tree:fabrik

HURDWICK HOUSE, CAMDEN
Arboricultural Development Report

25th July 2023

ISSUE SHEET

JOB NAME:	HURDWICK HOUSE
JOB NUMBER:	TF1228
CLIENT:	SALBOY (MORNINGTON CRESCENT) LIMITED
REPORT NUMBER:	TF1228-FAB-00-XX-RP-G-8301

REVISION	DATE	REVISION DETAILS	PREPARED BY	CHECKED BY
P01	25.07.23	INITIAL ISSUE	RD	RD

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1.0

EXECUTIVE SUMMARY

1.1 This report provides an assessment of the potential impact of proposed development on the tree stock and relevant off-site trees. This analysis is based on “British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction’ (“BS 5837 (2012)”)” and in context of the proposed landscape strategy.

1.2 This report has been prepared to support a planning application for; “Development of the existing vacant car park to provide 11 residential dwellings and associated works”.

1.3 The site is located within the borough of Camden and is formed by land adjacent to Hurdwick Place.

1.4 A total of 8 individual trees, 1 groups and 2 hedgerows were assessed within the survey schedule including 1 category ‘A’ trees (High quality) and 10 category C’ trees, groups and hedgerows (Low quality) in accordance with British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction

1.5 The proposal requires the loss of both trees on site and the frontage hedge due to the direct conflict with the trees, proposed structure and hard landscaping.

1.6 Whilst tree loss will occur, adequate provision for soft landscaping, including tree planting, is proposed in mitigation and therefore the loss would not have a significant impact on the local or wider landscape in the medium to long term.

1.7 Trees identified for retention can be adequately protected during demolition and construction phases and can be successfully integrated within the proposed scheme.

2.0

INTRODUCTION

2.1 Scope

2.1.1 This report is submitted on behalf of Salboy (11 Crescent) Limited in support of a planning application for; “Development of the existing vacant car park to provide 11 residential dwellings and associated works.” Located within land at Hurdwick House, Camden..

2.1.2 The land subject to this application is referred to as ‘the site’ hereon in throughout this report.

2.2 Purpose Of This Report

2.2.1 This report presents an analysis of the potential impact of the proposed scheme on the existing tree stock and in context of the local and wider landscape. The analysis is based on British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction - recommendations’ (BS 5837 (2012)).

2.2.2 The impact assessment is informed by a Tree Survey dated Nov 2022 prepared by tree:fabrik. The tree survey assessment was carried out in accordance with BS 5837 (2012). The tree survey provides an informed approach to tree retention and protection as part of the feasibility and design process. All tree numbers within this report reference the tree identification number within the tree survey.

2.2.3 The Tree Survey Reference Plan [TF1228-FAB-00-XX-DR-G-8201] (“Tree Survey Plan”) at Appendix A was overlaid onto the proposals and has allowed the layout to be developed with full consideration of the existing trees. An illustrative Tree Removal & Arboricultural Impact Assessment Plan [TF1228-FAB-00-XX-DR-G-8301] is provided at Appendix C.

2.2.4 This enables a review of the arboricultural impact by London Borough of Camden (LPA) in context of other material considerations and site constraints and opportunities submitted in support of the planning application and a basis for issuing planning permission.

3.0
SITE DESCRIPTION

3.2.1 The site is located within the borough of Camden and is formed by land adjacent to Hurdwick Place.

3.2.2 The site consists of vacant car parking area to accompanying Hurdwick House. The site is typically covered by hard surfacing throughout the site with the exception of a few grassed and planted areas and is inaccessible due to security fencing. The site is accessed through a security gate and only accessible to residents. The topography of the site is relatively level with walled boundaries connecting to adjacent properties.

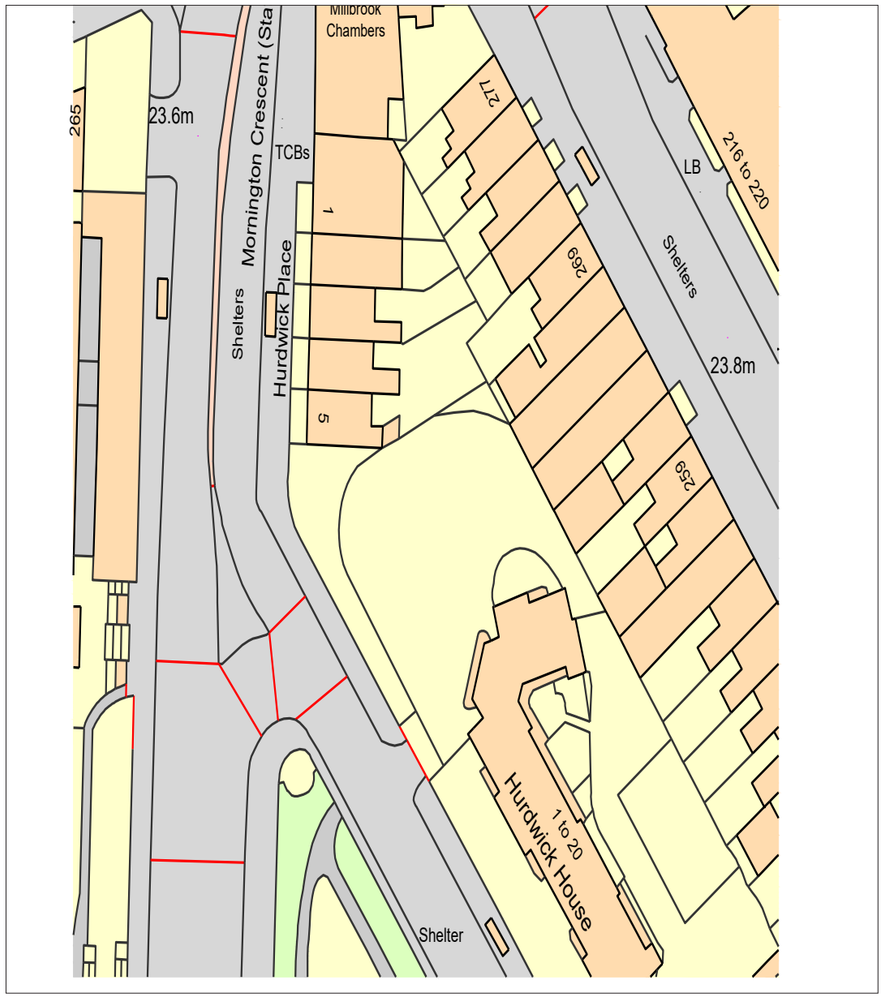

FIGURE 1 - AERIAL OF SITE

4.0

STATUTORY DESIGNATION (TREES)

