

TREE PROJECTS

PROFESSIONAL & TECHNICAL ARBORICULTURE

REPORT ON TREES AT

Radlett House
Radlett Place
NW8 6BD

For

BB Partnership

Summary

This report describes trees in context of proposals to construct a garden pool house as per a previously permitted scheme amended to include a ground floor extension to the north towards Primrose Hill and, to add a ground floor extension to the main house over a previously permitted lightwell.

The extension proposed to the north of the permitted pool house is to be in an area where there are no trees or tree constraints.

The extension to the main house is proposed over an area where there is to be a light well permitted within an approval for formation of garden basement.

There are no arboricultural implications associated with the scheme.

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- 1 Qualifications and experience
- 2 Tree Schedule and Protection Plan
- 3 Tree Protective Barrier

1 INTRODUCTION

- 1.1 **Instruction** I am instructed by BB Partnership on behalf of our mutual client to inspect the significant trees at Radlett House London NW8 in accordance with BS 5837 and to provide a planning support statement to accompany development proposals.
- 1.2 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, and include a summary in Appendix 1.
- 1.3 **Documents and information provided:** BB Partnership provided me with copies of the following documents:
- Proposed ground floor plan and roof plan EZE_011 revA
 - Proposed elevations and sections EZE_012 Rev A
- 1.4 **Relevant background information:** Of several previously consented schemes to the property and pool house within the front garden (currently demolished and landscaped) we refer to:
- 1.4.1 LB Camden ref 2010/6316/P permitting erection of a 2 storey plus basement outbuilding (the pool house). In respect of the current scheme, this constitutes a re-submission of that permitted under 2010/6316 with the addition of a ground floor extension to the north, towards Primrose Hill
- 1.4.2 LB Camden ref 2011/5102/P Permits formation of a basement beneath the existing property with two storey garden basement link between it and the permitted pool house plus associated light wells. The current proposals are for the formation of a small ground floor bay extension to the main house above the location of a previously permitted light well.
- 1.5 **Scope of this report:** This report considers the new proposals in context of the permitted schemes and arboricultural constraints.

2 SITE VISIT AND OBSERVATIONS / COLLECTION OF DATA

- 2.1 **Site visit:** I carried out a detailed re-survey of trees on 3rd October 2011 in connection with 2011/5102/P and returned in October 2012 and find the situation to be unchanged.
- 2.2 **Brief site description:** Radlett House is to the north east end of Radlett Place to the east of Avenue Road and the junction with Acacia Road. The area is primarily residential in character and located within the Elsworthy Conservation Area. Radlett House is of recent construction and comprises a substantial 3 storey detached property adjoining Primrose Hill to the east. The tree population in the locality is, broadly speaking, mature with limited plantings of young and middle aged trees.
- 2.3 **Identification and location of the trees:** The trees subject of this report are located within the front garden of Radlett House and adjacent to it within Primrose Hill. There is a sizeable wall demarcating the property boundary with Primrose Hill, the footings of which were considered sufficiently substantial within our previous submission in support of 2011/5102/P and has had a limiting influence on tree root development into the subject property.
- 2.4 **Presentation of tree data:** From the inspection described above in 2.3 I prepared a tree schedule and plan with basement elements shown underlain. Although basement elements are not included within this application the previous tree schedule and protection plan are re-submitted for two reasons.

Firstly to show the footprint of permitted basement in context of the current proposals and, to ensure tree protection proposals as previously described, in event of an otherwise acceptable scheme, run concurrent through permission for purposes of implementation.

3 TREE IMPACTS APPRAISAL

- 3.1 The Proposal does not rely on the felling or removal of any trees.
- 3.2 **Formation of ground floor extension to the main house:** The tree root investigation undertaken previously in connection with the application resulting in grant of planning ref 2011/5102/P demonstrated deep footings to the Primrose Hill boundary wall. Due to the limiting effects on root distribution, formation of the garden basement elements of the scheme were judged to have no impact on adjacent trees. The current scheme proposes construction of a small ground floor 'bay' extension to the property that would be over a basement light well already permitted and as a consequence there are no new implications for trees in the formation of footings and no above ground implications due to the single storey height of the proposed element.
- 3.3 **Construction of a new part single storey / part two storey garden pool house over basement.** Planning permission 2010/6316 allows construction of 'The Pool House' the design of which has been slightly modified in the current scheme to include an extension to the north towards Primrose Hill. There are no trees within the influence of construction in this area and no tree issues arise as a result of the amended arrangements.

