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Arboricultural Survey Impact Assessment & Method Statement Report (BS5837:2012)

Site

13 Wilmot Place
London
NW1 9JP

Client

Leufroy

Date of Report:

December 2025

Report Reference:

AIA/MF/0217/25

Report Prepared by:

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1.0 Instructions

1.1 This report has been commissioned by Leufroy to survey, assess and provide an Arboricultural Impact Assessment and Method Statement for the trees sited within close proximity of proposed development works at 13 Wilmot Place, London, NW1 9JP.

2.0 Introduction

2.1 A site visit was conducted on 13th November 2025 to survey and assess the trees. The weather at the time of inspection was cold and overcast with trees in late autumn mode.

2.2 The tree survey, report and recommendations have been compiled for the 3 no. trees (T1-T3) surveyed within the site and neighbouring sites where relevant.

2.3 The details of the subject trees are set out in the tree survey table in *Appendix A*. The trees were surveyed on the date and time shown above and the tree survey assessment information for the tree describing size, condition and surroundings are found within this appendix.

2.4 The trees located within the site are shown in tree survey drawings T001-T003, *Appendix B*, and these correspond to the tree survey results table, *Appendix A*. Photographs of the trees can also be found in *Appendix C*.

2.5 This report and the opinions within it have been produced by Marcus Foster, a qualified arboriculturist and Professional Member of the Arboricultural Association with over 20 years experience and holding a National Diploma in Arboriculture, the Arboricultural Association's Technicians Certificate, Professional Tree Inspection Certificate (LANTRA) as well as a degree in History and Society. Work experience within the industry includes work as a Contracts Manager for an Arboricultural Association Approved Company, a Local Authority Tree Preservation Officer and an independent Arboricultural Consultant. As a consultant many of projects undertaken are in the inner London Boroughs of Islington, Hackney, Westminster, Camden, Southwark and RBKC, making Marcus Foster familiar with the most recent requirements of development and constraints on urban trees.

3.0 Survey Details and Scope

3.1 The site survey included the 3 no. trees (T1-T3) as shown in the survey, *Appendix A*, and also highlighted on the site plans, *Appendix B*.

3.2 The trees and hedges were surveyed from ground level from within their site location. The diameter of the trunks have been measured using a DBH tape at 1.5m height. The height of the trees have been estimated.

3.3 The following information was recorded for each tree and is shown in the Tree Schedule included in *Appendix A*:

- Number: an identity number which cross-references locations shown on the plan in *Appendix A* with the schedule in *Appendix B*.
- Species: listed by common names
- Tree Height: height in metres (m)
- Tree Spread: spread in metres (m)
- Stem diameter: measured in millimetres (mm) and taken at 1.5m above ground level
- Age Class: Y (young); EM (early-mature); M (mature); OM (over-mature)
- Vitality: G (good); F (fair); P (poor); D (dead)
- Structural Condition: G (good); F (fair); P (poor); D (dead)
- General Condition Specific comments relating to each tree
- Estimated Remaining Contribution (years)
- BS5837 Category Grading
- Protection Distance m² Area (where applicable – BS5827: 2012)
- Protection Distance Radius (where applicable – BS5827: 2012)

3.4 Information recorded in the tree survey, *Appendix A* is expanded in the report findings and preliminary recommendations have been made in *Section 5*.

3.5 Findings as shown within *Appendix A* and assessed within *Section 5* are also highlighted within *Appendix B* which incorporates the Tree Constraints Plan (TCP) - drawing T002 addressing areas where arboricultural solutions are required. The Tree Protection Plan (TPP) - drawing T003 provides outline tree protection measures.

4.0 Survey Limitations

4.1 No soil excavations have been carried out.

4.2 This report only considers the trees and conditions at the time of inspection. As the inspection was only visual no guarantee can be given concerning the condition of the wood at present in any of the trees inspected and furthermore that no future problems or deficiencies may arise.

4.3 The survey has been undertaken as a survey of the trees without prior influence of the development and implicating factors.

4.4 No invasive tools were used during this site survey.

4.5 It should be noted that vegetation including shrubs within this / the neighbouring sites have not been included in the survey as none were within close or relevant proximity .

4.6 The survey has been undertaken from within the site and adjacent public highway only.

4.7 No additional documentation unrelated to the property or development has been referred to for the trees or the property for the compilation of this report.

5.0 Tree Survey Summary

5.1 The trees have been surveyed in accordance with BS5837: 2012 'Recommendations for trees in relation to construction' (BS5837: 2012) and have been rated as follows:

Category 'A' trees

Trees of high quality with an estimated remaining life expectancy of at least 40 years. Trees have been categorised as 'A' trees for one of the following reasons:

- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

Within the Site Plan (Appendix B) those trees rated as 'A' category trees have a **green** outline as denoted within the site plan key / survey.

N/A

Category 'B' trees

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees have been categorised as 'B' trees for one of the following reasons

- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

Within the Site Plan (Appendix B) those trees rated as 'B' category trees have a **blue** outline as denoted within the site plan key.

T2

Category 'C' trees

Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Trees have been categorised as 'C' trees for one of the following reasons

- Arboricultural qualities - unremarkable trees of very limited merit
- Mainly landscape qualities
- Trees with no material conservation or cultural value

Within the Site Plan (Appendix B) those trees rated as 'C' category trees have a **grey** outline as denoted within the site plan key.

T1

Category 'U' trees

Trees 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. Within the Site Plan (Appendix B) those trees rated as 'U' category trees have a **red** outline as denoted within the site plan key.