4.1 General

4.1.1 Trees are a material consideration within the planning process, whether or not afforded statutory protection by a Tree Preservation Order or located within a Conservation Area.

4.1.2 Attention is drawn to the responsibilities under the Wildlife & Countryside Act (1981) as amended by the Countryside and Rights of Way Act 2000. This may place additional constraints on trees above that considered within this report.

4.2 Tree Preservation Orders

4.2.1 At the time of the assessment, Camden Council (CC) does not provide online mapping for identification of TPO locations. A search for trees subject to a TPO has not therefore been carried out as part of this assessment. It is recommended that Camden Council therefore be contacted and the statutory designation of trees be established.

4.2.2 Trees are a material consideration within the planning process, whether or not afforded statutory protection by a Tree Preservation Order or located within a Conservation Area.

4.2.3 Attention is drawn to the responsibilities under the Wildlife & Countryside Act (1981) as amended by the Countryside and Rights of Way Act 2000. This may place additional constraints on trees above that considered within this report

4.3 Conservation Area

4.3.1 After a search of Camden Councils interactive planning maps. it is clear that the site is within the Camden Town Conservation area.

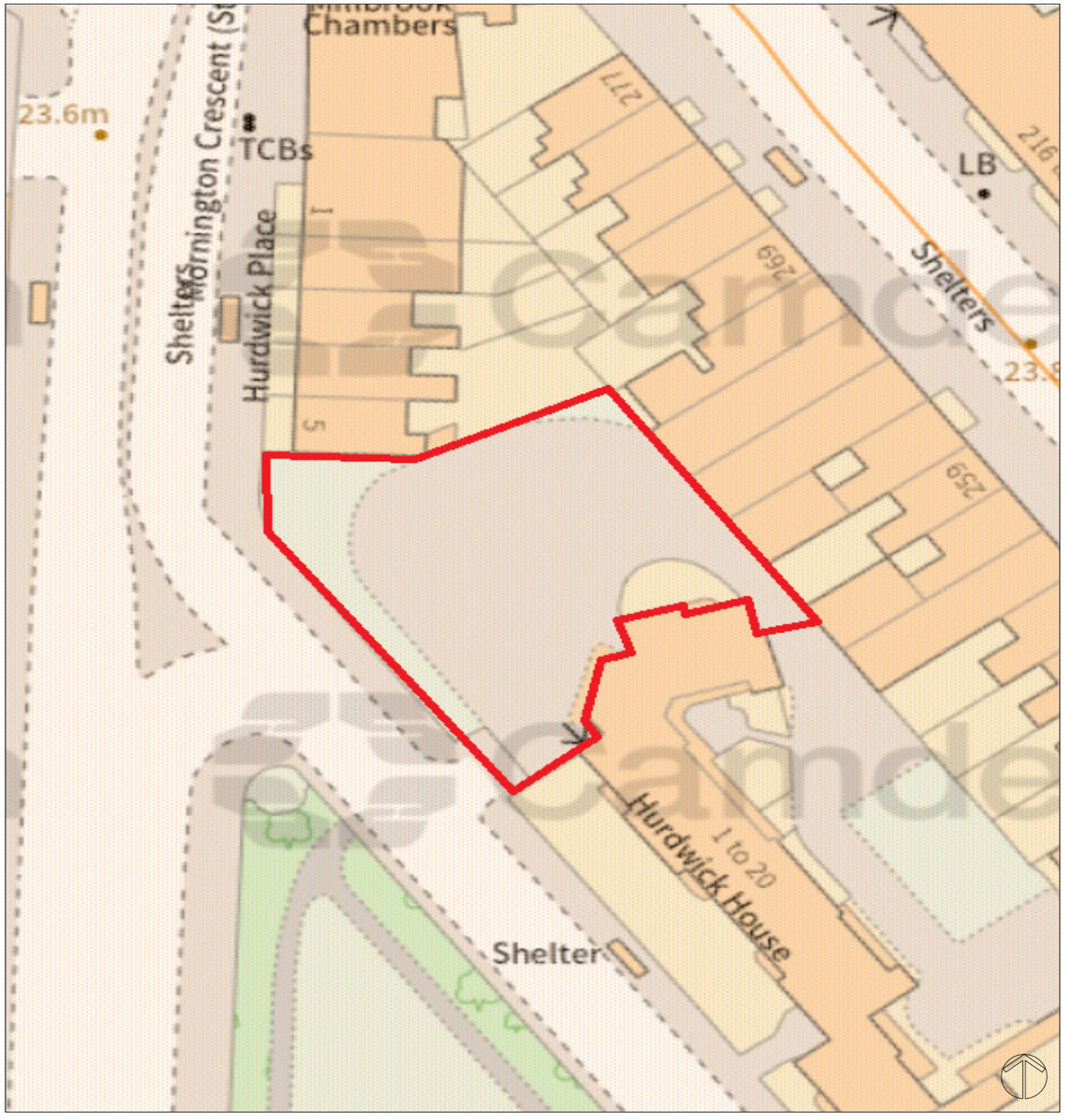

FIGURE 2 - STATUTORY DESIGNATION IMAGE - CAMDEN COUNCIL

5.0

NON-STATUTORY DESIGNATIONS & OTHER HABITATS (TREES)

5.1 Searches

5.1.1 A search of the Multi Agency Geographic Information for the Countryside's (MAGIC) online database provides a snapshot of the information at the time of this report. MAGIC is continuously being maintained or updated by the originating organisation

5.1 Priority Habitat Inventory - Mixed Deciduous Woodland

5.1.1 Lowland mixed deciduous woodland includes woodland growing on the full range of soil conditions, from very acidic to base-rich, and takes in most semi-natural woodland in southern and eastern England, and in parts of lowland Wales and Scotland.

