



32 HAMPSTEAD GROVE, LONDON



ARBORICULTURAL IMPLICATIONS STUDY INCORPORATING A TREE PROTECTION PLAN AND METHOD STATEMENT

Prepared on instruction by

On Centre Surveys Ltd

January 2013

9 Beauchamp Road, Warwick, Warwickshire. CV34 5NU

Tel : (01926) 403327

Email : brianhigginson@btinternet.com

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A Pre-Development Tree Survey

1.0 Introduction

- 1.1 This Arboricultural Implications Assessment and Arboricultural Method Statement is aimed at identifying and addressing the impact of the proposed development work at 32 Hampstead Grove, London.
- 1.2 The trees were inspected during January 2013 by Brian Higginson who holds the RFS Professional Diploma in Arboriculture and is a professional member of the Arboricultural Association. The report follows the guidelines given in BS5837 : 2012.
- 1.3 All trees have been inspected from ground level only. Should further more detailed inspection be deemed appropriate, this will be covered under 'Recommendations'. Trees are dynamic living organisms, whose health and condition can be subject to rapid change, depending on a number of external and internal factors. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.

2.0 Impact of Proposed Development

- 2.1 The proposed development has been carefully designed to ensure that it has a minimal impact upon the sustainable tree cover of the surrounding area. Where trees have been highlighted as being removed, these are generally low quality trees with a limited useful life-expectancy or trees that have become unsuitable for their location.
- 2.2 The proposed development will involve the removal of the following trees;

T1, T2 & T3 – Cherry

H1 – Beech Hedge (part only)

- 2.3 The proposed development will fall within the root protection areas of the following retained trees.

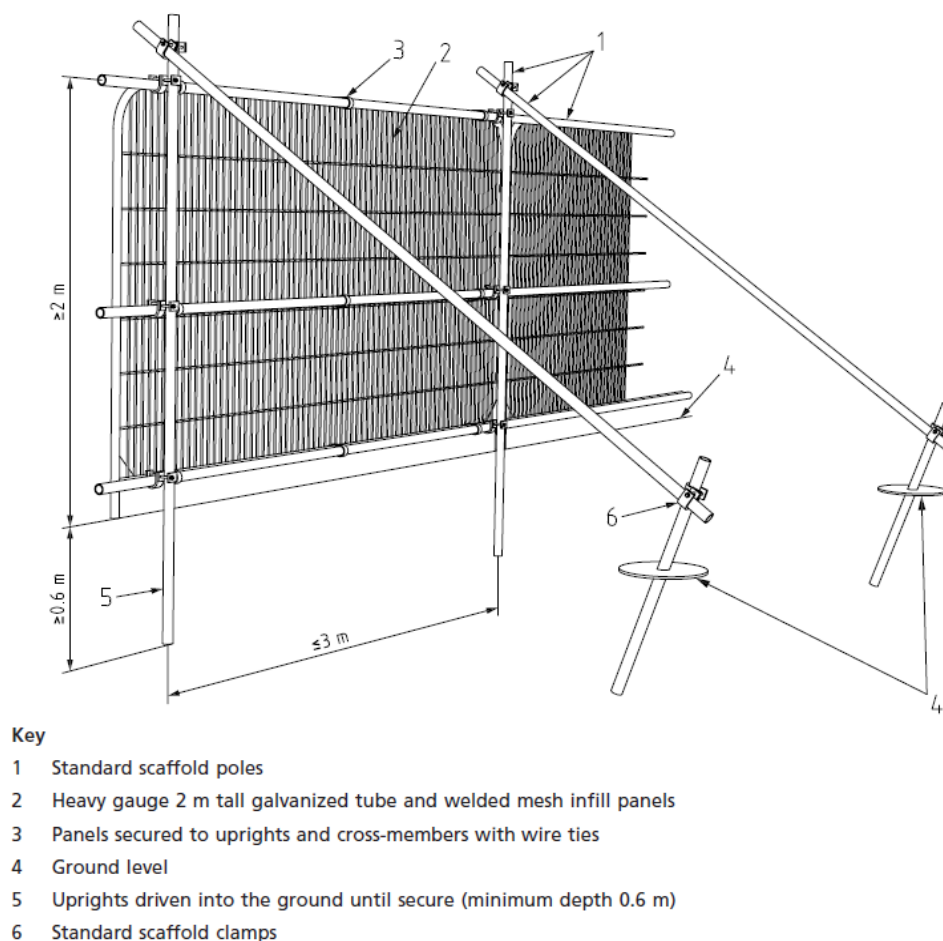
H1 – Beech Hedge (part only)

Mitigation measures to ensure successful retention of these trees are included in Section 10 of this report.

