240452-PD-11b Arboricultural Impact Assessment

OCTOBER 2024

JAMESTOWN ROAD



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1 EXECUTIVE SUMMARY

- 1.1 This Arboricultural Impact Assessment ('the Report') has been instructed by 4C Jamestown Road Ltd ('the Applicant').
- 1.2 The proposed development at 33-35 Jamestown Road & 211 Arlington Road ('the Site' see Figure 1) is for the demolition of existing buildings and structures to facilitate redevelopment comprising a Purpose Built Student Accommodation (Sui Generis) block over the basement, ground, plus six storeys and seventh-floor plant room with flexible commercial (Class E) on the ground floor and a residential (Class C3) block over the ground plus five storeys, each block has two private courtyards with hard and soft landscaping, cycle parking, and associated works ('the Proposed Development'). The Site is within the area administrated by the London Borough of Camden ('the LPA').
- 1.3 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on the 28th of May 2024. The details of this survey are found within the Report appendices.
- 1.4 The Site is not within a *Conservation Area* ('CA'). However, surveyed trees beyond the Site boundary (including T5 to T9) are within the *Primrose Hill* CA, which affords a baseline level of protection to these trees, under the relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012*.
- 1.5 The Proposed Development requires the part-removal of 1no. *Category C* shrub group (i.e., G6) where this extends into the Site. This removal is not considered to be significant in arboricultural terms.
- 1.6 It will be necessary to pollard 2no. *Category B* lime trees (i.e., T11 and T12) and laterally reduce 1no. *Category U* tree (i.e., T8), all of which are situated off-Site. In the case of T11 and T12 the proposed pollarding will temporarily reduce their amenity value following the completion of the tree work. However, the contribution the trees make to the locality will begin to be restored as they regrow.
- 1.7 The Proposed Development generally carries a low impact to retained trees providing this Report and the *Tree Protection Plans* at Appendix A are appropriately adhered to. There are some matters that require the further involvement of the arboriculturist, and this includes the provision of a detailed *Arboricultural Method Statement* in advance of any works occurring. The LPA is able to request further details as part of a suitably-worded planning condition.

2 INTRODUCTION

Instruction

2.1 This Arboricultural Impact Assessment ('the Report') has been instructed by 4C -Jamestown Road Ltd ('the Applicant')

Author

2.2 This Report was written by Kimberley Howard ('the Author'). Kimberley is an arboricultural consultant dealing with trees in relation to all forms of human activity including built development. She is an *Associate Member* of the *Arboricultural Association*, *Level 4 Diploma in Arboriculture (ABC)*, the *Professional Tree Inspection* certificate (*LANTRA*), and has received a *BSc (Hons) Conservation and Environment* (2:1) from *Writtle University College*.

Proposed development

2.3 The proposed development at 33-35 Jamestown Road & 211 Arlington Road ('the Site' - see Figure 1) is for the demolition of existing buildings and structures to facilitate redevelopment comprising a Purpose Built Student Accommodation (Sui Generis) block over the basement, ground, plus six storeys and seventh-floor plant room with flexible commercial (Class E) on the ground floor and a residential (Class C3) block over the ground plus five storeys, each block has two private courtyards with hard and soft landscaping, cycle parking, and associated works ('the Proposed Development'). The Site is within the area administrated by the London Borough of Camden ('the LPA').

Scope

2.4 This Report has been provided to assist all parties involved in the planning process, in accordance with *British Standard* 5837:2012 - Trees in relation to design demolition and construction - Recommendations ('BS5837').

Site survey

Survey date

2.5 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on the 28th of May 2024 by the Author. The details of this survey are found within the Report appendices.

Health and safety

2.6 The survey was not an assessment of the health and safety of the trees (i.e., the survey was not a thorough investigation of the condition of all of the trees). In this instance, no particular works in this context have been specified to any of the surveyed trees.



Figure 1: Showing the general area discussed in this Report within the indicative green line and sourced from Google Earth (note: this is not the red line boundary plan of the Proposed Development).

Report preparation

External documents

- 2.7 This Report has been prepared, with reference to the following supplied documents and information:
 - Proposed Basement Level (23054-MCO-XX-B1-DR-A-01109-PROPOSED PLAN LEVEL B1_P08);
 - Proposed Ground Level (23054-MCO-XX-00-DR-A-01110-PROPOSED PLAN LEVEL 00_P08);
 - Proposed Level 01 (23054-MCO-XX-01-DR-A-01111-PROPOSED PLAN LEVEL 01_P07);
 - Proposed Levels 02 04 (23054-MCO-XX-02-DR-A-01112-PROPOSED PLAN LEVEL 02-04_P09);

- Proposed Level 05 (23054-MCO-XX-05-DR-A-01115-PROPOSED PLAN LEVEL 05_P07);
- Proposed Level 06 (23054-MCO-XX-06-DR-A-01116-PROPOSED PLAN LEVEL 06_P07);
- Proposed Elevations Street (23054-MCO-XX-ZZ-DR-A-01201-PROPOSED ELEVATIONS STREET_P02);
- Proposed Elevation Courtyard (23054-MCO-XX-ZZ-DR-A-01201-PROPOSED ELEVATIONS STREET_P02);
- Topographical Survey (22249-100-Rev-A); and
- Construction Management Plan (1133 Sept 2024)

Appendices

- 2.8 The appendices of this Report include:
 - Appendix A (plans); and
 - Appendix B (schedules).

