



*arboricultural solutions
to urban challenges*

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Pre-development Arboricultural Report

Site Details: 73-74, Guilford Street, London WC1.

Client Details: Marcus Cooper Group
16 Finchley Road, St John's Wood
London NW8 6EB

Instructions and scope of report:

To inspect the health and amenity of one tree to the front of the above site and assess the impact of the proposals in accordance with B.S.5837:2005 'Recommendations for trees in relation to construction' with recommendations for protective measures and work techniques for implementation of the proposed works.

Report compiled by: Jonathan Ives BSc. Hons (For) M. Arbor. A.

Date: 11 February 2009

Title: Managing Consultant

Mortgage and homebuyer surveys, planning and development, subsidence investigation, tree hazard assessment, project management, landscape and urban woodland design.



City Trees Ltd, Registered No 3989973, Registered Office Abacus House, 450 Warrington Road, Culcheth, Cheshire WA3 5QX

1. Introduction

This report has been compiled on behalf of the clients to assess the health and amenity of one tree located to the front of the site. The report should be read in conjunction with the associated tree schedule and Tree Constraints Plan. This plan shows the tree and its Root Protection Areas shown as a hatched circle.

2. Development proposals

The development proposals are as submitted by our clients architects.

In brief the proposals are for the demolition and reconstruction of the properties at no. 73-74 Guilford Street, occupying the same footprint as the existing.

3. Overview of tree to front of site and impact of development

The tree to the front of the property is a sweet chestnut. This is located on the pedestrian footway to the front of 73-74 Guilford Street. It is owned and maintained by the London Borough of Camden. The tree is in reasonable condition and is a prominent feature in the streetscene.

With regard to our clients proposals there is no potential threat to the root system of the sweet chestnut as this is contained entirely beneath the pedestrian footway (the retaining wall on the property boundary is approximately 3 metres deep thereby restricting root ingress into site).

Where there is theoretically potential for conflict is by means of direct physical damage to the crown or stem of the tree. The crown of the tree currently overhangs our client property by approximately 2 metres. To facilitate reconstruction it may be necessary to erect scaffolding to the front of the property for the duration of rebuilding works which will need to be built up from the basement lightwell. As a consequence it may be necessary for the crown to be pruned back to the property boundary prior to erection of scaffolding. (This is reasonably considered to be a common law right.)



Additional to this there is potential for physical damage to the stem of the tree whilst plant, equipment and materials are in use or transferred onto site.

4. Recommendations for protection of tree for duration of works

To prevent damage to the stem or crown of the tree it is recommended that a plywood box built around the stem of the tree. This should not be attached directly to the tree but be sufficiently sturdy to prevent any physical damage. Given that the stem of the tree is 300mm diameter it is considered that the protection should be in the region of 400mm x 400mm x 2000mm.

To prevent any damage to the crown for the duration of the works (and following any pruning back of the crown overhang as required), it is recommended that steel mesh fencing is erected at the property boundary adjacent to the tree up to a height of 5 metres (above existing street level).

5. Conclusions

The Local Authority owned tree to the front of the clients' property at 73-74 Guilford Street is a mature sweet chestnut. The tree is in reasonable condition but has been subjected to regular pruning primarily due to its proximity to a pedestrian crossing.

Proposals as submitted by our clients involve the demolition and reconstruction of the existing properties but occupying the same footprint.

Given the location of the tree there limited potential for conflict between the tree and the clients' proposals. The root system of the tree is not compromised given the layout of the existing properties but potential for damage to the stem and crown of the tree does exist. Recommendations for protection from physical damage are made which can reasonably protect the tree whilst facilitating implementation of the proposals.





Tree to front of properties summer 2008



Tree to front of properties February 2009

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