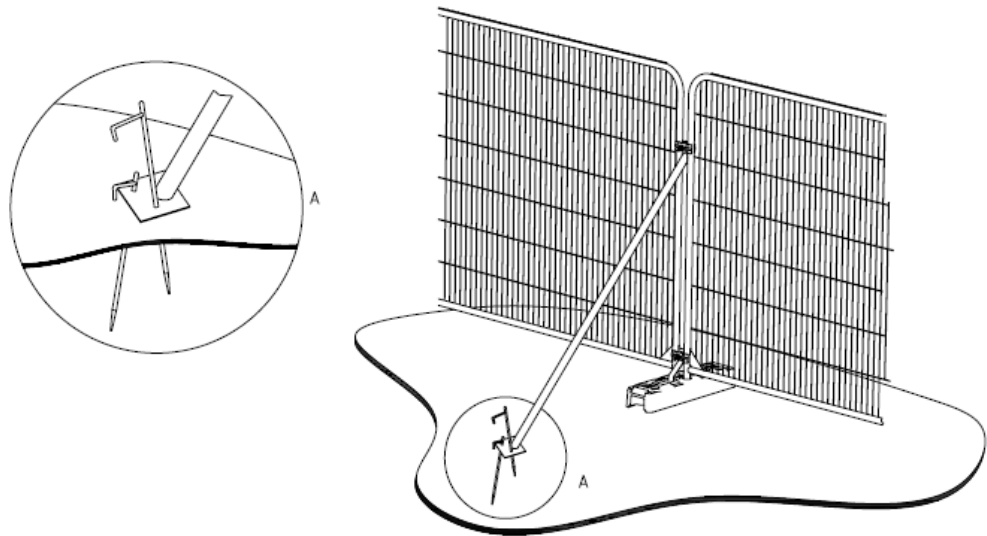
- 2.4 No facilitation pruning has been identified as being required prior to the commencement of the development

3.0 Tree Protection

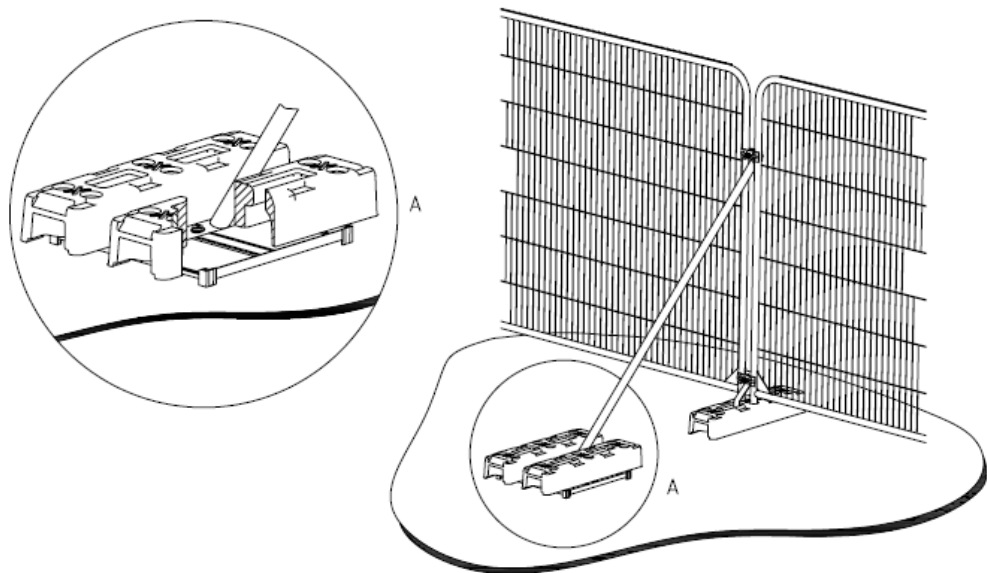
- 3.1 All trees that are to be retained on or in close proximity to the site will be protected by the use of stout fencing erected at specified distances from the base of the trees. This fencing will be constructed with weld mesh on a framework of scaffolding, or similarly sturdy material (Herras type fencing), driven into the ground to a suitable depth to ensure its stability all in line with BS5837:2012 figure 2 (shown below)