Tree works

- 2.9 Any tree works that are specified within this Report can only be undertaken in receipt of the relevant planning permissions, which will typically include adherence with the details of a *Full*, *Outline*, or *Hybrid Planning Permission* with all relevant precommencement matters discharged or otherwise approved by the LPA; though, in some instances, this will include a planning permission received in response to a *Tree Preservation Order Application* or non-objection in response to a *Section 211 Notification*.
- 2.10 Furthermore, for any tree works specified within this Report (i.e., removal and/or pruning), these works must be considered alongside any additional specifications provided for ecological and *Biodiversity Net Gain* matters, where any such work specifications may apply. Tree works included as part of this Report, unless otherwise stated, have been prepared exclusively by the arboriculturist.

Definition of terms

General definitions

2.11 The following terms and abbreviations may be used within this Report. These terms are defined by BS5837 as follows, unless provided without quotation marks:

- Arboricultural Method Statement ('AMS') "methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained".
- Local Planning Authority ('LPA') the planning department of the borough, district, or metropolitan council.
- Root Protection Area ('RPA') "layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
- Service(s) "any above- or below-ground structure or apparatus required for utility provision" that may for example include "drainage, gas supplies, ground source heat pumps, CCTV and satellite communications".
- **Tree Protection Plan ('TPP')** "scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures".

Arboricultural impact definitions

- 2.12 With regard to arboricultural impacts to retained trees, where this Report makes reference to any degree of impact, the following definitions apply unless it is otherwise stated:
 - Low impact The form and/or condition of the affected tree (or tree group, etc.) is considered unlikely to be affected to any particular degree, and by extension its visual qualities and life expectancy will not be undermined and its BS5837 categorisation is consequently unlikely to change.
 - Moderate impact The form and/or condition of the affected tree (or tree group, etc.) may be affected to such a degree that its visual qualities and life expectancy could be undermined and its BS5837 categorisation consequently may be subject to change.
 - High impact The form and/or condition of the affected tree (or tree group, etc.) is considered likely to be affected to such a degree that its visual qualities and life expectancy will likely be undermined and its BS5837 categorisation is consequently likely to change.

3 SITE INFORMATION

Current Site use

- 3.1 The existing site is 0.27ha and is located on 33-35 Jamestown Road, it also fronts 211 Arlington Road to the east (see Figure 2). The Site wraps around the existing corner building on 31 Jamestown Road to the north, which is located beyond the Site boundary. The buildings were last used by Camden's Cleansing Services team as a mix of offices and waste depot.
- 3.2 To the south the Site has an intricate geometry facing neighbouring buildings and rear gardens of surrounding plots. The existing buildings are a variety 1-2 storey masonry buildings with basement all are currently vacant other than for use as car parking. There is also outdoor car parking space provision in use within.



Figure 2: Looking towards the eastern boundary of the Site from Arlington Road with T2 to the left and off-Site trees T7-T9 back-centre right, for reference.

Relevant planning history

3.3 There is no relevant planning history, in the context of this Report and the Proposed Development.

Geotechnical information

British Geological Survey

3.4 The *British Geological Survey* ('BGS') provides on-line information, regarding the general soil properties of an area, including the underlying bedrock and any superficial deposits that overlay the bedrock. This information indicates that the Site is situated upon a bedrock of *London Clay Formation* (comprised of clay, silt and sand), over which no superficial deposits are recorded.

3.5 There are no publicly available borehole logs within or adjacent to the Site that are provided by the BGS.

Root morphology

3.6 Soils where the clay content is significant will tend to encourage tree root growth at shallower depths - often, within the upper 600mm of soil¹. Where other soil components are present to greater extents, root morphology may differ, though impermeable layers of heavy compacted clay may restrict penetrative root growth, which may influence how far roots radiate from the stem of the tree to acquire nutrients.

4 TECHNICAL ARBORICULTURAL DETAILS

Landscape details

Distribution

4.1 The surveyed trees and shrub groups are all situated beyond the Site boundary, either as street trees (i.e., T1, T2, T11 & T12 - see *Figures 2 above* & *3 below*) or privately owned garden trees (i.e., T3 to T9 and C10). The exception is shrub group G6, which is partly growing on-Site in the southwest corner.



Figure 3: Within Jamestown Road and looking east towards the off-Site lime T11 and T12.

Visibility

- 4.2 The street trees (i.e., T1, T2, T11 and T12) are visible from their respective streets of *Jamestown Road* and *Arlington Road*, though wider views are generally limited owing to the built form of the locality. Nonetheless, the trees provide a degree of visual amenity to the local area.
- 4.3 Off-Site trees within private rear gardens in properties along *Gloucester Crescent* generally have restricted views from within the public realm (see *Figure 2 above and Figure 4 below*), with only glimpsed views afforded between the gaps of the surrounding buildings.



Figure 4: Standing opposite the off-Site trees T7 to T9.

