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Tyler Grange Ref. 15935_R01_Arboricultural Technical Note_WS

Gloucester Lodge: Arboricultural Technical Note

Introduction

1.1. The technical note has been prepared by Tyler Grange Group Ltd (TG) on behalf of Mr M Namaki to appraise the potential impacts towards the existing trees on site resulting from the proposed pedestrian footpath and reinstatement of a pedestrian gate. This note sets out the precautionary working methods to avoid damage to the existing trees in accordance with BS5837:2012.

1.2. The site comprises a private residential property with a gated entrance driveway and associated hard and soft landscaping. The gated entrance abuts the public footpath and highway to the west. (see Figure 1 below).

1.3. The development proposal comprises the construction of a new pedestrian footpath and the reinstatement of the existing pedestrian access via a gate.

Figure 1 - Indicative site boundary (Google Maps 2023)

Site Context

1.4. A tree survey (ref 11896-Gloucester Lodge TCP v1 27-07-15) was carried out in 2015 by a third party consultancy, with the results of this survey being used to inform the recommendations made within this report. It is understood that the survey was undertaken following industry best practices outlined in BS5837:2012.

1.5. Findings of each of the trees surveyed in the original survey are detailed in the Tree Survey Schedule and Tree Constraints Plan appended at the end of this report. This provides a tabulated record of the trees surveyed, including; reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.

1.6. A total of 13 trees and one hedge were recorded during the original survey. A review of the 2015 survey data revealed that the vast majority of these trees were of lower quality, with the four trees being of more moderate quality. The locations of these trees are illustrated within the Tree Constraints Plan appended at the end of this report.

1.7. None of the trees at the site are subject to statutory protection under a Tree Preservation Order (TPO), however, the site does reside within the Regents Park Conservation Area.

1.8. No veteran trees were recorded during the survey, nor is the site within influence of any registered ancient semi natural woodland.

Planning Policy Context

1.9. The Camden Local Plan is the main strategic document within the Local Plan for Camden and sets out the strategic policy framework for the district. It comprises a long-term spatial vision and strategic objectives, a spatial strategy, thematic policies and a monitoring and implementation framework.

1.10. Policy A3 Biodiversity: Includes a requirement to ensure that

"The Council will protect, and seek to secure additional, trees and vegetation. We will:

j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation; k. require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout ; l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development; m. expect developments to incorporate additional trees and vegetation wherever possible".

Impact of Development on Trees and Tree Protection

1.11. The development proposes the construction of a new pedestrian footpath and reinstatement of a gated pedestrian access within the proximity of trees T3 and T4.

1.12. The construction of the gated access leading to the proposed pedestrian footpath necessitates the removal of tree T4. Tree T4 has been designated as "Category U" and is deemed unsuitable for retention irrespective of any development proposals. Consequently, the removal of this tree will not have any discernible impact on the overall arboricultural value of the site. However, caution should be exercised during the tree removal process to avoid harming the canopy or trunk of neighbouring tree T3, which is intended to be retained.

1.13. Additionally, construction of the gated access is likely to impact the RPA of retained tree T3. As such, any excavation works within the RPA are to be undertaken by hand under the supervision of a suitably qualified arboriculturist so as to avoid any unnecessary damage to roots which may be encountered during excavation.

1.14. The proposed pedestrian footpath is to be constructed in an area which is currently soft landscaping. It is likely that this footpath will encroach into the Root Protection Area (RPA) of Category B tree T3 by approximately 9%. As such, the footpath can be created using a granular wearing course and sub-base system, retained by non-invasive timber edging. The surface treatment can utilise permeable tarmac or permeable block paving (or similar) to maintain water and aeration in relation to the calculated site-side RPAs. A no-dig solution using 75mm – 150mm Cellweb Tree Root Protection systems (or similar) will require that only turf layers and other vegetation need to be removed from the surface as the Cellweb system does not require excavation into the soil, therefore avoiding damage to tree roots. Construction will need to be undertaken by hand and with care not to damage the adjacent canopies or to disrupt the ground condition within the surrounding RPA.