T3

5.2 The trees have been surveyed taking into account condition, general health and form without the development process influencing the survey. In addition they have also been surveyed taking account of amenity value that is offered in relation to both the landscape and surrounding buildings and streetscape. This report outlines the impact that the proposed development will have on the overall treescape and landscape; it provides recommendations to ensure that long-term amenity value for the area is retained.

5.3 The report has been written with close reference to the British Standard Guidance, British Standard 5837: 2012 'Recommendations for trees in relation to construction' (BS5837: 2012), which addresses the juxtaposition between trees and structures. The Arboricultural Impact Assessment highlights areas where the trees will require protection which should be addressed within the Arboricultural Method Statement (AMS) and/or Tree Protection Plan (TPP) specific to the site and proposed scheme, and corroborating with all construction and landscape method statements as relevant.

5.4 The report specifies precautions which shall be taken when working close to retained trees. Important terms include:

Root Protection Area (RPA)

The area defined as requiring protection from development from retained trees within BS5837 (2012). Using a calculation provided within BS5837 a radius distance is provided based on a measurement of the main stem taken at 1.5m height.

Construction Exclusion Zone (CEZ)

This is the RPA where no construction activity should occur and damage is prevented by either installing fencing to restrict access or installing ground protection that allows limited access above the ground, while protecting the rooting environment below.

Due to site constraints and the encroaching nature of development for an area within the RPA outside the CEZ where works are proposed, works must be carried out with care to minimise any impact on the tree rooting environment.

Tree Protection Plan (TPP)

The document which defines the extent and methodology of tree protection for the entire development process. This should be referred to AT ALL TIMES by the principal contractor and shall ensure safe protection of all retained trees on site.

Precautionary Area

An area where works must be undertaken with direct consultation with methodology as specified within the AMS report and / or scheme of Arboricultural supervision

6.0 Arboricultural Impact Assessment

Site Overview

6.1 The 3 no. trees (T1-T3) are located within 13 Wilmot Place, London, NW1 9JP are within the London Borough of Camden. The following statutory checks have been made for the site:

CONSERVATION AREA STATUS

Camden Square Conservation Area, London Borough of Camden

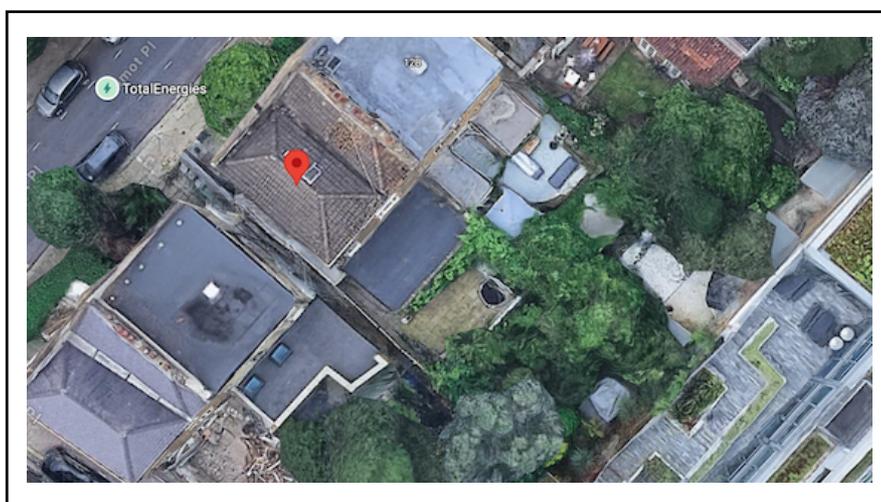
TREE PRESERVATION ORDER (TPO) STATUS

TPO protection check has not been undertaken. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order, and those trees without. This is principally because a detailed planning consent overrides any TPO protection

6.2 Statutory protection is confirmed below:

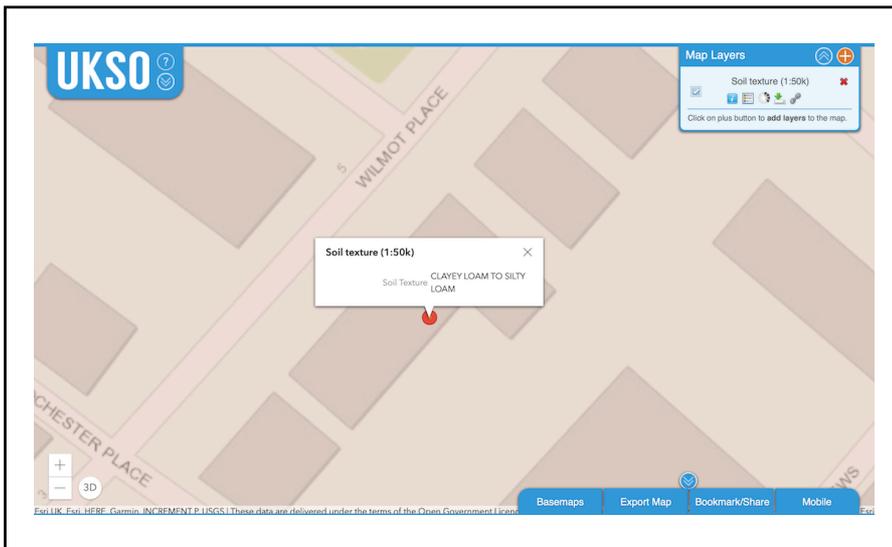


6.3 Extracted aerial imagery confirms site location:



6.4 The underlying soil to this area is classified as 'clayey loam to silty loam' within the UK Soil Observatory (www.ukso.org) - a light to medium soil mix. The absence of a clay element within the soil is significant in terms of both tree protection and foundation design. Clay soils can experience substantial volume changes when vegetation extracts moisture from the ground and they are also prone to compaction when wet; the soil is deemed as being of light to medium there is less susceptibility to compaction and to potential volumetric change in the soil post development.

