Tree Data Schedule

Reference (G = Group, H = Hedge)	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N E S W	Scaled Tree Diagram (m)	Notes	Recommendations (independent of any development proposals) Priority	Inspect freq (yrs)	Vigour: Physiological Condition / Structural Condition	Amenity Value: Life Expectancy (yrs) / Retention Category
T1	Semi-Mature **Bay Laurel** Laurus nobilis.	8	4-5	34	N 3, E 1, S 3, W 3		Position: Situated on third party land. Form: Multi-stemmed at ground level with a compact crown. History: Maintained by pruning. **Defects: No significant defects observed.** Other: Limited inspection. Recorded stem diameter is equivalent for 8 stems at 12cm diameter.	No action required.	n/a	Moderate / Good / Good	Low / 40+ / C
T2	Early-Mature **Black Locust** Robinia pseudoacacia.	13	8	35	N 6.5, E 6, S 6, W 5		Position: Situated on third party land. Form: Twin-stemmed at 6m with a balanced crown. History: No evidence of significant pruning. **Defects: No significant defects.** Other: Limited inspection, dimensions estimated.	No action required.	n/a	Moderate / Good / Good	Moderate / 40+ / B
G3	Semi-Mature **Cotoneaster** Cotoneaster sp.	av 5	av 3.5	av 15	N av, E 4, S 1, W 3 each		Position: Situated on third party land. Form: Single stemmed and leaning with a slightly unbalanced crown. History: Occasional pruning wounds due to crown lifting. **Defects: No significant defects observed.** Other: Limited inspection, dimensions estimated.	No action required.	n/a	Moderate / Good / Fair	Low / 40+ / C

Statutory Protection

We were informed by Rav Curry of London Borough of Camden via email on the 10th October 2023 that:

- The site lies within the **Primrose Hill Conservation Area**.
- There are no tree preservation orders affecting trees within the site.
- There are no tree preservation orders immediately adjacent to the site; a Corkscrew Willow in Fitzroy Yard, outside the rear of 6 Primrose Hill Studios, is the nearest TPO tree.

Photographs

Photo 1.

Photo 2.

Photo 3.

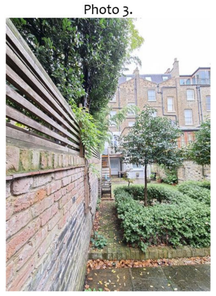
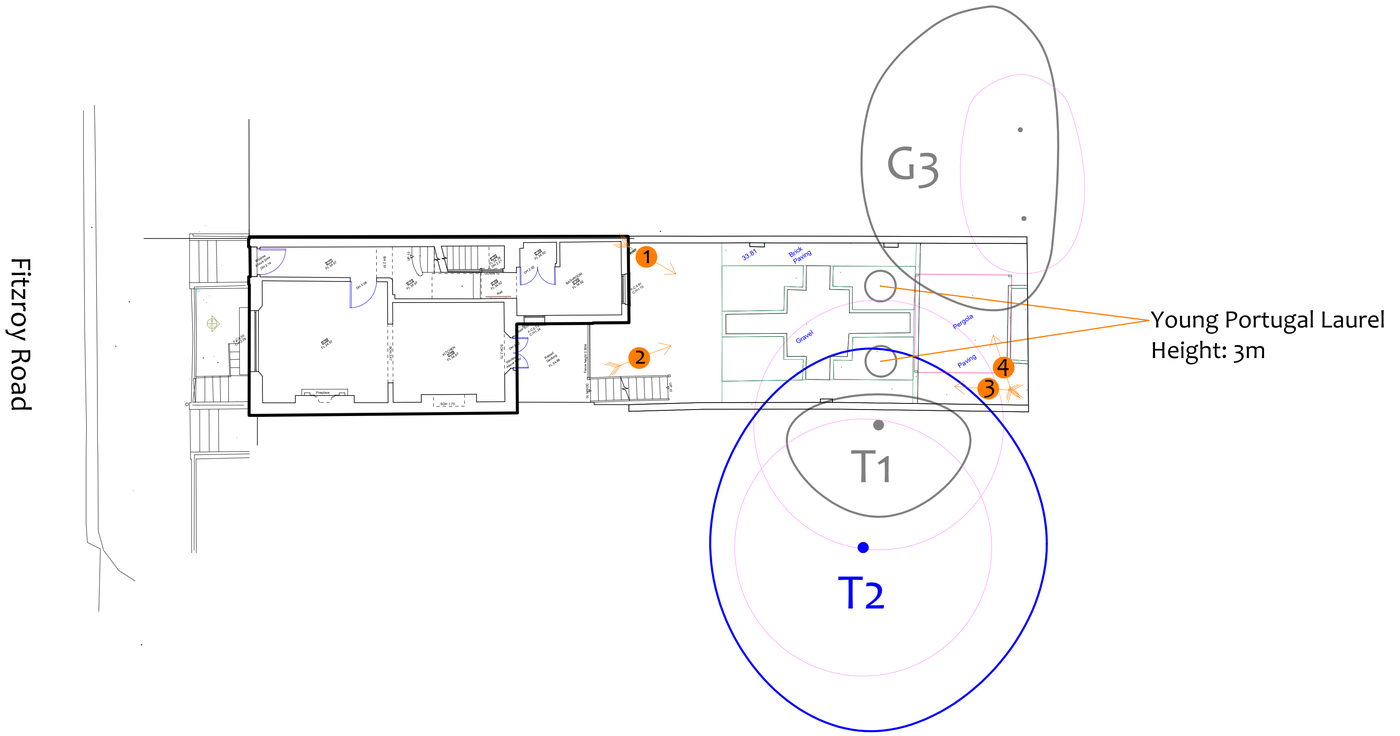


Photo 4.



