

26 Rosslyn Hill. London. NW3 1PA

21040. Tree survey and arboricultural method statement. V5.
December 2022.

The owners, Simat Properties, have commissioned Charlton Brown Architects (**CBA**) to draw up plans for demolition behind the retained front façade of 26 Rosslyn Hill and the erection of a three storey dwelling with accommodation in the roof.
Please refer to CBA sheet set 21040.

In the absence of adopted local supplementary planning guidance specific to trees British Standard 5837 2012
“Trees in relation to Design, Demolition and Construction – Recommendations” (**BS**) is used as the criterion for tree submissions to the Local Planning Authority (**LPA**), the London Borough of Camden.

Please refer to the 21040 Rosslyn Hill . Tree protection plan. December 2022. (**TPP**)

The TPP is submitted as a pdf which can be zoomed to any size to reveal fine detail including:

- Existing building footprints.
- Existing tarmaced areas and boundary walls.
- Existing front garden paths and soft areas.
- Scale bar.
- Spot levels.
- Catalogued trees.
- The normative root protection area (RPA) (as described in the BS) of front garden Oak T1.
- The position of a tree protection fence to prevent access to the stem of T1 during building works.
- The position of a paved area refurbished using a no dig method.

Number 26 was visited in February 2022 to catalogue trees.

| No | Common name of tree | Height estimated in metres | Stem Diameter in mm at 1.5 metres from base | Branch spread towards compass points estimated in metres | Estimated remaining contribution in years. Category grading as per table 1 of the BS Comments |
|----|-----------------------|----------------------------|---|--|---|
| 1 | Oak | 14 | 610 | N 6 E 5 S 6 W 6 | 40 A Crown clearance 2m over garden and pavement |
| 2 | Lime off site | 12 | 400 200 estimated | N 4 E 4 S 3 W 3 | 40 B |
| 3 | Lime off site | 9 | 900 at base estimated | N 3 E 3 S 3 W 4 | 40 B |
| 4 | London Plane off site | 12 | 900 estimated | N 5 E 3 S 4 W 7 | 40 B |
| 5 | Lime off site | 12 | 2x450 estimated | N 3 E 2 S 3 W 3 | 40 B |
| 6 | Plum off site | 10 | 300 estimated | N 1 E 3 S 2 W 2 | 20 C |
| 7 | Ash off site | 11 | 400 estimated | N 4 E 4 S 5 W 6 | 5 C |

Arboricultural Implications Assessment

Front garden.



T1 native Oak. Despite the kink in its stem this Oak has got to be a category A. The TPP shows that the normative RPA of T1 covers much of the front garden.



Ts2 and 3 are pollarded Limes. Limes are likely the most robust city dwellers. The overhang of T2 has been pruned back from the building in the past. Some similar pruning will be required as part of the proposal to facilitate scaffolding of the front and side elevations.

Rear Space

Number 26 is attached to the former Hampstead police station and magistrates court. Most of the rear area is tarmaced and there are no trees within the boundary. There are neighbours trees close to the brick retaining wall which forms the boundary.



T4 London Plane is overhanging the area where there are proposals to extend the dwelling footprint. T4 has been reduced and reshaped on the neighbours side and to a far lesser extent over the boundary of number 26. It can be target pruned back close to the boundary as part of the proposal. More than likely professional pruning will increase the longevity of this Plane and make it more of a visual amenity.

The buttressing at the base points to the boundary wall retaining a significant amount of soil which again is supporting heavy trees. (Please refer to levels on the TPP). Aerial images show a reasonable area of permeable ground over the boundary. The TPP shows a distance of 10 metres from the boundary wall to the western elevation of number 24.

Whilst of course the tarmaced area would be within the *normative* RPAs of the neighbours trees drawing circular RPAs on to the TPP *in this case* would show nothing useful.

Should there be any significant roots in the tarmaced area this would indicate there is a breach of the wall, direct damage and actionable nuisance. The wall would have to be repaired and this would involve cutting back the roots to the boundary.

Arboricultural method statement

The CBA design can be built with all of the aims and intentions of BS 5837 2012 using the method below.