Alternatively, the herras fencing may be supported as shown below, and in line with BS5837 :2012 figure 3



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

- 3.2 All tree protection fencing will be erected prior to the commencement of the development so that trees are protected from the outset. This fencing will be regarded as inviolate. Once erected the fencing will remain in situ and will not be removed or altered without the prior consent of the Local Planning Authority Arboricultural Officer in consultation with the named arboriculturalist.
- 3.3 The protective fencing will be erected on the line shown on the Tree Protection Plan drawing.

4.0 On Site Storage of Spoil and Building Materials

- 4.1 Prior to and during construction works on site no spoil or construction materials will be stored within the crown-spread of any tree on, or adjacent to the site, even if the proposed development is to be within the crown-spread. This is to reduce to a minimum the compaction of tree roots. Any encroachment within this protected area will only be with the prior agreement of the Local Planning Authority Arboricultural Officer.

5.0 Location of Site Office

- 5.1 The location of the site office will not be within the crown spread of the trees on or adjacent to the site. Any re-siting of the office through the various stages of development will be agreed prior to the re-siting with the Local Planning Authority Arboricultural Officer.

6.0 Programme of Works

- 6.1 All tree surgery works and felling works approved by the Local Planning Authority Arboricultural Officer will be carried out prior to any other site works. Once completed, the proposed protective fencing will be erected along the lines indicated above.
- 6.2 This work will be carried out prior to commencement of any construction or demolition works on the site.
- 6.3 During the construction works on site the protective fencing will be maintained and every effort will be made to prevent unnecessary damage to the trees. The Arboricultural Officer will be notified immediately of any unforeseen damage. The necessary remedial tree surgery will be carried out at the earliest opportunity to the approval of the Arboricultural Officer. The site should be inspected on a regular basis by a competent and qualified arboriculturalist.

- 6.4 On completion of the development works on site it would be advisable to carry out a further tree survey to identify any remedial tree surgery necessary as a result of the development works, and suggest details for future management of trees,

7.0 Remedial Tree Surgery

- 7.1 Any proposed tree surgery works identified and agreed with the Local Planning Authority will be carried out in accordance with BS3998:2010 (Tree Work - Recommendations). A competent arboricultural contractor will carry out the work. Any alterations to the proposed schedule of works will be agreed with the Arboricultural Officer prior to the commencement of the works.
- 7.2 Accidental damage to trees during the construction phase of the development will be noted and reported as per paragraph 11.2 of this document.

8.0 Levels

- 8.1 Should levels need to be changed in areas adjacent to the trees or within the minimum distance recommended, then appropriate measures will be taken to minimise the detrimental effects to the tree(s) in question. Where necessary, a granular material will be used which will not inhibit gaseous diffusion e.g. no-fines gravel or cobbles, and all hard surfaces will be of suitable specification to allow such gaseous diffusion, such as brick paviors.
- 8.2 Where a minor level change is required to hide a ground beam or edge of built up surface where no dig principles have been used in order to avoid root loss, the extent of level increase will be shown as a section on the appropriate engineering drawing. In all cases a gentle taper will be used so that the change in level runs out before it reaches the tree affected.
- 8.3 If excavations have to be so close to the tree(s) that roots greater than 50mm diameter are likely to be encountered, particular care will be taken to avoid damage. Excavation in these areas will be undertaken by hand, avoiding any

damage to the bark. The roots will be surrounded with sharp sand prior to the replacement of any soil or other material in the vicinity.

9.0 Services

- 9.1 It is proposed that all service runs will be placed outside the crown spread of the trees on or adjacent to the site. Where it is not possible to achieve this, the section of service run, which passes within the tree protection area around a retained tree, will be hand dug in accordance with 'broken trenches' (NJUG 4). This will ensure that tree roots are not damaged during the installation of the service. All root pruning will be agreed before hand with the named arboriculturalist in consultation with the Local Planning Authority Arboricultural Officer. All root pruning will be in accordance with BS3998:2010. 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 Arboricultural Officer.
- 9.2 All service runs to be agreed with the Local Planning Authority prior to the commencement of works.