6.5 The soil profile is confirmed as below:



EXTRACT FROM:

<https://mapapps2.bgs.ac.uk/ukso/home.html>

6.6 Any tree foundations should also be designed in accordance with the recommendations contained within NHBC Chapter 4.2 (National House Building Council, 2010) and should account for the possibility of both subsidence and heave from relative soil conditions which are recommended to be researched specifically to the site.

6.7 For the purposes of this report, reference has been made to the following plans for the proposed development which comprises the proposal for a timber garden outbuilding, with associated landscape works.

Studio Hatcham
0138_1_001 (Existing Site Plan)
0138_32_001 (Proposed Site Plan)

6.8 The summary of arboricultural impact which shall be assessed is as follows:

- General development / construction works within close proximity of retained trees
- Retention of all trees
- Selective ground works in accordance with tree protection measures within the RPA of tree T2
- Potential compaction and damage of the retained trees in relation to the development and landscape process
- Potential damage to canopies of the retained trees surrounding the site during development and landscape process
- The use of and storage of materials and chemicals on site within close proximity of the trees
- Impact of development upon trees via future occupancy

6.9 The trees and the impact from the proposed development are evaluated within this section to determine overall arboricultural impact from the proposed development. Where trees are retained the Root Protection Area (RPA) for each tree is evaluated in relation to proposed development works. The following is assessed within this section:

- (i) Where tree protection measures are deemed appropriate these are highlighted
- (ii) No mitigation for tree loss is required as no trees are proposed for removal

Arboricultural Impact Assessment

6.10 The trees sited within and surrounding the subject site are of the following species:

Cherry (*Prunus amanogawa*)
Eucalyptus (*Eucalyptus gunnii*)
Magnolia (*Magnolia grandiflora*)

6.11 The main attributes of the trees are as follows:

- (i) Tree T1 at front of property - 'C' category Southern magnolia
Absent / pruned east crown. Crown reduced within past 3 months
Clearance from front pathway / access
- (ii) Tree T2 - 'B' category Eucalyptus. Mature form with diminished crown
via crown reduction / lifting to full crown; lapsed 1 year +; 1-1.5m
branch lengths. Lean to west; tree growing on boundary line
- (iii) Tree T3 - a 'U' category Flagpole cherry - tree is largely dead to rear
northern boundary

Summary photographs of the trees are shown within *Appendix C* with full findings within the Tree Survey Schedule - *Appendix A*.

6.12 To the front of the property - where T1 is sited there is no arboricultural impact to the rear due to the lightweight extent of works.

6.13 To the rear of the property the potential impacts for individual trees are as follows:

- Ground works within RPA of T2
- General construction works within RPA of T2
- Final landscape works within RPA of T2
- Future occupancy of structure within close proximity of T2
- Site infrastructure including storage of materials, chemicals, site welfare within RPA of T2 for development process

6.14 For T3, the 'U' category tree there is no arboricultural impact due to limited lifespan / largely dead form of tree.

6.15 For the development there is incursion to the RPA of retained tree T2 as follows for the garden building:

T2 - 17% incursion to northern / eastern RPA for 8.0m RPA radius

The incursion whilst @ 17% for the garden building will be significantly less where incursion is for the areas where trial works shall determine root free areas and helical piles shall be inserted into the ground.

6.16 Protection of all trees highlighted for retention is justified based on the following:

(i) Limited RPA incursion for retained tree T2 - 17% for crown reduced tree with diminished form. The incursion shall be for an area subject to selective groundworks via structural engineering methodology of helical screw piles (or similar tree protection methodology) which shall not impact the tree's root plate

(ii) Application of tree protection measures incorporating

- Precautionary Area for tree T2
- Tree protection fencing for T2 - basal shuttering
- Ground protection for remainder of RPA exposed to construction works associated with garden building

(iii) Limited extent of landscape works

(iv) No tree works required

6.17 In relation to future occupancy it is clear that the site shall not be detrimentally impacted from the shading of those trees retained due to historic existence of trees, and in particular crown reduced / managed form of T2 and the garden building with its limited size.

6.18 The following tree protection measures shall be applied as specified within Section 6, AMS and the TPP which shall mitigate against any potential damage ensuring all trees remain protected:

(i) TREE PROTECTION FENCING

Fencing for main stems of T2 area exposed to construction works shall be implemented as shown within the AMS & TPP

(ii) GROUND PROTECTION

Ground protection for RPA area exposed to construction works shall be implemented as shown within the AMS & TPP

(iii) PRECAUTIONARY AREA

For the precautionary area / RPA of T2 as outlined within the AMS (Section 7 of this report) & TPP a Precautionary Area shall be applied to protect trees from the development process

(iv) PROTECTION FROM SITE STORAGE, INFRASTRUCTURE & WELFARE

Site storage, mixing of chemicals and site welfare shall be sited outside of the RPA of retained trees

Summary of Arboricultural Impact

6.19 The proposed development requires tree protection measures and mitigation for the implementation of development as follows:

Tree Protection applicable to the following trees:

T2

Mitigation applicable for the removal of the following trees:

N/A

The tree protection measures shall ensure that the development does not detrimentally impact the amenity value and canopy cover of the site including those trees neighbouring the site.

