

# Second Application to Redevelop 16A Lyndhurst Gardens. NW3 5NR Tree Report 1111

- 1. This report is guided by paragraph 3.2.3 of British Standard 5837 (2005) "Trees in Relation to Construction" (BS).
- 2. This report is prepared by Tim Price M.Arbor.A. Relevant experience is listed at the end of this document.
- 3. Housebuilders Vabel are submitting their second application to re-develop no 16A, a recent application having been withdrawn
- 4. Tretec's instructions are from Vabel and include:-

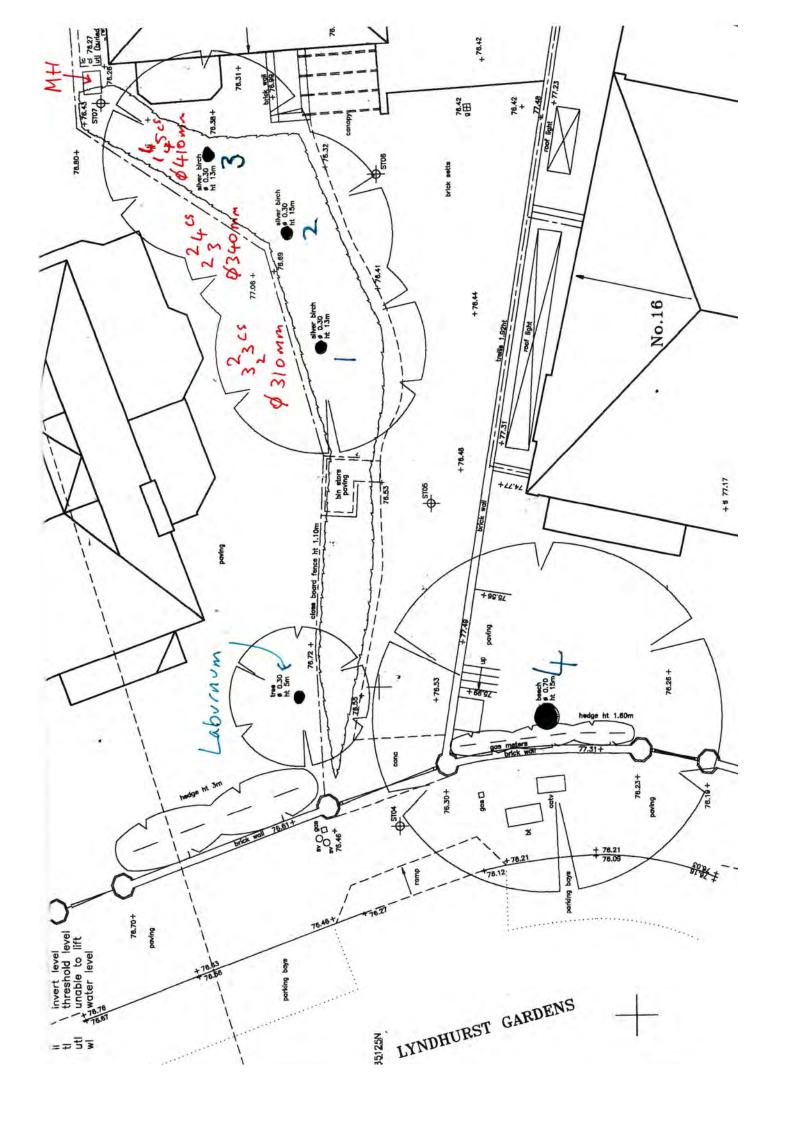
Comments on representations to the first application.

