

Trees and Construction

BS5837:2012 Tree Survey, Arboricultural Impact Assessment & Method Statement

Site: 1232 Hope Street, Prescot

Ref: 231250/A1_AIA



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- July 2023 -

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Revision	Description	Date
/	/	/

1. INTRODUCTION

- 1.1 **Instruction:** This advice has been prepared in respect of the tree related considerations at 1232 Hope Street, Prescot (hereafter; site).

As the site is subject to ongoing improvements, 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 integrated into construction and development design schemes. The overall aim is to ensure the protection of amenity by trees which are appropriate for retention.

- 1.3 **Scope of this advice:** This advice has been produced in accordance with BS5837 and is intended to demonstrate the site's realistic arboricultural constraints and assist with the design considerations. 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 surveyed the site in 21st July 2023 where a site walkover and BS5837 tree survey were carried out; all trees on site and around the application boundary were surveyed from ground level and plotted as either an individual or a tree group.

- 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 use the supplied topographical survey to illustrate the surveyed trees in plan format as a 'Tree Constraints Plan' (hereafter; TCP).

The TCP has an overlay of the proposed scheme to enable review. The TCP informs this assessment and is used as a base layer for the appended 'Tree Protection Plan' (hereafter; TPP); the TCP, tree survey data table and TPP are at Appendix III.

2. SITE INFORMATION & TREE ASSESSMENT

- 2.1 The site currently comprises a commercial properties accessed off Hope Street.
- 2.2 **Proposal:** It is understood that a proposed scheme involves the demolition of the existing structures and construction of a new residential properties at site (see; TCP).
- 2.3 The site requires consideration from an arboricultural perspective due to the presence of trees on and around the site; these trees are deemed to be within impacting distance of the existing property and potential construction area.
- 2.4 The trees -
- 2.4.1 The tree survey and assessment resulted in the BS5837 quality/retention categories of 'C - low' being attributed to trees.
- 2.4.2 The BS5837 tree survey is a means of objective assessment and reflects the trees' condition, quality contribution, remaining life expectancy and spatial considerations (stem, crown and roots). On this basis and in order to consider the trees' accurate constraints, the survey data has the crown extents for north, south, east west, the stem diameter measurement, and the calculated root protection areas (hereafter; RPAs). Hereafter, the trees are therefore reviewed and considered on their own merits and in line with the guidance of BS5837.

3. FINDINGS & RECOMMENDATIONS

3.1 The following information, as with the prior contents of this report, should be read with the appended tree data table and tree constraints plan (231250/TCP/01).

NOTE: This information as s.3 for the '*tree survey assessment*' was provided as an informative of the arboricultural considerations and constraints. It is included herein for reference and context and is supplemented with a review of the scheme as the AIA (section 4) and the AMS 'considerations' (section 5).

3.2 General Considerations for Tree Retention / Removal

3.2.1 The tree T1 is a self-seeded tree growing in close to proximity to the existing building with limitations on the current amenity contribution and useful remaining life expectancy, hence, T1 is categorised as 'C - low'.

This 'C' category trees should not constrain nor significantly guide a scheme. For any proposed tree removals, mitigation tree planting is recommended as part of a landscape scheme and can suitably replace and enhance the initial loss of canopy cover.

3.2.2 Further to the above information, the proposed scheme (see; TCP) is reviewed hereafter at s.4 as an Arboricultural Impact Assessment (hereafter; AIA).

4 SCHEME / IMPACT ASSESSMENT

4.1 For the purpose of this assessment, the proposed site plan is used as a basis for consideration. This takes account of anticipated tree removals, tree protection options and potential alterations to account for arboricultural features; as per section 1.6 and section 2.2 herein, the TCP shows the '*proposed site plan*' as an overlay for review.

4.2 The proposed scheme is in conflict with the 'C' category trees T1. However, as per s.3.2.1, this tree is low quality and should not significantly constrain nor guide the scheme. Therefore, T1 should be removed to facilitate the scheme and mitigated by new tree planting as part of a landscape scheme.

NOTE: The proposed site plan shows indicative new tree planting and site landscape which is suitable to mitigate the loss of T1.