6.20 In summary the arboricultural impact as outlined within drawing T003 - Tree Protection Plan (TPP): require the following tree protection measures

(i) TREE PROTECTION FENCING

(ii) GROUND PROTECTION

(iii) PRECAUTIONARY AREA (T2 only)

(iv) PROTECTION FROM SITE STORAGE, INFRASTRUCTURE & WELFARE

7.0 Arboricultural Method Statement

7.1 The following tree protection measures require close adherence AT ALL TIMES as outlined within this report. The measures are outlined within Tree Protection Plan (TPP) - drawing T003.

7.2 Tree Works

7.2.1 Tree Works included within Schedule of Works - Section 9 - shall be undertaken at pre-commencement stage.

7.3 Tree Protection Fencing

7.3.1 Protection of the trees highlighted for retention must be implemented as explained below and as specified within the TPP - drawing T003:

To provide Construction Exclusion Zone (CEZ). Specified as
(i) For tree T1 & T2 - basal shuttering tree protection - see TPP & Appendix E

7.3.2 These measures must remain for the entire construction process in order to provide a comprehensive barrier from the trees

- The area surrounding the trees must be surrounded by protective fencing as outlined in TPP - T003
- The protective fencing used must be suitable for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.
- This barrier must remain rigid and complete during the entire construction process. Protection is not required surrounding entire trees where boundary treatments intervene in RPA's as the remainder of the root plate will remain unaffected by virtue of being located within the neighbouring properties
- The type of fencing used must be that as described in the current British Standard 5837: 2012 'Recommendations for trees in relation to construction'. This consists of a scaffold framework as outlined in the British Standard, comprising a vertical and horizontal framework, well braced to resist impacts, with the vertical tubes spaced at a maximum of 3m. A weldmesh panel should be securely fixed with wire or scaffold clamps to the framework.

- Once the Exclusion Zone has been protected by fencing all weather notices as included in *Appendix D* must be put onto the barrier warning that the area is a construction exclusion zone.
- No heavy plant shall come into contact with any part of the canopies of the trees.
- No building materials or chemicals shall be stored within the tree protection zone as indicated on the TPP

7.4 Ground Protection

7.4.1 Where tree protection fencing requires adjustment for any reason (only where approved by the Local Authority Tree Officer or Consulting Arboriculturist) ground protection must be applied with the following fully adhered to:

- (i) Retention of existing hard landscapes
OR
- (ii) Where soft landscapes - the following applied:
 - Implementation of 75mm bark mulch layer overlapped with minimum 15mm plyboard surface or load bearing ground protection boards to provide ground protection for development process
 - No storage of spoil within this area
 - No storage of chemicals within this area

7.4.2 Where applied, ground protection shall be removed for final landscapes works within the RPA of retained trees.

7.5 Storage of Construction site related materials, plant and spoil / Site Welfare & Site Office

7.5.1 A designated storage area / site welfare & office must be confirmed at pre-commencement stage which is located outside of the RPA of retained trees and within existing hard standing. Strict adherence to this area must be made to this area and any amendment would require written consent from the tree officer.

7.5.2 Site welfare and the site office must be confirmed at pre-commencement stage which is located outside of the RPA of retained trees. Strict adherence to this area must be made to this area and any amendment would require written consent from the tree officer.

7.6 Precautionary Area

7.6.1 For the 'Precautionary Area' / incursion within RPA of retained tree T2 Precautionary Area denoted within the TPP highlight where the following works are required:

(i) *HELICAL SCREW PILES or similar structural engineering methodology* (within RPA of T2)

All excavations / ground works associated with the garden building shall be applied as per specifications within this AMS

7.6.2 The application of selective foundations shall require very limited extent of excavations. Within BS5837 (2012) the Standard makes provision for undertaking excavations in RPAs, explaining that all excavation must be carried out carefully using spades, forks and trowels, It is important not to damage the bark and wood of any roots. For this area, these tools should be used with no machinery used for the preliminary works.

7.6.3 For this area the following shall apply:

- All works within Precautionary Area highlighted within 'Toolbox Talk'
- With all below ground level works for determining suitable locations for selective foundations for this area undertaken by hand, the severance of any larger roots encountered up to 25mm diameter should then be undertaken by the supervising arboricultural consultant to ensure clean severance
- The supervising arboriculturist shall provide guidance and consultation during this stage of the ground works AT ALL TIMES

7.6.4 For undertaking excavations within the precautionary area guidance is applicable

Tree Root Severance Guidance

The contractors must be aware of tree protection guidance in relation to tree roots which must be applied as follows:

- The severance of any tree roots encountered larger than 25mm in diameter MUST NOT occur without prior consultation with the Local Authority Tree Officer or appointed Arboricultural Consultant.
- If at any point it is deemed not possible to continue with excavations without having to damage very significant tree roots, the Local Authority Tree Officer and / or the appointed Arboricultural Consultant must be contacted.

The following tools shall be applicable for such works:



7.7 Helical Screw Pile (or similar) structural Methodology

7.7.1 For the precautionary areas / RPA of retained trees in relation to proposed structural works within the RPA of tree T2 the following methodology with tree protection measures shall be applied at all times:

GROUND WORKS SEQUENCE

PRECAUTIONARY WORKS AREA IDENTIFIED

A Precautionary area is an area where tree protection for excavations and Helical screw pile works require implementation within RPA of retained trees.



All works within precautionary area highlighted within 'Toolbox Talk'



Initial hand dug locations of proposed helical screw pile locations to be undertaken in accordance with AMS tree protection measures to ensure no severance of major roots.



