

BS5837:2012 ARBORICULTURAL REPORT

Holm Oak, 13 The Gardens Baldock

Client	Richard Nott
Site	Holm Oak, 13 The Gardens, Baldock, Hertfordshire, SG7 6AD
Proposal	Single-storey rear extension following demolition of the existing conservatory
Planning application	26/01908/FPH
Survey date	22 September 2026
Report date	13 October 2026
Report reference	AGR/TG/BS5837/2026-01
Prepared by	Alan Randall AGR Tree Surveys Ltd
Report status	Planning Submission - Revision B

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Document Control

Revision	Date	Purpose	Prepared by	Status
A	23 Sep 2026	Planning submission - coordinated survey, AIA, TPP and AMS	Alan Randall	Final issue
B	13 Oct 2026	Tree Officer amendment - additional T001 protective fencing to controlled access route and concrete plinth; TPP and AMS coordinated	Alan Randall	Final issue

Revision note: Revision B updates the report and Tree Protection Plan following North Hertfordshire Council Tree Officer comments dated 6 October 2026. AGR/TG/03 has been amended to provide additional protective fencing to the outer edges of the controlled T001 access route and the exposed edges of the existing concrete plinth. The surveyed tree data, Tree Constraints Plan and Arboricultural Impact Assessment remain unchanged.

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ASSESSMENT BASIS

The 22 September 2026 AGR tree survey has been directly coordinated with the Rejig Homes architectural DXF. The tree DXF and architect DXF use the same coordinate framework, allowing the surveyed stem positions, crowns and RPAs to be overlaid without manual alignment. The site-observed 2.5 x 6.0 m concrete plinth is added as an existing feature because it is absent from the architectural CAD; it is positioned tight to the north and west rear-garden fences and is currently covered by bark chippings.

1. Executive Summary

AGR Tree Surveys Ltd has been instructed by Richard Nott to undertake a proportionate arboricultural assessment in accordance with BS5837:2012 in support of North Hertfordshire District Council planning application 26/01908/FPH at Holm Oak, 13 The Gardens, Baldock.

The proposal is for a single-storey rear extension following demolition of the existing conservatory. The Local Planning Authority has requested arboricultural scrutiny because the Root Protection Area (RPA) of a protected Lime beyond the rear boundary may extend into the application site and may be vulnerable to construction activity.

The principal purpose of this report is to establish the relevant tree constraints, assess the relationship between the current proposed works and the retained trees, and set out proportionate mitigation and tree-protection measures. The survey and architectural CAD have now been directly coordinated and form the basis of drawings AGR/TG/01-03.

The site survey was completed on 22 September 2026 and recorded two retained trees: T001 Common lime (Category A1,2) and T002 Holm oak (Category B1). T001 has a nominal RPA radius of 8.5 m (227 m²); T002 has a nominal RPA radius of 10.9 m (373 m²). Both were assessed as physiologically and structurally good with 20+ years estimated remaining contribution.

The coordinated AIA confirms that the current extension footprint is outside both nominal RPAs. No tree removal or facilitation pruning is required. North Hertfordshire Council Tree Officer comments dated 6 October 2026 accept that no excavation is required within either RPA and that no specialised foundation design is required for tree roots. The principal residual risk is construction activity within the T001 RPA. The existing 2.5 x 6.0 m concrete plinth is located tight to the north and west rear-garden fences, is currently covered by bark chippings, and may be retained for temporary skip storage. Any grassed access within the T001 RPA must receive temporary load-spreading protection before use. Revision B of AGR/TG/03 adds protective fencing to both outer edges of the controlled T001 access route and to the exposed edges of the plinth, preventing overspill into the Construction Exclusion Zone. Protective fencing is also retained along the T002 RPA where that RPA passes through the rear garden. Subject to the Tree Protection Plan and Arboricultural Method Statement, the proposal can proceed without an unacceptable arboricultural impact.

2. Instruction and Scope

2.1 AGR Tree Surveys Ltd was commissioned to assess trees within and adjacent to the site insofar as they are capable of materially influencing the proposed rear extension.

2.2 The assessment is prepared with reference to BS5837:2012, Trees in relation to design, demolition and construction - Recommendations. It is intended to inform planning and subsequent construction coordination.

2.3 The agreed scope includes the BS5837 tree survey, calculation and assessment of RPAs, a Tree Constraints Plan, Arboricultural Impact Assessment, Tree Protection Plan and a proportionate Arboricultural Method Statement.

2.4 The assessment considers the supplied Rejig Homes Ltd drawing information, the arboricultural correspondence issued by North Hertfordshire District Council on 17 September 2026, and the formal North Hertfordshire Council Tree Officer comments dated 6 October 2026.

2.5 This commission is for arboricultural planning advice. It is not a comprehensive tree-safety inspection, ecological survey, soil investigation, foundation design or structural-engineering assessment.

