**TC/1-38-2754**

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LIMITED

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# R E P O R T

**on the impact on trees**

**of proposals for development**

**at**

**18, Prince Arthur Road, London, NW3 6AY**

**(7th April, 2011)**

**Registered Consultant of the Arboricultural Association**
John Cromar, Dip. Arb. (RFS), F.Arbor A.

REGISTERED
CONSULTANT

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## 01
## Introduction and Instructions

**I am instructed by Stuart and Margaret Rowson to make an assessment of tree amenity value and condition of trees, at 18, Prince Arthur Road, London NW3 6AY, and of the impact of a proposal for development (a basement extension) on such trees. Accordingly, I visited the property on 30th March, 2011 in order to carry out an inspection.**

## 02
## Limitations



**02.01**
**This is primarily an arboricultural report. Whilst comments relating to matters involving built structures or soil data may appear, any opinion thus expressed should be viewed as qualified, and confirmation from an appropriately qualified professional sought. Such points are usually clearly identified within the body of the report.**

**02.02**
**This is not a full safety survey or subsidence risk assessment survey. These services can be provided but a further fee would be payable. Where matters of tree condition with a safety implication are noted during an inspection they will of course appear in the report.**

**02.03**
**Inherent in tree inspection is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk, such risks being commonly accepted if the associated benefits are perceived to be commensurate. Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits. It will be appreciated, and deemed to be accepted by the client, that the formulation of recommendations for all management of trees will be guided by the cost-benefit analysis (in terms of amenity), of tree work that would remove all risk of tree related damage.**

## 03
## Notes

**03.01**
**PLANS**
**1-38-2754/P1 gives an approximate representation (in plan) of actual crown form, and is intended to indicate the relationship of neighbouring trees to each other, and should be read with the comments on crown shape and tree value in TREE DETAILS appended. The plan gives a quick reference assessment of value as per section 4 (table 1) of BS 5837:2005. Assessment of value in the TREE DETAILS table appended is, in accordance with British Standard 5837:2005 'Trees in relation to construction - Recommendations' related mainly but not exclusively to the criterion of *visual value to the general public*. The Standard**

**recommends a way of classifying trees when assessing their potential value in relation to proposed development. Some surveys may not include any trees of one or more categories. Table 1 suggests categories 'R', 'C', 'B' and 'A' , in ascending merit. 'R' (RED crown outline on plan) category trees are dangerous \ low value trees that would require removal for safety or arboricultural reasons. 'C' (GREY crown outline on plan = uncoloured) category trees are of no particular merit, but in adequate condition for retention. 'A' category trees (GREEN crown outline on plan) are vigorous trees of good form, of particular visual importance: 'B' (BLUE crown outline on plan) category are good trees but may be of slightly poorer form or be not sited as importantly as 'A' category trees. See TREE DETAILS appended. Category Assessment appears in column 10. This standard also provides a way of determining an area (see TREE DETAILS column 7) – the RPA – root protection area - around the trunk of the tree in which protective measures should be used in order to prevent significant damage to trees. (There are various ways of achieving this. A simple way is to use exclusion fencing, but other methods have been shown by established use to be very effective.)**

**03.02**
**TC/1-38-2754/P2 shows proposed retained trees and is colour-coded to indicate where arboricentric methods are proposed during the construction process.**

**04**
**Sources and Documents**

**Ground level inspection.**
**Supplied plans refs: 1003 AP 01, 1003 AP 02, 1003-S01, 1003-S02.**

**05**
**Appraisal**

**05.01**
**AMENITY / SCREENING BY TREES AND SHRUBS**
**Trees of some amenity value stand both at front and rear of the property. Those at the rear are of less general public amenity value, as they are scarcely if at all visible from fully public viewpoints, but are of significant local screening value to occupants / owners of 18, Prince Arthur Road.**

**05.02**
**TREES AND LAYOUT - POTENTIAL FOR CONFLICT WITH ROOTS**
**(Details appear in the tree detail table appended.) The figures in columns 6 and 7 in the tree details table appended indicate the root protection area ('RPA'), and typically the basic exclusion fence position.**

**05.03**
**An assessment as per BS5837:2005 section 5.2.4 has been carried out in connection with all trees to be retained. (This section requires that site conditions, tree mechanics, etc., are taken into account in determining the likely**