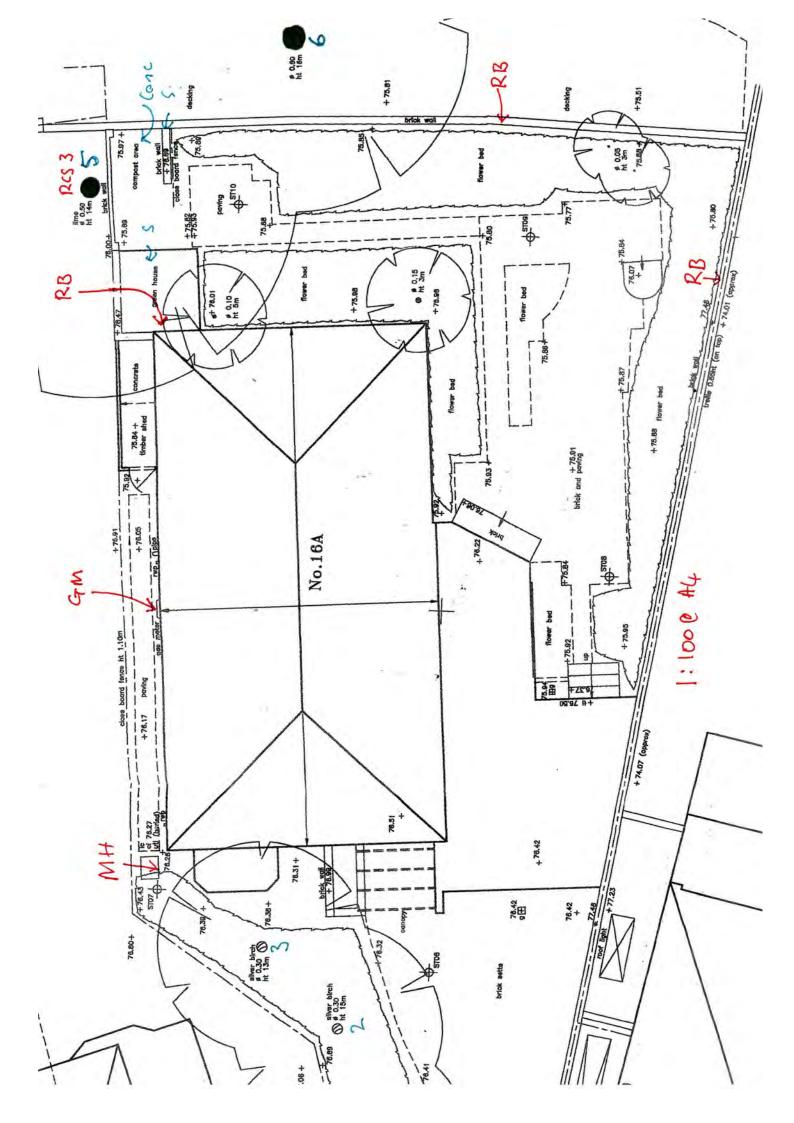
Assessment of trees on and adjacent to the site.

To give builders practical advice as to how to protect retained trees from unacceptable damage during construction.

- 5. Prior to the present application, a site meeting took place at no 16A on 29.07.11. Present at the meeting were the Local Planning Authority's (LPA) Arboricultural Officer, representatives of neighbours who had expressed concerns about the previous application, the applicants and their arboriculturalist.
- 6. At the time of the first application neighbours had commissioned an arboricultural report from Landmark Trees. This report focused on trees which are outside the curtilage of no 16A.
- 7. Included in the Landmark report is a suggestion for root investigations.
- 8. The LPA's tree interest related entirely to roots.
- 9. Prior to the site meeting Vabel commissioned a root survey. Roots exposed by an airspade were visible to both the LPA and the representatives of the neighbours on 29.07.11.
- 10. The LPA are satisfied that the **only** area where roots attached to **neighbour's** trees are significant is the north eastern corner of the site. These roots are roots that have all of the characteristics of Lime. This Lime is in the garden of no 18.