3. Site and Proposal

3.1 Site description

Holm Oak, 13 The Gardens is a residential property in Baldock, Hertfordshire. The application relates to works at the rear of the dwelling. A protected tree stands beyond the rear boundary and is the principal arboricultural constraint identified by the Local Planning Authority.

The survey records T001 immediately beyond the rear/side boundary in close relationship with the upper rear garden. Its base is already constrained by existing hard surfacing on both sides of the fence. T002 Holm oak is also retained and has been surveyed because it is capable of influencing the wider site. Direct coordination with the Rejig Homes DXF confirms the current extension footprint and foundation zone lie outside both nominal RPAs.

3.2 Proposed development

Planning application 26/01908/FPH seeks permission for a single-storey rear extension following demolition of the existing conservatory. The published application description records that amended plans were received on 13 August 2026.

For the purposes of this assessment, the current Rejig Homes Ltd DWG and the planning application layout are treated as the development basis. Any material change to the extension footprint, levels, foundation solution, access, services or drainage may require the arboricultural assessment to be reviewed.

3.3 Planning and statutory context

North Hertfordshire Council Tree Officer comments dated 6 October 2026 confirm that T001 Common lime is protected by Tree Preservation Order TPO/168 and that the site is not within a Conservation Area. The comments also confirm that the proposed development area is outside the RPAs of the retained trees and that no excavation is required within either RPA.

The Tree Officer accepted the submitted BS5837 fencing specification, light-duty ground-protection specification and use of the existing concrete plinth for skip storage. The requested amendment is additional protective fencing to the outer edges of the controlled access route and the exposed edges of the concrete plinth so that the T001 Construction Exclusion Zone is not left physically open to construction overspill.

The planning site is formally described as “Holm Oak, 13 The Gardens”. “Holm Oak” is the property name and should not be confused with the surveyed T002 Holm oak. T001 Common lime is the protected tree identified by the Council under TPO/168. No tree works are proposed as part of this application.

4. Survey Methodology and Limitations

4.1 The site was surveyed from ground level on 22 September 2026 by Alan Randall. The relevant trees were inspected and measured with reference to BS5837:2012. No climbing inspection or invasive investigation was undertaken.

4.2 Tree dimensions were measured or estimated as appropriate. Stem diameter was recorded at the standard height where practicable. For T002, diameter was measured at approximately 0.3 m above ground level because the stem form prevented a representative measurement at 1.5 m. Height, crown spread, crown clearance, condition and relevant structural observations were recorded.

4.3 Each tree was allocated a BS5837 retention category and nominal RPA from the recorded stem diameter. T001 was categorised A1,2 and T002 B1. The survey export records nominal RPA radii of 8.5 m and 10.9 m respectively.

4.4 The surveyed tree positions, crown spreads and RPAs are contained in the AGR BS5837 DXF. The Rejig Homes architectural DXF was verified against the same coordinate framework and directly overlaid with the tree survey. CAD dimensions are in millimetres and the OS grid information provides an independent scale/orientation check. The site-observed concrete plinth is added separately because it is absent from the architectural CAD.

4.5 No climbing inspection, detailed decay-detection investigation, soil investigation or root investigation is included unless separately stated. Readily observable defects may be recorded where relevant to the planning assessment.

4.6 North Hertfordshire Council Tree Officer comments dated 6 October 2026 confirm that T001 Common lime is protected by TPO/168 and that the site is not within a Conservation Area. No development-related tree works are proposed; any future pruning or other work to the protected tree must be separately authorised where required. Wildlife and ecological constraints remain the responsibility of those commissioning and carrying out tree or construction work.

4.7 The report and drawings should be reviewed if the development layout or construction method changes materially after issue.

5. Tree Survey Findings

SURVEY FINDINGS

Two retained trees were surveyed. T001 Common lime is the principal protected constraint to the rear garden and proposed works. T002 Holm oak is also retained and included in the tree schedule.

5.1 Two individual trees were recorded. T001 is a Common lime (*Tilia x vulgaris*), approximately 17 m high with a stem diameter of 710 mm, a broadly symmetrical 6 m crown spread and a nominal RPA radius of 8.5 m (227 m²). It was assessed as physiologically and structurally good, with an estimated remaining contribution of 20+ years and Category A1,2. Historic reduction points are present throughout the principal limbs and are generally occluding. The base is directly surrounded by existing hard surfacing on both sides of the fence.

5.2 T002 is a mature Holm oak (*Quercus ilex*), approximately 14 m high. The stem diameter was recorded as 910 mm at approximately 0.3 m above ground level due to stem form. Crown spread was recorded as approximately 6 m north, 5 m east, 8 m south and 7 m west, with a nominal RPA radius of 10.9 m (373 m²). It was assessed as

physiologically and structurally good, with 20+ years estimated remaining contribution and Category B1. Numerous historic crown-reduction points are present and are generally occluding well; reduction is heavier on the property side.

