KIDDERPORE AVENUE

Arboricultural Implications Assessment and Arboricultural Method Statement

The Landscape Partnership

January 2013

Arboricultural Implications Assessment and Arboricultural Method Statement

for

Kidderpore Avenue South Campus

On behalf of

Barratt Homes

November 2012

Amended January 2013

ISSUE

thelandscapepartnership
landscape architecture urban design environmental planning

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A Practice registered with the Landscape Institute
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Arboricultural Association

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Accompanying Drawings

1 Introduction

1.1 The Landscape Partnership have been commissioned by Barratt Homes limited to provide arboricultural advice in respect of the development of a site to the south of Kidderpore Avenue, site forms part of the southern campus of King's College London, an educational establishment set within a largely residential area of Hampstead. The protection and management of retained trees within the development is likely to be the subject to conditions of the planning approval should planning permission be granted.

1.2 The work utilises tree survey data collected in 2011 which resulted in the tree survey report and drawing which is appended to this report.

1.3 The AIA and AMS were prepared by Michael Roseveare in November 2012.

2 Site Description

2.1 The site is part of Kings College, London an educational establishment set within a largely residential area of Hampstead.

2.2 The tree numbers below are shown on the accompanying tree protection drawing, which should be used in conjunction with the report. The site is within a conservation area. Works to the trees, other than those which are exempt, will require 6 weeks prior notice to Camden Borough Council. Exempt works include the removal of dead wood, and the removal of dead, dying and dangerous trees. There are no tree preservation orders affecting the site.

3 Arboricultural Implications Assessment (AIA)

3.1 The AIA uses information provided in the tree survey to identify areas where the proposed development construction may be at odds with accepted standards in terms of a tree's requirements for space in which to maintain existing roots and shoots and space for future growth.

3.2 Details of the trees surveyed are given in the accompanying Tree Survey Schedule. Tree locations are shown on the accompanying Tree Survey Plan W11239-601 Rev B

3.3 The quality and relative importance of each is shown as coloured polygons. The colour used relates to the British Standard categories as follows: A, green; B, blue; C, grey and U, red (see drawing 11239-601 Rev B. Red trees are discounted as they are recommended for removal. In general the design process has tried to retain A and B category trees where feasible. Proposed construction will therefore normally be excluded from the root protection area of A and B category trees.

3.4 The root protection area (RPA) is shown as a circle on the Tree Survey Plan W11239-601 Rev B.

3.5 The AIA considers existing site conditions and the effect that they may have on the development of the surveyed trees root systems. Hard structures such as buildings and paved roads and paths can influence the root activity of trees by reducing the availability of both moisture and nutrients.

4 Implications of Proposed Development on Retained Trees

4.1 Refer to the accompanying AIA AMS Plan W11239-602 Rev D for the relationship between the proposed development and the trees on the site.

4.2 The proposed development includes the retention of a number of the better quality of the surveyed trees. Some minor pruning and crown lifting will be necessary to enable access to the site and the construction of the proposed development.

4.3 Since the original tree survey was carried out several trees have been removed. In order to prevent tree numbering confusion between earlier submitted information and the current application information the tree number sequence has been maintained. Removed trees do not appear on the current drawings but are noted as removed in the accompanying schedule. All

removed trees were either storm felled or removed with the consent of the local planning authority.

4.4 The following trees will be removed for arboricultural reasons:

T7 Purple Plum	Short life expectancy, poor form
T8 Purple Plum	Short life expectancy, poor form
T13 Leylands Cypress	Poor quality tree
T16 Holly	Poor quality tree
T18 Cherry	Decay in main stem, declining condition
T29 False Acacia	Poor quality tree
T32 False Acacia	Poor quality tree, honey fungus at base
T47 Purple Plum	Poor quality tree
T53 Apple	Poor quality tree