1.15. Given the nature of the development, it will be necessary to provide adequate protective measures to the retained trees to ensure any damage to the trees is avoided. Given the proximity of the development to the existing tree cover, in addition to the limited space available, traditional tree protection fencing may not be appropriate owing to the necessary working space required for construction. As such, timber box hoarding around the stem, in addition to ground boarding over areas of exposed soft landscaping within the RPA of retained trees will provide adequate protection during development. The locations of any tree protection fencing is to be agreed upon by a suitably qualified consultant and this is to be installed prior to any demolition and/or construction works being undertaken.

Conclusion & Recommendations

1.16. The potential impacts towards existing trees from the proposed development have been appraised and it is evident that the development necessitates the removal of only one poor quality tree. No protected trees will be impacted. Given that the tree being removed is of poor quality and condition, its loss is not considered to have a detrimental effect on the overall site context as its decline and eventual removal is expected irrespective of the proposed works.

1.17. A landscaping scheme has been produced pursuant condition 4 of planning permission ref: 2020/0441/P: *"No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of the replacement Cherry tree, planted screen adjoining 14 Gloucester Gate and courtyard planting. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved"* which secures the replacement planting of T4. The precise location of the replanting is to be decided upon completion of the footpath construction.

1.18. The development is projected to impact tree T3, but this tree can be retained. Sensitive construction methods and suitable tree protective measures have been recommended to mitigate any potential impacts to the retained trees.

1.19. The development is considered suitable from an arboricultural perspective on balance, subject to the recommended protective measures listed above being followed and suitable mitigatory replacement planting being provided throughout the site. Whilst the local authority do not stipulate a specific number of replacement tree planting they state that *"Tree planting should, as a minimum, offset the capacity of trees lost as a result of the development to absorb carbon, taking account of the time needed to reach maturity"*. As such, It is recommended that a minimum of two new trees are replanted to offset the required tree losses. Fast-establishing species such as Himalayan birch should be utilised to ensure that reduction of canopy cover is kept to a minimum.

