Arboricultural Assessment

of a development site, as per BS5837:2012

including Arboricultural Impact Assessment & Arboricultural Method Statement

Survey Date: 28/05/2025
Report Date: 21/07/2025
Site: 1 Dell View, West Boldon, NE36 0AA
Client: Tony Dove
Job Ref: 4147

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Date	Revision	By	Comment

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1 Introduction

Instructions

1.1 I, Simon Forster, have been instructed by Tony Dove, 'the client', to provide an Arboricultural Impact Assessment for the proposed development design at 'the site', 1 Dell View, West Boldon, NE36 0AA.

1.2 As part of this planning proposal Tony has provided me with the plans for the existing house, Appendix 1, dated July 2023, and a Proposed design, Appendix 4, dated December 2024.

1.3 I was originally asked to produce a Tree Constraints Plan, TTF_4037_TCP_01, which was submitted with Tony's original planning application as part of a report, TTF_4037_TC_Report.

1.4 In response to a request from the local planning authority, South Tyneside Council, I have now been instructed to produce an Arboricultural Impact Assessment and Arboricultural Method Statement for this development.

Purpose

1.5 Tree roots and soil structure are often neglected during the construction process; direct damage and soil compaction can cause major harm to the health of retained trees. This report seeks to recognise and minimise the impacts associated with the construction of the proposed development.

Summary

1.6 This report provides suitable and sufficient information for the Local Planning Authority (LPA) to consider the impact of the proposed development on local character from a tree perspective. This report is compliant with *BS5837:2012 Trees in Relation to Design, Demolition & Construction – Recommendations* (BS5837) specification.

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2 Methodology

2.1 This report builds on an existing site plan (*Appendix 1*) and utilises the findings of a tree survey (*Appendix 3*), in line with section 4.4 of BS5837 I carried out.

2.2 The tree survey was undertaken on 28/05/2025 to record information about the trees on and adjacent to the site, in line with section 4.4 of BS5837. The findings, in line with paragraph 4.4.2.5 of BS5837 can be found in the Tree Schedule (*Appendix 2*).

2.3 This report does not include a tree constraints plan as this has already been submitted and accepted by the Local Planning Authority. The report evaluates the direct and indirect effects of the proposed site plan (*Appendix 4*), in line with section 5.4 of BS5837.

2.4 This report also details recommended mitigations and includes a Tree Protection Plan (*Appendix 5*) and Arboricultural Method Statement, in line with section 6.1 of BS5837, that, if followed, will minimise any risk of harm to trees retained or introduced as part of this development.

Limitations

2.5 No other trees, than those mentioned in the Tree Schedule are covered by this survey.

2.6 All tree surveyed have been visually inspected from ground level unless otherwise stated, with no climbing or further detailed investigation being undertaken. The comments made on their condition are based on observable factors present at the time of inspection.

2.7 All measurements are metric and have been recorded in accordance with the measurement conventions set out in Section 4.4.2.6 of BS5837.

2.8 "*It is perfectly normal for trees to occasionally break without anyone or anything being to blame. The breakage is the natural price the tree must pay for achieving an energy-saving, lightweight structure*"[1]. Whilst every effort is made to ensure an accurate assessment of tree condition is made during an inspection no responsibility can be taken for resultant damage or injury occurred by a falling tree. The survey only gives a snapshot of what is visible, not obscured, or inaccessible on the day of the survey.

2.9 Findings of this report are valid for 24 months notwithstanding change of site conditions, extremes of weather or other such overriding environmental changes.

2.10 Lack of recommendation does not imply a tree is safe, and it should not be implied that trees will be made safe following the completion of any recommended works.

[1] Professional Tree Inspection Workbook – Version 4, 2023, Lantra Awards.

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3 Arboricultural Constraints

Consideration of Existing Tree Stock

3.1 The tree survey recorded a total of 7 trees. Three trees were deemed Category U and is not considered part of the 'tree stock'. Category U specimens are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Removal of these trees is a management decision; their removal is not caused by the proposal; and their removal is not to be viewed as a direct impact of the proposed development.

Table 1: Category U Tree Stock

Ref. Number	Species	Impact	Category Grading
14T	Ash	To be removed	U
15T	Ash	To be removed	U
16T	Ash	To be removed	U

3.2 Of the remaining 4 items, the 'tree stock', an analysis of the quality, age distribution, and species diversity enables a fuller Arboricultural appraisal to be undertaken of the site.

Table 2 - Age Distribution of the Tree Stock

Category	Count	Percentage (%)
Semi Mature	3	75
Mature	1	25
Total	**12**	**100**

3.3 Younger stock is more tolerant of ground disturbance, and can be more easily translocated, whilst mature stock may be particularly sensitive to abiotic factors such as ground disturbance and may require special consideration in the development process.

Table 3 - Species Diversity

Category	Count	Percentage (%)
Sycamore	4	100
Total	**12**	**100**

3.4 Species diversity allows us to consider the existing tree stock and their sustainability at the site both pre and post development, along with considerations such as climate change resilience when considering the longer-term condition of tree stock at this site.

Table 4 - Category grading across existing tree stock

Category	Count	Percentage (%)

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A	0	0
B	3	75
C	1	25
Total	**12**	**100**

3.5 Whilst age and species diversity give a good insight into composition of the tree stock and their health, we need to consider the lifespan and contribution of the tree stock on the local and wider landscape surrounding this site. Tree categorisation allows us to consider the presence of disease, structural defects, or tree related hazards, and categorise the trees accordingly. This may on occasion rely on the professional judgement of the arborist, to upgrade or downgrade trees based on their specific Arboricultural merit despite predicted short and long lifespans.

Summary of Existing Tree Stock

3.6 The data identifies a high number of semi mature sycamore that are suitable for retention. These trees do contribute to the landscape character, sustainability, and continuity of the tree population within the local area including views from the bus stop adjacent, and their loss would be notable by both users of the premise, residents, bus station users and passers-by.

Below-ground constraints – the Root Protection Area (RPA)

3.7 All suitable trees are to be retained as part of this scheme and their root protection area should be protected during the works.

Above-ground Constraints – Proximity of Trees to Structures

3.8 Trees are a suitable distance from the property that provision of an adequate tree protection fencing will remove any risk of proximity damage during works, and the trees are unlikely to contact the proposed extension in the short term or long term future.