- 11. It is agreed with the LPA that there will be no <u>excavation</u> for a basement within 6 metres of this Lime excepting where there is an existing dwelling footprint.
- 12. It is noted that good notice was given in order that neighbour's arboriculturalists could attend the meeting.
- 13. Neighbours had commissioned a report from Stark Consultants in addition to the Landmark report. The Stark report intimated that significant trees would be removed in order to build the first application. This was not correct. No questions were raised at the site meeting regarding any vegetation removal within the curtilage of no 16A to the east of the present house.
- 14. The Landmark report intimated that shading had not been considered. It is noted that there is a house presently on site in which any householder could raise this perceived issue with his neighbours. The Landmark report has avoided the positive energy benefits afforded by trees cultivated by householders.
- 15. The Landmark report intimated that aphids may be an issue with Lime trees. The owners of the Lime or the adjacent school have not approached the LPA with requests to prune because of this perceived issue. It is noted that the present proposal has a green roof.
- 16. The Landmark report intimated that pruning of the Lime would be necessary in order to implement the first proposal. It is noted that the Lime requires pruning in any case. The southern crown of the Lime is presently touching the roof of no 16A. Owners of no 16A could abate this nuisance stating an exemption in the Tree Preservation Order. However the LPA would consent to pruning the southern crown of the Lime along the guidelines in the present **BS3998**.
- 17. The conclusion of the site meeting held on 29.07.11 is that with the exception of Lime roots in the north eastern corner of the site, no tree which belongs to a neighbour represents any kind of planning constraint to the redevelopment of the site. This conclusion is based on site investigations which have highlighted presently visible evidence. This visible evidence has been made available for any interested party to see.





## The Present Proposal

- 18. The two pages above contain extracts of the site topographical survey, (drawing no. 19780A-1).
- 19. Trees assessed in this application include.

## Neighbours Trees on road frontage.

Laburnum - not significant in planning or conservation area terms.

T4 - Beech - significant visible root barriers to site, historic change in contour to the immediate north within the curtilage of no.16. More recent building works to southern boundary of no 16A within the curtilage of no.16. The crown of this tree is not preventing the owners of no. 16A from proper use of their drive.

# Neighbours Trees to the east of the garage door.

- T5. Lime- roots within the curtilage of no. 16A, improvement of rooting environment outlined in paragraph 30 below. Lifting of southern crown presently required.
- T6. Norway Maple in the grounds of St. Christophers. No roots within the curtilage of no.16A. No pruning required.

Not plotted on survey- Cherry in the garden of no.16. Not significant in planning or conservation area terms.

## Trees in Applicants Ownership.

When no. 16A is redeveloped it would be desirable to **retain** two trees on site, both Silver Birch, (**T1 & T2**). The Birch are part of a group of three, the easternmost will be removed.

The retained Birches have a stem diameter of 310mm T1 and 340mm T2. They have a radial crown spread in the region of 3 metres. The trees are between 12 and 16 metres tall. The Birches are in the second third of their useful lives and are functioning normally when compared to similar trees in similar locations.

They would be regarded as "category B" trees as described in table 1 of the BS.

- 20. The present application takes into consideration concerns over massing and orientation which arose in the first application. The present application moves the footprint slightly more to the west. The previous application proposed to retain all of the three Silver Birch.
- 21. At the site meeting with the LPA's arboriculturalist and representatives of neighbours the Birches were considered in wider landscape terms. It was agreed that the removal of the eastern Birch would not change the appearance of the site from Lyndhurst Gardens. The two remaining Birches would also be clearly visible from the east. It was suggested that the removal of the easternmost Birch would benefit the long term prospects of the remaining two.
- 22. Tree Protection measures for Birches during the construction phase
- 23. The **stems** of the Birches can be protected from mechanical damage during building works by a temporary fence. The bulk of the **roots** of the trees are protected by existing **paving**.
- 24. The position of the temporary fence is shown on an extract of the proposed site layout plan below with a red line marked **TPF** (tree protection fence).

