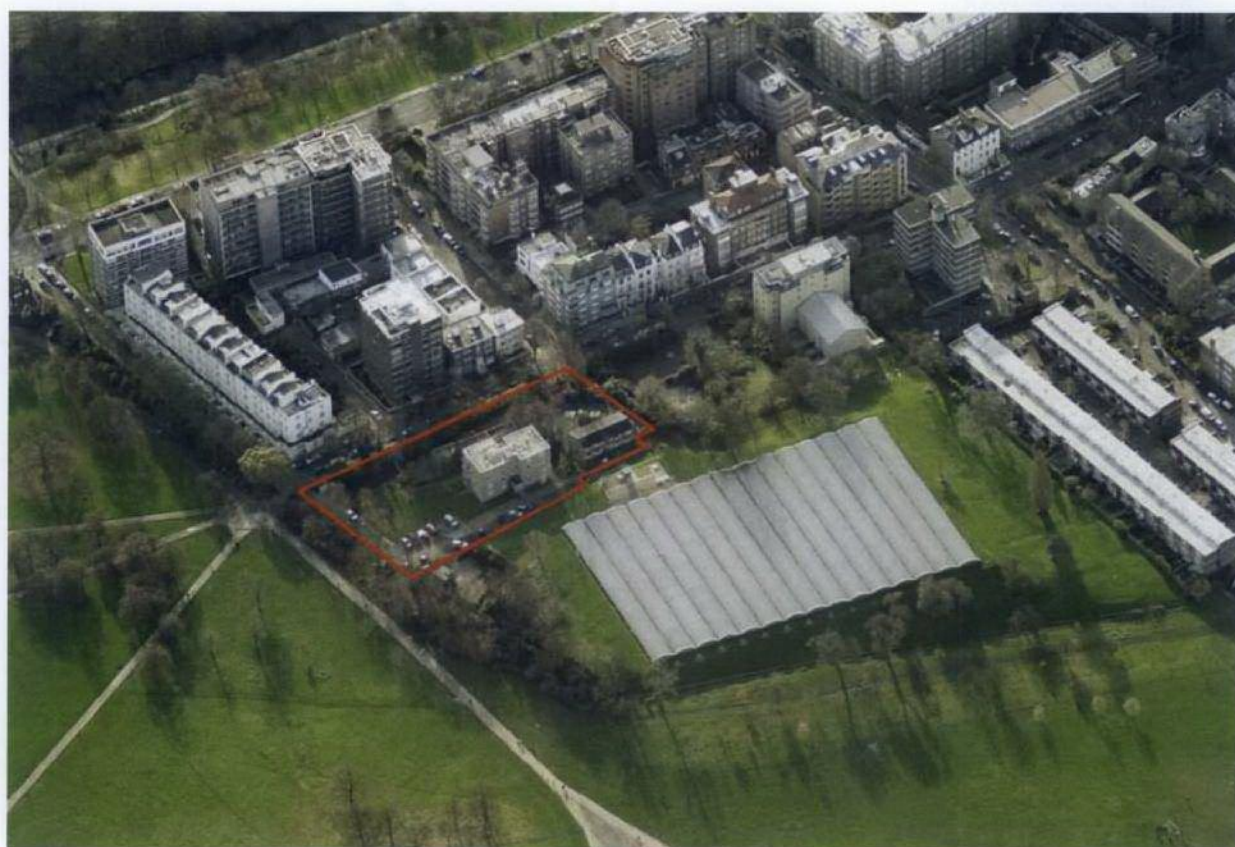


SITE SPECIFIC ARBORICULTURAL METHOD STATEMENT  
TO DISCHARGE PLANNING CONDITION(S)

St Edmunds Terrace, London NW8



Presented to  
London Borough of Camden  
By



October 2012

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**Report for**

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Regents Park Estates (GP) Limited  
15-19 Athol Street  
Douglas  
Isle of Man  
IM1 1LB

**Arboricultural Method  
Statement to Discharge  
Planning Condition(s) at:**

St Edmunds Terrace, London NW8

October 2012

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**Main Contributors**

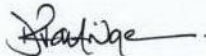
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**Approved by**

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**Ecology**

Ecological factors not present at the time of our or any third party ecological inspections, but found prior to and/or during works can necessitate changes in the project methods, proposed works schedules, timescales and budgets in, order to ensure compliancy with UK law.

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## 1.0 Scope of Works

### 1.1 General

- 1.1.1 We can confirm that the application for development, after consultation with a qualified Arboriculturalist, was specifically altered/designed in order to ensure that all significant trees at and adjacent to the site (which are in good condition and/or worthy of retention) can be retained and protected both during and post development of the site in accordance with the relevant British Standard (BS 5837:2012) and accepted best practice.
- 1.1.2 Site meetings have also been held with both Tree Officers for the London Borough of Camden and the Royal Parks to obtain their advice regarding the proposals (both in connection with the original application and in connection the discharge of tree/landscape related conditions attached to the consent). Their comments regarding trees were carefully considered within the design of the proposed development, the proposed landscape scheme and within this Method Statement to ensure the proposals meet with their approval
- 1.1.3 This document includes all works which may affect retained trees as detailed in accordance with the previously submitted Planning Application and seeks to discharge any tree related planning conditions that may be attached to the approval of planning permission.
- 1.1.4 This method statement seeks to ensure all trees, that are to be retained adjacent to the site, are protected for the duration of on-site works in accordance with Council Policy, BS5837:2012 and accepted best practice. The trees in question are detailed on Drawing Number DPA-69614-01 and DPA-69614-02 and within the Tree Data Tables within the appendices of this Method Statement.

### 1.2 Demolition of Existing Structures

- 1.2.1 The implementation of demolition works adjacent to the required Root Protection Areas for the trees which are to be retained and protected will be supervised by a suitably qualified and experienced Project Arboricultural Consultant.
- 1.2.3 The existing buildings at the site are to be demolished and replaced with replacement buildings as detailed within the planning application. The existing hard surfaces are to be retained during the demolition works (and part of the construction works as detailed within the Construction Programme).

### 1.3 Tree Protection

- 1.3.1 The location and type of tree protective measures are detailed on Drawing Number DPA-69614-01 (for demolition) and DPA-69614-02 (for construction) within the appendices of this Method Statement.
- 1.3.2 Tree protective measures are to be installed following the completion of any tree works and prior to the commencement of development activity at the site and the Local Planning Authority (Tree Officer) and Royal Parks (Tree Officer) advised in writing following installation.

## 1.0 Scope of Works (Continued)

### 1.4 Hard Surfaces

1.4.1 The site is to be prepared for the implementation of surface works within and directly adjacent required Root Protection Areas (BS 5837:20012).

1.4.1 The location of the proposed permeable hard surfaces and temporary surface protection within the required Root Protection Areas (BS 5837:2012) are detailed on Drawing Number DPA-69614-01 (for demolition) and DPA-69614-02 (for construction) within the appendices of this method statement.

### 1.5 Drainage & Services

1.5.1 The routing and implementation of appropriate site drainage and services must and will comply with both BS5837:2012 and NJUG 4 (i.e. wherever possible existing services will be utilised and any new services routed outside of root protection areas and/or installed by hand under the supervision of a suitably qualified and experienced Project Arboricultural Consultant).

### 1.6 Arboricultural Supervision and Site Inspections

1.6.1 The applicant and site owner have confirmed that they will be appointing a suitably qualified and experienced Project Arboricultural Consultant to supervise and document the installation of all the tree protective measures and special precautions (BS5837:2012) noted within this Method Statement.

1.6.2 The appointed Project Arboricultural Consultant will also inspect the whole site on a regular basis and **issue a status report** (including photographic records) to the site manager, the client, the Local Planning Authority (Tree Officer) and the Royal Parks (Tree Officer) to ensure the site is in compliance with BS5837:2012 and accepted best practice.

