

TREE SURVEY AND PROTECTION REPORT

Location: 34 Kingstown Street, NW1 8JP

Client: Produced on behalf MSA Architects Ltd.

Date: 30th June 2008

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SUMMARY:

This report has been commissioned to survey, assess and advise on the implications and potential influence that the proposed development at the above site may have on nearby trees.

The proposed design is as shown on the current design drawings and listed on the drawing register of MSA Ltd Architects.

The survey report describes their current condition and recommends suitable maintenance work where appropriate. It also recommends measures and methodology to protect the trees where they are liable to be influenced / affected by the proposed development and to, where achievable, conform to the guidelines contained within BS 5837: 2005 Trees in Relation to Construction.

ARBORICULTURAL IMPLICATIONS ASSESSMENT:

The trees were surveyed on 18th April 2008 these trees are numbered T1 and T2 and their current status is shown in *Appendix 1*. Photographs were also taken for reference purposes and these can be found in the *attached file*. The following table describes these pictures:

Photo number	Description
1	Close up of tree T1 stem base
2	Crown of tree T1 from current house balcony
3	Stem of tree T1 showing proximity to the wall
4	Trees T1 and T2 from South aspect on Kingstown Street showing relationship to building line

Effect of the Project Proposals on Trees within the survey:

The proposed development area comprises of the whole of the current space occupied by 34 Kingstown Street NW1 8JP. There are two individual trees that could be affected by any likely development on site and these are the ones shown in the *Appendix 1* and the list below.

Tree T1 is situated in a small area of enclosed 'land-locked' ground on the West side of the proposed development site at 2.5 metres from the boundary wall of that site.

Tree T2 is situated within the existing courtyard of 34 Kingstown Street at 1.5 metres from the wall with the street.

1. Tree T1:

This tree is a self-set Sycamore that has co-dominant stems (one larger than the other) that arise from ground level with a potentially weak fork that is likely to fail within the foreseeable future. (See photo 1) The tree has grown from the base of the wall and is likely to cause damage to the wall through root heave due to

stem base proximity. This is further exacerbated by the wall only being one brick thick. (See photo 3)

The tree is in reasonable condition and offers good screening for the rear garden of 55 Fitzroy as well as the existing balcony of 34 Kingstown Street and the proposed bedroom/terrace of the new development on the site. (See survey report in appendix 1 and photo 2 and 4)

The tree can readily be retained as part of this new development with little or no detriment to its future health through careful management as recommended in the survey and by following the requirements of the Arboricultural method statement.

The foundations of the existing building extend along the West boundary of the site and are considered to be approximately 2.5 to 3.0 metres deep. This foundation is already within the RPA of T1 and any new foundation work for the proposed development will follow this same line and is therefore unlikely to have any effect on tree roots within the vicinity, which have grown since the foundations were installed.

There will be a very small incursion into the RPA in the SE segment when foundations are installed for the lower ground and lower basement areas of the new development and are unlikely to affect the health of tree T1. See tree protection plan below.

2. Tree T2:

This is a small ornamental Japanese Cherry that will be removed as part of the new development proposal for the lower ground and lower basement areas of the new development and will be replaced with a suitable ornamental species in the lower ground courtyard.

The table below shows the Root Protection Area (RPA) of the tree concerned and an indication of the estimated likely percentage effect the proposed development could have on it as indicated by the guidelines in BS 5837. Providing the methodology as described below is adopted this will mitigate any likely effects the new development works will have on the tree concerned.

** The RPA is the guideline area surrounding a tree that is considered to contain sufficient rooting volume to ensure the survival of the tree. **

TREE PROTECTION PLAN AND RECOMMENDATIONS:

Reference Standards and Regulations

BS 5837:2005

Trees in relation to construction. Recommendations

ISBN: 0580464180

Cross References: BS 3998:1989*BS 4428:1989*BS EN ISO 11091:1999*PAS 100:2005*Town and Country Planning Act 1990*Forestry Act 1967*Wildlife and Countryside Act 1981*Conservation (Natural Habitats etc.) Regulations 1994 *Countryside and Rights of Way Act 2000*Hedgerows Regulations 1997*Construction (Design and Management) Regulations (CDM) 1994*Environment Act 1994*NHBC Standards. Chapter 4.2:1999*BS 8206-2:1992*

