

**Proposed development at
159-167 Prince of Wales Road**

Tree survey and arboricultural statement

Situation

The development site is on Prince of Wales Road, at the corner with Craddock Street.

The site was most recently occupied by buildings associated with Haverstock School, and was cleared during the redevelopment of the school (2002 onwards).

There are no trees on the site.

There is one tree in the the immediate vicinity; in the public footway to the north of the site (see Appendix B; fig.1 Site plan)

Description

The tree appears to be a type of cherry (prunus), approx. 8m in height, with a stem diameter of 350mm. The crown size (m: n,e,s,w) is approx. 4,4,5,4.

Relationship to the proposed development

The stem centre is 4.5m from the proposed basement excavation.

Using a 'rule-of-thumb' (of 12 x stem diameter) to estimate the root protection area (RPA) , the RPA required by this tree is likely to be at 4.2m radius, and therefore outside the basement excavation area.

The RPA does extend into the site area; into an area currently occupied by a low-height brick wall (at the site perimeter) and covered in broken asphalt. The development proposes this area to be used for access walkways to the new property, and as raised planting areas.

Proposal

It is expected that the tree will be retained, and relatively unaffected by the proposed development.

Prior to works commencing, further site investigations will be undertaken to determine the extent & nature of tree roots within the site area, and construction detailing will developed accordingly. Specialist reports will be commissioned, if required, to confirm the tree's viability in light of the development.

As the tree is outside the site, and the site will be hoarded from the public realm during construction, no stem protection will required during construction phase. The need for stem protection will be periodically reviewed during the construction phase.

The consultant structural engineer will identify what sub-surface measures are required as part of the works to ensure the tree's future growth is allowed for, without prejudicing the new construction.

Appendix A: Photographs



Photo 1: 08.03.2012; from north side of Prince of Wales Road, looking SW - development site to left (behind hoarding)



Photo 2: 23.07.2012; from north side of Prince of Wales Road, looking SW - development site in middle of shot (behind hoarding)

