Arboricultural Appraisal Report

Development (BS5837)

Harton Vicarage
182 Sunderland Road
South Shields
NE34 6AH



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MWA REF:	DEV180605-305
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Tree Details – Table 1

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Associated Plans

MWA TLP 001 – Tree Location Plan

MWA TPP 001 – Tree Protection Plan

ARBORICULTURAL SUMMARY

- A total of 2 individual trees are recorded.
- All relevant trees are located within the curtilage of the site.
- There is one tree (T1) considered to be of arboricultural merit.
- Tree T1 can be successfully retained subject to appropriate working methods and protection.
- No pruning works are considered necessary.
- The Arboricultural Method Statement provides details of working method and fencing,

1.0 Introduction & Scope

1.1 We are instructed by Mr L Petch to carry out a tree survey and produce a report in relation the construction of a garage at Harton Vicarage. The survey and assessment is made with reference to BS 5837:2012 'Trees in Relation to design, demolition and construction – Recommendations'. The site was visited on 11th June 2018 and this report is based on conditions found on that day.

1.2 The scope of this report is limited to an appraisal of the existing trees on (and/or adjoining) the site and identification of the implications of development on relevant trees.

1.3 The brief is to appraise the trees in relation to the proposed development of the site in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

1.4 To prepare clear recommendations supported by relevant plans and data in order to facilitate consideration of the Arboricultural implications by the client and the Local Planning Authority.

1.5 To consider the development proposals, identify areas where there are arboricultural issues and to recommend possible solutions.

1.6 To consider additional information supplied, to identify arboricultural issues arising from this information and to recommend possible solutions where necessary.

1.7 This report is not a Tree Risk Management Report or a Hazard Analysis Report and its use as such is invalid.

1.8 The trees have been assessed from ground level only. Assessment of condition is based on a visual tree assessment (VTA). No detailed inspection of the upper crown has been carried out. No decay detection equipment (destructive or non-destructive) has been used to further assess the condition of the trees, which is beyond the scope of the survey. Any dangerous trees requiring further assessment on safety grounds will be identified.

1.9 Due to the changing nature of trees and other site circumstances this report and any recommendations made are limited to a 3 year period. Any alteration to the application site or any development proposals could change the current circumstances and may invalidate this report and any recommendations made. Should this be the case this report will require revision to reflect the development Proposals.

1.10 A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree will be made safe following the completion of any recommended work.

1.11 No soil samples were taken and no soils analysis was undertaken.

1.12 Any legal description or information given to MWA Arboriculture Ltd is believed to be accurate.

1.13 Where solutions to arboricultural problems are specified which require the usage of a third party product e.g. no dig roadway construction, no liability is assumed for the performance or suitability of the product and specialist advice as to the suitability or installation of the product should be sought from the manufacturer or other specialist.

2.0 Supporting Documents

2.1 Plans showing the existing site layout and proposed development have been supplied by the client.

Drawings:

009 LOCATION PLAN

007 EXISTING BLOCK P008

PROPOSED BLOCK PLANLAN

001A EXISTING PLAN VIEW

002A EXISTING ELEVATIONS

003A PROPOSED PLAN VIEW

004A PROPOSED ROOF PLAN

005A PROPOSED SECTION

006A PROPOSED ELEVATIONS

3.0 Components of Report

This report comprises the following elements:

- Baseline tree survey of trees that may be impacted by the development.
- Arboricultural Appraisal
- Arboricultural Method Statement
- Tree Location Plan (TLP)
- Tree Protection Plan (TPP)

4.0 Technical Synopsis

4.1 A total of 2 individual trees requiring material consideration in relation to the proposed development are recorded.

4.2 All trees recorded are located within the curtilage of Harton Vicarage.

4.3 One tree is categorised as B1 (Trees of moderate quality with an estimated remaining life expectancy of at least 20 years i.e. of no particular or special arboricultural merit).

4.4 One tree is categorised as C1 (Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories).

4.5 Tree T1 is to be retained. Tree T2 will be significantly reduced after the nesting season due to decay.

5.0 Site Description

5.1 Harton Vicarage is a large 2 storey residential dwelling of traditional brick construction with large lawned gardens to all sides and an asphalt drive providing access off Sunderland Road. The site is level with no adverse topographical features.

5.2 There are numerous trees within the curtilage of the property the majority of which are positioned towards the boundaries.

5.3 The majority of the trees are not impacted by the proposed development and as such are not a material consideration.

6.0 Development Proposal

6.1 The proposed development involves the demolition of the existing garage and attached outhouses located within the court yard to the right of the main house and the construction of a new garage within the footprint of the court yard. The existing court yard walls will be retained.

6.2 The new garage will comprise a steel frame bearing on to concrete pads located at each corner of the structure to a depth of 0.935m below existing ground level.

6.3 The works will involve the demolition of the existing garage and outhouses. The existing concrete hard standing is to be retained.

6.4 Excavations will be limited to the four pits to accommodate the concrete foundation pads for the steel column supports.

6.5 Excavation of two of the foundation pads at the eastern end of the new garage will be located within the Root Protection Area (RPA) of T1.

7.0 Tree Survey

7.1 The survey was conducted on 11th June 2018 and tree descriptions and assessment is based on the conditions found on the day.

