# 100 Avenue Road

## Arboricultural Impact Assessment

February 2025

REGAL

# Arboricultural Impact Assessment

**for a s.73 application**

100 Avenue Road
Swiss Cottage
London
NW3 3HF

**February 2025**

**231235-PD-11d**

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# 1 EXECUTIVE SUMMARY

1.1 This *Arboricultural Impact Assessment* ('the Report') has been instructed by *Regal Avenue Road Limited* ('the Client' and also 'the Applicant').

1.2 The proposed development at *100 Avenue Road* ('the Site') - within the area administrated by the *London Borough of Camden* ('the LPA') - is an amendment to the Implemented Permission. The s.73 application for which this Report is prepared is described as follows: *Demolition of the existing building and redevelopment comprising residential units (Class C3) and flexible commercial, business and service use (Class E) and community use (Class F2(b)) with associated works including enlargement of the existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements* ('the Proposed Development').

1.3 For clarity, the Implemented Permission (ref. 2014/2617/P) was granted via Appeal (ref. APP/X5210/W/14/3001616) on 18 February 2016. The demolition works and basement construction works have undertaken by the previous owner (i.e., *Essential Living*), above ground construction works in respect of the Implemented Permission have stalled.

1.4 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on 27th of May 2024.

1.5 According to the LPAs available online information, the surveyed trees adjacent to the Site are not within a *Conservation Area*. 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.

1.6 The Proposed Development does not require the removal of any trees. It does however require the pruning of 1no. *Category A* and 11no. *Category B* trees that are situated off-Site. This pruning includes crown lifting by either 2.5m or 5.5m above ground level, and, where necessary, a 2m lateral crown reduction. All work is considered necessary to facilitate construction logistics and is considered to be minor. Post-pruning, the trees will continue to contribute positively to the character of the surrounding area.

1.7 In general, the Proposed Development is considered able to suitably protect the off-Site trees provided this Report and the *Tree Protection Plans* at Appendix A are adhered to. There are however some matters that require the further involvement of the arboriculturist including the provision of a detailed *Arboricultural Method Statement* in advance of works occurring. The LPA is able to request further details of this as part of a suitably-worded planning condition.

# 2 INTRODUCTION

## Instruction

2.1 This *Arboricultural Impact Assessment* ('the Report') has been instructed by *Regal Avenue Road Limited* ('the Client' and also '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*, L*evel 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 *100 Avenue Road* ('the Site' - see *Figure 1*) - within the area administrated by the *London Borough of Camden* ('the LPA') - is an amendment to the Implemented Permission. The s.73 application for which this Report is prepared is described as follows: *Demolition of the existing building and redevelopment comprising residential units (Class C3) and flexible commercial, business and service use (Class E) and community use (Class F2(b)) with associated works including enlargement of the existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements* ('the Proposed Development').

2.4 For clarity, the Implemented Permission (ref. 2014/2617/P) was granted via Appeal (ref. APP/X5210/W/14/3001616) on 18 February 2016. The demolition works and basement construction works have undertaken by the previous owner (i.e., *Essential Living*), above ground construction works in respect of the Implemented Permission have stalled.

## Scope

2.5 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

2.6 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on 27th of May 2024 by Chris Wright (Principal Arboricultural Consultant and colleague of the Author). The details of this survey are found within the Report appendices.

### Health and safety

2.7 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.

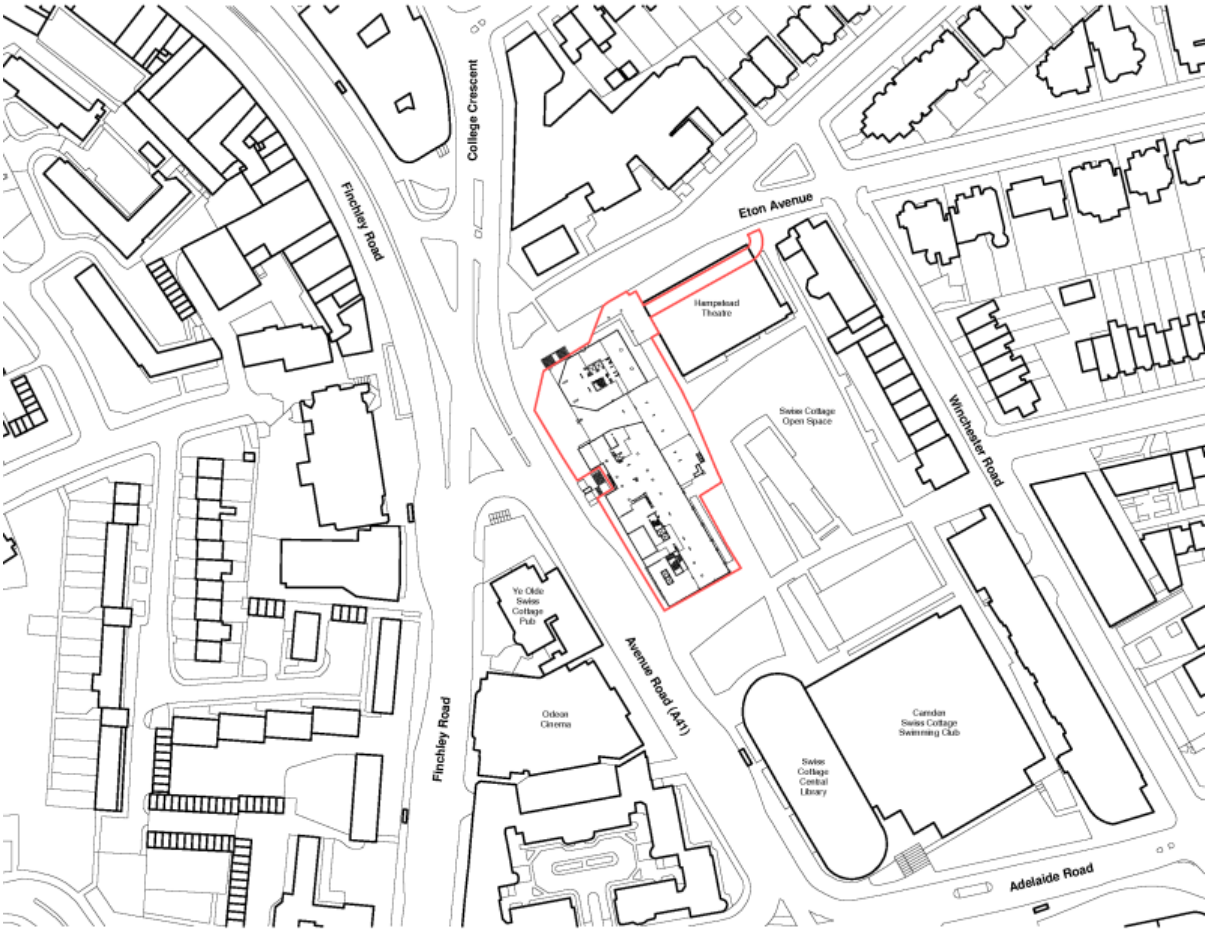


***Figure 1:*** *Showing the location of the Site.*

## Report preparation

### External documents

2.8 This Report has been prepared, with reference to the following supplied documents and information:

- *Proposed Basement Level (1016-CPA-ZZ-B1-DR-A-0299-P15-Basement Floor Plan);*
- *Proposed Ground Floor (1016-CPA-ZZ-00-DR-A-0200-P18-Ground Floor Plan);*
- *Proposed First Floor (1016-CPA-ZZ-01-DR-A-0201-P10-First Floor Plan);*
- *Proposed Fourth Floor (1016-CPA-ZZ-04-DR-A-0204-P03-Fourth Floor Plan);*
- *Proposed Fifth Floor (1016-CPA-ZZ-05-DR-A-0205-P05-Fifth Floor Plan);*
- *Proposed South-West Elevation (1016-CPA-ZZ-ZZ-DR-A-0600-P05-South-West Elevation - Avenue Road);*
- *Proposed North-East Elevation (1016-CPA-ZZ-ZZ-DR-A-0601-P05-North-East Elevation - Open Space);*
- *Proposed North-West Elevation (1016-CPA-ZZ-ZZ-DR-A-0602-P05-North-West Elevation - Eton Avenue);*
- *Proposed South-East Elevation (1016-CPA-ZZ-ZZ-DR-A-0603-P05-South-East Elevation - Park Walkway);*
- *Proposed Construction Logistics General Arrangement (CA_5352_001 - Proposed General Arrangement (Rev D));*
- *Planting GA Ground Floor (AR657-TML-ZZ-ZZ-DR-L-0501_P06)*; and
- *Topographical Survey (20396A_T_UG_REV0).*

**Appendices**

2.9 The appendices of this Report include:

- Appendix A (plans); and
- Appendix B (schedules).

**Tree works**

2.10 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 *s.73 Planning Permission* with all relevant pre-commencement 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*.

2.11 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**

2.12 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*.
- **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**

2.13 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 Site is currently a hoarded off area following the demolition of a former six-storey building (see *Figures 2, 3* and *6*).

3.2 The Site is bounded on its western side by *Avenue Road* and the *Swiss Cottage/Finchley Road* junction and gyratory. On the northern side the Site is bounded by the western end of *Eton Avenue* which is pedestrianised. To the east of the Site is *Swiss Cottage Open Space* and to the south of the Site is *Swiss Cottage Library*.

***Figure 2:*** *Standing along Avenue Road (the A41) and looking northeast towards T38 to T42 London planes.*

## Relevant planning history

3.3 There is relevant planning history, in the context of this Report and the Proposed Development. Specifically, this Report considers the extant planning application *2014/1617/P* (as amended under *2016/2048/P, 2018/4239/P, 2019/1405/P* and *2022/0022/P* and herein known as 'the Implemented Permission'), which was approved following an appeal to the Planning Inspectorate on the 16th of February 2016 (ref. *APP/X5210/W/14/3001616*). It has been subject to further scheme amendments facilitated under Section 96a of the Town & Country Planning Act (1990) (as amended) and has been lawfully implemented, which was confirmed with a certificate of lawfulness issued on 8 February 2018 (ref: 2017/6884/P).

3.4 The Implemented Permission was for the *demolition of the existing building and redevelopment with a 24 storey building and a part 7 part 5 storey building comprising*

*a total of 184 residential units (Class C3) and up to 1,041sqm of flexible retail/financial or professional or cafe/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace or potential new London Underground station access fronting Avenue Road and up to 1,350sqm for community use (Class D1) with associated works including enlargement of the existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements.*

3.5 While tree-related information was submitted in support of the Implemented Permission, this was not prepared by TMA however regard has been had to this in preparing this Report.

3.6 The demolition works and basement construction works have been undertaken by the previous landowner (i.e., *Essential Living*) and the Site is hoarded off (see *Figures 2* and *3* above). For clarity, above ground works in respect of the Implemented Permission have stalled.