The exact location of each pile location and evidence of no tree root damage must then be documented



Screw piles installed from ground protection



Ground slab supported above screw piles within existing levels thresholds

7.8 Final Landscape Works

7.8.1 For final landscaping works the following must apply where carried out within the RPA of retained trees

- No reduction in levels of the underlying soil surface will occur during final landscaping works within the RPA of retained trees
- Close adherence with detailed root protection specifications as outlined within this report for installation of pergola and shed
- No compaction of soils for establishing level base

7.8.2 No soakaway shall be sited within the RPA of retained trees.

7.9 Installation of utility services

7.9.1 The installation and/or amendment of utility services within the RPA of retained trees is required as the existing garden building shall have services connected. For the installation following details adhered to:

- Trenching for the installation of underground services severs any tree roots present and can have a detrimental impact on the structural integrity of affected trees. When services are required to pass through a Tree Protection Area / CEZ, detailed plans showing proposed routes should be drawn up in conjunction with the consulting arboriculturist to avoid long term problems for related trees.
- The preferable method for trenching is to use a 'Air Spade' or similar to remove soil with compressed air, therefore minimising damage to roots in the process. Should hand dug excavations be required within the RPA this shall only be undertaken with arboricultural supervision.

7.9.2 Further reference can be made to National Joint Utilities Group (Volume 4, Issue 2) for guidance but any approach must be approved by both the consulting arboriculturist and Local Authority tree officer.

8.0 Communication, Monitoring and Compliance

8.1 In ensuring that all Tree Protections Specifications as highlighted within this AMS are closely adhered to at all times, it is important to set out for the long term of the development, communication details for key individuals and tasks that require monitoring.

8.2 For all tree protection measures these must be considered as sacrosanct and should not be removed or altered without prior written consent from the Local Authority tree officer and/or consulting arboriculturist.

8.3 The local authority arboriculturist will have free access to the site and forward any concerns / recommendations directly to the consulting arboriculturist.

8.4 The following individuals and organisations are central to the delivery of the scheme in relation to the tree protection measures it requires:

CONSULTING ARBORICULTURIST

Name - Marcus Foster MArborA

Telephone - 07812024070

Contact - Marcus Foster

Email - mail@marcus-foster.com

LONDON BOROUGH OF CAMDEN - TREE OFFICER

Name - Arboricultural Services - London Borough of Camden

Telephone - 020 7974 5939

Contact - Nick Bell - Tree Officer

Email - nick.bell@camden.gov.uk

9.0 Tree Works Schedule

9.1 Any tree work shall be carried out to BS 3998; 2010 Recommendations for Tree Work.

9.2 Tree works to be undertaken at pre-commencement stage.

TREE WORKS SCHEDULE: 13 Wilmot Place, London, NW1 9JP				
Tree No.	Common Name	BS5837 Category	Tree Works	Reasons for works
T1	Southern magnolia	C	No action required at present	/
T2	Eucalyptus	B	No action required at present	/
T3	Flagpole cherry	U	No action required at present	/

NOTE: Wildlife & Habitat Protection Guidelines

The tree work specifications included within this report do not provide an exemption from the requirements to comply with the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000, or any acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests, whilst being built or in use. It must be noted that failure to comply with the Acts may result in a criminal prosecution.

Appendices

Appendix A

Tree Survey Schedule (BS5837:2012)

13 Wilmot Place
London
NW1 9JP

Colour Key: BS5837: 2012 (see Section 3.6)

-  Category A
-  Category B
-  Category C
-  Category U

BS5837:2012 TREE SURVEY
SITE: 13 Wilmot Place, London, NW1 9JP | SURVEY DATE: 13th November 2025

Tree No	Species	Height (m)	DBH (mm)	Spread (m) N/ES/W	Age	Structural Condition	Vitality	BS5837 (2012) Rating	Remaining Contribution (years)	Comments / Structural Condition	First branch height (m)	First canopy height (m)	Root Protection Area (RPA) m2	Root Protection Area (RPA) Radius (m)
T1	Southern magnolia	6	280	3 1 3 3	M	F	F	C1	10+	Front of property. Absent / pruned east crown. Crown reduced within past 3 months	2	2	35.47	3.4
T2	Eucalyptus	14	670	4 4 6 3	M	F	G	B1	20+	Mature form with diminished crown via crown reduction / lifting to full crown; lapsed 1 year +; 1-1.5m branch lengths Lean to west; tree growing on boundary line	6	6	203.10	8.0
T3	Cherry flagpole	6	220	1 3 2 1	M	P	P	U	Less than 10 years	Boundary location. Excessively ivy clad. North main leader dead - ivy clad. Limited live growth	/	/	/	/

Appendix B

Existing Tree Survey (T001)
Tree Constraints Plan (T002)
Tree Protection Plan (T003)
(BS5837:2012)

13 Wilmot Place
London
NW1 9JP

Colour Key: BS5837: 2012 (see Section 3.6)

-  Category A
-  Category B
-  Category C
-  Category U

KEY

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	TREES REMOVED
	RPA
	RPA INCURSION
	SHADING ARC

BS5837 (2012) Tree Survey Notes

- In accordance with BS5837(2012) this drawing is a colour coded schedule and should not be read in black and white.
- If received electronically it is the recipient's responsibility to print this drawing to correct scale. Only written dimensions should be used where not printed to scale.
- This drawing should be read in conjunction with all other relevant drawings and specifications.
- Marcus Foster (Arbicultural) Design & Consultancy accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
- Off site trees have been plotted based on site visit survey and locations are not based upon topographical survey.

NOTE: Tree survey locations based on previous underlain topographical surveys, for design issue only. This drawing is not intended to be used for any other purpose than that for which it was prepared and provided. All off site trees where not plotted within topographic survey information are plotted using on site survey tools from within the site only.