**position of roots.) In this case trees to be retained can be adequately protected by exclusion fencing and other measures as indicated.**

**05.04**
**FOOTING DESIGN**
**No encroachment on the RPA of any retained trees is entailed. In view of the above I conclude that no special footings are needed from the arboricultural perspective.**

**05.05**
**PERCEPTION OF TREES**
**The proposed front extension will be artificially lit, with some natural lighting via a light well proposed to the front of the existing building and new windows in the NE elevation. The proposed studio flat will thus be dual lit. Retained trees are located to the SE of the existing building and proposed extension.**

**05.06**
**In respect of the rear extension, retained trees lie to the NW of the existing building and proposed extension. A new window in the NE elevation is proposed. The nearest part of any retained tree at the rear is 6m from the proposed extension.**

**05.07**
**In my view the proposed extensions to the property have been designed so as to minimize shading inconvenience. In view of the above I conclude that shading by trees has been considered (as section 6.3.2 of BS 5837:2005 recommends) and appears not significant.**

**05.08**
**As noted above the trees, especially to the rear, are of significant local screening value to occupants / owners of 18, Prince Arthur Road. Processing by the LPA of any application from future owners for permission to carry out tree work will no doubt be carried out with due regard for good arboricultural practice and according to British Standard 3998:1989. In any appeal that might arise against refusal of LPA consent to reduce inappropriately, or fell trees, common arboricultural criteria to those of the LPA would be used by any specialist tree inspectors of the Planning Inspectorate, and thus the trees would in my view be thus protected against inappropriate work. I consider that any such notional issues are very likely to be dealt with appropriately as no doubt in the past they have been within the Borough, as such tree/building juxtapositions are far from rare.**

**05.09**
**SUPERSTRUCTURE AND TREE APPRAISAL - TREE PRUNING**
**I note from the elevation drawings supplied that no conflict with the crown of retained trees will occur.**

**05.10**
**LANDSCAPING**
**In this case landscaping plays no significant role in providing for future local amenity : a replacement for the decayed *Rhus typhina* is proposed as indicated as replacement tree 'A' on plan 1-38-2754/P2 , a *Magnolia x loebneri* 'Merrill'.**

**05.11**
**SUPERVISION**
**Supervision by an arboriculturist is a desirable (but not always essential) element of site development where trees are present and to be retained. Good communication between site agent and arboriculturist can reduce the need for such a measure. I propose that this takes place at key points in the construction process, and additionally whenever required by the architect or LPA. These key stages are as per method 1 in section 06.02 below.**

**05.12**
**PUBLISHED GUIDANCE IN RELATION TO TREES AND DEVELOPMENT**
**In conserving trees on development sites, expected best practice is as per guidance in B.S. 5837 : 2005 (Section 3.1.1) :**

**"The retention of trees of an inappropriate size or species may be resented by future occupiers, and no amount of legal protection will ensure their retention and survival"**

**05.13**
**The advice of central government Department of the Environment Circular 36/78 (Welsh Office Circular 64/78) 'Trees and Forestry' paragraph 76 is :**

**"Consideration of how proposed development will fit in with preserving [these] trees will usually mean more than merely deciding which trees are on the immediate site of buildings etc. Layouts may require careful adjustment to prevent trees which are to remain from causing unreasonable inconvenience to future occupiers; leading inevitably to a request for consent to fell."**

**05.14**
**The above advice appears to have been considered in formulating proposals for development.**

**05.15**
**CONCLUSION**
**I conclude that the construction proposed, subject to recommendations outlined below, will not be injurious to trees to be retained, nor will require any trees of significant public amenity value to be removed.**

## 06
## Tree Protection Proposals

**06.01**
**TREE PROTECTION - GENERAL**
**It is highly important to tree health and vitality that construction activities are carried out strictly in accordance with the tree protection methods specified. A single traverse of a root protection area by a mechanical excavator can cause SIGNIFICANT and PERMANENT (albeit temporarily invisible) damage to trees. Such machinery, including piling rigs, shall be kept at ALL times outside the root protection areas as indicated in the tree details table appended, and/or shall be**