Appendix 1 - Tree Survey Schedule

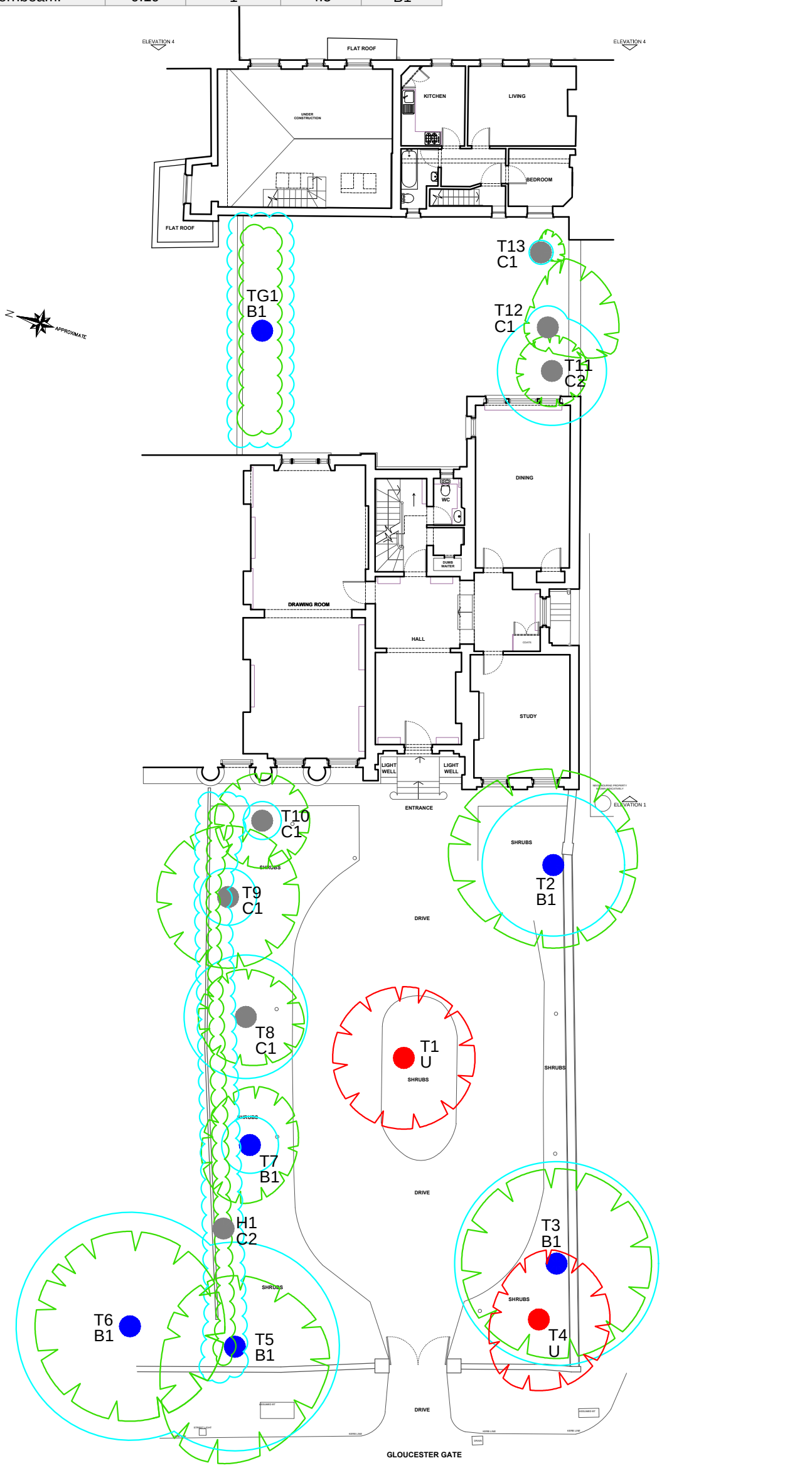
Tree No.	Species	DBH	No of Stems	Ht (m)	N	E	S	W	BS Cat	Age Class	Life Expect	Cr Ht (m)	Observation	Recommendations	RPA (m2)
TG1	Hornbeam.	0.19	1	4.5	1.2	1.2	1.2	1.2	B1	Early-Mature	10_19	1.8	Average form, shape and condition. Pleached Hornbeams maintained for screening, subjected to regular pruning. 5x trees in group.	Fell to ground level.	16
T1	Weeping Ash.	0.65	1	8.7	3	3	3	3	U	Mature	<10	2	Dead gross defect	Fell to ground level.	191
T2	Magnolia.	0.25	1	7.6	4.5	4	3.5	3.5	B1	Early-Mature	20_39	0	Average form, shape and condition. No significant recent crown management. Multiple pruning wounds partially occluded.	No Works.	28
T3	Ash.	0.36	1	12	4	4	4	4	B1	Mature	20_39	2.4	Average form, shape and condition. Unable to inspect due to restricted access. Minor deadwood, subject to previous branch failures.	No Works.	59
T4	Cherry.	0.27	2	4.7	2	3	3	3	U	Early-Mature	<10	1	Poor form (Asymmetric canopy), shape and condition. Dense crown, moderate crown deadwood. Co-dominant tree with included unions. Tree colonised by fungi thought to be Phellinus igniarius.	Fell to ground level.	23
T5	False Acacia.	0.37	1	10.4	3	3	4	5	B1	Early-Mature	10_19	3	Average form, shape and condition. Dense crown, moderate crown deadwood.	No Works.	62

Tree No.	Species	DBH	No of Stems	Ht (m)	N	E	S	W	BS Cat	Age Class	Life Expect	Cr Ht (m)	Observation	Recommendations	RPA (m2)
T6	Oak.	0.4	1	13.7	4	4	4	4	B1	Early-Mature	20_39	2	Average form, shape and condition. 3rd party offsite tree, unable to fully inspect.	No Works.	72
T7	Japanese Maple.	0.12	M/s	4	2	2.5	2	2.5	B1	Early-Mature	10_19	1	Average form, shape and condition. Ornamental tree.	No Works.	5
T8	Pittosporum	0.26	2	5.5	2	2	2.5	2	C1	Early-Mature	10_19	1.5	Average form, shape and condition. Subject to crown management - Lifted /Reduced.	No Works..	21
T9	Lilac.	0.12	M/s	4.6	3	3	3	3	C1	Early-Mature	10_19	1	Average form, shape and condition. Multi stemmed tree with moderate included unions.	No Works.	5
T10	Cotoneaster.	0.067	1	4	2	2	2	2	C1	Semi-Mature	10_19	0	Average form, shape and condition. Young newly set tree.	No Works.	2
T11	Rhododendron.	0.19	1	8.2	1.5	1.5	1.5	1.5	C2	Early-Mature	10_19	2	Poor form (Asymmetric canopy), shape and condition. In close proximity to building, multiple pruning wounds on main stem, low quality landscape tree.	Fell to ground level.	16

