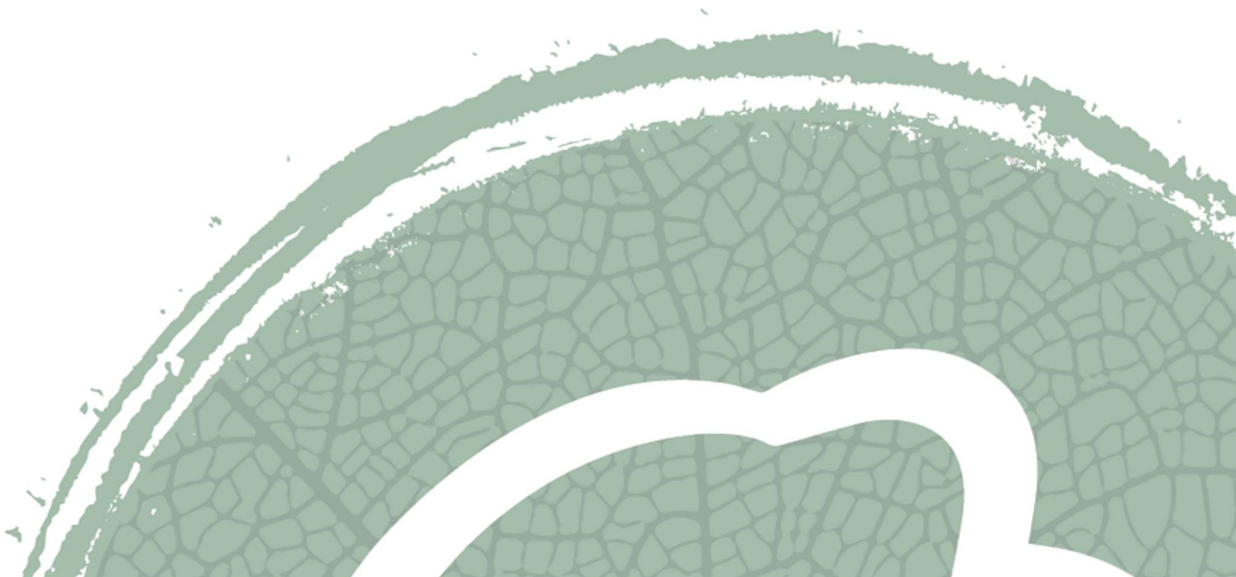
bawden tree care

BS5837 2012 Trees in relation to Demolition, Design and Construction

129 Exeter Street



Instructed By: Mrs Marisa Zappatore

Survey Address: 129 Exeter Street
Salisbury
Wiltshire
SP1 2SG

Prepared by: Luke Maylin

Date: 07/02/2024

Reference: 2024-3045

The statements in this report do not take account of the effects of extremes of climate, vandalism or accident, whether physical, chemical or fire. Bawden Contracting Services Ltd t/a Bawden Tree Care cannot therefore accept any liability in connection with these factors, nor where prescribed work is not carried out in a correct and professional manner in accordance with current good practice. The authority of this report ceases at any stated time limit within it or, if none stated, after two years from the date of the survey or when any site conditions change or pruning or other works unspecified in the report are carried out to, or affecting, the subject tree(s), whichever is the sooner.

Limitations of Use and Copyright:
The content and format of this report are for the exclusive use of the client. It may not be sold, lent, hired out or divulged to any third party not directly involved in the subject matter without the written consent of Bawden Contracting Services Ltd T/a Bawden Tree Care.

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 129 Exeter Street

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

An area of tree has been identified for removal to facilitate the development.

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

Contents

Summary 2
Glossary 2
Contents 3
Introduction 4
Methodology 4
Caveats and Limitations 5
Arboricultural Survey Summary 6
Site Overview 6
Tree Preservation Orders and Other Legal Restrictions 7
Arboricultural survey 8
The Proposal 9
Tree Impact Assessment 10
Impact appraisal 10
Arboricultural Method Statement 11

Appendix A – Tree Inventory
Appendix B – Site Plan Showing RPA's and Approximate Crown Spread
Appendix C – Tree Protection Plan

Introduction

1. On receiving instructions from Mrs Marisa Zappatore, homeowner, Luke Maylin, Arboricultural Surveyor for Bawden Tree Care, undertook a ground level, visual assessment of the trees 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 using the mapping system by Pear Technology, has been included to show tree locations, IDs, categories, and locations of required protective measures, (see Appendix B).

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 B.