BS5837 details

Survey criteria

4.4 The surveyed trees and other vegetation items have been generally categorised, in terms of the arboricultural and landscape criteria as defined in BS5837. These criteria consider the arboricultural merits of individual trees, in addition to the wider value afforded in contributing to the character of the landscape.

BS5837 categorisation

- 4.5 In BS5837 terms, the surveyed trees and other forms of vegetation comprise:
 - Category B (i.e., moderate-quality): 5no. trees;
 - Category C (i.e., low-quality): 3no. trees, 2no. shrub groups and 1no. climber; and
 - Category U (i.e., poor-quality): 1no. tree

Root Protection Areas

4.6 Based on the ground conditions of the Site that includes the known or foreseeable presence of buried structures, in addition to the context within which the surveyed trees and other vegetation items are growing, the standardised circular RPAs have not been amended. Notwithstanding this, it is considered that the off-Site lime trees (i.e., T11 and T12) will most likely have had their roots deflected by the existing structures and wall as their size and age post-date the buildings.

Statutory protections

Conservation Areas

4.7 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the Site is not within a CA. However, surveyed trees beyond the Site boundary (including T5 to T9) are within the *Primrose Hill* CA, which affords a baseline level of protection to these trees, under the relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012.*

Tree Preservation Orders

4.8 The LPA does not publish details of its *Tree Preservation Orders* ('TPOs') online. It is not therefore known, from this information, whether TPOs apply to any of the surveyed trees. No direct communications have been undertaken with the LPA, to obtain information relating to any TPOs.

5 PLANNING POLICY AND GUIDANCE

National

Background information

- 5.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* ('the NPPF')², published in December 2023.
- 5.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.

National Planning Policy Framework 2023

- 5.3 In the context of the Proposed Development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:
 - Paragraph 136 "Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."
 - **Paragraph 180** "Planning policies and decisions should contribute to and enhance the natural and local environment by: ... b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services including the economic and other benefits of ... trees and woodland".

Greater London

Background information

5.4 Planning policy at the *Greater London* level is currently set out in *The London Plan* ('the LP'). The current iteration of the LP was published, in March 2021.

London Plan 2021

- 5.5 In the context of the Proposed Development, the LP provides the following guidance that is relevant in terms of the surveyed trees:
 - Policy D8: Public Realm "[D]evelopment proposals should: ... i) incorporate green infrastructure such as street trees and other vegetation into the public realm to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity".
 - Policy G7: Trees and Woodlands "Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy".

Local

Background information

5.6 Planning policy at the local level is currently set out in the LPA's *Camden Local Plan* ('the LDP'), published in 2017.

Camden Local Plan

- 5.7 In the context of the Proposed Development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:
 - Policy D2: Heritage "The Council will:... g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area"; and
 - Policy A3: Biodiversity "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] I. 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".

6 ARBORICULTURAL IMPACT ASSESSMENT

Removals

Numerical data

6.1 The Proposed Development requires the part removal a *Category C* shrub group (i.e., G6) where this has established and spread within the Site.

Reasons for removals

6.2 The reason for the part removal of G6 is to facilitate the implementation of the Proposed Development that includes sufficient working space and new landscaping.

Impacts of removals

6.3 The partial loss of G6 is considered to be negligible in terms of amenity and landscape impacts as primarily this is a shrub group containing bramble, rose, buddleja, with self-set ash.

Mitigation greening

- 6.4 At this stage of the planning process, the Proposed Development has not provided details regarding the planting of new trees and other forms of vegetation. However, there is considered to be sufficient capacity to mitigate the proposed loss of trees and vegetation with new planting located within the Site.
- 6.5 Details relating to the provision of a landscape specification can be provided, in response to a suitable planning condition; the design is currently outlined within the Landscape Statement that has been prepared by *Context Office/New Practice*.

Pruning

Numerical data

6.6 The Proposed Development requires 2no. *Category B* lime trees (i.e., T11 and T12) to be pollarded, and 1no. *Category U* tree (i.e., T8) to be laterally reduced.

Specifications of pruning

6.7 The two lime trees are to be pollarded to implement the Proposed Development to the indicative dimensions as shown in *Figure 6*. While both trees are maidens that have not been managed in this form previously, the species is known to be tolerant to this form of management practice (and more generally a stronger degree of pruning compared to other species) and is typically managed this way in the urban environment. As the trees are situated off-Site however, prior permission from the tree owner will be required before the pollarding can be implemented.

6.8 The specification for pruning T8 will be to undertake a 2.5m lateral reduction on the northeast aspect where this overhangs into the Site, as shown indicatively on the plans at Appendix A.



Figure 5: The red lines are indicative of the proposed pollarding to T11 and T12.

Reasons for pruning

- 6.9 The reason for the pollarding is to directly implement the demolition and construction phases of work. Owing to the anticipated logistical requirements and working space that will be necessary and the extent that the crowns would need reducing to their south, it is considered most appropriate to manage the trees as pollards given this juxtaposition.
- 6.10 In the case of T8, the proposed pruning is required to implement the construction phase of work.

Impacts of pruning

- 6.11 The proposed pollarding will temporarily reduce their amenity value following the completion of the tree work. However, the contribution the trees make to the locality will begin to be restored as they regrow.
- 6.12 The proposed pruning to T8 is considered to be very low/negligible.