Tree Protection Measurements:

As recommended by guidelines in BS 5837:2005

Tree Number	Tree Protection Zone (TPZ) Radius	Tree/Root Protection Area (RPA)	Percentage affect of proposal on root protection area
T1	4.0 metres	50.0 sq.metres	Minimal effect of no more than 6% as a small area of the SE segment of the RPA.
T2	N/A	N/A	N/A

Project References from MSA Ltd Architects drawing register:

** Shown separately as part of bundle from Architects.

Protection Methodology and Recommendations (Arboricultural method statement):

1. Prior to any work starting on site tree T1 is to be pruned as described in the management recommendations of the survey shown in appendix 1. Pruning is to be carried out by a qualified Arborist.
2. Where new foundation construction occurs within the crown spread of tree T1 there will need to be an engineering solution to avoid damage to the aerial parts of the tree from such as piling rigs etc.
3. Tree T1 must not be used for anchorages of any sort or to attach any services such as telephone/electric etc.
4. Care must be taken when using large plant and machinery close to the canopy spread of tree T1, if required pruning of the crown as described in the maintenance recommendations must be carried out before any such work occurs.
5. When erecting scaffolding for the first floor level care must be taken to avoid any damage to the structural branches of tree T1. Where necessary pruning of the immediate area to allow scaffolding to proceed must be undertaken prior to this happening and be carried out by a qualified Arborist.
6. Interim inspection of tree T1 for continuing protection during the building works would be advisable and should be undertaken by a suitably qualified Arboriculturalist.
7. Once the building work is complete tree T1 must be inspected to ensure no damage has occurred.
8. Tree T1 should be inspected every 4 years by a suitably qualified Arboriculturalist, with appropriate management recommendations made as required.

RECOMMENDATIONS FOR MAINTENANCE:

- Further pruning of tree T1 crown in the zone nearest the development site MAY be required to enable building works and access to the site. This must be carried out prior to work on-site starting.
- On completion of the project a final Arboricultural inspection is to be carried out as in point 7 above and any more pruning as required for damaged branches, die-back and clearance from the new building is to be carried out ASAP.
- Carry out Arboricultural inspection every 4 years.

This report and the opinions within it have been produced for and on behalf of MSA Architects Ltd and without prejudice by Wassells Arboricultural Services:

Richard Wassell, Wassells Arboricultural Services

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Appendix 1

TREE SURVEY SCHEDULE FOR TREES IN RELATION TO CONSTRUCTION [BS5837:2005]

READ IN CONJUNCTION WITH ARBORICULTURAL IMPLICATIONS ASSESSMENT

CLIENT: MSA Architects Ltd.

SITE: 34 Kingstown Street, NW1 8JP

DATE OF SURVEY: 18th April 2008

NUMBER OF PAGES: 2

Key:

Age Class: Y= young, SM = semi-mature, M = mature, OM = over mature, V = veteran

Grading Category: As per BS 5837:2005 Table 1 – Tree quality assessment.

**** COVER PAGE ****

Tree number	Species	Diameter @ 1.5 metres	Height Category metres	Spread category metres	Age Class	Condition	Grading Category	Estimated future lifespan	Management Recommendations
T1	Acer pseudoplatanus Sycamore	400 mm @ just above g.l.	9/12	6/9	SM	Reasonable condition with co- dominant stems from base (one slightly smaller) and very poor join between the two which is liable to fail within 10m years causing basal damage to the tree. Situated in property to the rear of proposed development site and very close to boundary wall at a proximity of 0.45 metres from centre of stem to the nearest point of the boundary wall	C1	20+ years	Remove smaller diameter co- dominant stem and balance remaining crown accordingly. Reduce on the East side of crown nearest the proposed development site in a sensitive manner and balance other side as necessary. Remove all deadwood.
T2	Prunus 'Mount Fuji' Japanese Cherry	<150 mm							



1. Close up of T1 stem base



2. Crown of T1 from current first floor balcony



3. Stem of T1 and proximity to wall



4. Tree T1 and T2 from South aspect on Kingstown Street