1.6.3 The timetable for the above site supervision and site inspections will vary in accordance with the level and type of activity and is detailed at Figures 1 & 2 within this Method Statement.



## **2.0 Risk Assessment**

- 2.1 Detailed Site Specific and Generic Risk Assessments will be returned to client prior to any on-site activities.
- 2.2 All site personnel will be briefed during their Site Induction regarding the specific requirements of this Method Statement and the need to protect trees both the above and underground within specific areas of the site.
- 2.3 All main and any sub-contractors will, if operating within any Root Protection Areas, provide an appropriate tree risk assessment and additional survey information (if required) to the Site Manager and/or Project Arboricultural Consultant prior to the commencement of any on-site activities.

## **3.0 Control Measures**

- 3.1 Appropriate control measures will be utilised to keep people, vehicles and materials either away or operating in accordance with the precautions and/or specified requirements for tree protection within this Method Statement.
- 3.2 Any operations within the Tree Protection Areas will be assessed prior to the commencement of any on-site works by the Project Arboricultural Consultant and special precautions and appropriate / additional permissions sort if necessary.

## **4.0 Schedule**

- 4.1 Tree Protection - following the completion of any agreed tree works to be installed prior to the commencement of any on-site demolition or construction activity.
- 4.2 Permeable Hard Surfaces - removal / amendments to existing hard surfaces and implementation of permeable hard surface works within the Root Protection Areas (BS 5837:2012) as scheduled within the master project plan.
- 4.3 Drainage & Underground Services - as scheduled within the master project plan.
- 4.4 Boundary Walls & Fences - where works are required within Root Protection Areas they are to be undertaken by hand (utilising hand operated machinery only) following the completion of all heavy ground works at the site.

## **5.0 Sequencing**

- 5.1 The Local Planning Authority (Tree Officer) and Royal Parks (Tree Officer) are to be advised in writing following the installation of the tree protective measures at the site and following the completion of the proposed landscape / tree planting to allow for inspection.
- 5.2 All contractors, sub-contractors, site managers and relevant operatives will be briefed regarding tree protection measures and the required precautions with regard to trees during their site induction and/or prior to the commencement of any development activity at the site.
- 5.3 The Main Contractor / Site Manager will ensure delivery / availability of all relevant materials and suitably skilled / experienced operatives for the installation of the tree protective measures and the replacement permeable hard surfaces detailed within this Method Statement.



## 6.0 Statement of Works

- 6.1 **Demolition and Replacement of Existing Buildings** - The size of site allows for the installation of suitable tree protective measures for the duration of the demolition and build. By ensuring the tree protective measures detailed on Drawing Number DPA-69614-01 (for demolition) and DPA-69614-02 (for construction) are installed prior to undertaking any works, other areas of the site can and will be utilised for access and/or site storage as and when required.
- 6.2 **Site Supervision** - As detailed at Figure 1 within this Method Statement.
- 6.3 **Installation of Replacement Permeable Hard Surfaces** - As detailed Figure 2 within this Method Statement and explained in further detail below:
- 6.3.1 The proposed replacement hard surfaces and access roads at the site were reviewed by the Project Arboriculturalist, and amended to limit the potential for any damage to the trees which are to be retained, within the original application.
- 6.3.2 It is proposed to remove and replace the existing hard surfaced access roads (and sub-base) and install replacement permeable access roads at the site where possible. The location of the proposed new and/or replacement hard surfaces are detailed on Drawing Number DPA-69614-02 at Appendix 3 of this Method Statement.
- 6.3.3 To assist with the design of the replacement access road adjacent to the eastern boundary of the site (adjacent Primrose Hill) detailed on-site investigations were undertaken. The replacement access road in this location has been specifically designed so that excavation for installation of the new/replacement permeable hard surface is not required below the depth of the existing made ground (within the Root Protection Areas for the significant trees situated adjacent to site). The following extracts from the site investigations show the depth and type of the existing access road adjacent to the eastern boundary of the site:

Extract from Site Investigation Report (Eastern Access Road Trial Pit)

### Trial Pit Log



Logged	KW	Start	Equipment, Methods and Remarks	Dimensions and Orientation	Ground Level
Checked		23/11/2010 End 23/11/2010	CAT scanned prior to excavation. Hand excavated trial pit from GL to 0.65 m depth.	Width - Length - 0 000 (Deg)	Coordinates National Grid Chainage
Samples and Tests			Strata		
Depth	Type & No.	Date Records	Description	Depth, Level (Thickness)	Legend Backfill/Instruments
0.20	D 1		1 (MADE GROUND) Strong black MACADAM with up to 50% aggregate of angular medium gravel of red igneous surface dressing.	0.12	
0.20	ES 2	3 samples taken	2 (MADE GROUND) Dark brownish black very gravelly SAND. Sand is fine to coarse. Gravel is angular mainly fine to medium, occasionally coarse of type 1, flint, clinker and macadam.	0.32 (0.28)	
0.50	ES 3	3 samples taken	3 (MADE GROUND) Brown mottled white and grey slightly clayey very gravelly SAND. Sand is fine to coarse. Gravel is angular fine to coarse of brick, concrete, clinker, charcoal and tile.	0.60 0.65	
0.65	ES 4	3 samples taken	4 Firm orangish brown CLAY. (LONDON CLAY FORMATION)		

- 6.3.4 Further site investigations were undertaken in October 2012 and these investigations have confirmed that no significant roots (i.e. in excess of 2.5cm in diameter) are situated below the the eastern access road within the soil beneath the existing made ground (within the Root Protection Areas). It is however, still proposed to install permeable hard surfaces within the Root Protection Areas to allow for any future root growth and improve the rooting conditions for the adjacent trees.