5.3 Both trees are to be retained. No development-related tree removal is proposed. The detailed measurements are provided in Appendix 1 and the coordinated tree constraints are shown on drawing AGR/TG/01.

5.4 North Hertfordshire Council Tree Officer comments dated 6 October 2026 confirm that T001 Common lime is the protected Lime and is covered by TPO/168. T001 is therefore the principal protected-tree constraint to the rear garden and proposed works. No tree work is proposed as part of this application.

6. Arboricultural Impact Assessment

6.1 Tree removals and pruning

No tree removal is required to implement the current proposal on the information reviewed. No facilitation pruning was identified as necessary from the site survey. Both T001 and T002 show evidence of previous crown reduction; any further pruning should only be undertaken where separately justified and with the necessary statutory consent.

6.2 Root protection area

T001 has a nominal RPA radius of 8.5 m and area of 227 m². T002 has a nominal RPA radius of 10.9 m and area of 373 m². Direct CAD coordination confirms that the current proposed extension footprint does not enter either nominal RPA. The nearest extension edge is approximately 10.66 m from the T001 stem, providing about 2.16 m clearance beyond its RPA, and approximately 12.09 m from the T002 stem, providing about 1.19 m clearance beyond its RPA.

A site inspection identified an existing concrete plinth approximately 2.5 m x 6.0 m (about 15 m²) within the T001 RPA. It is positioned at the north-west corner of the rear garden, tight to the north and west fences, and is currently covered by bark chippings. The feature is not shown on the architectural CAD and is therefore added to the AGR drawings as a site-observed existing feature. Its area is approximately 6.6% of the nominal T001 RPA, but it is an existing hard surface rather than a new encroachment. Retaining it intact and using it for temporary skip storage avoids the need to establish a new storage platform on soft ground within the RPA.

6.3 Demolition and existing conservatory

The existing conservatory is to be demolished before construction of the new extension. On the coordinated CAD, the existing/proposed rear building footprint is outside the nominal RPAs. Demolition should nevertheless be undertaken from existing hard surfaces or the protected working route, with no plant tracking, spoil storage or level change within unprotected parts of the T001 RPA.

No existing foundation removal within a nominal RPA is indicated by the coordinated layout. If site conditions differ from the drawing and existing slabs or foundations are found to extend into an RPA, mechanical grubbing-out should stop and the method should be reviewed before continuation.

6.4 Foundations

The foundation design remains a structural-engineering matter. Arboriculturally, the coordinated plan confirms that the current extension footprint is outside both nominal RPAs, so no special root-sensitive foundation solution is required for the extension solely on RPA grounds. Foundation excavation, over-dig and working space must remain outside the plotted RPAs.

No foundation excavation is planned within an RPA. If later design development, over-dig, drainage or service requirements would enter an RPA, that change must be referred back for arboricultural review before excavation begins.

6.5 Access, storage and construction activity

The existing 2.5 m x 6.0 m concrete plinth at the north-west corner of the rear garden may be used as the designated temporary skip location, provided the skip remains wholly on the slab and the slab is not broken, drilled, excavated or otherwise altered. The existing bark-chip covering does not alter the status of the underlying slab. Skip delivery/collection must be arranged so that lorry wheels, outriggers or stabilisers do not load adjacent

grassed RPA. Grassed areas within the T001 RPA that are required for construction access must receive temporary load-spreading ground protection before use; the remainder of the T001 RPA should be treated as a Construction Exclusion Zone. T002 is to be protected by fencing following its nominal RPA arc only where that RPA passes through the rear garden, as shown on AGR/TG/03.

6.6 Services and drainage

New service and drainage trenches should be routed outside the plotted RPAs. The current extension footprint is outside both RPAs, but service routes are not fully defined by the supplied information. Where an unavoidable crossing is subsequently proposed, a low-disturbance method such as hand excavation or a trenchless technique should be agreed before work begins.

6.7 Post-development relationship

The measured crowns can be accommodated with the current proposal. T001 has an approximately 6 m crown radius and the nearest extension edge is about 10.66 m from its stem, leaving several metres of horizontal separation from the measured crown. T002 is also sufficiently separated from the rear extension. No facilitation pruning is required on the current layout.

6.8 Summary of impact

The proposed extension produces no direct RPA or crown incursion and requires no tree removal or facilitation pruning. The principal construction interface is logistics within the T001 RPA. This is addressed by retaining the north-west concrete plinth for skip storage, using the existing side-gate access, installing temporary load-spreading ground protection to the controlled access route and maintaining the remainder of the T001 RPA as a Construction Exclusion Zone. Following the Tree Officer review dated 6 October 2026, Revision B of AGR/TG/03 provides additional protective fencing along both outer edges of the controlled T001 access route and along the exposed south and east edges of the existing plinth to prevent construction overspill into the CEZ. T002 remains protected by fencing along the nominal RPA arc within the rear garden boundaries.