Known Arboricultural Legal Constraints

3.9 Legal constraints may limit the work that can be undertaken on-site, and the methods used. These may include, but not be limited to, those that follow.

3.9.1 Trees may be subject to **Tree Preservation Order** (TPO)**.** A TPO makes provision for the preservation of a tree or trees, as individuals, groups, or a woodland in the interest of amenity or the environment – particularly when they are threatened. TPO legislation specifically prohibits the cutting down, uprooting, lopping, topping, wilful damage or wilful destruction of protected trees**.** Works to TPO trees requires an application rather than a notification, and the period for processing is 8 weeks. The local planning authority can impose conditions or grant consent unconditionally.

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Once consent has been granted the applicant has a period of 2 years in which to carry out the work. It is my understanding that trees on this property may be subject to Tree Preservation Order.

Trees may be subject to protection if they lie within a **Conservation Area** (CA) to enable the preservation or enhancement of the character or appearance, of areas of special architectural or historic interest, to which trees may be a contributory factor. The work requires notification rather than application and the period for processing is 6 weeks. The LPA cannot refuse consent or grant consent with conditions. After 6 weeks has elapsed, if a TPO has not been served, the work can be carried out within a period of 2 years; as mentioned in paragraph 3.19, this site is situated within a conservation area.

3.9.2 Prior to instruction of any works consideration should be given for **protected wildlife**, which may involve inspection and written records or reports, to prevent damage to wildlife and ensure compliance with the Wildlife and Countryside Act 1981 (as amended) and to protect species such as Bats that are protected under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. The main bird nesting season is between March and August inclusive. Current legislation relating to breeding birds confirms that birds, as well as their nests and eggs are protected.

3.9.3 Requirements for a **felling license** under the Forestry Act (1967) may apply to this site depending on the designation of the land where the trees are located. The Forestry Act is there to control/restrict/regulate the cutting down of trees; principally to prevent the wholesale destruction of privately owned woodland for commercial gain. The Forestry Commission guidance document, '*Tree felling: getting permission*', tells you if you'll need to get permission to fell trees.

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4 Arboricultural Impact Assessment

4.1 All developments in the proximity of trees have the potential to impact the above and below ground parts of those trees. Harm caused can potentially lead to a loss or degradation of the trees, which in turn can impact their broader contribution to the urban environment, including psychological wellbeing, ecological habitat, and other societal benefits. These impacts should be recognised, with proposed tree removals given due consideration, and the impact on retained trees mitigated with precautions that are suitable and proportionate.

4.2 Some of these impacts may not be obvious and immediate. Damage to soil structure, through compaction, changes to ground levels, and the altering of the water table can cause root damage as well as affecting air, moisture, and nutrient availability.

4.3 The Arboricultural constraints of the application site have influenced the final layout, and the design has been through several iterations. The final plan incorporates a degree of 'inherent' mitigations to avoid or reduce the severity of potential Arboricultural impacts, including the use of pile-supported foundations.

4.4 This Arboricultural Impact Assessment (AIA) has been prepared following the tree survey (*Appendix 2*), and a desktop study considering the Proposed Site Plan (PSP, *Appendix 3*). Specifically, this assessment considers impacts of tree removal in relation to the PSP, informing my recommendations to mitigate these impacts as far as practicable. The result of this desktop study in the Tree Protection Plan (TPP, *Appendix 5*), and the Arboricultural Method Statement (AMS).

4.5 This AIA recognises construction activities pose a threat to the trees on and near this site if treated inappropriately and assess the likely impact to provide suitable mitigation with the view of achieving a harmonious relationship between the trees and the completed development.

4.6 Consideration should be given to retaining all trees where possible. However, ultimately the removal of any tree is dependent on its proximity to the footprint of any proposal and the associated landscaping. Removal should be mitigated by suitable and sufficient replacement planting. No trees suitable for retention are being removed as part of this scheme.

General Impacts

Trees, Groups or Hedges Impacted by the Development Proposals

4.7 Four trees may be impacted by the development proposals if an adequate Arboricultural Method Statement and Tree Protection Plan are not followed. This document will provide that guidance.

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Summary of Tree Loss and Retention

4.8 A summary of the tree loss and retention, based upon the PSP is provided in table 6. In this context, the term 'affected' means a potentially impacted item.

Table 5: Summary of Tree Losses & Retention

Category Grading	Existing	Lost Due to Proposals	Affected by Proposals	Unaffected by Proposals
A	0	0	0	0
B	4	0	0	4
C	0	0	0	0
Totals	**4**	**0**	**0**	**4**

Specific Impacts

Specific Impact 1 - Damage to Rooting Environment during Construction Activities

4.9 The RPA, required to protect each from damage to the rooting environment, of the retained trees is described in the Tree Schedule (*Appendix 2*) and depicted on Tree Protection Plan (*Appendix 5*). To ensure that appropriate protection is given to the roots the extent of the RPA should be defined by means of a protective barrier fence and ground protection in accordance with BS5837 where practicable, minimising any impact.

4.10 Provided the plans do not change there are no other foreseeable impacts of this development on trees within the property boundary or adjacent to it.

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5 Arboricultural Method Statement (AMS)

5.1 The following best practice guidance and informative standards are relevant to the provision of the AMS and should be read in conjunction with these documents:

- BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BS5837)
- NJUG Volume 4 – Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees, National Joint Utilities Group 2007; and
- BS3998:2010 Tree Work – Recommendations (BS3998).

5.2 Figure 1 of BS5837 recommends that detailed/technical design of tree protection and Arboricultural methodologies should be resolved and finalised following on from the approval of the feasibility of a scheme by the relevant regulatory body.

5.3 The purpose of an AMS is to provide outline guidance regarding the measures to be taken to protect existing trees from direct or indirect damage during the construction phase of this project.

5.4 To ensure this protection, the client will appoint a contractor to undertake the work, and the AMS will be finalised after a pre-commencement meeting. The contractor must abide by the methods described within the finalised AMS document.

5.5 It will be the responsibility of the contractor to ensure the method statements are adhered to and that any further Arboricultural advice is sought as and when required.