Tree No.	Species	DBH	No of Stems	Ht (m)	N	E	S	W	BS Cat	Age Class	Life Expect	Cr Ht (m)	Observation	Recommendations	RPA (m2)
T12	Lilac.	0.09	M/s	3.6	1	3	3	1	C1	Early-Mature	10_19	1	Poor form (Asymmetric canopy), shape and condition.	Fell to ground level.	3
T13	Japanese Maple.	0.04	1	3.4	0	1	1	0	C1	Young	10_19	0	Poor form (Asymmetric canopy), shape and condition. Young newly established tree.	Fell to ground level.	1
H1	Yew.	0.08	M/s	3.5	1	1	1	1	C2	Early-Mature	20_39	1	Average form, shape and condition. Maintained Hedgerow.	No Works.	2

Appendix 2 - Tree Constraints Plan Ref 11896-Gloucester Lodge TCP v1 27-07-15

Tree No	Species	DBH(m)	No of Stems	Ht (m)	BS Cat
T1	Weeping Ash.	0.65	1	8.7	U
T2	Magnolia.	0.25	1	7.6	B1
T3	Ash.	0.36	1	12	B1
T4	Cherry.	0.27	2	4.7	U
T5	False Acacia.	0.37	1	10.4	B1
T6	Oak.	0.4	1	13.7	B1
T7	Japanese Maple.	0.12	M/s	4	B1
T8	Pittosporum	0.26	2	5.5	C1
T9	Lilac.	0.12	M/s	4.6	C1
T10	Cotoneaster.	0.067	1	4	C1
T11	Rhododendron.	0.19	1	8.2	C2
T12	Lilac.	0.09	M/s	3.6	C1
T13	Japanese Maple.	0.04	1	3.4	C1
H1	Yew.	0.08	M/s	3.5	C2
TG1	Hornbeam.	0.19	1	4.5	B1



scale bar 1:200

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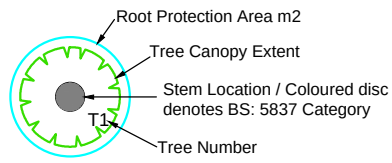
Tree Survey Drawing Key



See Innovation Environmental Tree Survey for Individual Tree Details

KEY

Refer to Innovation Environmental arboricultural report for details

- Category A - high quality and value
- Category B - moderate quality and value
- Category C - low quality and value
- Category U - removal

RPA - root protection area as defined by Table 2 BS 5837:2012

Category U - removal

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REV AMENDMENTS DRAWN DATE AUTH'D

PROJECT
Gloucester Lodge, Gloucester Gate, Regents Park, London, NW1 4HA

CLIENT
Iconic Properties Limited

TITLE
Tree Constraint Plan (TCP)

