Castle House, Brentry Avenue, Bristol, BS5 0DL

Arboricultural Report containing:

- **Arboricultural constraints**
- **Arboricultural impact assessment (AIA)**
- **Tree protection**

On behalf of
Stokes Morgan Planning

Prepared by:
Chris Wright M.Arbor.A
Arboricultural Consultant
November 2025

Content

1.0 Instructions/Scope

Silverback Arboricultural Consultancy have been instructed to compile an arboricultural report containing tree survey, tree constraints plan and arboricultural impact assessment regarding trees growing adjacent to Castle House, Brentry Avenue, Bristol, BS5 0DL. This report is intended to accompany a planning application relating to the conversion of the existing building in a residential complex. This document has been produced to demonstrate that the implications of the proposed development to the existing trees has been fully considered during the detailed design process.

1.1 Recommendations for the safeguarding of trees in close proximity to development are set out in BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. We have therefore carried out the assessment of the trees in accordance with that document.

1.2 Specifically, this report and the accompanying information are supplied to:

- Identify the constraints that trees on and adjacent to the site present to the development of the site to inform the site design process.
- Present information regarding the above ground constraints (crown spreads) and below ground constraints (Root Protection Areas – RPAs), in a Tree Schedule and on a Tree Constraints Plan (TCP).
- Assess the impact of the proposed development on the trees on or adjacent to the site and the impact that retained trees will have on the site post development.
- Identify trees to be removed, trees to be retained, and specify measures necessary to protect retained trees during the construction phases of the development.
- Recommend necessary remedial tree works to be undertaken to trees that will be retained prior to commencement of the construction phases of the development.

1.3 This report is based on a ground level assessment of the trees. A site survey was undertaken by Chris Wright M.Arbor.A a professional member of the Arboricultural Association and Lantra certified Professional Tree Inspector with over thirty years' experience in the industry. The site was visited on Tuesday 15th July 2025. The weather was bright with good visibility.

1.4 Documents Provided

- Existing site layout dwg Nº PL244.03.00
- Proposed site layout dwg Nº PL244.07.00

2.0 Survey Methodology

The survey includes tree and shrubs with a stem diameter over 75mm at 1.5m height, located within the area shown on the plan included in this report.

2.1 All inspections were made from ground level with the use of binoculars, sounding hammer, and metal probe where necessary, using the Visual Tree Assessment method (Mattheck & Breloer, 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies, and any structural defects that could affect the structural integrity of the trees have been noted.

2.2 Tree numbers have been noted on the plan. The following details were recorded for each tree and are included in the tree schedule sheets accompanying this report:

Number: an identity number for each tree, prefixed with a 'T' which cross references locations shown on the plan with the tree survey sheets. Where several trees, normally of the same species, are located close together and are similar in character and requirements, they have been treated as a Group under a single number, prefixed with a 'G'

Species: common name and botanical name in *italics*

Tree Height: approximate height in metres

Stem Diameter: diameter measured in millimetres, taken at 1.5m above ground. Where the tree is multi-stemmed the diameter is calculated in accordance with BS5837:2012

(# estimated dimensions for off-site or inaccessible trees)

Crown spread: approximate spread in metres taken at the four main compass points N, E, S, W

Crown clearance: approximate height from ground to lowest part of canopy

Age class: Young, Semi Mature, Early Mature, Mature, Over-Mature, Veteran

Structural condition: Good, Fair, Poor, Collapsed

Physiological condition: Good, Fair, Poor, Diseased, Dead

Observations: observations noted during tree inspections

Preliminary recommendations: recommended action to ensure the health and safety of the tree.

Remaining contribution (years): <10, 10+, 20+, 40+

BS Cat - category grading in accordance with BS 5837:2012

A - trees of high quality with an estimated remaining life expectancy of at least 40 years.

B - trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

C - trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

U - 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.

BS Sub Cat - sub-category grading in accordance with BS 5837:2012

1- Mainly arboricultural qualities

2- Mainly landscape qualities

3- Mainly cultural values including conservation

RPA – **R**oot **P**rotection **A**rea - measured in metres from the centre of the tree stem.