ARBORICULTURAL IMPACT ASSESSMENT

The current proposed rear-extension footprint lies outside the nominal RPAs of both surveyed trees. The nearest proposed edge is approximately 10.66 m from T001, around 2.16 m beyond its 8.5 m RPA, and approximately 12.09 m from T002, around 1.19 m beyond its 10.9 m RPA. The principal arboricultural controls therefore relate to construction logistics within the T001 RPA: use of the existing plinth for skip storage, temporary ground protection for the controlled grass access route, and protective fencing/CEZ management.

7. Arboricultural Method Statement

The following measures form the project-specific Arboricultural Method Statement and are shown spatially on AGR/TG/03 Revision B. They address the north-west site-observed concrete plinth, nominated skip location, temporary ground protection, T001 and T002 protective fencing and the Construction Exclusion Zones, including the additional fencing requested by the Tree Officer on 6 October 2026.

7.1 Pre-commencement coordination

Before demolition or construction begins, the contractor should be provided with the final arboricultural report and drawings. The tree-protection requirements should be reviewed with the site manager and any arboricultural hold points identified on the final TPP/AMS.

7.2 Protective fencing

Protective fencing should be erected in the positions shown on AGR/TG/03 Revision B before demolition or construction activity. For T001, fencing follows the nominal RPA limit through the rear garden and additionally encloses both outer edges of the controlled protected-access route for its full length within the RPA. The existing concrete plinth is physically separated from the adjacent CEZ by protective fencing to its exposed south and east edges, while retaining only the controlled opening onto the protected access route. For T002, fencing remains along the nominal RPA arc from the west/rear-garden fence line to the west side of the existing building, as shown on the plan. Unless an alternative is agreed, fencing should follow the robust BS5837:2012 default specification

using a scaffold framework supporting weldmesh panels. Fencing should remain in place and effective until the risk of damage has passed.

7.3 Construction Exclusion Zone

Within the CEZ there should be no storage of materials or spoil, no vehicle or plant access, no fires, no mixing or discharge of cementitious materials, no level changes, no excavation, and no temporary structures unless a specific controlled working method is shown on the final TPP/AMS.

7.4 Ground protection

The controlled grass access route shown on AGR/TG/03 Revision B must receive temporary load-spreading ground protection before use and must remain within the fenced corridor. For pedestrian, wheelbarrow and light construction traffic, robust interlocking protection boards over an appropriate compressible/geotextile layer are suitable. Any additional grassed RPA area must remain unused unless protection and fencing are formally extended first. Heavy plant or repeated vehicle loading is not permitted over the T001 RPA under this method. If heavier plant becomes necessary, a specifically engineered ground-protection design capable of preventing rutting and soil compaction must be submitted for arboricultural/LPA approval before use.

7.5 Existing concrete plinth and skip storage

The existing concrete plinth, approximately 2.5 m x 6.0 m, is positioned tight to the north and west rear-garden fences and is currently covered by bark chippings. It shall be retained intact and may be used for temporary skip storage. The skip must sit wholly on the slab. Protective fencing shall be maintained along the exposed south and east edges of the plinth, with access only through the controlled opening onto the protected ground-protection route shown on AGR/TG/03 Revision B. No breaking-out, drilling, excavation, anchoring or reduction of the slab is permitted. Skip delivery and collection shall be undertaken without lorry wheels, stabilisers or outriggers entering or loading adjacent unprotected grass within the RPA. Spoil should be contained within the skip; cement, concrete washout, fuel and other potentially phytotoxic materials must not be stored or discharged on the slab or surrounding rooting area.

7.6 Excavation within an RPA

No excavation within an RPA is required by the current extension footprint. If an unforeseen or later-agreed excavation becomes necessary, it should initially be undertaken using hand tools or another arboriculturally appropriate low-disturbance technique. Roots should be exposed carefully and retained where practicable; roots greater than 25 mm diameter should not be severed without arboricultural review unless an agreed method statement specifically permits it.

Where roots are exposed, they should be protected from desiccation, frost and physical damage and should be covered or backfilled promptly with a suitable material.

7.7 Concrete and contaminants

Concrete mixing, washout, fuel, chemicals and other potentially phytotoxic materials should be kept away from the retained tree and its rooting area. Measures should prevent contaminated run-off entering the RPA.

7.8 Services

Services should be routed outside RPAs. Any agreed service crossing within an RPA should use the least damaging practicable method and be coordinated with the project arboriculturalist before excavation.

7.9 Tree works

Any tree work identified as necessary in the final survey should be carried out by a competent arborist in accordance with BS3998:2010. Statutory consent or notification requirements must be satisfied before protected-tree work begins.