5.6 This AMS will be read in conjunction with the Tree Schedule (*Appendix 3*) and the Tree Protection Plan (TPP, *Appendix 5*). The TPP shows the position of existing trees to be retained, with colour-coded quality assessment category outlines, the trees that will be removed, marked with a red dashed outline, and the position of tree protection measures that will be in place prior to and demolition or construction works.

Sequence of operations

5.7 A 1.2m wide gate will be installed at the rear of the garden for all access during the building stages ensuring minimal traffic uses the side path on the east side of the house.

5.8 A strip foundation will be dug by a mini digger, via the back gate access.

5.9 Concrete foundations will be poured, via the back gate access.

5.10 Building materials will be delivered via the back gate access and stored within an area inside of the back gate.

5.11 The building will be built including the use of scaffolding; all via the back gate access.

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5.12 The AMS and the TPP will always be kept on site, and tree protection measures, including recognition of the requirement to follow the AMS, will form a recorded part of all site inductions, showing all contractors are recognising the requirements and requiring positive confirmation they will comply.

5.13 The following phases of Arboricultural inputs and activities will be adhered to.

1 Appointment of Arboricultural Clerk of Works (ACoW)
2 Pre-commencement meeting
3 Pre-commencement tree work
4 Installation of tree protection measures
5 Monitoring and maintenance of tree protection measures
6 Post-construction inspection prior to removal of tree protection measures; and
7 Dismantling of tree protection measures.

Sequence of operations - appointment of ACoW

5.14 The client will appoint an ACoW, who will act in the interest of ensuring retained trees are, as far as possible, not adversely affected by the construction works.

5.15 The ACoW will be a suitably qualified, preferably a Professional Member of the Arboricultural Association, and be familiar with written best practices.

5.16 The ACoW will be appointed at the clients cost prior to the commencement of development and will be retained throughout the construction phase.

5.17 The ACoW will be responsible for monitoring tasks and operations set out within the finalised AMS.

Sequence of operations - pre-commencement meeting

5.18 A pre-commencement site meeting will be held prior to any construction work. This will be attended by the contractor, the ACoW, and an LPA representative should they wish. If the LPA cannot attend the ACoW will notify them in writing of the outcome of the site visit.

5.19 All tree protection measures will be fully discussed so that the implementation and sequencing is fully understood by all parties. The form and location of fencing and ground protection, including most appropriate methods of implementation, will be agreed. Any agreed modifications will be recorded and circulated to all parties. At this meeting the tree protection programme will be agreed and finalised, forming the basis of supervision schedule and arrangements between the ACoW and the main contractor.

Sequence of operations - pre-commencement tree work

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5.20 Any tree surgery works, or further detailed investigation will be undertaken by a qualified and competent Arboricultural contractor.

5.21 All tree surgery works will be carried out in accordance with BS3998 and BS5837.

Sequence of operations - installation of tree protection measures

5.22 The trees identified as retainable will be protected in accordance with the guidance specified in section 6.2 of BS5837, including barriers forming a construction exclusion zone (CEZ) and/or ground protection. These protection measures will be installed in the locations identified on the Tree Protection Plan (TPP, *Appendix 5*) and in line with the methods detailed within Site Set Up & Operation, below.

5.23 Once fully implemented, and following a site visit, prior to any development or site clearance works commencing, the tree protection measures specified within the TPP will be signed off, when satisfactory, by the ACoW; they will then be maintained as is throughout the construction period unless adjusted following consultation and written agreement between the ACoW & the LPA.

Sequence of operations - monitoring and maintenance of tree protection measures

5.24 Once construction is active the ACoW shall visit at intervals agreed at the pre-commencement meeting to monitor compliance with Arboricultural planning conditions, and to advise on any tree related issues or modifications that become necessary.

5.25 Written records of each monitoring visit will be kept in the form of an *Arboricultural Site Inspection Report*, found in Appendix 7, outlining activities undertaken and all visits will be logged on the *Arboricultural Site Inspection Log*, found in Appendix 6. Each report will be made available to the LPA upon their request.

Sequence of operations - post-construction inspection prior to removal of tree protection measures

5.26 Tree protection measures will be retained during final landscaping, as there is a high risk of inadvertent harm being done during the closing stages of any construction project. Any changes to tree protection required to enable landscaping activities post-construction will be discussed, reported, and approved by the ACoW.

5.27 Following the completion of development an Arboricultural inspection of all trees will be undertaken so that the health of trees can be monitored in relation to continued viability and safety, in line with National Tree Safety Ground (NTSG) document 'Common sense risk management of trees'. Any work specified will be undertaken by an approved contractor following agreement of scope, and consent of the LPA.

Sequence of operations - dismantling of tree protection measures

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5.28 All protective barriers and ground protection will remain intact and in place throughout the period of construction and will only be removed by the main contractor following written permission of the ACoW, following a site inspection.

Site Set Up & Operation

Site Set Up & Operation – site compound

5.29 To prevent harm to retained trees, the site compound, site offices and other related activities will be made in an area away from retained trees, outside of any RPAs and outside of the CEZ.

