

# 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 basement beneath the existing property Radlett House together with associated lightwells and a front garden basement to link that to an approved scheme for the demolished pool house.

An assumption is made that will need to be tested that considers the boundary wall between Radlett House and adjacent trees in Primrose Hill has acted as an impediment to tree root development.

With tree root development modified as assumed the scheme will have negligible effects on trees save the loss of one low grade Pear of very limited amenity value.

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## Appendices

- 1 Qualifications and experience
- 2 Tree schedule and Plan

## 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 basement beneath the existing property and front garden to link to that of the previously consented pool house.
- 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:
- Proposed ground floor plan ref EVJ\_011 of May 2011 rev C
  - Proposed basement and sub-basement plans ref EVJ\_010 of May 2011 rev B
  - Proposed sections plans ref EVJ\_012 of May 2011 rev B
- 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 refer to LB Camden ref 2010/6316/P permitting erection of a 2 storey plus basement outbuilding (the pool house).
- 1.5 **Scope of this report:** This report considers a new proposal to form a basement beneath the existing property with an intermediate front garden basement with soil-over linking this to the consented pool house scheme (2010/6316/P).

## 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.
- 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 Elsworthy 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 assumed to have had an influencing effect on tree root development.
- 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 (except one C2 grade Pear) however, there is an assumption that the footings of the boundary wall between Radlett House and Primrose Hill has had an influencing effect on tree root development. The assessment below is divided into three subject areas: formation of lightwells, formation of basement beneath the existing property and formation of basement beneath the front garden.
- 3.2 **Formation of light-wells to the existing main residence:** Three lightwells are proposed of which one to the rear of the property NE corner (footprint area of approx. 6m<sup>2</sup>) and one to the front SE corner (footprint area of approx. 24m<sup>2</sup>) are in proximity to trees. The impact of formation of these lightwells on tree roots is considered to be low due to the limiting effect on radial root development of the boundary wall between Radlett House and Primrose Hill. The lightwells occupy a small proportion of the RPA of each tree and were roots to be encountered the loss of area would be such so as to have a negligible effect on tree health. The lightwell to the northern elevation are likely to be formed by hand excavation associated with underpinning the property and can be constructed without the need for piling equipment or undue concern for crown damage. The retaining wall to the front lightwell is considered likely to be formed by contiguous piles and therefore in the area beneath the canopy of T5 a segmental auger will be required with a low mast height not to exceed 4m. Reinforcing steel will need to be lowered into each formed pile hole in segments and can therefore spliced as appropriate at joints.
- 3.3 **Formation of basement to Radlett House:** Radlett House is of recent construction and whilst the depth of footings is not known these are considered to be substantial to accord with current building regulations. Formation of basement beneath the property would be by the process of hit and miss sequencing whereby hand dug pins are formed directly beneath existing footings in sections of 1m width. No effect is considered to arise by formation of this basement to the abortive or below ground parts of trees and therefore there are no arboricultural implications.
- 3.4 **Formation of front garden basement link to permitted pool house basement:** Whilst the assumption made earlier regarding the limiting effect on root development of the boundary wall gives rise to a view that basement formation will have low arboricultural impacts on the trees in Primrose Hill, it is anticipated that LB Camden arboricultural Officers will require this to be substantiated to their satisfaction. This could be undertaken during the course of planning and would likely be in the manner of a tree root friendly excavation by airspade and vacuum excavation. Notwithstanding it can be further assumed that basement retaining wall formation will be by contiguous piling and in order to achieve this without harm to the above ground parts of trees a segmental auger will be required to keep mast height low against the boundary.

There is within the front garden area a mature Pear shown as T1 which it is considered will have to be removed due to the proximity of the piling line of the 2 storey deep element of the basement in its vicinity. This tree is graded C2 and has no public amenity and it should not stand to impede an otherwise acceptable scheme.

Capadocicum Maple T2 is proposed to be retained and as per my notes of 22<sup>nd</sup> November 2010 submitted in association with now consented scheme 2010/6316/P was to be subject to a small incursion into RPA of 12m2. The scheme now proposed entails an additional 14m2 incursion in two small areas around the unadjusted squared RPA however this area is to be replenished with top-soil on completion and so there will be no sterilising effect to the potential development of tree roots as long as there is connectivity between new soils and virgin soils. Capadocicum Maple is hardy and able to tolerate some disturbance around the roots and so with substantial and fit for purpose tree root protection, possibly backed up with irrigation and cultural benefits of mulching, this tree is unlikely to be adversely affected by the proposals.

