

# 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 form a ground floor garden link between Radlett House and the Pool House permitted under planning reference 2010/6316/P.

Trees on and adjacent to the property were surveyed recently by Tree Projects in connection with Permitted Scheme 2011/5102/P which related to basement proposals.

During the course of 2011/5102/P a trial pit was opened site side and adjacent to the boundary wall of the property with Primrose Hill. The excavation revealed a concrete footing exceeding 800mm in depth from adjacent ground. The footing was therefore considered to have acted as an impediment to tree root development of trees currently growing within Primrose Hill and this is reflected in the assignment of tree root protection area as re-presented within this report.

The garden link is proposed to provide a sheltered connection between the main dwelling and the pool house and in engineering terms is of relatively light weight construction. I have discussed the structural solution of scheme design with the project engineers which in summary will utilise piles to support a reinforced ground slab.

There is in addition a proposal to extend the pool house at ground floor level however this is proposed within an area outside of tree root protection area.

Although rooting in the area of the link construction is expected to be non-existent or minimal, at project design stage it was decided to adopt a precautionary approach such that pile locations could be spotted and relocated following excavation to avoid any roots that may have grown under or otherwise breached the boundary. There is then a degree of tolerance within the engineering design to provide scope to move piles by up to 300mm in any one location without thickening or alterations.

With attention to location of piles with arboricultural oversight at the time of their positioning, it is concluded that there are no arboricultural impediments to the scheme proposed.

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- 1 Qualifications and experience
- 2 Tree schedule and Plan
- 3 Investigation of wall footings adjacent to Primrose Hill

# 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 proposals for formation of a ground floor garden link to connect Radlett House to the permitted Pool House (currently demolished).
- 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:
- BB Partnership: proposed ground floor, roof and part basement plan ref EVJ\_023 rev A
  - BB Partnership: proposed sections plans ref EVJ\_024 rev B
  - Sinclair Johnston & Partners: proposed ground floor, roof and part basement plan ref 7838/010
  - Sinclair Johnston & Partners: Section AA plan ref 7838/020
- 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 would refer to refer to LB Camden ref 2012/5102/P permitting formation of a 2 storey plus basement between Radlett and the Pool House.

At the time of determining 2011/5102/P (now permitted) Tree Projects excavated a trial pit to seek to ascertain the depth of footings of the garden boundary wall of the property with Primrose Hill park. The results are reproduced within this report and we consider are material to the assignment of root protection area (RPA) of trees adjacent within Primrose Hill and determining the arboricultural implications of the current proposal.

The results of the excavation were photographed and it was found that concrete footings extended to greater than 800mm depth below adjacent ground level. The excavation was inspected by the borough arboriculturist.

- 1.5 **Scope of this report:** This report considers solely the proposal to form a garden link between Radlett and the Pool House and is for sole and single use of the client in context of the scheme being considered as described in sections 1.3 and 1.4 above.

## 2 SITE VISIT AND OBSERVATIONS / COLLECTION OF DATA

- 2.1 **Site visit:** I carried out an un-accompanied site visit on 3<sup>rd</sup> October 2011 to assess trees adjacent to the property in Primrose Hill and added this to data previously collected by us of tree on-site. A further site visit was undertaken in company of Borough Arboriculturist Alex Hutson on 9<sup>th</sup> December 2011 and again on 13<sup>th</sup> December to assess the trial pit previously described.
- 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 Elsworth 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 are considered sufficiently substantial to have had an influencing effect on tree root development (see Appendix 3)
- 2.4 **Collection of basic data:** I inspected each tree and have indicated the numbering on the tree schedule plan attached at Appendix 2. For each tree I collected information on species, height, diameter, maturity and potential for contribution to amenity in a development context. I have recorded this information in the tree schedule also shown at Appendix 2. I stress that my inspection was preliminary nature and did not involve any climbing or detailed investigations.

### 3 TREE IMPACTS APPRAISAL

- 3.1 The Proposal does not rely on the felling or removal of any amenity significant trees. The assumption that the footings of the boundary wall between Radlett House and Primrose Hill has had an influencing effect on tree root development has been tested and the findings presented at Appendix 3. The assessment below discusses arboricultural considerations in respect of building the line and associated activities as if the link only were being formed.
- 3.2 **Reduction of ground to link formation level.** With reference to Sinclair Johnston and Partners drawing 7838/020 Section A-A it is anticipated that ground level will be reduced by 400mm which is comfortably shallow given the depth of wall footings exceed 800mm.
- 3.3 **Formation of supporting piles to link:** Whilst positioning piles is thought unlikely to impact on tree roots for reasons cited, as a precautionary measure it was elected to propose to 'spot' pile locations by hand excavations by using an air-spade and vacuum under arboricultural supervision, to a depth of 1m to ensure no roots that may have breached or grown beneath the boundary wall are impacted. Design tolerance allows for re-positioning piles by 300mm either way i.e. their full diameter.

As piles would be formed in part beneath the crown of trees T3 T4 and T5, a low access segmental auger will be used.

- 3.4 **Extension to Pool House:** There is within the proposal a single storey extension to the permitted pool house that is close to but not abutting the RPA of tree T2. This tree is scheduled to be retained within a scheme of protection for the pool house construction and this addition is not considered to be significant to the future prospects of T2.
- 3.5 **Site set-up and operations:** It is expected/ thought probable that if permitted, the garden link will be constructed concurrent with the pool house for which, under permission 2010/6316/P, provision is made for tree protection. Whilst it is unlikely, in event that a permitted link were constructed separately it may be prudent for a tree protection condition to be applied to a positive decision notice.