4.5 The following trees will be removed to enable the proposed development

T3 Common Ash (C1)	To enable the construction of the proposed building
T4 Cottoneaster (C1)	To enable the construction of the proposed basement car park
T5 Common Ash CB2)	To enable the construction of the proposed basement car park
T6 Sycamore (C1)	To enable the construction of the proposed basement car park
T62-T63 Hawthorn (C1)	To enable the construction of the proposed basement car park
T28 False Acacia (B2)	To enable the construction of the proposed building
T30 False Acacia (B2)	To enable the construction of the proposed building
T48 Hornbeam (C1)	To enable the construction of the proposed building
T49 Hornbeam (C1)	To enable the construction of the proposed building
T50 Hornbeam (C1)	To enable the construction of the proposed building
T51 Swamp Cypress (C1)	To enable the construction of the proposed building
T54 Common Ash (C1)	To enable the construction of the proposed building
T55 Apple (C1)	To enable the construction of the proposed building
T60 Common Ash (C1)	To enable the construction of the proposed building
T61 Sycamore (C1)	To enable the construction of the proposed building

4.6 The following trees will be affected by the proposed development:

T1 Beech (B2)	Construction of an area of decking
T2 Turkey Oak (B1)	Construction of an area of decking
T31 Silver Birch (U)	Construction of a retaining wall
T36 False Acacia (U)	Construction of a retaining wall
T37 False Acacia (C1)	Construction of a retaining wall
T38 Cherry (U)	Construction of a retaining wall
T43 Holly (C1)	Construction of a retaining wall
T58 Cherry (C1)	Construction of an area of decking

4.7 The majority of the trees which are proposed for removal to enable the proposed development are in poor condition. However several B category trees will also be removed. The proposed landscape scheme mitigates the loss of these trees and enables a poor quality neglected landscape to be improved by a carefully designed landscape which compliments the proposed development by introducing built elements and trees which are better suited to the design of the proposed development.

5 Arboricultural Method Statement Methodology

5.1 The arboricultural method statement provides the means by which areas of construction, identified in the AIA as being within the RPA of retained trees, can be achieved whilst minimising the impact of that construction activity on the affected trees.

5.2 The excavation of foundations for hard surfaces on sites where trees are present may result in root damage and removal. Where root loss is likely to occur it is important that a method of construction that minimises the impact on tree roots is used.

6 Construction within the RPA of Retained Trees

6.1 Much of the proposed development is outside the root protection areas of the retained trees. However two elements of the proposed development require construction within the root protection areas of retained trees as identified above, namely decking and a retaining wall.

6.2 The proposed decking close to trees T1, T2 and T58 will be constructed by hand utilising a design which enables the support structure, where excavation is required, to be modified such that tree root damage and removal is avoided or minimised. Where appropriate the deck support will utilise the proposed building. However where support post holes are required within the root protection area of the retained trees they will be hand dug for the first 600mm of excavation or until tree root activity ceases. In the event that tree roots greater than 25mm are encountered the location of the support post hole will be moved to an alternate location and the excavation process repeated. If root activity prevents an acceptable location being identified in terms of root loss or damage the arboriculturist should be contacted and the impact of the least damaging support post hole in terms of root loss assessed in terms of the impact likely on the affected tree.

6.3 Prior to the construction of the proposed retaining wall within the root protection areas of T31 to T43 a tree root survey should be carried out to determine the actual impact of constructing the wall on the retained trees. The proposed retaining wall will require careful construction to avoid excessive root damage and loss. The closest extent of the wall should be excavated by hand and root pruning carried out. The exposed soil profile should be protected from collapse, frost and desiccation during the construction of the wall. The exposed area between the wall and the trees should be reinstated with good quality topsoil, compliant with BS3882 as soon as is practically possible following excavation and construction of the retaining wall. Exposure of the face of the excavation for prolonged periods should be avoided by careful management of the programme of works. Excavation, root pruning and reinstatement should be supervised by the arboriculturist so that damage which occurs during the work can be rectified or appropriate action taken in respect of ensuring the health and safety of the retained trees.