3.7 The Implemented Permission included the following planning conditions (where relevant):

- *Condition 21 (Approved ref. 2016/2352/P) - Before any development commences details demonstrating how trees to be retained shall be protected during demolition and construction work shall be submitted to and approved in writing by the council. Such details shall be implemented as approved before any development commences and retained during the demolition and construction works, unless otherwise agreed in writing by the Local Planning Authority. The approved works shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained, and protected from damage in accordance with the approved protection details;*

- *Condition 3 (Approved ref. 2019/1773/P) - No part of the development hereby permitted shall be occupied until the following have been submitted to and approved in writing by the Local Planning Authority a) full details of hard and soft landscaping and means of enclosure of all un- built, open areas [such details/shall include details of any proposed earthworks including grading, mounding and other changes in ground levels as well as the delivery of a feature of public art.]b) a scheme for replacement trees, including details of tree pit locations, viability, and a planting programme. c) a planting programme and landscape aftercare plan. The development shall be undertaken in accordance with the approved details including the planting program; and*

- *Condition 20 (Compliance Condition) - Replacement trees that do not survive for five years after they are planted shall be replaced within the first available planting season.*

***Figure 3:*** *Looking southeast from the A41 towards T1 to T8 (for reference T1 is far-right of picture).*

## Geotechnical information

### British Geological Survey

3.8 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.

3.9 There is a publicly available borehole log in the open space adjacent to the Site to the east (ref. *TQ28SE1769*) that confirms the presence of clay to 84m, above which there is made ground.

### Root morphology

3.10 Soils where the clay content is significant will tend to encourage tree root growth at shallower depths - often, within the upper 600mm of soil[1]. 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.

1 - Forestry Commission. (2005) Information Note FCN078 - The influence of soils and species on tree root depth.

# 4 TECHNICAL ARBORICULTURAL DETAILS

## Landscape details

### Distribution

4.1 The surveyed trees are situated exclusively within the adjoining public realm to the northwest, northeast and southeast.

4.2 To the northwest within *Eton Avenue*, 5no. London plane (T38 to T42), a false acacia (T43) and an alder (T44) are located with the hard surfaced elements of the public realm (see *Figures 2* above*,* and *Figures 4* and *5* below).

***Figure 4:*** *Looking across towards the off-Site London planes to the northwest with T38 centre and T39 front-right for reference.*

4.3 On the northeast side, a row of early mature tulip trees (T28 to T37) grow adjacent to the footpath (see *Figure 6* below).

4.4 Finally, on the southeast side there is a cluster of trees (T1 to T14) and that fringe both sides of the footpath that bounds the Site (see *Figure 7* and *8*). Beyond this in an area of greenspace further trees are located that include lime and horse chestnut (T15 to T21).


***Figure 5:*** *Another viewpoint of the London planes situated northwest of the Site, with T41 in the foreground as reference.*


***Figure 6:*** *Standing adjacent to the Hampstead Theatre and looking southwest back towards the Site and row of tulip trees, with T37 centre-right for reference.*

**Visibility**

4.5 Owing to the trees' positioning within the public realm it is considered that they all provide a degree of visual landscape and amenity value. The notable trees to be surveyed however include the 7no. London planes (T1, T23, and T38 to T42) and 3no. Limes (T16, T18 and T19) given their prevailing size and appearance (see *Figures 2, 3, 4, 5 and 7*).

4.6 It is further considered that the trees lining the footpath bounding the Site (T3 to T8, and T27 to T37) give a sense of place and character; as early mature specimens their contribution to the landscape will increase as they establish.

***Figure 7:*** *Opposite the trees situated off-Site to the southeast including T1 (left) and, T16 and T18 limes (centre and centre-right).*

## BS5837 details

### Survey criteria

4.7 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

4.8 In BS5837 terms, the surveyed trees and other forms of vegetation comprise:

- *Category A* (i.e., high-quality): 2no. trees;
- *Category B* (i.e., moderate-quality): 35no. trees;
- *Category C* (i.e., low-quality): 6no. trees; and
- *Category U* (i.e., poor-quality): 1no. tree

### Root Protection Areas

4.9 Based on the ground conditions of the Site that include 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.

## Statutory protections

### Conservation Areas

4.10 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the surveyed trees adjacent to the Site are not within a CA.

### Tree Preservation Orders

4.11 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.

***Figure 8:*** *Positioned off-Site to the southeast looking across the footpath, with T14 front-right as reference.*

# 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 2024.

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 2024

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 187** - "*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.

2 - Ministry of Housing, Communities and Local Government (2024). National Planning Policy Framework.

**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 G1: Green Infrastructure** - "*London's network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits*".
- **Policy G5: Urban Greening** - "*Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage*".
- **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 D1: Design** - "*The Council will seek to secure high quality design in development. The Council will require that development: ... k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping*"; 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] l. 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*".

**Draft New Camden Local Plan January 2024**

5.8 In the context of the Proposed Development, the draft new Camden Local Plan provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy NE1 - The Natural Environment** - *"The Council will conserve and enhance Camden's natural environment. The Council will ix. Protect trees in Camden and seek to secure additional trees in accordance with Policy NE3 Tree Planting and Protection…";*
- **Policy NE3 - Tree Planting and Protection** - *"The Council will seek to protect existing trees and secure additional tree planting in the borough. The Council will: i. resist the loss of a tree, group of trees, area of woodland and/or vegetation of significant amenity, historic, cultural, and/or ecological value on, or adjacent to, a development site. The Council will also resist proposals which may threaten the continued wellbeing of such trees as specified above; ii. make Tree Preservation Orders (TPO's) when necessary to protect specific trees, groups of trees, or woodlands, in the interests of amenity and biodiversity; iii. ensure that where trees are to be retained on developments, these are positively integrated into the design and layout of the proposed scheme; iv. require trees and vegetation, that are to be retained, to be satisfactorily protected both during and following the demolition and construction phase of development, in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction'; v. require replacement trees and/or vegetation to be provided where the loss or harm to the wellbeing of significant trees and/or vegetation has been justified in the context of the proposed development; vi. prioritise securing replacement trees and vegetation on-site. Where it can be demonstrated to the Council's satisfaction that replacement trees and vegetation cannot be provided on-site, a financial contribution will be secured to enable the planting and subsequent maintenance of replacement trees and vegetation off-site; vii. require developments to incorporate additional trees and vegetation wherever possible, as part of a detailed landscaping scheme for the site. A detailed landscaping scheme and landscape management plan must be submitted for all major developments, including, but not limited to, details of the trees and vegetation to be planted, and proposals for how the landscaping scheme will be managed and maintained over the lifetime of the development."*

**Supplementary Planning Documents (SPDs)**

5.9 In the context of the Proposed Development, the following SPDs provide the guidance that is relevant in terms of the surveyed trees:

- **Camden Planning Guidance Trees March 2019** - *"Consideration of trees is required for all full', 'outline' or 'householder' applications or where works are being undertaken under permitted development rights. If an acceptable level of information has been provided and the trees and vegetation have been fully considered and accounted for and there are no remaining tree or landscape related concerns, the Council will seek the inclusion of appropriate tree / landscape conditions on a planning permission to ensure that the development can be implemented successfully. Planning conditions are used to ensure trees will not be harmed and a high standard of landscaping planting is achieved."*

# 6 ARBORICULTURAL IMPACT ASSESSMENT

## Removals

6.1 The Proposed Development does not require the removal of any of the surveyed trees.

## Mitigation greening

6.2 The Proposed Development is accompanied by a conceptual landscaping scheme (see paragraph 2.8 - drawing reference *AR657-TML-ZZ-00-M2-L-0101-Working Drawing ground floor*) that specifies new trees and vegetation. Overall, the scheme provides a net gain of 37no. trees - specifically, this includes 3no. 60-70cm girth specimens (i.e., *Alnus glutinosa, Metasequoia glyptostroboides* or *Quercus palustris*), 12no. 35-40cm girth specimens (i.e., *Liquidambar styraciflua* or *Gleditsia triacanthos*) and 22no. 25-30cm girth specimens (i.e., *Betula spp, Corylus colurna* or *Tilia cordata*).

6.3 Some of the forementioned trees are proposed to be planted within the adjacent public realm. In addition, shrubs, ornamental grasses and perennials are proposed to be planted as understorey elements where new trees are to be located.

## Pruning

**Numerical data**

6.4 The Proposed Development requires the pruning of 12no. off-Site trees, which in BS5837 terms comprises:

- *Category A* (i.e., high-quality): 1no. tree (i.e., T1); and
- *Category B* (i.e., moderate-quality): 11no. trees (i.e., T3 to T8 and T38 to T42).

**Specifications and reasons of pruning**

6.5 The specification for the proposed pruning is set out in the *Tree Work Schedule 231235-PD-12* that is found in Appendix B.

6.6 For clarity, the specified work includes the crown lifting to all trees by either 2.5m or 5.5m above ground level to facilitate construction logistics that includes the installation of Site hoarding or to facilitate construction access to the basement level through the pedestrianised *Eton Avenue*.

6.7 A 2m lateral crown reduction is proposed on the northwest side of T3 to T8 to provide clearance to the proposed vehicular movement that is to occur within the Site, as shown on the plans within Appendix A.

6.8 It will be necessary to agree with the main appointed contractor and their tree surgeon the extent of pruning as part of the pre-commencement Site meeting, to ensure that only the minimal extent of pruning necessary to implement the development work is carried out.

6.9 The work is considered necessary to ensure that collision damage to branches from high sided vehicles does not occur to the off-Site trees, and to provide sufficient space to implement the proposed construction logistics strategy that includes safely securing the Site with hoarding throughout the development works.

**Impacts of pruning**

6.10 The proposed pruning is considered to be minor and will provide vertical clearance to the trees immediately adjacent to the Site hoarding and proposed access points. The reduction to trees T3 to T8 is also considered to be minor and the work will not adversely impact how they are perceived from the public realm.

6.11 In general, post-pruning, the trees will continue to contribute positively to visual landscape and amenity value, and uphold the leafy character that surrounds the Site.

## Retained tree juxtapositions

6.12 In relation to the retained trees and vegetation (including any outside of the Site), the Proposed Development does not place any increased pressure upon these items that may result in inappropriate management (e.g., major branch removal or heavy pruning). The Proposed Development is therefore considered to be acceptable, regarding its juxtaposition to the retained trees and vegetation.

## Arboricultural oversight during works

6.13 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).

6.14 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:

- a pre-commencement meeting at Site with at least the main appointed contractor to discuss the details of tree protection and works (this includes the proposed tree pruning);

- to sign-off the tree protection measures prior to the commencement of any works to implement the Proposed Development (except in the case of specified tree works that can occur prior to this point);
- bi-monthly visits throughout the duration of the works;
- prior to the commencement of the landscape phase of works; and
- upon the completion of works to implement the Proposed Development.

## Site access and logistics

6.15 A proposed construction logistics general arrangement plan (see paragraph 2.8) has been prepared that outlines the general access and logistics associated with the Proposed Development - refer to TPP *231235-P-15.*

6.16 The logistics plan outlines there will be 4no. proposed 7m access gates - 2no. positioned along *Avenue Road*, 1no. off *Eton Avenue* and 1no. adjacent to the *Hampstead Theatre* (northeast side of the Site). Of these access gates, 2no. are proposed adjacent to off-Site trees (i.e., T1, T38 and T41). Further details relating to the tree protection measures required for these access gates is discussed in the following Section.