**subject to SPECIAL METHODS below. Fences to protect trees shall be respected as TOTAL EXCLUSION fences. Hence, before any site activity, including demolition, the fence lines shall be complete. Protective fencing and any temporary protection of ground surfaces will have to be removed in due course to allow finishing of landscaping, paving, etc., but this shall not take place until all need for vehicular access to the site has passed, and shall be agreed with arboriculturist / planners on site during progress of works.**

**06.02**
**TREE PROTECTION – SPECIAL METHODS 1-7**

**PLEASE READ WITH PLAN REFERENCE 1-38-2754/P2, APPENDED.**
**PRE-CONSTRUCTION**

**Method 1 : Supervision by an arboriculturist shall take place at key points in the construction process, and additionally whenever required by the architect or LPA. These key stages are :**

1) **At site possession by contractor, outline all tree protection measures with site agent and resolve any issues arising. Ensure protective fencing is erected and completed as proposed. Ensure any site huts, mixing sites for mortars, disposal-to-skip sites, etc., are located appropriately, and sign off.**
2) **Approve timing of removal of protective fencing (post main phase) and sign off.**

**Method 2 : Tree protection fencing shall be erected, consisting of 'Heras' type fencing (weld-mesh panels), each section securely attached to uprights driven at least 0.6m into ground, as per the layout as shown on the plan (pink lines). The standard rubber supports ('elephant's feet') shall not be used. Timber tree protection 1.8m high shall be erected around the trunk of retained tree 2, consisting of hoarding of manufactured board and uprights, no part of which is to be attached to the tree.**

**Method 3 : Tree work shall be in accordance with good arboricultural practice, to BS 3998:1989 'Recommendations for tree work', and to standards set within the Arboricultural Association's 'Standard Form of Contract and Specifications for Tree Work', 1996.**

**CONSTRUCTION PHASE**

**Method 4 : Tree protection fencing shall be maintained, consisting of 'Heras' type fencing (weld-mesh panels), each section securely attached to uprights driven at least 0.6m into ground, as per the layout as shown on the plan (pink lines). The standard rubber supports ('elephant's feet') shall not be used.**

**Method 5 : This method shall apply after completion of main build only. Soil handling of any kind within the root protection areas shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. Screened**

**topsoil (to BS3882:2007- multi purpose topsoil) shall be laid to a maximum depth of 100mm as required.**

**Method 6 : Replacement tree 'A' shall be supplied exactly as specified - a *Magnolia x loebneri* 'Merrill'. The tree shall be short-staked, tied with proprietary tree tie, and mulched to 100mm depth and 0.75m radius from trunk.**

**Method 7 : In addition to the above, careful general operation and site handling shall be observed as outlined at 06.03 below.**

**06.03**
**GENERAL TREE PROTECTION METHODS**

**A) No fires shall be made on any part of the site, or within 20m of any tree to be retained.**

**B) No spilling or pouring of fuels, oils, solvents, tar shall be made on any part of the site.**

**C) No spillage or discharge of wet mortar or concrete shall be made on any part of the site.**

**D) No storage of materials shall be made within the protective fences.**

**E) No breaching or moving of the protective fences without the approval of an arboriculturist.**

**F) Services, if planned to be laid in the root protection areas, (and which notionally appears unnecessary in this case) shall be laid using trenchless 'no dig' methods or by hand dug trenches to avoid cutting major roots.**

**G) Alterations in levels within the tree protection fence areas shall be avoided.**

**06.04**
**It is recommended that acceptance of the recommendations in this report is demonstrated by, for example, the architect specifying in writing to the building contractor that tree care conditions apply in execution of the contract, and by an estimate or written undertaking from the contractor to the architect demonstrating that the practical aspects of observation of such recommendations have been priced in.**

**07**
**General**

**If conflicts between any part of a tree and the building(s) arise in the course of development these can often be resolved quickly and at little cost if a qualified arboriculturist is consulted promptly. Lack of such care is often apparent quickly and decline and death of such trees can spoil design aims and can of course affect saleability, and reflect poorly on the construction and design personnel involved. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of the finished development.**

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**7th April 2011**
**Signed:**