Job	Scale	DRG NO	Revision
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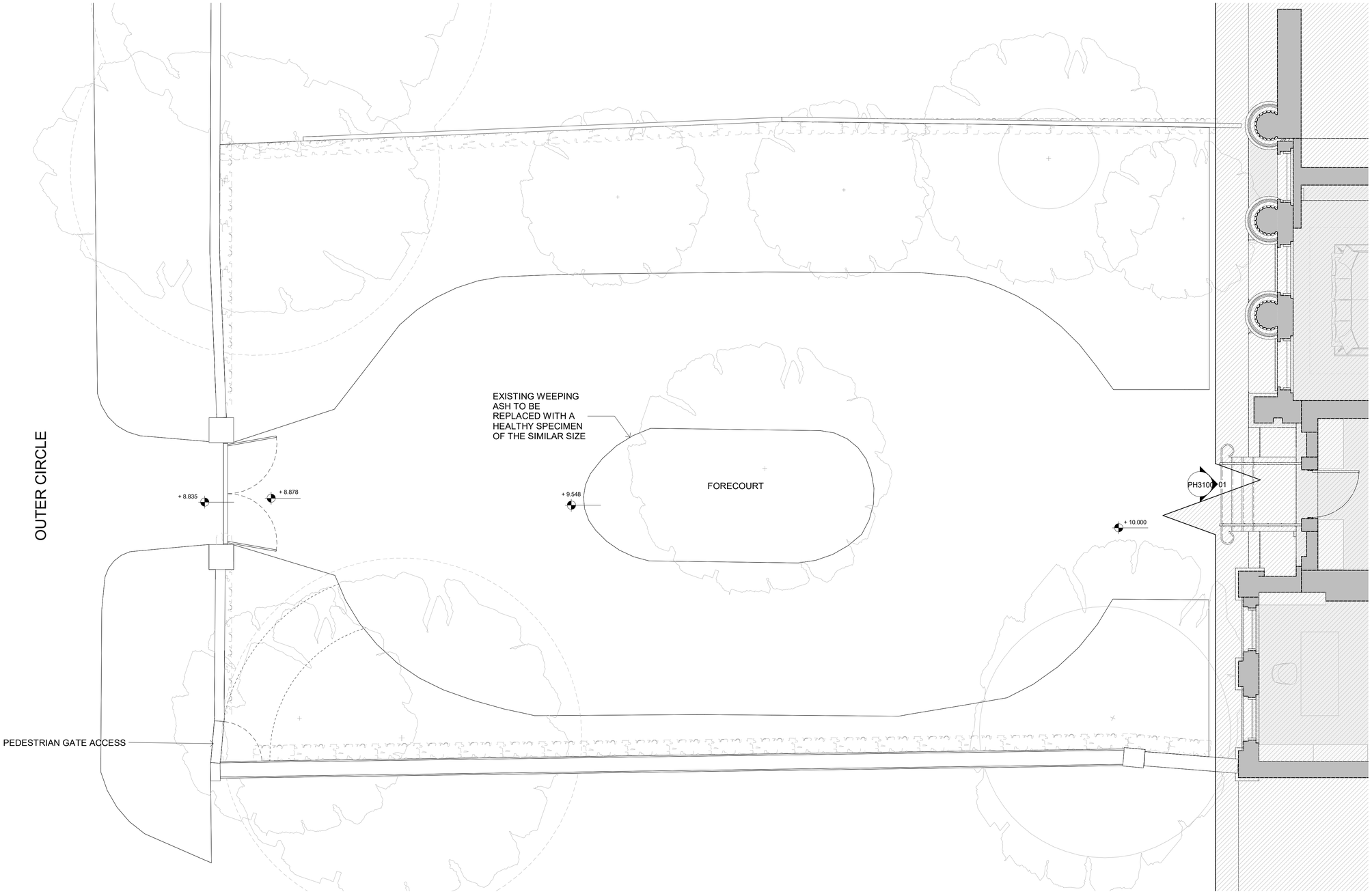
Date 28/07/2015	Type MT.TCP.11896.v1		

Innovation Group

Appendix 3 – Proposed Layout



01 Proposed Ground Floor Forecourt Plan

1 : 50

Scale 1 : 50 mm

0m 500 1000 2500 5000

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

REV	Date	Reason For Issue	Chk

PLANNING

DRAWING STATUS

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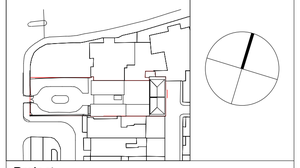
Keyplan



Project

Gloucester Lodge

Drawing Title

Proposed Ground Floor Forecourt Plan

Scale at A1
1 : 50

Date

Project No.
1202

Rev No.

Drawing No.
GL-MAK-XX-00-DR-AR-PH3000A