6.17 Due to the location of the Site all construction traffic will approach the Site from the north following *Avenue Road* (i.e., the A41). The primary access point into the Site is from the A41 where there are two access gates for construction vehicles to enter and exit in a safe one-way gyratory action. In addition to these access points, there is a pit lane which takes the inner lane of the A41 which has space for two construction vehicles.

6.18 There is an existing entrance to the already built basement in *Eton Avenue*, deliveries through this access will only be requested in exceptional circumstances (i.e., basement deliveries only).

6.19 The proposed location of the 2no. tower cranes and area of scaffolding around superstructural elements do not directly impact retained trees within the public realm insofar as being located beyond their nominal RPAs and crown spread.

## Development related activities

### General protection details - construction

6.20 The draft TPPs at Appendix A (i.e., *231235-P-14* and *P-15*) sets out the specifications for tree protection that are associated with the implementation of the construction (including construction logistics) 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), which provides some baseline information relating to the installation, implementation, and management of the specified tree protection measures.

### Specific tree protection - construction access

6.21 A temporary crossover associated with the proposed construction logistics strategy has already been installed adjacent to T1 London plane (see *Figure 9*), which is assumed to have been related to the earlier demolition work. This temporary crossover will be utilised during the construction phase of work. If this is considered to be unsuitable by the main contractor, it will be necessary to discuss the principles of an alternative means of temporary ground protection with the arboriculturist prior to its removal and replacement.

***Figure 9:*** *The temporary crossover that has been installed adjacent to T1 (to the right of the bus)*

6.22 Extending from this crossover northeast into the Site, it will be necessary to install temporary ground protection owing to this area comprising existing soft ground. In this regard, Section 6.2.3.3 of BS5837 provides guidance on the type of temporary ground protection. Considering that this area will form part of the main vehicular route through the Site (and anticipated to exceed 2t gross weight), the specification of temporary

ground protection will consider the following with the exact specification to be agreed between the arboriculturist and main appointed contractor as part of the pre-commencement Site meeting:

6.23 *c) for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.*

6.24 The location and final design of the temporary ground protection will need to be shown within an AMS, that can be prepared in response to a suitably-worded planning condition.

**Specific tree protection - stem protection**

6.25 The configuration of the proposed Site hoarding will provide the majority of off-Site trees with protection, as shown on the TPPs at Appendix A (i.e., *231235-P14* and *P-15*). It will however be necessary to provide a further degree of stem protection to those trees adjacent to construction accesses or enclosed within the Site by the hoarding.

6.26 In this regard, box-stem protection constructed using a wooden frame with plyboards affixed will be installed around each tree. This stem protection will remain in place throughout the implementation of development work. An example of box-stem protection is provided in *Figure 10* and within the TPPs at Appendix A.

**Parking areas**

6.27 The nominal RPAs of T39 and T41 are shown to extend into the Site and where disabled parking bays are proposed. Owing to the previous Site use within this area (building and hard surfacing), it is not considered necessary for a bespoke system to be used that is aimed at ground protection through minimising compaction and supporting the soil structure. This is because it is considered that the trees have adapted to the conditions of the Site that includes a degree of disturbance and compaction.

6.28 In the event that the existing hard surfacing is temporarily removed during the works and exposes the soft ground, it will be necessary to install temporary ground protection within this area. As mentioned earlier, BS 5837 provides guidance on the specification of ground protection and in this instance it will likely be necessary for this to comprise the following "*for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected".*

6.29 In any case, prior to the removal of the hard surfacing this will need to be discussed with the arboriculturist to ensure a set of performance principles and working methodology is followed to ensure there is a low risk of harm to the T39 and T41 should roots be present within this area. This matter can be addressed in a fit-for-purpose AMS that can be prepared in response to a suitably-worded planning condition.

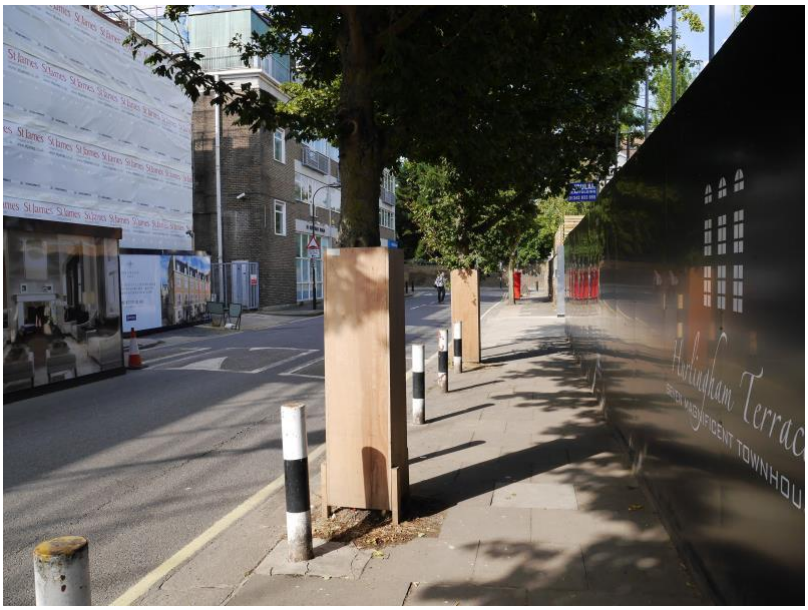

***Figure 10:*** *Example of plyboard box stem protection that can be used on street trees.*

## Landscaping works

### General protection details

6.30 The draft TPP (i.e., *231235-P-16*) at Appendix A sets out the specifications for tree protection that are associated with the implementation of the landscaping phase 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.

6.31 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. There is a risk that plant and machinery may damage the soil structure within which tree roots are growing.

6.32 These risks can be managed, by maintaining good professional standards of work and by working in accordance with an AMS. The principle of avoiding soil disturbance or

changes in levels within the RPAs of retained trees must be followed, unless otherwise confirmed by the arboriculturist.

**Hard and soft landscaping**

6.33 Proposed new hard and soft landscaping is to be installed within the nominal RPAs of off-Site trees - specifically, T1 to T8 (as shown on the TPP *231235-P-16* at Appendix A). This includes 3no. pedestrian walkways proposed in between every other tree (i.e., from T3 to T8 - see *Figure 11*).

6.34 It will be necessary for this hard surfacing to comprise a bespoke product aimed at protecting the soil and root environment from compaction (i.e., *Cellweb TRP*). This will need to be reviewed between the landscape architect and arboriculturist as it will need to tie in to the existing levels of the adjacent footpath in the public realm and will therefore require a localised excavation in order to meet this and not prohibit its use.

6.35 In addition, the finished levels of the soft landscaping will need to be reviewed to ensure there is not a significant change proposed compared with the existing situation.

6.36 The above matters require the further involvement of the arboriculturist including the provision of a detailed AMS in advance of works occurring

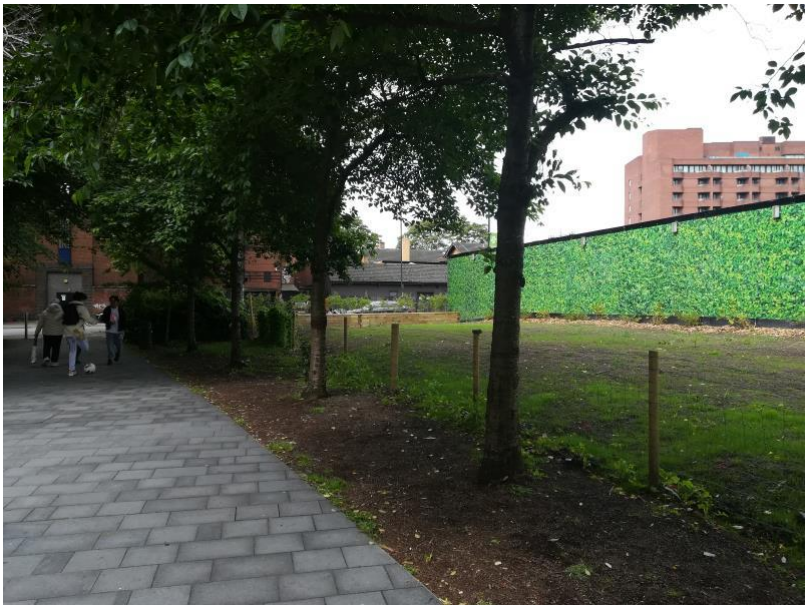

***Figure 11:*** *Showing the area to be hard and soft landscaped adjacent to T2 to T8.*

## Services and utilities

6.37 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.

6.38 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

6.39 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 able to retain and suitably protect the off-Site trees. New tree planting will be incorporated both within the Site and adjoining areas of the public realm, which will provide 37no. large, medium and small sized trees of varying species.
- **Paragraph 187** - The comments provided above for *Paragraph 136* also apply here.

### Regional policies

6.40 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 G1: Green Infrastructure** - The Proposed Development does not result in the removal of any of the surveyed trees; they are considered to be able to be suitably protected as part of the implementation of the works. There will be 37no. new trees planted both within the Site and adjoining areas of the public realm to provide a sense of place and further enhance the leafy character of the local area surrounding the Site. The new trees will contain a mixture of large, medium and small species. In addition, shrubs, ornamental grasses and perennials are proposed to be planted as understorey elements where new trees are to be located.
- **Policy G5: Urban Greening** - The comments provided above for *Policy G1* also apply here.
- **Policy G7: Trees and Woodlands** - The comments provided above for *Policy G1* also apply here.

3 - NJUG. (2007) Volume 4: Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees - Issue 2. UK: National Joint Utilities Group.

**Local policies**

6.41 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.7), the Proposed Development is considered to positively respond to these policies in the following manners:

- **Policy D1: Design** - There will be 37no. new trees planted both within the Site and adjoining areas of the public realm to provide a sense of place and further enhance the leafy character of the local area surrounding the Site. The new trees will contain a mixture of large, medium and small species. In addition, shrubs, ornamental grasses and perennials are proposed to be planted as understorey elements where new trees are to be located.
- **Policy A3: Biodiversity** - The Proposed Development does not result in the removal of any of the surveyed trees. The comments provided above for *Policy D1* also apply here.

**Emerging Policies**

6.42 With regard to the relevant emerging planning policies at this spatial scale (as per paragraph 5.8), the Proposed Development is considered to positively respond to these policies in the following manners:

- **Policy NE1 - The Natural Environment** - The Proposed Development does not result in the removal of any of the surveyed trees.
- **Policy NE3 - Tree Planting and Protection** - The Proposed Development does not result in the removal of any of the surveyed trees. Retained trees have the capacity to be appropriately protected provided this Report and TPPs are followed. A total of 37no. New trees are proposed to be planted both within the Site and adjoining areas of the public realm. The new trees will contain a mixture of large, medium and small species and will further enhance the local area surrounding the Site.

# 7 CONCLUSIONS

7.1 The Proposed Development requires the pruning of 1no. *Category A* and 11no. *Category B* trees that are situated off-Site. This pruning includes crown lifting by either 2.5m or 5.5m above ground level, and, where necessary, a 2m lateral crown reduction. All work is considered necessary to facilitate construction logistics and is considered to be minor. Post-pruning, the trees will continue to contribute positively to visual landscape and amenity value, and uphold the leafy character that surrounds the Site.

