

# Arboricultural Implications Assessment for a proposed development at 24 Flask Walk London NW3 1HE

Client: RCIH 2 Ltd 75 Wilberforce Road London N4 2SP

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# **1.0 Introduction**

#### 1.1 Instruction

- 1.1.1 I am instructed by RCIH 2 Ltd to undertake an Arboricultural Survey at 24 Flask Walk London NW3 1HE. I am also instructed to assess the likely impact of development proposals and (if necessary) produce an Arboricultural Method Statement detailing how trees shall be protected from the proposed construction activity.
- 1.1.2 The proposals seek to develop the site, including the construction of a rear extension.
- 1.2 The Site
- 1.2.1 24 Flask Walk is a terraced property house accessed by way of the front door immediately off Flask Walk. Flask Walk is a small street serving residential properties to the northeast of Hampstead High Road. The plot is rectangular in shape.
- 1.2.2 The site is located roughly centrally to Hampstead village centre centre, in a residential area characterised by high density buildings. To the north west side of the property is Flask Walk, with other residential properties otherwise surrounding the plot.
- 1.2.3 The topography of the site is more or less level across the site.
- 1.2.4 It has been established that the property is situated within a designated Conservation Area. Under the provisions of the Town and Country Planning Act 1990 (Tree Regulations 2012) Section 211, any tree in excess of 75mm diameter (measured 1.5m from ground level), is protected. Prior to working any such tree in a Conservation Area (including pruning or felling), it is necessary to give a six week notice of intent to carry out the work to the Local Planning Authority.
- 1.3 Survey date
- 1.3.1 The trees at 24 Flask Walk were surveyed on Tuesday, April 15<sup>th</sup>, 2025.
- 1.4 Scope and Purpose of the report
- 1.4.1 The tree survey and assessment of existing trees has been carried out in accordance with guidance contained within British Standard B.S. 5837:2012
  'Trees in relation to design, demolition and construction Recommendations' (hereafter referred to as B.S. 5837). The guidelines set out a structured assessment methodology to assist in determining which trees would be deemed either as being suitable or unsuitable for retention.

- 1.4.2 The purpose of this report therefore is therefore to firstly present the results of an assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the development of the site.
- 1.4.3 The report is designed to support a planning application for development proposals at the above site. The survey has therefore focused on any trees present within or bordering the site that may potentially be affected by the future proposals or will pose a constraint to any proposed development
- 1.5 Documents referred to
- 1.5.1 The tree survey and this report have been prepared with reference to the following documents: The site topographical survey The proposed site layout plan The schedule of tree constraints (appendix 1) The plan of tree constraints The Arboricultural Method Statement prepared by MACS dated 02/07/21 (see separate document)

### 2.0 Results

- 2.1 Results summary
- 2.1.1 Appendix 1 presents details of the individual trees and groups found during the assessment including heights, stem diameters and rpa's, crown spread (normally measured to cardinal points unless otherwise indicated), an indication of physiological and structural condition, age class, any appropriate management recommendations, estimated life expectancy and a BS5837 category of quality.
- 2.1.2 The survey has revealed that the 3 trees/shrubs surveyed are category 'C'.

### 3.0 Arboricultural Impact Assessment

- 3.1 Synopsis
- 3.1.1 The proposed development does not require the removal of any trees. The only vegetation present in the rear garden is shrub and of no consequence.
- 3.2 Proposed tree works
- 3.2.1 The proposed development does not require the removal of any trees.
- 3.2.2 The construction of the extension may include the removal of the elder bush (T1), a shrub of no importance.

#### 3.3 Changes to soil levels

- 3.3.1 There are no changes to soil levels proposed within the RPA's of trees to be retained, including the Chusan palm (T3).
- 3.4 The Impact of Movement around the Site
- 3.4.1 Site access is unencumbered by any trees.
- 3.5 The Impact of Excavations
- 3.5.1 The proposed extension is outside the RPA of any nearby tree and will therefore not affect any trees.
- 3.6 The Impact of Construction Site Activities
- 3.6.1 Since there are no trees on or near to the site, construction activity will not impact on any trees.
  - 3.7 The Impact of Trees on the Development
  - 3.7.1 The property has some self-sown wild shrubs (including the elder bushes T1 and T2) growing in the back garden. These do not impact the new development and will likely be removed to allow for the re-landscaping of the back garden.

#### 3.8 Summary

3.8.1 The proposed rear extension does not affect any trees. The back garden ought to be cleared of self-sown vegetation (weeds) in order to allow for a proper landscaping scheme.

