SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE & MANAGEMENT CONSULTANTS

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Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

Boundary Wall Repairs

At:-

Nos 1 & 6 Keats Close
Keats Grove
London
NW3 2RP

On behalf of:-

Robson Walsh
Survey House
19F Park Parade
London
NW10 4JH

Prepared by:

Simon Stephens MA Oxon, Dip Arb(RFS), MArborA, C Env. MICFor
Email: simon@sjstephens.co.uk

Survey Date: 3rd October 2024
Report Date: 21st October 2024
Project no: 2365

CONTENTS

1 BACKGROUND

1.1 This Arboricultural Impact Assessment has been instructed by Robson Walsh to specify tree protection measures and assess the arboricultural impact of the proposed renovation of the boundary wall at 1-6 Keats Close.

1.2 Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.

1.3 The tree survey was undertaken, and this report has been prepared, by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.

1.4 This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.5 Documentation supplied:

- Robson Walsh, Proposed Boundary Wall Plans, dated 08 Aug 24

2 SURVEY DETAILS AND SCOPE

2.1 The site survey included trees and shrubs, within influencing distance of the proposed works, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.

2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.

2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule as eg “est 300”.

2.4 At the time of the survey, the weather was fine with no restrictions to visibility. Broadleaf trees were in leaf.

2.5 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:

- **Number:** an identity number for each tree, prefixed with a “T”, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a “G”.
- **Species**: common name.
- **Tree height**: approximate height in metres.
- **Stem diameter**: diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
- **Branch spread**: approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
- **Canopy clearance**: approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
- **Age class**: Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
- **Condition**: features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
- **Management Recommendations**: recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution**: <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.

- **Category grading**: tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
    - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
    - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
    - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
    - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
    - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

  For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:
    - Subcategory 1: mainly arboricultural values.
    - Subcategory 2: mainly landscape values.
    - Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m^2, as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.

3.2 No soil excavation or root inspection was carried out.

3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.

3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

4.1 The Camden Council website was viewed on 21-10-2024, showing that the site falls within a Conservation Area. The presence of Planning Conditions currently attached to the site, was not checked.

4.2 Since the site is covered by a Conservation Area, six weeks notification must be given to the Local Planning Authority of any intended tree surgery works, to allow them the option of placing a Tree Preservation Order.

4.3 Once planning permission has been granted, provided the application clearly shows any trees to be removed or pruned, this overrides protection provided by Tree Preservation Orders or Conservation Areas, provided the work is necessary to implement the approved development. If not essential, a separate tree work application will need to be submitted for trees protected by a Tree Preservation Order.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

5.1.1 The proposal is for the renovation of the boundary wall at 1-6 Keats Close. This will include the removal of sections of degraded wall within a 3m section containing the two sycamore trees shown in the photos in Appendix D. Other sections of the wall are to be repaired through repointing, rebuilding failing sections and fixing helibars.

5.1.2 The majority of the work will be undertaken from the pavement, however there will also be some repair work to the inside of the wall so pedestrian access within the site will be required.

5.1.3 The proposed site plan and elevations are included in Appendix E and the proposed plan is also shown on the Tree Protection Plan attached as Appendix A.

5.1.4 The sections of collapsing wall adjacent to the trees (T2 and T3) will be taken down by hand, leaving any foundations in situ. Ground levels around the trees will not be altered.

5.1.5 New railings will then be erected. These will be supported at either end by ground screws. Before these are installed trial holes will be carefully dug by hand to a depth of 750mm. If any major roots over 25mm in diameter are found, the locations will be shifted to avoid them.

5.1.6 Ther two sycamore, T2 and T3, shown in the photos in Appendix D, are showing good vigour and providing high amenity benefit in a prominent position.