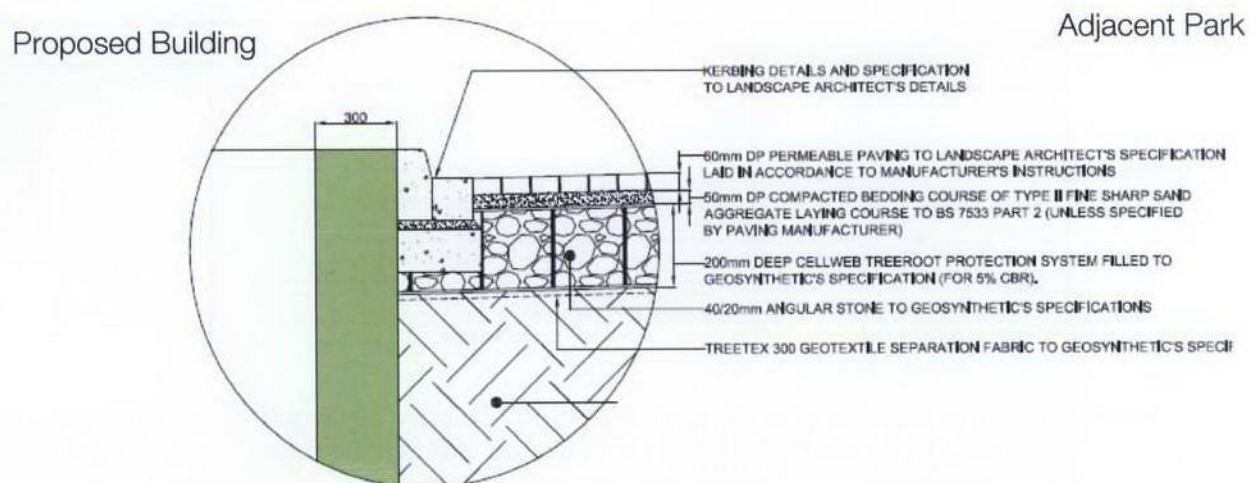
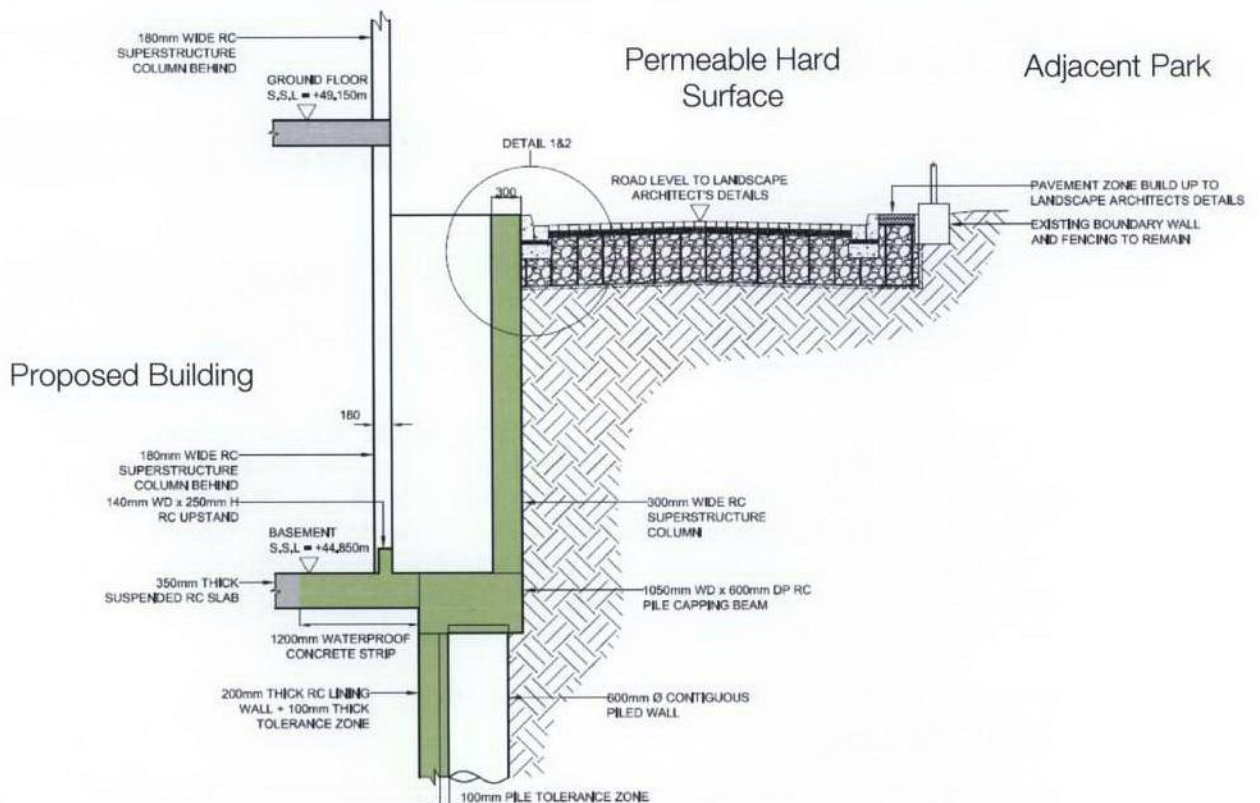


## 6.0 Statement of Works (Continued)

### 6.3 Installation of Replacement Permeable Hard Surfaces (Continued)

6.3.5 The construction detail for the proposed permeable replacement hard surfaces for the eastern access road have been reviewed by the Project Arboricultural Consultant and designed to be in accordance with BS 5837:2012 and are shown below:

Extracts from Fluid (Structures, Engineers & Technical Designers) Design For Eastern Access Road



**DETAIL 1**



## 6.0 Statement of Works (Continued)

### 6.3 Installation of Replacement Permeable Hard Surfaces (Continued)

6.3.6 Adjacent to the south and west of the proposed apartment blocks the depth of any excavations and type of any replacement hard surfaces are restricted by both the location and depth of the Thames Water pipelines (which are significant in size and relatively close to the surface). The following extracts from the drawings submitted to support the original application show the location of these pipelines:

Extract from Previously Submitted Drawings (Thames Water Pipelines)



6.3.7 As discussed at our recent (October 2012) meeting with the Camden Council Tree Officer the restrictions imposed by these pipelines (which are under the control of a Statutory Undertaker) allied to the predominantly poor form and condition of the trees situated on the southern boundary of the site has resulted in the proposed tree removal and replacement planting scheme.

### 6.4 Proposed Tree Works

6.4.1 It is proposed to remove and replace the trees and existing understorey vegetation within the site which are located on the southern boundary adjacent St Edmunds Terrace. The required tree works are detailed within the Tree Data Tables and on Drawing Number DPA-69614-01 within the appendices of this Method Statement.

6.4.2 A comprehensive replacement planting scheme (with appropriate aftercare contract to ensure successful establishment) is detailed within the Scape landscape proposals submitted under separate cover to the Local Planning Authority. The replacement planting proposals for the southern boundary of the site include the planting of a Yew hedges with adjacent mixed native species to create an ecological corridor across the site and a total of 8 Super Semi Mature (minimum 40-50cm girth & 7m+ high) London Plane and Lime trees. A copy of the Scape Landscape Masterplan is enclosed at Appendix 4 for reference.

## 6.0 Statement of Works (Continued)

- 6.5 **Works Within Tree Protection Areas** - Any works within any of the Root Protection Areas for the retained trees (including any which are not detailed within this Method Statement) will be assessed and supervised by the Project Arboricultural Consultant to ensure compliance with BS 5837:2012 and accepted best practice. Written and photographic records of any works within Root Protection Areas will be submitted to Local Planning Authority (Tree Officer) and the Royal Parks (Tree Officer) for retention on file. Additional liaison will be undertaken and permission from these key stakeholders obtained before commencing with any works within Root Protection Areas as and where required.
- 6.6 **Site Offices, Welfare Units & Site Storage** - The size of site allows for the designation of areas for the site offices, site welfare units and site storage outside of the required Root Protection Areas for the duration of the demolition and build. By ensuring the temporary surface protection and tree protective fencing is in location the remaining open areas of the site can and will be utilised accordingly, as and when required.
- 6.7 **Drainage & Underground Services** - Any works to facilitate services within Root Protection Areas will be undertaken in accordance with BS 5837:2012 and NJUG 4. Any works to install underground services within the Root Protection Areas for the retained trees (including those situated on the adjacent Highway footpath) will be undertaken by hand (using directional drilling where necessary and/or not cutting any roots in excess of 2.5cm diameter). Any works within Root Protection Areas will be assessed and supervised by the Project Arboricultural Consultant. Written and photographic records will be submitted to Local Planning Authority (Tree Officer) and the Royal Parks (Tree Officer) for retention on file.
- 6.8 **Boundary Walls & Fences** - Where required to be by erected by hand and after liaison has been undertaken and/or notification has been provided to the Local Planning Authority (Tree Officer) and Royal Parks (Tree Officer).