7.2 The Proposed Development provides a net gain of 37no. trees - specifically, this includes 3no. 60-70cm girth specimens (i.e., *Alnus glutinosa, Metasequoia glyptostroboides* or *Quercus palustris*), 12no. 35-40cm girth specimens (i.e., *Liquidambar styraciflua* or *Gleditsia triacanthos*) and 22no. 25-30cm girth specimens (i.e., *Betula spp, Corylus colurna* or *Tilia cordata*). In addition, shrubs, ornamental grasses and perennials are proposed to be planted as understorey elements where new trees are to be located. Some of the forementioned trees are proposed to be planted within the adjacent public realm.

7.3 In general, the Proposed Development is considered able to suitably protect the off-Site trees provided this Report and the TPPs at Appendix A are adhered to. There are however some matters that require the further involvement of the arboriculturist including the provision of a detailed AMS in advance of works occurring. The LPA is able to request further details of this as part of a suitably-worded planning condition.

# 8 APPENDICES CONTENTS

## APPENDIX A - Plans

- 231235-P-10 Tree Survey
- 231235-P-11 Existing Layout and Tree Works
- 231235-P-12 Proposed Basement Layout and Tree Works
- 231235-P-13 Proposed Construction Logistics Layout and Tree Works
- 231235-P-14 Tree Protection Plan - Basement Level
- 231235-P-15 Tree Protection Plan - Construction Logistics
- 231235-P-16a Tree Protection Plan - Landscape

## APPENDIX B - Schedules

- 231235-PD-10 Tree Schedule
- 231235-PD-12 Tree Work Schedule

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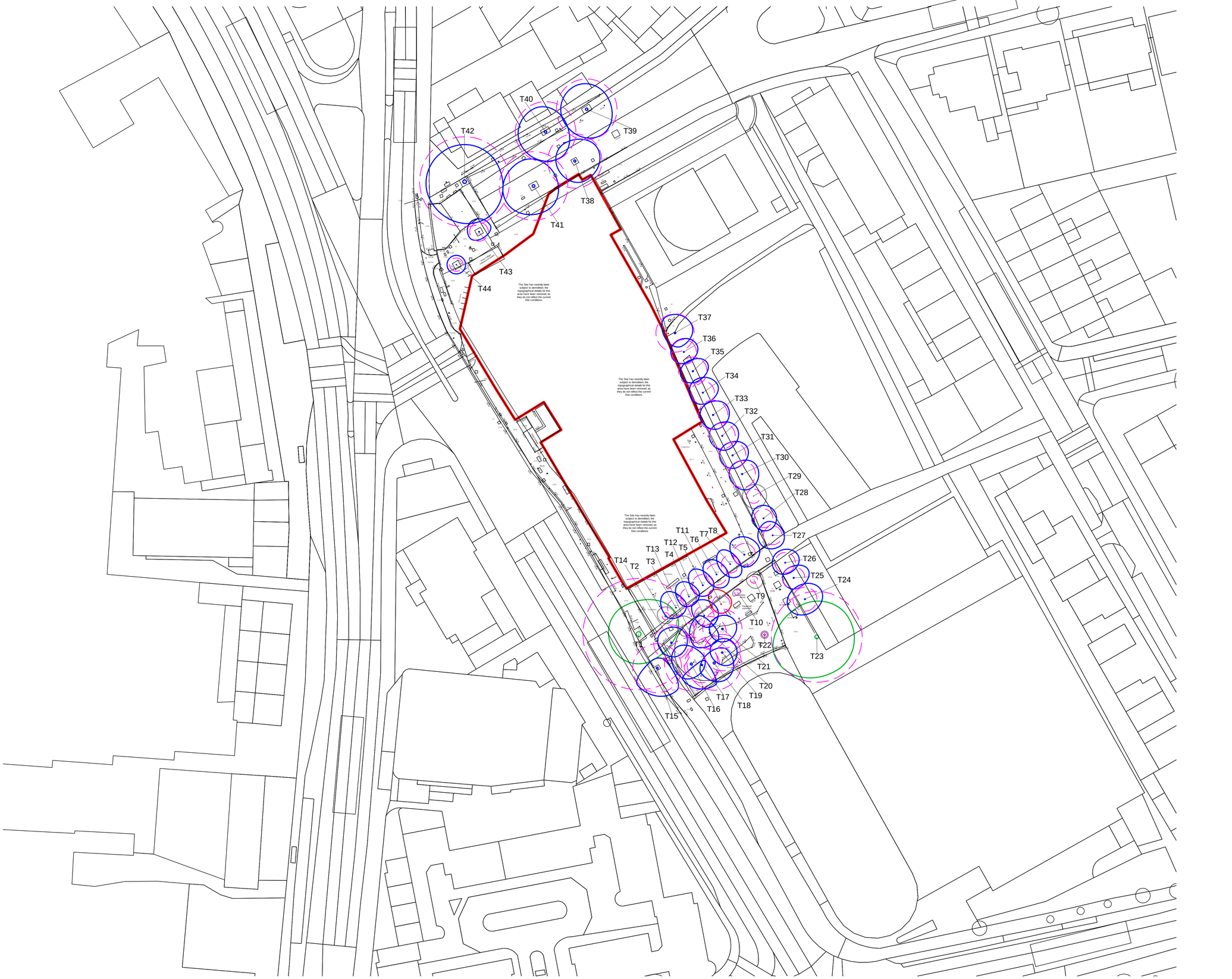
- 231235-P-15 Tree Protection Plan - Construction Logistics
- 231235-P-16a Tree Protection Plan - Landscape




## BS 5837:2012 TREE RETENTION CATEGORIES

NORTH

Canopy spread (m)
Tree Stem
T1 — Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 — Unique group identification number
Root Protection Area (RPA)

**Category A**
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

**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 realistically be retained as living trees in the context of the current land use for longer that 10 years.

**BS5837 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.

Application Site boundary.

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| Base Drawing: 20396A_T_UG_REV0 | | | |

**Title**
BS 5837 Tree Survey Plan

**Client**
Regal Avenue Road Limited

**Project**
100 Avenue Road, Swiss Cottage, London, NW3 3HF

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TIM MOYA ASSOCIATES


## BS 5837:2012 TREE RETENTION CATEGORIES

NORTH

Canopy spread (m)
Tree Stem
T1 — Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 — Unique group identification number
Root Protection Area (RPA)

Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
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Category C
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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.

BS5837 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.

Application Site boundary.

Trees to be crown lifted to 5.5m above ground level where necessary to facilitate construction logistics from vehicles entering and exiting the Site. Refer to the Tree Work Schedule 231235-PD-12 for further information.

Trees to be reduced by up to 2m only to facilitate construction logistics. Refer to the Tree Work Schedule 231235-PD-12 for further information.

Trees to be crown lifted to 2.5m above ground level where necessary to install the Site hoarding. Refer to the Tree Work Schedule 231235-PD-12 for further information.

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Base Drawing: 20396A_T_UG_REV0

Title
Existing Layout and Tree Works Plan

Client
Regal Avenue Road Limited

Project
100 Avenue Road, Swiss Cottage, London, NW3 3HF

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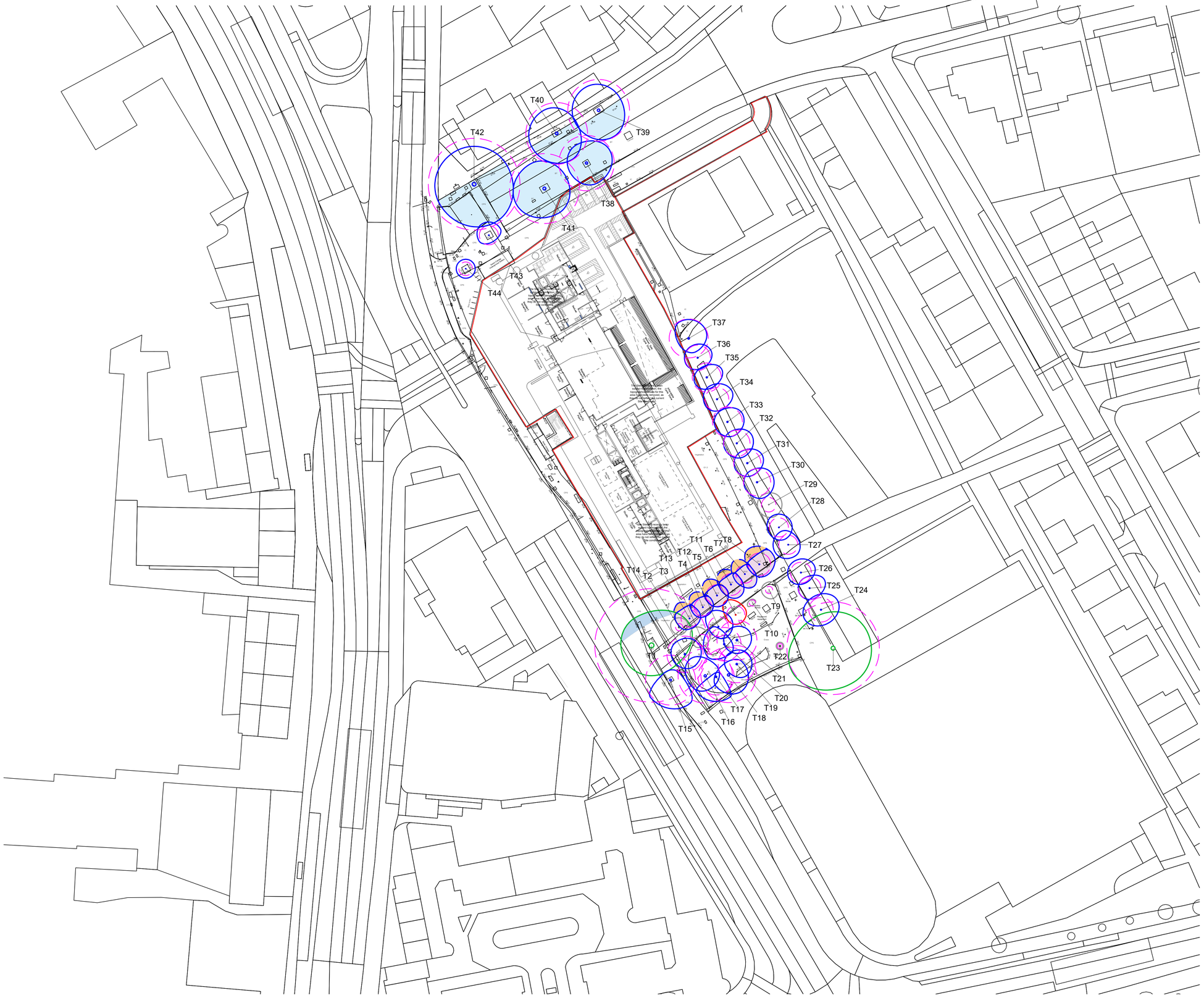


## BS 5837:2012 TREE RETENTION CATEGORIES

NORTH

Canopy spread (m)
Tree Stem
T1 — Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 — Unique group identification number
Root Protection Area (RPA)

**Category A**
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

**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 realistically be retained as living trees in the context of the current land use for longer that 10 years.