Drawing No: CCL 11666 / TCP Rev: 1
Title: Tree Constraints Plan (Existing Layout)
Site: 27 Fitzroy Road, London, NW1 8TP
Scale: 1:100 Paper Size: A1

CROWN Arboricultural Consultants 01422 316660

Tree Retention Categories Stems & canopies shown

Category A tree	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
Category B tree	Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees
Category C tree	Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
Category U tree	Trees unsuitable for retention due to their very poor condition.

Tree Constraints Plan

Status: Final

BS 5837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of exising road or building.

Root Protection Area having been amended to account for for site conditions

T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

1 Photo 1

MN = Measured North:

Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Tree Ref.	Species	Height (m)	Root Protection Area: Radius (m)	m²	Square (m)
T1	Bay Laurel	8	4.1	52	7.2
T2	Black Locust	13	4.2	55	7.4
G3	Cotoneaster	5	1.8	10	3.2

Excerpts from the Arboricultural Impact Assessment

Overview

It is proposed to construct a new basement, rear extension and undertake landscaping works in the rear garden as indicated on the drawings in Appendix 6. The existing layout is indicated in black, the proposed basement in shown in blue, and the footprint of the proposed ground floor extension and landscaping works are indicated in pink.

The table below summarises the potential impact on trees due to various activities.

Activity	Trees Potentially Affected
Tree Removal	Two 3m tall Portuguese Laurel
Tree Pruning	None
RPA: Basement Foundations	T1
RPA: Extension Foundations	None
RPA: Other Foundations	None
RPA: New Hard Surface	None
RPA: Replace Existing Surface	T1 and G3
RPA: Underground Services	None Anticipated
RPA: Change of Ground Levels	None
RPA: Soil Compaction	Trees adjacent the construction area (preventable by installing tree protection measures)

Other potentially damaging activities often associated with construction sites include demolition or the careless use of plant machinery, hazardous materials, or fires. All of the above potential impacts are considered in detail throughout this Section.

Tree Removal

All trees to be removed are indicated on the Impact Assessment Plan and are listed below:

Retention Category A: Our survey did not identify any Retention Category A trees.

Retention Category B: It is proposed to retain all Retention Category B trees.

Retention Category C: It is proposed to remove two Portuguese Laurel from the rear garden.

These are small trees (height 3m) located within a rear garden and are not visible from public vantage points. Their removal shall have little to no impact on the visual amenity of the locality, so they are not considered to be a material planning consideration. All other Retention Category C trees are to be retained.

Retention Category U: Our survey did not identify any Retention Category U trees.

Mitigation Planting

The rear garden offers opportunity to plant replacement vegetation as part of a post-development landscaping scheme.

Impact on Tree Canopies

The retained tree canopies are sufficiently far from proposed building works and access routes such that they should not be impacted by construction activity. Consequently, no pruning works are required to enable the build.

Impact on Tree Roots

Basement Foundations:

The proposed basement shall encroach into approximately 6% of the theoretical Root Protection Area of T1. Whilst an incursion of 6% is considered to be relatively minor, T1 grows beyond a boundary wall on third-party land; the foundations of this boundary wall are likely to have an influence on T1's root proliferation within the garden of No: 27. Consequently, the portion of T1's RPA affected by the proposed basement is likely to be considerably less than 6%.

Nevertheless, is it recommended to install the basement in a manner that does not disturb the soils beyond its proposed footprint. This may be done via contiguous piling, sheet piling, pinning or any similar method which limits excavation for the basement footprint in the direction of RPAs. Excavating a temporary batter slope within the RPA should be avoided.

Extension Foundations:

The foundations for the new rear extension do not encroach within the Root Protection Area of any retained tree. Consequently, no restrictions on foundation design or implementation are considered necessary from an arboricultural perspective.

Other Foundations:

No other foundations are proposed within Root Protection Areas.

New Surfaces:

No new hard surfaces are proposed within Root Protection Areas.

Replacement of Existing Surfaces:

The existing paving and gravel surfaces over the theoretical Root Protection Areas of T1 and G3 are to be replaced with a new paved surface and/or turf. To ensure little to no impact, excavation should be limited to the removal of the existing surfaces and their sub-base using hand tools. No detrimental impact should occur as a result of resurfacing.

Underground Services:

Wherever possible, any new underground services should be located outside of RPAs. Where this is not possible, the project arborist should be consulted prior to any excavation. Trenching for underground services is one of the most damaging activities on construction sites, and NJUG guidelines[4] should be followed (http://streetworks.org.uk/wp-content/uploads/2016/09/Vol-Trees-Issue-2-Operatives-Handout.pdf) in accordance with a site-specific Arboricultural Method Statement.