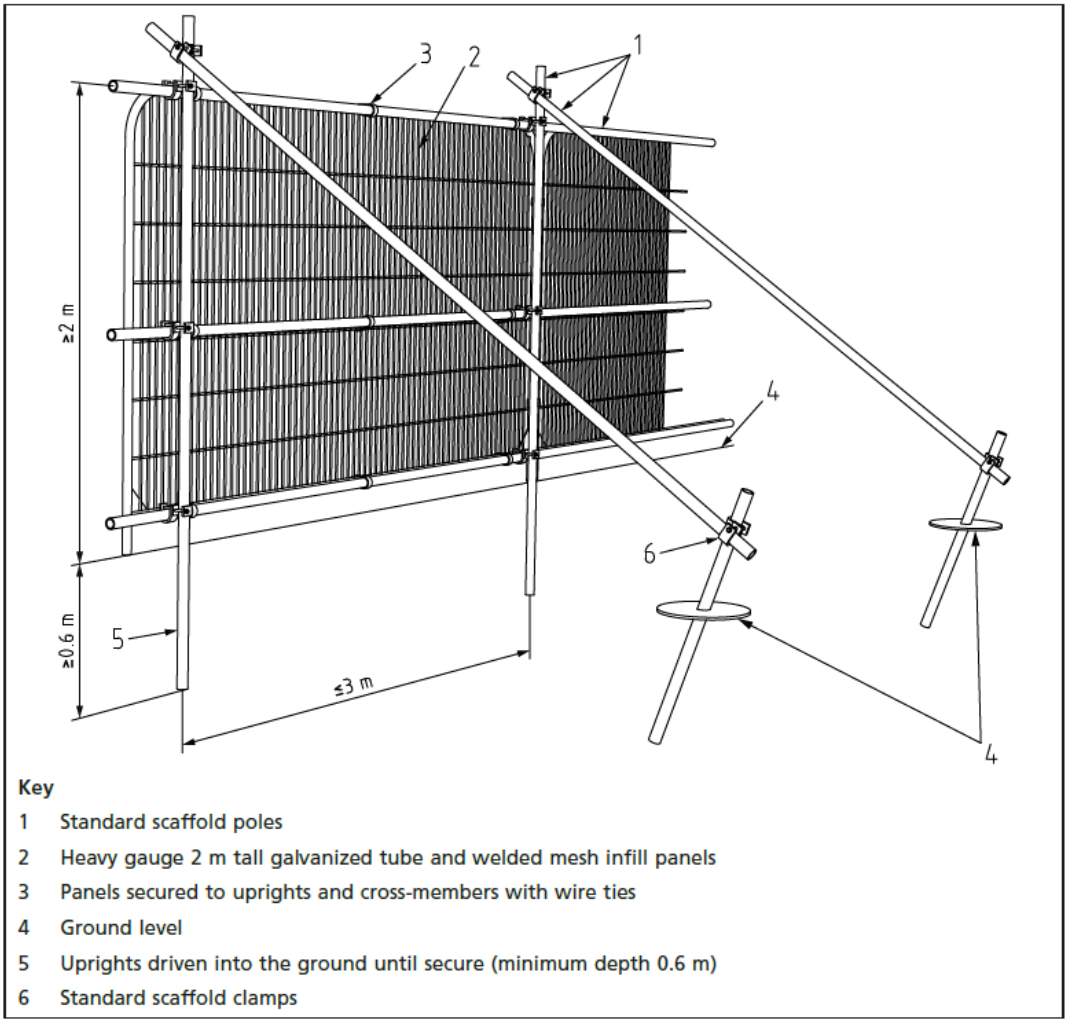
Site Set Up & Operation - fencing protected trees

5.30 Protective barrier fencing will be installed at the locations shown on the TPP and agreed by the LPA prior to any construction works taking place. It will remain in place until the is no risk of harm from the development activity and the ACoW agrees to its removal.

5.31 The condition of the fencing will be monitored during the ACoW monitoring visits to ensure it remains fit for purpose, preventing uncontrolled and unauthorised access or activities within the RPA of retained trees, and findings will be recorded on an Arboricultural Site Inspection Report.

5.32 The default specification of protective barrier fencing is shown in Figure 4 below, taken from BS5837. An equivalent design that effectively restricts access to the RPA may be agreed by the ACoW as part of the pre-commencement site meeting.

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Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Figure 1: Protective fencing recommendation as taken from Figure 2 of BS58378

5.33 The area behind the fencing will be deemed to be, and termed, the Construction Exclusion Zone (CEZ) and will be considered sacrosanct and remain undisturbed throughout the construction programme. This area is shown on the TPP.

5.34 Protective barrier fencing will be marked with all-weather notices bearing words such as “Construction Exclusion Zone – Keep Out”.

5.35 Within the CEZ there will be no

- unauthorised vehicular access,
- repeated pedestrian access,
- fires,
- storage of excavated debris, building materials, fuels, or chemicals,
- mixing of cement,
- service installation or excavation,
- raising or lowering of soil levels and,
- excessive cultivation for landscape planting.

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5.36 No fencing will be moved from the agreed locations, removed, or temporarily dismantled, without consulting and gaining written consent from the ACoW.

Site Set Up & Operation – plant and machinery

5.37 No plant and machinery over 2 tonne or 5 meters in height will be brought onto the site without prior consultation with the ACoW and a specific Arboricultural Method Statement being provided and followed.

5.38 Any plant under 2 tonne and 5 meters in height will operate within the confines of the Protective Barrier Fencing and a banksman will be allocated to ensure an overhead clearance from trees of 1 meter is always maintained whilst on site.

5.39 Vehicles and plant must not deviate from areas protected by ground protection measures, or with existing hard surfacing adequate to bear its weight. This is to include outriggers for any plant, which must be placed on outrigger pads.

Site Set Up & Operation - height restrictions

5.40 The specific requirements for plant are to be discussed at the pre-commencement site meeting.

5.41 Any lifting, transit or traverse of plant or materials near trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is always maintained.

Site Set Up & Operation – storage of materials

5.42 All storage of materials and substances will be within a designated area outside of the RPAs and crown driplines of retained trees and all materials with the potential to cause harm to trees will always be bunded.

5.43 The location of the designated area will be recorded as per of the pre-commencement meeting.

Construction within Root Protection Areas - excavation

5.44 There will be no excavation within any RPAs on this site without the express consent of the ACoW who will hold discussion with the LPA Tree Officer prior to issuing consent.

Construction within Root Protection Areas – hard landscaping / surfacing

5.45 There will be no changes to hard landscaping within the RPA or CEZ.

Construction within Root Protection Areas – soft landscaping

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5.46 New planting and aftercare will be carried out in line with *British Standard 8545:2014 'Trees: from nursery to independence in the landscape – Recommendations'*.

5.47 Any landscaping within the CEZ will avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels will be carried out by hand with topsoil.

5.48 Prior to planting any areas not covered by ground protection measures will require soil remediation works, such as decompaction, and this will be identified during Arboricultural construction phase sign off, and prior to planting and soft landscaping being carried out.

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6 Conclusion

6.1 My assessment concludes that the site is populated with some moderate quality and valuable trees that form most of the tree canopy in the locality, and that none of these will be impacted by the development provided the AMS is followed.