7.10 Completion

Tree-protection measures should remain in place until construction operations likely to cause damage have finished. Fencing and ground protection should then be removed carefully without plant entering protected soft-ground areas.

8. Responsibilities and Supervision

8.1 The client should ensure that the appointed contractor receives the final arboricultural report, tree schedule and protection drawings before works begin.

8.2 The principal contractor/site manager is responsible for maintaining the T001 and T002 protective fencing and ground protection shown on AGR/TG/03 Revision B, including the fencing to both outer edges of the controlled T001 access route and the exposed south/east edges of the concrete plinth; keeping the skip wholly on the existing north-west concrete plinth; preventing vehicle/outrigger loading of unprotected grass within the RPAs; and briefing operatives on all tree-protection restrictions.

8.3 Routine arboricultural attendance is not required for the extension foundations because the coordinated footprint is outside the nominal RPAs. Supervision should be provided if the Tree Protection Plan needs to be altered, if excavation/services are later required within an RPA, or if significant roots are unexpectedly encountered. Routine skip use on the retained plinth does not itself require attendance provided the specified controls are followed.

8.4 If site conditions or construction requirements differ materially from those assessed, work close to the retained tree should stop and the arboricultural implications should be reviewed before proceeding.

9. Conclusions

9.1 The 22 September 2026 survey recorded T001 Common lime (Category A1,2) and T002 Holm oak (Category B1), both in good physiological and structural condition with 20+ years estimated remaining contribution. T001, with an 8.5 m nominal RPA, is the principal arboricultural constraint to the rear garden and is the protected Lime identified by North Hertfordshire Council under TPO/168.

9.2 A previously unrecorded 2.5 m x 6.0 m concrete plinth lies within the T001 RPA at the north-west corner of the rear garden, tight to the north and west fences, and is currently covered by bark chippings. Its retention is arboriculturally beneficial for construction logistics because it provides an existing hard surface for temporary skip storage without creating a new storage platform or excavating within the rooting area.

9.3 The skip may be positioned wholly on the existing plinth provided the slab remains undisturbed and delivery/collection vehicles do not load adjacent grass. The controlled grass access route within the T001 RPA must receive suitable temporary load-spreading ground protection before use and is enclosed by protective fencing along both outer edges. Protective fencing is also provided along the exposed south and east edges of the plinth so construction activity cannot overspill into the remaining T001 Construction Exclusion Zone. Heavy plant is not permitted over the T001 RPA unless a specifically engineered ground-protection system has first been submitted for approval. T002 remains separated from the construction area by protective fencing following its nominal RPA arc from the west/rear-garden fence line to the west side of the existing building.

9.4 Direct CAD coordination confirms that the proposed extension is outside the nominal RPAs of both retained trees, by approximately 2.16 m beyond the T001 RPA and 1.19 m beyond the T002 RPA at the nearest points. The Tree Officer comments dated 6 October 2026 accept that no excavation is required within either RPA and that no specialised foundation design is required for tree roots. No tree removal or facilitation pruning is required. Subject to implementation of drawings AGR/TG/01, AGR/TG/02 and AGR/TG/03 Revision B and the Arboricultural Method Statement, the proposal can proceed without an unacceptable arboricultural impact on the retained trees.

Appendix 1 - Tree Survey Schedule

The schedule below records the BS5837 survey information supplied from the 22 September 2026 site survey. The full OTISS/BS5837 export remains the source dataset.

Ref.	Species	Type / stage	Measurements	Survey notes	Category	RPA	Condition / action
T001	Common lime <i>Tilia x vulgaris</i>	Tree / life stage not recorded	H 17 m DBH 710 mm Crown N/E/S/W 6/6/6/6 m Clearance 2 m	Base directly surrounded by hard surfacing on both sides of fence. Historic reduction points on significant limbs; generally occluding.	A1,2	Radius 8.5 m Area 227 m ²	Physiological: Good Structural: Good Remaining: 20+ yrs Amenity: High Retain/protect
T002	Holm oak <i>Quercus ilex</i>	Tree / Mature	H 14 m DBH 910 mm* Crown N/E/S/W 6/5/8/7 m Clearance 4.5 m	*DBH measured at approx. 0.3 m due to stem form. Numerous historic reduction points; generally occluding. Reduction heavier on property side.	B1	Radius 10.9 m Area 373 m ²	Physiological: Good Structural: Good Remaining: 20+ yrs Amenity: High Retain/protect

Schedule note: Tree references and survey coordinates are taken from the supplied BS5837 export/DXF. T001 Common lime is the principal protected-tree constraint identified in the Council correspondence and is confirmed by North Hertfordshire Council Tree Officer comments dated 6 October 2026 as being covered by TPO/168. The site is recorded as not being within a Conservation Area.