5.2 Tree Work

5.2.1 No tree work is proposed.

5.3 Root Protection Areas

5.3.1 Root Protection Areas are shown for all trees in the tree schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

5.4 Tree Protection Fencing

5.4.1 No Tree Protection Fencing has not been specified as it is not required and would not protect trees.

5.5 Ground Protection Areas

5.5.1 The Ground Protection Areas, which are shaded cyan on the Tree Protection Plan, contain soft areas where ground protection must be laid to protect any underlying roots.

5.5.2 Maxitrack mats, as supplied by the Marwood Group, (www.marwoodgroup.co.uk) or Euro Mat or Pro Mat panels, from Ground Guards (www.ground-guards.co.uk), or a similar approved recycled product, must be used, laid on a compressible layer of sand or woodchips, laid onto a geotextile, with adjacent panels held together with connectors.

5.5.3 The Ground Protection Areas, which is hatched cyan on the Tree Protection Plan, contains a soft area where no changes in ground level must be permitted.

5.6 Hand Dig Areas

5.6.1 Where ground screws are to be installed, trial holes must be carefully dug by hand to a depth of 750mm. If any major roots over 25mm in diameter are found, the locations will be shifted to avoid them.

5.7 General measures

5.7.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.

5.7.2 No mixing or storage of cement, concrete, oil, fuel, bitumen or other chemicals must be permitted within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.

5.7.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.

5.7.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.

5.7.5 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.

5.7.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.8 Arboricultural Supervision

5.8.1 A qualified Arboricultural Consultant must be retained during the period of construction to carry out the following:

- to liaise with the contractor, prior to construction starting on site, to ensure this Arboricultural Method Statement is fully understood and can be complied with in full. If any revisions are required, a revised Arboricultural Method Statement must be approved by the Local Planning Authority, prior to construction or demolition starting on site.

- as necessary, to advise on any issues at the request of the local planning authority, the developer, architect or contractor.

The details of any site visit must be recorded using a site visit proforma, with copies circulated to the contractor, developer and the local authority Tree Officer within 3 working days of the visit.

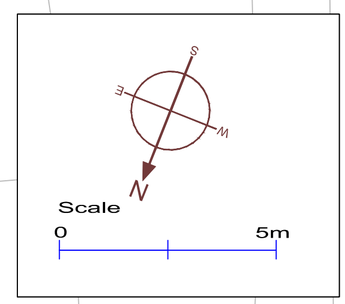
6 ARBORICULTURAL IMPACT ASSESSMENT

6.1 No tree work is proposed and protection measures have been specified to protect the Root Protection Area of all trees, other than for where ground screws will be installed to hold railings in place.

6.2 Provided the recommendations in this report are followed, the arboricultural impact of these proposals on existing trees is considered acceptable.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *Common sense risk management of trees (FCMS024). Published by the National Tree Safety Group (www.ntsgroup.org.uk)*



BS 5837: TREE CATEGORY GUIDE
Category U: Unsuitable for retention, trees with less than 10 years life expectancy.
Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation.
Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained.
Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not significantly constrain the layout.
Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting.

APPENDIX A

Key
- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Root Protection Area
- Hand Dig Area
- Ground Protection Area
- Ground Protection Area -panels to be laid

Boundary wall/fence

T1 Field maple B2

T2 Sycamore B2

T3 Sycamore B2

T4 Cherry B2

T5 Portugal laurel C2

T6 Laurel C2

T7 Lilac C2

T8 Sycamore B2

Buttress

Buttress

Boundary wall/fence

Boundary wall/fence

Walls to be removed within a 3m section and replaced by semi circular railings

Ground Protection Area -no ground level changes to be permitted

Ground screws used to support railings after hand digging trial holes to check for roots