#### 4 SUMMARY

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

- No significant trees are proposed for removal
- Footings for the existing garden boundary wall will have acted as a significant barrier to tree root development from adjacent trees off site within Primrose Hill.
- Low access piling equipment will be provided to ensure no crown damage to adjacent trees and pile locations will be spotted to 1m depth under arboricultural supervision.

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May 2012

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

January 2011

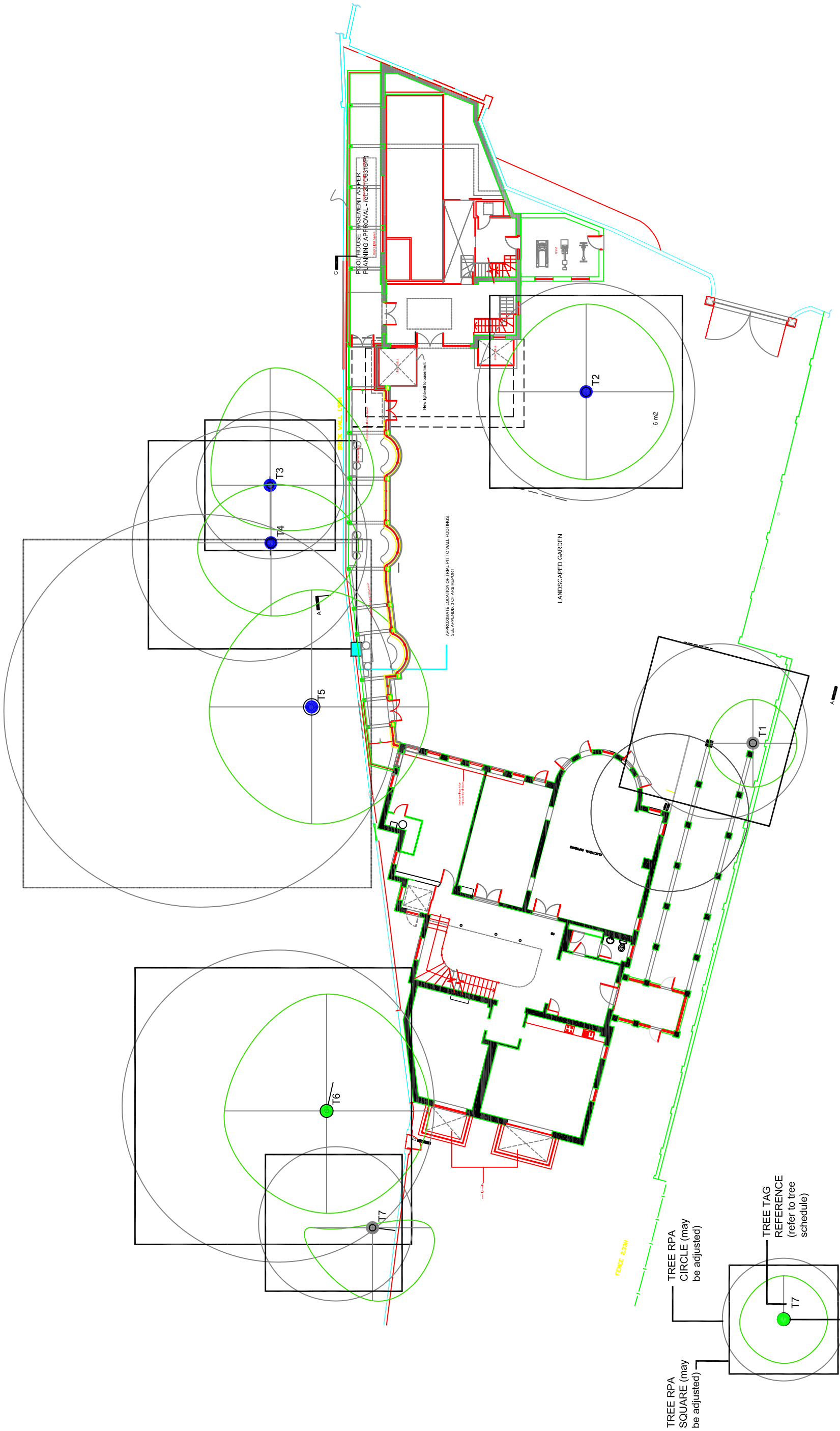


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APPENDIX 2

TREE SCHEDULE  
TREE SCHEDULE PLAN OVERLAID TO SCHEME PROPOSALS (ideally print colour/ A3)

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NOTES:

Root Protection Areas for off-site trees T4, T5 and T6 have been adjusted to account for an influencing effect of the footings of the boundary wall, and those of the garden plant room. The extent of this influence has been tested by trial excavation revealing concrete footings to <800mm depth.

This drawing should be read with reference to the accompanying tree schedule

RADLETT HOUSE GARDEN LINK SCHEME Radlett House, Radlett Place, London NW8 6BD	Drawing Ref: Radlett DB-TPP r.A	
	Date: 25-05-2012	Revision: A
	Scale: DNS	
TREE SCHEDULE PLAN WITH LINK OVERLAI	TREE PROJECTS LTD The Maisonette, 22 Old Park Avenue London SW12 8RH	
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### APPENDIX 3

Trial excavation to boundary wall with Primrose Hill

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**TRIAL PIT DUG AT RADLETT HOUSE ADJACENT TO PRIMROSE HILL BOUNDARY WALL TO INSPECT FOOTINGS DETAIL 13<sup>TH</sup> DECEMBER 2011.**

EXCAVATION PROCEEDED BY HAND TO 800MM DEPTH, CONCRETE WAS OBSERVED TO FULL DEPTH OF EXCAVATION WITHOUT REVEALING UNDERSIDE.