**John C. M. Cromar,** **Dip.Arb.(RFS) F.Arbor A.** **01582 808020 / 07860 453072**

**APPENDICES**

**08**
**Tree details**

## TREE ASSESSMENT AND ROOT PROTECTION ZONES

| No. | Tree | Height range (m) | Multi-stem (MS)? | Trunk / stem count dia. (mm) | Radius of RPA if circle | Root Protection Area (RPA) ($m^2$) | Comments | Life Expectancy | Assessed BS 5837 Value Cat. |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 1 | field maple | 10 | | 220 | 2.64 | 21.90 | | 40+ | B2 |
| 2 | ash | 11 | | 220 | 2.64 | 21.90 | Good form but damaging the front wall. | 40+ | B2 |
| 3 | *Forsythia* | 4.5 | MS | 150 | 1.50 | 7.07 | Shrub. | 10-20 | C2 |
| 4 / 4a | *Rhus typhina* | 3 | | 140 | 1.68 | 8.87 | Strong lean. Decayed trunk. One smaller stem , likely a root sucker, also heavily leaning. | <10 | R |
| 5 | elder | 5.5 | | 220 | 2.64 | 21.90 | Shrub; strong lean. | 10-20 | C2 |
| 6 | wild cherry | 11 | | 390 | 4.68 | 68.81 | Good form. | 40+ | B2 |
| 7 | wild cherry | 9.5 | | 150 | 1.80 | 10.18 | Dominated by 6. | 40+ | C2 |
| 8 | apple | 9 | | 260 | 3.12 | 30.58 | Useful screening tree. | 10-20 | C2 |
| 9 | birch | 10 | | 300 | 3.60 | 40.72 | Useful screening tree. | 10-20 | C2 |

**09**
**Schedule**

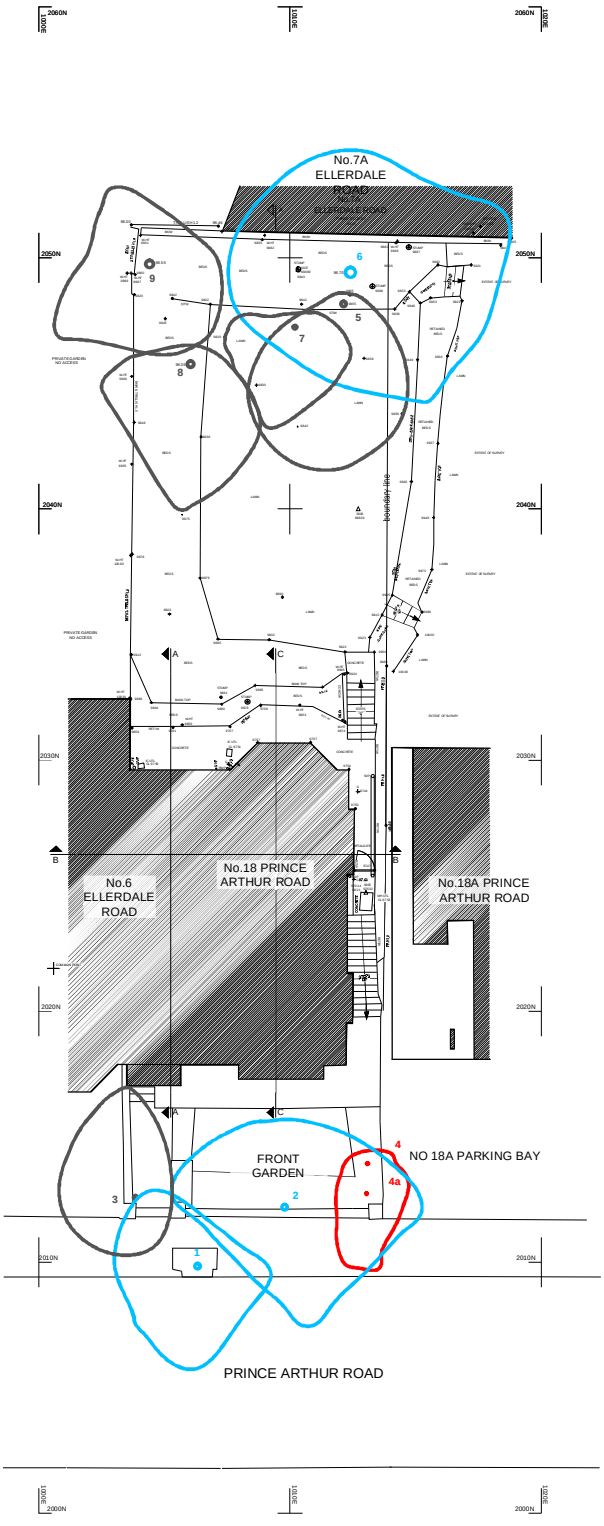
***Trees at 18, Prince Arthur Road, London NW3 6AY***