Retained tree juxtapositions

6.13 The Proposed Development will likely require the cyclical management of T11 and T12 owing to the change in their maintenance regime. It will be necessary to undertake regular re-pollarding at appropriate intervals (i.e., every 5-7 years depending on the rate of regrowth and physiological health), in order to ensure that their juxtaposition to built elements remains acceptable.

Arboricultural oversight during works

- 6.14 The implementation of the Proposed Development is considered to require a continued presence of the arboriculturist, to provide arboricultural advice to the design team and to ensure that the principles of protection as are outlined in this Report are adhered to (that are discussed from the following sub-section within this Report).
- 6.15 In order to ensure that the risk of significant harm that may occur to any of the retained trees is as low a probability as possible, it is considered that a Site visit by the arboriculturist will occur at least at the following points, with the findings of each visit being summarised in written format and issued to at least the Client, main contractor, and LPA tree officer (noting that a finalised list ought to be provided as part of a detailed AMS prepared in response to a planning condition as per the recommendations of *Table B.1* of BS5837):
 - a pre-commencement meeting at Site with at least the main appointed contractor to discuss the details of tree protection and works;
 - to sign-off the tree protection measures prior to the commencement of any demolition work to implement the Proposed Development (except in the case of specified tree works that can occur prior to this point);
 - to review and discuss the tree protection measures prior to the commencement of the construction phase of work;
 - prior to the commencement of the landscaping phase of work; and
 - upon the completion of works to implement the Proposed Development.

Site access and logistics

- 6.16 At the time of preparing this Report, a draft *Construction Management Plan* has been prepared. The Site is to be accessed via *Arlington Road* (using the existing access point) during demolition, piling and groundworks where vehicles will be able to turn within the site. Once the superstructure works commence this access will no longer be available and a pit lane in *Jamestown Road* will be used. The position of the pit lane will need to be accessed by the arboriculturist where this is to occur adjacent to T11 and T12 limes.
- 6.17 In addition, the following assumptions have been made. A piling rig can be installed and manoeuvred adequately within the Site without adversely impacting off-Site trees. Site offices and welfare facilities can be located within the Site.

Demolition works

General protection details

6.18 The draft TPP at Appendix A sets out the specifications for tree protection that are associated with the implementation of the demolition of the Proposed Development, based on the details that are currently available. This TPP includes an outline AMS (i.e., indicative of the basic principles of works - a specific AMS ought to be prepared for a planning condition as per the recommendation of *Table B.1* of BS5837), which provides some baseline information relating to the installation, implementation, and management of the specified tree protection measures.

Barrier protection

- 6.19 The specification for barrier protection will include a combination of stem and existing boundary treatments.
- 6.20 Off-Site trees T2, T11 and T12 will be protected with box stem protection that will consist of a wooden frame with plyboard and signage attached (see example in *Figure 6*). This stem protection will be installed prior to the commencement of the demolition phase of work, but after the tree work has been completed.
- 6.21 The existing boundary treatments along the south and southwest are a suitable alterative to barrier protection and will ensure that the off-Site trees within private rear gardens are suitably protected. In the event some or all of this boundary treatment is removed, prior to this occurring it will be discussed with the arboriculturist to ensure a suitable alternative is installed.



Figure 6: An example of box stem protection around street trees.

Ground protection

6.22 During the demolition phase, the existing hard surfacing both with and outside of the Site will be retained and is considered to be suitable for the anticipated loading that is to be applied to the area. Should some or all of the hard surfacing require removal at any point, this will be discussed in advance with the arboriculturist to ensure an appropriate ground protection is installed that is suitable to the anticipated loading.

Demolition of existing structures - T11 & T12

- 6.23 The demolition of the existing building adjacent to T11 and T12 limes is shown to be within their nominal RPAs. It is however considered that they will most likely have had their roots deflected by the existing buildings and wall as their size and age post-date the buildings. Notwithstanding this, it will be necessary to undertake the following precautionary principles of work to ensure the risk of harm remains low:
 - all demolition activity is to occur within the Site, pulling material top-down away from the trees;
 - should it be the case that the foundations of the wall and existing building require removal, these will only be removed to their formation level without disturbing the underlying soil and should excavations be required to assist with this removal they will only occur within the Site (i.e., farthest from the tree stem).

Demolition of existing structures - T8

- 6.24 At the time of the tree survey, the existing structure adjacent to T8 had been demolished to its ground level only (see *Figure 7*). Should it be necessary to remove the foundations this will commence working backwards from the closest point to which the foundations are located from the tree (i.e., working from southwest to northeast). The foundations will be demolished to their formation level only.
- 6.25 It is however considered that it is unlikely roots emanating from T8 will likely be impacted as the tree is situated off-Site and at a higher level; the topographical survey shows the stem at +31.50m with the (now demolished) building at +29.96m giving a change of +1.54m.



Figure 7: The demolished building but retained foundations adjacent to off-Site trees T7 to T9.