5.1.2 It thus complements the ranges of upland oak and upland ash types. It occurs largely within enclosed landscapes, usually on sites with well-defined boundaries, at relatively low altitudes, although altitude is not a defining feature.

5.1.3 Many are ancient woods and they include the classic examples of ancient woodland studied by Rackham (1980) and Peterken (1981) in East Anglia and the East Midlands.

5.1.4 The woods tend to be small, less than 20ha. Often there is evidence of past coppicing, particularly on moderately acid to base-rich soils; on very acid sands the type may be represented by former wood-pastures of oak and birch.

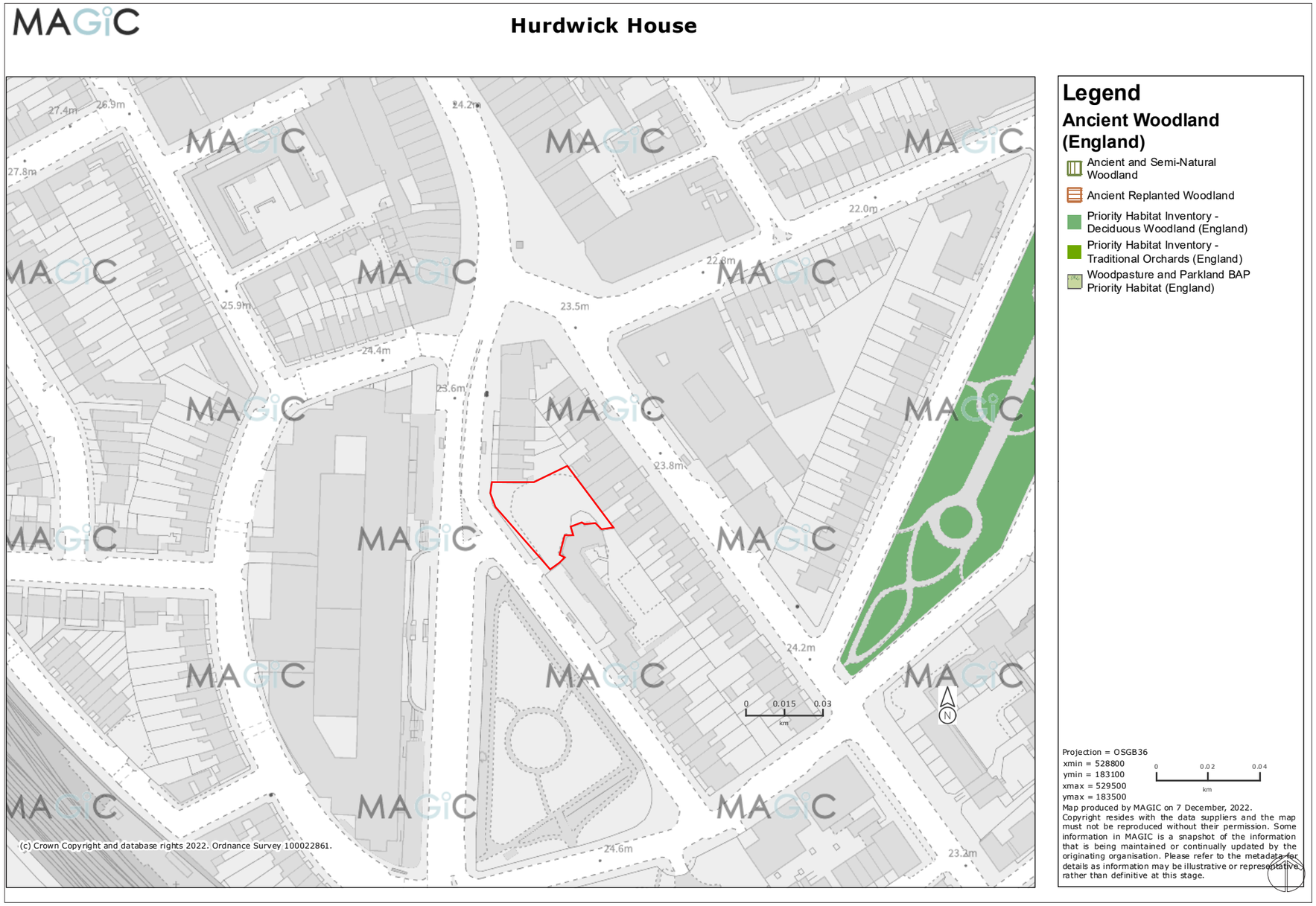

FIGURE 3 - WOODLAND DESIGNATIONS

6.0

TREE STOCK

6.1 General

6.1.1 This assessment was carried out in accordance with the guidance and recommendations of British Standards 5837: (2012) 'Trees in relation to design, demolition and construction' and good arboricultural practice.

6.1.2 Trees identified within this assessment were visually inspected from ground level by a person qualified and experienced in arboriculture. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological, structural condition and a category code.

6.1.3 At the time of the site visit, all trees and groups were included within the site assessment. The location or centre line of these tree(s) were omitted from the land survey but have been included within this assessment as they may have potential to influence the site. All trees have been manually plotted via the use of laser distance measurement devices, however no accuracy is guaranteed due to the omission of the trees on and off site within the topographical survey

6.1.4 Whilst care has been taken to position the trees location on the drawing they should be accurately re-surveyed and plotted if considered appropriate. The tree positions do not however, affect the condition or their grading within this report.