**Figure 1 - Proposed Schedule / Timetable of Site Supervision**

Note: each site visit will be supported by documented file note and photographic record for the Local Planning Authority (Tree Officer) & Royal Parks (Tree Officer)

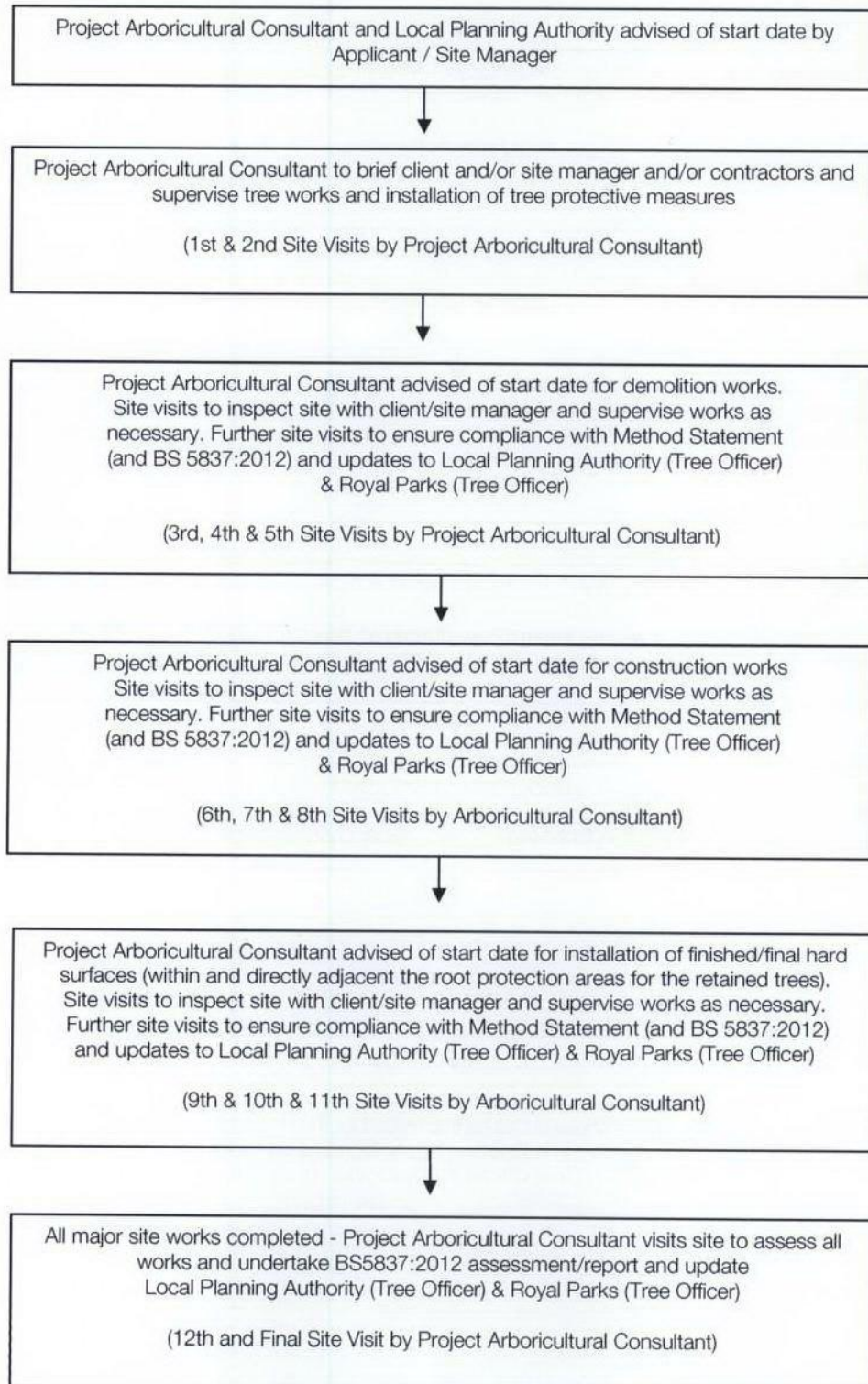
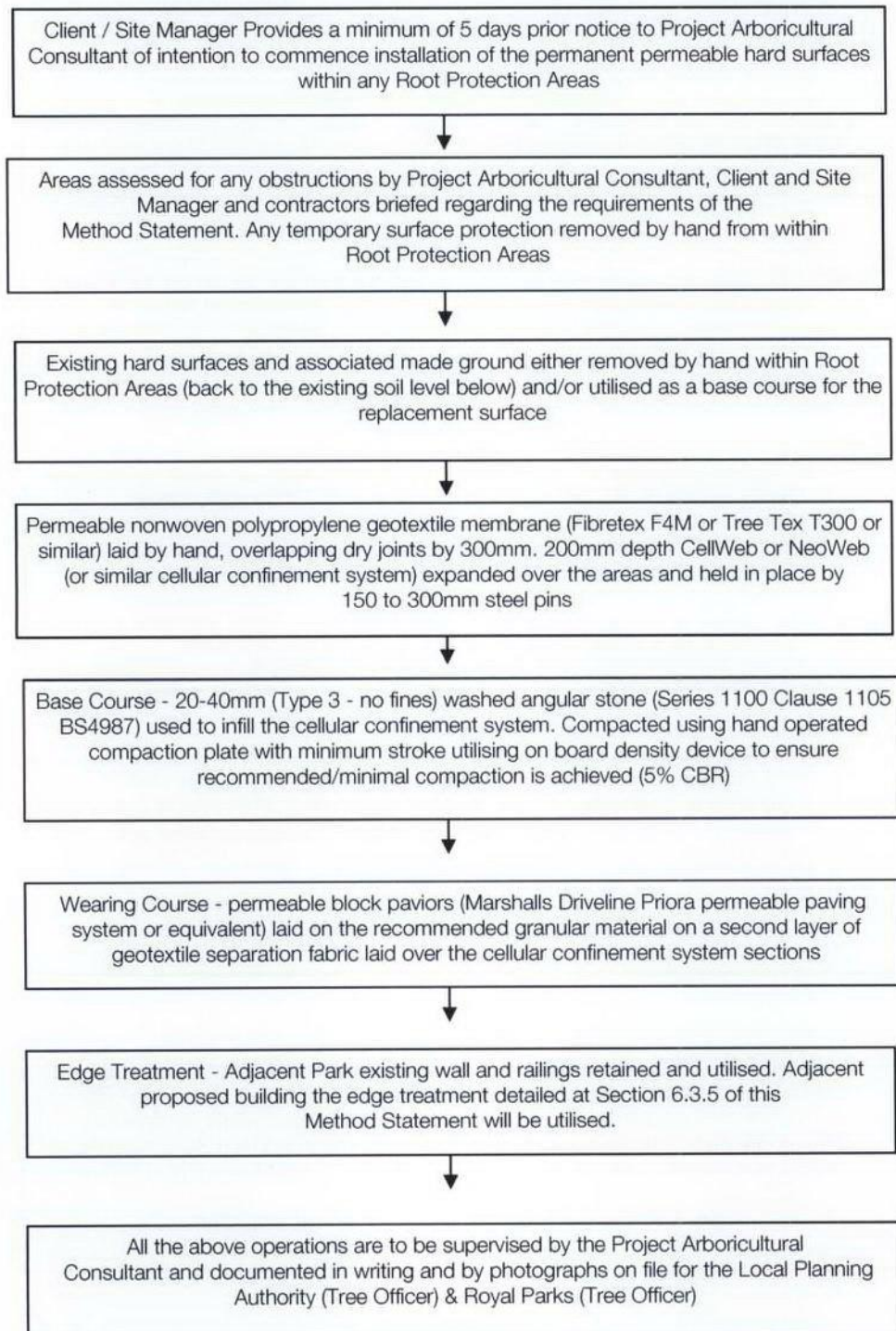


Figure 2 - Statement of Works for Permeable Hard Surfaces within Root Protection Areas





## **7.0 Statement of Who**

### **7.1 Details of the site owner/representatives:**

CIT Real Estate Partners, 7 Curzon Street, London W1J 5HG

Contact: Matt Hawkins  
E-mail: MHawkins@cit.co.uk  
Office: 020 7667 7766

### **7.2 Details of Project Managers, Contractors & Sub-Contractors for project to be contained within the demolition and build contracts.**

### **7.3 Details of Arboricultural Consultant:**

DPA, The Boathouse, Ferry Road, Teddington, Middlesex TW19 7NT

Contact: David Partridge  
E-mail: david@dpa-uk.com  
Office: 020 8973 0067

### **7.4 Details of Local Planning Authority Tree Officer:**

Camden Council, Camden Town Hall Extension, Argyle Street, London WC1H 8EQ

Contact: Tree Officer (Tom Little)  
Telephone: 020 7974 4444

## **8.0 Special Considerations**

- 8.1 Any additional works / requirements within the sacrosanct Root Protection Areas that are not detailed within this method statement should be discussed and agreed with the Project Arboricultural Consultant before commencement.
- 8.2 Appropriate Personal Protective Equipment (PPE) to be worn by all operatives.
- 8.3 Habitat Directive - All contractors to undertake appropriate risk assessments.
- 8.4 Contractors to be advised to include any special considerations contained within this Method Statement as part of any on-site works and risk assessments.