Construction works

General protection details

6.26 The draft TPPs at Appendix A sets out the specifications for tree protection that are associated with the implementation of the construction of the Proposed Development, based on the details that are currently available. This TPP includes an outline AMS (i.e., indicative of the basic principles of works - a specific AMS ought to be prepared for a planning condition as per the recommendation of *Table B.1* of BS5837), which provides some baseline information relating to the installation, implementation, and management of the specified tree protection measures.

Barrier protection

6.27 The barrier protection as discussed from paragraph 6.19 will also apply during the construction phase of work.

Ground protection

- 6.28 In the case of ground protection within the RPAs of T11 and T12, the measures discussed from paragraph 6.22 will apply here during the construction phase of work.
- 6.29 Regarding the hard surfacing that will act as ground protection within the RPAs of T7 to T9, it is anticipated that at some point during the construction phase this will be removed. This matter will need to be addressed further as part of an AMS to ensure any harm to the off-Site trees remains as low as possible. It will also need to be the case that prior to the removal of the hard surfacing occurring the arboriculturist is informed so that appropriate ground protection can be installed that is suitable to the anticipated gross loading. Notwithstanding this, the precautionary principles of work outlined below should be followed for the removal of hard surfacing in RPAs:

- all works within the RPAs will be carried out under arboricultural supervision;
- prior to the removal of the hard surfaces, a trial hole will be excavated using handheld tools within the RPAs to establish the depth of the existing surface build up;
- machinery will only be used to fracture and remove the material if permitted by the supervising arboriculturist;
- the work will commence at the closest point to the Site boundary (where the stems are located off-Site) and will work backwards away from the trees;
- any exposed significant roots at 25mm diameter and above will be immediately protected with damp hessian; and
- temporary ground protection will be installed that is suitable to support the anticipated gross loading and will remain in place until the commencement of the landscape phase of work.

Basement element

- 6.30 The basement element of the Proposed Development is situated in the nominal RPAs of T11 and T12. However, as discussed in paragraph 4.6 it is most likely the roots have been deflected by the existing structures and wall as their size and age post-date the buildings, with the roots most likely located in the public realm.
- 6.31 It will need to be the case that the piling for the basement level is developed further with the arboriculturist and addressed within an AMS to ensure any harm to the trees remains as low as practicably possible. Should it be the case that the piling for the basement does sever roots on the southern side of T11 and T12 to enable its construction, it is considered both trees can be retained in the context of implementing the Proposed Development; the proposed pollarding will reduce the trees' overall centre of gravity though it will be necessary to under diagnostic tests to assess their stability once the basement has been constructed.
- 6.32 In the case of T8, the basement is located on the periphery of its RPA and given the tree is situated at +1.54m above the existing ground level it is considered unlikely that the construction of the basement will result in adverse harm. As such, this element of construction can be carried out without the need for bespoke working methods.

Superstructural element

6.33 The construction of the superstructural elements can be implemented without any specific precautionary measures of work in the context of tree protection, providing the contents of this Report and the TPPs at Appendix A are adhered to.

Landscaping works

6.34 The landscaping operations will typically take place at the end of the construction period. These works will normally require the removal of tree protection measures, to facilitate the required access for works. The hard and soft landscaping will need to be reviewed by the arboriculturist with the details developed further as part of an AMS to ensure the risk of harm to off-Site trees remains as low as possible.

Services and utilities

- 6.35 At this stage of the planning process, details pertaining to the location of new service runs and any required access to existing runs are not established. In this context, it is not possible to determine the level of impact of this element of the designs to the retained trees.
- 6.36 In the eventuality that access to existing service runs or to install new service runs involves work operations within the RPA of the retained trees, any impact to affected trees can be managed by following the recommendations of BS5837 (i.e., by working in accordance with an AMS and through the use of appropriate methods of work a specific AMS ought to be prepared for a planning condition as per the recommendation of *Table B.1* of BS5837), which includes as a normative reference the *National Joint Utilities Guidance*³.

Planning policy considerations

National policies

- 6.37 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.3), the Proposed Development is considered to respond to these policies in the following manners:
 - **Paragraph 136** The Proposed Development is considered to be able to retain and protect all of the surveyed trees. It also has the capacity to provide new tree planting as part of the landscaping.
 - **Paragraph 180** The comments provided for *Paragraph 136* also apply here.

Regional policies

- 6.38 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.5), the Proposed Development is considered to respond to these policies in the following manners:
 - **Policy D8: Public Realm** The Proposed Development is considered to be able to retain and protect all of the surveyed trees, and it has the capacity to provide new tree planting as part of the landscaping.

• **Policy G7: Trees and Woodlands** - Existing trees of value can be retained as part of the Proposed Development. Moreover, there is the capacity to plant new trees as part of the landscaping.

Local policies

- 6.39 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.7), the Proposed Development is considered to respond to these policies in the following manners:
 - **Policy D2: Heritage** Existing trees within the *Primrose Hill Conservation Area* can be suitably retained and protected.
 - **Policy A3: Biodiversity** The Proposed Development does not require the removal to any of the surveyed trees. A change to the management of T11 and T12 limes will be necessary to ensure their protection and retention.