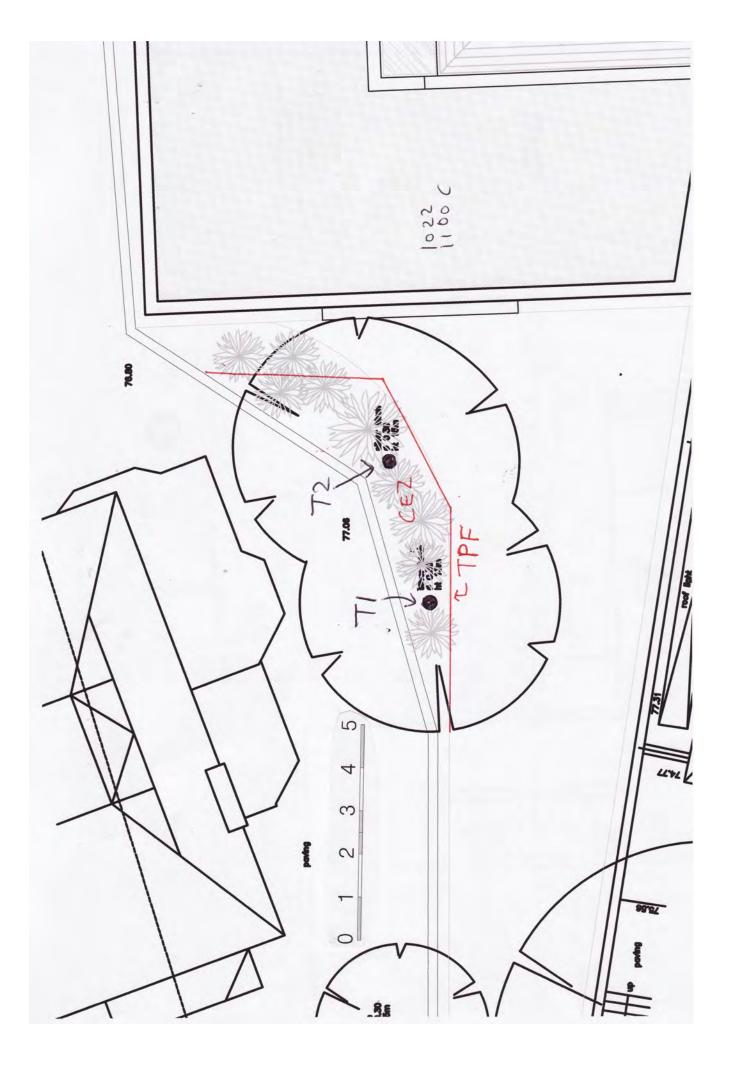
The TPF will be assembled after vegetation clearance works and prior to any demolition.

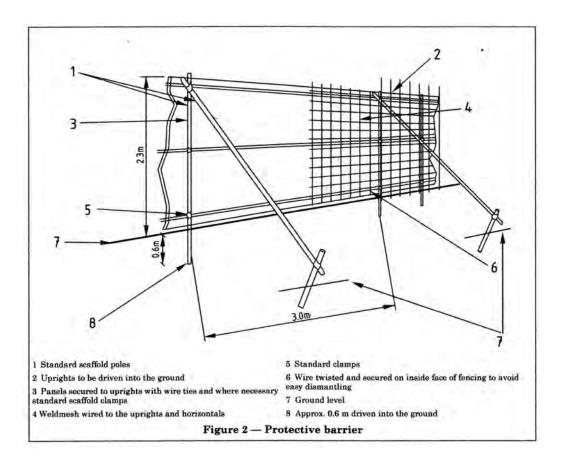
The TPF will stay in place until all major construction works are completed.

This type of fence can double as a site security fence.

The area enclosed by the TPF is the self explanatory "construction exclusion zone" (CEZ) in which there will be no activity connected with building works.

25. The existing drive surface will stay in place until completion of major construction works. It is recommended that when the drive is repaved this is the very last job to be done. Removal of the old sets and their replacements should be carried out by hand. Joints should not be cemented in order that the drive is porous.