Methodology

8. The Arboricultural site survey was carried out on 07/02/2024. Weather conditions at time of inspection were overcast with a slight drizzle.

9. All observations were carried out from ground level without detailed investigations. Tree stem diameters, tree height and crown spared 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 129 Exeter Street, SP1 2SG.

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, unless they have been included due to other significance.

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.

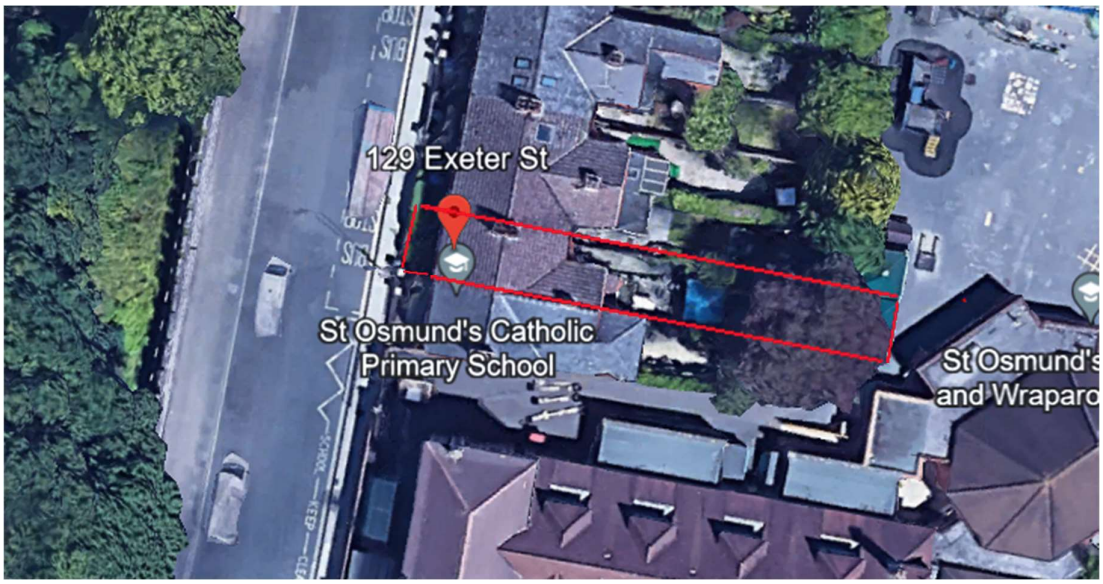
18. The Arboricultural Method Statement outlined in section 5 of this report must be agreed with planning before the commencement of any works.

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.

Arboricultural Survey Summary

Site Overview

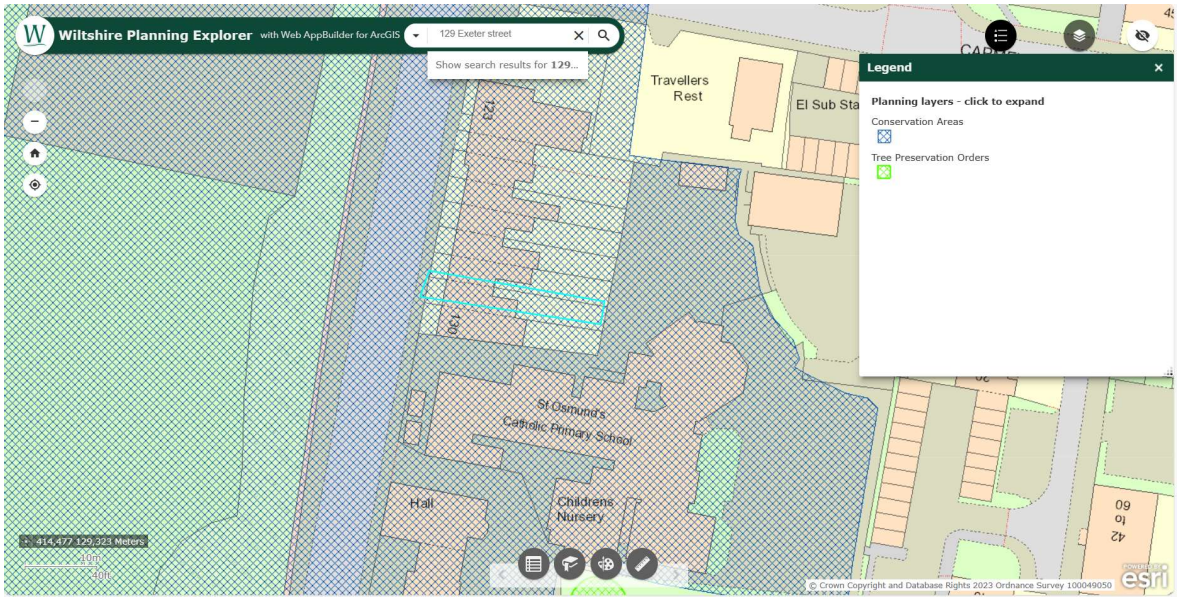
The proposed site is located in a residential property in Salisbury City Centre. The proposed development is to replace the existing structure at the back end of the garden. The garden is enclosed by residential fencing and gardens on either side, along with St Osmund's Catholic Primary School.