Changes in Ground Levels:

It is proposed to lower the existing ground levels at the very rear of the dwelling. However, no ground level changes are proposed over Root Protection Areas.

Summary

Two Portuguese Laurel are to be removed to facilitate the proposal. These are small trees and are hidden from public vantage points. The impact of tree removal on local amenity levels shall be minimal.

No pruning works are required to enable the proposal.

Basement foundations are proposed within the theoretical RPA of T1. However, the potential impact is likely to be minor due to the lack of rooting activity anticipated within the site.

Existing paving and gravel surfaces are to be replaced with new paving and turf. Little to no impact on trees is anticipated.

No new hard surfacing is proposed in Root Protection Areas.

No ground level changes are proposed over Root Protection Areas.

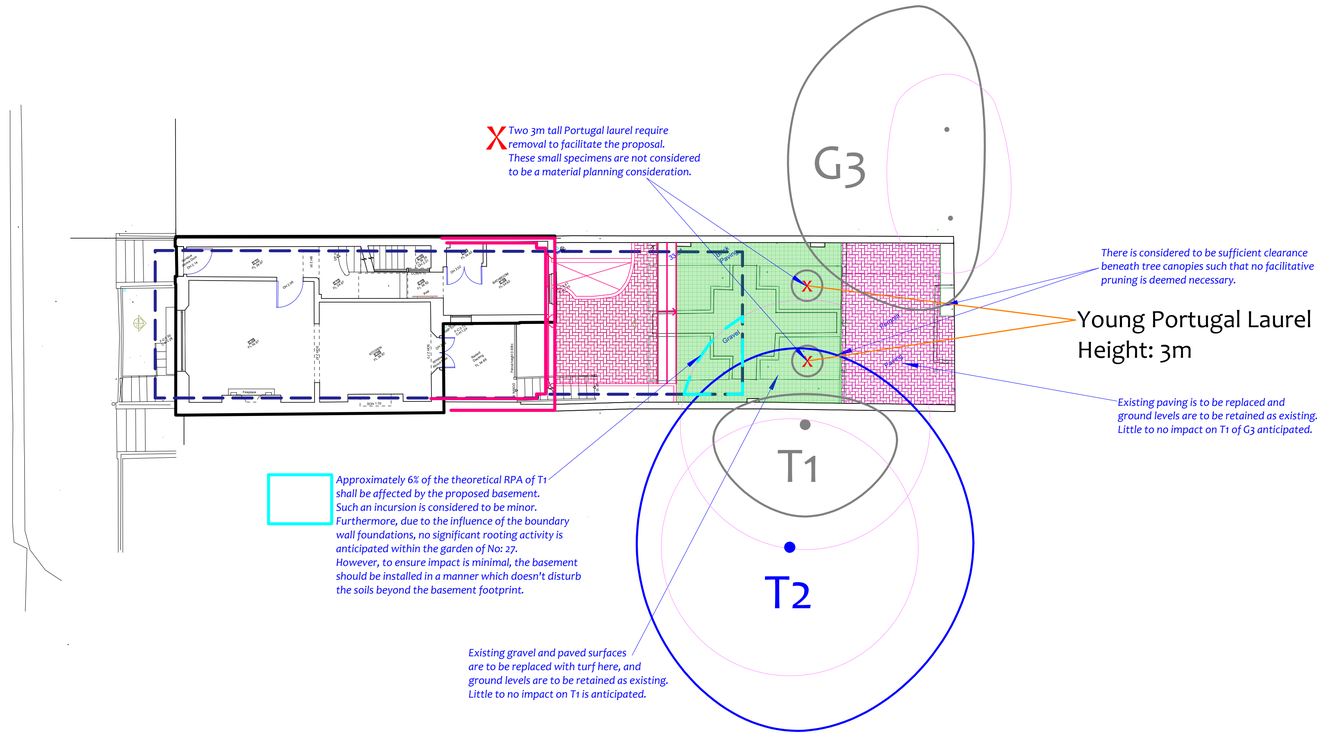
Adequate space has been allowed between the proposal and all trees such that no future pressure to overly-prune or remove trees shall occur as a consequence of the proposal.

Arboricultural Method Statement

BS 5837 recommends that a detailed methodology is agreed in the form of an Arboricultural Method Statement, which shall ensure that trees are well protected during the construction phase. This should detail all tree protection measures and limitations on construction activity. All of the issues raised within this Impact Assessment should be covered by the Method Statement.

See Section 7 for a more detailed assessment

Existing Layout (Black)
Proposed Basement (Dashed Blue)
Proposed Extension & Garden Layout (Pink)



Drawing No:	CCL 11666 / IAP Rev: 1
Title:	Impact Assessment Plan
Site:	27 Fitzroy Road London, NW1 8TP
Scale:	1:100 Paper Size: A1

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Arboricultural Consultants
01423 316660

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Stems & canopies shown

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Impact Assessment Plan

Status: Final - for submission

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