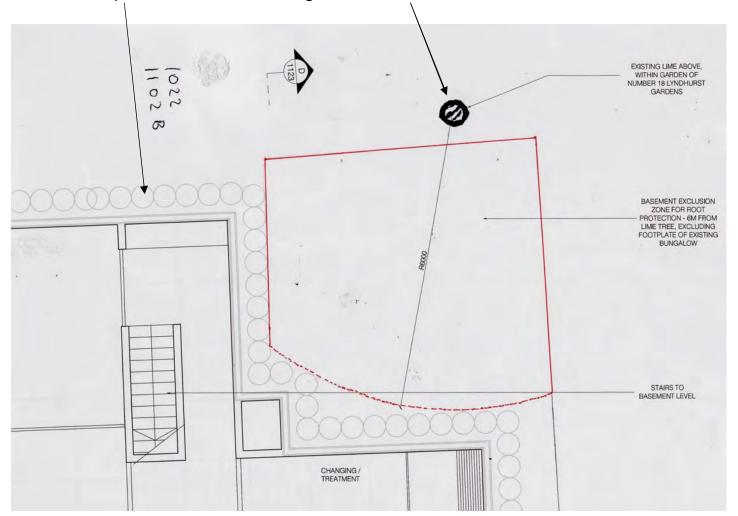


#### Paragraph 9.2.2 of BS5837

"In most cases, barriers should consist of a scaffold framework in accordance with Figure 2 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 m. Onto this, weldmesh panels should be securely fixed with wire or scaffold clamps.

Weldmesh panels on rubber or concrete feet are not resistant to impact and should not be used".

- 27. <u>Tree Protection measures and amelioration for Lime (T5) roots during the construction phase</u>
- 28. Roots adjacent to older foundations are often claimed to be a nuisance, modern piling techniques ensure these claims will not arise.
- 29. The extract of the present application site layout plan below shows the position of basement piles in relation to the neighbour's Lime.



- 30. Prior to air spading for root investigation in the north eastern corner of the site a considerable amount of concrete pad had to be broken up by hand. The eastern end of the northern boundary wall is not on conventional foundations but is built on top of this concrete pad. This has allowed the neighbouring Lime (T5) in the garden of no. 18 to grow roots southwards and within the curtilage of no. 16A. These roots are at a depth of circa 500mm.
- 31. There are further built structures in this north eastern corner which will have to be fragmented and removed by **hand** prior to construction.
- 32. This area will then be covered with a layer of wood chip to a depth of 250mm to protect the underlying ground (& known roots) whilst it settles. This woodchip will compost during the construction phase and can be mixed with topsoil prior to landscape planting.

- 33. The present proposal is advised by all previous representations. Retained trees are protected during construction and will benefit from an increased availability of rain water.
- 34. The proposal is consistent with the aims and intentions of BS 5837.

Tim Price M. Arbor. A

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### Tim Price. M. Arbor. A

Founder and committee member of the Cornwall branch of the Arboricultural Association.

Forty years professional hands on experience with tree work.

Exam qualifications include Higher National Diploma from the Royal Agricultural College and the Arboricultural Association's Technician's Certificate in Arboriculture.

Developed and patented a street tree shelter and invented the hollow grinding method for sharpening chipper blades.

Prior to Tretec experience with tree companies and on estates, these included stints in the East Midlands and Scotland.

Tretec was started in Cornwall by Tim Price in 1981 and is now in its  $30^{th}$  year. Tretec became a limited company in 1987.

Tretec has successfully carried out most practical aspects of tree work and many are still carried out to our specifications by contractors.

These include:-

Woodland ,landscape and urban planting. Semi-mature tree transplanting.

Establishment maintenance, weed control, formative pruning and woodland thinning.

Timber marketing. Mobile sawmilling.

Arboriculture - including dismantling of large trees.

All aspects of pruning including roots. Cable and rod bracing. Stump grinding & stump removal. Root investigations. Aerial inspections. Decay detection & diagnosis.

On the basis of hands on experience.

Development site advice includes:-

Historical research.

Cataloguing trees and advising as to tree related constraints/assets.

Showing how retained trees can be protected from mechanical damage during construction.

Providing planting specifications.

Releasing planning conditions.

Providing evidence for planning appeals.

Several of Tretec's clients have over a quarter of a century of our input, latterly, editions of of ordnance survey maps show our woodland plantings.