**BS5837 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.

Application Site boundary.

Trees to be crown lifted to 5.5m above ground level where necessary to facilitate construction logistics from vehicles entering and exiting the Site. Refer to the Tree Work Schedule 231235-PD-12 for further information.

Trees to be reduced by up to 2m only to facilitate construction logistics. Refer to the Tree Work Schedule 231235-PD-12 for further information.

Trees to be crown lifted to 2.5m above ground level where necessary to install the Site hoarding. Refer to the Tree Work Schedule 231235-PD-12 for further information.

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Base Drawing: 1016-CPA-ZZ-B1-DR-A-0299-P15-Basement Floor Plan

**Title**
Proposed Layout and Tree Works Plan - Baement Level

**Client**
Regal Avenue Road Limited

**Project**
100 Avenue Road, Swiss Cottage, London, NW3 3HF

| Date | Drawn by | Authorised | Scale |
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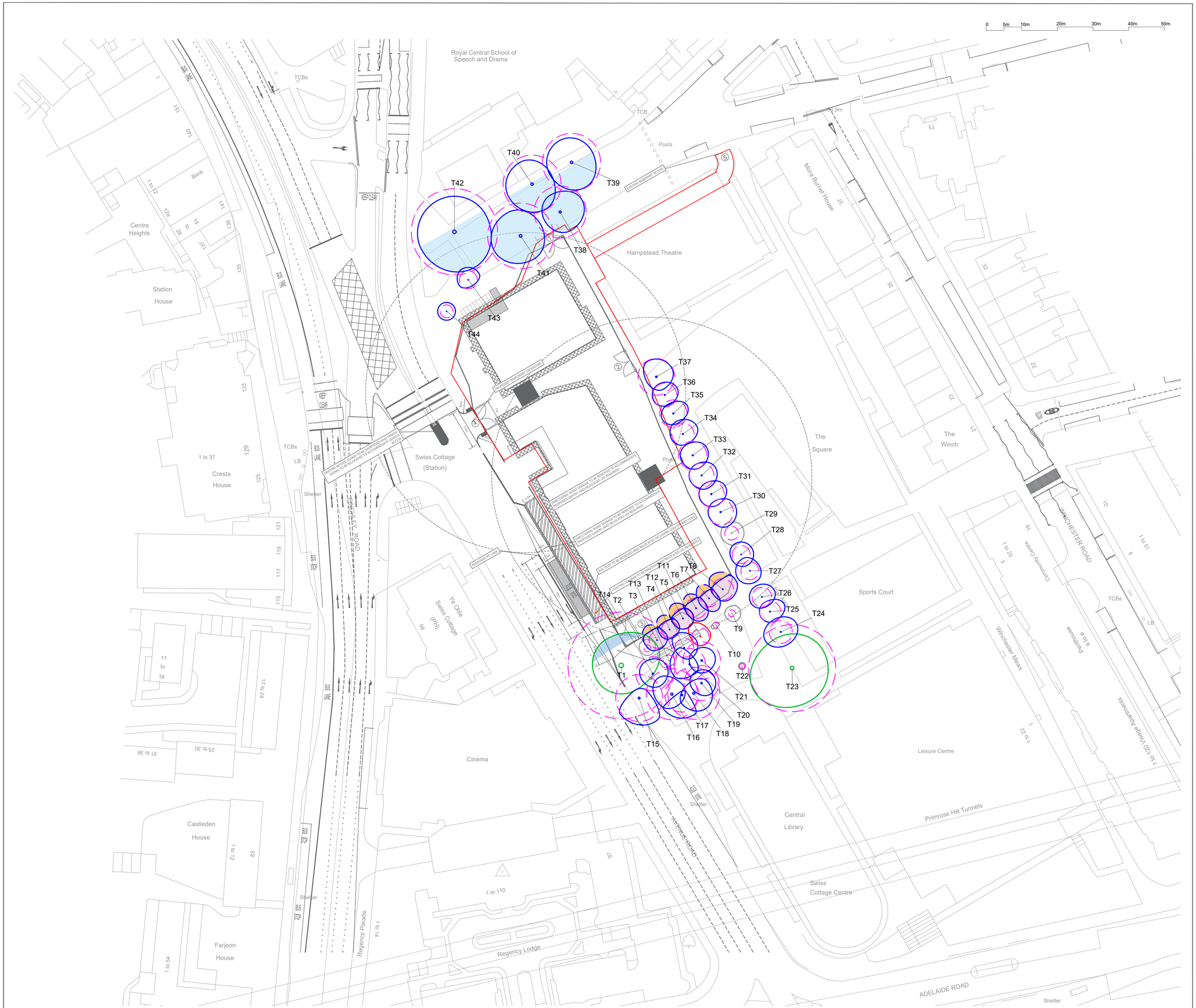


## BS 5837:2012 TREE RETENTION CATEGORIES

Canopy spread (m)
Tree Stem
T1 Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 Unique group identification number
Root Protection Area (RPA)

**Category A**
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

**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 realistically be retained as living trees in the context of the current land use for longer that 10 years.

**BS5837 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.

Application Site boundary.

Trees to be crown lifted to 5.5m above ground level where necessary to facilitate construction logistics from vehicles entering and exiting the Site. Refer to the Tree Work Schedule 231235-PD-12 for further information.

Trees to be reduced by up to 2m only to facilitate construction logistics. Refer to the Tree Work Schedule 231235-PD-12 for further information.

Trees to be crown lifted to 2.5m above ground level where necessary to install the Site hoarding. Refer to the Tree Work Schedule 231235-PD-12 for further information.

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Base Drawing: AR657-TML-ZZ-00-M2-L-0101-Working Drawing ground floor

**Title**
Proposed Layout and Tree Works Plan - Construction Logistics

**Client**
Regal Avenue Road Limited

**Project**
100 Avenue Road, Swiss Cottage, London, NW3 3HF

| Date | Drawn by | Authorised | Scale |
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TIM MOYA ASSOCIATES

# 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 (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus 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 tools 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

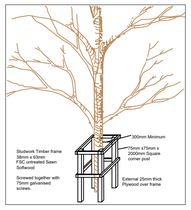
No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

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

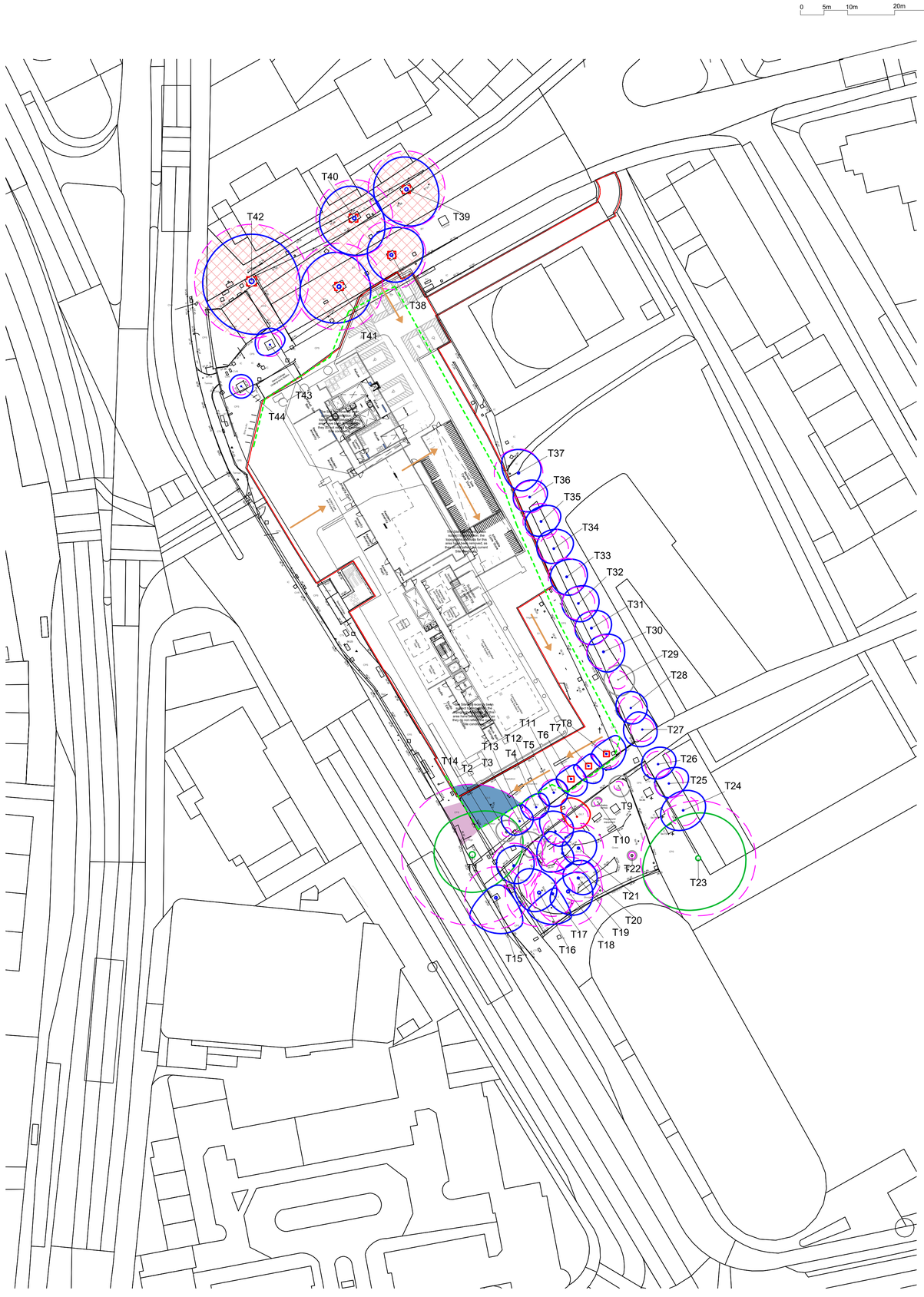
The CEZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the arboriculturist.

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.

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








## BS 5837:2012 TREE RETENTION CATEGORIES

NORTH

Canopy spread (m)
Tree Stem
T1 — Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 — Unique group identification number
Root Protection Area (RPA)

Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

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 realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 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.

Application Site boundary.

Position of Site hoarding to be installed (or realigned) prior to the commencement of the construction phase of works.

Proposed construction logistic access and vehicular movement through the Site during works.

Box stem protection to be installed prior to the commencement of the construction phase of work and to remain in place until completion of all works or unless otherwise agreed by the arboriculturist.

Temporary cross over to be reused. In the event this is to be replaced, refer to the AIA to which this plan is appended for further details.

Areas requiring temporary ground protection to be installed prior to the commencement of the construction phase of work. The specification of ground protection will be agreed in advance with the arboriculturist. Refer to the AIA to which this plan is appended, for further details.

Pedestrianised area of Eton Avenue with hard standing to act as a suitable alternative to ground protection.