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JOB TITLE
1&6 KEATS CLOSE

DRAWING TITLE
TREE PROTECTION PLAN

DRAWING NUMBER	REV
2365–01	

REVISIONS

SCALE	DATE	DRAWN BY
1:100 at A2	OCT 24	sjss

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara -nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect -ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T1	Field maple	6.5	170	3	2	3	1	1.7	Semi mature	Good form and vigour. Growing 0.85m from wall.		>40	B2	2.0	13
T2	Sycamore	20	660	6	7	7	7	4.5	Mature	Bifurcates at 4.5m. Low branches removed - fully callused. Showing good vigour.		>40	B2	7.9	197
T3	Sycamore	19	440	5	0.5	2	4	5.0	Early mature	Bifurcates at 5m. Some minor dieback at top of northern stem. Slight lean to north. Stem wounds to north caused by vehicles.		15-30	B2	5.3	88
T4	Cherry	4	270	2.5	3	3.5	4.5	2	Early mature	Growing 0.3m from wall/ fence. Stem has slight lean to west.		15-30	B2	3.2	33
T5	Portugal laurel	5.5	430	4	3	4	3	2.3	Mature	Twin stems from base - 260 and 340mm. Growing 0.95m from wall. Decay points on western stem, but good overall vigour.		10-20	C2	5.2	84
T6	Laurel	2	140	2.5	4.5	1	2	1.6	Mature	3 stems from base - 50, 90 and 100mm. Good vigour. Trunk is 0.95m from wall.		10-20	C2	1.7	9
T7	Lilac		180	3	3	4	1.5	0.5	Mature	5 stems from base - avg 80mm. Growing 0.1m from wall. Various decay points.		5-15	C2	2.2	15
T8	Sycamore	19	790	7	5	6	6	7.5	Mature	Reduced to approx 6m in past - at which point there is a cavity at the base of the stem. Good vigour. Growing 1.9m from wall.		20-40	B2	9.5	282
T9	Lime	16	est 680	4	4	4	4	0.3	Mature	Growing in adjacent site - base not inspected. Moderate vigour.		20-40	B2	8.2	209

BS 5837:2012, Table 1 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 Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			Canopy coloured red
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees 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 arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Canopy coloured green
Category B **Trees of moderate quality** 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	Canopy coloured blue
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	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	Canopy coloured grey

Appendix D


T2
T3
PRIVATE ROAD
NO PARKING
KEATS CLOSE
Wall to be removed from a 3m section and circular railings erected

ELEVATION 1

0 10m 20m

Scale 1:200 @ A3

RICS

Proposed Boundary Wall Plan

robsonwalsh

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1 & 6 Keats Close, Grove, London. NW3 2RP

Drawn; JM Checked JS

\- 1-200 @ A3 8 Aug 24

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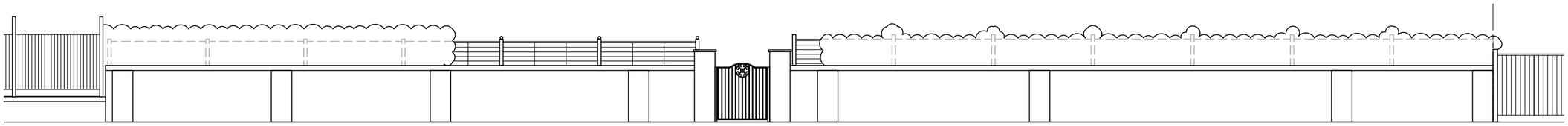

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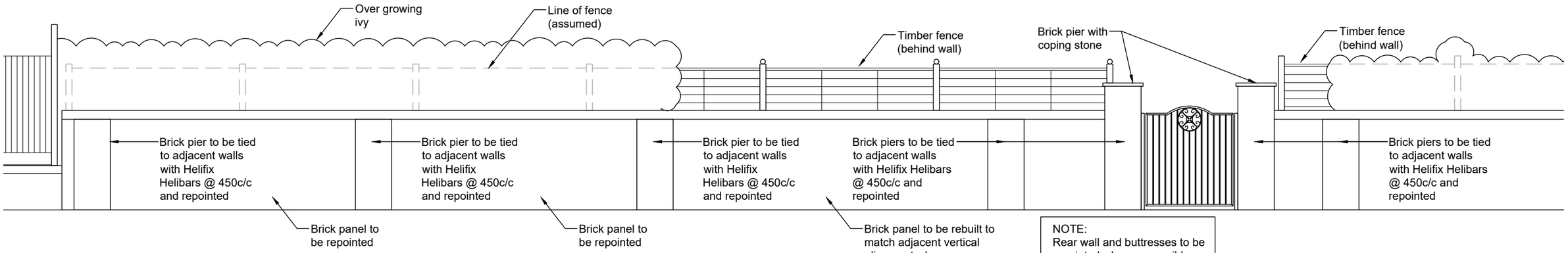