10.0 Construction Within The Tree Protection Area

- 10.1 Where the development falls within the calculated root protection areas of any retained tree, the following mitigation measures are recommended.

H1 – Beech Hedge (part of)

This mature Beech hedge provides an excellent screen between the highway and the property, and the front section running parallel with the front boundary wall can be easily retained.

- 10.2 It is recommended that a porous surface is chosen for the proposed car-parking area, to facilitate the percolation of rainfall and gaseous exchange which should encourage future root development of the hedge.

- 10.3 The retention of this hedge is not considered to be a significant constraint and no further mitigation measures are considered to be necessary.

11.0 Reporting Procedure

- 11.1 For the period of the development a qualified arboriculturalist should be named as the contact so that arboricultural issues that arise during the period of the development can be dealt with effectively.
- 11.2 When an inspection occurs, planned or otherwise, a report will be written and provided to the client. If appropriate the report will be copied to the Local authority Arboricultural Officer.
- 11.3 The site and associated development will be monitored/inspected regularly by the named arboriculturalist to ensure that the arboricultural aspects of the planning permission are enforced and to deal with and advise upon any problems that may arise during the development process. Should any problems arise during the development the site manager will contact the named arboriculturalist. The Local Planning Authority will be notified of any arboricultural issues that arise and appropriate action taken with the prior permission of the client.

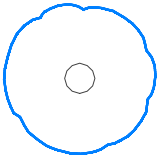
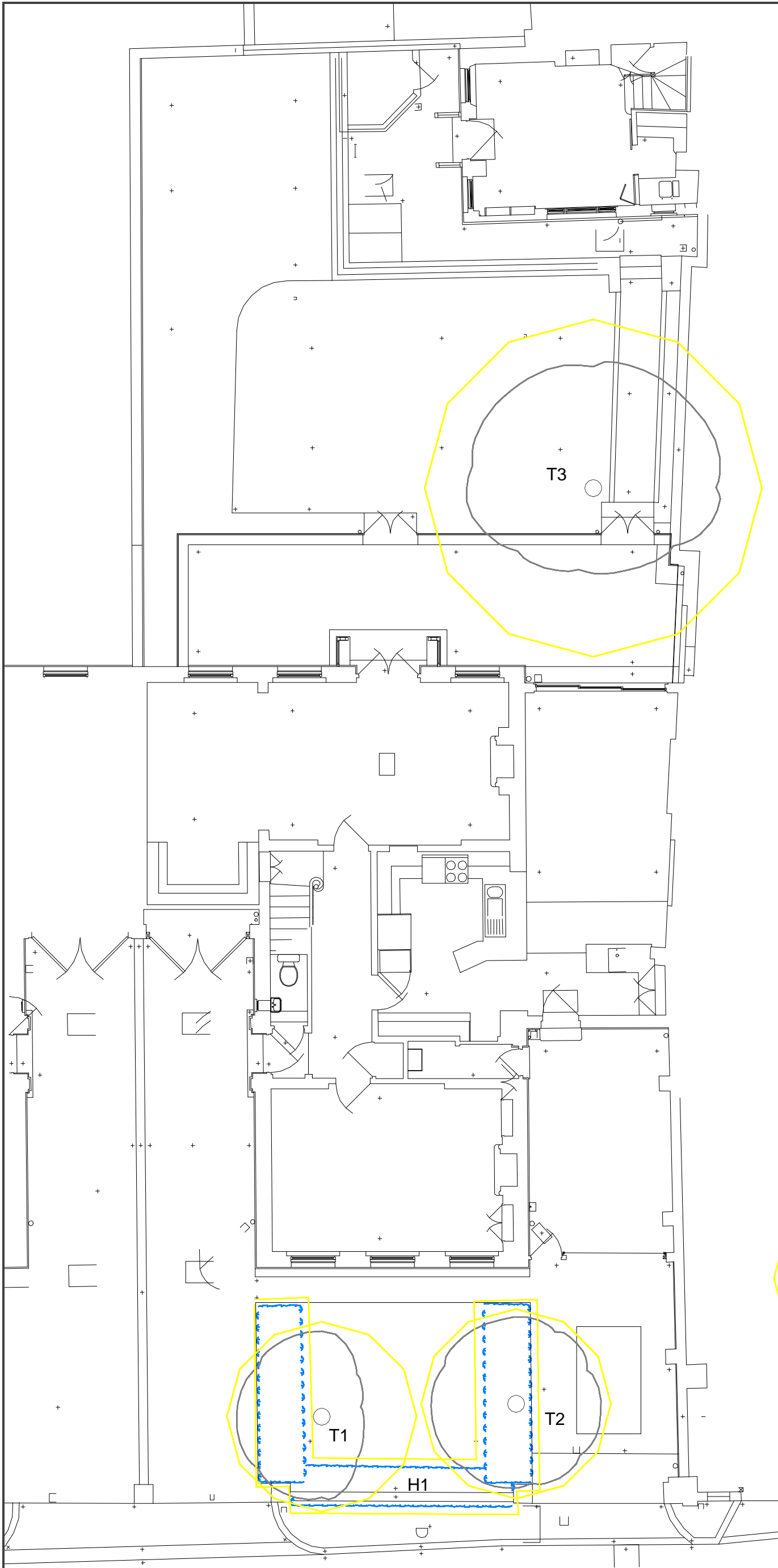
12.0 Tree Protection Plan