4 TREE PROTECTION METHOD STATEMENT.

- 4.1 **Introduction.** The above appraisal indicates no significant or material additional impacts on trees arising from the proposals compared to previously permitted schemes. Nonetheless, tree protection will be required and needs to be of the same standard as previously proposed such that on approval of an otherwise acceptable scheme, tree protection measures are included that address the site as a whole. Therefore I now reproduce the tree protection method statement and tree protection plan as previously submitted in connection with 2011/5102/P:
- 4.2 This method statement sets out to sustainably retain identified trees in good condition through to the end of construction. The aim is to consolidate the actions described through section 3 and to communicate to the Council what will be done and provide a basis of instruction to contractors and project managers.
- 4.3 Tree protection methods are essentially a combination of management oversight, provision of protective measures and the potential for enforcement. i.e a combination of intelligence, physical presence and sanction. The Installation of protective measures is the principal way to control and signal the control of site activity at the interface of trees however, this must be backed up by good quality day to day management and supervision.
- 4.4 This method statement therefore:
- Introduces a **Tree Schedule and Protection Plan dated 13-11-2012**
 - Describes **Physical Tree Protection Measures**
 - Outlines the **Management of Tree Protection**

- 4.5 **Tree Schedule and Protection Plan dated 13-11-12** is attached at Appendix 2. The plan is based on the site topographical survey and scheme design. It has been prepared by Tree Projects and should be read in conjunction with the tree schedule also presented at Appendix 2.
- 4.6 **Physical Tree Protection Measures:** Three installations are required to meet the needs of protection within the scheme and are shown on the Tree Protection Plan:
- 4.6.1 **Tree Protection Barrier.** Tree protective barrier is to be installed in accordance with BS 5837 figure 2 illustrated at Appendix 3, in locations indicated in the Tree Protection Plan. It will comprise Weldmesh or herras panels fixed to a back braced scaffold framework.
- 4.6.2 **Tree Protection Barrier with Ground Protection.** Ground protection in front of the tree protective barrier but within RPA is proposed so as to allow general construction access for foot traffic etc. For this scheme it is proposed to install 100mm thick reinforced concrete to 600mm width over existing ground covered by 50mm pea gravel and terram fabric.
- 4.6.3 **Tree Crown Protection.** Where basement and lightwells are to be constructed beneath the canopy of trees a low access piling rig must be used which does not require pruning over and above what is arboriculturally acceptable (see tree schedule)
- 4.7 **Management of Tree Protection**
- 4.7.1 **General Principles** of the management of tree protection will be provided as follows:
- A project tree specialist, either Nick Bentley of Tree Projects or equivalent suitably experience person, will remain on the project design team for the full duration of works up to practical completion.
 - Prior to implementing the planning permission and subject to applicable conditions, the site will be accurately set out and then all tree ground protection and barrier will be installed to the satisfaction of the project tree specialist prior to any other work
 - Land set aside for tree protective purposes will be excluded from the operational area released to the main contractor for the purpose of construction.
 - The project tree specialist will maintain a watching brief, provide notes of regular site inspections and circulate such notes to the contractors site agent/ foreman, the contract administrator and the borough arboriculturist.
- 4.7.2 **Pre-commencement meeting.** A pre-commencement meeting will take place at which the architect, tree specialist, main contractor and contract administrator will be present. Items for discussion to include:
- Tree protection, roles, responsibilities and communication.
 - Construction process; discuss, general access, size and range of construction machinery, (NB mast height of augers in proximity to T5) lifting equipment, material handling and material storage. Reconciling any apparent conflicts with tree protection as planned.
 - Procedures for laying on services, handling liquids, liquid wastes and spills, concrete pumping, cement mixing, mortar production and disposing of washings etc. Reconciling conflicts with tree protection.
 - Establish timetable for design team and progress meetings.
 - Establish a programme of site safety induction for visitors and sub-contractors, incorporated into which tree protection measures will be identified, and tree precautions explained.