## 4 SUMMARY

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

- A tree root investigation is required to test the assumption that the boundary wall between Radlett House and Primrose Hill has limited radial root development. This is to be by air spade and vacuum excavation under arboricultural supervision.
- Notwithstanding the results of such an investigation, formation of lightwells to the existing property covers a small area within which of roots are found their loss is highly unlikely to be detrimental to tree health.
- Formation of basement beneath the existing property will have nil effect on trees or their roots.
- Pear tree T1 is proposed to be removed but is of low grade and significance. Its loss can be mitigated in a scheme of landscape planting.
- Cappadocicum Maple T2 will incur a small encroachment into its RPA however this is a hardy tree and with appropriate protection during the course of works and on completion with provision of soil over the basement this tree can be retained without prospect of harm.
- A scheme of tree protection integrated to a construction method statement will be required and will rely, amongst other things, on controlled use of augers to ensure no overhead crown damage to trees, use of protective barrier and ground protection around T2 and provision of good quality soil over the basement an allied cultural improvements to better growing conditions.

## 5 OTHER CONSIDERATIONS

- 5.1 **Trees subject to statutory controls:** As the trees described covered at least by the Elsworthy Conservation Area designation it will be necessary to consult the council before any pruning works other than certain exemptions can be carried out.

ARBORICULTURAL SUBMISSION  
RADLETT HOUSE  
RADLETT PLACE  
LONDON  
NW8 6BD  
OCTOBER 2011

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



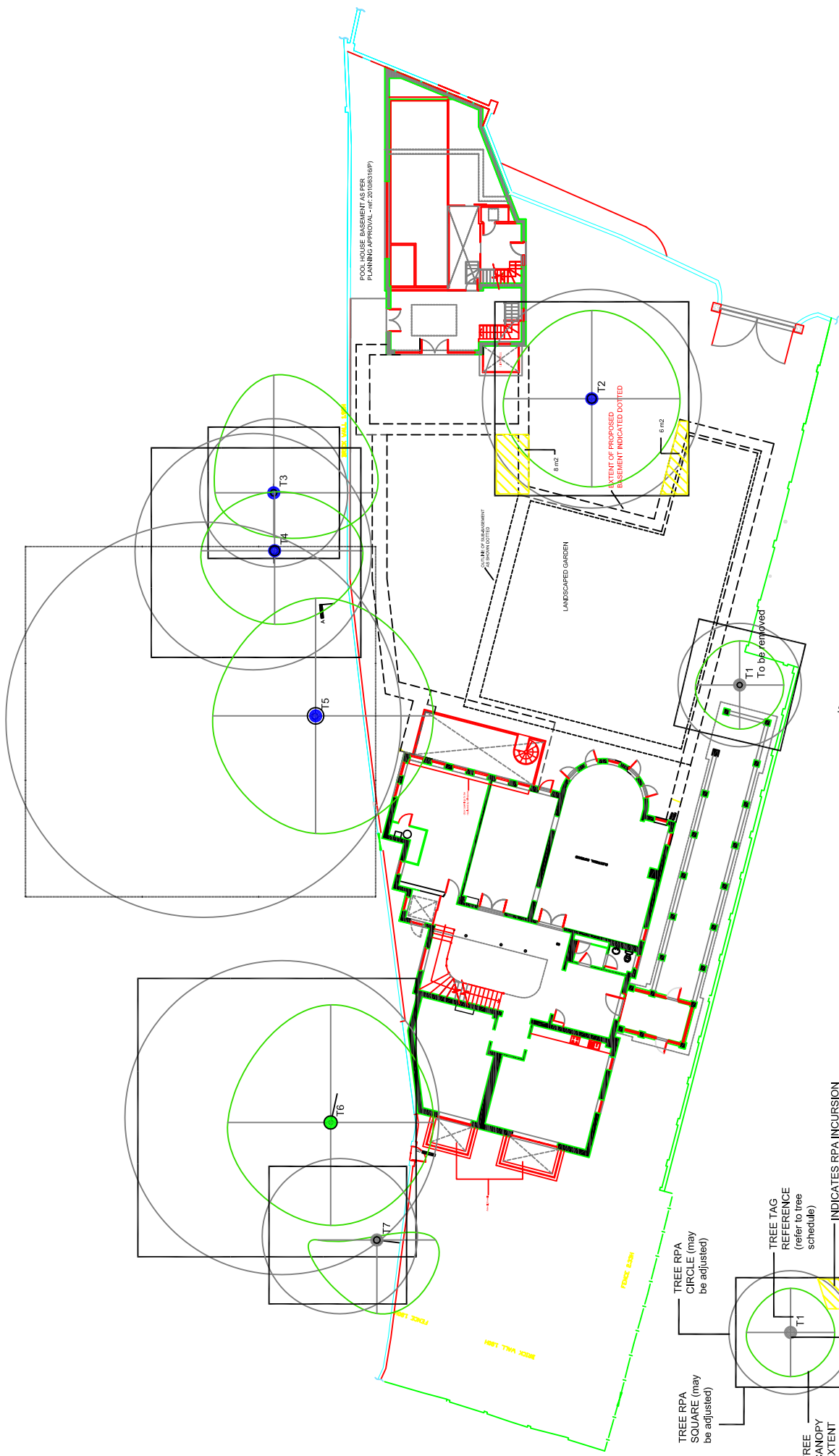
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APPENDIX 2