## **9.0 Temporarily Amended Systems**

- 9.1 Other than the specific machinery that will be utilised for undertaking of tree works and/or installation of tree protective measures, all other site vehicles must operate outside of the agreed tree protection areas (unless the area is covered by existing hard surfaces and/or the temporary surface protection detailed within this Method Statement).

## **10.0 Issue List**

- 10.1 As detailed in 7 above, and including all other client/ architect/ planning consultant circulation lists.
- 10.2 Consultant inspection / supervision table detailed in Figure 1.

## **11.0 Residuals**

- 11.1 We recognise that the implemented permeable hard surfaces will deteriorate with time and require future maintenance. We recognise that this maintenance has the potential to impact on some of the retained trees.
- 11.2 A site specific assessment will be required at that time to assess the implications of any future maintenance works. In the event that part or all of the surface requires removal and/or maintenance, a full consultation will need to be undertaken prior to any on-site activity with a suitably qualified and experienced Arboricultural Consultant.
- 11.3 Any other excavation works within the agreed Root Protection Areas, post development of the site, will be subject to the above assessment.
- 11.4 All trees can change condition rapidly and therefore we recommend that a detailed assessment of tree condition, directly adjacent to the site, is undertaken by a suitably experienced and qualified person on a bi-annual basis or following any inclement weather events.



## APPENDIX 1

### Tree Data Tables

## TREE DATA TABLES

SITE: ST EDMUNDS TERRACE, NW8



Tree No	Species	Ht (m)	Base of Crown (m)	Crown Spread (m)	Stem DBH (mm)	RPA / Radius	Condition	Age Class	Structural Condition & Comments	Preliminary Management Recommendations	Est. (yrs)	Cat Grade
T1	Sycamore	12	2	N2, E3, S3.5, W4	220	21.90 2.64	G F P D	MA	This is a tree with growth potential and minor deadwood. Ivy has been removed from the crown in the past. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>10	A B C U
T2	Hawthorn	7	2	N4, E5, S3, W3	310	43.47 3.72	G F P D	MA	This is a mature tree with three stems from 1 metre which is overhanging the footpath with deadwood and crossing limbs. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>10	A B C U
T3	Myrobalan Plum	4.5	1	N3, E1.5, S3.5, W3	250	28.27 3.00	G F P D	MA	Tree which is suppressed by adjacent vegetation. There is evidence of previous pruning. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>10	A B C U
T4	Lime	9	1	N3, E4, S4, W3	190	16.33 2.28	G F P D	MA	This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>20	A B C U
T5	Lime	9	1	N3, E4, S4, W3	195	17.20 2.34	G F P D	MA	The is some minor damage to a secondary limb on the north of crown at approximately 7 metres. There are no visual signs of fungal pathogens. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>20	A B C U
T6	Hybrid Black Poplar	21	2	N2, E4, S3.5, W3.5	350	55.42 4.20	G F P D	MA	This is an early mature tree with high growth potential and minor deadwood. There are no visible signs of fungal pathogens. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>20	A B C U
T7	Hybrid Black Poplar	20	1	N2, E4, S3, W3.5	310	43.47 3.72	G F P D	MA	This is an early mature tree with an asymmetric crown. There are two leaders from approximately 10 metres. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>20	A B C U
T8	Ash	12	2	N4, E4, S4, W3.5	260	30.58 3.12	G F P D	MA	This is a semi mature/early mature tree with high growth potential. Tree is showing signs of minor deadwood. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>10	A B C U
T9	Sycamore	20	1	N3, E0.5, S2.5, W4	125	7.07 1.50	G F P D	Y	This is a small sycamore with an asymmetric crown. This tree is situated within the Royal Park	Royal Parks agreed to removal & replacement due to poor condition/form	>20	A B C U
T10	Hybrid Black Poplar	23	1	N5, E5, S4, W6	430	83.65 5.16	G F P D	MA	This is an early mature/mature tree still with reasonable growth potential which is overhanging the site from the adjacent property. Tree has minor deadwood. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>10	A B C U
T11	Ash	21	4.5	N7, E6, S7, W7	675	206.12 8.10	G F P D	M	This is a mature tree which has been subject to extensive tree surgery works/reduction. There is some evidence of failed limbs. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>10	A B C U



TREE DATA TABLES

SITE: ST EDMUNDS TERRACE, NW8



Tree No	Species	Ht (m)	Base of Crown (m)	Crown Spread (m)	Stem DBH (mm)	RPA / Radius	Condition	Age Class	Structural Condition & Comments	Preliminary Management Recommendations	Est. (yrs)	Cat Grade
T12	Ash	13	2.5	N3, E3, S4.5, W2.5	250	28.27 3.00	G F P D	MA	This is a semi mature tree with high growth potential. There is a gentle lean to the south with limited extension growth and minor deadwood. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>20	A B C U
T13	Ash	8	2.5	N1, E2.5, S2.5, W1.5	125	7.07 1.50	G F P D	MA	This is a semi mature tree which has been crown lifted in the past. Tree has minor deadwood and an asymmetric crown. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>20	A B C U
T14	Ash	22	3	N4.5, E5, S8, W4.5	840	319.21 10.08	G F P D	M	Recently removed for health & safety reasons by the Royal Park	Recently removed for health & safety reasons by the Royal Park	<10	A B C U
T15	Tree of Heaven	13	3	N3.5, E5.5, S5.5, W3.5	295	39.37 3.54	G F P D	MA	This is a small, semi mature tree with high growth and minor deadwood overhanging the footpath. There is minor evidence of limb failure from 3 metres. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>10	A B C U
T16	Tree of Heaven	20	5	N4.5, E9.5, S5, W5	610	168.33 7.32	G F P D	M	This is a mature tree with an asymmetric crown to the east due to proximity to adjacent trees. There is some minor deadwood. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>20	A B C U
T17	Tree of Heaven	14	3	N4.5, E5, S4.5, W3	305	42.08 3.66	G F P D	MA	This is a semi mature tree with high growth potential and minor deadwood. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>20	A B C U
T18	Holly	3.5	0.5	N2.5, E2, S2, W2	190	16.33 2.28	G F P D	MA	This is a small, twin-stemmed Holly which has been crown reduced in the past. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>10	A B C U
T19	Manna Ash	18	5	N3.5, E6, S3.5, W6	610	168.33 7.32	G F P D	M	This is a mature tree with an asymmetric crown due to proximity to adjacent trees. There is a graft union at approximately 0.5 metres. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>20	A B C U
T20	Tree of Heaven	20	10	N5, E8, S2, W4.5	510	117.67 6.12	G F P D	M	Tree has minor deadwood and is overhanging the site. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>20	A B C U
T21	Hawthorn	9	2	N5, E4, S4, W3.5	320	46.32 3.84	G F P D	MA	Deadwood in crown. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>10	A B C U
T22	Manna Ash	16	3	N3.5, E5, S3.5, W4.5	590	157.48 7.08	G F P D	M	evidence of minor tree surgery works. There is a large graft union at approximately 1.1 metres with small wound evident on the south western side. This tree is situated within the Royal Park	Retain & protect in accordance with BS5837:2012	>10	A B C U