- 4.7.3 **Prior to complete installation of tree protection:** The project arboriculturist will attend on a daily basis and make a record thereof from the point at which a contractor first moves to set up on site, until all tree protection is in place.
- 4.7.4 **During Construction up to practical completion.** Following satisfactory installation of tree protective measures the project tree specialist will make bi-weekly inspections and monitor throughout the term of the project up to practical completion. Extending this interval only on agreement with the borough arboriculturist.
- 4.7.5 **From Practical Completion of construction.** prior to de-construction of tree protective measures, proposed cultivations and application of new soil to landscape areas, planting and general excavations and proposals in respect of soil levels will be discussed and agreed between landscaper and tree specialist with the latter recording what is agreed.

5 SUMMARY

On the basis of the above information and discussions, I summarise as follows:-

- No significant trees are proposed for removal
- Formation of a ground floor extension to the main house will be in an area over basement previously permitted: There will be no effect on tree roots.
- Re-submission of permitted scheme 2010/6316/P with addition of a ground floor extension to the north will have no effect on trees.
- A scheme of tree protection integrated to a construction method statement is presented to ensure continuity of tree protection proposals across various planning permissions. Significant to the correct installation and on-going maintenance and management of these measures, a tree specialist will be retained to oversee site activities, contribute to the design team and create a record of site inspection.
- Tree specialist site inspection records are to be copied both internally, and externally to the Borough Arboriculturist.

6 OTHER CONSIDERATIONS

- 6.1 **Trees subject to statutory controls:** As the trees described covered at least by the Elsworthy Conservation Area designation it will be necessary to consult the council before any pruning works other than certain exemptions can be carried out.

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APPENDIX 1

BRIEF QUALIFICATIONS AND EXPERIENCE

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Brief qualifications and experience of Nick Bentley

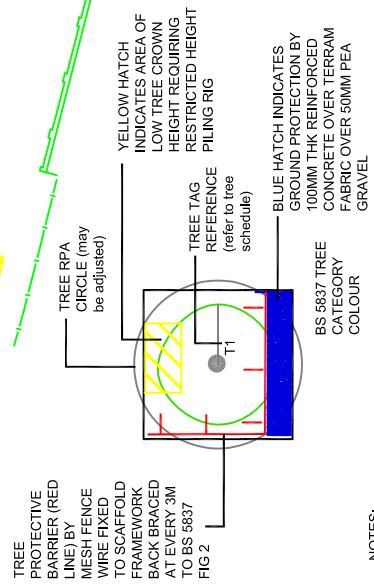
1. **Qualifications:** HNDH Landscape Design & Horticultural Technology, Credit, Askham Bryan College, York, 1989. RFS Cert Arb 1991 Credit. Professional Tree Inspection, 2006.
2. **Practical experience:** As gardener, arborist and arboriculturist. Royal Botanic Gardens Kew (Wakehurst Place) as climbing tree surgeon. 15 years experience Local Government as an Arboricultural Officer: Leicester City Council, Wycombe District Council and latterly 8 years at the Royal Borough of Kensington and Chelsea handling all aspects of public sector tree management and procedures relating to the Town and Country Planning Act 1990 i.e. Development Control, public inquiries and informal hearings, tree preservation procedures and all aspects of control and enforcement thereof. Following a brief spell of 18 months as contracts manager of Arboricultural Association tree surgery contracting company I have been self employed from 2004 as a specialist tree planting contractor and, consulting arboriculturist for public and private clients and now continue to trade as Tree Projects Ltd.
3. **Continuing professional development:** Member of the Arboricultural Association and Royal Forestry Society and Associate of the London Tree Officers Association. Seminars/ Workshops: 2009: Veteran Tree Management, ISA; Trees and Climate Change, EtaLog, 2008: The Underground Movement, Barcham/ Bartlett seminar; CAVAT in practice training seminar with Chris Neilan/ Tim Moya Assoc; 2007: the Business of Arboricultural Consultancy, Arb Association; Through the Trees to Development, AAIS; 2006; Introducing BS 5837: 2005, Arb Association; Report Writing, Arb Association; Elite Bio-Mechanics, Mattheck/ Symbiosis Consulting; The Future of Tree Risk Management,
4. **Commissions undertaken:**
 - Planning consultancy to British Standard 5837 Trees in Relation to Construction; tree surveys and design advice for new builds, underground and above ground extensions, including method statements and tree protection plans.
 - Tree condition surveys and recommendations including data handling through Ezytreev and Confirm.
 - Providing advice on tree preservation matters, tree work applications and sub-contracting tree surgery operations.
 - Tree supply and planting.
 - Tree root investigations by trench formation and pile spotting by use of non percussive air spade and air vacuum excavation techniques

