ACD

Ecology

Arboriculture

Landscape Architecture

51 - 53 AGAR GROVE LONDON NW1 9UE

ARBORICULTURAL IMPACT ASSESSMENT

Prepared by
ACD
ARBORICULTURE

for

3PM

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Checked By:	
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Revision:	A Bigg
Ref:	PRI18839aia

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1. EXECUTIVE SUMMARY

1.1. The site is comprised of land at 51 - 53 Agar Grove. The buildings present on site, a pair of semi detached houses, are derelict. To the rear of the property is a former rear garden area which is unmaintained and overgrown with vegetation. The site is bounded by brick walls and hoarding. The proposed development is the demolition of the existing buildings, and the building of residential housing.

1.2. This impact assessment is intended to evaluate the direct and indirect effects of the proposed design on the trees on site, and where necessary recommends mitigation.

1.3. T1 - 4 are to be removed as part of the development proposals. These are two U category trees, one C category tree, and one B category tree. None of these trees are suitable for retention as part of the new development.

1.4. The one B category tree has some current visual amenity, but has structural problems due to pollarding in the past, and it would not be suitable for retention within a residential development.

1.5. Mitigation planting will be provided by way of three good quality trees proposed as part of the landscape proposals.

1.6. This approach has been agreed in principle with the London Borough of Camden Tree Officer in discussions in March 2014.

1.7. The G5 trees adjacent to the site are outside of the development area, and it is anticipated there will be no impact from the proposed development on the trees.

1.8. The development proposals are in accordance with BS5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’.

2. INTRODUCTION

2.1. ACD Arboriculture was instructed in March 2014 to prepare the following impact assessment by 3PM.

2.2. This report is based on the recommendations given in BS5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’.

2.3. Data is extracted from, and reference should be made to, the tree survey which preceded this report. (ACD Ref: PRI18839tr)

2.4. This assessment is based upon the supplied layout drawing from dMFK Architects drawing number 1892 Landscape A 070114.

2.5. No details have been supplied or sought of any statutory protection which may cover the subject trees, however it is understood that the site is within a Conservation Area.

2.6. The controlling authority is London Borough of Camden, who can be contacted at: Camden Town Hall, Judd Street, London, WC1H 8ND.

3. ARBORICULTURAL IMPACT ASSESSMENT

3.1. The site is comprised of land at 51 - 53 Agar Grove. The buildings present on site, a pair of semi detached houses, are derelict. To the rear of the property is a former rear garden area which is unmaintained and overgrown with vegetation. The site is bounded by brick walls and hoarding. The proposed development is the demolition of the existing buildings, and the building of residential housing.

3.2. This impact assessment is intended to evaluate the direct and indirect impacts on the trees on the site in relation to the proposed development. Where appropriate mitigation is proposed, with details given of any issues to be addressed to ensure the development is acceptable in arboricultural terms.

3.3. Evaluation of impact of proposed tree losses

3.3.1. T1 - 4 are to be removed and replaced as part of the development proposals.

3.3.2. Of the trees to be removed:

- T1 - a Common Lime, is U category tree. It is in poor physiological condition, with low vigor, and decay in the base of the stem.

- T2 is a B category Lime, the tree was at some point topped at 3.5m, and this is not ideal structurally. There is an increased risk of failure at this point in the long term. Retention of the tree would therefore be dependent on ongoing pollarding. This is never ideal in terms of ongoing requirements for pruning, for financial and management reasons, as well as physiological impact on the tree. The tree is not therefore a sustainable specimen for inclusion within a residential development.

- T3 - a Common Lime, is U category as it has a large vertical cavity on the east side of the tree. Both T1 and T3 are unsustainable in the long term and should not represent any constraint to development. It is likely that the trees would have to be removed within 10 years irrespective of any development.

- T4 is a Cherry tree located on the north east boundary. The tree has a tight compression fork at the base. There is a high likelihood of failure at this point in the future due to stems forcing each other apart. The tree is not of a quality that should compromise any future development on the site.

3.3.3. In terms of the impact of tree removals: In terms of ongoing management of the site, it is likely that there would be the requirement for the removal of T1 and T3 within 10 years. T1 - 3 have grown in close proximity, and have a shared canopy. Without T1 and 3, the unevenness of the crown of T2 would be visible, and the tree would look unsightly.

3.3.4. It is acknowledged the trees on site have some value in their current context. However, attempting to incorporate the trees into the design would be likely to result

in an awkward layout, and given their relatively poor conditions this would not be a sustainable approach in the long term.

3.3.5. In terms of the proposed development the approach that is felt the best long term result will be to remove the existing trees, and provide three replacement trees as mitigation. The trees proposed can be specific to the new layout.

3.3.6. This approach has been agreed in principle with the London Borough of Camden Tree Officer in discussions in March 2014.

3.3.7. In support of this approach, BS5837:2012 section 5.1.1 states: The constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognised that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.

3.3.8. It is therefore deemed acceptable to remove the listed trees and, as part of the detailed landscape design for the scheme, include suitable and sustainable replacements as and where appropriate.

3.3.9. Replacement trees will be proposed through landscape design and will more than mitigate for their removal by providing robust long term tree cover in keeping with the proposal and surrounding properties.

3.4. **Shade and future pressure to prune**

The site layout has been assessed in terms of shading and future pressure to prune. Given the orientation of the site, and the relationship between the proposed buildings and the retained trees, the juxtaposition is viable for long-term tree retention, and it is considered that shading by trees is unlikely to be a concern to future residents. As a result, it is considered unlikely that there would be any undue pressure to remove trees, or excessively prune from any future occupants.

3.5. **Proposed planting**

There is scope for the planting of three trees within the development layout. It is suggested that the specification for the two trees in the northern section of the site are Pyrus communis ‘Beech Hill’ at 12-14cm girth. For the proposed tree in the south west corner, it is suggested that this is a Pyrus calleryana ‘Chanticleer’ 14-16cm girth. The specification for the planting of these trees should be detailed as part of the Landscape Proposals for the site.

4. CONCLUSIONS & RECOMMENDATIONS

4.1. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

4.2. Of the trees to be removed, T1 - 4. None of these trees are suitable for retention as part of the new development, and they are not of a quality that should compromise an otherwise satisfactory layout.

4.3. The best long term result will be to remove the existing trees, and provide replacement trees as mitigation. This will allow the proposed layout to not be constrained by the existing trees, and provide the opportunity for good quality tree planting to be incorporated into the design.

4.4. Surgery may also be required in order to allow trees to be retained close to structures, to allow access for construction or future site traffic, or in the interests of the future health and safety of the trees and users of the site. Detailed recommendations for surgery should be provided prior to site commencement. All surgery should comply with BS3998:2010 or more recently accepted arboricultural good practice.

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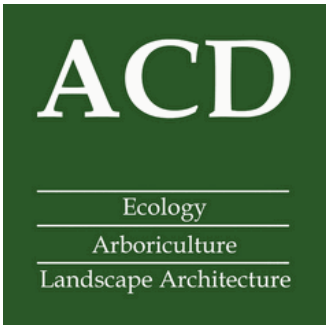

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