

Arboricultural Development Report

8 October 2010

[0040]



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If this report has been released electronically the appendices referred to herein can be found in the annexed zip folder/s as .pdf or .dwg files. If this report has been released in hard copy the appendices will be bound into the back of this report. Plans may be annexed separately as A1 or A0 copies where a bound-in A3 copy is not appropriate.

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Executive Summary

This report describes the extent and effect of the proposed development at 29 Lancaster Grove, London, NW3 4EX (“site”) on individual trees and groups of trees within and adjacent to the site.

Trees within and adjacent to the site have been surveyed by Arbtech Consulting Ltd using a methodology guided by British Standard 5837:2005 ‘Trees in relation to construction – Recommendations’ (“BS5837”).

Subsequently, this report has been produced, balancing the layout of the proposed development against the competing needs of individual trees and groups of trees within and adjacent to the site. This report comprises all of the requisite elements of an arboricultural implications assessment, method statement and supporting plans.

Checklist for submission to local planning authority:

Tree survey	<input checked="" type="checkbox"/>
Tree constraints plan	<input checked="" type="checkbox"/>
Arboricultural implications assessment	<input checked="" type="checkbox"/>
Arboricultural method statement	<input checked="" type="checkbox"/>
Tree protection plan	<input checked="" type="checkbox"/>

This report and its appendices follow precisely the strategy for arboricultural appraisal intended to provide local planning authorities with evidence that trees have been properly considered throughout the development process.

It is the conclusion of this report that the overall quality and longevity of the amenity contribution provided for by the trees adjacent to the site will not be adversely affected as a result of the local planning authority consenting to the proposed development.

General Information

Client: Mr Pierson Austin

Site: 29 Lancaster Grove, London, NW3 4EX

Agent (if applicable): Coffey Architects Ltd

Report author: David Greenwood

Brief proposal description: Construction of garden studio

Planning application reference: N/A

Documents referred to:

Document	Reference
Topographical survey drawing	N/A
Proposed layout drawing	No ref
Landscape master plan drawing	N/A
LPA pre-app comments	N/A
British Standard 5837:2005	“BS5837”

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Tree Survey

Date: 07.10.10

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed, though may form part of the survey's management recommendations. Measurements were taken using specialist tapes, laser and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e. not in relation to the proposed development*).

Land use: The site is currently occupied as residential.

Topography: The site is generally level.

Locality: The tree cover and quality in the locality is generally good and typical of such a residential area, the trees often comprising linear groups extending along rear gardens between adjacent rows.

Relative amenity value: The trees surveyed do contribute to a degree to the landscape amenity of the site and immediate locality.

Condition, age and species diversity: The general condition of the trees was normal, with only minor defects noted.

Status: No statutory protection check has been performed.

Further information: A full schedule including the survey data of all individual trees and groups of trees surveyed can be found at Appendix I.

Arboricultural Implications Assessment

There are a number of issues to be addressed in an arboricultural implications assessment, and broadly these are as follows –

- The effect and extent of the proposed development within root protection areas (RPAs) of retained trees;
- The potential conflicts of the proposed development with canopies of retained trees; and
- The likelihood and reasonableness of any future remedial works to retained trees, beyond

Development Footprint & Below Ground Constraints

#s T1 – T5 and S1

These trees will be retained and protected as part of this the development.

To minimise the ground disturbance within the RPAs, the proposed studio will comprise a light weight structure thereby minimising the necessary foundations. In order that the foundations have the absolute minimal impact upon the RPAs, an engineered solution (where RPA incursion exists), sensitive to the continued requirements of tree roots will be installed. This is to comprise either a piled or concrete pad foundation which will consist of the smallest practical size and least number of locations possible for the situation. A raised ground beam will then be installed. The foundation design is to be submitted and approved by the LPA prior to the commencement of development.

The further minimise the impact upon the RPAs, the excavations for the foundations will be carried out by hand to a maximum depth of 1000mm; any exposed roots can then be carefully pruned.

A specification for invasive works is summarized in the Arboricultural Method Statement (AMS) and illustrated on the Tree Protection Plan (TPP).

To fully protect the RPAs from construction processes, ground protection measures will be installed prior to commencement of construction. These ground protection measures will ensure the RPAs are protected to the fullest standard. A specification for ground protection can be found in the AMS. The precise alignment of ground protection is illustrated in the TPP.

The existing site boundary is sufficient to protect the off-site trees from the encroachment of construction materials / traffic.

Where utilities are proposed then tracing a route using an Air Knife/Air Spade under the supervision of Arbtech Consulting Ltd will ensure no significant roots are severed or damaged.

Development Footprint & Above Ground Constraints

Incremental to the tree survey's management recommendations (for public safety and not in respect of the development), the following remedial tree works are proposed to ensure no damage occurs to retained trees during construction of the proposed development.

Canopy prune	<ul style="list-style-type: none">• T2 - Crown lift over site to give a minimum of 4.5m clearance from ground level• T3, T5 and S1 – Prune back to boundary
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Development Footprint & Future Tree Works

No issues arise in relation to light/shading of the site as a consequence of the development as no windows of the proposed building are unreasonably shaded by the retained trees. The leaf litter and minor twig debris is not oppressively burdensome to cope with and does not render the proposed development unsafe.



Arboricultural Method Statement

Tree Works

For reasons of public safety, all tree works referred to herein must be carried out prior to any site personnel commencing works or any building materials being delivered.

Summary of Tree Works

Tree or Group Reference #	Remove	Canopy	Other
T2		Crown lift over site to give a minimum of 4.5m clearance from ground level	
T3, T5 and S1		Prune back to boundary	

Prohibition

- Mechanical digging or scraping is not permitted within a defined root protection area.
- Fires are not permitted within 10.0m of any vegetation.
- Machinery, plant and vehicles are not permitted to be washed down within 5.0m of vegetation.
- Leaning objects against or attaching of objects to a tree is not permitted.
- Chemicals and materials are not to be transported, stored, used or mixed within a root protection area or within areas cordoned off by protective barrier fencing.

Specification for ground protection

Ground protection shall be installed prior to the commencement of construction as per the TPP.

This ground protection is to remain in situ for the entire duration of the development. Ground protection will be sufficient to allow for the passage of foot traffic, it shall comprise a double layer of scaffold boards atop a layer of wood chips (to a depth of 100mm) laid onto a geotextile.

Specification for invasive works

A sensitive engineering solution is to be implemented, to minimise the impact upon the RPAs. This is to comprise either concrete pads or piles with a raised ground beam. These are to consist of the smallest practical size and least number of locations possible for the situation. The foundation design is to be submitted and approved by the LPA prior to the commencement of development.

Sensitive excavations will be necessary to allow for the installation of the approved foundations whilst minimising the impact upon the RPAs. The excavations are to be conducted manually, to a maximum depth of 1000mm, with the use of hand tools only. Any exposed roots will then be root pruned. Roots whilst exposed should be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes. Roots should be pruned back, preferably to a side branch, using a proprietary cutting tool such as bypass secateurs or handsaws, making a clean cut of a smaller diameter wound as possible.

Where rooting volume is encountered >25mm in diameter, the advice of the consultant is to be sought and agreed to by the council.

Site Monitoring

The development's tree protection is to be monitored by Arbtech Consulting Ltd, who will be retained to record and report observations to the council at appropriate intervals. As a suggested minimum, the company should visit once to brief site personnel prior to any works commencing; once per month during the development.

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Authored by – **David Greenwood** [Arboricultural Consultant]

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