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APPENDIX 2

TREE SCHEDULE
TREE SCHEDULE AND PROTECTION PLAN (ideally print colour)

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ALL TREE PROTECTION TO REMAIN IN SITU FOR FULL DURATION OF WORK. NO ALTERATION OR DISMANTLING WITHOUT PRIOR APPROVAL OF PROJECT TREE SPECIALIST

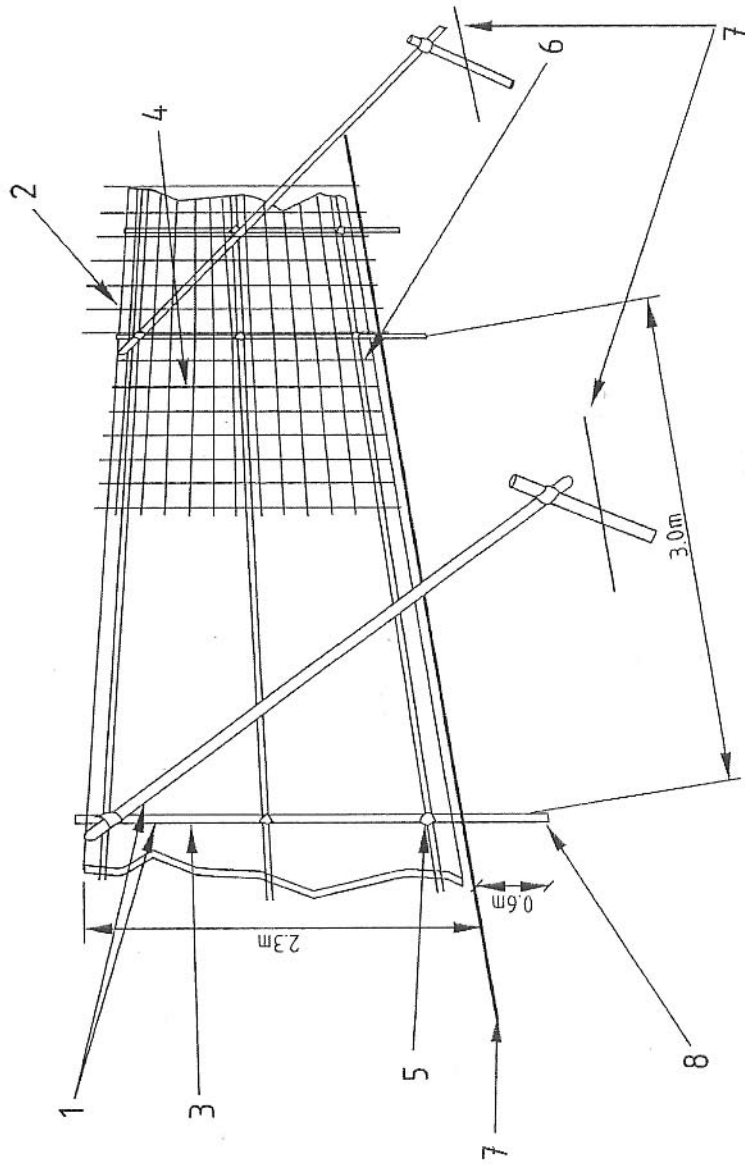
<p>RADLETT HOUSE POOL HOUSE EXTENSION AND SMALL HOUSE EXTENSION Radlett House, Radlett Place, London NW8 6BD</p>	<p>Date: 13-11-2012</p> <p>Revision: _____</p>	<p>Drawing Ref: Radlett DB-TPP r.A</p> <p>Scale: DNS</p>
<p>TREE SCHEDULE AND PROTECTION PLAN</p>	<p>TREE PROJECTS LTD The Maisonette, 22 Old Park Avenue London SW12 8RH</p>	<p>M: 07788 726 720 E: treeprojects@hotmail.com</p>

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APPENDIX 3

TREE PROTECTIVE BARRIER DETAIL

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|--|--|
| 1 Standard scaffold poles | 5 Standard clamps |
| 2 Uprights to be driven into the ground | 6 Wire twisted and secured on inside face of fencing to avoid easy dismantling |
| 3 Panels secured to uprights with wire ties and where necessary standard scaffold clamps | 7 Ground level |
| 4 Weldmesh wired to the uprights and horizontals | 8 Approx. 0.6 m driven into the ground |

Figure 2 — Protective barrier