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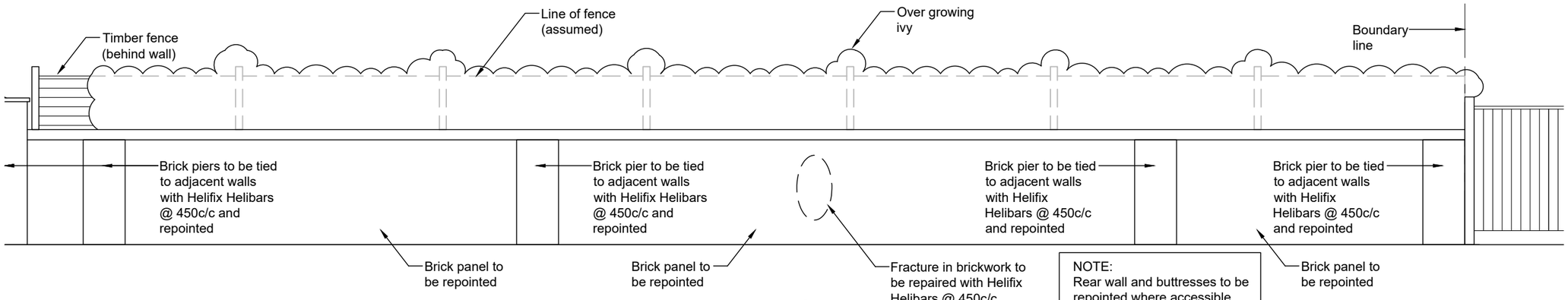
(1:50)



ELEVATION 1
(1:50)

0 5m

Scale 1:50 @ A3

0 10m

Scale 1:100 @ A3

RICS

Proposed Boundary Wall Elevation 1

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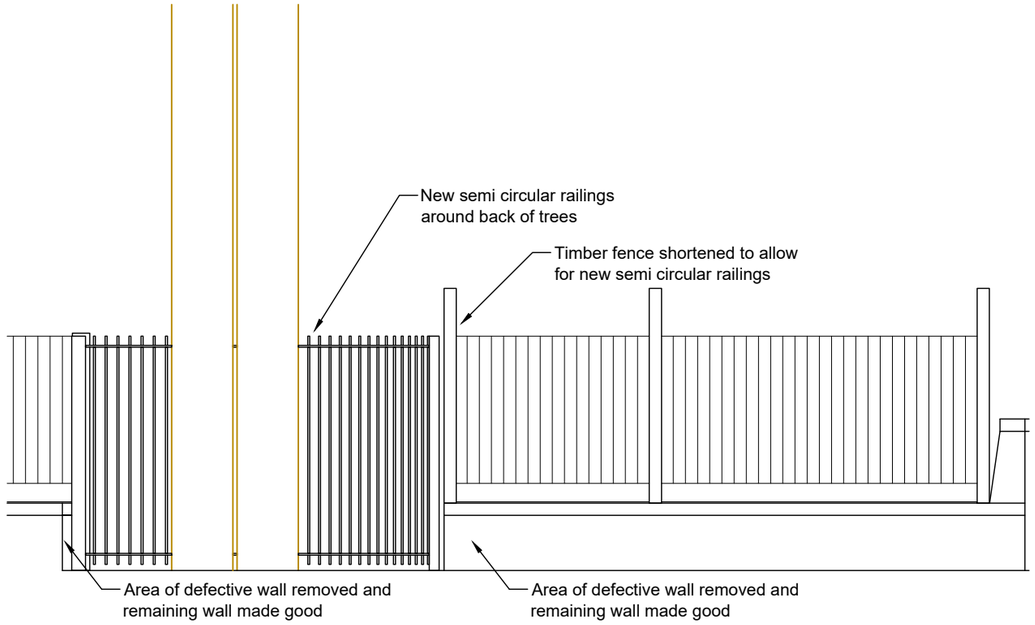