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7 Appendix 1 – Existing Site Plan

7.1 See included document *BOL-NOR-A1-ZZ-DR-A-00000_GA_PLANS.*

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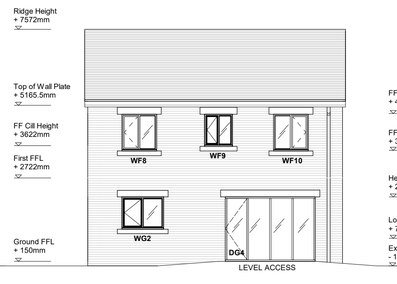
ISO A1 - 594mm x 841mm



1 FRONT ELEVATION
SCALE: 1 : 100



2 SIDE ELEVATION 1
SCALE: 1 : 100



3 REAR ELEVATION
SCALE: 1 : 100



4 SIDE ELEVATION 2
SCALE: 1 : 100

APPLICABLE TO PLOTS 1 & 3, & PLOTS 2 & 4 OPPOSITE HAND

PROPOSED MATERIALS

RED FACING BRICK OUTER LEAF (RANGE TO BE CONFIRMED)

MARLEY ETERNIT EDGEMERE INTERLOCKING SLATE LIKE CONCRETE TILE.

GREY UPVC FRAMED DOUBLE GLAZED WINDOW. REFER TO HOUSE TYPE WINDOW SCHEDULE FOR DETAILS.

GREY UPVC FRAMED DOOR. REFER TO HOUSE TYPE DOOR SCHEDULE FOR DETAILS.

GREY UPVC FASCIA BOARD AND SOFFIT.

BLACK UPVC GUTTER AND ASSOCIATED DOWNPIPES.

WINDOW SCHEDULE

Floor Level	Window Mark	Opening Width	Opening Height	Heights Sill	Heights Head	Trickle Vent	Bay Window Side Panels
GROUND FFL	WG1B	2561	1350	750	2100	4000	WG1A & WG1C: 850mm W x 1350mm H
GROUND FFL	WG2	1360	1050	1050	2100		
GROUND FFL	WG3	630	1050	1050	2100		
FIRST FLOOR	WF4	1810	1200	878	2078	4000	
FIRST FLOOR	WF5	1135	1200	878	2078	4000	
FIRST FLOOR	WF6	1135	1200	878	2078		
FIRST FLOOR	WF7	460	1050	1055	2105		
FIRST FLOOR	WF8	1135	1200	878	2078	4000	
FIRST FLOOR	WF9	910	1050	1028	2078		
FIRST FLOOR	WF10	1135	1200	878	2078	4000	

BUILDING VENTILATION STRATEGY BASED ON SYSTEM 3 (DECENTRALISED MECHANICAL EXTRACT VENTILATION/CONSTANT RUNNING LOCALISED FAN).

TRICKLE VENTS TO BE PROVIDED IN COMPLIANCE APPROVED DOC F:

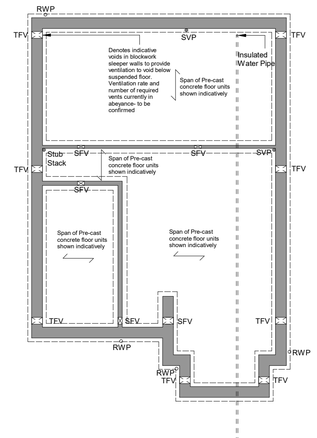
1 PER BEDROOM + 2, = 6 NO. TRICKLE VENTS PROVIDING 4000mm² VENTILATION PER HABITABLE ROOM.
TOTAL FOR DWELLING 24000mm².

PLEASE NOTE: IN COMPLIANCE WITH APPROVED DOC F, INTERNAL DOORS MUST BE UNDERCUT MIN 10mm ABOVE FLOOR FINISH, 20mm ABOVE UNFINISHED FLOOR SURFACE TO ALLOW AIR FLOW THROUGH DWELLING.

REFER TO WINDOW & DOOR SCHEDULE FOR TRICKLE VENT LOCATIONS AND NOMINAL CAPACITY PER ROOM.

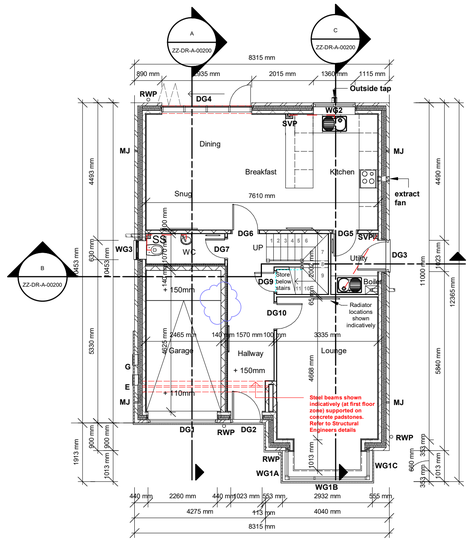
DOOR SCHEDULE

Floor Level	Door Number	Room To	Structural Opening Width	Structural Opening Height	Panel Size Width	Panel Size Height	Fire Rating	Trickle Vent
EXTERNAL								
EXTERNAL	DG1		2260 mm	2250 mm				
GROUND FFL								
GROUND FFL	DG2	Hallway	1023 mm	2100 mm	920 mm	1990 mm	0	
GROUND FFL	DG3	Utility	1023 mm	2100 mm	920 mm	1990 mm	0	
GROUND FFL	DG4	Kitchen/Dining	2935 mm	2110 mm			0	4000
GROUND FFL	DG5	Kitchen/Dining	810 mm	2110 mm	726 mm	2060 mm	0	
GROUND FFL	DG6	Kitchen/Dining	910 mm	2110 mm	826 mm	2060 mm	0	
GROUND FFL	DG7	WC	710 mm	2110 mm	626 mm	2060 mm	0	
GROUND FFL	DG9	Store	710 mm	2110 mm	626 mm	2060 mm	0	
GROUND FFL	DG10	Living Room	910 mm	2110 mm	826 mm	2060 mm	0	
FIRST FLOOR								
FIRST FLOOR	DF11	Master Bedroom	810 mm	2110 mm	726 mm	2060 mm	0	
FIRST FLOOR	DF12	Master Bedroom	910 mm	2110 mm	826 mm	2060 mm	0	
FIRST FLOOR	DF13	Bedroom 2	910 mm	2110 mm	826 mm	2060 mm	0	
FIRST FLOOR	DF14	Store	710 mm	2110 mm	626 mm	2060 mm	0	
FIRST FLOOR	DF15	Bedroom 3	910 mm	2110 mm	826 mm	2060 mm	0	
FIRST FLOOR	DF16	Bathroom	810 mm	2110 mm	726 mm	2060 mm	0	
FIRST FLOOR	DF17	Bedroom 4	910 mm	2110 mm	826 mm	2060 mm	0	