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

No Pages: This Plus 2

Tree Projects BS 5837 Survey. Schedule of trees at: Radlett House																		
Date: October 2011																		
Weather: Dry and bright															last filter column			
Tag	Name	Latin	DBH	Stem Cnt	Height	Low C/Hgt	Nth	East	Sth	West	Age	Life Phys. Exp	BS Cat.	Comments	Prelim. Mgt Recom.	RPA m2	RPA radius	RPA square
T1	Pear	Pyrus	350	1	8	4	3	3	3	3	M	20-40 F	C2		Crown clean	55.4	4.2	7.4
T2	Cappadocian Maple	Acer cappadocicum	620	1	17	3	6	6	6	6	M	>40 G	B2	Tree in Primrose Hill. Canopy dimension estimated. single stem with developed basal suckers ( coppice growth from previous fell?)	Crown clean and lift to 4.5m	173.9	7.4	13.2
T3	Sycamore	Acer pseudoplatanus	420	1	17	0	4	8	7	3	MA	>40 G	B2			79.8	5.0	8.9
T4	Ash	Fraxinus excelsior	670	1	18	3	5	4	6	5	MA	>40 G	B2	Tree in Primrose Hill. Ivy on stem. previously reduced	Crown reduce 20%	203.1	8.0	14.3
T5	London Plane	Platanus X hispanica	1120	1	20	4	7	8	8	8	M	>40 G	B2	Tree in Primrose Hill aprox 3.5m from boundary wall,	Crown lift over garden to 5m and to clear property by up to 3m.	567.6	13.4	23.8
T6	London Plane	Platanus X hispanica	890	1	26	4	7	8	7	7	M	>40 G	A2	Tree in Primrose Hill. 7m from boundary wall.	Prune to clear property by up to 3m.	358.4	10.7	18.9
T7	Ash	Fraxinus excelsior	440	1	15	3	4	0	4	5	MA	10-20 P	C2	Tree in Primrose Hill. Canopy dimension estimated.. Decay present on stem. Major bark wounding on stem.	Crown reduce 20%	87.6	5.3	9.4



RADLETT HOUSE 2 STOREY BASEMENT SCHEME Radlett House, Radlett Place, London NW8 6BD	Drawing Ref: Radlett DB-TPP		
	Date: 01-10-2011	Revision:	Scale: DNS
			M: 07788 726 720
TREE SCHEDULE PLAN OVER PROPOSALS	TREE PROJECTS LTD		
	The Maisonette, 22 Old Park Avenue		
	London SW12 8RH		
		E: treeprojects@hotmail.com	

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 may need to be verified by tree root friendly exploratory investigation by air spade/ vacuum as overseen by an arboriculturist.

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