## TREE DATA TABLES

SITE: ST EDMUNDS TERRACE, NW8



Tree No	Species	Ht (m)	Base of Crown (m)	Crown Spread (m)	Stem DBH (mm)	RPA / Radius	Condition	Age Class	Structural Condition & Comments	Preliminary Management Recommendations	Est. (yrs)	Cat Grade
T23	Ash	11	2	N5, E4, S4, W4	340	52.30 4.08	G F P D	MA	Chain link fence is tight up against the eastern side of the tree. There is deadwood and a weak branch union at approximately 2.5 metres. This tree is situated within the Thames Water Reservoir site	Retain & protect in accordance with BS5837:2012	>20	A B C U
T24	Willow	12	3	N4, E4.5, S10, W5	480	104.23 5.76	G F P D	MA-M	Tree has a broad asymmetric crown which is overhanging an adjacent access road. There is deadwood and evidence of decay in the upper parts of the crown. This tree is situated on Thames Water land	Either retain & protect in accordance with BS5837:2012 or remove due to poor condition	>10	A B C U
T25	Willow	12	2	N5, E4.5, S5, W5	495	110.85 5.94	G F P D	MA-M	There is deadwood and evidence of decay in the upper parts of the crown. This tree is situated on Thames Water land	Either retain & protect in accordance with BS5837:2012 or remove due to poor condition	>10	A B C U
T26	Sycamore	12	3	N4, E3, S3, W4	190	16.33 2.28	G F P D	MA	This is a self-seeded tree which is situated within the electricity substation. There is evidence of previous tree works	Remove and replace as part of the landscape proposals for the site	<10	A B C U
T27	Ash	17	3.5	N4, E6, S6, W6	520	122.33 6.24	G F P D	M	This tree has major deadwood and sparse leaf/hud cover within the upper crown. Ivy is covering a majority of the main stem and crown up to a height of 12-13 metres	Remove and replace as part of the landscape proposals for the site	>10	A B C U
T28	Lime	6	2	N2, E2, S2, W2	150	10.18 1.80	G F P D	Y	Recently planted relatively small tree not visible from outside of the site	Remove and replace as part of the landscape proposals for the site	>10	A B C U
T29	Ash	5	2	N2, E2, S2, W2	100	4.52 1.20	G F P D	Y	Recently planted relatively small tree not visible from outside of the site	Remove and replace as part of the landscape proposals for the site	>20	A B C U
T30	Ash	14	3	N3.5, E4, S3, W3.5	260	30.58 3.12	G F P D	MA	This is an early mature/semi mature tree with high growth potential. There is ivy growing up the main stem and minor deadwood	Remove and replace as part of the landscape proposals for the site	>10	A B C U
T31	Sycamore	11	4	N2, E0.5, S1.5, W2	170	13.07 2.04	G F P D	MA	Tree with asymmetric crown and deadwood.	Remove and replace as part of the landscape proposals for the site	>10	A B C U
T32	Ash	11	4	N3, E2.5, S2.5, W3	195	17.20 2.34	G F P D	MA	This is a semi mature tree with high growth potential. There is minor deadwood and ivy is growing up into the crown.	Remove and replace as part of the landscape proposals for the site	>10	A B C U
T33	Sycamore	10	5	N3.5, E3, S3, W3.5	330	49.27 3.96	G F P D	MA	Tree has ivy within the crown and minor deadwood. There is evidence of previous tree surgery works	Remove and replace as part of the landscape proposals for the site	>10	A B C U



## TREE DATA TABLES

SITE: ST EDMUNDS TERRACE, NW8



Tree No	Species	Ht (m)	Base of Crown (m)	Crown Spread (m)	Stem DBH (mm)	RPA / Radius	Condition	Age Class	Structural Condition & Comments	Preliminary Management Recommendations	Est. (yrs)	Cat Grade
T34	Robinia	18	4	N4, E2, S4.5, W4	330	49.27 3.96	G F P D	MA	Tree with a relatively restricted crown and minor deadwood	Remove and replace as part of the landscape proposals for the site	>10	A B C U
T35	Sycamore	15	5	N4, E2, S2, W2	270	32.98 3.24	G F P D	MA	This is a semi mature/early mature tree with high growth potential. There is ivy in the upper parts of the crown. The crown is suppressed due to other adjacent trees	Remove and replace as part of the landscape proposals for the site	>10	A B C U
T36	Robinia	17	5	N4.5, E4, S4, W3	690	215.38 8.28 1.66	G F P D	M	Tree with deadwood and ivy growing into the upper parts of the crown and obscuring the main stem	Remove and replace as part of the landscape proposals for the site	>20	A B C U
T37	Ash	8	1	N1, E0.5, S0.5, W0.5	120	6.51 1.44	G F P D	Y	This is a relatively small self-seeded tree which has been suppressed by adjacent larger trees. This tree could be retained, however, we recommend removal and replacement due to poor form/condition	Remove and replace as part of the landscape proposals for the site	>10	A B C U
T38	Ash	11	2	N1, E2, S0.5, W1	165	12.32 1.98	G F P D	Y	This is a relatively small self-seeded tree which has been suppressed by adjacent larger trees. This tree could be retained, however, we recommend removal and replacement due to poor form/condition	Remove and replace as part of the landscape proposals for the site	>10	A B C U
T39	Ash	11	2	N1, E1.5, S1, W1.5	195	17.20 2.34	G F P D	Y	This is a relatively small self-seeded tree which has been suppressed by adjacent larger trees. This tree could be retained, however, we recommend removal and replacement due to poor form/condition	Remove and replace as part of the landscape proposals for the site	>10	A B C U
T40	Lime	10	3	N5, E3.5, S4, W3.5	300	40.72 3.60	G F P D	MA	This tree has been pollarded in the past. Tree has minor deadwood and limited extension growth. Large basal wound on the northern side of the tree with clear evidence of decay, but strong callous growth. The tree has a limited safe life expectancy. This tree is situated on the highway footpath	No works required at this time	>20	A B C U
T41	London Plane	14	3.5	N4.5, E9, S7, W3	410	76.05 4.92	G F P D	MA	Leaning to the east, away from the adjacent trees overhanging the road. There is minor deadwood. This tree is situated on the highway footpath	No works required at this time	>10	A B C U
T42	Lime	12	4	N2, E4, S4.5, W4.5	390	68.81 4.68	G F P D	MA	This tree has been pollarded in the past. There is a minor cavity at the main stem union at 3.5 metres. There is one dead major limb in the crown. This tree is situated on the highway footpath	No works required at this time	>10	A B C U
T43	Lime	14	4	N4, E4, S4.5, W4	480	104.23 5.76	G F P D	MA	This is an early mature which has been pollarded in the past. There is a wound on the southern side at approximately 1 metre with associated decay. This tree is situated on the highway footpath	No works required at this time	>10	A B C U
T44	Alder	12	2	N2.5, E2.5, S3, W1.5	215	20.91 2.58	G F P D	MA	Tree has ivy within the crown and minor deadwood. There is evidence of previous tree surgery works. This tree is situated on the highway footpath	No works required at this time	>20	A B C U