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Base Drawing: 1016-CPA-ZZ-B1-DR-A-0299-P15-Basement Floor Plan

Title
Tree Protection Plan - Basement

Client
Regal Avenue Road Limited

Project
100 Avenue Road, Swiss Cottage, London, NW3 3HF

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Drawing No
231235-P-14

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TIM MOYA ASSOCIATES

# 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 (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus 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 tools 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

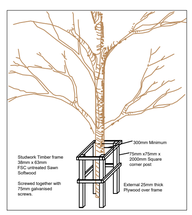
No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

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

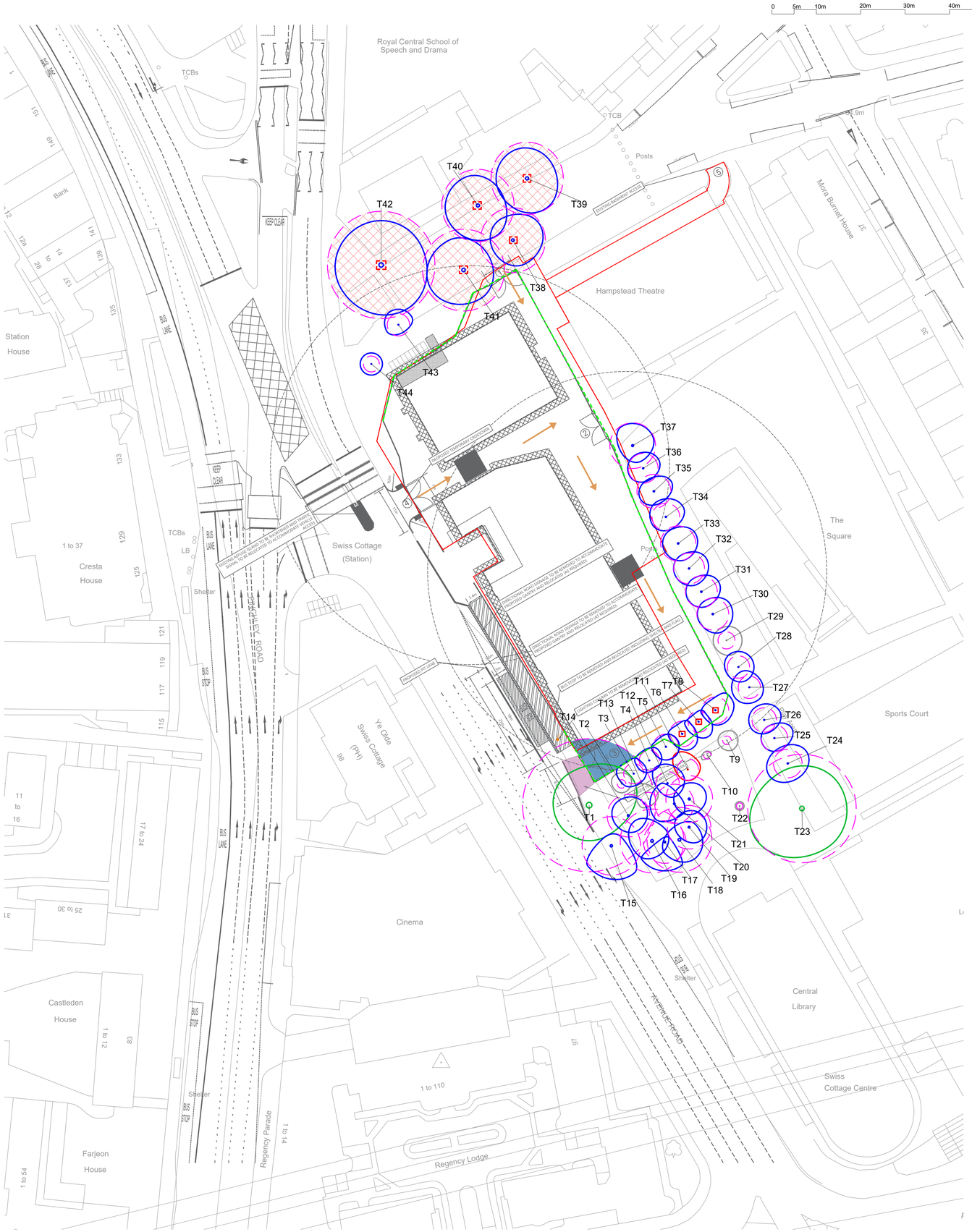
The CEZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the arboriculturist.

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.

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








## BS 5837:2012 TREE RETENTION CATEGORIES

NORTH

Canopy spread (m)
Tree Stem
T1 Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 Unique group identification number
Root Protection Area (RPA)

Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

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 realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 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.

Application Site boundary.

Position of Site hoarding to be installed (or realigned) prior to the commencement of the construction phase of works.

Proposed construction logistic access and vehicular movement through the Site during works.

Box stem protection to be installed prior to the commencement of the construction phase of work and to remain in place until completion of all works or unless otherwise agreed by the arboriculturist.

Temporary cross over to be reused. In the event this is to be replaced, refer to the AIA to which this plan is appended for further details.

Areas requiring temporary ground protection to be installed prior to the commencement of the construction phase of work. The specification of ground protection will be agreed in advance with the arboriculturist. Refer to the AIA to which this plan is appended, for further details.

Pedestrianised area of Eton Avenue with hard standing to act as a suitable alternative to ground protection.

| rev | date | description | drawn by |
|---|---|---|---|
| Base Drawing: | | AR657-TML-ZZ-00-M2-L-0101-Working Drawing ground floor | |

Title
Tree Protection Plan - Proposed Construction Logistics

Client
Regal Avenue Road Limited

Project
100 Avenue Road, Swiss Cottage, London, NW3 3HF

| Date | Drawn by | Authorised | Scale |
|---|---|---|---|
| 06/12/2024 | HR | KAH | 1:500@A1 |

| Drawing No | Rev |
|---|---|
| 231235-P-15 | - |

TIM MOYA ASSOCIATES

# 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 (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus 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 tools 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

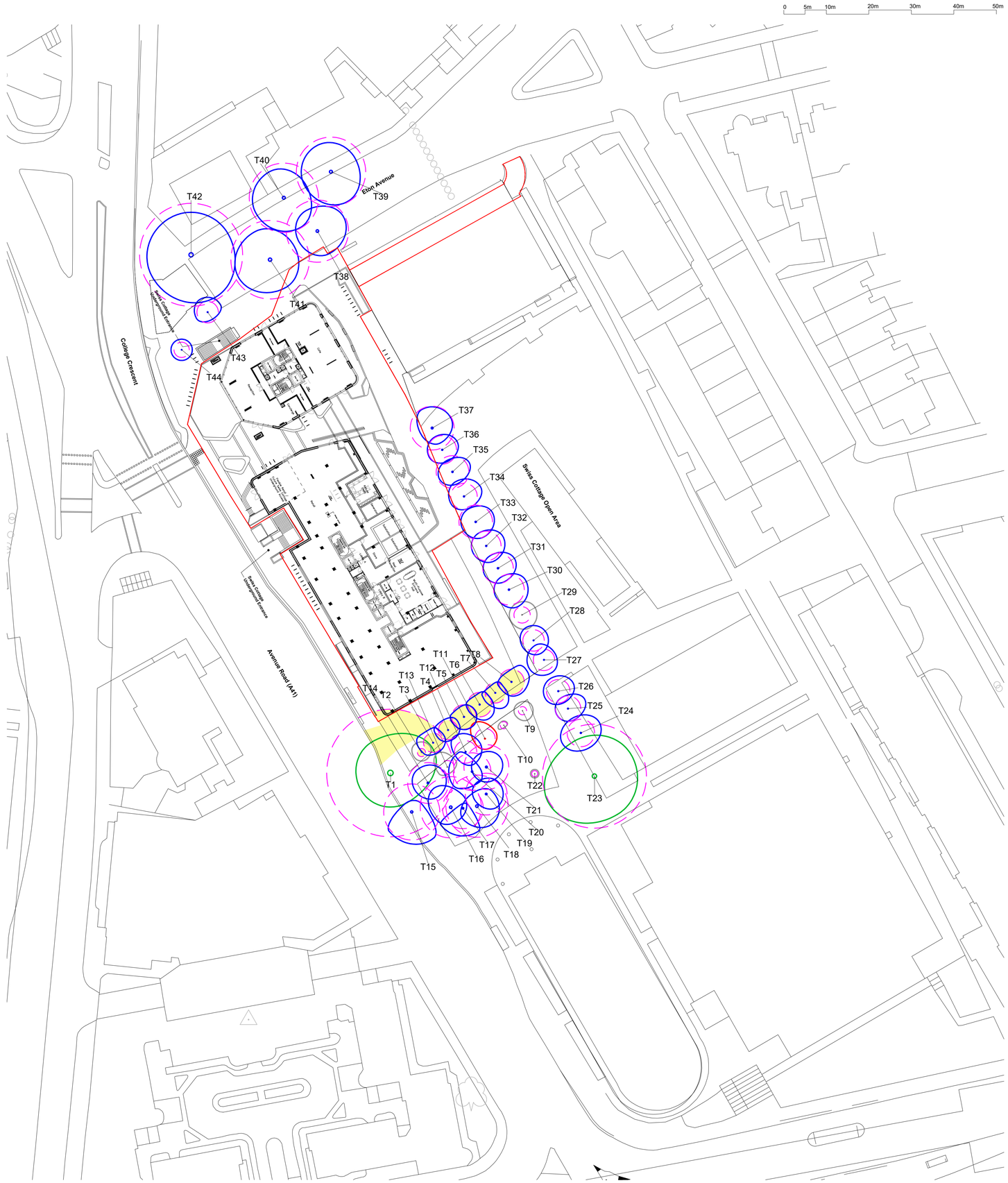
No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

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.

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




## BS 5837:2012 TREE RETENTION CATEGORIES

NORTH

Canopy spread (m)
Tree Stem
T1 Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 Unique group identification number
Root Protection Area (RPA)

Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

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 realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 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.

Application Site boundary.