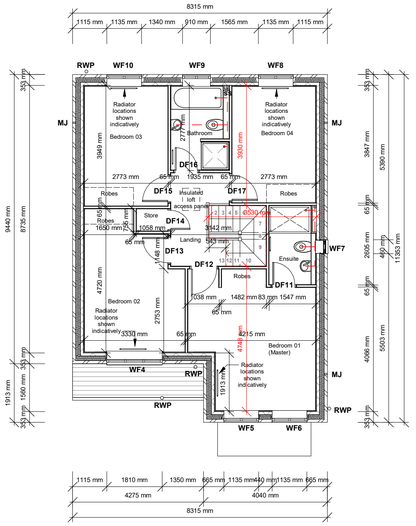
5 WALLS BELOW GROUND SETTING OUT
SCALE: 1 : 100

WALL WIDTH'S SHOWN INDICATIVELY - SUBSTRUCTURE BY STRUCTURAL ENGINEERS



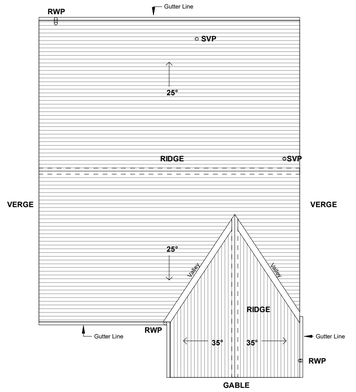
6 GROUND FLOOR SETTING OUT
SCALE: 1 : 100

MOVEMENT JOINTS AS SET OUT BY PORTLAND



7 FIRST FLOOR SETTING OUT
SCALE: 1 : 100

FOR STRUCTURAL STEEL, REFER TO PORTLAND DRAWINGS



8 ROOF PLAN
SCALE: 1 : 100

DESIGN SHOWN FOR COORDINATION WITH STRUCTURAL ENGINEERS DESIGN.

DATE	REVISION	REV	DRW	CHK
05.10.23	PLOT NOTE REVISED AS PER CLIENT REQUEST	I	CB	RM
19.10.23	STRUCTURAL POSTS & BEAMS REMOVED AS PER CLIENT REQUEST AND STRUCTURAL ENGINEER'S REVISED DESIGN. VENTILATION STRATEGY AND TRICKLE VENT NOTE REVISED	J	CB	RM
15.11.23	WINDOWS W1A & W1C NOTED IN SCHEDULE, WG03 HEIGHT REVISED ON SCHEDULE, DOOR DG10 REINSTATED	K	CB	RM
07.12.23	DG8 DELETED AS PER CLIENT REQUEST	L	CB	RM

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Keyplan

North Arrow

Detail Symbol

Detail No.
Sheet No.

NORR
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England, UK
norr.com

Drawn JS	Date 03.07.23
Checked RM	Date 03.07.23
Scale	As indicated @ A1
Client	TELMAC DEVELOPMENTS
Project	FORMER WEST BOLDON SCHOOL SITE
Drawing Title	HOUSE TYPE A - GA PLANS AND ELEVATIONS PLOTS 1 & 3 ONLY
Sheet Status	A - FOR CONSTRUCTION
Project No.	IANC20-0110
Drawing No.	BOL-NOR-A1- ZZ-DR-A-00000
Rev.	L

8 Appendix 2 – Tree Schedule Key

8.1 The following information is recorded in the tree schedule.

8.1.1 **Type** - T/N - individually identified tree (N is neighbouring), G – group of trees (similar trees of similar condition), * - a tree isolated from a group, R – row of trees, H – hedgerow, S – stump, W – woodland.

8.1.2 **ID** – a unique number identifying the tree, group, isolated group tree, row, hedgerow, or woodland with a unique identification number. For individual tree identification metal tags may be located at 1.5m above ground on their stem.

8.1.3 **Common Name** – the common name of the tree species

8.1.4 **Height** – estimated with use of a digital clinometer to the nearest metre from the ground to the tip of the top of the leaf-bearing structure and recorded in metres to put observations and photos into context with observations and recommendations.

8.1.5 **Stem Diameter** – estimated with use of diameter tape, recorded in mm to the nearest 10mm, at a height of 1.5m from ground level or as per BS5837:2012, Appendix C.

8.1.6 **Crown Spread** - measured approximately, using a laser measure, from the tip of leaf bearing structure to the stem, horizontally, and recorded in metres, to the nearest half meter up to 10m and the nearest whole meter for dimensions over 10m. Crown spread is always rounded up. This is recorded for the north, east, south, and west crown, enabling crown shape to be indicated on our plan and contextualised within observations and recommendations.

8.1.7 **Lowest Branch** – measured in metres to the nearest metre using a digital clinometer to provide an indication over overhead clearance around the tree.

8.1.8 **Life Stage** - estimated based on the current size and expected size of the species at that location. Y - Young - 1st quarter of expected life of species, EM - Early Mature - not young but growing towards the tree's maximum expected size for species/location, M - Mature - near to or at the tree's maximum expected size for species/location, LM - Late Mature - has been at the maximum expected height and spread for species/location for several years, A - Ancient - exceptionally old for species.

8.1.9 **Physiological Condition** – the physiological condition of the tree(s), ranging from good (G), fair (F), poor (P), and dead (D).

8.1.10 **Structural Condition** – the structural condition of the tree(s), ranging from good (G), fair (F), poor (P), and very poor (VP).

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8.1.11 **Estimated Remaining Contribution** - The estimated remaining contribution in years

8.1.12 **Category** - The trees were categorised in line with section 4.5 of BS5837; specifically, the cascade chart for tree quality assessment found in Table 1.

8.1.13 **RPA Radius** – To aid with planning and ensure adequate provision is made for the protection of trees, the recommended Root Protection Areas (RPA) have been calculated in accordance with section 4.6 of BS5837 and are shown in the Tree Schedule (*Appendix 2*) and pictorially on the Tree Constraints Plan (*Appendix 3*).

8.1.14 **Observations & Recommendations** - Recommendations given regarding the long-term management of trees are made based on improving the life expectancy of the trees, given their current situation and the effects that may result from the development proposals.