- 12.1 The Tree Protection Plan drawing indicates both a.) the trees marked for retention and identified with a continuous outline, and b.) the trees marked for removal and identified by a dashed outline.
- 12.2 The drawing also indicates the location for the erection of the tree protection barriers, based upon the calculations of Root Protection Areas (RPA) as part of the Tree Constraints Plan. This drawing shows the actual position of the tree protection barriers.

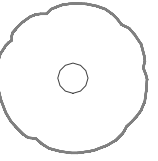
Drawings

Tree Constraints Plan

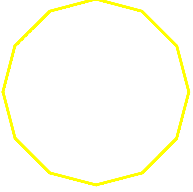
Tree Protection Plan



CATEGORY B TREES



CATEGORY C TREES



CALCULATED ROOT PROTECTION AREA

TREE CONSTRAINTS PLAN

32 HAMPSTEAD GROVE, LONDON

HIGGINSON ASSOCIATES
ARBORICULTURAL CONSULTANTS

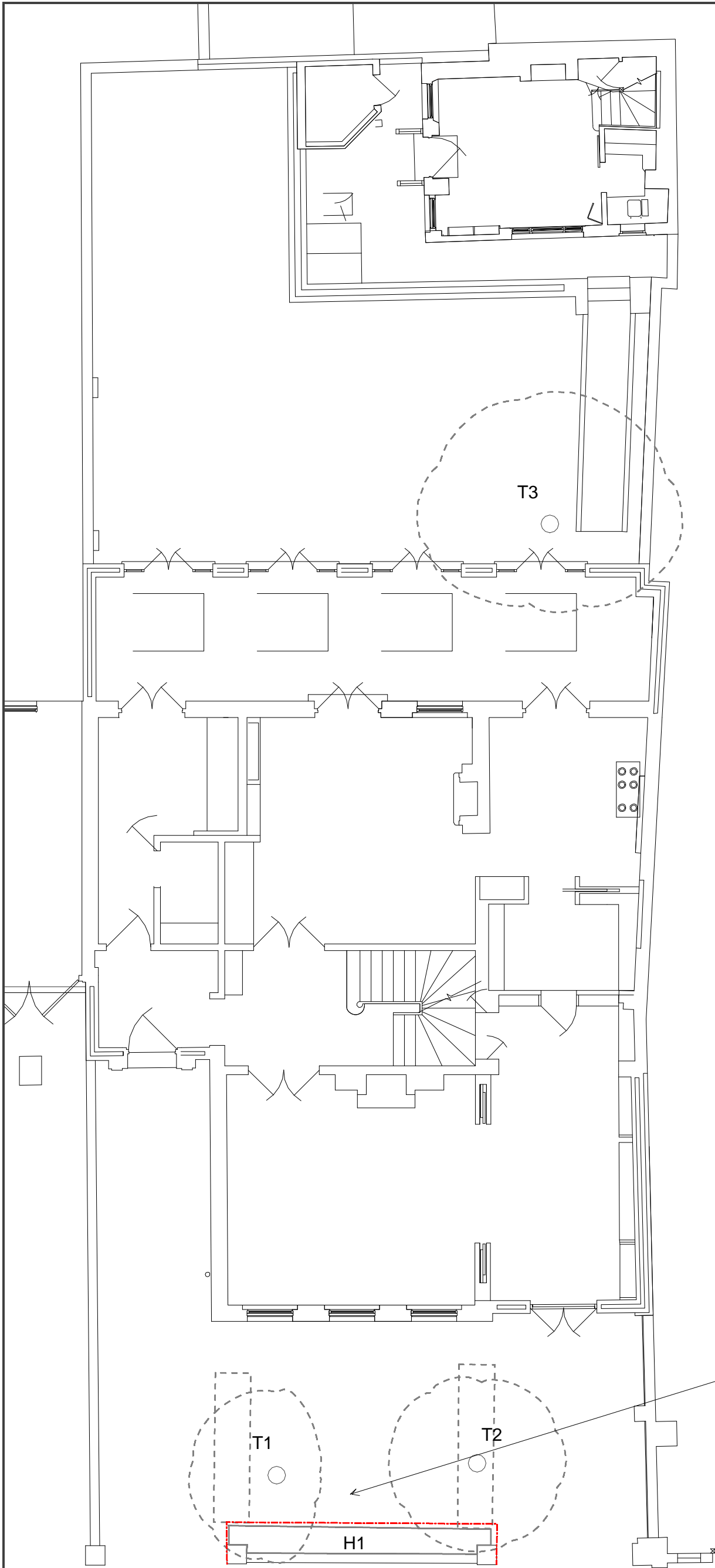
SCALE :
1 : 100

DATE :
08/01/2013

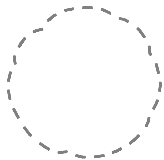
MAP FILE REFERENCE :
32 Hampstead Grove TCP

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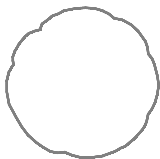




NO SPECIFIC TREE PROTECTION MEASURES REQUIRED IN THE REAR GARDEN.



TREE TO BE REMOVED



TREE TO BE RETAINED

SUGGESTED USE OF A POROUS SURFACE FOR THE DRIVEWAY/CAR-PARKING AREA WITHIN CLOSE PROXIMITY TO THE RETAINED BEECH HEDGE TO ALLOW RAINFALL PERCOLATION AND GASEOUS EXCHANGE

TREE PROTECTION FENCE TO PROTECT SECTION OF RETAINED BEECH HEDGE SCREENING THE PROPERTY FROM THE HIGHWAY.

TREE PROTECTION PLAN		
32 HAMPSTEAD GROVE, LONDON		
HIGGINSON ASSOCIATES		
ARBORICULTURAL CONSULTANTS		
SCALE : 1 : 100	DATE : 08/01/2013	
MAP FILE REFERENCE : 32 Hampstead Grove TPP		
