

48 b Netherhall Gardens
Proposed New House

Planning, Design and Access Statement

5 Tree Report

- On Site Meeting with Tree Officer
- Tree Report

On Site Meeting with Tree Officer

On 29.10.09, a meeting was held at 48B Netherhall Gardens with Tom Little, Camden Tree Officer. An outline of the project was discussed including proposals for the demolition of the existing building, the formation of a basement, changes to the footprint of the existing building at front and back, and minor changes to the levels in the front garden to suit level parking and entry in accordance with the Lifetime Homes Standards. The site was inspected generally and three relevant trees were identified: the two limes to the front garden, and the birch to the back garden. Below is a summary of the discussion and conclusions:

The Two Limes to the Front Garden

- These two trees are subject to a Tree Protection Order.
- The tree has been pollarded regularly in the past. Subject to approval in the normal way, it would be appropriate to pollard it again.
- An assessment of the root protection area must be made. This is relevant to both the footprint of the proposed building, the running of services, the landscaping in the area, and the management of the site during construction.
- The standard method of measurement at 1.5 m above ground level is not applicable due to branching and large branch scars at low level on the smaller and larger trees respectively. The root protection zones in this instance are determined by measuring the circumferences of the trees at a level just above the spread of the roots. The diameter of the tree is then calculated. The radius of the root protection zone is 10 times the diameter of the base of the tree. This radius is measured from the centre line of the tree.
- The excavation of a basement in line with the historic building line is likely as this would appear to fall outside the root protection zone. Detailed measurement and calculations are required.
- If excavation for foundations or a basement is proposed inside the root protection zone, then a Tree Report would need to be prepared by a qualified arboriculturalist. Trial pits would be dug and the minimum reasonable distance would be determined. Suitable methods and techniques of excavation and construction would be specified. All would be subject to approval.
- The excavation of a light well within the root protection zone to serve the basement would be unlikely as this would probably compromise the tree. It might be possible to step the excavation, but this could only be determined through a full Tree Report and the necessary approvals.
- The existing drive is constructed of mass concrete with quarry tile pavers. Drainage and services are run under the drive. The maintenance of this general arrangement in the proposed house appears acceptable.
- The existing drive will serve as the means of access to the site during construction. This should provide good protect the roots of the tree. Further details on the protection of the tree and the root protection zone are required prior to construction.
- Minor changes to the level of the drive and the new pedestrian walkways in accordance with the level access requirements of The Lifetime Homes Standards were discussed. It is unlikely that these changes will impact adversely on the tree, but the details need to be set out in the planning application.
- The new configuration of pedestrian access to the house was discussed. This is designed to limit impact on and improve the root protection zone generally by replacing hard standing with permeable paving, and by replacing the large area of concrete pavers under the trees with a planting bed. It was agreed that these changes would benefit the trees.

Existing Birch Tree

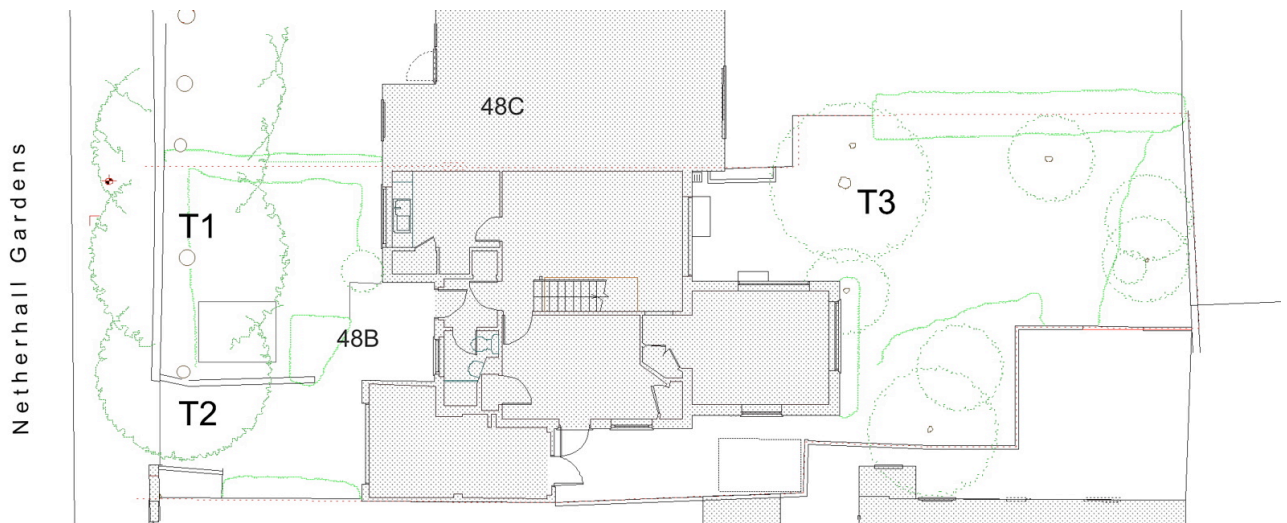
- The relation of the tree to the proposed line of the new house was discussed. The new foundations would fall inside the root protection zone of the tree.
- The tree is presently very close to the house; The foundations of the house are within the theoretical root protection zone.
- The relative importance of the tree was then discussed.

