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9 Fitzjohns Avenue, London, NW3 5JY

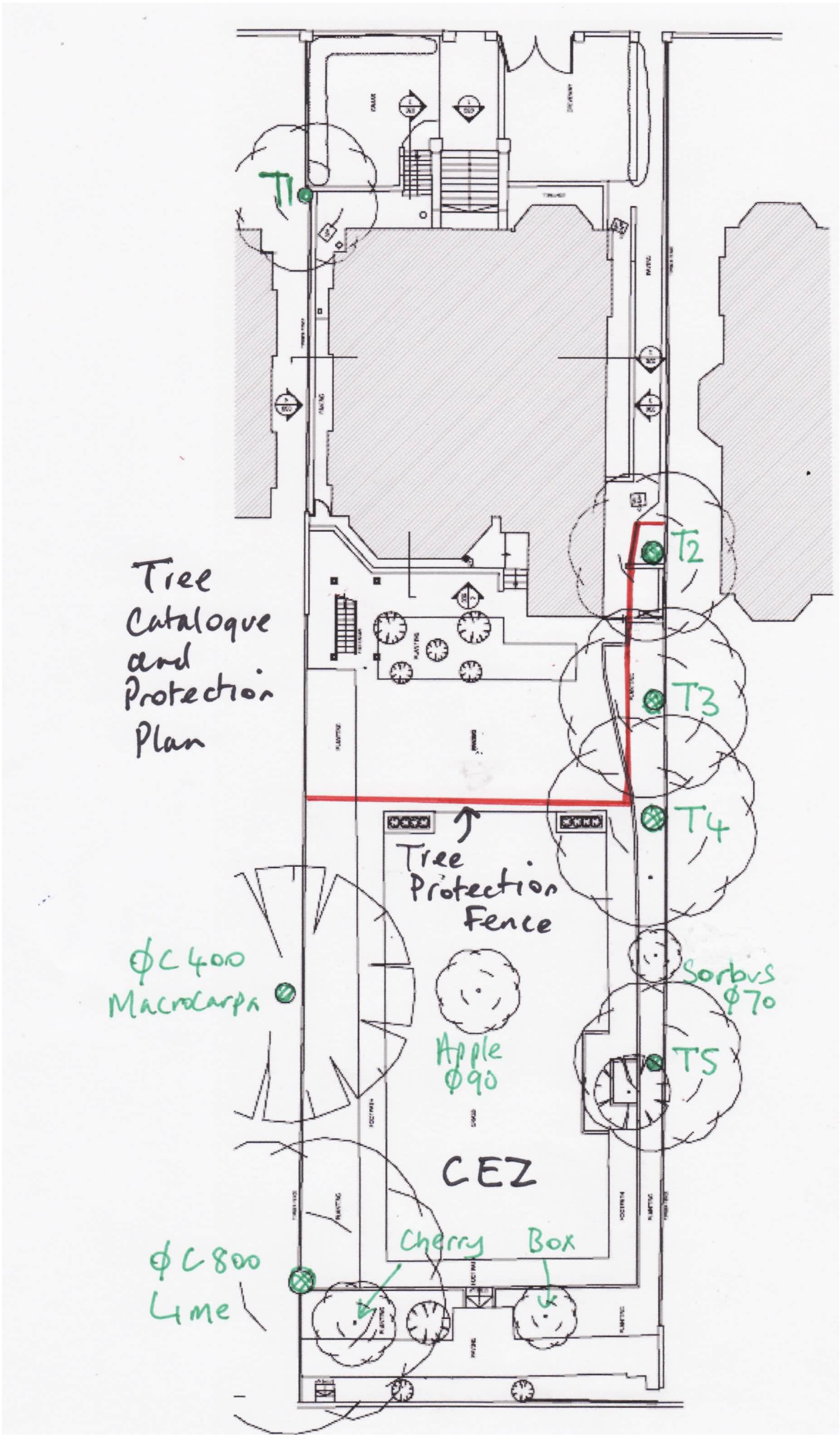
Tree Survey. April 2013

The new owners of no. 9 have commissioned Architects Finkernagel Ross to redesign the house to include an extension and replacement terrace at the rear.
Until recently no.9 was in public ownership.
9 Fitzjohns Avenue is in a Conservation Area therefore the trees at no.9 are subject to planning controls.
This survey is advised by British Standard 5837 (2012)
"Trees in relation to design, demolition and construction –Recommendations" **(BS).**

Trees adjacent to building proposals have been catalogued.

No on plan	Common name of tree	Height estimated in metres	Stem Diameter in mm at 1.5 metres from base	Branch spread towards compass points estimated in metres	Life stage	Estimated remaining contribution in years	Category grading as table 1 of the BS
1	Lime	16	400 x 2	N 2 E 2 S 2 W 2	Mature	30+	B
2	Lime	16	550	N 1 E 1 S 3 W 1	Mature	40	B
3	Lime	18	540	N 2 E 2 S 3 W 2	Mature	40	A
4	Lime	20	810	N 3 E 2 S 3 W 3	Mature	40	A
5	Robinia		380	N E S 3 W	Mature	20	C

A mature tree would be described as one in which height and lateral extension growth is giving way to flowering and seed production.
Tree numbers 1 and 2 have been pruned back from the house.
The trees are functioning normally and do not have any structural indicators which suggest that part or all of them may foreseeably fail.
Lime is a species which is very tolerant of both root and shoot pruning and is a very robust tree.


