DURAMEN CONSULTING Ltd

chartered foresters *and* consulting arboriculturists

Institute of Chartered Foresters
Registered Consultant

Consulting Arborist Society.com
PROFESSIONAL MEMBER

ARBORICULTURAL ASSESSMENT

AT

41 Camden Mews
LONDON
NW1 9BY

CLIENT:

Ms Desley Gregory
41 Camden Mews

Ref: 874

Date: 4 September 2008

CONSULTANTS:

Duramen Consulting
Wren's Cottage
Charing Heath Road
ASHFORD
Kent
TN27 0AU

Tel: 01233 713466

www.duramen.co.uk

Table of Contents:

1	INTRODUCTION	2
2	RESULTS OF TREE SURVEY	2
3	ARBORICULTURAL IMPLICATIONS ASSESSMENT	3
4	TREE PROTECTION PLAN	3
5	TREE DATA	5
APPENDIX 1 - NOTES ON THE TREE SURVEY AND ITS LIMITATIONS		9

1 Introduction

1.1 Duramen Consulting have been asked to provide arboricultural advice with regards to a proposed extension to 41 Camden Mews. The property already has planning permission for a roof extension (2007/1197/P granted in June 2007) but the current proposal is to extend the property on the northern side.

1.2 The property lies within the Camden Square Conservation Area. As far as is known no tree preservation orders apply to the property or to adjacent properties.

1.3 The piece of land on which the development is proposed has been transformed in recent years. About 10 years ago it was derelict and overgrown as a site surplus to the requirements of Railtrack (it overlies a railway tunnel). Since acquiring a lease and now the freehold of the land the current owner has nurtured the area so that it now contributes positively to the street scene.

2 Results of Tree Survey

2.1 A number of trees grow on or near the property. The locations of the significant trees are shown on the 3W plans provided with this report.

2.2 At the front of the plot one False Acacia (*Robinia pseudoacacia* 'Frisia') and a poor quality eucalyptus (species not determined) grow. Both are visible from the public road although the Acacia is clearly much larger and more significant from a landscape point of view, especially during summer months.

2.3 All trees including the Acacia at the front of the property were planted 9 years ago by the current owner and their character is testament to the efforts of the owner to ensure their successful growth and survival thus far.

2.4 Further back near the rear boundary with 194 Camden Road two larger *Eucalyptus* and a sycamore grow. The precise

location of these trees has not been determined but it is considered that they will not be affected by the proposed building works, even taking the need to store building materials and machinery during construction. As a result no further details of these larger trees are provided.

2.5 Trees in other properties in Camden Mews make a varied contribution to the street scene. The plot to the north of No 41, currently occupied by a retail garage, faces Camden Road and the rear is screened by a number of Leyland cypress, with the potential to grow much taller, a number of well developed *Buddleja* and mid sized *Ailanthus*.

2.6 Properties to the south have a cherry tree overtopped with vines at No 35 and an Acacia/Albizia at No 12. No 37 ("The Tree House") has a large *Ailanthus* dominating its rear garden.

3 Arboricultural Implications Assessment

3.1 The footprint of the proposed lateral extension at No 41 extends some 4.8 metres and will clearly overlie the location of the Acacia tree and thus this tree will need to be removed. However the planting location of the poor quality *Eucalyptus* will remain unaffected as around 4.5 metres of the northern end of the plot will remain as a parking area.

3.2 Removal of the *Eucalyptus* is proposed and replacement with a standard Acacia tree is proposed. On the basis that it will grow as quickly as the existing tree, the existing street scene should be substantially recreated in a few years time.

4 Tree Protection and Landscape Plans

4.1 It is proposed that no tree protection fencing is required. The existing *Eucalyptus* tree can remain in place until after building works are completed. Tree removal will be undertaken once all heavy machinery and other potential means for soil compaction are removed from the site. The *Eucalyptus* stump can be ground out soil suitably excavated to allow new root growth.

4.2 A standard sized *Robinia pseudoacacia* 'Frisia' will be planted in a location nearby the existing Eucalyptus in the first planting season following building completion.