## TREE DATA TABLES

SITE: ST EDMUNDS TERRACE, NW8



Tree No	Species	Ht (m)	Base of Crown (m)	Crown Spread (m)	Stem DBH (mm)	RPA / Radius	Condition	Age Class	Structural Condition & Comments	Preliminary Management Recommendations	Est. (yrs)	Cat Grade
T45	Lime	11	3	N4, E4, S3.5, W5	260	30.58 3.12	G F P D	MA	This is a semi mature tree with high growth potential and minor deadwood. This tree is situated on the highway footpath	No works required at this time	>20	A B C U
T46	Alder	12	2	N3, E3, S3, W3	210	19.95 2.52	G F P D	MA	This tree is situated on the highway footpath	No works required at this time	>20	A B C U
T47	Silver Birch	4	2.5	N1, E0.5, S0.5, W0.5	60	1.63 0.72	G F P D	Y	This is a small tree in relatively poor condition with a number of dead limbs. Wounds are evident at 0.5 metres on the main stem. This tree is situated on the highway footpath	Remove & replace (situated on Highway footpath / under the control of the Highways Authority)	>10	A B C U
T48	Lime	3	2	N0.5, E0.5, S0.5, W0.5	60	1.63 0.72	G F P D	Y	This tree is situated on the highway footpath	Remove & replace (situated on Highway footpath / under the control of the Highways Authority)	>10	A B C U
G1	Sycamore	12 to 14	1.5	N4, E4, S4, W4	300	40.72 3.60	G F P D	MA	Group of trees with numerous self-seeded saplings which are situated on the Thames Water Reservoir land	No works required at this time	>10	A B C U
G2	Self-seed Ash, Sycamore & Shrubs	5 to 10	0.5 to 2	N4, E4, S4, W4	150	10.18 1.80	G F P D	Y	Group of numerous self-seeded saplings and shrubs which are not significant within the local/wider landscape	Recently removed by Thames Water to facilitate works	>10	A B C U



## Key to Tree Data Tables



### 1.0 Tree Number (T No.)

- T = Individual tree detailed on the drawings which accompany the tree report
- G = Group of trees detailed on the drawings which accompany the tree report
- W = Woodland areas detailed on the drawings which accompany the tree report
- S = Individual shrub detailed on the drawings which accompany the tree report

### 2.0 Species

- Tree or vegetation detailed within the tree data table using common name (UK)

### 3.0 Tree Height (Ht)

- Tree or other vegetation height measured from ground level and detailed within the data table in metres

### 4.0 Crown Spread (Cs)

- Tree crown spread radius from the main stem, either detailed within the tree data tables or on the drawings in metres. Where tree crown spreads are not shown to scale on the drawings which accompany the tree report, measurements will be recorded and detailed within the tree data tables for North, East, South and West directions

### 5.0 Stem Diameter (Stem DBH)

- Stem diameter measured at 1.5m above ground level for single stemmed trees (and average diameter utilised for multi-stemmed trees) and other vegetation and detailed within the tree data table in millimetres

### 6.0 Root Protection Area (RPA)

- The root protection areas are calculated in accordance with the equations contained within BS5837:2012
- The highest/top figure within the tree data table represents the overall recommended root protection area in metres squared
- The second highest/middle figure within the tree data table represents the radius of a circle centred on the main stem of the tree in question in linear metres (which contains the required root protection area in metres squared and is shown on the accompanying drawings). Specific / amended root protection areas may be shown for trees that are not open grown

### 7.0 Physiological Condition

- G = Good, F = Fair, P = Poor, D = Dead

(Note: if applicable observations are also recorded within the tree data table)

## Key to Tree Data Tables



### 8.0 Age Class

- Y = Young
- MA = Middle Aged
- M = Mature
- OM = Over Mature
- V = Veteran

### 9.0 Structural Condition & Comments

- Notes regarding structural condition (e.g. physical defects) and, if applicable, overall condition

### 10.0 Preliminary Management Recommendations

- Preliminary management recommendations including tree works, tree protection requirements, obvious ecological factors, further investigations of suspected defects etc.

### 11.0 Estimated Years

- Estimated remaining contribution to the local/wider landscape in years

### 12.0 BS5837:2012 Tree Quality Assessment (Cat Grade)

- **Category A** = trees of high quality and value and in such a condition as to be able to make a substantial contribution to the local and/or wider landscape for the next 40 years or more
- **Category B** = trees of moderate quality and value and in such a condition to make a significant contribution to the local and/or wider landscape for the next 20 years or more
- **Category C** = trees of relatively low quality and value and in such a condition to make provide an adequate contribution to the local and/or wider landscape for the next 10 years or more or young / self-seeded trees with a stem diameter below 150mm
- **Category U** = trees in such a poor condition that any existing landscape value would be lost within 10 years and/or trees that need to be removed for reasons of sound arboricultural management and/or health & safety

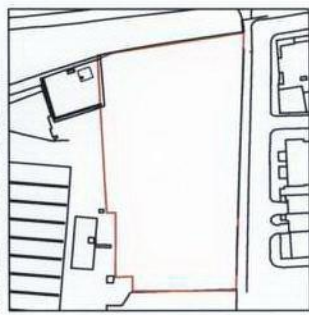


## APPENDIX 2

Drawing Number DPA-69614-01

NOTES:

THIS DRAWING SHOULD BE VIEWED IN COLOUR.  
DO NOT SCALE FROM THIS DRAWING.  
ALL DIMENSIONS TO BE CHECKED ON SITE.  
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KEY:

— SITE BOUNDARY (SEE ABOVE)

TREE PROTECTIVE FENCING FOR DEMOLITION (BS 5837:2012)  
(Comprising of three fencing panels fixed in position in accordance  
with the requirements of BS 5837:2012)

STANDARD ROOT PROTECTION AREAS (BS 5837:2012)

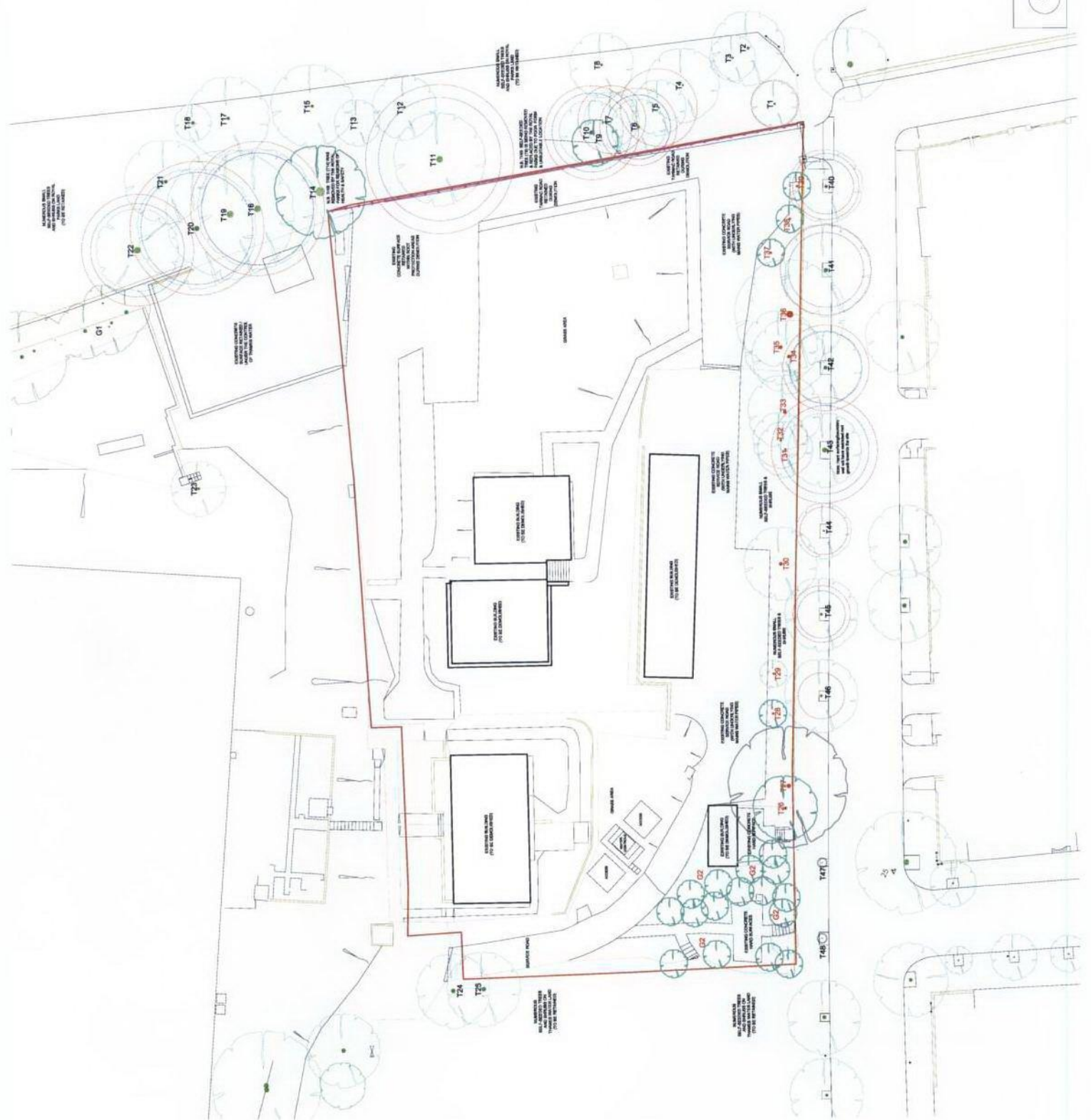
REDUCED ROOT PROTECTION AREAS (BS5837:2012)  
(Amended to due to presence and influence of existing  
hard surfaces and site features)