6.2 Observations

6.2.1 A total of 8 individual trees, 1 groups and 2 hedgerows were assessed within the survey schedule including 1 category 'A' trees (High quality) and 10 category C' trees, groups and hedgerows (Low quality) in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'.

6.2.2 Trees assessed as category 'U' are considered to be of such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.

6.2.3 The site is relatively missing significant arboricultural features with the only features on site are identified as trees H1, T2 and T3. All other trees and vegetation are off site trees.

6.2.4 The most significant local feature tree (T7) is located off site within Harrington Square.

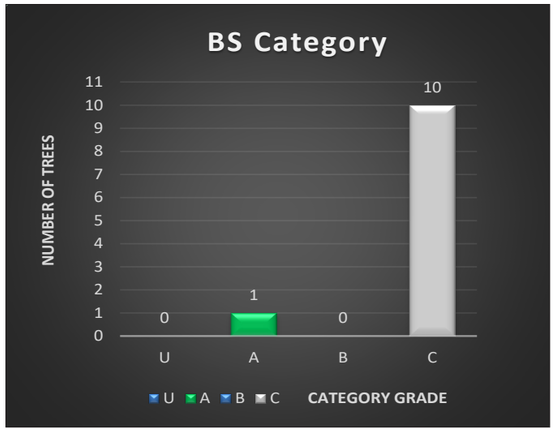

FIGURE 4 - BS CATEGORY

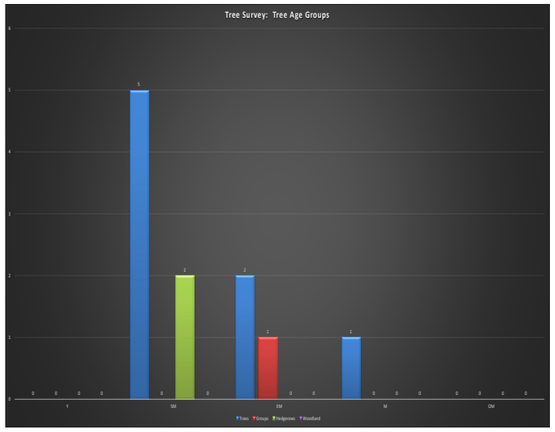

FIGURE 5 - AGE CLASS DISTRIBUTION

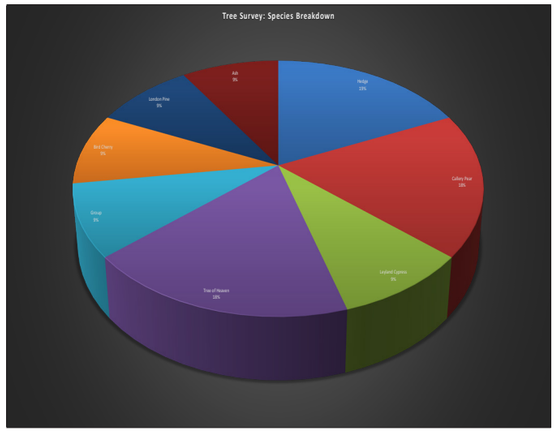

FIGURE 6 - SPECIES DISTRIBUTION

7.0

ARBORICULTURAL IMPACT ASSESSMENT

7.1 General

7.1.1 The principal arboricultural features have been considered throughout the design process with regard given to guidance and recommendations within BS 5837 (2012). In particular, BS 5837 (2012) Section 5 – Proposals: conception and design.

7.1.2 The feasibility and design stage has followed a logical sequence of events that has had tree care at the heart of the process. This sequence started with an assessment of trees. The purpose of the assessment was to qualify and quantify the trees on site and establish the arboricultural constraints that would inform the design.

7.1.3 Further, this assessment considers the potential impact of only those trees located in close proximity to the proposed development and therefore the impact should be considered in context of the wider tree stock.

7.1.4 The potential impacts, both direct and indirect are illustrated within the Tree Removal & Arboricultural Impact Assessment Plan [TF1228-FAB-00-XX-DR-G-8301] at Appendix C.

7.2 Tree Retention and Removal

7.2.1 The proposal requires the loss of both trees on site and the frontage hedge due to the direct conflict with the trees, proposed structure and hard landscaping.

7.2.2 To the north and east boundary all trees immediately adjacent to the site are inherently protected by the surrounding wall of the site and their footings are likely to be acting as a barrier for the intruding roots from off site trees. This is illustrated in the tree survey plan as potentially restricted root growth.

7.2.3 The proposal will result in the loss of 2 category C trees and one category C hedge.

7.3 Buildings and Infrastructure

7.3.1 The proposed residential dwellings within the proposed layout and associated infrastructure are located outside of the Root Protection Area (RPA) of retained trees and set at a distance from the tree crowns.

7.3.2 Trees identified for retention would not therefore impact on the amenities of future occupiers and provision is made for future growth a in addition to the proposed new planting. Tree planting will be specified by the Landscape Architect.

7.4 Tree Management and Pruning

7.4.1 Trees within the site have been subject to limited management over a period with low branches, deadwood and existing crowns within contact of buildings etc

7.4.2 No pruning to directly facilitate construction is anticipated, however, the lifting of lower crowns maybe required over footpaths and amenity areas to provide clearance where these encroach within the scrub areas.

7.4.3 The proposed works are minor and subject to tree works being carried out by an experienced and qualified tree contractor in accordance with BS3998 'Tree work – Recommendations' (2010), the proposed tree works would not have an adverse impact on the trees health or visual amenity.

7.5 Tree Protection

7.5.1 Trees located within the site and off-site can be adequately protected in accordance with BS 5837 (2012).

7.5.2 Preliminary Tree Protection is provided within the Tree Removal & Arboricultural Impact Assessment Plan [TF1228-FAB-00-XX-DR-G-8301] at Appendix C. This plan identifies precautionary areas and demonstrates that tree protection measures can be successfully implemented within the proposed development.