Appendix B: Plans

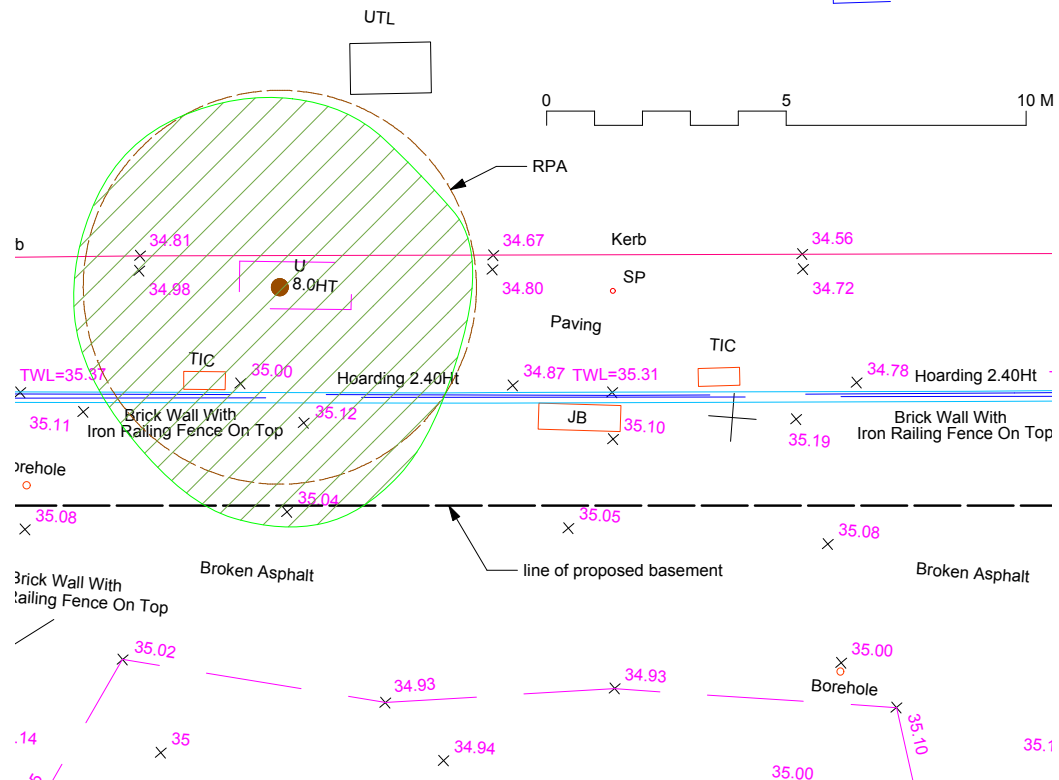
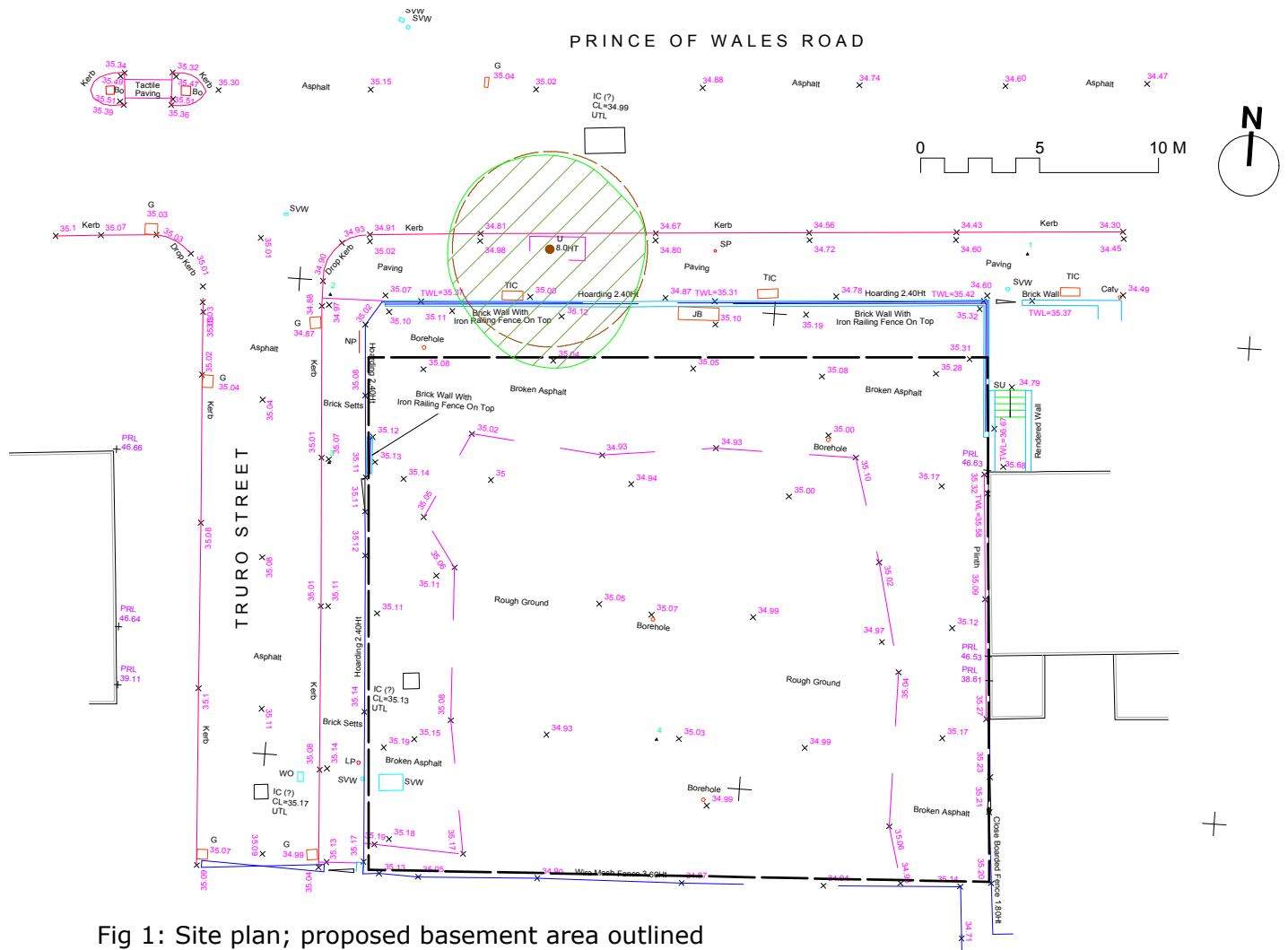


Fig 2: Detail plan