6.4 All tree root pruning should be carried out in accordance with BS 3998: 1989 (Paragraph 14.3) the latest iteration of the BS does not include root pruning so the previous iteration is referred to here. All routes for overhead services will aim to avoid the trees. Where this is unavoidable any tree work will be agreed prior to commencement with the Council's Arboricultural Officer.

7 Services

7.1 All service runs are to be placed outside the RPA of trees on and adjacent to the site. Where it is not possible to achieve this, the section of service run which passes within the RPA of a tree will be hand dug in accordance with 'broken trenches' (NJUG 4 section 4, appendix 13.4). This will ensure that tree roots are not damaged during the installation of the service. All root pruning will be agreed beforehand with the named arboriculturist in consultation with the local authority arboricultural officer. All root pruning will be in accordance with BS 3998: 1989 (Paragraph 14.3) the latest iteration of the BS does not include root pruning so the previous iteration is referred to here. All routes for overhead services will aim to avoid the trees. Where this is unavoidable any tree work will be agreed prior to commencement with the Council's Arboricultural Officer.

8 Tree Protection Barrier

8.1 The trees that are to be retained on or in close proximity to the construction area of the site will be protected by the use of a tree protection barrier erected in the location shown on the accompanying AIA AMS Plan Number W11239-602 Rev D. The fence will consist of "Heras" type panels or similar braced at appropriate intervals and secured to keep in place. The tree protection barrier will be erected prior to the demolition phase of the development and remain in situ for the duration of the development and will only be removed once the construction phase is complete.

8.2 A number of the trees on the site have not been protected by a tree protection barrier because the construction activity is localised limiting the area available for use by the building contractors. All construction activity will be limited to the area immediately around the proposed construction.

9 Conclusion

9.1 The proposed redevelopment of the site removes and replaces existing buildings along both the Kidderpore Avenue and Finchley Road site frontages. The placement and increase of the parking provision beneath the new Kidderpore Avenue buildings enables the retention of a number of trees within the central landscaped area, providing mature landscaping and the opportunity to plant new trees and create an important communal garden out of a derelict piece of rough ground. The loss of a number of B but largely C category trees is outweighed by the improvements in the tree cover and landscaping which is proposed as part of the scheme.

10 Recommendations

10.1 This report should be read in conjunction with the accompanying tree survey schedule and Arboricultural Implications Assessment drawing W11239-602 Rev D.

10.2 A post development tree survey should be carried out and, where appropriate, remedial tree surgery works completed. Works to trees that are subject to a condition of the planning approval will require the approval of the Local Planning Authority.

11 Project Contact Details

Client:	Kidderpore Avenue South Campus
Arboriculturist:	Michael Roseveare, The Landscape Partnership Tel: 01394 380509
Local Planning Authority:	London Borough of Camden

Project:	Kidderpore Hall South Campus							**BS 5837 2005 Trees in relation to construction-recommendations**			**Surveyed by**		MLR		
Ref:	08 219 Revision E										**Weather**		Warm & bright		
Date:	7th May 2008 Revised 12 January 2011, revised November 2012, revised January 2013										**Tagged**		No		
Client:	Barratt Homes														
NOTE: ALL TREES PROTECTEDBY CONSERVATION AREA REGULATIONS															
				Canopy Spread											
Tree No.	Species	Height (m)	DBH (mm)	N	E	S	W	Stems	Height of crown clearance	Age class	Physiological condition problems/comments	Structural condition	Preliminary mangement recommendations	Estimated remaining contribution years	BS category
T1	Fagus sylvatica	9	400	7.1	6.1	5.1	6.1	1	2	M	Good, some minor die back	Good - Fair	Crown lift 4.5m, roadside	10 - 20	B2
T2	Quercus cerris	16	625	11	9.5	5	7	1	3	M	Good	Good	None	20 - 40	B1
T3	Fraxinus excelsior	11	200	5.2	0	1.2	7.1	1	3	SM	Good	Fair	None	20 - 40	C1
T4	Cotoneaster spp.	6	300	6.2	4.3	2.4	1.5	2	2	M	Fair	Fair	Crown lift 2.5m over footway	10 - 20	C1
T5	Fraxinus excelsior	15	800	7	6	6	6	1	5	M	Good - Fair	Heavily reduced in canopy size 2011	Remove ivy	20 - 40	B2
T6	Acer platanoides	10	300	5.15	5.15	4.15	5.75	1	2.5	M	Good	Good	None	10 - 20	C1
T7	Prunus cerasifera pissardii	8	450	5.5	1.5	4	5.6	1	2	O/M	Good	Fair	Remove	< 10	U
T8	Prunus cerasifera pissardii	8	400	6.3	4.2	2	4	1	1.5	O/M	Good	Fair	Remove	< 10	U
T9	Fraxinus excelsior Stump												Removed		
T10	Fraxinus excelsior	16	500	8	7.4	7	8.3	1	3	M	Fair	Good	None	20 - 40	B1
T11	Robinia pseudoacacia	17	400	6.4	5	2	4.6	1	4	M	Good	Good	None	20 - 40	B_2