4.3 Further to the above, the following tree works are required prior to site works.

TREE WORK SUMMARY

NUMBER	TREE REMOVALS / PRUNING WORKS	
T1	Remove	Remove in order to facilitate the scheme: - to be replaced with new tree planting and site landscaping.
Retained trees		Protection by placement of fixed Heras panels around the crown/RPA extents, to have no access during construction.

4.4 Following the above considerations, there are no trees remaining on site. Hence, there are no arboricultural restrictions to the proposed scheme

4.5 Landscape Detail

4.5.1 The finer details of the site landscaping proposals are to be illustrated on a landscape plan. This is to include the exact proposals for hard and soft landscaping together with the details for any new trees' planting locations, species and stock selection, installation and maintenance; this is to be undertaken by the appointed landscape architect who will have the full support of the arboricultural consultant where required.

4.6 Report Handling

4.6.1 This report is released to the client and architect to be distributed at their discretion and the consultant is available for queries relating to this report and/or trees.

5.7.2 The proposed scheme is reviewed in respect of the arboricultural constraints and is considered to be achievable in line with the BS5837 guidance.

This concludes our advice.

Caveat

Any and all information supplied to Indigo Surveys Ltd by/on behalf of the client is assumed to be accurate unless otherwise informed. | This advice is limited to the observations made on the date of inspection as detailed herein and any deletion, editing or alteration will result in the advice being null and void in its entirety. | This advice 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 Indigo Surveys Ltd for any misuse, misinterpretation or misrepresentation of this advice. | This advice 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 advice or by Indigo Surveys Ltd for any legal matters that may arise as a consequence. | Neither the author nor Indigo Surveys Ltd 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 advice 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 categorisation 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 finalised 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 Constraints Plans:	As appended (231250/TCP/01)
Tree Protection Plans:	As appended (231250/TPP/01)

TREE SURVEY IN ACCORDANCE WITH BRITISH STANDARD 5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION & CONSTRUCTION - RECOMMENDATIONS'																	
CLIENT: Norman Harrison				PROJECT REF: 231250				SITE: Hope Street, Prescott									
CONTACT:				SURVEY DATE: 21st July 2023				ARB CONSULTANT: Tony Banner TechCert (ArborA) TechArborA									
TREE REF. #	SPECIES	AGE	HEIGHT (in m)	CANOPY (in m) N - S - E - W				STEM (in mm)	RPA (in m)	CLEARANCE (in m)	1st BRANCH (in m)	VITALITY	LIFE EXPEC.	NOTES		BS CAT.	MANAGEMENT
T1	Sycamore; Acer, Aceraceae	SM	16	4	4	4	4	400	4.8	5	5	Fair	10 - 20	Self-seeded tree growing close to the existing building, ivy into crown.		C 1	
</																	



KEY

Tree Crown Spread

Root Protection Area (RPA)

Tree Stem

T1 Tree No.

Tree Condition Category

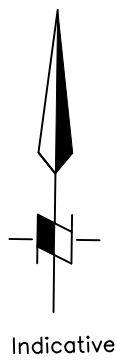
A

B

C

U

The surveyed trees are illustrated on this Constraints Plan which is prepared in accordance with British Standard BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'



50m

DO NOT SCALE FROM DRAWING

/	Proposed scheme overlay for review	TB	AT	28/07/23
REV.	DESCRIPTION	DWN	CHK'D	DATE

CLIENT	Norman Harrison
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PROJECT	1232 Hope Street Prescot
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TITLE	Tree Constraints Plan
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DWN	DATE	CHK'D	DATE	APP'D	DATE	SCALE
TB	28/07/2023	AT	28/07/2023			1:250