8.1.15 **#** - Estimated dimensions are marked with the hash or pound symbol

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9 Appendix 3 – Schedule of Trees

Note: Colour annotation is category A & B trees shown with a green background, category C & U trees shown with a blue background; trees to be removed are shown in red.

Type & ID	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)				Lowest Branch (m)	Life Stage	Condition		Estimated Remaining Contribution	Category	RPA radius (m)	Observations & Recommendations
				N	E	S	W			Vitality	Structure				
10T	Sycamore	15	360	5	5	4	6	2	SM	Good	Good	> 40 years	B2	4.5	
11T	Sycamore	15	380	5	5	6	6	2.5	SM	Good	Good	> 40 years	B2	4.6	
12T	Sycamore	10	160	5	4	3	6	1.5	SM	Fair	Fair	10-20 years	C2	2	Asymmetrical and suppressed form. Remove while the plant is still small.
13T	Sycamore	15	740	5	7	7	6	2.5	M	Good	Good	> 40 years	B2	9	
14T	Ash	10	280	2	4	5	4	2	Y	Poor	Fair	<10 years	U	n/a	Ash dieback stage 3 of 4 – REMOVE
15T	Ash	10	380	3	4	0.5	5	2	Y	Fair	Fair	<10 years	U	n/a	Ash dieback stage 2 of 4 – REMOVE
16T	Ash	10	370	5	4	5	5	2	Y	Poor	Fair	<10 years	U	n/a	Ash dieback stage 3 of 4 – REMOVE

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10 Appendix 4 – Proposed Site Plan

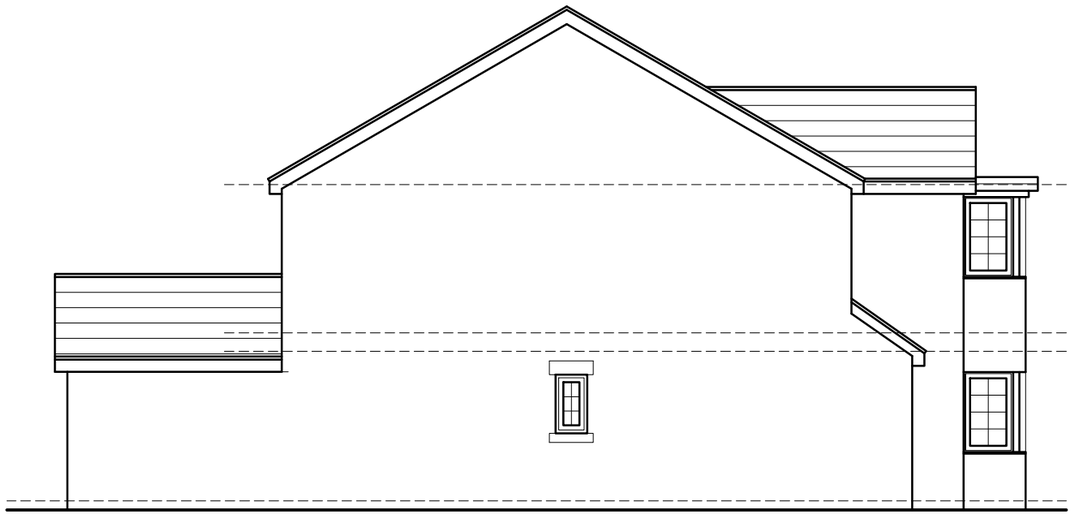
10.1 See included document *J013-09*

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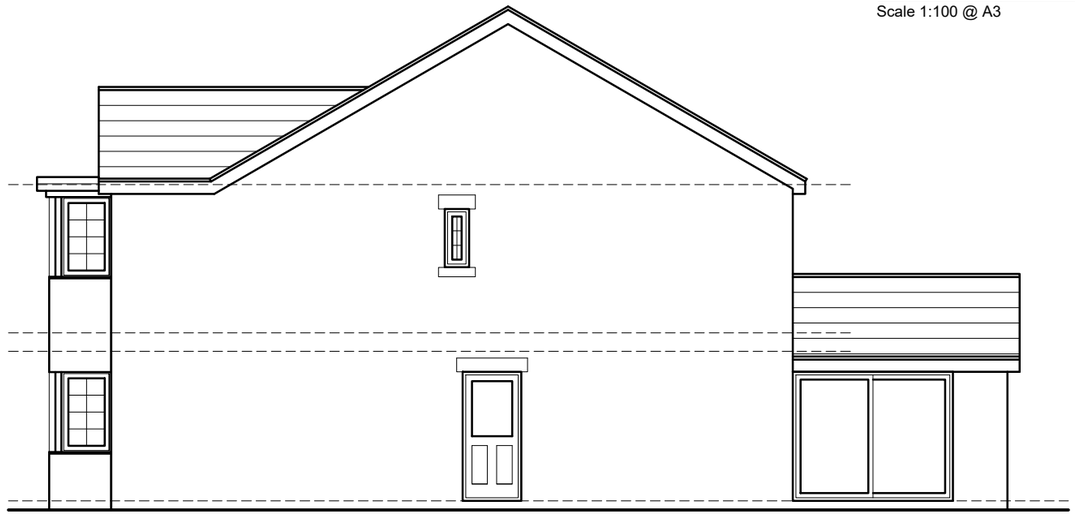
DO NOT SCALE

0 0.5 1 2 5 metres

Scale 1:100 @ A3



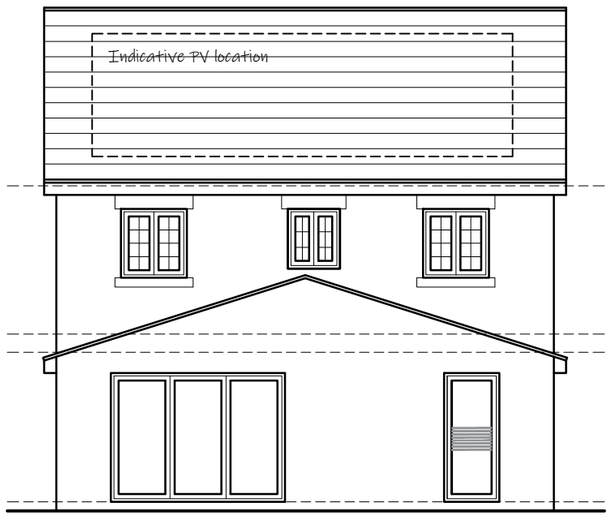
PROPOSED SIDE ELEVATION 1



PROPOSED SIDE ELEVATION 2



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

JONAS
Architectural Services
Mob: 07740869708 Email: Jonasarchitecturalservices@outlook.com