2.3 Presentation of the Data Collected

- Data collected regarding individual trees and groups of trees are presented in the Tree Schedule table (appendix 1) in accordance with BS5837:2012 Trees in Relation to Construction – Recommendations.
- The data significant to the proposed site layout is also presented on the Tree Constraints Plan (Drawing Number 250722-CH-TCP-NB (appendix 2) and Arboricultural Impact Assessment Plan (Drawing Number 251112-CH-AIA-Rev A-NB&AM (appendix 3).
- All other relevant data are presented within the main body of this report.
- Trees have been allocated an individual tree number. This tree number is used to identify individual trees and/or groups of trees throughout this report, within the Tree Schedule sheets, and on all plans presented in the appendices of this report.

3.0 Report Limitations

Trees are living, dynamic organisms that can be affected by external conditions. It is therefore not possible to state with any certainty that a tree is safe.

3.1 No internal decay devices or other invasive tools to assess tree condition were used. No soil excavation or root inspection was undertaken. Except where stated, all dimensions are estimated.

We were not presented with any information on the soil type and no soil samples have been taken.

3.2 This report has not considered the effect that trees or vegetation may have on the structural integrity of adjacent buildings or structures.

3.3 The survey contained within this report is not a tree safety inspection. It has been carried out to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations contained within the tree schedule sheets (appendix 1). A full assessment of the levels of risk posed by trees would be informed by considering site use together with hazards present within the aerial parts of a tree(s). Changes in site use are likely to occur during, and result from, the proposed development. In the light of these changes, regular tree risk assessments are advised.

3.4 While this appraisal is not a tree risk assessment it nonetheless considers observed structural defects of the inspected trees to inform conclusions regarding their retentive worth.

3.5 Tree condition can change rapidly, the recommendations contained within this report are based on the condition of the tree at the time they were inspected. Any amendments to the design or position of the proposed development will invalidate this report.

4.0 Legal duty

4.1 It is the responsibility of the tree owner to ensure that their tree(s) is in a safe and stable condition, including the effects of root activity, through duty of care in the Occupiers Liability Act (1957 & 1984).

4.2 The Wildlife and Countryside Act, 1981 makes it an offence to disturb a nesting bird or recklessly endanger a bat or its roost. Professional advice should be sought, where relevant, before undertaking any recommended works.

4.3 Searches of Bristol City Council online mapping system showed there are no Tree Preservation Orders or other statutory constraints covering the trees adjacent to the site.

4.4 The trees are growing within Gaunts Ham Park to the north of the site. It is assumed the trees are within the ownership and management of Bristol City Council.

5.0 Tree and Site Assessment (to be read in conjunction with the survey schedule sheets)

5.1 The proposed development is for the conversion of the existing building into a residential complex. The area proposed for development currently comprises existing building.

5.2 There are two mature trees growing within Gaunts Ham Park to the south-west of the site. It is understood that no works are planned to the exterior of the buildings. Works will involve the conversion of the interior space to provide a residential complex.

5.3 It is considered that the existing foundations for the building will have prevented any root encroachment beyond the building. The tree canopies are growing with a heavy bias to the south north creating sufficient clearance between the canopies and sides and roof area of the building. It is therefore considered that the proposed conversion will not impact on the health or longevity of the trees.

5.4 Two trees were assessed and categorised B2 in accordance with the Cascading Chart of Tree Quality Assessment contained within BS5837:2012.

6.0 Arboricultural Constraints

Trees have a widely spreading, shallow root system. In most cases, the majority of tree roots are situated within the top 600mm of soil although some roots may extend down to 2m. Small feeder roots can also be expected to extend beyond the outer edge of the canopy. Roots can therefore be easily damaged by construction activity.

6.1 Constraints on the design of the development are presented in the Tree Schedule Sheets (appendix 1), Tree Constraints Plan (appendix 2) and the Arboricultural Impact Assessment Plan (appendix 3). These constraints are also considered in the main body of the report below and recommended remedial works and mitigating measures.

6.2 The Tree Constraints Plan (TCP) shows the Root Protection Areas (RPAs) for the individual trees identified in the tree schedule tables. This represents the minimum area in m^2 which ideally should be left undisturbed around each tree were it to be retained. The TCP also shows a representation of the crown spread of each tree measured in four cardinal directions. The RPA has been calculated in accordance with Section 4.6 of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

6.3 Trees Identified for Retention and Removal.

It is proposed to retain and protect all existing trees throughout the proposed development.

