



Custom Cutters

Tree Specialists Ltd.

Arboricultural Association Approved

Custom Cutters Tree Specialists Ltd **Arboricultural Impact Assessment**

Site Details

**54 Oakley Square
London
NW1 1NJ**

Client Details

**Lisa Reed
54 Oakley Square
London
NW1 1NJ**

Prepared by

**Marcus Foster
BA (Hons), NDip.Arb, AATech.cert**

Date

10th February 2012

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1. Introduction

1.1 I have been instructed by Lisa Reed of 54 Oakley Square, London, NW1 1NJ to provide an Arboricultural Impact Assessment of the proposed landscaping works at the rear of the aforementioned property.

1.2 The assessment / report takes into account the condition of one minor tree within the footprint of the proposed works and 2 trees located in neighbouring properties.

1.3 Tree T1 is located within the property of the proposed development in land to the rear 54 Oakley Square, NW1; tree T2 is located in land to the rear of 55 Oakley Square, London, NW1 and tree T3 in land to the rear of 53 Oakley Square, London, NW1.

1.4 The site inspection to survey and assess the tree was carried out on Friday 3rd February 2012. Weather conditions were cloudy but bright.

1.5 The brief report has been written without prejudice by Marcus Foster on behalf of Custom Cutters Tree Specialists Limited.

2. Survey Methodology & Limitations

Survey Methodology

2.1 The trees were surveyed from ground level. The height of the trees, have been measured using a clinometer. The diameter of the trunks other than those not located in the rear garden of 54 Oakley Square has been estimated due to their location within the neighbouring properties.

2.2 The information contained within the report reflects the condition of the specimens examined at the time of the inspection. As the inspection was only visual no guarantee can be given concerning the condition of the wood at present in any part of the tree inspected and furthermore that no future problems or deficiencies may arise.

Limitations

2.3 No soil excavations were carried out.

2.4 The trees were surveyed visually and no invasive tools were used.

2.5 No further observations, unrelated to the trees, have been made.

3. Arboricultural Impact Assessment

3.1 The proposed development works in the rear garden will directly affect tree T1. Trees T2 and T3 have also been identified by virtue of their proximity within the neighbouring property. The impact assessment will identify any precautionary measures which need to be taken to ensure that the development can be carried out without detriment to the amenity value of the trees. The proposed works are to excavate soil for a section of the rear garden as outlined in the plan in *Appendix B*; it is these excavation works which require consideration.

Tree T1

3.2 Tree T1 is the only tree which will be directly affected by the proposed landscaping works in the rear garden of 54 Oakley Square, London, NW1. The tree is very small and is offering no amenity value to the landscape. T1 is a young fig (*Ficus carica*) tree inappropriately placed in the middle of the garden. In order to implement the proposed works this tree will require removal. However, a more appropriate and better located tree can be planted at the rear of the rear garden. By providing a specimen medium tree, at the rear of the garden, a greater degree of screening and amenity value will be provided for the long term. Therefore, there is no risk of damaging tree roots during excavations for this tree as it is proposed for removal.

Trees T2 & T3

3.3 Tree T2 is a mature Horse Chestnut tree which is structurally sound and located in the neighbouring property, 55 Oakley Square. The tree's DBH (diameter at breast height) has not been measured due to its location in the neighbouring property. The tree is located approximately 14 metres from the property and approximately 8 metres from the closest point of excavations within the garden of No. 54 Oakley Square. The excavations required within the rear garden are very unlikely to affect the roots of this tree in the neighbouring property both due to distance and by virtue of the fact that there is a long established boundary wall between the two sites, which will have contained a significant amount of anchorage roots. In addition, the tree's lean and dominant buttress roots from which the root system (tension side) will radiate, is in the opposite direction to that of the excavations.. However, as a precautionary measure the following points should be adhered to:

Excavation Guidelines

- No roots larger than 25 mm in diameter can be severed without prior consultation with the Local Authority Tree Officer and / or an appointed arboricultural consultant.

- If significant tree roots are discovered during excavations, hand dug techniques may be required to ensure that damage does not occur.
- During the construction process care should be taken to ensure that no heavy plant comes into contact with any part of the trees in the neighbouring properties. The boundary walls surrounding the garden of No.54 Oakley Square must remain intact to ensure that this protection remains throughout.
- Spillage from chemicals/hazardous materials must be avoided at all times. The mixing of chemicals should be carried out no closer than 6 metres from trees T2 and T3. In order to adhere to this, such procedures should be carried out within the garden of No. 54 Oakley Square only.

3.4 Tree T3 is a mature London Plane tree located within the rear garden of No 53 Oakley Square, London, NW1. The tree having been surveyed from No.54 Oakley Square appears to be structurally sound. It has been cyclically crown reduced to a high pollard point. These works have last been carried out approximately 6-8 years ago. This tree is located at least 15 metres from the property and at least 10 metres from the closest point of excavations in the rear garden of No. 54 Oakley Square. As with Tree T2, the excavations required within the rear garden are very unlikely to affect the roots of this tree in the neighbouring property both due to distance and by virtue of the fact that there is a long established boundary wall between the two sites, which will have contained a significant amount of anchorage roots. However, as a precautionary measure the above points should be adhered to at all times.

3.5 Therefore, the only tree to be affected by the proposed works is T1 which has been scheduled for removal. The neighbouring trees are unlikely to be affected for reasons as explained above. With close adherence to the above guidelines regarding excavations, the landscaping works can be carried out without detriment to the amenity value or structural integrity of the two neighbouring trees.