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T12	Robinia pseudoacacia		400					1				Stump			N/A
T13	XCupressocyparis leylandii	8	200	2	2	2	2	1	0	M	Good	Good	Remove	10 -20	U
T14	Prunus Spp.												Removed		
T15	Prunus lusitanica	4	250	3	3	3	2	1	2	M	Good	Good	None	10 -20	C1
T16	Ilux aquifolium	11	300	2.5	3.2	2.2	3.2	1	2	M	Fair	Fair	Remove	10 - 20	R
T17	Prunus avium	11	450	6	6	5	5	1	2	O/M	Fair	Poor - decay to main stem	Remove	< 10	R
T18	Acer platanoides	19	850	9.5	9.5	10.5	7.5	1	2	M	Fair	Fair	None	20 - 40	B1
T19	Fraxinus excelsior	20	1200	10	7	10	8	2	4	O/M	Good	Good - decay to base	Remove ivy reinspect	20 - 40	B_2
T20	Tilia platyphylus	20	500	10	7	1.5	6	1	4	M	Fair	Fair	None	10 - 20	C1
T21	Aesculus carnea	13	650	5	6	4	6	1	2	O/M	Fair	Fair	None	10 - 20	C1
T22	Sorbus aucuparia	7	250	4	3	2	4	1	2	M	Fair	Fair	None	20 - 40	C1

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T23	Crataegus monogyna												Removed		
T24	Crataegus monogyna	5	200	5	4	2	5	2	2	SM	Good	Good	None	10 - 20	C1
T25	Crataegus monogyna	3	150	2.3	1.3	2.3	3.3	1	2	SM	Fair	Fair	None	10 - 20	C1
T26	Acer saccarinum	9	200	5	4	4	4	1	2	M	Fair	Fair	None	10 - 20	C1
T27	Betula pendula	7	150	3.1	3.1	2.1	3.1	1	1	SM	Good	Good	None	20 - 40	C1
T28	Robinia pseudoacacia	16	550	4.1	5.6	6.4	5.2	1	4	M	Fair	Fair	None	20 - 40	B_2
T29	Robinia pseudoacacia	14	275	3	1	2	3	1	2	M	Fair	Fair	Remove	< 10	U
T30	Robinia pseudoacacia	16	400	3.3	4.1	4.6	7.1	1	4	M	Fair	Fair	None	20 - 40	B_2
T31	Betula pendula	8	250	5.1	1.2	6.4	6	1	3	M	Fair	Fair	Remove	10 - 20	U
T32	Robinia pseudoacacia												Removed		N/A
T33	Robinia pseudoacacia		700					1				Stump			N/A

