

26 Rosslyn Hill. London. NW3 1PA

Tree survey and arboricultural method statement.
October 2024.

This Statement is submitted in support of proposals to refurbish the existing building at 26 Rosslyn Hill and replace the existing rear extension with a single storey extension that extends the full width of the property, together with a new garden and boundary wall in place of existing hardstanding.

The Local Planning Authority (**LPA**), the LB Camdens supplementary planning guidance and British Standard 5837 2012 “Trees in relation to Design, Demolition and Construction – Recommendations” (**BS**) are used as the criteria for tree submissions.

Please refer to the Rosslyn Hill 26 . Tree protection plan. October 2024. (**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 trees.
- The position of a tree protection fence to prevent access to the stem of T1 during building works.
- The position of a paved area that could be refurbished using a no dig method.

Tree Catalogue

No	Common name of tree	Height estimated in metres	Stem diameter in mm at 1.5 m 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	530	N 5 E 8 S 4 W 3	40 B
3	Lime off site	10	650	N 3 E 3 S 3 W 4	40 B
4	London Plane off site	12	1050	N 5 E 4 S 5 W 7	40 B
5	Lime off site	12	450	N 3 E 2 S 3 W 3	40 B
6	Plum off site	9	492	N 1 E 3 S 2 W 2	20 C
7	Ash off site	11	400	N 4 E 4 S 5 W 6	5 C

Arboricultural Implications Assessment

Front garden.



T1 native Oak. 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.

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 is a London Plane tree which overhangs part of the application site. T4 has been reduced and reshaped on the neighbours side and to a far lesser extent over the boundary of number 26.

The TPP shows a distance of 10 metres from the boundary wall to the western elevation of number 24.

A structural survey of the boundary wall has been undertaken and which confirms the presence of roots below the foundations of the wall and that the foundations are very shallow.

Please refer to Kiosque Ltd Boundary Wall Foundations Survey dated 22/08/2023.

Incremental growth of tree roots will cause further damage to the foundations by exerting pressure to the foundation and structure above.

It is recommended that preventative measures are undertaken to underpin the wall so that the bases of the underpins are outside the tree roots influence zone. It is recommended that this is undertaken regardless of any proposals to develop the site.

Underpinning will remove all possible claims of actionable nuisance caused by trees.

Arboricultural method statement

The proposal 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 the various stages.

client	site address	proposal	consent notice	LPA LB Camden	visit date
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Check List

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

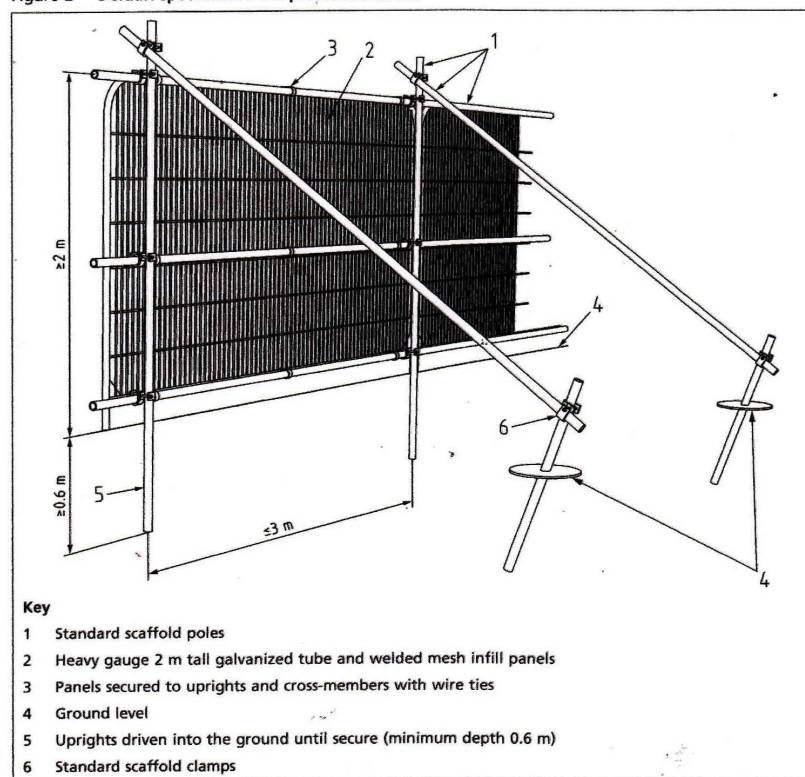
ground protection in place	ground protection as approved	tree damage since last visit	action requested
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comments	
signed	date of next visit

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 works are complete.

Figure 2 Default specification for protective barrier



2 .Boundary wall

In light of structural engineers findings it is recommended that in order to remove all possible claims of actionable nuisance caused by trees that the retaining boundary wall is underpinned.

Access for this work will be from the rear car park.

Underpinning will involve cutting back of roots. This will be carried out with arboricultural supervision to ensure that roots are cut back as cleanly as possible at 90 degrees to their axis at the edge of excavation. This is achieved by sharp hand saws, loppers and planing back with a device such as an Eder trough cutter.

London Plane trees and Limes are particularly tolerant of root pruning. Subsequently the roots will then adapt to the underpinning conditions.

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

4. When all building works are complete the tree fence can be dismantled.

5 . Replanting the front garden here would have to minimise any disturbance of Oak roots.

Rotovators will not be used. All front garden works will be done with hand held tools only.

One of the priorities of looking after the environment is to reduce the turnover of treated tap water. "Waterwise" grass mixes send roots deep and should not require irrigation and at the same time reduce run off. Grasses for lawns here (if the owner wishes) could be a good compromise between improved native seed and water conservation. A suggested grass mix for here could be Barenbrug E13 which contains Creeping Red Fescue, Perennial Ryegrass, Tall Fescue and Hard Fescue.

Water butts to collect roof water are a good way to irrigate other garden plants.

Organic mulches are preferable.

Planted trees here could be selected from those known to exhibit hydraulic redistribution and/or resilience to conditions caused by extremes of weather. Consider Wild Service, Field Maple, Pears and South east variety Apples.

Trees will be selected and planted by professionals so that they do not require staking. They will be properly mulched so they do not need watering with tap water except in an exceptional prolonged drought when there is no hosepipe ban.

Native climbing plants such as Honeysuckle can complement others such as Clematis which are attractive to nesting birds and pollinators.



Even rootballed 12-14cm clear stemmed do not require staking if handled and planted professionally.

These Oaks in this location will never need watering. The flimsy netting guard works very well as pests cannot get any purchase on it.

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