7.5.3 Further, consideration has been given within the proposed development for the provision of adequate working space between buildings and trees, for example to provide installation of scaffold, overrun for piling etc. and can be implemented in accordance with BS5837 (2012) minimising compaction within the RPA during construction.

7.5.4 A suitable vehicle to deliver appropriate protection of retained trees during future development would be through a site-specific Tree Protection Plan and detailed Arboricultural Method Statement in accordance with BS5837 (2012). The primary purpose of the Arboricultural Method Statement is to aid the preservation of retained trees through setting out the appropriate working practices, construction techniques and tree protection measures that are to be adopted when construction is undertaken in close the proximity to trees. The contents of this Method Statement are to be based upon documents submitted in respect of the Approved Plans, technical construction drawings, tree protection measures recommended in British Standards 5837 (2012) and current good practice.

7.5.5 In particular, provision must be made for, but not exclusively, the following;

- Schedule of Tree Works
- Location and specification for protective barriers
- Details of site set-up, welfare and storage of materials
- Details of proposed site levels, construction access, drainage and utility runs
- Details of removal of existing hard surfacing and demolition material within tree belts
- Details of footway installation
- Landscaping

8.0

LANDSCAPE MITIGATION

8.1 Provision is made within the proposed development for new tree planting. This will result in a net gain in canopy cover and provide diversity and resilience within the future tree stock.

8.2 During landscape operations precautionary measures must be adopted to ensure that root disturbance does not occur within the RPA of retained trees. In particular, precautionary measures must be observed during ground preparation and planting of new shrubs and trees within the RPA of retained trees.

Revisions:
(see rev clouds and notes for additional explanation of change)

Rev.	Description	Dwn.	Chk.	Date
P01	xxx	BX	VS	20.07.2023

Scale Bar

North

outerspace

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Project
Harrington Square

Client
xxx

Dwg No
L-1001

Status
PLANNING

Drawing Title
ILLUSTRATIVE LANDSCAPE
MASTERPLAN - GROUND FLOOR

Outerspace Project No
LN00700

Date	Scale	Rev	Dwn by:	Chk by:
20.07.2023	1:100@A1	P01	BX	VS

9.0
CONCLUSION

9.1 At the time of the assessment, Camden Council (CC) does not provide online mapping for identification of TPO locations. A search for trees subject to a TPO has not therefore been carried out as part of this assessment. It is recommended that Camden Council therefore be contacted and the statutory designation of trees be established.

9.2 Whilst tree loss will occur, adequate provision for soft landscaping, including tree planting, is proposed in mitigation and therefore the loss would not have a significant impact on the local or wider landscape in the medium to long term.

9.3 Subject to precautionary measures and recommendations discussed within this report, it is considered that trees shown for retention can be adequately protected throughout the development process in accordance with British Standards 5837 (2012).

9.4 In my opinion, the provision for adequate tree protection, precautionary measures and replacement tree planting could therefore be satisfactorily addressed through the imposition of appropriate Conditions by the Local Planning Authority

APPENDIX A

Tree Survey Schedule & Reference Plan

A1 Limitations

A1.1 Trees are living organisms whose health and condition can change rapidly. The validity of this report and conclusions or recommendations cease at the prescribed period of two years from the site inspection or if the site conditions change due to unspecified works or storm events that affect the subject tree(s) whichever is the sooner.

A1.2 This tree survey assessment is a basic data collection exercise for the sole use of identifying site constraints in context of the planning process and a record of the trees condition at the time of assessment. This is not a vegetation assessment for NHBC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

A1.3 All observations are confined to that which was visible from the site. Where dense ivy/ground vegetation hampered visual assessment of trees assessed its quality and condition was assessed from that which was visible from the point of inspection. This preliminary assessment may therefore be subject to amendment following additional detailed inspection.

A2 Tree Assessment Methodology

A2.1 The assessment was carried out in accordance with the recommendations of British Standards 5837: (2012) Trees in relation to design, demolition and construction and good arboricultural practice.

A2.2 Trees identified within this assessment were inspected from ground level by a person qualified and experienced in arboriculture using the Visual Tree Assessment Method (VTA). Visual assessment, in accordance with accepted arboricultural practice, was based on visual observation of vitality (leaf cover, extension growth), presence of deadwood and die back, fractured and detached limbs, structural form or external indications of stem and basal decay likely to affect the structural condition of the tree. No decay detection equipment either invasive or non-invasive was employed.

A2.3 For the purpose of clarity, trees are identified by a reference number within the Tree Survey Schedule which corresponds with the tree no. recorded within the Tree Survey Reference Plan. The tree's common name and its dimensions are recorded within the tree survey schedule together with its age, physiological, structural condition and a category grade in accordance with the guidelines set out in British Standard 5837: (2012)'.

A2.4 Trees have been assessed as individuals, groups, woodlands or hedgerows where it has been determined appropriate. The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or of similar species including biodiversity or habitat potential. An assessment of individual trees within the groups or woodlands has been made where there has been a clear need to differentiate between them, for example; in order to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

A2.5 Where a tree's crown is heavily asymmetrical, the crown radius for each cardinal compass point is given. Together with the height, clearance between ground level and the crown, this provides a good guide to the size and outline form of the tree. The estimated life expectancy in context of the species is provided as guidance only.

A2.6 The quality and value of each tree is assessed, grading the tree to one of four categories. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

A2.7 Details of the preliminary root protection area (RPA) around each individual tree are provided and illustrated within the Tree Survey Reference Plan to assist in assessment of site layout and the likely impact of construction works proposed within the vicinity of trees to be retained.