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T34	Robinia pseudoacacia	16	500	9	2	1	4	1	6	M	Fair	Fair, deacy at fork near base	None	20 - 40	B_2
T35	Robinia pseudoacacia	17	1000	10.1	6.1	3.1	7.1	2	3	M	Fair	Fair	Monitor	20 - 40	C1
T36	Sorbus spp.	6	150	2	1	2	4	1	2	SM	Fair	Fair	Remove	10 - 20	U
T37	Robinia pseudoacacia	16	500	4.1	5.1	4.1	5.1	2	3	M	Fair	Fair	None	10 - 20	C1
T38	Prunus avium	7	200	4	1	3	5	1	2	M	Fair	Fair	None	10 - 20	U
T39	Tilia spp.	18	550	6.2	7.2	6.2	5.2	1	2	M	Good	Good	None	40 +	A1
T40	Robinia pseudoacacia												Removed		N/A
T41	Populus nigra "italica"												Removed		N/A
T42	Prunus avium												Removed		N/A
T43	Ilux aquifolium	7	450	2.1	2.1	2.1	3.1	2	2	M	Good	Good	None	10 - 20	C1
T44	Aesculus hippocastanum												Removed	20 - 40	C1

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T45	Aesculus hippocastanum												removed having collapased in strong winds		N/A
T47	Prunus cerasifera pissardii	8	300	4	5	3	5	1	1	M	Fair	Fair	Remove	10 - 20	U
T48	Carpinus betulus	12	400	7	3	4	3	2	1	SM	Fair	Fair	None	10 - 20	C1
T49	Carpinus betulus	9	250	6	3	2	3	1	2	SM	Fair	Fair	None	10 - 20	C1
T50	Carpinus betulus	10	300	4	3	5	5	2	2	SM	Fair	Fair	None	10 - 20	C1
T51	Taxodium distichum	15	300	2	2	2	2	1	5	SM	Good	Good	None	20 - 40	C1
T52	Morus spp.												Removed		N/A
T53	Malus spp.	6	200	3	3	3	3	1	0	SM	Fair	Fair	Remove	10 - 20	U
T54	Fraxinus excelsior	9	200	2.5	2.5	2.5	2.5	1	4	SM	Good	Good	None	40 +	C1
T55	Malus spp.	6	150	3.2	3.2	2.2	2.2	2	2	SM	Fair	Fair	None	10 - 20	C1
T56	Fraxinus excelsior												Removed		N/A

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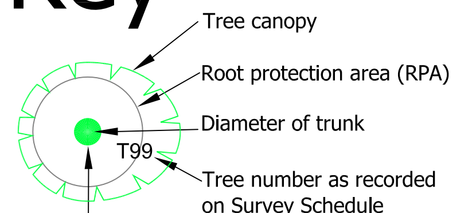
T57	Cottoneaster spp.	7	250	5	3	5	4	1	1	M	Fair	Fair	Remove	10 - 20	U
T58	Prunus avium	10	250	6.3	6.3	6.3	4.3	1	2	M	Fair	Fair	Remove ivy	10 - 20	C1
T59	Fraxinus excelsior	9	250	5	4	5	6	1	3	M	Fair	Fair	None	20 - 40	C1
T60	Fraxinus excelsior	10	250	7	1.5	3	6	1	3	M	Fair	Fair	None	20 - 40	C1
T61	Acer pseudoplatanus	10	300	5	4	5	3	1	3	M	Fair	Fair	None	20 - 40	C1
T62	Crataegus monogyna	5	100	2.1	2.1	2.1	2.1	1	2	Y	Good	Good	None	20 - 40	C1
T63	Crataegus monogyna	5	100	2.1	2.1	2.1	2.1	1	2	Y	Good	Good	None	20 - 40	C1
T64	Robinia pseudoacacia	5	100	2	2	2	2	1	1	Y	Good	Good	None	20 - 40	C1
T65	Acer platanoides	7	150	3.5	3.5	3.5	3.5	1	2	Y	Good	Good	None	20 - 40	C1
T66	Prunus Spp.	7	150	2.5	2.5	2.5	2.5	1	2	Y	Good	Good	None	20 - 40	C1
T67	Liquidambar styraciflua	6	100	2	2	2	2	1	2	Y	Good	Good	None	20 - 40	C1

Key



Note: Underlined tree number denotes tree located by eye. Locations should be checked on site and if necessary drawings amended.