Areas to be hard and soft landscaped. Refer to the AIA report to which this plan is appended, for further detail.

| rev | date | description | drawn by |
|---|---|---|---|
| a | 13.02.25 | AR657-TML-ZZ-00-DR-L-0200 | HR |

Base Drawing: AR657-TML-ZZ-00-M2-L-0101-Working Drawing ground floor

Title
Tree Protection Plan - Landscape

Client
Regal Avenue Road Limited

Project
100 Avenue Road, Swiss Cottage, London, NW3 3HF

| Date | Drawn by | Authorised | Scale |
|---|---|---|---|
| 06/12/2024 | HR | KAH | 1:500@A1 |

Drawing No
231235-P-16

Rev
a

# APPENDIX B - Schedules

- 231235-PD-10 Tree Schedule
- 231235-PD-12 Tree Work Schedule

# 231235-PD-10-Tree Schedule (BS5837)

TIM MOYA ASSOCIATES

## 231235 - 100 Avenue Road, Swiss Cottage

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T1 | 1 | Platanus x hispanica (London Plane) | 21.0 | 130 | 1 | | 11.5 | | 8.0 | | 8.0 | | 8.5 | 2.0 | | Mature | Structural condition Fair. Physiological condition Fair. Buttresses / buttress roots - Major adaptive growth / strong development. Crown reduction - Historic. Decay / structural defect in crown limb / limbs - Localised. Deadwood - Minor. Epicormic growth - Bole / principal stems. | 27/05/2024 | 706.9 | 15.0 | 20-40 | A1/A2 |
| Tree T2 | 1 | Cerasus avium (Wild Cherry) | 4.0 | 8 | 1 | | 2.5 | | 2.0 | | 2.0 | | 2.5 | 1.5 | | Semi Mature | Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Decay / structural defect - Bole. | 27/05/2024 | 2.9 | 1.0 | 20-40 | C1/C2 |
| Tree T3 | 1 | Cerasus avium (Wild Cherry) | 6.5 | 19 | 1 | | 3.0 | | 2.5 | | 3.5 | | 5.0 | 1.5 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Epicormic growth - Bole / principal stems. | 27/05/2024 | 16.3 | 2.3 | 40+ | B1/B2 |
| Tree T4 | 1 | Cerasus avium (Wild Cherry) | 6.5 | 19 | 1 | | 3.0 | | 2.5 | | 3.0 | | 4.5 | 1.5 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Epicormic growth - Bole / principal stems. | 27/05/2024 | 16.3 | 2.3 | 40+ | B1/B2 |
| Tree T5 | 1 | Cerasus avium (Wild Cherry) | 6.5 | 24 | 1 | | 3.0 | | 3.0 | | 3.0 | | 5.0 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Epicormic growth - Base / bole / principal stems. | 27/05/2024 | 26.1 | 2.9 | 40+ | B1/B2 |
| Tree T6 | 1 | Cerasus avium (Wild Cherry) | 6.5 | 24 | 1 | | 3.0 | | 4.0 | | 3.0 | | 4.5 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Decay / structural defect in crown limb / limbs - Localised. Deadwood - Minor. Epicormic growth - Bole / principal stems. | 27/05/2024 | 26.1 | 2.9 | 40+ | B1/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
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

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.

# 231235 - 100 Avenue Road, Swiss Cottage

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T7 | 1 | Cerasus avium (Wild Cherry) | 6.5 | 20 | 1 | | 2.5 | | 4.0 | | 3.0 | | 4.5 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Decay / structural defect in crown limb / limbs - Localised. Deadwood - Minor. Epicormic growth - Bole / principal stems. | 27/05/2024 | 18.1 | 2.4 | 40+ | B1/B2 |
| Tree T8 | 1 | Cerasus avium (Wild Cherry) | 6.5 | 25 | 1 | | 4.5 | | 3.5 | | 3.0 | | 5.0 | 1.5 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Epicormic growth - Bole / principal stems. | 27/05/2024 | 28.3 | 3.0 | 40+ | B1/B2 |
| Tree T9 | 1 | Robinia pseudoacacia (False Acacia sp./Black Locust) | 4.0 | 8 | 1 | | 2.5 | | 2.5 | | 2.0 | | 2.0 | 1.5 | | Semi Mature | Structural condition Fair. Physiological condition Good. Form - Spreading crown. | 27/05/2024 | 2.9 | 1.0 | 20-40 | C1/C2 |
| Tree T10 | 1 | Cerasus sargentii (Sargent Cherry) | 4.0 | 7 | 1 | | 1.0 | | 0.5 | | 1.5 | | 1.0 | 2.0 | | Semi Mature | Structural condition Fair. Physiological condition Good. Decay / structural defect in crown limb / limbs - Localised. | 27/05/2024 | 2.2 | 0.8 | 20-40 | C1/C2 |
| Tree T11 | 1 | Cerasus avium (Wild Cherry) | 7.0 | 20 | 1 | | 3.0 | | 2.5 | | 2.5 | | 4.5 | 3.0 | | Early Mature | Structural condition Poor. Physiological condition Dead. Dead tree / trees. | 27/05/2024 | 18.1 | 2.4 | 0-10 | U |
| Tree T12 | 1 | Cerasus avium (Wild Cherry) | 7.0 | 22 | 1 | | 4.0 | | 3.5 | | 2.5 | | 4.5 | 2.5 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Decay / structural defect in crown limb / limbs - Localised. Deadwood - Minor. Epicormic growth - Bole / principal stems. | 27/05/2024 | 21.9 | 2.6 | 40+ | B1/B2 |
| Tree T13 | 1 | Cerasus avium (Wild Cherry) | 5.0 | 13 | 1 | | 2.5 | | 1.5 | | 2.5 | | 4.0 | 2.5 | | Early Mature | Structural condition Poor. Physiological condition Fair. Arboricultural work - Historic. Competition - Adjacent trees. Decay / structural defect in crown limb / limbs - Localised. Deadwood - Minor. Epicormic growth - Bole / principal stems. | 27/05/2024 | 7.6 | 1.6 | 20-40 | C2 |

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

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.

# 231235 - 100 Avenue Road, Swiss Cottage

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T14 | 1 | Tilia x vulgaris (Common Lime) | 14.0 | 40 | 1 | | 4.5 | | 4.0 | | 3.5 | | 4.0 | 1.0 | | Mature | Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Base / stems obscured - Vegetation. Deadwood - Minor. Epicormic growth - Base / bole / principal stems. | 27/05/2024 | 72.4 | 4.8 | 40+ | B1/B2 |
| Tree T15 | 1 | Robinia pseudoacacia (False Acacia sp./Black Locust) | 11.0 | 55 | 1 | | 3.0 | | 8.0 | | 7.0 | | 2.5 | 4.0 | | Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Crown reduction - Historic. Deadwood - Minor. Epicormic growth - Bole / principal stems. Leaning trunk - Minor. | 27/05/2024 | 136.8 | 6.6 | 20-40 | B1/B2 |
| Tree T16 | 1 | Tilia x vulgaris (Common Lime) | 20.0 | 60 | 1 | | 4.0 | | 3.5 | | 4.5 | | 6.0 | 3.0 | | Mature | Structural condition Fair. Physiological condition Good. Base / stems obscured - Vegetation. Epicormic growth - Base / bole / principal stems. Leaning trunk - Minor. | 27/05/2024 | 162.9 | 7.2 | 40+ | B1/B2 |
| Tree T17 | 1 | Aesculus x carnea (Red Horse Chestnut) | 11.0 | 40 | 1 | | 1.5 | | 6.5 | | 6.5 | | 1.0 | 2.0 | | Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Competition - Adjacent trees. Deadwood - Minor. Decay / structural defect - Bole. Leaning trunk - Minor. Suppressed crown - Minor. Unbalanced crown - Major. | 27/05/2024 | 72.4 | 4.8 | 20-40 | B1/B2 |
| Tree T18 | 1 | Tilia x vulgaris (Common Lime) | 20.0 | 61 | 1 | | 5.0 | | 5.5 | | 4.5 | | 3.0 | 2.0 | | Mature | Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Buttresses / buttress roots - Minor adaptive growth / moderate development. Decay / structural defect in crown limb / limbs - Localised. Deadwood - Minor. Epicormic growth - Base / bole / principal stems. | 27/05/2024 | 168.3 | 7.3 | 40+ | B1/B2 |
| Tree T19 | 1 | Tilia x vulgaris (Common Lime) | 16.0 | 41 | 1 | | 4.0 | | 4.0 | | 3.0 | | 3.5 | 2.0 | | Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Buttresses / buttress roots - Minor adaptive growth / moderate development. Competition - Adjacent trees. Deadwood - Minor. Decay / structural defect - Bole. Epicormic growth - Base / bole / principal stems. Leaning trunk - Minor. | 27/05/2024 | 76.0 | 4.9 | 20-40 | B1/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

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

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.

# 231235 - 100 Avenue Road, Swiss Cottage

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T20 | 1 | Tilia x vulgaris (Common Lime) | 15.0 | 37 | 1 | | 2.0 | | 3.0 | | 5.5 | | 5.5 | 2.5 | | Mature | Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Competition - Adjacent trees. | 27/05/2024 | 61.9 | 4.4 | 40+ | B1/B2 |
| Tree T21 | 1 | Tilia x vulgaris (Common Lime) | 14.0 | 44 | 1 | | 4.0 | | 3.5 | | 3.5 | | 3.5 | 2.0 | | Mature | Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Competition - Adjacent trees. Decay / structural defect - Bole. | 27/05/2024 | 87.6 | 5.3 | 40+ | B1/B2 |
| Tree T22 | 1 | Ginkgo biloba (Maidenhair Tree) | 4.0 | 6 | 1 | 1.0 | | 1.0 | | 1.0 | | 1.0 | | 1.5 | | Semi Mature | Structural condition Good. Physiological condition Good. | 27/05/2024 | 1.6 | 0.7 | 40+ | C1/C2 |
| Tree T23 | 1 | Platanus x hispanica (London Plane) | 19.0 | 102 | 1 | | 10.0 | | 10.5 | | 12.5 | | 9.5 | 2.0 | | Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Buttresses / buttress roots - Minor adaptive growth / moderate development. Form - Spreading crown. Position estimated - not on topographical survey. | 27/05/2024 | 470.7 | 12.2 | 40+ | A1/A2 |
| Tree T24 | 1 | Liriodendron tulipifera (Tulip Tree) | 10.0 | 27 | 1 | | 5.0 | | 4.0 | | 5.0 | | 4.0 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Form - Spreading crown. Position estimated - not on topographical survey. | 27/05/2024 | 33.0 | 3.2 | 40+ | B1/B2 |
| Tree T25 | 1 | Liriodendron tulipifera (Tulip Tree) | 10.0 | 25 | 1 | | 4.5 | | 3.0 | | 3.0 | | 3.0 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Form - Spreading crown. Position estimated - not on topographical survey. | 27/05/2024 | 28.3 | 3.0 | 40+ | B1/B2 |
| Tree T26 | 1 | Cerasus avium (Wild Cherry) | 6.0 | 23 | 1 | | 4.0 | | 3.0 | | 3.5 | | 3.5 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Deadwood - Minor. Epicormic growth - Base / bole / principal stems. Raised surface roots. Position estimated - not on topographical survey. | 27/05/2024 | 23.9 | 2.8 | 40+ | B1/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
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

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.