Appendix 2 - Drawing Schedule

Drawing	Purpose	Status
AGR/TG/01 - Tree Constraints Plan	Tree position, crown spread, BS5837 category and RPA on the approved base drawing.	Revision A - completed and coordinated
AGR/TG/02 - Arboricultural Impact Assessment Plan	Proposed extension overlaid with retained-tree constraints; include site-observed 2.5 x 6 m concrete plinth and construction access controls.	Revision A - completed and coordinated
AGR/TG/03 - Tree Protection Plan	Show CEZ, temporary ground protection to grass within T001 RPA, existing plinth as permitted temporary skip location, and additional protective fencing to the controlled T001 access route and exposed plinth edges.	Revision B - Tree Officer amendment incorporated
Rejig Homes Ltd planning/DWG base	Current development layout forming the design basis. Site-observed concrete plinth is not shown and must be added to arboricultural drawings.	Verified architectural DXF used as controlling base geometry

General Notes

- This report must be read with the accompanying arboricultural drawings AGR/TG/01, AGR/TG/02 and AGR/TG/03 and the tree survey schedule.
- Do not scale arboricultural dimensions from PDF previews where CAD dimensions or stated measurements are available.
- Tree positions, crown spreads and RPAs have been directly coordinated with the verified Rejig Homes CAD base. Site setting-out should use the project CAD/dimensions rather than scaling from the PDF.
- AGR/TG/03 Revision B Tree Protection Plan takes precedence for the location of fencing, the controlled ground-protection route, the skip/plinth arrangement and Construction Exclusion Zone.
- Any material development change after issue should be referred back for arboricultural review.

Appendix 3 - Site Photographs

The following photographs record the relevant retained trees, side-gate access and the existing hard-surfaced/plinth area used to inform the site-specific protection strategy. Formal construction controls are shown on AGR/TG/03.



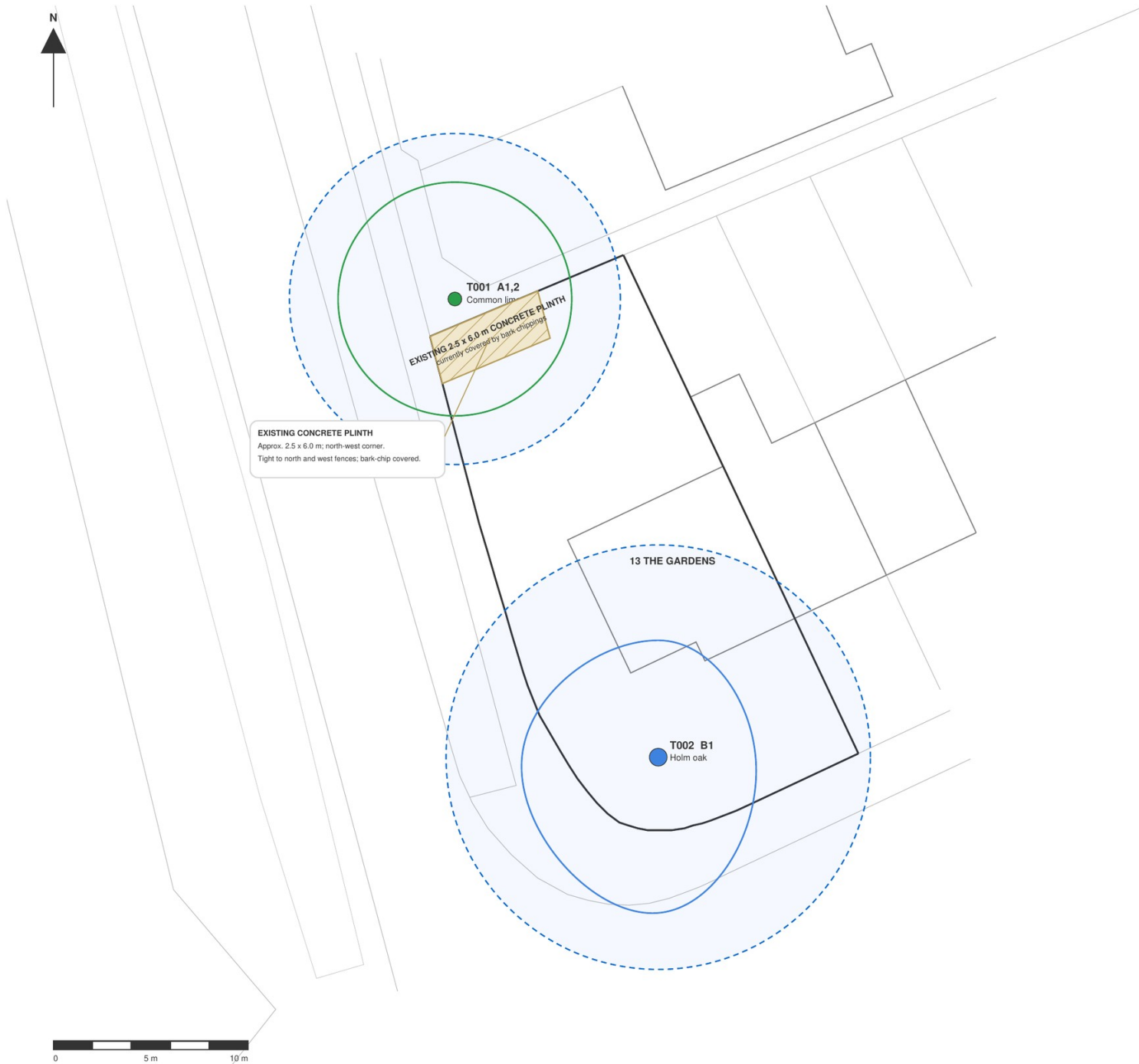
Figure A3.1 - Site access/existing hard surface (left) and T001 Common lime at the rear boundary (right).