4.3 The tree will be suitably maintained to ensure survival. If the tree dies within the first five years it will be replaced with another specimen of similar size and condition.

DURAMEN CONSULTING - BS 5837 TREE SCHEDULE

Client: **Site:** **41 Camden Mews**

Date of survey: 26 August 2008 **Arboricultural Consultant/surveyor: JH**

Tagged: No **Weather/Light:** Moderate Overcast Dry

Ref. number (T, S or G)	Species (Common + Scientific)	Height (m)	Stem diameter (cm)	Branch spread (m)		Height of crown clearance (m)	Age class	Physiological condition	**Structural condition (pole, forks, wounds, decay, dead wood)**	**Other Comments (ivy, competing crowns; open grown)**	Estimated remaining contribution (years)	Growth Potential	Category grading	Bat roost potential	RPA radius
1	Robinia pseudoacacia	10	15	N	3.5	3	m	typical	fork @ 2m, possibly weak, with wire incorporated; full examination not possible		10-20	low	B2	low	
				E	3.5										
				S	3.5										
				W	3.5										
Description of tree: Single stem; Straight, Codominant stems;										Management Recommendation					
2	Eucalyptus	7	15	N	3	4	m	poor - thin crown	one sided growth of crown	to be removed	<10	low	C2	low	
				E	3										
				S	3										
				W	3										
Description of tree: Single/Dual/Triple/Multiple stem; Straight/Leaning (N,E,S,W); Codominant stems;										Management Recommendation					
3	Ceanothus	4	7	N	1	1.5	m	typical	wired to wall - possibly unstable?	not a material constraint	10-20	low	C2	low	
				E	1										
				S	1										
				W	1										
Description of tree: Single/Dual/Triple/Multiple stem; Straight/Leaning (N,E,S,W); Codominant stems;										Management Recommendation					

Age: Y-Young; M-Middle Aged; MT-Mature; OM-Over Mature; V-Veteran

Health: Good, Fair, Poor, Dead

Remaining Years: <10, 10-20, 20-40, >40

Category: A: High - Light Green; B: Moderate - Mid Blue; C: Low - Grey; R: Remove - Red

001

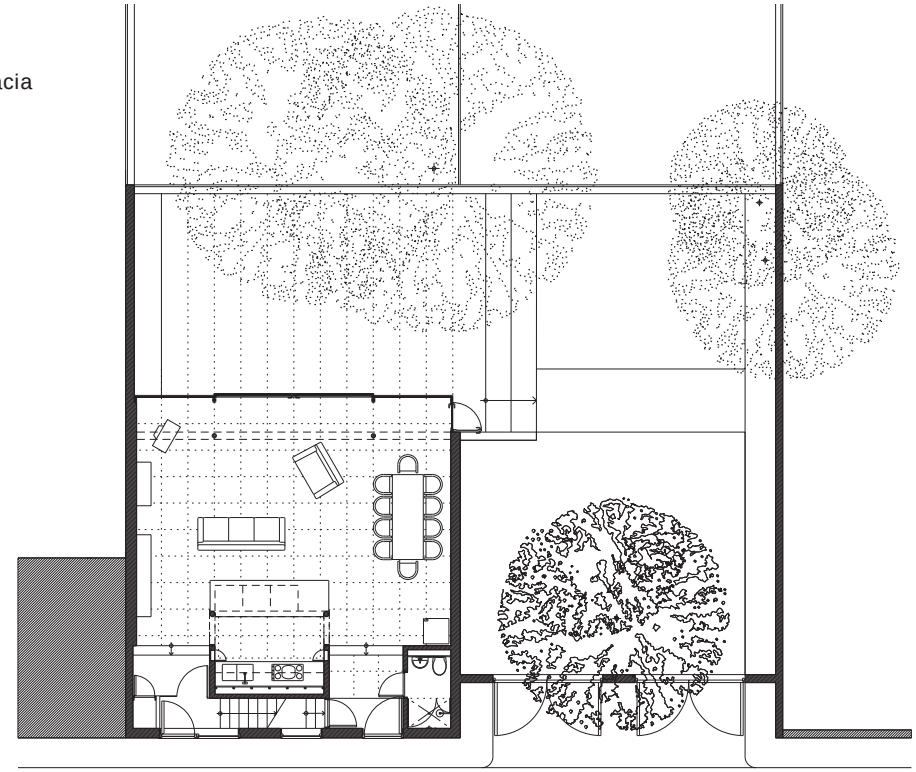
Existing Condition

KEY FACTS:

Tree Speccies: Robinia Pseudoacacia
False Acacia

Age: 9 years old

Planted by current owner



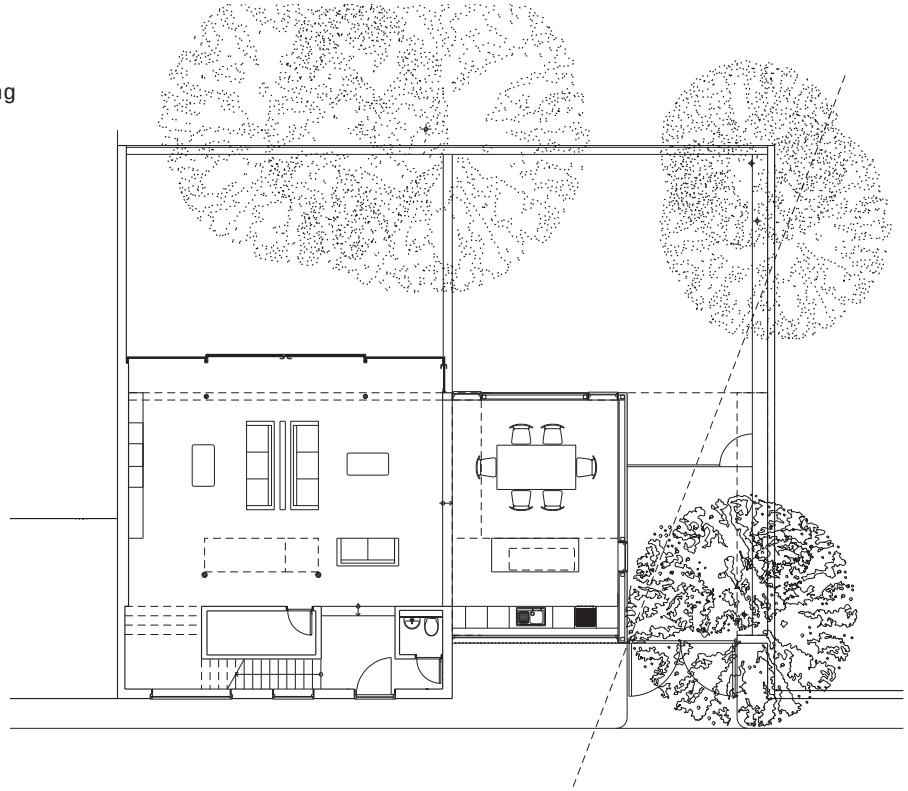
Existing Floor Plan showing location of Robinia

Existing Elevation showing location of Robinia

Key Street views

PROPOSAL:

Removal and Replacement planting



Proposed Floor Plan showing location of replacement planting

Proposed Elevation showing location of replacement planting

Appendix 1 - Notes on the Tree Survey and its limitations

Tree Number: T (individual tree)
G (group of stems, possibly of coppice origin (i.e. originating from a single tree) or several trees planted together or self seeded)
S (stump of tree, normally cut at or nearby ground level)

Species: Commonly known name; Scientific name only given were of relevance if it aids identification and/or if rare/uncommon species/variety may alter value

Height: Height of a tree can be estimated with a clinometer where adequate visibility allows lines of sight to be established with both the base and top of the tree. To provide an accurate estimate of height, these sightlines should stretch to a distance from the tree at least as great as the tree is high (i.e. 20m for a 20m tall tree). In small gardens and restricted places where this is not possible, height must be estimated based on the surveyor's experience. Trees adjacent to those measured for height can be estimated for height visually. No record was made of which trees were used as reference trees. Tree heights from a ground survey (where available) can also be used as reference heights.