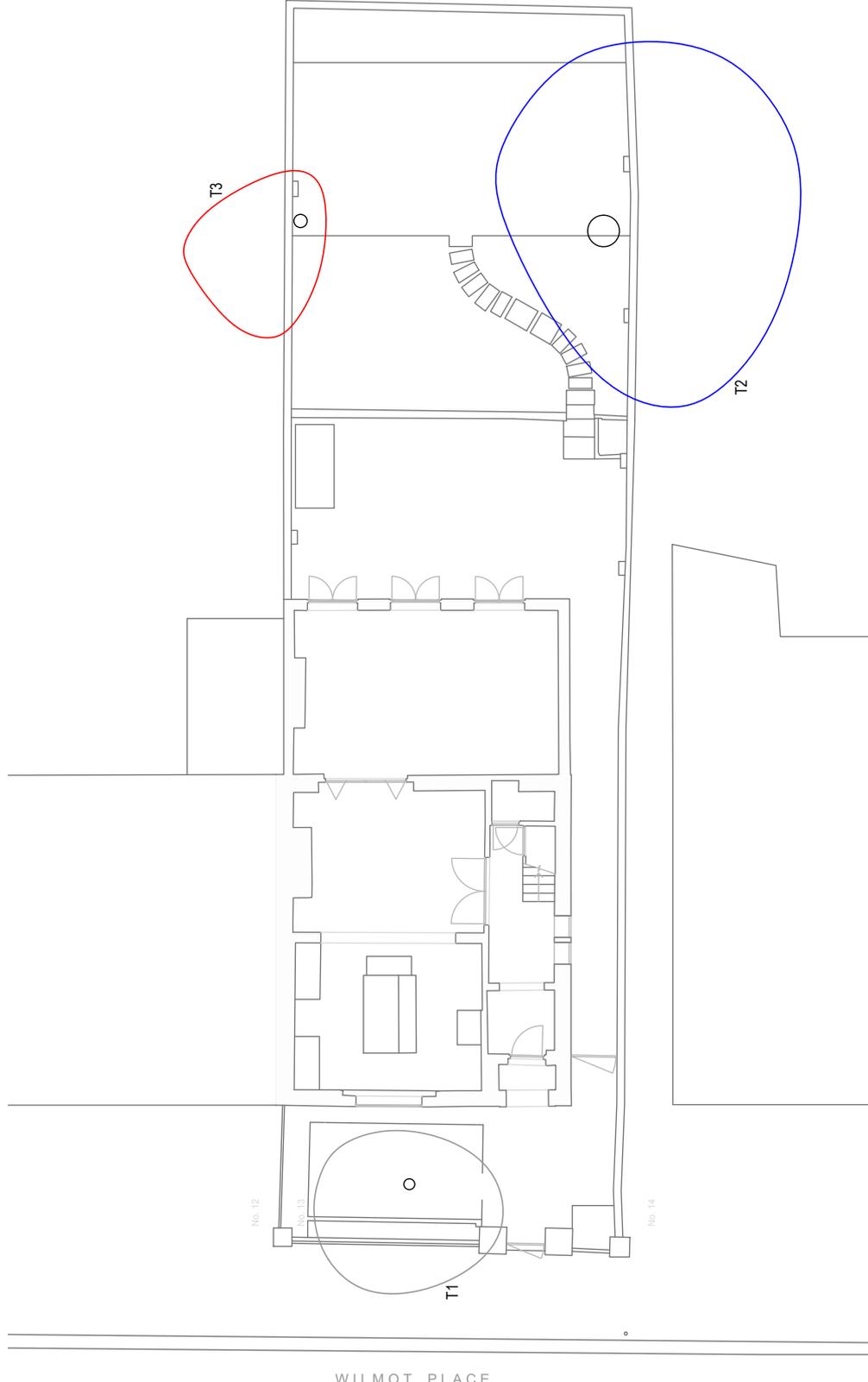
Revisions

Rev	Date	ISSUED FOR INFORMATION	Checked MF
1	24.11.2025		

SITE	13 Wilmot Place
CLIENT	Leifroy
DWG TITLE	Existing Tree Survey Plan
SCALE	1:120 @ A3
JOB NO	AIA/MF/0217/25
DWG NO.	T001

T: 0781 2024070
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Marcus Foster
 TREE CONSULTANCY