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Appendices

Appendices A – Pre-Development Tree Survey

APPENDICES A

In conforming to the guidelines of BS5837 : 2012, the following details were recorded:

Tree No.	Cross-referenced to the tree survey plan
Species	Common names used
Height in metres	Approximately measured on site
Stem Diameter	Taken in metres at 1.5m from ground level where Applicable
Branch Spread	Taken at the four cardinal points to derive a more accurate representation of the tree canopy, N,E,S,W.
Crown Clearance	Height in metres of branches from the ground
Age Class	(Y) Young, (EM) Early-Mature, (M) Mature, (OM) Over-Mature, (V) Veteran
Physiological Condition	(G) Good, (F) Fair, (P) Poor, (D) Dead
Structural Condition	e.g. Collapsing, the presence of any decay and physical defect
Preliminary Management Recommendations	Work required for health and safety evaluation
Remaining Contribution In years;	less than 10, 10-20, 20-40, more than 40
Grading Category	U (remove), A (high quality), B (medium quality) or C (low quality)

Tree No.	Species	Height	Stem Diameter	Canopy Spread				Height of Crown Clearance	Age Class	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading
				N	E	S	W							
T1	Cherry	4	180	2	2	1	2	1.5	OM	F	Previously lost a limb from the upper canopy, leaving the potential for future limb failure. Limited life-expectancy.	None	10 to 20	C
T2	Cherry	4	200	2	2	2	2	1.4	M	F		None	10 to 20	C
T3	Cherry	7	320	3	3	3	2	2	OM	F	Limited life-expectancy. Planted too close to the existing conservatory.	None	10 to 20	C
H1	Beech Hedge	2	av 100	1	1	1	1	0	M	G		None	20 to 40	B