7 CONCLUSIONS

- 7.1 The Proposed Development requires the part-removal of 1no. *Category C* shrub group (i.e., G6) where this extends into the Site. This removal is not considered to be significant in arboricultural terms.
- 7.2 It will be necessary to pollard 2no. *Category B* lime trees (i.e., T11 and T12) and laterally reduce 1no. *Category U* tree (i.e., T8), all of which are situated off-Site. In the case of T11 and T12 the proposed pollarding will temporarily reduce their amenity value following the completion of the tree work. However, the contribution the trees make to the locality will begin to be restored as they regrow.
- 7.3 The Proposed Development generally carries a low impact to trees providing this Report and the TPPs at Appendix A are appropriately adhered to. There are some mattes that require further involvement of the arboriculturist, and this includes the provision of a detailed AMS in advance of any works occurring. The LPA is able to request further details as part of a suitably-worded planning condition.

8 APPENDICES CONTENTS

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- 240452-P-10a Tree Survey
- 240452-P-11 Existing Layout and Tree Works Plan
- 240452-P-12 Proposed Layout and Tree Works Plan
- 240452-P-13 Tree Protection Plan Demolition
- 240452-P-14 Tree Protection Plan Construction (Basement)
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• 240452-PD-10 Tree Schedule

APPENDIX A - Plans

- 240452-P-10a Tree Survey
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50m

BS 5837:2012 TREE RETENTION CATEGORIES



Canopy spread (m) Tree Stem 11 Unique tree identification number
Root Protection Area (RPA)
Control Figure (VP) Control (VP
Category B Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
Category C Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
Category U Those in such a condition that the tree cannot malifically be retained as living trees in the context of the current land use for longer that 10 years.
BSS837 Root Protection Areas Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
a 05.06.24 boundary line corrected HR
a 05.06.24 boundary line corrected HR rev date description drawn by Base Drawing: 22249-100-Rev-A
a 05.06.24 boundary line corrected HR rev date description drawn by Base Drawing: 22249-100-Rev-A Title Title BS 5837 Tree Survey Plan
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a 05.06.24 boundary line corrected HR rev date description drawn by Base Drawing: 22249-100-Rev-A Title BS 5837 Tree Survey Plan Client Regal Homes Management Limited Project 33-35 & 57D Jamestown Road, London Drawn by Authorised Date Drawn by Authorised Scale 31/05/2024 JCF KAH 1:500@A3
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Canopy spread (m) Tree Stem Holigue tree identification number Root Protection Area (RPA)
Group canopy extents shown in their retrospective retention category.
Root Protection Area (RPA)
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
Category 8 Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
Category C Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
Category U Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.
BS5537 Root Protection Areas Precautionary areas within which these roots and soil structure must be protected. All works within these areas will require special methods of work.
Application Site boundary.
red.
Lateral reduction to T8 by 2.5m.
Initiate a pollard T11 and T12. The dimensions of the pruned crowns is indicatively shown.
a 05.06.24 boundary line corrected HR
rev date description drawn by
Base Drawing 22249-100-Rev-A
Title
Title Existing Layout and Tree Works Plan
Title Existing Layout and Tree Works Plan
Title Existing Layout and Tree Works Plan Client Regal Homes Management Limited Project 33-35 & 57D Jamestown Road, London
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BS 5837:2012 TREE	RETENTION	CATEGORIE	<u>s</u>
Canopy spread (m Tree Stem Unique tree identif Root Protection Ar	i) ication number vea (RPA)		NORTH
Group canopy extended of the second s	ents shown in their re tification number rea (RPA)	trospective retention ca	tegory.
Category A Trees and groups least 40 years.	of high quality with a	n estimated remaining li	fe expectancy of at
Category B Trees and groups least 20 years.	of moderate quality v	vith an estimated remain	ing life expectancy of at
Category C Trees and groups 10 years or young	of low quality with ar trees with a stem dia	estimated remaining lif meter below 150mm.	e expectancy of at least
Category U Those in such a co the context of the o	ondition that the tree current land use for l	cannot realistically be re onger that 10 years.	tained as living trees in
BS5837 Root Prot Precautionary area works within these	ection Areas as within which tree r areas will require sp	oots and soil structure r lecial methods of work.	nust be protected. All
Application Site bo	oundary. to be removed show	n shaded grey and dash	ed. Tree tags are shown
Lateral reduction to	o T8 by 2.5m.		
Initiate a pollard T	11 and T12. The dim	ensions of the pruned c	owns is indicatively shown.
(\bigcirc)			
a 05.06.24 boundary li	ne corrected		HR
rev date descrip	otion		drawn by
Base Drawing: 23054 PLAN	-MCO-XX-0 LEVEL 00_	0-DR-A-01110 P08	-PROPOSED
Title Proposed Layo	out and Ti	ee Works	Plan
Client Regal Homes I	Managem	ent Limite	b
33-35 & 57D Ja	amestowi	n Road, Lo	ndon
Date 16/09/2024	Drawn by HR	Authorise	d Scale 1:500@A3
Drawing No 240452-P-12			Rev -
		n	
TIM			ATES

General Arboricultural Method Statement

TREE WORKS

Only the tree works specified within this report may be undertaken, after the appropriate planning consents have been acquired and in order to implement the consent. In the event of any uncertainty regarding tree works, the arboriculturist will be consulted and where appropriate the Local Planning Authority.

