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TECH CERT (ARBOR. A)

Arboricultural and Planning Integration Report: 59 South Hill Park, London, NW3

19th November 2012

Ref: GHA/DS/1960:12

CONTENTS

Arboricultural Report

Location: 59 South Hill Park, London, NW3
Ref: GHA/DS/1960:12
Client: Mr Nicholas Hadaway
Date: 19th November 2012
Report Prepared by: Glen Harding Tech Cert (Arbor.A)
Date of Inspection: 17th November 2012

Please note that abbreviations introduced in [Square brackets] *may be used throughout the report.*

Instructions

Issued by – Mr Nicholas Hadaway

TERMS OF REFERENCE – GHA Trees were instructed to survey the subject trees within and adjacent to 59 South Hill Park, in order to assess their general condition and to provide a planning integration statement for the indicative proposed development that safeguards the long term well being of the retained trees in a sustainable manner.

Executive Summary

The proposal for the site is to construct a new bin store and cycle store within the front garden of the site. The existing steps and walls will also be renovated as part of the works. The proposed scheme requires the removal of a small number of relatively insignificant shrubs in the front gardne, which will not significantly impact the local or wider landscape. The retained tree requires protection in accordance with industry best practice and BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations, in order to ensure its longevity.

Documents Supplied

Mr Nicholas Hadaway supplied the following documents:

1. Existing layout plans
2. Proposed layout plans
3. Existing elevation plans
4. Proposed elevation plans

Scope of Survey

1.1 The survey is concerned with the arboricultural aspects of the site only.

1.2 The planning status of the trees / shrubs was not investigated in detail.

1.3 A qualified Arboriculturist undertook the report and site visit and the contents of this report are based on this. Whilst reference may be made to built structure or soils, these are only opinions and confirmation should be obtained from a qualified expert as required.

1.4 No discussions took place between the surveyor and any other party.

1.5 The trees / shrubs were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994)

1.6 The survey was undertaken in accord with British Standard 5837: 2012 – Trees in relation to design, demolition and construction – recommendations

1.7 Underground services near to trees will need to be installed in accord with the guidance given in BS5837 together with the National Joint Utilities Group Booklet 4: 2007 Guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG4).

1.8 The client's attention is drawn to the responsibilities under the Wildlife and Countryside Act (1981).

Survey Method

2.1 The survey was conducted from ground level with the aid of binoculars.

2.2 No tissue samples were taken nor was any internal investigation of the subject trees / shrubs undertaken.

2.3 No soil samples were taken.

2.4 The height of each subject tree / shrub was estimated using a clinometer.

2.5 The stem diameters were measured in line with the requirements set out in BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations

2.6 The crown spreads were measured with an electronic distometer. Where the crown radius was notably different in any direction this has been noted on the Plan (appendix A), or in the tree table (Appendix B).

2.7 The Root Protection Area (RPA) for each tree / shrub is included in the tree table, both as an area, and as the radius of a circle.

2.8 The crown clearance was measured in metres. Where it is significantly lower in one direction, this is noted within the tree table at appendix B.

2.9 All of the trees and shrubs that were inspected during the site visit are detailed on the plan at Appendix A. Please note that the attached plans are for indicative purposes only, and that the trees are plotted at approximate positions. The trees on this plan are categorised and shown in the following format: COLOUR CODING AND RATING OF TREES:

Category A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. Colour = light green crown outline on plan.

Category B – Trees of moderate quality with an estimated remaining life expectancy of at least 40 years. Colour = mid blue crown outline on plan.

Category C – Trees of low quality with an estimated remaining life expectancy of at least 40 years, or young trees with a stem diameter below 150mm. Colour = uncoloured crown outline on plan.

Category U – Those in such a condition that they cannot realisitically be retained as living trees in the context of the current land use for longer than 10 years. Colour = red crown outline on plan.

The crowns of those trees that are proposed for removal, or trees where the crown spread is deemed insignificant in relation to the proposed development are not always shown on the appended plan; however their stem locations are marked for reference.

All references to tree rating are made in accordance with BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations', Table 1

The Site

3.1 The site is located on South Hill Park, a residential road located in the Hampstead area of North West London.

The Subject Trees

4.1 The details of the subject trees and shrubs are set out in the Schedule at Appendix B.

4.2 The street tree (T1) has been assessed as BS category B with the small shrubs (G2) being assessed as BS 5837 category C.

The Proposal

5.1 The proposal for the site is to construct a new bin store and cycle store within the front garden of the site.

5.2 The existing steps and walls will also be renovated as part of the works.

5.3 The proposed location of the above structures can be seen on the appended plan.

Arboricultural Impact Assessment

TREE REMOVAL / RETENTION:

6.1 The proposed site layout, and all of its associated structures allow for the healthy retention of the large lime tree to the front of the site.