### Simon Hawkins Dip Arb L6 (ABC), ND Arb, MArborA

# **Appendix 1 - Tree Survey Methodology**

- 1. The ground level survey of the trees has been carried out in accordance with the criteria set out in Chapter 4 of B.S 5837. The survey has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence on the proposals.
- 2. The purpose of this report is to modify the recommendation found in the tree constraints schedule for the future use of this site. Where applicable, trees with significant defects have been highlighted and appropriate remedial works have been recommended. However, this report should not be seen as a substitute for a full *Safety Survey* or *Management Plan* which are specifically designed to minimise risk and liability associated with the responsibility for trees. No climbed inspections or specialist decay detection were undertaken.
- 3. Evaluation of tree condition within the assessment applies to the date of survey and cannot be assumed to remain unchanged. It may be necessary to review these within 12 months in accordance with sound arboricultural practice as recommended by the National Trees Safety Group guidance 'Common Sense Risk Management for Trees'.

0.1	
Category U - Red	Trees 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.
Category A - Green	Those trees of the highest quality and value: in such a
	condition as to be able to make a substantial contribution
	(a minimum of 40 years is suggested).
Category B - Blue	Trees of moderate to high quality and value: in such a
	condition as to be able to make a significant contribution
	(a minimum of 20 years is suggested).
Category C - Grey	Trees of low quality and value: currently in adequate
	condition to remain until new planting could be
	established (a minimum of 10 years is suggested), or
	young trees with a stem diameter of below 150mm
	4

4. Trees have been divided into one of four categories based on Table 1 of B.S.5837, *Cascade chart for tree quality assessment*'. For a tree to qualify under any given category it should fall within the scope of that category's definition.

*Subcategory 1* concerns mainly arboricultural values, how good a specimen is in terms of form and physiological condition; the value of a tree as a component in a group or in a formal or semi-formal arboricultural feature such as an avenue.

**Subcategory 2** concerns mainly landscape values and considers the importance of a tree or group of trees as an arboricultural or landscape feature. Trees present in larger numbers, such as woodlands for example may attract a higher rating than they would as individuals because of their collective value.

*Subcategory 3* concerns mainly cultural values including conservation, historical, commemorative, or other value such as veteran or wood pasture.

5. RPA's of single stemmed trees are calculated according to the following formula:

RPA radius = 12 x stem diameter (measured at 1.5m above ground level)

6. Where a tree has more than one stem, the equivalent single stem diameter is usually recorded. This is calculated by adding the squares of the stems and then finding the square root of the total. The radius of the RPA is then calculated by multiplying the equivalent stem diameter by 12 (ref B.S. 5837:2012 para 4.6.1).

Where access is restricted an estimate of the stem diameter is provided and this is

# Appendix 2 <u>Schedule of tree constraints</u>

Tree	Species	Height dia	Height Stem diameter	Crown spread			Height to1st	Height of	Ago	Constal observations	Life	Catagory	
no				North	South	East	West	main branch	canopy	Age	General observations	expectancy	Category
T1	Elder	6	140	0.5	2	1	1	G	F	М	A self-set shrub with little or no value	20 - 40	С
T2	Elder	6	110 80 60	1	1	2	0.5	G	F	М	A self-set shrub with little or no value	20 - 40	С
Т3	Chusan palm	6	170	2	2	2	2	G	G	М	A tree on neighbouring ground	40+	С





Appendix 4 <u>Impact Assessment Plan</u>

# Appendix 5 Qualifications and experience

- I am Simon Hawkins, proprietor of Merewood Arboricultural Consultancy Services.
- I hold the National Diploma in Arboriculture which I attained in 1987. I have studied and practised Arboriculture for over 40 years, during which time I have been involved with both the private and public sector.
- I hold professional member status of the Arboricultural Association (M. Arbor A.), recognised as a higher vocational level within the industry.
- I am committed to undertaking continuous professional development in order to maintain my knowledge and skill set at the highest modern levels. I am currently studying for the NVQ level 6 Professional diploma the highest award in the industry.
- I have undertaken an intensive course in the principles and application of VTA Visual Tree Assessment. I have been assessed and found to have attained the advanced level of technical competence of a VTA Practitioner with Elite Training.
- I hold the LANTRA award for professional tree inspections
- I have attended a Masterclass in the use of the use of the IML Microdrill
- I have run a successful tree surgery business in which I was involved with the hands-on aspect of organising and running the day to day operations and carrying out contract work, including Local Authority contract work to a high professional standard.
- I have over 18 years' experience working in the public sector, during which time I have dealt with all aspects of trees and development in the town planning context, within the inner city; in a greater London Borough; and in the Green Belt. Typically, I have worked with planners, developers, architects and other professionals in the construction industry in which I provide advice and assistance in dealing with arboricultural matters.
- I have appeared at numerous appeals, informal hearings and public enquiries to make formal representations. I have also appeared as an expert witness in court with regard to breaches of Tree Preservations Orders.