TREES TO BE RETAINED & PROTECTED (BS 5837:2012)

TREES TO BE REMOVED & REPLACED  
(See Scope Landscape Drawings for proposed planting)

DATE	DESCRIPTION	DESIGNED BY	CHECKED BY

<b>PLANNING</b>		<b>dpa</b>	
ST EDMUNDS TERRACE		The Dorset Group Landscape Architects 10111 9th Ave T: 020 8973 0047 mail@dpa-uk.com	
CLIENT REGENTS PARK ESTATES (GP) LIMITED		DATE OCT 2012	
SCALE 1:400	A3	DP	OCT 2012
DRAWING TITLE TREE SURVEY & TREE PROTECTION (DEMOLITION)			
DRAWING NUMBER DPA-69614-01		REVISION B	



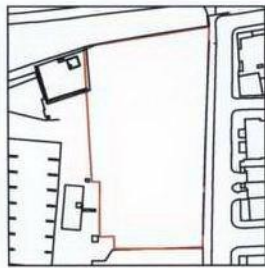


## APPENDIX 3

Drawing Number DPA-69614-02

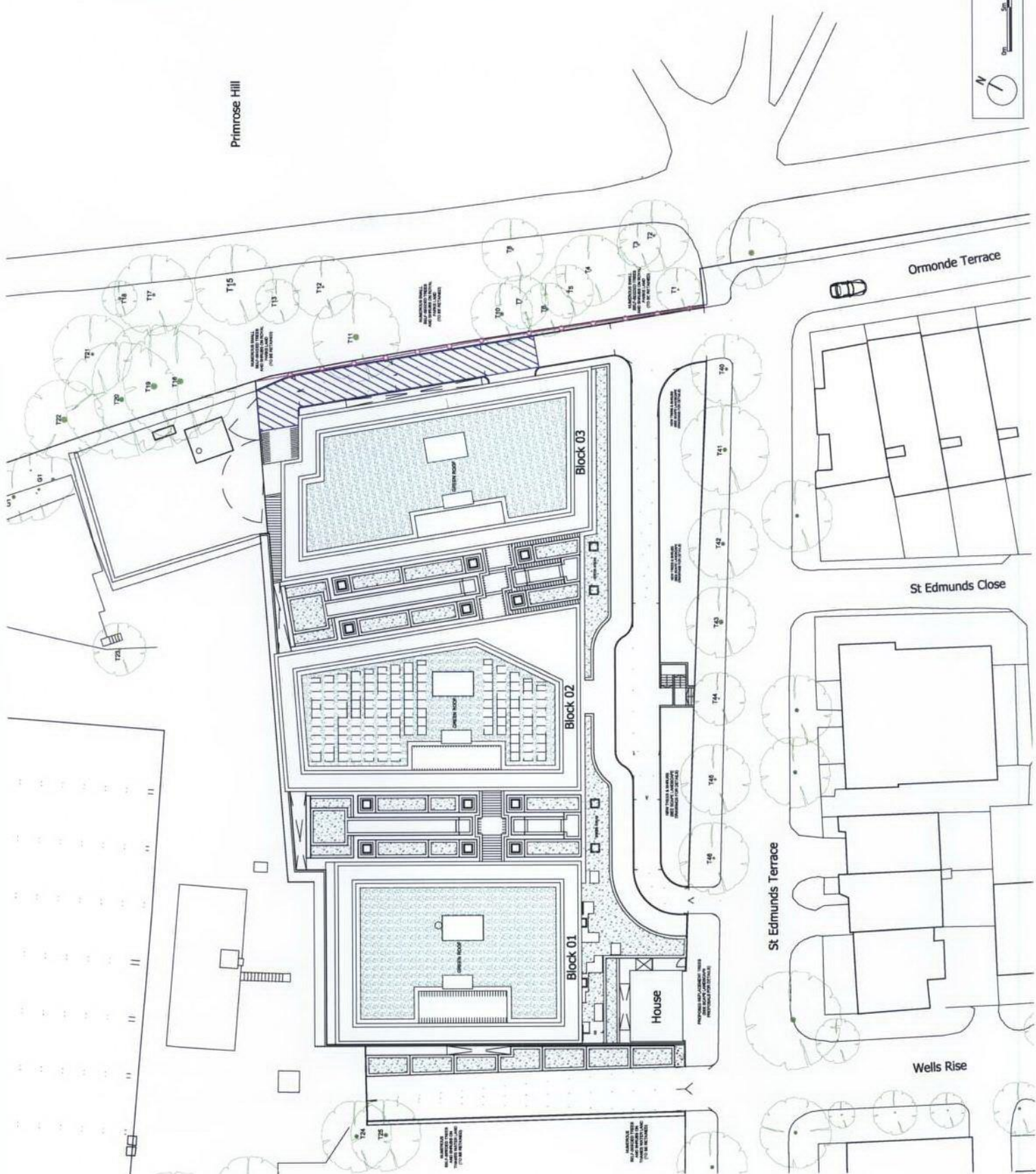
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\_\_\_\_\_ SITE BOUNDARY (SEE ABOVE)

A diagram showing a line with a point marked on it. The point is represented by a small circle with a dot in the center, located on a straight line that slopes downwards from left to right.

[illegible]



## APPENDIX 4

### Scape Landscape Master Plan



WORK IN PROGRESS

REV	DATE	INITIAL	DESCRIPTION
1			

Project Title  
**ST. EDMUND'S TERRACE**  
 London, NW8

Client  
 GT Real Estate Partners LLP  
 1 Canon Street, London, W1 3 3AQ

Architect / Client  
 Square and Partners  
 1 The Quadrant, London, W1 3 3AQ

Engineers / Consultants  
**FLUID / LONG & PARTNERS / MACE**

Landscape Architect  
**scape**  
 20-42 Great North Road, London, N1 3 3AQ  
 020 7353 1234  
 www.scape.co.uk

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Drawings Series  
 DETAILED DESIGN  
 100 SERIES GENERAL ARRANGEMENT

Drawing Title  
**COLOUR LANDSCAPE MASTERPLAN**

Date  
 1 AUG 2012

Checked  
 PJ

Project No.  
 254

Bar Scale

North

Revision

Drawing No. 254\_DD\_100