6.4 Trees Outside Site Boundary

The two trees are growing within a public park to the north of the building. It is considered that the trees will not be impacted by the proposed development.

7.0 Arboricultural Impact Assessment

7.1 It is understood that no works are planned to the exterior of the buildings. Works will involve the conversion of the interior space to provide a residential complex. The foundations for the building will have prevented any root encroachment beyond the building. There is currently sufficient clearance between the tree canopies and existing building.

It is therefore considered that the proposed conversion will not impact on the health or longevity of the trees and no further tree protection measures are necessary.

7.2 Overhanging and low branches could potentially be damaged during the erection of scaffolding or during the delivery of materials to site.

There is currently sufficient clearance between the tree canopies and the existing building for there to be no issues.

7.3 Drainage and service routes in association with the proposed development have been planned outside the calculated Root Protection Area of any trees proposed for retention.

Existing services will be utilized with the development

7.4 **Shading: -** Potential shading of buildings by retained trees can lead to pressure for the pruning or removal of the trees. *BS5837: 2012 par 5.3* states that proposed buildings should be designed to take account existing trees, their ultimate size and density of foliage, and the effect that these will have on the availability of light.

The proposed conversion had considered potential shading of windows on the southern face of the building. To reduce any possible shading impact on future residents the conversion has been design with only landing windows from the stairwell and high level kitchen windows on the southern side of the building.

7.5 **Future growth:** - Future extension growth of branches can result in the continuous whipping of branches against the fabric of a building or damage to the roof tiles. Structures should therefore be located with due consideration for a tree's ultimate growth.

There is currently sufficient clearance between the trees and the building. ***If necessary*** **future growth will be cut back to maintain clearance. It is considered this could be undertaken under the owners Common Law Rights.** ***'Under common law the land owner/ occupier of the proposed development can remove the encroaching branches from their land to the boundary line only; they may not access their neighbours land or tree to conduct this work. The removed parts of the tree still belong to the tree owner and must be offered back to them'.***

8.0 Tree Protection

There no works are planned to the exterior of the buildings. Works will involve the conversion of the interior space to provide a residential complex. The foundations for the building will have prevented any root encroachment beyond the building. There is currently sufficient clearance between the tree canopies and existing building. It is therefore considered that the proposed conversion will not impact on the health or longevity of the trees and no further tree protection measures are necessary.

10.0 Contact Details

10.1 **Arboricultural Consultant**

Chris Wright

Silverback Arboricultural Consultancy

[redacted]

10.2 **Local Authority Tree Officer**

Mark Hemming

Arboricultural Officer

Bristol City Council

[redacted]

11.0 References

Mattheck, C. and Breloer, H. (1994). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees **4**. HMSO, London.

British Standard 5837:2012 - Trees in relation to design, demolition and construction – Recommendations. British Standards Institution, London

British Standard 3998:2010 - Tree Work Recommendations. British Standards Institution, London

12.0 Appendices

- Tree schedule sheets
- Tree constraints plan
- Arboricultural impact assessment (AIA)

