

46 Maresfield Gardens. NW3 5RX

Tree Survey and Arboricultural Method Statement.

January 2025.

Adopted supplementary planning guidance specific to trees and British Standard 5837 2012 "Trees in relation to Design, Demolition and Construction – Recommendations" (BS) are used as the criteria for tree submissions to the local planning authority (LPA), The LB of Camden.

The owners of number 46 have plans to demolish the existing and replace it with a new house and basement.

Please refer to the 46 Maresfield Gardens.

Tree protection plan. January 2025. (TPP).

This pdf is printed to a scale which allows zooming without pixilation.

The TPP shows.

- Existing buildings and retaining walls.
- Existing hard surfacing.
- Spot levels, scale bar and north point.
- Service covers.
- Catalogued trees.
- The normative root protection areas **(RPA)** of catalogued tree as described in the BS.
- The position of a tree protection fence.

Tree Catalogue

Number 46 was visited on Tuesday 21^{st} January 2025 to update the tree catalogue. Heavy Ivy growth has prevented accurate updating of the stem diameters of Ts 1-6.

No	Common name of tree	Height estimated in metres	Stem diameter in mm at 1.5 metres from base	Branch spread towards compass points estimated in metres	Height of crown clearance estimated in metres	Comments Estimated remaining contribution in years. Category grading as per table 1 of BS 5837
1	London Plane	19	1000	N 6 E 4 S 4 W 3	2	Has been reduced and reshaped 40 B
2	London Plane	19	730	N 4 E 4 S 6 W 8	3	Has been reduced and reshaped 40 B
3	Poplar	21	1170	N 3 E 5 S 6 W 4	10	Has been reduced and reshaped 20 B
4	Silver Birch	12	360	N 4 E 3 S 3 W 1	2	Has been reduced and reshaped 10 C
5	Pear	10	400	N 3 E 3 S 3 W 3	2	10 C
6	Cherry	12	620	N 5 E 3 S 4 W 3	3	Has been reduced and reshaped historically 20 C
ТА	Purple Plum	4	5 x 70	N 1 E 1 S 1 W 1	0	20 C
ТВ	Japanese Maple	3	140	N 2 E 2 S 1 W 2	0	Good specimen to transplant. 40 C

Arboricultural Impact Assesment. (AIA)

The TPP shows the position of more or less the new boundary between number 46 and the land to the south.

There is a building application running on the site to the south reference 2024/0728/P. This land is not in ownership however number 46 has a vehicular right of way from the existing road access labelled on the TPP to the existing basement garage doors.

The existing driveway to the garage can be refurbished as any householder can do in the absence of any building proposal however it is likely that the developers of the land to the south have plans for refurbishment of the drive

There is an arboricultural impact assessment on the case file for 2024/0728/P, reference BRF/MRS/AIA/01b. Trees 1-6 are numbered as per this AIA and other reports that have rehearsed trees here.

The TPP shows that there is ingress in to the RPAs of L.Plane, T2 and Poplar, T3 north of the boundary.

The TPP shows that the ingression into the Planes RPA is on existing driveway.

The ingression into the Poplars RPA is met by a retaining wall of over 1 metre in height. Whilst it is known that Poplars are notorious for causing direct damage it is reasonable to regard this retaining wall as a significant barrier to roots. The distal part of the RPA to the north of the wall amounts to 14 square metres out of 615. It is reasonable to offset this ingression into the site to the south.

There only 4 trees here in ownership.

- TA is a coppiced Purple Plum which is good enough to retain until new planting are established.
- TB is a small Japanese Maple which is of a quality to consider it for relocation within the site.
- T5 is a Pear which has basal decay. The LPA may take a view on this it can be retained with skilful pruning however it may be time to replace this one.
- T6 is a Cherry which would benefit from a reduce and reshape. Ivy here is past useful and should be severed.

With a suitable method the new house will be built within the aims, intentions and spirit of British Standard 5837 2012

"Trees in relation to Design, Demolition and Construction – Recommendations"

There is plenty of scope here to plant several trees to replenish the leafy appearance of this part of Maresfield.

New trees can be selected that have characteristics that are good for biodiversity and have resilience to expected weather.

There are natives such Field Maple (eg "Streetwise"), Wild Service and Crab that give life long amenity without the requirement for constant pruning.

There is also an exceptional Pear " Invincible" that will do well here.

Arboricultural Method Statement. (AMS).

Constructors will appoint a site monitoring arboriculturalist to guide them through the varying stages of building starting with the supervision of the site tidy up and assembly of the tree protection fence.

AMS. Sequence of Events.

1. The Japanese Maple TB will be lifted by arborists and relocated in the area to be construction exclusion zone.

2. Fully grind out stumps. There looks to be reasonable topsoil here. This will be inspected by the site arboriculturalist after stumps are ground. Any topsoil to be skimmed in the construction area will be retained and bunded on the northern boundary for reuse at the end of building. Woodchip from stump grinding can be mixed in – this will have decomposed by the time the topsoil is re used, nutrients taken out will be being released back in by this time.

3. Prior to any demolition a construction exclusion zone will be created by assembly of a barrier using Heras panels as described in figure 3 of the BS.



The position of the barrier is shown on the TPP and follows easily identifiable features. The barrier will be maintained and monitored throughout the building process. Subject to CDM regs the barrier can double here as the site security fence. 4. Identify existing services with the view of reconnection subject to satisfactory CCTV surveys.

5. All demolition works will be carried out within the footprint of the building using top down fold back methods.

6. All excavation works will be carried out from within the proposed footprints.

7. Minor pruning of neighbours Sycamores will be carried out with a platform from the ground floor slab if it is identified at that time.

8. All deliveries will be on the just in time basis. Cement mixing for the construction phase will take place on floor slabs. Liquids will not be stored or used where spillages can percolate to the roots of neighbours trees.

9. The barriers can be removed when all major wet trades are finished (this is usually internal plastering).

10. Topsoil can be spread and cultivated. Any grass seeding to be done with a "waterwise" mix .

Below Tretec generic for planting standard trees.

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Planting notes

If levels are raised soil will be fleeted towards the bases of trees so that no part of their stems are buried up.

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 can be a good compromise between improved native seed and water conservation. A suggested grass mix could be Creeping Red Fescue, Perennial Ryegrass, Tall Fescue and Hard Fescue.

Rhizomatous tall fescue is good for hard wearing lawns.

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

Organic mulches preferably woodchip should be used – geotextiles should be avoided. Planted trees could be selected from those known to exhibit hydraulic redistribution

and/or resilience to conditions caused by extremes of weather.

95 percent of success in tree planting is in the way trees are handled between lifting in the nursery and backfilling the planting pit. Landscapers will reject any tree that has dried out roots.

Trees will be selected and planted by professionals so that they do not require staking. (think thigmomorphogenesis). They will be planted in square holes which are just big enough to take the entire root ball. Care will be taken to optimally firm back fill in all layers. The trees will be planted to their original soil mark.

Trees 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).



Even rootballed heavy standards do not require staking if planted professionally.



Trees will never require watering if planted properly (caveat -in a location such as this). The flimsy guard is perfect (here) as pests cannot get purchase on it and strimmer and mower operators will not go near. Alternatives include spiral rabbit guards made from recycled polypropylene. The appearance of the above tree will benefit from hand weeding and generous mulching.



BS 5837



approx north