A2.8 Where the trees root morphology within the preliminary RPA may be influenced by existing site features, these areas of restrictive growth may be illustrated within the Tree Survey Reference Plan for higher grade trees ie category 'A' & 'B'. The preliminary root protection area may therefore require adjustment; this may change its shape but not reduce its area (m2) in accordance with BS 5837 (2012). It is recommended that tree:fabrik be consulted and additional detailed evaluation and guidance be considered within the emerging site layout.

A3 Key to Tree Schedule

No: Relates to individual trees identified within the Tree Survey Reference Plan:
T = Individual Tree,
G = Group,
W = Woodland,
H = Hedgerow

Species: Common name

Height: Estimated height expressed in metres

Stem Diameter:
Diameter of main trunk taken at 1.5m above ground level.

Stem Count:
The number of stems present below 1.5m for individual trees forming the stem diameter.

Abbreviations:
E: Estimated
Ave: Average
G.L: Ground Level
A.G.L: Above ground level

Branch Spread:
Estimated crown radius expressed in metres. Where a trees crown is heavily asymmetrical the crown radius for each cardinal compass point is given. Within woodlands or groups where closed canopy is attained, the average crown radius is provided.

Height of Lower Crown:
Estimated lower crown above ground level expressed in metres

First Significant Branch:
First significant major scaffold branch above ground level expressed in metres

Age Class

Y Young - A recently planted or establishing tree that could be transplanted

SM Semi Mature – An establishing tree which is still exhibiting apical dominance and has significant growth potential

EM Early Mature - A tree that is reaching its ultimate potential height and losing apical dominance but has potential to increase in height, girth and crown extents

M Mature - A tree which has lost apical dominance with limited potential for any increase in overall size

OM Over mature - A senescent or moribund specimen

V Veteran - a tree that by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristics of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. These trees usually exhibit retrenchment.

Physiological

N	Normal
P	Poor
D	Dead

Condition:

CATEGORY		DEFINITION	IDENTIFICATION ON PLAN
TREES FOR REMOVAL	U	TREES IN SUCH A CONDITION THAT THEY CANNOT REALISTICALLY BE RETAINED AS LIVING TREES IN CONTEXT OF THE CURRENT LAND USE FOR LONGER THAN 10 YEARS.	DARK RED
TREES TO BE CONSIDERED FOR RETENTION	A	TREES OF HIGH QUALITY AND VALUE. TREES IN SUCH A CONDITION AS TO BE ABLE TO MAKE A SUBSTANTIAL CONTRIBUTION (A MINIMUM OF 40 YEARS IS SUGGESTED).	LIGHT GREEN
	B	TREES OF MODERATE QUALITY AND VALUE TREES IN SUCH A CONDITION AS TO MAKE A SIGNIFICANT CONTRIBUTION (A MINIMUM OF 20 YEARS IS SUGGESTED).	MID BLUE
	C	TREES OF LOW QUALITY AND VALUE TREES CURRENTLY IN ADEQUATE CONDITION TO REMAIN UNTIL NEW PLANTING COULD BE ESTABLISHED (A MINIMUM OF 10 YEARS IS SUGGESTED), OR YOUNG TREES WITH A STEM DIAMETER BELOW 150MM.	GREY

SUB-CATEGORIES	1. MAINLY ARBORICULTURAL VALUES	2. MAINLY LANDSCAPE VALUES	3. MAINLY CULTURAL VALUES, INCLUDING CONSERVATION

Root Protection Area
This is the minimum Root Protection Area (RPA) recommended within British Standards 5837 2012. The RPA is an area (m2) equivalent to a circle with a specified radius. This is the minimum area in m2 which should be left undisturbed. All measurements are rounded to the nearest 0.5m.

TAG ID	TAG NO	COMMON NAME	HEIGHT (M)	1 STEM DIA (MM)	2 STEM DIA (MM)	3 STEM DIA (MM)	4 STEM DIA (MM)	5 STEM DIA (MM)	STEM COUNT	RADIUS (M) - N	RADIUS (M) - E	RADIUS (M) - S	RADIUS (M) - W	HEIGHT CROWN (M)	AGE CLASS	PHYS. COND	REMAINING YEARS	CATEGORY	SUB CATEGORY	NOTES 1
H	1	PRIVET	3	100					1	1	1	1	1	0.0	SM	FAIR	20+	C	2	BOUNDARY HEDGE. LAPSED MAINTENENCE
T	2	PYRUS CALLERYANA (CALLERY PEAR)	8	160					1	2	2	2	2	2.0	SM	FAIR	20+	C	1	
T	3	PYRUS CALLERYANA (CALLERY PEAR)	8	140					1	2	2	2	2	2.0	SM	FAIR	20+	C	1	PLANTED IN GRASS VERGE ADJACENT TO PARKING AREA
T	4	X CUPROCYPARIS LEYLANDII (LEYLAND CYPRESS)	11	375					1	4	4	4	4	1.0	EM	FAIR	10+	C	2	
T	5	AILANTHUS ALTISSIMA (TREE OF HEAVEN)	10	200					1	2	1	4	3	3.0	SM	FAIR	20+	C	1	
G	6	ACER PSEUDOPLATANUS (SYCAMORE)	12	250					1	4	4	4	4	3.0	EM	FAIR	20+	C	2	
H	7	PRIVET	3	100					1	1	1	1	1	0.0	SM	FAIR	20+	C	2	BOUNDARY HEDGE. LAPSED MAINTENENCE
T	8	PRUNUS PADUS (BIRD CHERRY)	8	100					1	2	2	2	2	2.0	SM	FAIR	20+	C	1	
T	9	PLATANUS X HISPANICA (LONDON PINE)	26	1320					1	14	12	15	16	4.0	M	GOOD	40+	A	1	
T	10	AILANTHUS ALTISSIMA (TREE OF HEAVEN)	12	430					1	4	10	8	4	5.0	EM	FAIR	10+	C	2	HISTORIC LIMB REMOVAL
T	11	FRAXINUS EXCELSIOR (ASH)	11	350					1	2	6	6	6	3.0	SM	FAIR	10+	C	2	

A2 File Reference TF1228-FAB-00-XX-DR-G-8201.dwg Plot Date 14-Jul-23

NOTES

General

This illustrative plan is intended to inform preliminary site layout & design and should be read in conjunction with the Tree Survey Schedule. Detailed assessment and site measurement may be required prior to final design.