Chris Wright M.Arbor.A

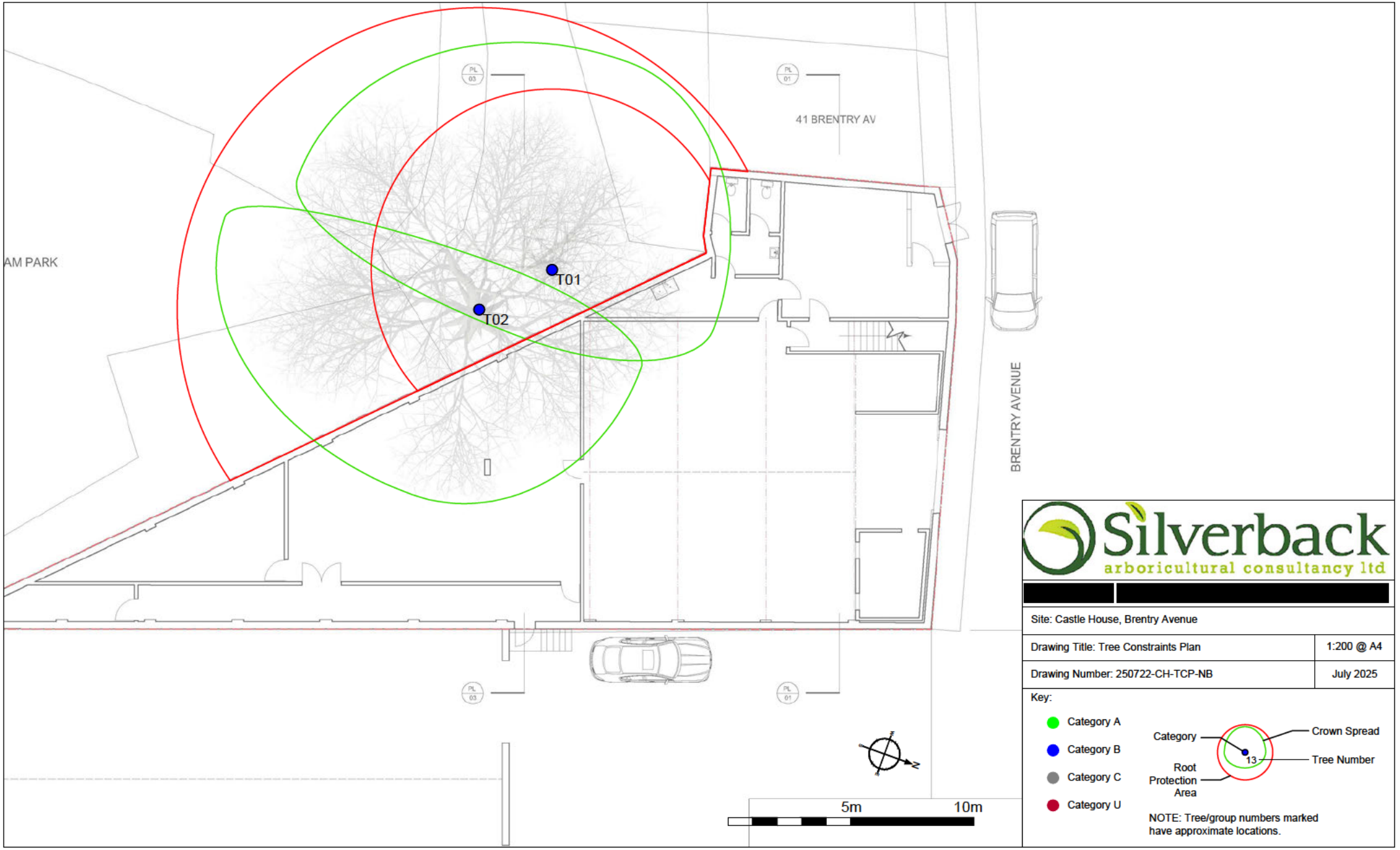
Arboricultural Consultant

Silverback Arboricultural Consultancy

24th November 2025

Arboricultural Survey Castle House, Brentry Avenue

Tree Number	Common name	*Botanical name*	Height (m)	Number of stems	Calculated stem diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Life Stage	Structural Condition	Physiological Condition	Observations	Preliminary Recommendations	Remaining contribution (yrs)	BS Catergory	Root Protection Area Radius (m) Area m2
						N	E	S	W									
T01	Sycamore	*Acer pseudoplatanus*	15	1	500	7	3	11	9	2	Mature	Good	Good	No significant defects visible at time of inspection Suppressed by neighbouring tree and building Minor deadwood in canopy	No action required at the time of inspection.	40+ Years	B2	Radius: 6m. Area: 113 sq m.
T02	Sycamore	*Acer pseudoplatanus*	16	1	780	7	8	11	2	2	Mature	Good	Good	No significant defects visible at time of inspection Suppressed by neighbouring tree and building Minor deadwood in canopy	No action required at the time of inspection.	40+ Years	B2	Radius: 9.4m. Area: 278 sq m.