WILMOT PLACE

KEY

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	TREES REMOVED
	RPA
	RPA INCURSION
	SHADING ARC

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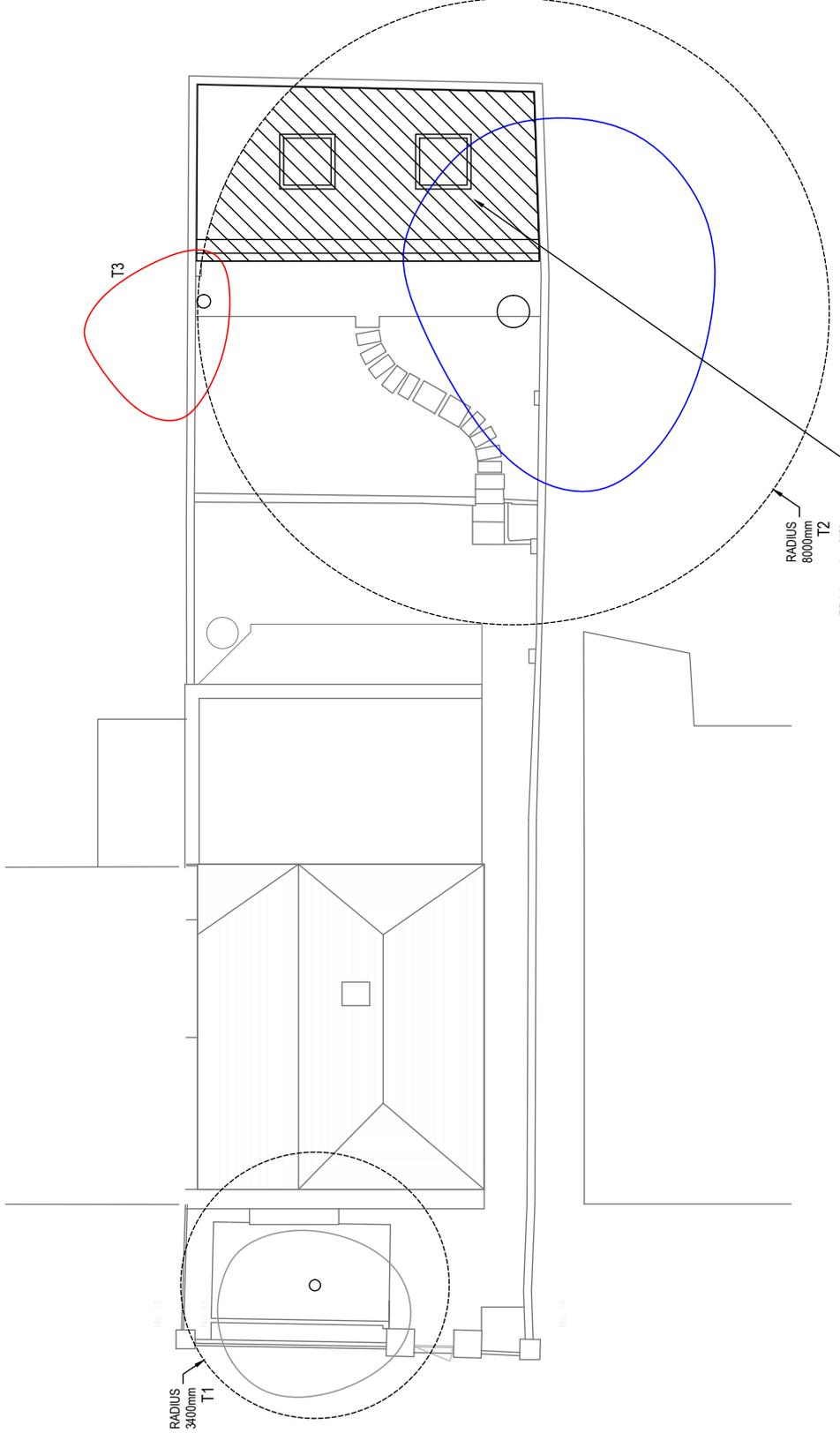
NOTE: Tree survey locations based on previous site visit survey and topographical survey. All additional CLM trees have been undertaken for the purposes of this survey. All off site trees where not plotted within topographic survey information are plotted using on site survey tools from within the site only.

Revisions		Checked
Rev	Date	AMF
/	24.11.2025	ISSUED FOR INFORMATION
/	15.12.2025	ISSUED FOR INFORMATION

SITE	13 Wilmot Place
CLIENT	Leifroy
DWG TITLE	Tree Constraints Plan
SCALE	1:120 @ A3
JOB NO	AIA/AMF/0217/25
DATE	NOV 2025
DWG NO.	T002

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Marcus Foster
 TREE CONSULTANCY



WILMOT PLACE

KEY

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	TREES REMOVED
	RPA
	RPA INCURSION
	SHADING ARC

BS5837 (2012) Tree Survey Notes

- In accordance with BS5837(2012) this drawing is a colour coded schedule and should not be read in black and white.
- If received electronically it is the recipients responsibility to print this drawing to correct scale. Only written dimensions should be used where not printed to scale.
- This drawing should be read in conjunction with all other relevant drawings and specifications.
- Marcus Foster Arboricultural Design & Consultancy accepts no liability for any use of this document other than by its client, and only for the purposes for which it was prepared and provided.
- Off site trees have been plotted based on site visit survey and locations are not based upon topographical survey.

