

26 Rosslyn Hill. London. NW3 1PA

2408. Tree survey and arboricultural method statement. March 2025

This statement is submitted in support of proposals for demolition behind the retained façade of 26 Rosslyn Hill and redevelopment to provide three apartments, together with a new garden and boundary wall in place of existing hardstanding.

The Local Planning Authority (LPA), the LB Camdens supplementary planning guidance and British Standard 5837 2012

"Trees in relation to Design, Demolition and Construction – Recommendations" (BS) are used as the criteria for tree submissions.

Please refer to Square Feet Architects sheet set 2408. Please refer to Kiosque Ltd structural strategy 1031-rep-01.

Please refer to the Rosslyn Hill 26 . Tree protection plan. January 2025. (TPP)

The TPP is submitted as a pdf which can be zoomed to any size to reveal fine detail including:

- Existing building footprints.
- Existing tarmaced areas and boundary walls.
- Existing front garden paths and soft areas.
- Scale bar.
- Spot levels.
- Catalogued trees.
- The normative root protection area (RPA) (as described in the BS) of trees.
- The position of a tree protection fence to prevent access to the stem of T1 during building works.
- The position of a paved area that could be refurbished using a no dig method.

Tree Catalogue.

No	Common	Height	Stem	Branch	Estimated remaining contribution in years.
	name	estimated	diameter	spread	
	of tree	in metres	in mm at	towards	Category grading as per table 1 of the BS
			1.5 m	compass	
			from	points	Comments
			base	estimated	
				in metres	
1	Oak	14	610	N 6 E 5	40
				5 0 00 0	Crown clearance 2m over garden and
					pavement
			F20		
2	LIME	12	530	N 5 E 8 S 4 W 3	40 B
	on site			• • • • •	
3	Lime	10	650	N 3 E 3	40
	off site			S 3 W 4	В
4	London Plane	12	1050	N 5 E 4	40
	off site			S 5 W 7	В
5	Lime	12	450	N 3 E 2	40
	off site			S 3 W 3	В
6	Plum	9	492	N 1 E 3	20
	off site			S 2 W 2	С

Arboricultural Implications Assessment

Front garden.



T1 native Oak. Category A.

The TPP shows that the normative RPA of T1 covers much of the front garden.

This Oak can be fenced securely during building works. Access for site works is at the rear.



Ts2 and 3 are pollarded Limes. Limes are likely the most robust city dwellers.

The overhang of T2 has been pruned back from the building in the past.

Similar pruning will be required as part of the proposal to facilitate scaffolding of the front and side elevations.

Rear Space

Number 26 is attached to the former Hampstead police station and magistrates court. Most of the rear area is tarmaced and there are no trees within the boundary. There are neighbours trees close to the brick retaining wall which forms the boundary.



Pruning of T4.

T4 is a London Plane tree which overhangs part of the application site.

T4 has been reduced and reshaped on the neighbours side and to a far lesser extent over the boundary of number 26. It can be target pruned back to the boundary as part of the proposal.

On the 25th November 2022 the applicants allowed access to number 26 for neighbours tree surgeons to prune boundary trees as informed by section 211 notice 2022/3481/T.

The reason for work stated on the 211 notice was a "5 year pruning cycle management".

The applicants acknowledge the timing of the neighbours pruning regime.

There was an opportunity to prune back further over the applicants yard at this time as there was no impediment. This particular spot cannot be seen from anywhere the public has unrestricted access. The photo above taken in January 2025 shows T4, a London Plane which does not have flowing lines

A category B was given to the Plane in optimism that the tree could be pruned back to the intention and spirit of the normative reference BS3998 (2010) "Tree work –recommendations".

It must be noted that reduced leaf area leads to reduced root area as the former fuels the latter -this will have been ongoing from November 2022.

T4. Root investigation

Tretec method for root investigations carried out on 14th August 2023 are to loosen materials with a blunt bar and to hand pick or remove with a trowel.

The pit below is directly below the stem of London Plane T4.

The photograph shows circa 5cm depth of blacktop bedded on what looks like MOT Type I base.



The photograph shows a London Plane root of circa 6 cm diameter.

Given the visible lack of foundations to a 3.6 metre tall wall that is retaining circa 60 cm of soil and a heavy London Plane it was now time to consult with a structural engineer.

It is noted that both the wall and the existing house are within the zone of influence as described in chapter 4.2 of the NHBC standards.

There is consensus to the view that the wall is built on subsoil that will shrink or swell.

It is noted that the existing house has cracking on elevations which are close to the boundary wall.