ELEVATION 2
(1:50)

0 5m

Scale 1:50 @ A3

RICS

Proposed Boundary Wall Elevation 2

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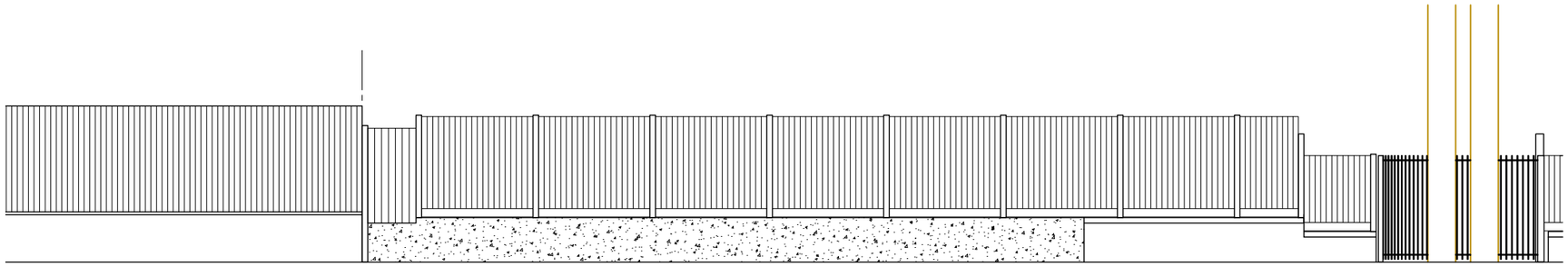
Partnership Ltd



ELEVATION 3
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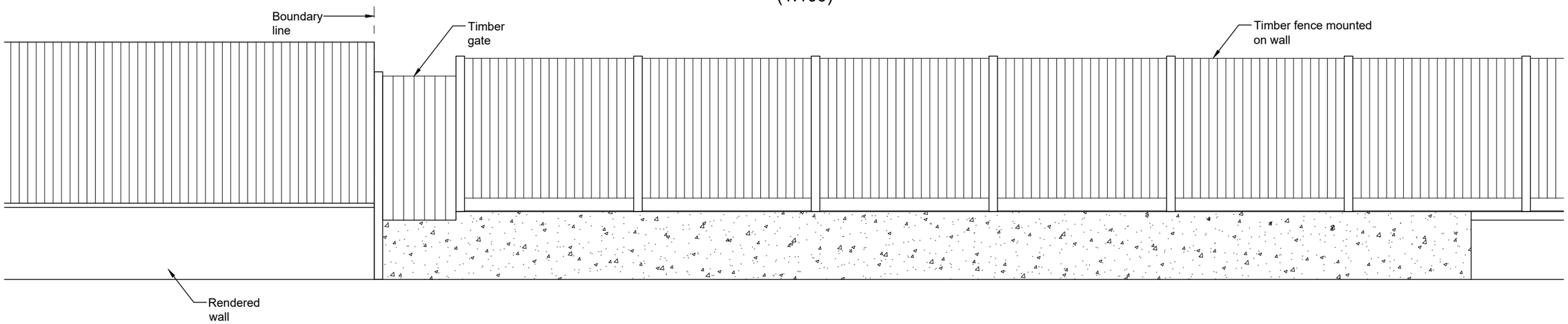