**Please read in conjunction with plan 1-38-2754/P1.**

| No. | Tree | Height range (m) | Multi-stem (MS)? | Trunk / stem count dia. (mm) | Comments |
|---|---|---|---|---|---|
| **4 / 4a** | ***Rhus*** | **3** | | **140** | **Remove including stumps.** |

**10**
**Plans**

**1-38-2754/P1**
**1-38-2754/P2**

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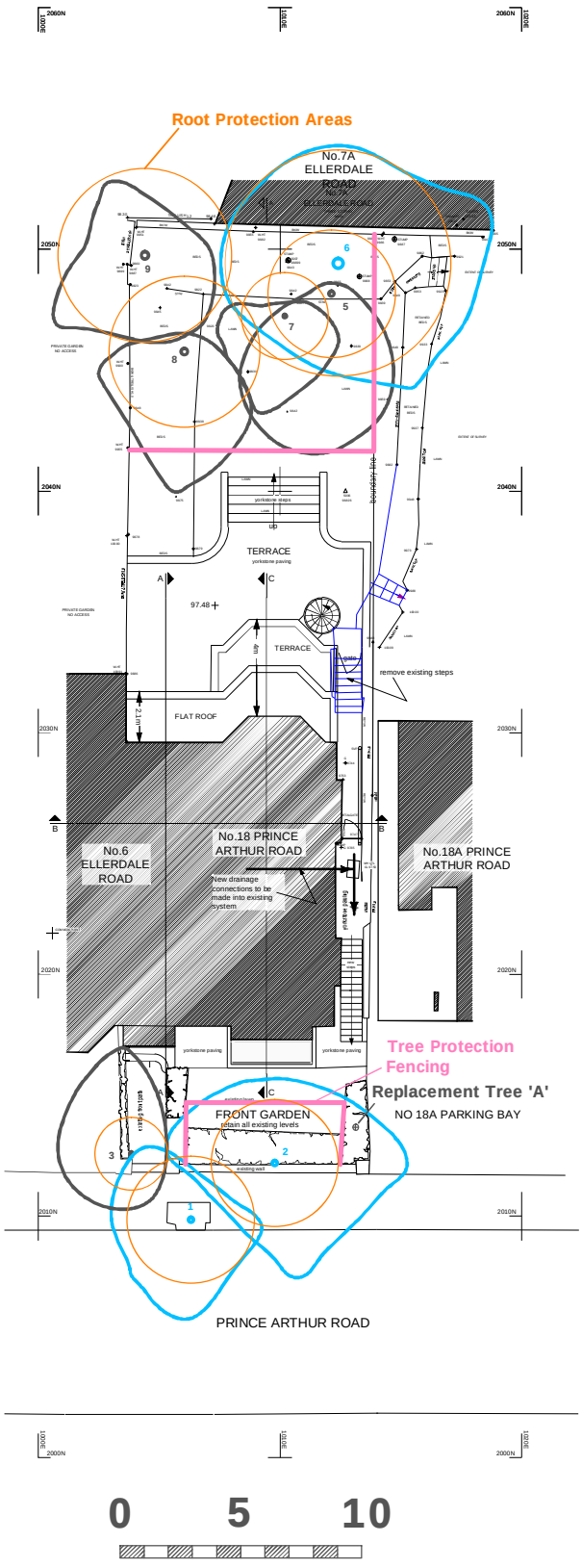
**TREE VALUE ASSESSMENT**
as per BS5837:2005

for full details of
tree value see report
reference TC/1-38-2754

**18, Prince Arthur Road,**
**London, NW3 6AY**

based on A D Horner drg. 1003/S01
supplied

**ref: 1-38-2754/P1**
1:200 scale @ A3
Apr 2011





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**TREE RETENTION**
**and**
**TREE PROTECTION MEASURES**

for fuller details of protection measures see report reference **TC/1-38-2754**

**18, Prince Arthur Road, London, NW3 6AY**

based on drg. 1003/AP01 supplied

**ref : 1-38-2754/P2**
1:200 @ A3 scale
Apr 2011