Figure A3.2 - T002 Holm oak, retained and included within the BS5837 survey.

Appendix 4 - Arboricultural Drawings

Full-size A3 drawing PDFs are issued separately. AGR/TG/01 and AGR/TG/02 remain Revision A; AGR/TG/03 is Revision B following the North Hertfordshire Council Tree Officer amendment dated 6 October 2026. The following pages reproduce the current drawings within this report for reference.



AGR TREE SURVEYS

NEXT GENERATION TREE PRESERVATION

07300 201033 | alan@agrtrees.com

PROJECT

Holm Oak, 13 The Gardens

Baldock, Hertfordshire SG7 6AD

CLIENT

Richard Nott

DRAWING TITLE

Tree Constraints Plan

Drawing no. AGR/TG/01

Revision A

Status Planning Submission

Issue date 23 September 2026

Survey date 22 September 2026

Scale 1:200 @ A3

Drawn Alan Randall

Checked AGR Tree Surveys Ltd

LEGEND

- Category A tree / crown
- Category B tree / crown
- Root Protection Area (RPA)
- Existing concrete plinth

DRAWING NOTES

- Tree positions, measured crowns and nominal RPAs are taken from the frozen AGR survey data and survey DXF.
- Architectural/site geometry is taken from the verified Reijg Homes DXF. No aerial reconstruction or manual trial-and-error alignment has been used.
- The concrete plinth is an existing site-observed feature, approximately 2.5 x 6.0 m, tight to the north and west garden fences and currently covered by bark chippings.
- No proposed-development geometry is shown on this constraints plan.