Client:
Anthony Dove

Location
1 Dell View
NE36 0AA

Drawing
Proposed Elevations

Status
Planning

Author:
LJ

Scale
1:100@A3

Project no:
J013

Drawing no:
09

Date
April 2025

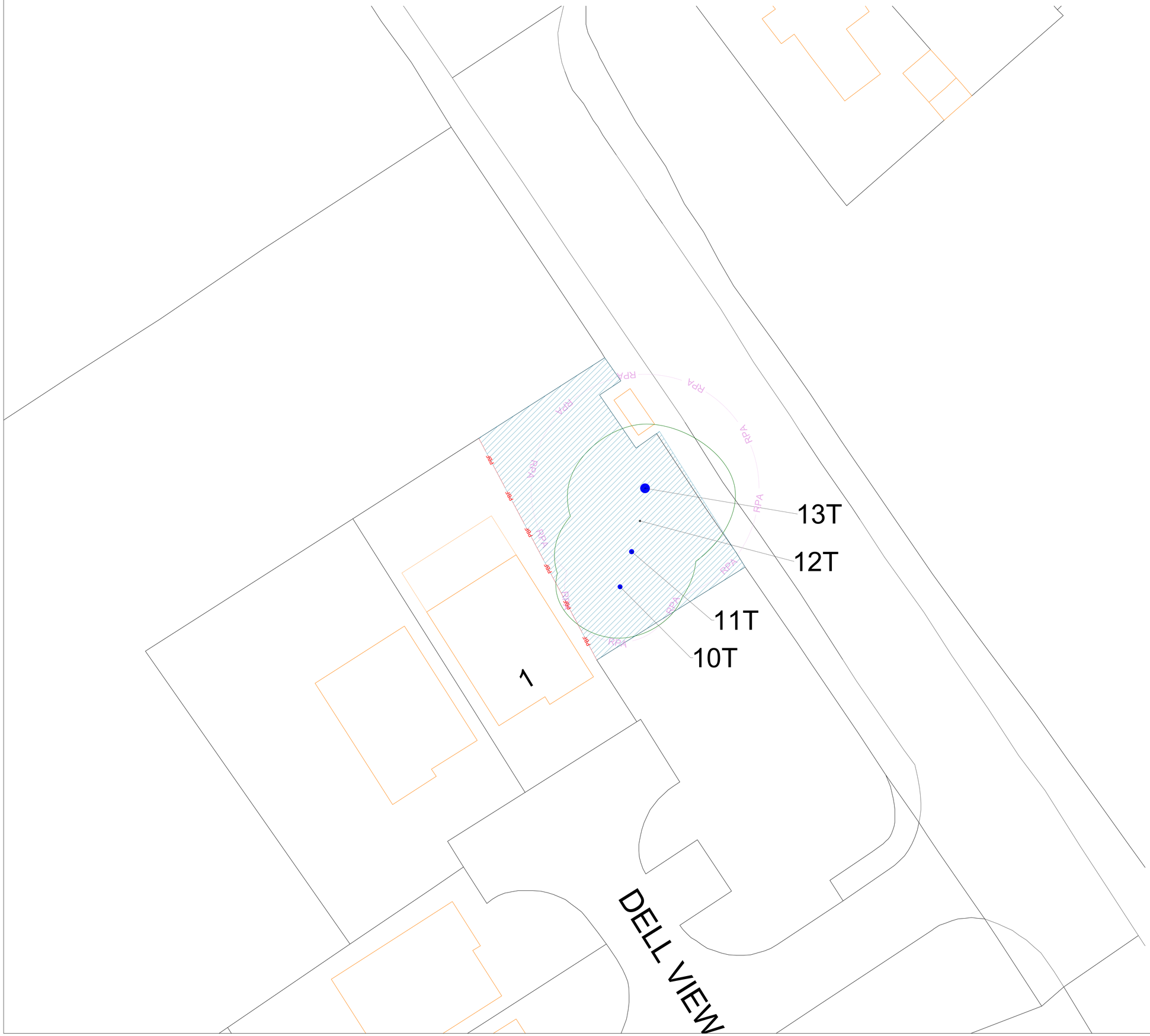
Revision:
-

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11 Appendix 5 – Tree Protection Plan (TPP)

11.1 See included document *TTF_4147_TPP_01*.

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Notes:-

- Category A tree, group or hedge
- Category B tree, group or hedge
- Category C tree, group or hedge
- Category U tree, group or hedge
- Retained tree
- Root Protection Area (RPA)
- Protective Barrier Fencing (PBF)
- Construction Exclusion Zone (CEZ)
- Ground protection

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

THE TREE FELLA
TREE SURGEON

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South Shields, NE34 6QT
0191 432 6167
hello@thetreefellane.co.uk
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Client: Tony Dove

Project: 1 Dell View, West Boldon

Title: TREE PROTECTION PLAN

Issue: Planning

Drawn:	Checked:	Approved:
SF	SF	SF
Project: 4147	**Scale @ A0:** 1:100	**Date:** 21/07/2025
Dwg No: SF_4147_TPP_01		**Revision:** 1

12 Appendix 6 – Information on Author

12.1 I, Simon Forster, have over eight years of experience working within the Arboricultural industry having worked as a climbing arborist for many of these years and have a detailed knowledge of the practical profession of climbing arborist. I am a Professional Member of the Arboriculture Association (PR9022) and have a keen interest in all areas of arboriculture and keep up to date with research and developments. This includes tracking CPD as part of my Arboriculture Association membership.

12.2 My qualifications include.

- Upper Second-class BSc Honours Degree
- ABC Level 4 Diploma in Arboriculture
- PTI - Professional Tree Inspection (LANTRA Awards)
- Quantified Tree Risk Assessment (QTRA) – Mike Ellison
- VALID Tree Risk-Benefit Management – David Evans
- Practical Arboriculture Qualifications (NPTC)

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