ELEVATION 3
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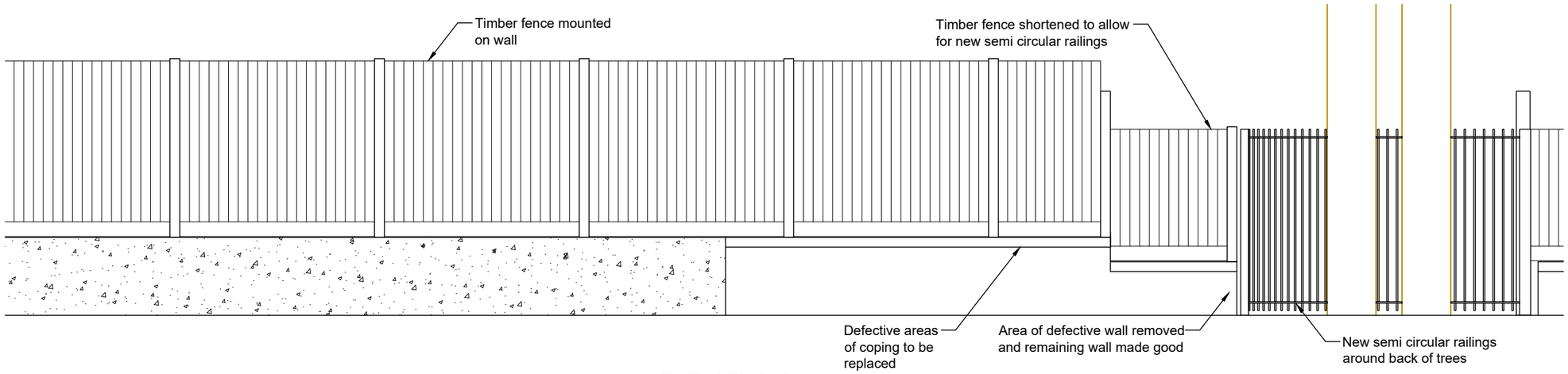

ELEVATION 3
(1:50)

0 5m

Scale 1:50 @ A3

0 10m

Scale 1:100 @ A3

RICS

Proposed Boundary Wall Elevation 3

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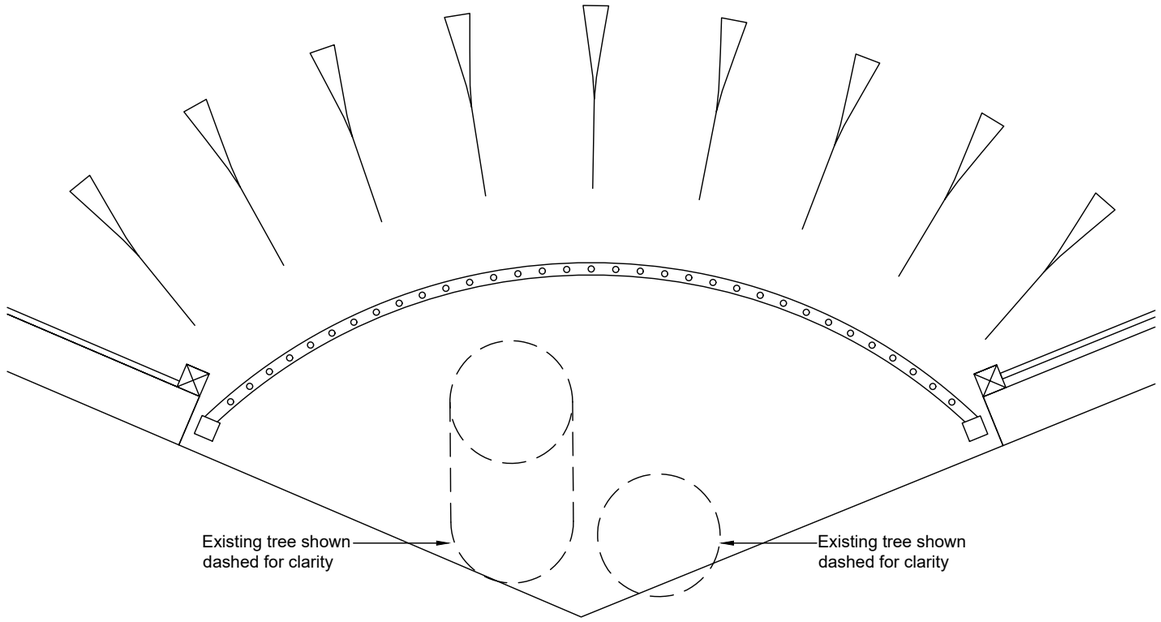