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

Please refer to Kiosque Ltd Boundary Wall Foundations Survey dated 22nd August 2023.

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

It is recommended that preventative measures are undertaken to underpin the wall so that the bases of the underpins are outside the tree roots influence zone.

It is recommended that this is undertaken regardless of any proposals to develop the site. Underpinning will remove all possible claims of *actionable nuisance* caused by trees.

Any roots to be pruned in the future will be neatly sawn or planed back at 90 degrees to their axis by a skilled arborist.

Arboricultural method statement

The proposal can be built with all of the aims and intentions of BS 5837 2012 using the method below. *An arboricultural method statement is primarily to guide constructors.*

Prior to any building works constructors will appoint a site monitoring arboriculturalist to help them to set up and monitor the various stages.

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

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

ground	ground protection	tree damage since	action requested
protection in	as approved	last visit	
place			

comments	
signed	date of next visit

1. Front garden. Hand rake out and remove all front garden debris and litter.

Assemble the tree protection fence in the position shown on the TPP.

The fence follows clearly identifiable features.

The fence will stay in place until all works are complete.



3. Front garden.

Hand rake up overburden in the no dig and existing tarmac ramp area. Fill hollows with washed sand. Cover entire area with track panels that will form a temporary road way for machinery (such as rubber tracked mini diggers) in order to assemble the façade retention system.

Minor access pruning will be required here- this will be limited target pruning branches no thicker that 25mm at their junctions.

Arborists will be guided by the normative reference BS 3998 2010 "Tree work – recommendations".

The façade retention system will be founded on miniscrew piles within the normative RPA of T2 as per the drawings in Kiosque Ltd structural strategy 1031-rep-01. The facade retention system will be constructed

The façade retention system will be constructed.

4. Rear Space.

Access for demolition work will be from the rear car park only.

The construction method will state how the building will be demolished within its own footprint (top down fold back).

Prior to this by consent from the LPA and with correspondence with the owner of number 24 the London Plane, T4 will be target pruned back close to the boundary.

Arborists will be guided by the normative reference BS 3998 2010 "Tree work – recommendations".

5 .Boundary wall

There is no visible reason to believe that the garden of number 24 will have to be accessed. Utmost care will be taken with piling beams in close proximity to the crowns of Ts 2,3,4 & 5. In light of structural engineers findings it is recommended that in order to remove all possible claims of actionable nuisance caused by trees that the retaining boundary wall is underpinned. Underpinning will involve cutting back of roots. This will be carried out with arboricultural supervision to ensure that roots are cut back as cleanly as possible at 90 degrees to their axis at the edge of excavation.

This is achieved by sharp hand saws, loppers and planing back with a device such as an Eder trough cutter.

London Plane trees and Limes are particularly tolerant of root pruning. (This is why they are the most common pavement trees managed by highways departments). Subsequently the roots will then adapt to the underpinning conditions.

6.Front Garden

After the main building phase the façade retention system will be dismantled. The miniscew piles will not be removed.

The proposal refurbishes the existing front paved area. The new ramp adjacent to the house will be constructed on miniscrew piles as described in Kiosque Ltd structural strategy 1031-rep-01. Piling rigs will stand on rearranged track panels.

The remainder of the front drive will be refurbished using "no dig" methods.

Assemble cellweb as per addendum "Rosslyn Hill 26. cellweb guide".

7. When the front drive and all other building works are complete the tree fence can be dismantled.

8. Replanting the front garden here will have to minimise any disturbance of T1, Oak roots.

Rotovators will not be used at all in the front garden- all works will be done with hand held tools only.

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

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

Organic mulches are preferable.

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

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

It is known that companion planting with co evolved plants such as Ramsons and Bluebells bring health benefits to trees.

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



Even rootballed 12-14cm clear stemmed do not require staking if handled and planted professionally. These Oaks in this location will never need watering. The flimsy netting guard works very well here as pests cannot get any purchase on it.

Juni Price.

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Cellweb® TRP Installation Guide



Step 1: Prepare Surface



Step 3: Lay out Cellweb * TRP

• Cellweb[®] TRP is a NO DIG tree root protection measure and it is recommended that no excavation be performed without prior approval and guidance from the Local Authority Arboricultural Officer.

Step 2: Lay out Treetex™

- Soil compaction from vehicles, machinery and materials is to be strictly prohibited during construction within Root Protection Areas (RPAs).
- Approval must be obtained from the Local Authority that the design and the method of construction is acceptable.
 - Further information is available from the following two documents;
 - British Standard BS5837: 'Trees in Relation to Design, Demolition and Construction' (2012).
 - Arboricultural Advisory and Information Service: Practice note 12 'Through the Trees to Development' (APN12).