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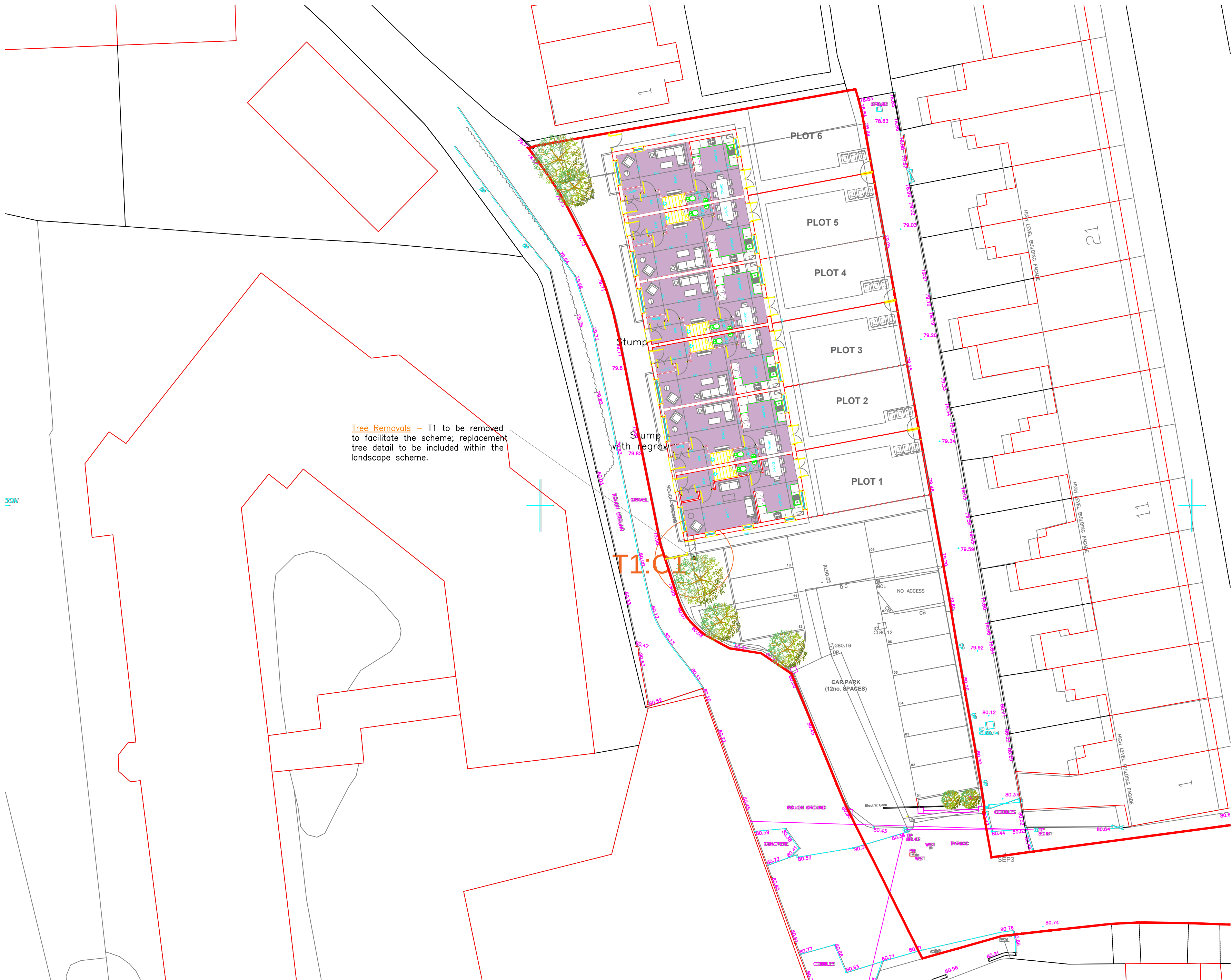
Drawing Number

231250/TCP/01

A0

REV.

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Tree Removals - T1 to be removed to facilitate the scheme; replacement tree detail to be included within the landscape scheme.

T1:01

KEY

Tree Crown Spread

Root Protection Area (RPA)

Tree Stem

T1 Tree No.

Tree Condition Category

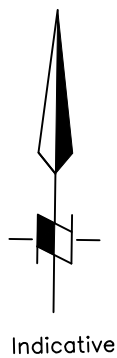
A

B

C

U

The surveyed trees are illustrated on this Constraints Plan which is prepared in accordance with British Standard BS5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'



/	Proposed scheme overlay for review	TB	AT	28/07/23
REV.	DESCRIPTION	DWN	CHK'D	DATE

CLIENT

Norman Harrison

PROJECT

1232 Hope Street
Prescot

TITLE

Tree Protection Plan

DWN	DATE	CHK'D	DATE	APP'D	DATE	SCALE
TB	28/07/2023	AT	28/07/2023			1:250



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Drawing Number

231250/TPP/01

A2

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