

Trees and Construction

BS5837 Arboricultural Report

Site: 1232 Hope Street Prescott
Ref: Hope Street/KDP/RB/12

Client:
KDP Architects

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1. INTRODUCTION

- 1.1 Instruction: This report has been prepared for KDP Architects (hereafter; client) in respect of the arboricultural related planning considerations to the Land at 1232 Hope Street Prescott (hereafter; site).

As the proposal relates to new construction at site, the advice herein is produced in accordance with the British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (hereafter; BS5837).

- 1.2 BS5837: The scope of BS5837 is to provide guidance on how trees and other vegetation can be suitably integrated into construction and development design schemes. The aim is to ensure the protection of amenity, i.e. retention and protection of such trees which are appropriate for retention and/or mitigation measures to ensure the continuation of tree cover and amenity contribution.
- 1.3 Scope of this report: This report has been produced in accordance with BS5837 and is intended to demonstrate how trees have been properly considered throughout the design process. The objective is to systematically assess and provide suitable recommendations regarding the proposal's potential impact on trees and vice versa.
- 1.4 Following instruction the consultant visited the site on the 17th October 2012. Pursuant to the agreed brief a site assessment and a BS5837 tree survey were carried out; all trees within impacting distance of the proposed construction processes and application boundary were surveyed from ground level.
- 1.5 This advice is subject to caveat at Appendix I, outlines relevant terms and definitions at Appendix II and constitutes the findings of the preliminary site assessment and associated arboricultural recommendations.
- 1.6 The survey data and site observations have been used to illustrate the site's arboricultural constraints in the form of a tree survey plan (hereafter; plan); the plan and the tree survey data table are at Appendix III.

2. SITE & APPLICATION INFORMATION

- 2.1 The site is currently a large automotive repair shop occupying the majority of the site with a small patch of open land to the west adjacent to an access track.
- 2.2 Proposal: A scheme is proposed to demolish the existing structure and erect an apartment block with associated, parking to the south.
- 2.3 The site requires consideration from an arboricultural perspective due to the presence of trees contained within and on the application boundary of which the proposed works are within impacting distance.
- 2.4 Tree Summary
 - 2.4.1 The objective assessment resulted in BS5837 categories of 'C' being attributed to the individual trees within influencing distance of the site.
 - 2.4.2 Generally speaking the trees are not viewable from public areas. There are no significant trees within influencing distance of the property
 - 2.4.3 The surveyed trees are self seeded and young with many years of growth potential. If the status quo were to remain in that the existing building is retained the subject trees would require removal as they will cause damage to the structure in the future due to their proximity.

3. ARBORICULTURAL ASSESSMENT

3.1 The following information, as with the prior contents of this report, should be read in conjunction with the tree data table and appended tree survey plan (Hope Street /TSP/01).

3.2 For the purpose of this assessment, the proposed 'site plans' (ref: 1232/02 rev B) has been used as a basis for consideration. This takes account of anticipated tree removals, tree protection options and potential alterations to account for arboricultural features.

3.3 Below Ground Constraints

3.3.1 Based on the current scheme, the removal of T1, T2, T3 will be required due to the direct conflict with the scheme. It is worth noting the limited contribution mentioned in the tree survey summary of s.2.4.3.

3.4 Above Ground Constraints & Future Pressures for Tree Works

3.4.1 Based on the above assessment no crown conflict or encroachment is anticipated as all the trees will be removed.

3.4.2 Tree works must be undertaken with the written permission of the council (subject to the normal statutory exemptions) and must be undertaken to BS3998 by a tree service contractor who is suitably qualified, experienced and insured to carry out said works.

TREE WORK SUMMARY

TREE / GROUP	TREE REMOVALS / PRUNING WORKS
T1, T2 and T3	Remove - due to future damage to existing structures and conflict with proposed scheme

3.5 Tree Planting

3.5.1 The trees to be removed are all low quality and hence no significant tree planting is considered necessary, however, in the interests of long term amenity and canopy cover, new tree planting is recommended.

Based on the low quality of the onsite trees, the available space for planting and the benefit small to medium mixed species will provide to the site (i.e. Field maple, alder, birch, rowan etc) new tree planting will demonstrate an enhancement to the site's amenity from trees.

Planting Volume Specification and Species

Mitigation of tree loss can be negotiated with the local authority.

3.6 Additional Details

- 3.6.1 The surveyed trees have been subject to a detailed inspection and the arboricultural considerations detailed within this advice.
- 3.6.2 Further, where the aspect of tree removal is supported by the council, the removals mentioned herein will leave no arboricultural constraints and therefore no method statements or tree protection plans are necessary. The use of planning conditions for detailed tree planting proposals is therefore considered suitable.
- 3.6.3 This report is released to the client for them to distribute at their discretion. The consultant is available via telecom and/or email (via the methods on the title page) for any queries relating to this report and/or any other matter relating to arboriculture.

This concludes our advice.

Appendix I

Caveat

Any and all information supplied to AHA by/on behalf of the client is assumed to be accurate unless otherwise informed. | This report is limited to the observations made on the date of inspection as detailed herein and any deletion, editing or alteration will result in the report being null and void in its entirety. | This report in its entirety may be deemed null and void if remedial works are undertaken on any area of the site, on or after the date of the survey. | No liability is assumed by the author or by AHA for any misuse, misinterpretation or misrepresentation of this report. | This report is not valid in adverse or unpredictable weather conditions or for any failure due to 'force majeure' or unpredictable events. | No responsibility is assumed either by the author of this report or by AHA for any legal matters that may arise as a consequence. | Neither the author nor AHA will be required to attend court or give testimony as part of this agreement. | The responsibility for any works undertaken on the basis of the recommendations of this report does not form part of this agreement.

Appendix II

Terms and Definitions

“Arboriculturist” - person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.

“Competent Person” - person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached.

“Topographical survey” - an accurately measured land survey undertaken to show all relevant existing site features. A method of carrying out topographical surveys is given in RICS specification Surveys of land buildings and utility services at scales of 1:500 and larger.

“BS5837 Tree survey” - should be undertaken by an arboriculturist to record information about the trees on or adjacent to a site. The results of the tree survey, including material constraints arising from existing trees that merit retention, should be used (along with any other relevant baseline data) to inform feasibility studies and design options. For this reason, the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for development.

“Tree categorization method” - trees should be categorised in accordance with the BS5837 cascade chart by an arboriculturist. This is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

“Root protection area (RPA)” - layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority, shown as an arboricultural constraint in m². The radius is calculated using the BS5837 calculation method. An arboriculturist may change the shape of an RPA but not reduce its area.

“Arboricultural implications assessment” - 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.

“Arboricultural method statement” - methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.

“Tree protection plan” - a scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures.

Appendix III

Data Table: As appended (BS5837 Tree Survey Key & Table)

Tree Survey Plan: As appended (Hope Street/TCP/01)