6.2 The small shrubs in the front garden are proposed for removal as part of the new development works, as these specimens could not be effectively retained, due to their position in relation to the new structure(s).

TREE PRUNING TO ACCOMODATE THE PROPOSAL OR ACCESS TO THE SITE

6.3 The implementation of the proposal does not lead to the requirement to prune any of the retained trees, or shrubs.

ASSESSMENT OF RETAINED TREES ROOT PROTECTION AREAS

6.4 Section 4.6.3 of BS 5837: 2012 states that the Root Protection Area (RPA) of each tree should be assessed by an arboriculturalist considering the likely morphology and disposition of the roots, when known to be influenced by past or existing site conditions.

6.5 The new structures are located within a small section (approximately 5%) of the circular RPA of T1, when the RPA of this tree is drawn as a notional circle. It is however highly likely that the front boundary wall will have restricted all root growth from this tree into the front garden of the site, as this wall will have

footings deeper than the likely root growth of the tree. With these factors in mind, it is concluded that the new structures will not have any adverse impact on the subject lime tree.

Post Development Pressure

FUTURE TREE AND STRUCTURE RELATIONSHIPS

7.1 The retained tree is at a satisfactory distance from the proposed new structures, and highly unlikely to give rise to any inconvenience.

Tree Protection Measures and Preliminary Method Statement for Development Works

8.1 GROUND PROTECTION

An area of the garden will require ground protection to ensure that soil erosion or excessive compaction does not occur. The areas where this protection is required are outlined in orange hatching on the appended plan. This area will be covered with a permeable membrane, with 100mm layer of compressible woodchip overlaying it; an 18mm marine ply boards will then be secured on top of the woodchip to allow a 1.5tonne mini-digger to access the area without causing major compaction or soil erosion.

8.2 DELIVERY AND STORAGE OF BUILDING MATERIALS

Due to the limited on-site storage space, it may be necessary for bulk deliveries to be split into smaller deliveries. The use of a "just in time" delivery method can also be adopted to reduce the time materials are stored on site before use.

8.3 MIXING OF CONCRETE

All mixing of cement / concrete must be undertaken outside of the RPA of all of the retained trees.

8.4 INCOMING SERVICES AND SOAKAWAYS

The existing drainage system has been assessed as suitable for re-use, and it is assumed that the electric and gas cabling is also satisfactory. Any new underground services near to trees will however need to be installed in accord with the guidance given in BS5837 together with the National Joint Utilities Group Booklet 4: 2007 Guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG4). When within the RPA of any retained tree, any new service trenches should be excavated using an airspade to avoid any damage to roots. Care must then be taken to ensure the new services are installed so as to avoid any roots present.

8.5 ON SITE SUPERVISION

A detailed supervision programme will be devised by the developer and retained Arboriculturalist, ensuring that Arboricultural supervision is present at the appropriate periods during construction.

8.6 OTHER TREE PROTECTION PRECAUTIONS

- No fires lit on site within 20 metres of any tree to be retained.
- No fuels, oils or substances with will be damaging to the tree shall be spilled or poured on site.
- No storage of any materials within the root protections zone.

Conclusion

9.1 In conclusion, the lime tree can be retained and adequately protected during development activities.

9.2 There will be no appreciable post development pressure, and certainly none that would oblige the council to give consent to inappropriate tree works.

Recommendations

10.1 The site works should progress as follows to ensure the healthy retention of the trees.

a. Tree works, in accordance with BS3998
b. Installation of all tree protection measures.
c. Construction.
d. Soft landscaping.