Site Boundary

Indicative site boundary

Tree Survey

1 — Tree No.

Trunk diameter

Ash — Common name

Quality & value of existing tree stock

The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2005) 'Trees in relation to construction'. This categorisation method allows informed decisions to be made concerning which trees should be removed or retained should development occur.

R Category tree
Trees in such a condition that any existing value would be lost within 10 years.

B Category tree
Trees of moderate quality and value

A Category tree
Trees of high quality and value

C Category tree
Trees of low quality and value

Whilst 'C' category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation subject to a comparison between costs of the of the various options. Similarly, appropriate mitigation through replacement tree planting elsewhere as part of the development is desirable.

Above and Below Ground Constraints

In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

Crown spread
A Category Tree

Crown spread
B Category Tree

Crown spread
C Category Tree

Crown spread
U Category Tree

Preliminary root protection area
Illustrated as an area equivalent to a circle.

Preliminary root protection area (restricted root growth)
Area within preliminary RPA where root morphology is likely to have been influenced by existing site features thereby forming an area of restrictive root growth (see Arboricultural Survey Report, Appendix 1: *Tree Inspection Methodology*).

Notes

The provision of adequate working space, utility or drainage runs and allowance for future growth or overshadowing by trees may indicate distances between existing trees and proposed structures should be increased above that of the crown spread or root protection area. This may influence site use, location and orientation of dwellings or infrastructure.

Where the preliminary RPA may be influenced by existing site features that change its shape but may not reduce its area or where encroachment through development may occur, it is recommended that *tree:*fabrik be contacted and evaluation of these arboricultural implications on the emerging site layout be considered at the earliest opportunity.

Revision	Date	Reason	Drawn	Checked
P01	13/12/22	Initial Issue	RD	RD

Disclaimer:
1. This drawing is copyright of fabrik ltd. It must not be copied or reproduced without written consent from the owner.
2. Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.
3. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing prior to fabrication or setting out.
4. This drawing uses coloured lines. Please do not rely on a monochrome copy.

External References:
- TF1228-FAB-00-XX-M2-G-7000

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Project: Hurdwick House, Camden
Client: Salboy (Mornington Crescent) Limited
Drawing Title: Arboricultural Survey Reference Plan - Sheet 1 of 1

Purpose of Issue	Drawn By	Checked By	Drawn Scale	Date of First Issue
DESIGN INFORMATION ONLY	rd	rd	1;200 @ A2	dec | 2022

Project Number	Origin	Zone	Level	File Type	Role	Number	Revision
TF1228	FAB	00	XX	DR	G	8201	P01