# 231235 - 100 Avenue Road, Swiss Cottage

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T27 | 1 | Cerasus avium (Wild Cherry) | 5.5 | 21 | 1 | | 3.0 | | 3.5 | | 4.0 | | 4.0 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Deadwood - Minor. Epicormic growth - Bole / principal stems. Form - Spreading crown. Leaning trunk - Minor. Position estimated - not on topographical survey. | 27/05/2024 | 20.0 | 2.5 | 40+ | B1/B2 |
| Tree T28 | 1 | Liriodendron tulipifera (Tulip Tree) | 6.0 | 21 | 1 | | 3.5 | | 3.5 | | 3.0 | | 3.5 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Position estimated - not on topographical survey. | 27/05/2024 | 20.0 | 2.5 | 40+ | B1/B2 |
| Tree T29 | 1 | Liriodendron tulipifera (Tulip Tree) | 6.0 | 16 | 1 | | 3.5 | | 3.5 | | 3.0 | | 3.0 | 2.0 | | Early Mature | Structural condition Poor. Physiological condition Fair. Arboricultural work - Historic. Physiological stress. Position estimated - not on topographical survey. | 27/05/2024 | 11.6 | 1.9 | 20-40 | C1/C2 |
| Tree T30 | 1 | Liriodendron tulipifera (Tulip Tree) | 10.0 | 30 | 1 | | 4.5 | | 4.5 | | 3.5 | | 3.5 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Form - Spreading crown. Position estimated - not on topographical survey. | 27/05/2024 | 40.7 | 3.6 | 40+ | B1/B2 |
| Tree T31 | 1 | Liriodendron tulipifera (Tulip Tree) | 8.0 | 30 | 1 | | 4.5 | | 3.5 | | 3.5 | | 3.5 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Position estimated - not on topographical survey. | 27/05/2024 | 40.7 | 3.6 | 40+ | B1/B2 |
| Tree T32 | 1 | Liriodendron tulipifera (Tulip Tree) | 10.0 | 29 | 1 | | 4.5 | | 4.0 | | 3.5 | | 3.5 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Position estimated - not on topographical survey. | 27/05/2024 | 38.0 | 3.5 | 40+ | B1/B2 |
| Tree T33 | 1 | Liriodendron tulipifera (Tulip Tree) | 10.0 | 33 | 1 | | 4.5 | | 4.0 | | 3.5 | | 3.5 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Position estimated - not on topographical survey. | 27/05/2024 | 49.3 | 4.0 | 40+ | B1/B2 |
| Tree T34 | 1 | Liriodendron tulipifera (Tulip Tree) | 8.5 | 26 | 1 | | 4.5 | | 3.0 | | 3.5 | | 4.0 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Deadwood - Minor. Position estimated - not on topographical survey. | 27/05/2024 | 30.6 | 3.1 | 40+ | B1/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
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

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.

# 231235 - 100 Avenue Road, Swiss Cottage

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T35 | 1 | Liriodendron tulipifera (Tulip Tree) | 10.0 | 32 | 1 | | 4.5 | | 3.0 | | 3.5 | | 3.0 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Deadwood - Minor. Position estimated - not on topographical survey. | 27/05/2024 | 46.3 | 3.8 | 40+ | B1/B2 |
| Tree T36 | 1 | Liriodendron tulipifera (Tulip Tree) | 10.0 | 28 | 1 | | 4.0 | | 3.0 | | 3.5 | | 3.5 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Deadwood - Minor. Position estimated - not on topographical survey. | 27/05/2024 | 35.5 | 3.4 | 40+ | B1/B2 |
| Tree T37 | 1 | Liriodendron tulipifera (Tulip Tree) | 13.0 | 43 | 1 | | 5.0 | | 4.0 | | 3.0 | | 5.0 | 2.5 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Deadwood - Minor. Position estimated - not on topographical survey. | 27/05/2024 | 83.6 | 5.2 | 40+ | B1/B2 |
| Tree T38 | 1 | Platanus x hispanica (London Plane) | 17.0 | 61 | 1 | | 7.0 | | 6.0 | | 5.0 | | 5.5 | 5.5 | | Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Buttresses / buttress roots - Minor adaptive growth / moderate development. Crown reduction - Historic. Decay / structural defect in crown limb / limbs - Localised. Decay / structural defect - Base. | 27/05/2024 | 168.3 | 7.3 | 40+ | B1/B2 |
| Tree T39 | 1 | Platanus x hispanica (London Plane) | 18.0 | 68 | 1 | | 6.5 | | 8.0 | | 7.0 | | 7.0 | 3.5 | | Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Base / stems obscured - Vegetation. Buttresses / buttress roots - Minor adaptive growth / moderate development. Decay / structural defect in crown limb / limbs - Localised. | 27/05/2024 | 209.2 | 8.2 | 40+ | B1/B2 |
| Tree T40 | 1 | Platanus x hispanica (London Plane) | 18.0 | 68 | 1 | | 6.0 | | 8.0 | | 7.5 | | 7.0 | 2.5 | | Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Base / stems obscured - Vegetation. Buttresses / buttress roots - Minor adaptive growth / moderate development. Decay / structural defect in crown limb / limbs - Localised. | 27/05/2024 | 209.2 | 8.2 | 40+ | B1/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
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

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# 231235 - 100 Avenue Road, Swiss Cottage

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T41 | 1 | Platanus x hispanica (London Plane) | 16.0 | 77 | 1 | | 6.5 | | 7.5 | | 8.5 | | 7.5 | 2.0 | | Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Buttresses / buttress roots - Minor adaptive growth / moderate development. Crown reduction - Historic. Decay / structural defect in crown limb / limbs - Localised. Decay / structural defect - Base. | 27/05/2024 | 268.2 | 9.2 | 40+ | B1/B2 |
| Tree T42 | 1 | Platanus x hispanica (London Plane) | 19.0 | 101 | 1 | | 10.0 | | 11.5 | | 10.5 | | 10.0 | 2.0 | | Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Buttresses / buttress roots - Minor adaptive growth / moderate development. Decay / structural defect in crown limb / limbs - Localised. Form - Spreading crown. | 27/05/2024 | 461.5 | 12.1 | 40+ | B1/B2 |
| Tree T43 | 1 | Robinia pseudoacacia (False Acacia sp./Black Locust) | 5.0 | 21 | 1 | | 3.5 | | 2.0 | | 3.0 | | 3.5 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Decay / structural defect - Base. Leaning trunk - Minor. | 27/05/2024 | 20.0 | 2.5 | 20-40 | B2 |
| Tree T44 | 1 | Alnus glutinosa 'Laciniata' (Cut - Leaved Common Alder) | 6.5 | 15 | 1 | 2.5 | | 2.5 | | 2.5 | | 2.5 | | 1.5 | | Early Mature | Structural condition Fair. Physiological condition Fair. | 27/05/2024 | 10.2 | 1.8 | 20-40 | B1/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
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

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.

Table 1 of BS5837 (2012) **Cascade chart for tree quality assessment**

| Category and definition | Criteria (including subcategories where appropriate) | | | Identification on plan |
|---|---|---|---|---|
| **Trees unsuitable for retention (see note)** | | | | |
| **Category U**<br><br>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)<br>* Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline<br>* 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<br><br>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7 | | | **RED** |
| | **1 Mainly arboricultural qualities** | **2 Mainly landscape qualities** | **3 Mainly cultural values, including conservation** | |
| **Trees to be considered for retention** | | | | |
| **Category A**<br><br>**Trees of high quality**<br><br>with an estimated remaining life expectancy of at least 40 years | Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue). | Trees, groups or woodlands of particular visual importance as arboricutural and/or landscape features. | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture). | **GREEN** |
| **Category B**<br><br>**Trees of moderate quality**<br>with an estimated remaining life expectancy of at least 20 years | Trees that might be included in category A, 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. | Trees present in numbers, usually growing 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. | Trees with material conservation or other cultural value. | **BLUE** |
| **Category C**<br><br>**Trees of low quality**<br>with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm | Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. | Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits. | Trees with no material conservation or other cultural value. | **GREY** |

# 231235-PD-12-Tree Work Schedule

231235 - 100 Avenue Road, Swiss Cottage

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| ID | Species | BS5837 Category | Purpose of works<br>Recommended works | Status |
|---|---|---|---|---|
| T1 | *Platanus x hispanica*<br>London Plane | A1/A2 | To facilitate development<br>Lift low canopy - Specified extent. Crown lift to 5.5m on the northwest aspect only to facilitate construction vehicles existing to the Site. | Proposed |
| T3 | *Cerasus avium*<br>Wild Cherry | B1/B2 | To facilitate development<br>Reduce crown by - Specified extent. Prune the northwest aspect only by 2m to facilitate construction vehicles exiting to the Site. | Proposed |
| | | | To facilitate development<br>Lift low canopy - Specified extent. Crown lift to 2.5m where necessary to install Site hoarding. | Proposed |
| T4 | *Cerasus avium*<br>Wild Cherry | B1/B2 | To facilitate development<br>Reduce crown by - Specified extent. Prune the northwest aspect only by 2m to facilitate construction vehicles exiting to the Site. | Proposed |
| | | | To facilitate development<br>Lift low canopy - Specified extent. Crown lift to 2.5m where necessary to install Site hoarding. | Proposed |
| T5 | *Cerasus avium*<br>Wild Cherry | B1/B2 | To facilitate development<br>Reduce crown by - Specified extent. Prune the northwest aspect only by 2m to facilitate construction vehicles exiting to the Site. | Proposed |
| | | | To facilitate development<br>Lift low canopy - Specified extent. Crown lift to 2.5m where necessary to install Site hoarding. | Proposed |
| T6 | *Cerasus avium*<br>Wild Cherry | B1/B2 | To facilitate development<br>Reduce crown by - Specified extent. Prune the northwest aspect only by 2m to facilitate construction vehicles exiting to the Site. | Proposed |
| | | | To facilitate development<br>Lift low canopy - Specified extent. Crown lift to 2.5m where necessary to install Site hoarding. | Proposed |
| T7 | *Cerasus avium*<br>Wild Cherry | B1/B2 | To facilitate development<br>Reduce crown by - Specified extent. Prune the northwest aspect only by 2m to facilitate construction vehicles exiting to the Site. | Proposed |
| | | | To facilitate development<br>Lift low canopy - Specified extent. Crown lift to 2.5m where necessary to install Site hoarding. | Proposed |
| T8 | *Cerasus avium*<br>Wild Cherry | B1/B2 | To facilitate development<br>Reduce crown by - Specified extent. Prune the northwest aspect only by 2m to facilitate construction vehicles exiting to the Site. | Proposed |
| | | | To facilitate development<br>Lift low canopy - Specified extent. Crown lift to 2.5m where necessary to install Site hoarding. | Proposed |

| ID | Species | BS5837 Category | Purpose of works<br>Recommended works | Status |
|---|---|---|---|---|
| T38 | *Platanus x hispanica*<br>London Plane | B1/B2 | To facilitate development<br>Lift low canopy - Specified extent. Crown lift to 5.5m to facilitate construction access to the basement level through the pedestrianised Eton Avenue. | Proposed |
| T39 | *Platanus x hispanica*<br>London Plane | B1/B2 | To facilitate development<br>Lift low canopy - Specified extent. Crown lift to 5.5m to facilitate construction access to the basement level through the pedestrianised Eton Avenue. | Proposed |
| T40 | *Platanus x hispanica*<br>London Plane | B1/B2 | To facilitate development<br>Lift low canopy - Specified extent. Crown lift to 5.5m to facilitate construction access to the basement level through the pedestrianised Eton Avenue. | Proposed |
| T41 | *Platanus x hispanica*<br>London Plane | B1/B2 | To facilitate development<br>Lift low canopy - Specified extent. Crown lift to 5.5m to facilitate construction access to the basement level through the pedestrianised Eton Avenue. | Proposed |
| T42 | *Platanus x hispanica*<br>London Plane | B1/B2 | To facilitate development<br>Lift low canopy - Specified extent. Crown lift to 5.5m to facilitate construction access to the basement level through the pedestrianised Eton Avenue. | Proposed |

## Tree work analysis (trees and trees in groups)

| | To facilitate development | Total |
|---|---|---|
| Lift low canopy - Specified extent | 12 | 12 |
| Reduce crown by - Specified extent | 6 | 6 |
| Total | 18 | 18 |

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