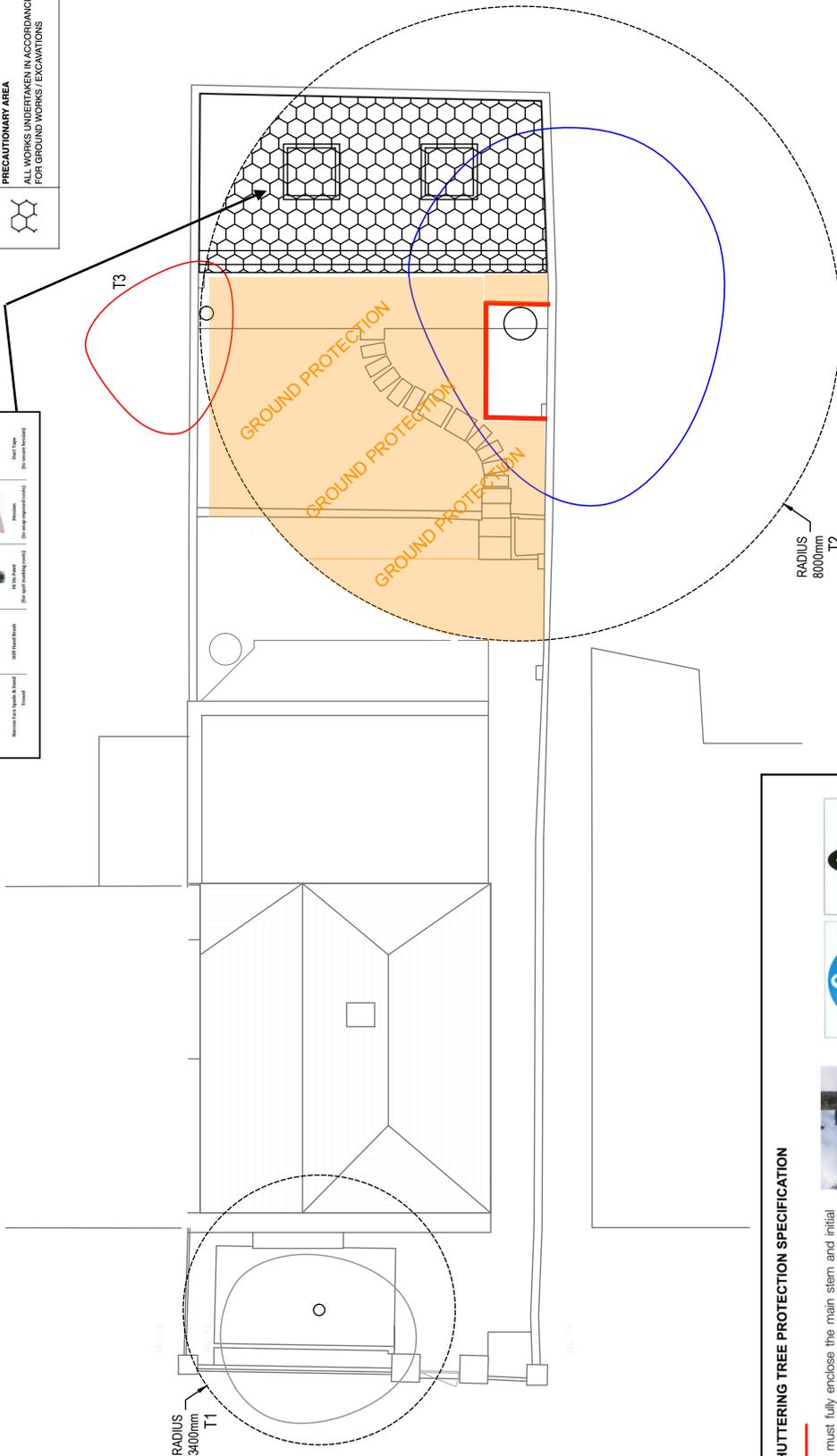
NOTE: Tree survey locations based on previous site ground surveys, design issue and additional Client information have been undertaken for the purposes of this survey. All off site trees where not plotted within topographic survey information are plotted using on site survey tools from within the site only.

Revisions	Date	Check
1	24.11.2025	ISSUED FOR INFORMATION
2	15.12.2025	ISSUED FOR INFORMATION

SITE	13 Wilmot Place
CLIENT	Leifroy
DWG TITLE	Tree Protection Plan
SCALE	1:120 @ A3
JOB NO	A/A/MF/0217/25
DWG NO.	T003

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TREE PROTECTION KEY	
	GROUND PROTECTION SPECIFICATIONS AS PER AMS SPECIFICATION / RETENTION OF EXISTING HARD LANDSCAPES
	TREE PROTECTION FENCING BASAL SHUTTERING
	PRECAUTIONARY AREA ALL WORKS UNDERTAKEN IN ACCORDANCE WITH AMS FOR GROUND WORKS / EXCAVATIONS



BASAL SHUTTERING TREE PROTECTION SPECIFICATION

KEY

The fencing must fully enclose the main stem and initial buttress roots of the tree by being constructed as a self supporting structure to the following specifications:

Minimum height: 2.4m
 Plywood Specification: 25mm thickness, external grade
 Supporting Structure: 4" x 2" softwood timbers to form structure within shuttering
 NOTE: - No ground supports permitted
 - Structural integrity of structure to be determined by building contractor and approved by supervising



Appendix C: **Tree Survey Photographs**

13 Wilmot Place, London, NW1 9JP



T1 viewed to east



T1 viewed to north



T2 viewed to east



T2-T4 viewed to north east



T2 viewed to south



T3 viewed to east



T3-T4 viewed to east



T3-T4 viewed to north

Taken by MFOSTER_Nov 25

Appendix D: **Tree Protection Notice**

Generic Tree Protection Notice
(BS5837: 2012):

*Notice to be clearly shown on site where
fencing constructed
AT ALL TIMES*



Appendix E

Tree Protection Fencing Specifications

TREE PROTECTION FENCING SPECIFICATION **(BASAL SHUTTERING)**

BASAL SHUTTERING

Specification of Basal Shuttering Tree Protection

The fencing must fully enclose the main stem and initial buttress roots of the tree by being constructed as a self supporting structure to the following specifications:

Plywood Specification: 25mm thickness, external grade
Supporting Structure: 4" x 2" softwood timbers to form structure within shuttering

NOTE: - No ground supports permitted

Structural integrity of structure to be determined by building contractor and approved by supervising arboriculturist

Tree Protection Fencing Notices: 5 x Notices

Example of Basal Shuttering Tree Protection



Appendix F: References

1. BS5837: British Standard: Trees in relation to design, demolition and construction - Recommendations, British Standard (2012)
2. Principles of Tree Hazard Assessment and Management, Lonsdale, D. (Department for Transport, Local Government and the Regions, 1999)
3. The Body Language of Trees, Mattheck, C. and Breloer, H. (HMSO, 1994)
4. Trees in Britain, Philips, R. (Pan Books, 1978).
5. Diagnosis of Ill Health in Trees, Strouts, R. and Winter, (TSO, 1994)
6. National Planning Policy Framework February 2024 Ministry of Housing, Communities and Local Government
7. NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2), (November 2007)

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