APPENDIX B

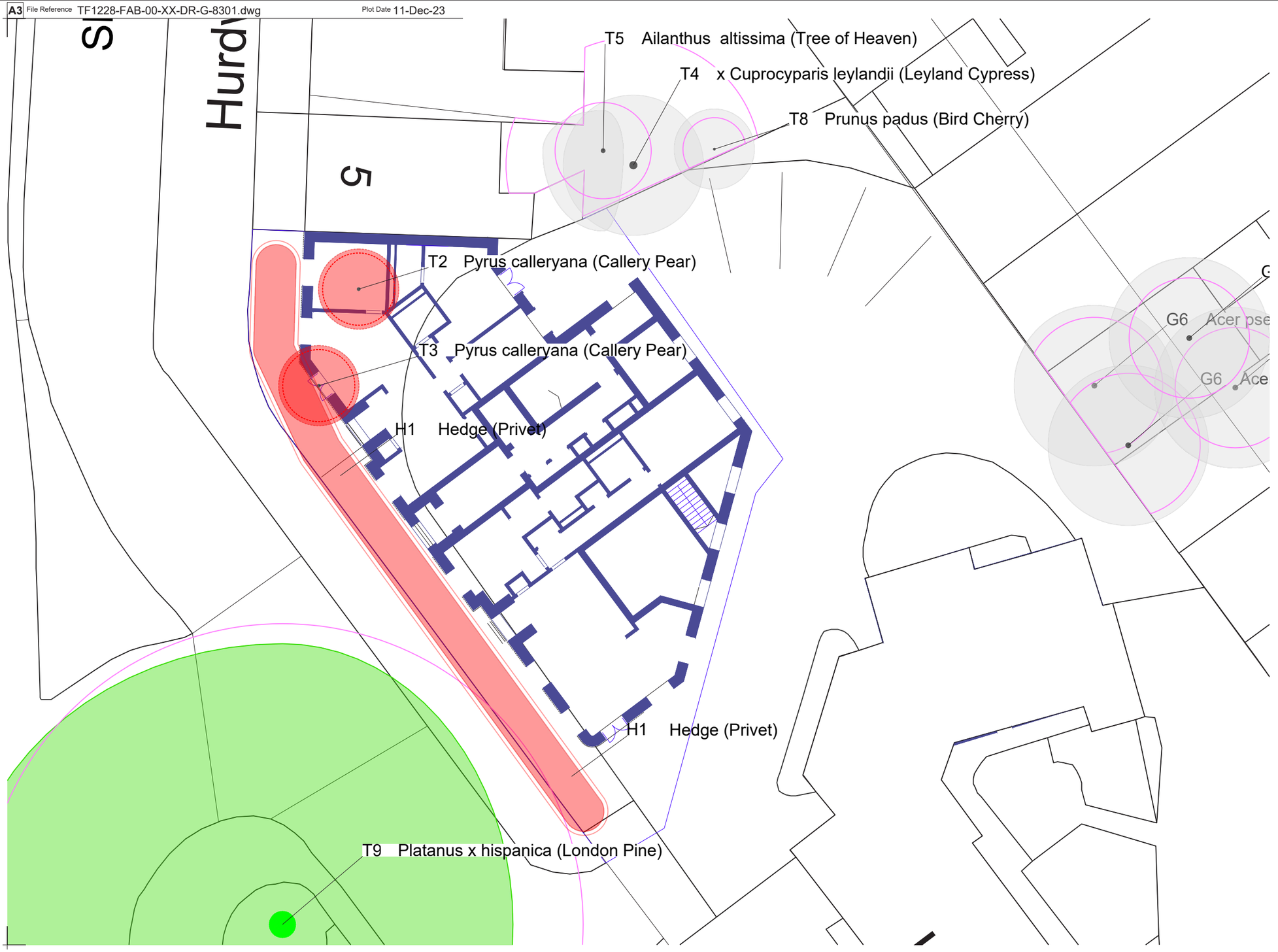
Root Protection Area

TREE NO.	SPECIES	COMBINED STEM DIA (MM)	STEM COUNT	AGE CLASS	REMAINING CONTRIBUTION	CATEGORY GRADE	ROOT PROTECTION AREA	
							RADIUS (M)	AREA (M2)
H1	PRIVET	100	1	SM	20+	C2	1.2	4.5
T2	PYRUS CALLERYANA (CALLERY PEAR)	160	1	SM	20+	C1	1.9	11.6
T3	PYRUS CALLERYANA (CALLERY PEAR)	140	1	SM	20+	C1	1.7	8.9
T4	X CUPROCYPARIS LEYLANDII (LEYLAND CYPRESS)	375	1	EM	10+	C2	4.5	63.6
T5	AILANTHUS ALTISSIMA (TREE OF HEAVEN)	200	1	SM	20+	C1	2.4	18.1
G6	ACER PSEUDOPLATANUS (SYCAMORE)	250	1	EM	20+	C2	3.00	28.3
H7	PRIVET	100	1	SM	20+	C2	1.20	4.5
T8	PRUNUS PADUS (BIRD CHERRY)	100	1	SM	20+	C1	1.20	4.5
T9	PLATANUS X HISPANICA (LONDON PINE)	1320	1	M	40+	A1	15	707.0
T10	AILANTHUS ALTISSIMA (TREE OF HEAVEN)	430	1	EM	10+	C2	5.20	83.6
T11	FRAXINUS EXCELSIOR (ASH)	350	1	SM	10+	C2	4.20	55.4

APPENDIX C

Tree Removal & Arboricultural Impact Assessment Plan

A3 File Reference TF1228-FAB-00-XX-DR-G-8301.dwg Plot Date 11-Dec-23



NOTES
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General

This illustrative plan is intended to inform preliminary site layout & design and should be read in conjunction with the Tree Survey Schedule. Detailed assessment and site measurement may be required prior to final design.

Tree Survey

1 Tree No.

Trunk diameter

Ash Common name

The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2005) 'Trees in relation to construction'. This categorisation method allows informed decisions to be made concerning which trees should be removed or retained should development occur.

U Category tree
Trees in such a condition that any existing value would be lost within 10 years.

B Category tree
Trees of moderate quality and value

A Category tree
Trees of high quality and value

C Category tree
Trees of low quality and value

Whilst 'C' category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation subject to a comparison between costs of the of the various options. Similarly, appropriate mitigation through replacement tree planting elsewhere as part of the development is desirable.

Tree and Vegetation Removal

Tree identified for removal

Arboricultural Impact Assessment

Type 1 Barriers - shall consist of a scaffold framework comprising of a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m and driven into the ground. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps unless similar fencing is agreed with the Local Planning Authority. See Tree Protection Barriers - Type 1 (extract of Fig.2 BS5837 2012 - Default specification for protective barrier)

Proposed building footprint

Above and Below Ground Constraints

In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

Crown spread
(see Arboricultural Survey Report: Appendix 1)

Preliminary root protection area
Illustrated as an area equivalent to a circle (see Arboricultural Survey Report: Appendix 2)

Notes

The provision of adequate working space, utility or drainage runs and allowance for future growth or overshadowing by trees may indicate distances between existing trees and proposed structures should be increased above that of the crown spread or root protection area. This may influence site use, location and orientation of dwellings or infrastructure.

Where the preliminary RPA may be influenced by existing site features that change its shape but may not reduce its area or where encroachment through development may occur, it is recommended that *tree:*fabrik be contacted and evaluation of these arboricultural implications on the emerging site layout be considered at the earliest opportunity.

Revision	Date	Reason	Drawn	Checked
P01	25/07/23	Initial Issue	RD	RD

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External References:
- 0010-SP-XX-00-DR-A-0301-Ground Floor Plan (Cleaned)
- Promap-2223251-2330391-720-0
- TF1228-FAB-00-XX-M2-G-8301

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Client: Salboy (Mornington Crescent) Limited
Drawing Title: Tree removal and Arboricultural Impact Assessment Plan - Sheet 1 of 1

Purpose of Issue	Drawn By	Checked By	Drawn Scale	Date of First Issue
ISSUED FOR PLANNING APPROVAL	rd	rd	1:200 @ A3	jul | 2023

Project Number	Origin	Zone	Level	File Type	Role	Number	Revision
TF1228	FAB	00	XX	DR	G	8301	P01

APPENDIX D

Photographic Record

1 **Photograph showing trees T2 and T3 adjacent to Hurdwick place. Trees shown are identified as Callery Pear. Below H1 is identified also.**

2 **Photograph showing trees T4, T5 and T8 (Cypress, Tree of Heaven and Bird Cherry respectively) all tree located off site and behind boundary wall footings of wall may restrict root growth of trees**

3 **Photograph showing G6 identifed as Sycamore. All trees located offsite and behing rear garden and boundary wall, also potentially restricting root growth into the site**

4 **Photograph showing off site feature tree located in Harrington Square Gardens**

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