4. Recommended Tree Works Specification

T1: Fig: Fell and grub out

T2: Horse Chestnut: No action required at present

T3: London Plane: No action required at present

5. Appendices

Appendix A

Arboricultural Impact Survey for:

**Land to rear of
54 Oakley Square
London
NW1 1NJ**

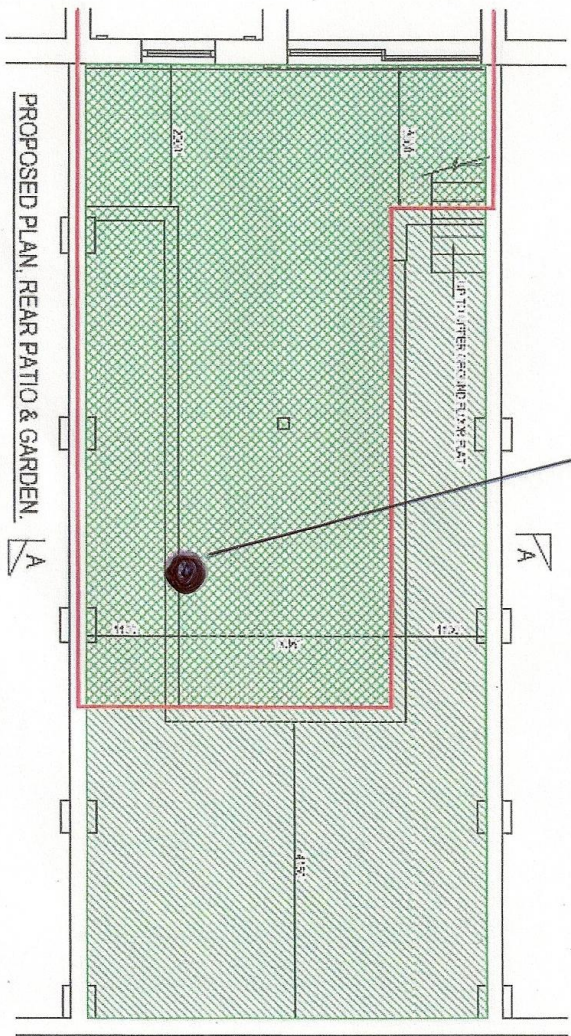
Site	54 Oakley Square, London, NW1 1NJ			Date	03/02/2012			Survey by	Marcus Foster			
Age Range	Y - Young, EM - Early Mature, M - Mature, FM - Fully Mature, V - Veteran											
Visual Condition	G - good, F - Fair, P - poor, D - dead/dying/dangerous											
Height/Crown	Approximate measurements (a)											
Distance from property	Approximate measurements (a)											
Growth Potential	L - Low, M - Medium, H - High - Determined by existing size of tree and its mature size potential											
Water Demand	L - Low, M - Moderate, H - High - As specified by NHBC Chapter 4.2											
RPA / Retention category	BS5837 (2005) Recommendations											
Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Age Class	Visual Condition	Growth Potential	Water Demand	RPA (m)	Retention Category grading	Comments	Recommendations
T1	Fig	3	60	1	Y	G	G	L	n/a	R	Tree is a young tree, offering no amenity value and inappropriately placed in the centre of the garden	Fell and grub out
T2	Horse Chestnut	16	n/a	9 (a)	M	F	F	M	n/a	C.1	Mature specimen located in neighbouring property. Tree is structurally sound and has been cyclically crown reduced.	No action required at present
T3	London Plane	18	n/a	10 (a)	M	G	G	M	n/a	C.1	Mature specimen located in neighbouring property. Tree is structurally sound and has been cyclically crown reduced.	No action required at present

Appendix B

Proposed Site plan* for:

**Land to rear of
54 Oakley Square
London
NW1 1NJ**

***Trees plotted on this map are not to scale**



Concept Engineering Consultancy
 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

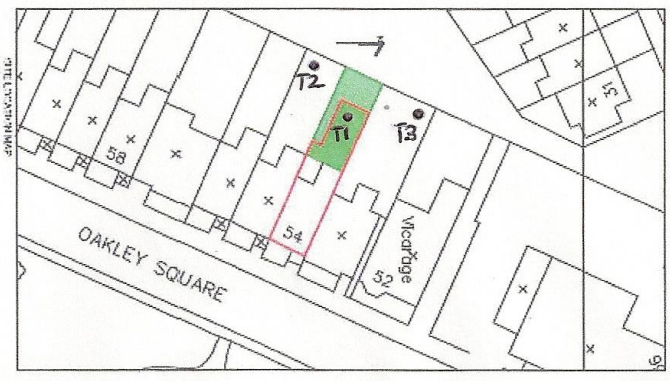
G HALE

54 OAKLEY SQ. CAMDEN
 NW1 1NJ

TRANSFER OF GARDEN
 LAND MAP

NO.	DATE	BY	REVISION

DATE	BY	REVISION
15/01/2010	AD	1985
05	A	



Appendix C

**Site Photographs Taken:
3rd February 2012**

**Land to rear of
54 Oakley Square
London
NW1 1NJ**

Tree T1 as viewed from within land to the rear of 54 Oakley Square



Tree T2 as viewed from within land to the rear of 54 Oakley Square



Tree T3 as viewed from within land to the rear of 54 Oakley Square



Report prepared by Marcus Foster
Custom Cutters Tree Specialists Ltd

February 2012