Tree Preservation Orders and Other Legal Restrictions

The site is within the Salisbury conservation area and there are no TPOs on site. This has been confirmed by Wiltshire Council's online map, as shown below.

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 BS5837:2010 Trees in Relation to Design, Demolition and Construction as follows:

Table 1: Tree categories in line with BS5837:2010

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 BS5837:2010

1.	Trees of primarily arboricultural qualities. High value trees might be because they are particularly good examples of their species, because they are rare of 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 Survey Data.

The Proposal

To replace the existing garden shed structure with a composite garden office shed at the rear of the property.

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.	-	-	3	-
Retained trees that may be damaged through disturbance to RPAs	Removal of existing surfacing/ structures/ landscaping. Installation of new surfacing/ structures/ landscaping/ services.	-	1	1	-
Retained trees to be pruned	Remediation of defects, raise low branches.	-	-	-	-

Impact appraisal

The proposed development will have an insignificant impact on the trees to be retained provided the method statement detailed in section 5 of this report is adhered to.

There are minimal trees of significance on site, access to site is restricted due to minimal space, to get to the back garden, materials and tools will be transported through the property itself.

The proposed replacement shed will have a larger footprint than the existing one, with the structure being placed on ground screw foundations. These works will overlap T2, T6 and T7, but due to stem size diameter at less than 75mm, their removal will have minimal impact on the area.

T1's RPA falls well within the proposed building location, so there is potential for damage to the root system of this tree to occur during and after construction. Consideration and care must be taken as it falls within the neighbouring property.

Arboricultural Method Statement

1. The site is small and compact, only containing small trees with stems less than 75mm diameter within the property. Protective fencing has not been recommended, as all trees within the current property are to be removed for the project. Neighbouring trees are separated by boundary fencing. Completing the works with an appropriate level of diligence will be sufficient to ensure the trees adjacent to the site are unaffected by the works

2. A copy of this AMS and the related TPP is to be retained on site at all times and all personnel associated with the construction process will be made familiar with the principles within.

3. Before any construction activities can commence on site, T2, T6 and T7 must be removed. No construction activities are to commence on site until all tree removal works have been completed.

4. Care should be taken when setting the screw foundations to ensure no significant roots are damaged. This includes by direct mechanical damage, or through compaction caused by footfall, storage of materials, or contamination from spillages etc. during the building process. There is a risk for interactions with the roots of T1 during the setting of the foundations. To minimise potential damage, all installation will be completed using hand tools. The use of 1000mm ground screw foundations will minimize the potential impact on the roots and removes the need for ground excavation. They will be installed using a handheld drill. Before installation of the screws, ground investigations will be made for each proposed screw site down to a minimum depth of 60cm to avoid any significant structural roots. There is scope for moving the location of the ground screws. If a significant structural root is encountered during investigations, then the location of the ground screw will be changed to avoid it.

5. In the unlikely event that tree roots are damaged by the development, exposed roots should be treated at once to avoid desiccation. Any roots smaller than 25mm in diameter, can be pruned back, preferably to a side branch, with suitable sharp pruning tools.

6. If significant roots are uncovered that cannot be pruned without detrimental effect to the tree, or the screws cannot be moved to a suitable new location to avoid the roots, works in this area should cease and a new design and method statement should be agreed with planning before works may continue in this area. This consideration is important as T1 is located within the neighbouring property.

7. Protective measures should be installed prior to the commencement of any construction activity and maintained for the duration, they may only be removed once all works have been completed and all materials have been removed from site. A protective ground layer must be placed over the root protection area of T1 to minimize compaction.

8. Existing fencing may be used to form part of the protective fencing on site, as indicated on the tree protection plan.

9. 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. Any arisings and storage must avoid being placed up against the fence line below T5, or up against the fence close to T4 to protect their RPA

Common causes of Tree Death