Stem Diameter: Larger stems which are likely to define the edge of root protection areas were measured at 1.5m above ground level with a diameter tape to the nearest millimetre. Those trees that are less likely to define the edge of the root protection area, or which were difficult to access may have been assessed visually by use of reference instruments such as tape measures or other objects of known size (e.g. a sheet of A4 paper – 21 x 30 cm). Where ivy and other vegetation such as holly, or slope or other considerations prevent accurate measurement the diameter estimate is marked with a * to show it is approximate.

Where more than one shoot grows at 1.5m above ground level, the diameter has not been measured at 1.5 m but above the root flare, normally at the narrowest diameter between 0.2 and 0.5m above the ground.

Branch spread: radial distances between the tree trunk and the end of the furthermost branches in the direction of the four cardinal compass points. Where light conditions allow these have been measured on the largest trees using a laser device to the nearest 0.1m. In most cases however, unless the crowns look visibly uneven due to branch loss or neighbouring competing vegetation, circular crowns are assumed, and only one figure is reported.

Crown Clearance: This shows the lowest point of the crown from the ground. Minor and dead branches are ignored.

Age Class: Y: Young; M: Middle Aged; MT: Mature; OM: Over Mature; V: Veteran

Physiological Condition: Good (healthy); Fair (some signs of lack of vigour and/or poor health); Poor (definite signs of lack of vigour and/or poor health); Dead

Structural Condition: Comments on structural condition are restricted to what was seen of each tree; a complete health and safety audit was NOT conducted, but where defects were observed that need further investigation a recommendation for more detailed examination may be recommended. Alternatively an annual inspection may be recommended (e.g. of a roadside tree). If the tree is of little further value, removal of the tree may be recommended without further investigation suggested.

Clearly observations on structural stability and resulting recommendations may change with time. Climatic events (e.g. strong wind, drought, floods) may alter the health of trees over relatively short periods of time. Annual reassessments are recommended for most trees. Thus our assessment of structural condition should not be considered valid for longer than twelve months from the date of the survey.

Additionally, some tree structural defects may be hidden beneath ivy and other climbers or other vegetation nearby a tree. Cutting such climbers to allow its removal is recommended in most cases, even though species such as ivy may provide habitats for a variety of wildlife species.

Comments: Where action is recommended a preliminary suggestion is made. Removal of ivy may be necessary; crown pruning including removal of long or dead limbs may be necessary

in the longer term; sometimes complete tree may be suggested. The action recommended is the minimum required and may not include other factors such as the desire to keep the tree in an attractive shape or stump removal.

Estimated Remaining Life Contribution: No standardised method is recognised for making estimates of remaining life span of a tree. The estimates given are based on an assessment of health and structural condition AND the location of the tree in relation to any targets. Thus a roadside tree with a particular defect may be given a lesser life expectancy than a similar tree located deep in a rarely visited woodland.

Category Grading: British Standard 5837 (BS) suggests the use of four categories for tree quality - three for tree retention (A, B and C) and one for removal (R). For retained trees, three subcategories are suggested by the BS - arboricultural (1), landscape (2) and cultural/conservation (3). Grade "A" trees are of high quality and value making a substantial contribution with a life expectancy over 40 years. Grade "B" trees are of moderate quality and value making a significant contribution with a life expectancy over 20 years; Grade "C" trees are of low quality and value with a life expectancy over 10 years or young trees with a stem diameter less than 150mm.

Category "R" trees are recommended for removal due to serious, irremediable structural defects or health conditions.

Bat Roost Potential: Bats and their roosts are protected by law. Trees by their very nature have structures that may allow bats to shelter or roost in them. These include cracks in bark, ivy growth and crevices and cracks that may develop over the lifetime of a mature tree. Reasonable care must be taken whilst undertaking any tree work to identify the presence of bats and/or bat roosts. Work must stop if any are found and advice sought from an appropriately licenced person. This column is marked "Y" where any feature of a tree has significant potential to harbour bats and thus extra care should be taken before undertaking tree works to the tree. This might involve a survey of the tree, possibly including a climbing inspection, by a competent licenced bat worker.