Prior to any building works constructors will appoint a site monitoring arboriculturalist to help them to set up and monitor.

| client | site address | proposal | consent notice | LPA LB Camden | visit date |
|--------|--------------|----------|----------------|---------------------|------------|
|--------|--------------|----------|----------------|---------------------|------------|

Check List

| tree barrier in place Y N | tree barrier as approved | tree barrier breached | action requested |
|---|-----------------------------|--------------------------|------------------|
|---|-----------------------------|--------------------------|------------------|

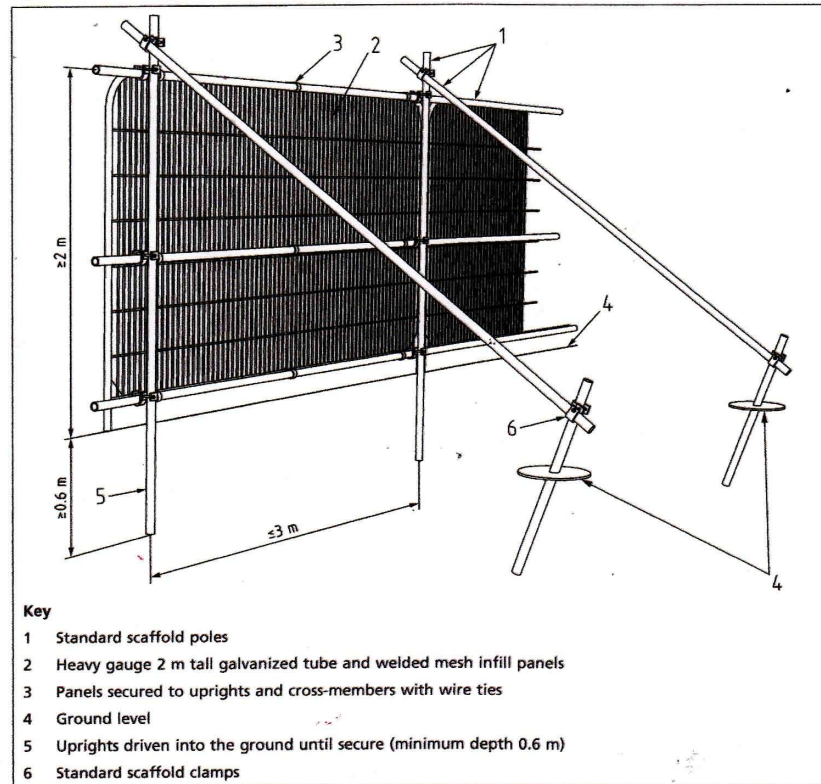
| ground protection in place | ground protection as approved | tree damage since last visit | action requested |
|----------------------------|-------------------------------|------------------------------|------------------|
|----------------------------|-------------------------------|------------------------------|------------------|

| | |
|----------|--------------------|
| comments | |
| signed | date of next visit |

Front Garden

1. Hand rake out and remove all front garden debris and litter.
Assemble the tree protection fence in the position shown on the TPP. The fence follows clearly identifiable features. The fence will stay in place until all building works are complete.

Figure 2 Default specification for protective barrier



2) By consent from the LPA and correspondence with the owner of number 24 the Lime, T2 will be pruned back to facilitate scaffolding.
Arborists will be guided by the normative reference BS 3998 2010 "Tree work – recommendations".

3. The proposal refurbishes the existing paved area here.
This will be done using "no dig" methods.
Hand rake up overburden in the no dig area.
Assemble cellweb as per addendum "Rosslyn 26. 21040 cellweb guide".

4. When all building works are complete the tree fence can be dismantled.
Replanting the front garden here would have to minimise any disturbance of Oak roots. Rotovators will not be used. All works will be done with hand held tools only.

Grass seeding will use a waterwise mix.

Rear outside space

1. By consent from the LPA and correspondence with the owner of number 24 the London Plane T4 will be target pruned back close to the boundary. Arborists will be guided by the normative reference BS 3998 2010 "Tree work – recommendations".
2. There is no visible reason today to believe that the garden of number 24 will need to be accessed. Care will be taken with piling rig booms that could come close to the crowns of Ts 2, 3, 4 & 5.
3. Party wall surveyors and structural engineers will report if there has been a breach of the boundary retaining wall with tree roots. Advice will be sought from the site arboriculturalist as to the significance of proposed remedial works.



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