All tree works will be undertaken, in accordance with the best-practice recommendations provided in BS 3998:2010. The statutory responsibilities as outlined in the Wildlife and Countryside Act 1981 (as amended) and the The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

TREE PROTECTION FENCING

The tree protection fencing and (where appropriate) ground protection, will be installed as specified within this plan, prior to the commencement of any demolition and construction works. No plant or materials will be delivered to site prior to the construction of the tree protective fencing other than those required to install the tree protection fencing. On every third panel, a sign will be fixed that states "Tree Protection Zone (CEZ). Keep out. Any incursion into this area must be agreed in advance with the arboriculturist and Local Planning Authority." An example of this sign is provided within this plan. The position of the tree protection fencing must not be amended and no individual panels will be uncoupled, without the agreement of the arboriculturist and/or Local Planning Authority.

SERVICES AND DRAINAGE

The installation of drainage runs, manholes, storage tanks, and utilities will be positioned outside the root protection areas of retained trees. If the installation of new services and drainage runs are required within the root protection areas (RPAs) of retained trees, all methods of working will follow the guidance within Table 3 of BS 5837 or the National Joint Utilities Group's (NUUG) Guidelines for the planning, installation and maintenance of utility aparatus in proximity to trees (volume 4, issue 2).

Excavation works within the RPAs of retained trees will be undertaken manually with the use of hand tool: only (under the supervision of the arboriculturist), unless otherwise agreed in advance by the arboriculturist. It is recommended that an air lance - and if required a soil vacuum - is used, to excavate service trenches within RPAs. If soil conditions are not suitable for this method of excavation, alternative hand tools can be used once agreed in advance by the arboriculturist.

All roots greater than 25mm in diameter will be retained and will immediately be wrapped in hessian or another appropriate material, to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed, where this is practical and without causing root damage. No machinery will be permitted within the CEZ, at any time, unless agreed in advance with the arboriculturist.

NO-DIG CONSTRUCTION AREAS

Areas that will require no-dig methods of construction are shown within this plan. Working methods within these areas will comply with the details outlined in the main report and in advance of works being undertaken will be agreed with the arboriculturist.

ARBORICULTURAL CLERK OF WORKS

Attendance by the arboriculturist on Site is required, as per the specifications outlined within the Report to which this plan is appended.

It will be the responsibility of the main contractor (or other managing individual or organisation) to confirm the date and time of attendance, providing at least five working days of notice so that the project arboriculturist can confirm attendance.

GENERAL PROTECTION METHODS

No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

No changes in soil level will occur, within the CEZs and RPAs, without agreement in advance with the arboriculturist.

The CEZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the arboriculturist.

Any liquid materials spilled on site will immediately be cleared up. If liquids are spilled within 2m of any CEZ or RPA, the incident will immediately be reported to the arboriculturist, to determine the appropriate response.

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50m

40m

20m

10m

5m

0



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All damage to trees and other vegetation will immediately be reported to the arboriculturist, to dete the appropriate response.





50m

BS 5837:2012 TREE RETENTION CATEGORIES





APPENDIX B - Schedules

• 240452-PD-10 Tree Schedule



240452 - 33-35 Jamestown Road & 211 Arlington Road, London

Tree ID	No. Spe	cies	Height (m)	Stem diameter (cm)	No. of Stems	N		OWN	SPRE	AD (m) W N	100	Crown clearance (m)	L.B. (m)	Life	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T1	1 Carp 'Fas (Fas	pinus betulus stigiata' stigiate Hornbeam)	6.0	8	1	1.5		1.5	1.5	i	1.5		2.0		Young	Structural condition Good. Physiological condition Good. Root environment - Restricted. Young planted tree / trees. Off-Site. Access available to inspect.	28/05/2024	2.9		10-20	C1
Tree T2	1 Prur 'Atro (Che	nus cerasifera opurpurea' erry Plum (Myrobalan))	7.0	10	1		2.5	2	.0	2.5	4	1.0	2.0		Early Mature	Structural condition Fair. Physiological condition Good. Leaning trunk - Minor. Pruning wounds - Historic. Root environment - Restricted. Off-Site. Access available to inspect.	28/05/2024	4.5		10-20	C1
Tree T3	1 Betu (Him	ula utilis nalayan Birch)	7.0	15	1		3.0	3	.0	4.0	4	1.5	2.0		Early Mature	Structural condition Good. Physiological condition Good. Off-Site. Access not available to inspect.	28/05/2024	10.2		20-40	B1
Group G4	1 Pyra (Pyr 1 Laur (Por	acantha sp. racantha) rocerasus lusitanica rtugal Laurel)	6.5	10 AVE									1.5		Early Mature	Structural condition Good. Physiological condition Good. Off-Site. Access not available to inspect. Dimensions indicative. Position estimated - no topographical survey information. Shrub group also contains Fatsia sp. Height varies between 2.5m to 6.5m.	28/05/2024	-		10-20	C1
Tree T5	1 Tilia (Sm	a cordata aall Leaved Lime)	13.0	40	1	3.5	(3.5	3.5	j	3.5		1.5		Early Mature	Structural condition Fair. Physiological condition Good. Deadwood - Major. Off-Site. Access not available to inspect. Position estimated - no topographical survey information. Dimensions indicative.	28/05/2024	72.4		20-40	B2