7.2 The trees were assessed in accordance with Sections 4.4 and 4.5 of BS 5837:2012. Under this method trees are allocated a category based upon their quality and value in the existing context. These are:

Category A – trees of high quality with long term future potential;

Category B – trees of moderate quality with medium term future potential;

Category C – trees of low quality with short term future potential;

Category U – trees in such a condition that they cannot realistically be retained as living trees for longer than 10 years.

7.3 This appraisal is made in the context of the proposed development. It therefore seeks to identify trees which present a potential constraint to development, those trees that would need to be removed, assess impacts from the proposals and define measures to assist in the long term retention of the retained tree stock where appropriate. The assessment does not consider the requirements of other disciplines such as highways or drainage.

7.4 Trees are also assigned a Root Protection Area (RPA) based on their stem diameter. This is the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability. Protection of this area is desirable where practicable if trees are to be retained successfully in the long term. The RPA's are indicated on the MWA TLP001.

7.5 Our assessment of the site is presented in graphical form in the associated plans MWA TLP 001 and TPP 001 and in Table 1 at Appendix 1. The assessment considers tree location, ground conditions, likely root morphology, current dimensions, future growth and the proposed setting. The tolerance of the trees to disturbance based on species, age, condition and the presence of surrounding trees and / or built form is also considered.

7.6 Tree T1 is a large fully mature sycamore and is categorised as B1. The tree is subject to a Tree Preservation Order (TPO).

7.7 Tree T2 is fully mature Swedish whitebeam categorised as C. This trees has significant decay which warrants its reduction on health and safety grounds. There are woodpecker nests within the main scaffolds and consequently the reduction works will be undertaken after the nesting season. The tree is not subject to a TPO.

8.0 Arboricultural Impact Assessment

8.1 Tree T1 is of arboricultural merit and warrants retention. Tree T2 is compromised by significant decay in the main scaffold branches and requires reduction to make it safe.

8.2 The excavations necessary to facilitate the development proposal will extend in to the RPA of T1. These works however are limited and towards the outer edge of the RPA.

8.3 Any root severance will be limited and have no significant effect on the health of the tree or its long term survival.

8.4 Access for plant is via the existing asphalt drive and all constructions works will be carried out off existing hard standing within the court yard. Ground/soil compaction or further disturbance of the roots is therefore not anticipated.

8.5 The garden area to the east and west north of the drive and the area immediately to the front (east) of the house should be fenced to prevent access to these areas during the construction phase to prevent any disturbance of the soils and roots within the RPA.

8.6 Ground protection is not necessary due to the existing hard standing within the construction area.

8.7 The proposed development will have no significant impact on tree T1 subject to adequate and appropriate protection as indicated on MWA TPP001.

8.8 The works fall outside the RPA of tree T2.

9.0 Conclusions

9.1 There is a single sycamore tree on the site which falls within the constraints of BS 5837:2012.

9.2 The impact of the development on this retained tree is considered to be minor and not detrimental to the long term health or future potential of the tree.

Arboricultural Method Statement

10.0 Arboricultural Method Statement

10.1 Protective fencing should be installed prior to any construction activity.

10.2 **All** plant access to be restricted to the existing asphalt drive and hard standing within the courtyard.

10.3 **All** construction activity and storage of materials to be excluded from the fenced protection area to the north of the drive. Refer to MWA TPP001.

- No materials are to be stored in this area.
- There should be no excavations or ground disturbance.
- No vehicles to use this area.
- Operative access limited to the minimum to allow construction works to proceed.



10.4 Excavations for the concrete pad foundations to be undertaken by hand digging. Where any roots larger than 25mm in diameter are encountered, advice should be sought from MWA. Exposed roots larger than 25mm diameter to be wrapped in moist hessian and kept moist by regular wetting (every 2 hrs during working hours) and at the start and end of the working day.

10.5 Smaller roots encountered to be pruned back to the edge of the excavation using sharp secateurs.

10.6 The pits should be backfilled with good quality soil.

10.7 No tree pruning is necessary.

Appendix 1 - Tree Details - Table 1

Tree No.	Species	Ht. (m)	Dia. @ 1.5m (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Ht.	Age Class	Description & Recommendations	ERC (Y)	RPA Radius (m)	BS Cat.
T1	Sycamore	18.0	780	6.0	6.5	8.0	7.0	6.0	M	Crown lifted. Ivy removed. No recent management.	20+	9.3	**B1**
T2	Whitebeam		680	5.5	6.0	5.5	5.5	1..5	M	Cavities at old pruning wounds. Woodpecker nests. Extensive decay in scaffold branches. No recent management.	<5	8.1	**C1**

Headings and Abbreviations:

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable. Trees subject to a Tree Preservation Order are indicated by a †
Species:	Common name
Height:	In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Crown Height:	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Age Class:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
ERCY:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
BS Cat::	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA Radius (m):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
*** (Estimated Dimensions):**	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol
†	Tree subject to a Tree Preservation Order (TPO)

Appendix 2 - Images



Trees T1 – Existing court yard to left of tree



Tree T1 and existing access



View of existing garage and outbuildings to be demolished