Installation Method

1. Prepare the Surface

- Remove the surface vegetation using appropriate hand held tools or herbicide (see Note 1).
- Remove any surface rocks, debris and organic material.
- Create a level surface by filling any hollows with clean angular stone or sharp sand.
- Do not level off high spots or compact the soil through rolling.

2. Lay out the Treetex[™] Non-Woven Geotextile

- Lay out the Treetex[™] over the prepared area, overlaying the edges of the required area by 300mm.
- Overlap any joins by 300mm minimum or more, depending on soil structure (see Note 2).

3. Lay out the Cellweb® TRP Cellular Confinement System

- Lay out the collapsed Cellweb[®] TRP on-top of the Treetex[™].
- Place one of the supplied J pins into the centre cell at the end of the panel and secure into the ground.





Cellweb® TRP - Installation Guide



Step 3: Pinning Cellweb * TRP



Step 3: Stapling Cellweb * TRP

• Pull out the Cellweb[®] TRP to its full 8.1m length and secure its length with another J pin.



- Now measure its width to 2.56m and secure in each of the corners with the J pins.
- Use 10 pins per panel to create a panel measuring 8.1m x 2.56m.



- This will produce a cell size of 259mm x 224mm which is the required cell diameter. Each cell must be fully extended and under tension.
- Staple adjacent panels together at each cell (see Note 3).
- If a curved path or shape is required, this should be cut when the Cellweb[®] TRP panel is pinned out to 8.1 x 2.56m, ensuring complete cells remain. Do not try to curve or bend the Cellweb[®] TRP panels into place.
- All cells must be fully opened to the required diameter.



Cellweb® TRP - Installation Guide









Step 6: Surface Options

4. Infill the Clean Angular Stone

- The infill material must be a clean angular stone, Type 4/20mm or Type 20/40mm (see Note 4).
- Do not use M.O.T type 1 or crushed stone with fines for tree root protection.
- Infill the Cellweb[®] TRP cells with the clean angular stone, working towards the tree and using the infilled panels as a platform.
- Minimum 25mm overfill of clean angular stone when used in conjunction with a hard surface.
- No compaction is required of the infill. Do not use a whacker plate or other means of compaction.
- Encourage settlement of the stone with the use of a light roller or with 2-3 passes of the construction plant used for installation.
- If the clean angular stone is being used as the final surface; regular maintenance will be required to ensure a minimum overfill of 50mm.

5. Edge restraints

- Excavations for kerbs and edgings should be avoided within the RPAs.
- Where edging is required for footpath and light structures, a peg and treated timber board edging is acceptable
- Other options include wooden sleepers, kerb edging constructed on-top of the Cellweb[®] TRP system, plastic and metal edging etc.

6. Surface options

• All surfaces in Root Protection Areas must be porous. Surfaces can include block paving, asphalt, loose gravel, grass and gravel retention systems (e.g Golpla), resin bound gravel, concrete etc.

NOTES

- 1. Herbicide: According to BS5837:2012 "The use of herbicides in the vicinity of existing trees should be appropriate for the type of vegetation to be killed, and all instructions, warnings and other relevant information from the manufacturers should be strictly observed and followed. Care should be taken to avoid any damaging effects upon existing plants and trees to be retained, species to be introduced, and existing sensitive habitats, particularly those associated with aquatic or drainage features."
- 2. Geotextile: We recommend the installation of a Treetex[™] under the Cellweb[®] TRP, or under the sub-base, if installed. The overlapping between adjacent rolls of Geotextile should be: CBR > 3%: 300mm minimum, CBR between 1% and 3%: 500mm minimum. CBR ≤ 1%: 750mm minimum.
- 3. Staples: Number of staples per join: 200mm: 5 staples. 150mm: 4 staples. 100mm: 3 staples. 75mm: 3 staples.
- 4. Granular Fill: Open graded sub-base, clean angular stone Type 4/20 or Type 20/40. Please refer to BS7533-13:2009 and to the Design Manual for Roads and Bridges (DMRB), Volume 4 Geotechnics and Drainage, Section 1 Earthworks, HA44/91, Volume 7 IAN 73/06 Design Guidance for road pavement foundations and Manual of Contract Documents for Highway Works (MCHW), Volume 1 Specification for Highway Works for the construction and maintenance of the fill material.



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