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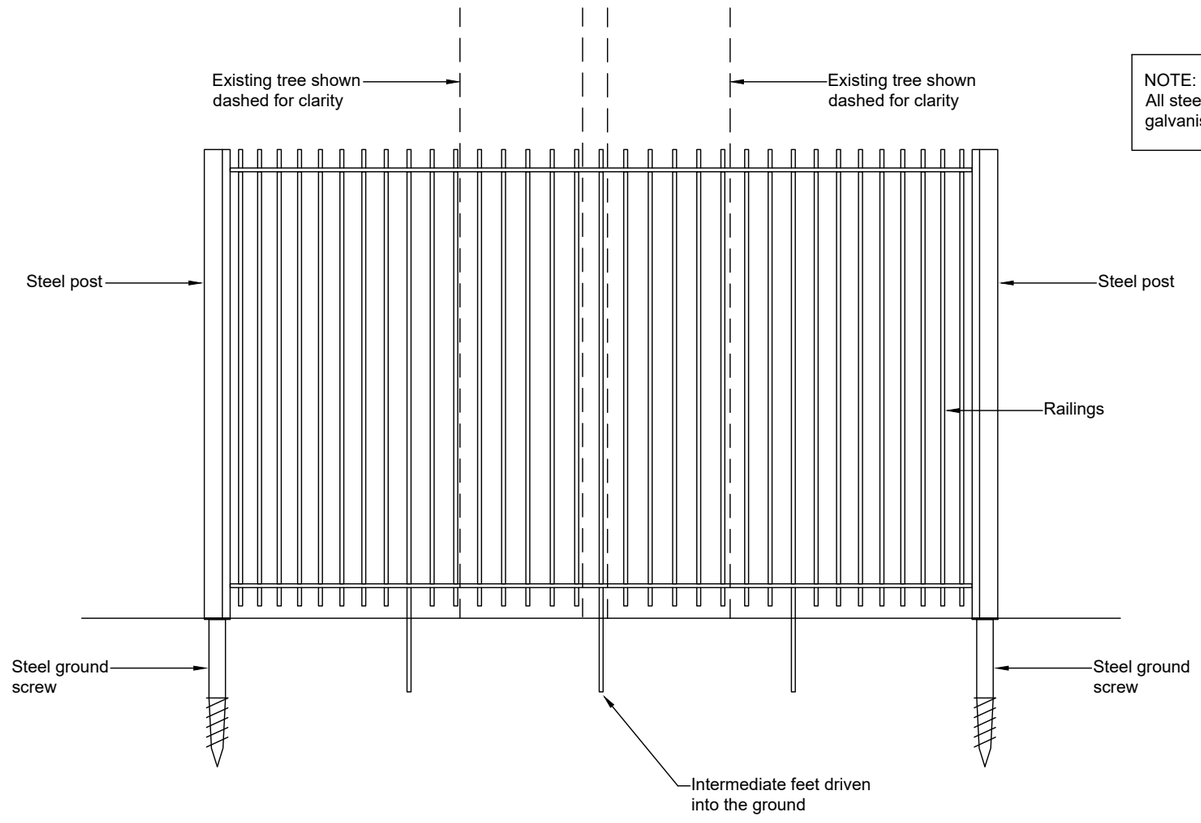

ELEVATION

NOTE:
All steel to be hot dipped galvanised

0 1m 2m 2.5m

Scale 1:25 @ A3

RICS

Proposed Circular Railing Details

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