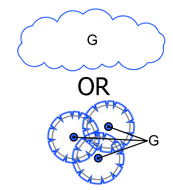
Category A tree
BS5837 2012

Category B tree
BS5837 2012

Category C tree
BS5837 2012

Category U tree
BS5837 2012

The above BS categories are judgements of quality and value based on the contribution each tree would be expected to make over a given period of time, categories A, B and C being high, moderate and low respectively. Category U represents trees that, in their current context, should be removed for sound arboricultural reasons. For exact definition of BS categories refer to notes accompanying schedule.



Group (Group of similar trees recorded together in schedule). Colours same as BS5837 2012 categories for trees (left)

H

Hedge Colours same as BS5837 2012 categories for trees (left)

Note:

UPDATED_TREE_SURVEY	601_REVA	SP	27_11_12
UPDATED_TREE_SURVEY	601_REVB	MLR	21_01_13

thelandscapepartnership
landscape architecture urban design environmental planning

Bedford	01234 261315
Woodbridge	01394 380509
London	020 7252 0002
Norwich	016 0323 0777

Project
Kidderpore South Campus

Drawing
Tree survey

Status
Issue

Job No.	W11239
Dwg. No.	601_TS01
Scale	1:400@A1
Drawn	SP
Checked	MLR
Date	17.01.12

North

Hatched area of decking to be constructed in accordance with AMS

PLATT'S LANE

St Luke's Church

Vicarage

(Private)

Hall

King's College London (Hampstead Campus)

Surgery

Sub Sta

Burgess Park Mansions

82.9m

LB

1 to 58

T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14 T15 T16 T17 T18 T19 T20 T21 T22 T23 T24 T25 T26 T27 T28 T29 T30 T31 T33 T34 T35 T36 T37 T38 T39 T43 T47 T48 T49 T50 T51 T53 T54 T55 T56 T57 T58 T59 T60 T61 T62 T63 T64 T65 T66 T67

Key

Tree categories

Category A tree
BS5837 2012

Category B tree
BS5837 2012

Category C tree
BS5837 2012

Category U tree
BS5837 2012

Root protection area (RPA)
Diameter of trunk
T99 Tree number as recorded on Survey Schedule
Tree canopy
Coloured symbol indicating BS category as shown below

Group (Group of similar trees recorded together in schedule). Colours same as BS5837 2012 categories for trees (above)

The above BS categories are judgements of quality and value based on the contribution each tree would be expected to make over a given period of time, categories A, B and C being high, moderate and low respectively. Category U represents trees that, in their current context, should be removed for sound arboricultural reasons. For exact definition of BS categories refer to notes accompanying schedule.

Arboricultural Strategy

Tree to be retained
Colour reference in accordance with the categories defined by BS:5837

Tree to be removed
Colour reference in accordance with the categories defined by BS:5837

G1 Tree group to be retained
Colour reference in accordance with the categories defined above

G1 Tree group/Part of tree group to be removed
Colour reference in accordance with the categories defined above

Line along which Tree Protection Barrier should be installed. Refer to accompanying AIA/AMS report for specification.

Area of supervised excavations. Refer to accompanying AIA/AMS report for details.

Note:

UPDATED_SITE_PROPOSALS	602_REVC	SP	27_11_12
UPDATED_SITE_PROPOSALS	602_REVD	MLR	21_01_13

thelandscapepartnership

Bedford	01234 261315	☐
Woodbridge	01394 380509	☒
London	020 7252 0002	☐
Norwich	016 0323 0777	☐

Project
Kidderpore South Campus

Drawing
Arboricultural Impact Assessment and Arboricultural Method Statement

Status
Issue

Job No,	W11239
Dwg, No,	602_TS02
Scale	1:400@A1
Drawn	SP
Checked	MLR
Date	17.01.12

North