

**TREE REPORT**  
**BARTLETT TREE EXPERTS LTD**

OUR REF: IB 269R

YOUR REF:

DATE: 8<sup>th</sup> June 2006

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**CLIENT:**

Mrs M Trainer

**SITE**  
**ADDRESS:**

Wildwood Lodge  
Northend  
Hampstead  
NW3 7HH

**DATE/TIME OF VISIT:**

AM Thursday 11<sup>th</sup> May 2006

**PEOPLE PRESENT:**

Mr I Barrow & Mrs Trainer & Mr Conway

**REPORT COMPLETED BY:**

Mr I Barrow

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**SUMMARY:**

This report assesses the impact that development proposals will have on trees in the lower part of Wildwood Lodge's rear garden. Using criteria for amenity value, life expectancy and root protection during works, as set out in British Standard 5837:2005 'Trees in Relation to Construction'.

Many trees in the centre of the plot are considered low value or are dead and could be removed without significant loss of local amenity.

Two large trees to the north end and south west of the plot are very prominent, high value and will have large protection zones, during construction.

## **SCOPE OF REPORT**

### **SURVEY BRIEF**

To inspect the trees growing on or adjacent to the site; to assess their condition and identify all trees that have a zone of influence may directly or indirectly be affected by the proposals.

To provide a report and recommendations suitable for planning purposes.

### **BACKGROUND**

The lower end of Wildwood Lodge's rear garden has been proposed as a site for construction of a new dwelling. As part of the planning application process, a tree survey and impact assessment has been commissioned as per the pertinent British Standard 5837:2005, 'Trees in Relation to Construction'.

### **REPORT REFERENCES**

As a progressive company, we keep abreast of research data relating to arboriculture. All observations, recommendations and works are based on current industry standard reference material and extensive FA Bartlett research findings derived from the company's own facilities at University of Reading UK and Charlotte in the USA. A selection of pertinent items is shown in Appendix 2.

### **REPORT LIMITATIONS**

This report is restricted to a maximum of seven trees, except where the client has specifically instructed otherwise. While making every effort to identify the trees whose potential impact on the property is most significant, it must be noted that other trees may have an effect on the property in the future. Where possible, these trees have also been identified.

(No liability can be accepted for trees subsequently found to be causing damage that have not been identified by this survey.)

The tree (s) was not climbed and dimensions are approximate but considered a reasonable reflection of the tree details. This includes species identification, height, diameter, crown spread, age range and vigour entered within the tree details.

Test boring equipment or other mechanical devices to establish structural integrity of individual trees have not been used. Assessment has been limited to visual inspection. This survey can only therefore be regarded as a preliminary assessment. More detailed investigations can be supplied if required.

## **GENERAL SITE DETAILS**

### **SITE LOCATION**

A quiet secluded location not visible from significant sites beyond at the end of a mature old garden. The property lies off of a suburban road in the Hampstead Heath area of London.

### **UNDERLYING SOILS – (REF BGS O/S DRIFT MAP)**

Clay with deep sand pockets.

### **CLIMATE**

Continued drying with persistent sub soil water deficits.

### **PROPOSED BUILDING TYPE**

Modern style, low level stone faced construction with basement levels.

### **STOREYS**

One storey with basement.

### **PROPOSED DATE OF CONSTRUCTION**

Unknown.

### **EXISTING GROUNDS**

Laid to lawn with mature shrub beds and hedges.

### **HEDGES/SHRUBS**

Large overgrown mixed species, some so heavily suppressed now dead.

### **SLOPES/BOUNDARYS**

The site slopes gently down hill from the lodge to the proposed plot.

The site is bordered by deciduous shrub hedges and brick and stone walls.

**BGS** = British Geological Survey **O/S** = Ordinance Survey.

**PLASTICITY INDEX** = Is the measure of a soils ability to shrink and expand in volume when wetted or dried. A high % is indicative of a soil with a wide range of potential movement.

## **RISK ASSESSMENT OF TREES WITHIN SITE**

All trees growing in the site were assessed, those considered a hazard or dead are shown in the attached schedules.

**NB Trees not noted above are considered in adequate condition, following brief inspection, as per report imitations.**

## **DISCUSSION**

The trees growing within the proposed development plot have been assessed using the criteria laid down in British Standard 5837:2005. Their amenity value and longevity have been considered. Generally the bulk of trees on site are small, poor quality (form, damaged short life expectancy not visible beyond the site) specimens and the site indeed locality would benefit from their removal and replacement with a well thought out location appropriate planting scheme.

However, the site is dominated by three mature large fine quality trees who's root zones using the revised British Standard protection matrix, will pose a challenge to designers of the proposed building and those responsible for construction when operating within the sites constraints.

Reference to the attached tree survey plan, graphically shows the large root protection areas required under the British Standard 5837:2005. Even allowing for the permitted 20% deviation of the zone, (if no works occur on the other 66% of the trees root zone) considerably reduces the area available for construction.

Additionally the suggested construction access route over T1 and T2 root zones, is not viable. However, an alternative across the rear lawn of the lodge and into the middle of the site may be possible. Construction of an entirely bridged driveway over the roots to T2 could be possible for later permanent lightweight access.

It should be noted that T1 is almost entirely un-affected by the proposals as its root protection zone lies outside of the proposed construction area and is already overlaid by a hard surface driveway to Parfitt Close.

I consider that a review of the existing proposals will be required, as although the revised British Standard allows for construction over root zones using random pile and above ground beam methods. The proposal shows a sunken basement area and pool that negates this possibility.

Trees beyond the proposed development site are also shown on the plan and a separate costed management schedule is included with this report. However, these trees and recommendations are not part of the development site detail or guidance.

Guidance on tree protection and method statement for fencing construction is attached. Shade effects as per part 5.3 of British Standard of the trees are not shown as adjacent buildings and trees T1, T2, T8 substantially shade all the site.

These trees will pose a considerable challenge to the layout and methods of construction if the proposal is to proceed.