- The tree is not subject to a tree protection order, but given its size and location within a conservation area it is afforded some protection under planning. Permission would be required to remove the tree.
- The tree is in the back garden and is presently only very partially visible from the public realm.
- The garden and adjacent gardens are well planted with a number of large and medium sized trees.
- If the development of the house is approved and built the existing tree would be even less visible due to the proposed new attic storey. Consequently, removal of the tree and replacement through planting of another tree in a more suitable location would appear reasonable.

Subsequent to the above meeting some further discussion by telephone and email has occurred with both Tom Little and Alex Hutson. Further details and references have been provided on the protection of trees during construction.

Trees

See also the discussion under section 3, “Detailed Planning Matters: On Site Meeting With Tree Officer.” Following an on site inspection with the Camden Tree Officer, Tom Little, it was concluded that there were three relevant trees. These are marked on the plan T-1, T-2, and T-3.:



Site Plan with Tree Locations

- T-1:
 - Pollarded Lime Tree
 - Height: 8 metres
 - Stem Diameter: 465 mm (Note: measured just above the root flare. See section 3, “Detailed Planning Matters, On Site Meeting With Tree Officer” for details on the parameters for this calculation)
 - Root Protection Zone: 4.65 m
 - Branch Spread: 2.8 m (Note the tree has been pollarded and has a symmetrical crown).
 - Height to Lowest Point of Canopy: 3.5 m



T1

T2

- T-2:
 - Pollarded Lime Tree
 - Height: 8 metres
 - Stem Diameter: 355 mm (Note: measured just above the root flare. See section 3, “Detailed Planning Matters, On Site Meeting With Tree Officer” for details on the parameters for this calculation)
 - Root Protection Zone: 3.55 m
 - Branch Spread: 2.9 m (Note the tree has been pollarded and has a symmetrical crown).
 - Height to Lowest Point of Canopy: 3.5 m



T3

- T-3:
 - Birch
 - Height: 9.25 metres
 - Stem Diameter: 280 mm (Note: measured at 1.5 m agl)
 - Branch Spread Measured at the Cardinal Points: N=2.8 m, E=4.1 m, S=3.3 m, W=2.5 m.
 - Height to Lowest Point of Canopy: 4.5 m
- Relation of the Proposed Works to the Lime Trees T-1, & T-2 in the Front Garden
 - See also section 3, “Detailed Planning Matters, On Site Meeting With Tree Officer”
 - These trees are subject to a tree preservation order.
 - The root protection zone has been determined and is marked on the drawings.
 - Excavation for the foundations and basement of the proposed new house will not take place within the root protection zone.
 - Most of the root protection zone to both trees is presently covered by concrete or stone cobble paving. These paved areas to the front garden are largely to be removed and replaced by vegetation and minimal sized access paths of porous yorkstone paving. Where possible these paths have been located outside or at perimeter of the root protection zone and maintain present levels generally.
 - The existing drive is quarry tile on a solid concrete slab. This will be demolished and replaced with granite setts on a suitable, water permeable sub-base and geotextile. The levels of the drive are maintained generally with a nominal leveling towards the top of the drive to suit the standards

required under the Lifetime Homes Standards for level access to the house. The top of the drive is outside of the root protection zone.

– The reduction in paving, the use of permeable paving, and the increase in planted areas to the front garden should all improve conditions for the lime trees.

- Protection of the Lime Trees During Construction:

- The tree and root protection zone are to be protected during construction in accordance with BS 5837:1991 “Guide for Trees in Relation to Construction.” Details are to be given to the contractor prior to the start of the works.

- Prior to the start of construction a detailed plan of the site is to be agreed which shows the configuration of the site and the protection arrangements for the trees. The plan should include details of site access, temporary accommodation, storage areas, etc.

- The proposed excavation for the foundations and basement of the new house does not enter the root protection zone of the trees. The method and procedures of excavation proximate to the trees nonetheless need to be considered.

- The root protection area is to be protected from compacting of soil with a geo-textile, and scaffolding boards in accordance with the above quoted British Standard.

- Careful site supervision is required to maintain protection to the trees throughout the course of construction.

- Birch Tree (T-3) in the Back Garden

- See also section 3, “Detailed Planning Matters, On Site Meeting With Tree Officer”

- The intention is to retain the Birch Tree, but permission is sought to remove the tree as it may not be possible or practical to do protect the tree in the proposed development. A replacement birch tree in a more suitable location is proposed.

- Careful consideration was made of the tree during the design process. The advantages of the amenity of the tree were considered against the advantages of reconfiguring the volume of the present back extension.

- The birch tree is in the back garden so views of the tree from the public realm are limited. The proposed new house has a pitched roof with an attic storey. This will further limit views of the tree from the street.

- The surrounding back gardens are very well planted with a number of mature trees.

- The back elevation to the present house is stepped. The proposed house has a straight back elevation which rationalizes the volume of the present half extension. This improves the shape and scale of the garden, reduces overlooking, lessens overshadowing and improves the outlook of the garden and adjacent gardens.

- The revised profile to the back of the house will bring the foundations of the new house very close to the existing tree (1.6 m).

- On balance removal of the tree appears reasonable. Permission is sought to remove the tree if necessary and to replace with a birch in an alternative location (see plans).