The survey information in this schedule has been gathered following a BS5837 survey for planning

purposes. Where hazardous trees have been noted recommendations for works may have been

made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Stem green Estimated value

Stem AVE Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO orange Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

Generated By

240452 - 33-35 Jamestown Road & 211 Arlington Road, London

Tree ID	No. Species	Height (m)	Stem diameter (cm)	Vo. of Stems			AD (m)	Crown clearance m)	-B. (m)	Life	Condition Notes	Survey date	₹РА (m ²)	R (m)	⊔ife expectancy (yrs)	3S Category
Group G6	 Rubus fruticosus s. (Blackberry/Bramble) Rosa sp. (Rose sp.) Photinia sp. (Photinia) 	6.0	8 AVE					0.0		Semi Mature	Structural condition Good. Physiological condition Good. Dimensions estimated. Numbers indicative of group. Position estimated - no topographical survey information. Part on, part off-Site. Access not available to inspect. Shrub group.	28/05/2024	-		10-20	C1
	 Fraxinus excelsior (Ash) Buddleja sp. (Buddleja) 															
Tree T7	1 Cupressocyparis leylandii (Leyland Cypress)	12.0	0 40	1	2.5	5.0	4.0 1.0	2.5		Early Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Off-Site. Access not available to inspect. Position estimated - no topographical survey information. Dimensions indicative.	28/05/2024	72.4		10-20	C1
Tree T8	1 Cupressocyparis leylandii (Leyland Cypress)	18.0	0 60	1	5.0	2.0	4.5 4.0	0 4.0		Mature	Structural condition Fair. Physiological condition Poor. Competition - Adjacent trees. Die-back - Throughout crown. Decline - Evident / observed. Off-Site. Access not available to inspect. Position estimated - no topographical survey information. Dimensions indicative.	28/05/2024	162.9		0-10	U
Tree T9	1 Tilia cordata (Small Leaved Lime)	16.0	0 60	1	4.0	4.0	5.0 4.5	5.0		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Pollard - Lapsed / Mature stems. Off-Site. Access not available to inspect. Position estimated - no topographical survey information. Dimensions indicative.	28/05/2024	162.9		20-40	B2

The survey information in this schedule has been gathered following a BS5837 survey for planning

purposes. Where hazardous trees have been noted recommendations for works may have been

made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Stem green Estimated value

Stem AVE Average stem diameter for tree groups

Stem COM Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO orange Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order



240452 - 33-35 Jamestown Road & 211 Arlington Road, London

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	N	CROW	N SPREAD	(m) W W NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Climber C10	1 Hedera helix (Common Ivy)	4.5	5	1					0.0		Mature	Structural condition Good. Physiological condition Good. Dimensions estimated.	28/05/2024	-	0.6	10-20	C1
Tree T11	1 Tilia x vulgaris (Common Lime)	10.0	27	1	4.5	3.5	2.5	3.0	4.0		Early Mature	Structural condition Good. Physiological condition Good. Arboricultural work - Historic. Leaning trunk - Minor. Pruning wounds - Historic. Root environment - Restricted. Off-Site. Access available to inspect.	28/05/2024	33.0		20-40	B2
Tree T12	1 Tilia x vulgaris (Common Lime)	12.0	32	1	3.0	3.5	4.0	5.0	2.0		Early Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Restricted / obscured. Arboricultural work - Historic. Base / stems obscured - Vegetation. Epicormic growth - Base. Pruning wounds - Historic. Root environment - Mineral deficiences suspected. Off-Site. Access available to inspect.	28/05/2024	46.3		20-40	B2

Stem green Estimated value

Stem AVE Average stem diameter for tree groups

Stem COM Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

TPO orange Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

Generated By

Summary table with retention category

	Climber	Group	Tree	Total
B1	0	0	1	1
B2	0	0	4	4
C1	1	2	3	6
U	0	0	1	1
Total	1	2	9	12

Summary table with life stage

	Climber	Group	Tree	Total
Early Mature	0	1	6	7
Mature	1	0	2	3
Semi Mature	0	1	0	1
Young	0	0	1	1
Total	1	2	9	12

Table 1 of BS5837 (2012)

Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories	where appropriate)	Identificati	ion on plan					
Trees unsuitable for retention (see not	e)								
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	 Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality 								
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation						
Trees to be considered for retention									
Category A	Tree that are particularly good examples of	Trees, groups or woodlands of particular	Trees, groups or	GREEN					
Trees of high quality	their species, especially if rare or unusual; or those that are essential components of	visual importance as arboricutural and/or landscape features.	woodlands of significant conservation, historical,	OREEN					
with an estimated remaining life expectancy of at least 40 years	groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).		commemorative or other value (e.g. veteran trees or wood-pasture).						
Category B	Trees that might be included in category A,	Trees present in numbers, usually growing	Trees with material	BLUE					
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	conservation or other cultural value.	DLUL					
Category C	Unremarkable trees of very limited merit or	Trees present in groups or woodlands, but	Trees with no material	GRFY					
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	such impaired condition that they do not qualify in higher categories.	without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	conservation or other cultural value.	UNET					



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