Tree Catalogue and Protection Plan
T1
T2
T3
T4
T5
Tree Protection Fence
ϕC 400 Macrocarpa
Sorbus ϕ70
Apple ϕ90
CEZ
Cherry
Box
ϕC 800 Lime

The tree catalogue and protection plan is based on the site survey drawing **9FIT 001.**

The BS allocates a "root protection area" (RPA) proportionate to an individual trees stem diameter in square metres. RPA is often shown on a plan as a circle with the tree at its centre. However in this case proximity to distinct level changes and built structures requires the project arboriculturalist to assess where the likely distribution of roots will be.

The neighbour's Lime (no. 1) is at the top of a 1m high retaining wall and has caused minor (repairable) direct damage to this wall.
There are no significant level changes proposed here other than internally to the existing footprint of the house.

In the case of Limes 2, 3 & 4 these trees are in immediate proximity to built structures which both predate and postdate the trees. Most recently rear extensions and patio building have involved excavation adjacent to the Limes.
The adjacent no.7 Fitzjohns has been completely re-developed with a new garden over the basement car park.
The largest roots are most likely running westwards and parallel with the site boundary up until the point they can subdivide rapidly underneath the lawn. It is most likely that root plates will be interlocked and grafted.

Built structures adjacent to Tree 2

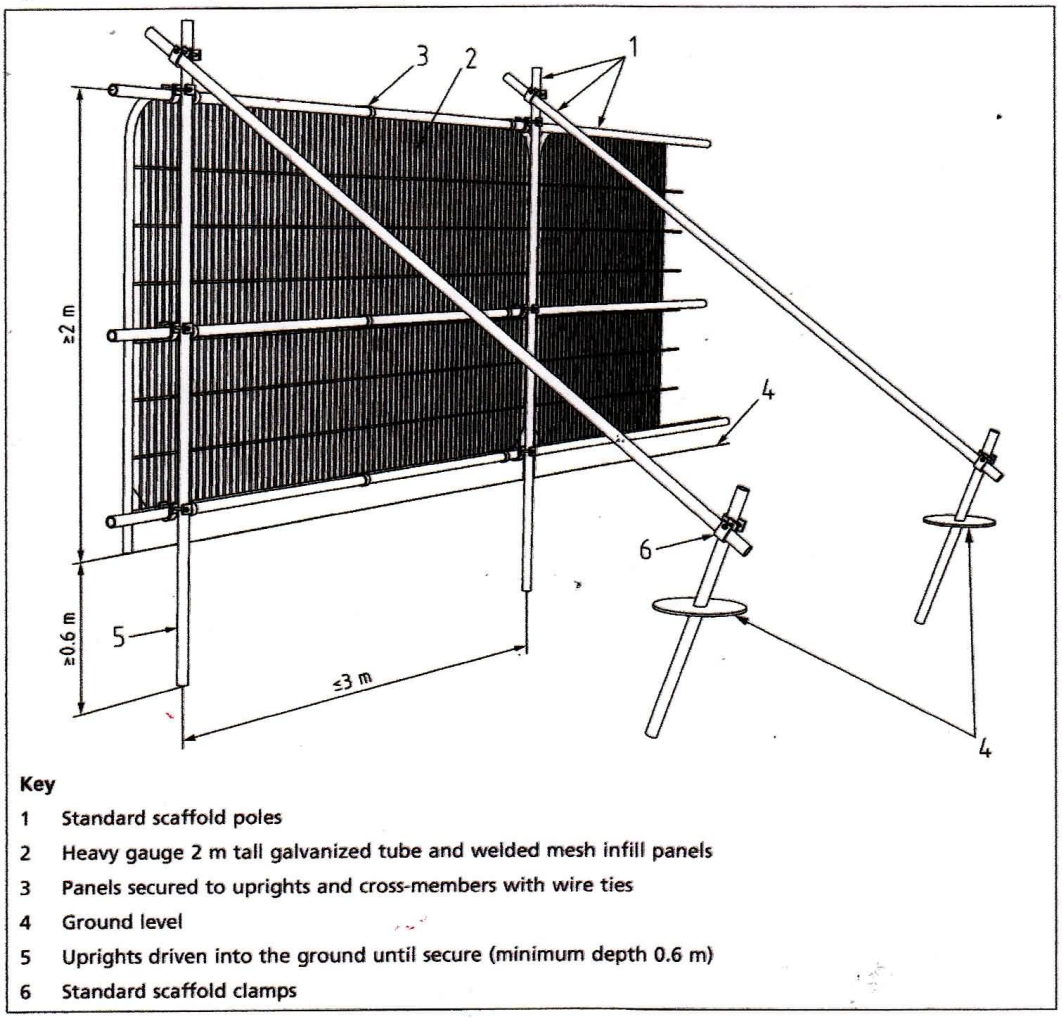
Built structures adjacent to Trees 3&4.

Building proposals showing the extent of excavation at no.9 are shown on plan **9FIT-100 P5**. Lawn area remains unchanged during the proposals.

Arboricultural Method Statement.

No tree pruning is required.
All rear garden trees will be protected throughout the building process with a temporary fence as shown on figure 2 of the BS. This will be assembled prior to any works and will remain in place until all major work is completed. The position of this fence is shown on the tree catalogue and protection plan and is labelled "Tree Protection Fence".
The area enclosed is the self explanatory "CEZ", construction exclusion zone, in which there will be no activity associated with building including the storage of materials.
As per advice in the BS the fence follows clearly identifiable features ie existing built structures. Any structures shown to be enclosed will remain un-demolished throughout building works as will any hard surfaces adjacent to the south elevation. These built structures ensure that the position of the fence is completely enforceable by the LPA.
When all major construction works are completed and the tree protection fences have been dismantled all other demolition and building works will be carried out using hand tools only. All voids formed will be either topsoiled to their full depth or filled with washed sand in order to allow water abstracting roots to grow under new porous hard surfacing.

Figure 2 **Default specification for protective barrier**



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Tim Price. M.Arbor.A April 2013.