AGR TREE SURVEYS

NEXT GENERATION TREE PRESERVATION

07300 201033 | alan@agrtrees.com

PROJECT

Holm Oak, 13 The Gardens

Baldock, Hertfordshire SG7 6AD

CLIENT

Richard Nott

DRAWING TITLE

Arboricultural Impact Assessment Plan

Drawing no. AGR/TG/02

Revision A

Status Planning Submission

Issue date 23 September 2026

Survey date 22 September 2026

Scale 1:200 @ A3

Drawn Alan Randall

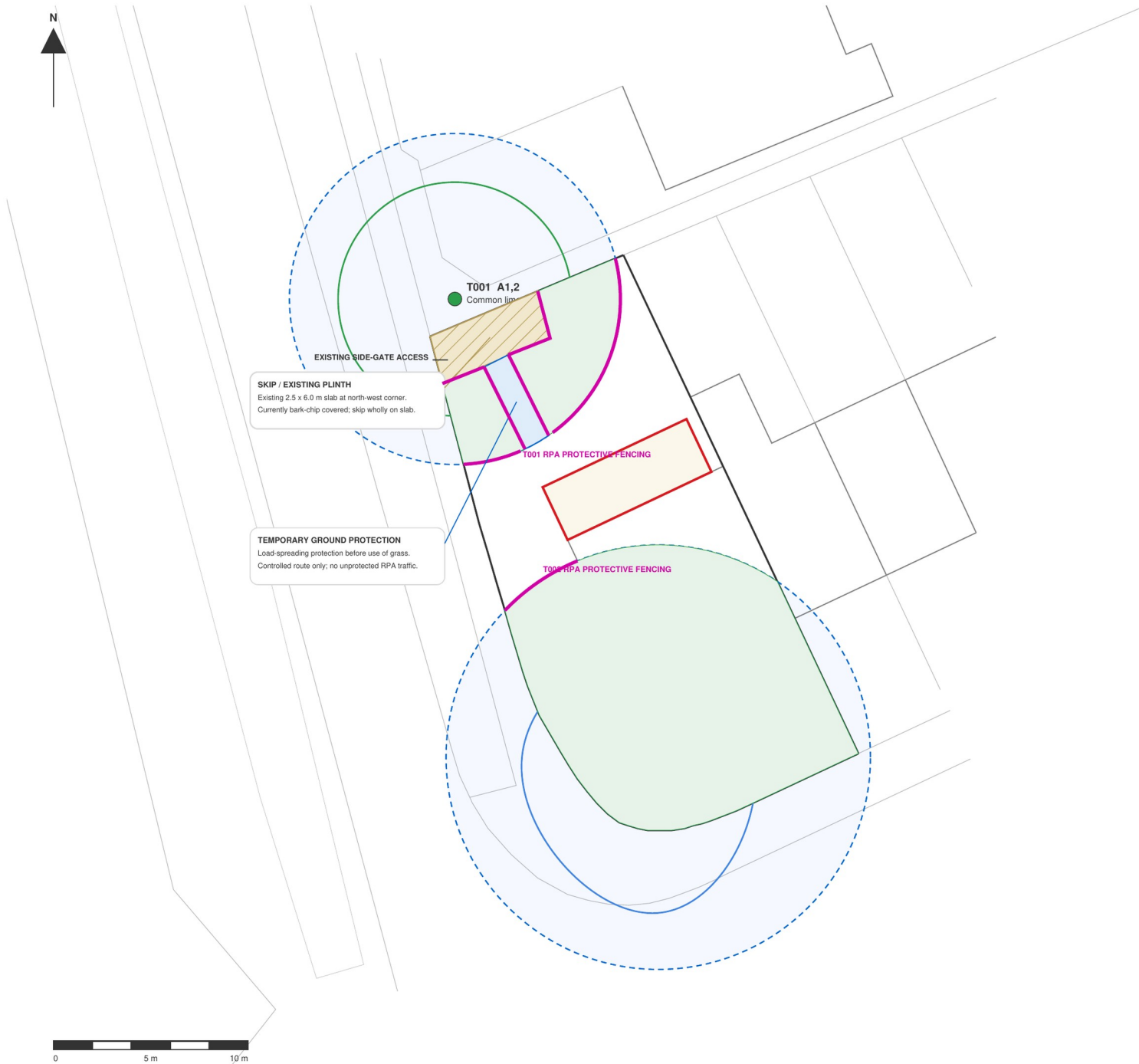
Checked AGR Tree Surveys Ltd

LEGEND

- Category A tree / crown
- Category B tree / crown
- Root Protection Area (RPA)
- Proposed extension
- Existing concrete plinth

DRAWING NOTES

- The current extension footprint is outside both nominal RPAs: approximately 2.16 m beyond T001 and 1.19 m beyond T002 at the nearest points.
- No tree removal or facilitation pruning is required for the current proposal.
- The existing north-west concrete plinth lies within the T001 RPA and is retained as existing hardstanding for controlled temporary skip storage.
- Construction access over grass within T001 RPA requires temporary load-spreading protection. T002 RPA is retained as a no-access/no-storage area.
- Any later change to foundations, services, drainage, levels or construction access that enters an RPA requires arboricultural review.



AGR TREE SURVEYS

NEXT GENERATION TREE PRESERVATION

07300 201033 | alan@agrtrees.com

PROJECT

Holm Oak, 13 The Gardens

Baldock, Hertfordshire SG7 6AD

CLIENT

Richard Nott

DRAWING TITLE

Tree Protection Plan

Drawing no.	AGR/TG/03
Revision	B
Status	Planning Submission
Issue date	13 October 2026
Survey date	22 September 2026
Scale	1:200 @ A3
Drawn	Alan Randall
Checked	AGR Tree Surveys Ltd

LEGEND

- Category A tree / crown
- Category B tree / crown
- Root Protection Area (RPA)
- Proposed extension
- Existing plinth / skip
- Protective fencing
- Temporary ground protection
- Construction Exclusion Zone

DRAWING NOTES

- T002 fencing is unchanged: it follows the nominal T002 RPA from the westward garden fence line only to the west side of the existing building.
- T001 controlled access through the RPA is enclosed by protective fencing to BOTH outer edges for its full length within the RPA, preventing overfall into the CEZ.
- The existing 2.5 x 6.0 m concrete plinth at the north-west corner remains intact. Protective fencing is provided to its exposed south-east edges, with only the controlled opening onto the protected access route left open.
- Install the specified temporary load-spreading ground protection before the route is used. Access is limited to pedestrians, wheelbarrows and equivalent light traffic.
- Heavy plant or vehicle access over the T001 RPA is NOT permitted unless an engineered ground protection design is first submitted for arboricultural approval.
- No storage, mixing/washout, fires, spoil deposition, level changes, trenching or services within protected RPAs unless separately agreed. The extension/foundation footprint remains outside both RPAs.

REV B - Tree Officer amendment: additional fencing to the T001 controlled access route and exposed concrete-plinth edges.

Base: Reijg Homes Ltd DXF supplied September 2026. Tree geometry: AGR B55837 survey DXF, survey 22 September 2026. Existing plinth is a site-observed feature absent from the architect CAD and is shown approximately from field information and photographs.