

TREES IN RELATION TO BUILDINGS BS 5837

45 Pilgrims Lane NW3

Requested By: Mr Matt Beer, Crawford Partnership

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Dated: 14th June 2007

Trees in Relation to Construction

RE: Tree Work Operations at: 45 Pilgrims Lane NW3

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1. OBJECTIVES

The objectives of this BS 5837 are to detail the trees on site and those off site likely to be influenced by the construction works to ensure the absolute minimal risk to the trees, and their root system in particular.

- i. To record any tree likely to be affected by the construction work.
- ii. Categorise trees by number, age, size, condition, quality and the remaining useful life expectancy (ULE)
- iii. Make recommendations for retention as well as for removal.
- iv. Schedule remedial works for trees to be retained.
- v. Make recommendations with regard to the root protection area (RPA) within and Tree Constraints Plan. (TCP)

2. SCOPE

I have been instructed by my client to provide recommendations for the extent of a root protection area for trees to the above. This will allow the designers to draw up plans within the constraints laid out below. Once these plans have been approved all of the recommendations within the BS 5837 can then be finalised.

Namely:-

- i. Construction exclusion zone.
- ii. Tree protection plan (TPP)
- iii Arboricultural implication assessment (AIA)
- iv Arboricultural method statement (AMS)

3. SITE DESCRIPTION

Number 45 Pilgrims Lane is a domestic property built circa 1929. It has a front garden approximately 2.9m deep and a rear garden 5.8m deep. The property is roughly rectilinear and is 11.9m wide. The house currently occupies the entire width of the garden.

The front garden has no trees, a neighbouring garden, to the east, has a Common Lime (*Tilia vulgaris*) T2 on the plan. The rear garden has no trees, a neighbouring garden to the north has a Golden Acacia (T1 on the plan, *Robinia pseudoacacia* 'Frisia').

4. THE DEVELOPMENT

The house is to be demolished and the new property will occupy the entire width of the plot up to the front boundary and to the rear 5.8m from the rear boundary.

5. SURVEY

No trees are present within the property. T1 is in a neighbouring property to 5.8m the east. Adjacent to the tree is a garage block that is 300mm lower than the surrounding levels and Crawford Partnership estimate the foundations of these to be 250mm. T2 is situated on the rear boundary of a property to the north. There is a substantial level change between the rear garden and the neighbours to the rear. A retaining wall approx 1200mm including foundations acts as a barrier between the two properties. The plan and topographical information has been supplied by Crawford Partnership, the building designers.

T1. Common Lime (*Tilia vulgaris*)

- i Height: 7m
- ii Stem diameter (DBH): 360mm
- iii Crown spread: This tree has recently been heavily pruned 2.8m N, 2.2m S 2.8m E 3.0m W
- iv Age Class: mature
- v Condition: fair
- vi Quality : B2
- vii Useful life expectancy : 20

The root protection area (RPA) is 58.36m² with the presence of the garages and the ramp presenting a barrier at least 550mm in depth. I would estimate that the rooting zone will be to the east and that there will be insignificant rooting at the boundary of the development.

T2. Golden Acacia (*Robinia pseudoacacia* 'Frisia')

- i Height: 10m
- ii Stem diameter (DBH): 285mm
- iii Crown spread: 3.0m N 3.5m S 2.8m E 2.8m W
- iv Age Class: mature
- v Condition: good
- vi Quality : B1
- vii Useful life expectancy : more than 20

The root protection area (RPA) is 36.75m². With the presence of the retaining wall presenting a barrier at least 1200mm in depth I would estimate that the rooting zone will be to the north and that there will be insignificant, if any, rooting at the boundary of the development.

ARBORICULTURAL IMPLICATIONS ASSESSMENT (AIA)

Trees 1 & 2 are outside the proposed development. The trees are currently small to medium in size and so long as this management regime is maintained, will not impinge on the development. There are no plans to plant trees on the site with the existing development. Therefore due to the modest size and proximity of trees to the proposed development should not require additional design considerations.

ARBORICULTURAL METHOD STATEMENT (AMS) & TREE PROTECTION PLAN (TPP)

Trees 1 and 2 are to be retained. The following instructions are laid out to ensure that these trees protected and that the proposed construction works have minimal impact on the health of the trees, in particular their rooting zones.

The root protection zone is not within the development and this obviates the need for an arboricultural method statement.

Pre development tree work

No remedial tree works is deemed necessary prior to construction works commencing.

Ground protection

There will be no site traffic within the RPA and therefore ground protection is not deemed necessary.

Additional precautions outside the RPA

1. Care should be taken when planning site operations to avoid damage to the trees, in particular tall load booms jibs and counterweights coming in contact with the trees.
2. Any materials which could contaminate the soil, such as concrete mixings and diesel oil must not be discharged or stored within 10m of the trees.
3. No fires must be lit in a position where flames can extend within 5m of the tree's foliage.
4. No fixings are allowed onto the trees, such as telephone cables, notice boards etc.

Demolition

No demolition works are planned within the RPA.

There is no requirement for a barrier.

This plan must be read in conjunction with all of the preceding parts of the plan.