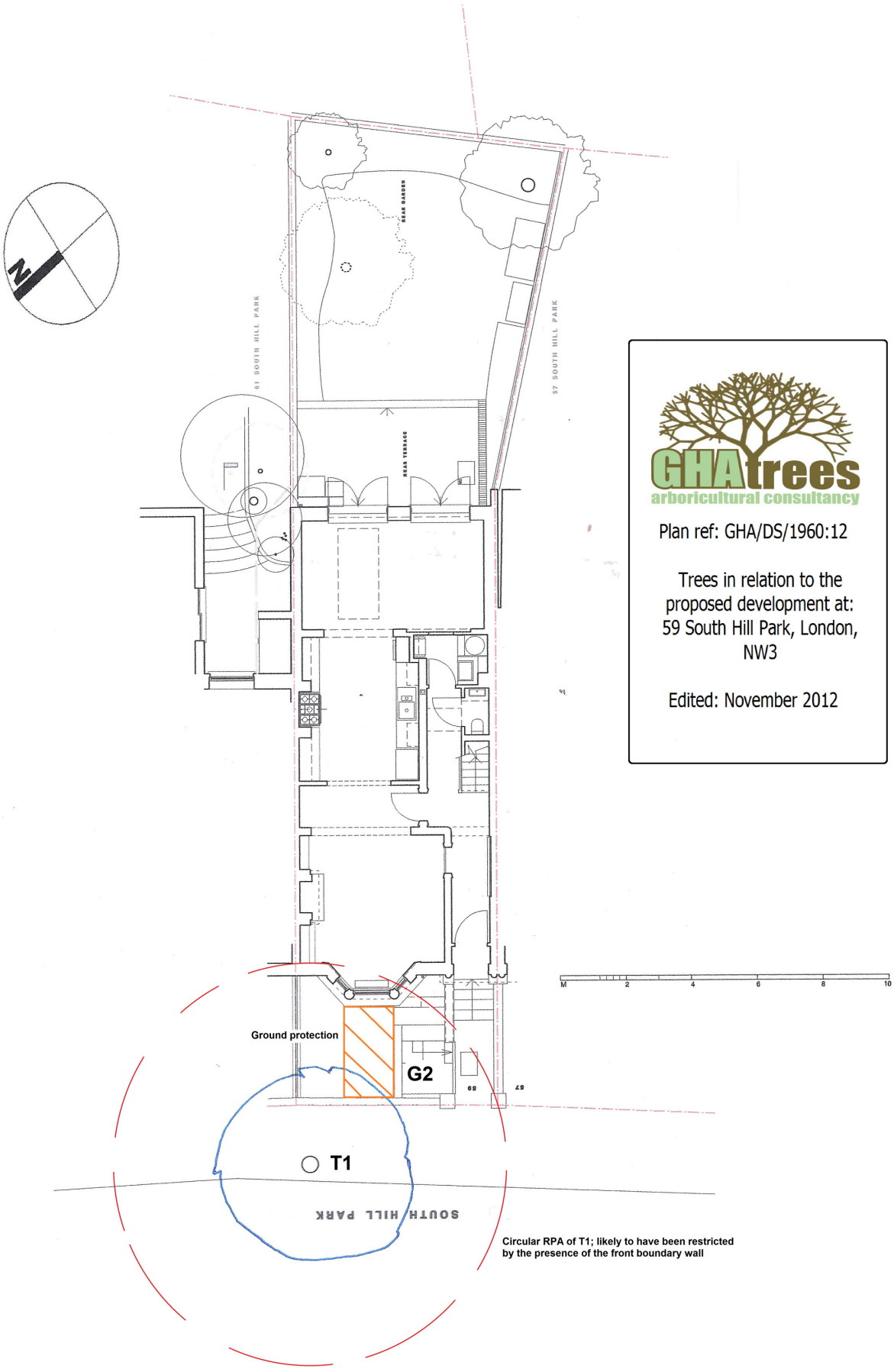
10.2 Site supervision – An individual e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:

a. Be present on the site the majority of the time.
b. Be aware of the arboricultural responsibilities.
c. Have the authority to stop any work that is, or has the potential to cause harm to any tree.
d. Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
e. Make immediate contact with the local authority and / or retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.

19th November 2012
Signed:

Glen Harding
For and on behalf of GHA Trees 01753643760 / 07884056025

Appendix A


N
61 SOUTH HILL PARK
57 SOUTH HILL PARK
REAR GARDEN
REAR TERRACE
GHAtrees
arboricultural consultancy
Plan ref: GHA/DS/1960:12
Trees in relation to the proposed development at: 59 South Hill Park, London, NW3
Edited: November 2012
M 2 4 6 8 10
Ground protection
G2
T1
SOUTH HILL PARK
Circular RPA of T1; likely to have been restricted by the presence of the front boundary wall

Appendix B

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T1	Lime	12	510	1	6.12	3	3	3	3	M	2	20-40	B	No visible defects at the time of inspection. Local authority owned tree on pruning cycle.
G2	Mixed shrubs	2 to 4	50	2	1.70	1	1	1	1	MA	0	10-20	C	Recommend: shrubs to be removed.

KEY :
Tree No: Tree number (T= individual tree, G= group of trees, W= woodland)
Crown = the leaf bearing part of the tree
Diameter: MS = Multi-stemmed
Age class: Young (Y), Middle aged (MA), Mature (M), Over mature (OM), Veteran (V)
Height (Ht): Measured in metres +/- 1m