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Site: Castle House, Brentry Avenue

Drawing Title: Tree Constraints Plan | 1:200 @ A4

Drawing Number: 250722-CH-TCP-NB | July 2025

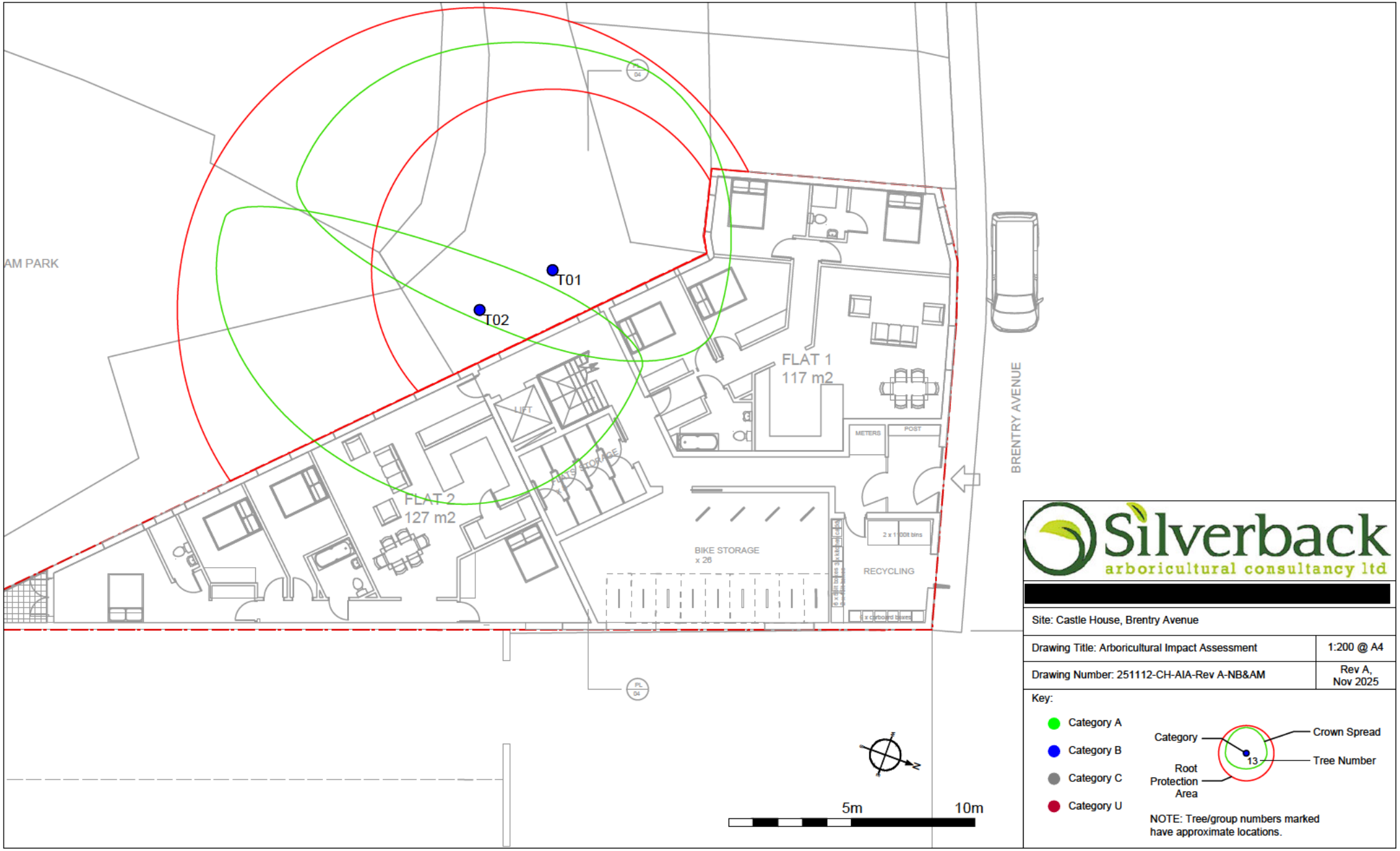
Key:

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

Category — 13 — Crown Spread / Tree Number

Root Protection Area

NOTE: Tree/group numbers marked have approximate locations.



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Site: Castle House, Brentry Avenue

Drawing Title: Arboricultural Impact Assessment | 1:200 @ A4

Drawing Number: 251112-CH-AIA-Rev A-NB&AM | Rev A, Nov 2025

Key:

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

Category
13
Crown Spread
Tree Number
Root Protection Area

NOTE: Tree/group numbers marked have approximate locations.