scale and a standard paper size, both shown in the title block. If you have received this drawing as a pdf or similar file type, please check when printing that you have an accurately sized drawing using the scale bar provided.



Revision : B. Design changes A. Design changes		Mar 2024 Mar 2024
Site Gatehurst, Gate End, Northwood, London, HA6 3QG.		
Client Mr J Aaron		
Detail Proposed Plan		
Scale 1/50 1/100	Drawing Number	
Date 26/01/24	5025/ 2B	
Drawn by JAS	Size A1	
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Addendum 2 – Picture Gallery



Location of the dead Oak tree T22 of TPO 169