

Arboricultural Report

**Assessment of trees in relation to development
for planning purposes**

46 Avenue Road
St Johns Wood
London
NW8

March 2014

140323-PD-11

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Project	46 Avenue Road, St. Johns Wood
Report Type	Arboricultural Report for Planning
Checked by	
Date Checked	

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1 SUMMARY REPORT

1.1 The proposal is for a new basement and lower basement within the rear garden of the property and alterations to the layout of the existing property.

1.2 This report includes:

- an assessment of the trees, their quality and value and constraints to development posed by these;
- the site context;
- observations on the trees;
- planning policies relevant to the consideration of the trees on the site;
- the impact of the proposed development upon the tree population in and around the site;
- methods of reducing impacts on trees; and
- measures to be taken to protect trees during the proposed works.

1.3 The proposed development has been specifically designed to take the root protection areas of the trees into account despite their poor condition and categorisation. Existing site features have previously altered the root protection areas of trees and the proposed basement construction will not cause any further harm to any of the trees within or neighbouring the site.

1.4 The proposal will offer new opportunities for planting as removal of the swimming pool will allow for planting above the new basement.

2 INTRODUCTION

Instructions

- 2.1 My name is Kevin Slezacek; I am an arboricultural consultant dealing with trees in relation to all forms of human activity including built development. I am a Professional Member of the Arboricultural Association, an Associate member of the Institute of Chartered Foresters and I have the Royal Forestry Society Professional Diploma in Arboriculture.
- 2.2 This arboricultural report has been commissioned by Brightwood Properties Ltd to provide information to assist all parties involved in the planning process to make balanced judgements with regard to arboricultural features in relation to the proposed development at 46 Avenue Road, St Johns Wood, London, NW8.

Scope and limitations

- 2.3 The contents of this report are copyright of Tim Moya Associates and may not be distributed or copied without the author's permission. Tim Moya Associates standard Limitations of Service apply to this report and all associated work relating to this site.

Background and documents provided

- 2.4 My report has been prepared with reference to the following supplied information:
- Topographical survey reference No. 4766/2 by Laser surveys.
 - Proposed layout reference 3977_001 by BB Partnership Ltd.

Methodology and guidance

- 2.5 I have referred to *British Standard 5837: Trees in relation to design, demolition and construction (2012)* which provides a methodology for the assessment of trees and other significant vegetation on development sites.
- 2.6 BS 5837 (2012) is intended to assist decision making with regard to existing and proposed trees and sets out the principles and procedures to be applied to achieve a harmonious relationship between existing and new trees and structures that can be sustained for the long term.
- 2.7 The Building Research Establishment (BRE) has also produced several documents between 1998 and 2011 in relation to trees and site layout planning, sunlight,

daylight, shading and urban cooling. These documents consider trees and their relationship with buildings and garden usage, including the benefits they bring in terms of welcome shade or urban cooling, advising a balanced approach to these issues in design.

Supporting Information

- 2.8 All TMA documents relevant to this report are listed at section 9, and included within the Appendices.

3 OBSERVATIONS AND CONTEXT

Site visit

- 3.1 The site was originally surveyed in June 2010 when trees were inspected from ground level; however the survey data was updated in March 2014 to reflect the revisions to British Standard 5837: (2012).

Description of the local area

- 3.2 The site is a detached residential dwelling located in the Elsworthy Conservation Area. The local area is well treed with mature specimens lining the roads and located within private gardens.
- 3.3 The site has a formally landscaped garden with a centrally positioned swimming pool and architectural pool house. Raised planters frame the view of the garden from the house and these are planted with a variety of small ornamental trees and shrubs.



* POOL NO LONGER EXISTS.

Photo 1 Approximate site location plan showing wider surrounding area

Soil conditions

- 3.4 Soil conditions will have a significant effect upon tree growth and will influence:
- The species that will grow successfully.
 - Rooting depths for different species.
 - The available soil volume that can be used by roots and therefore the likely tolerance of trees and other vegetation to soil disturbance.
- 3.5 The British Geological Survey information for the site indicates that the bedrock geology is London clay formation consisting of clay, silt and sand.
- 3.6 Soils of this type are suitable for the growth of a number of tree species but may be prone to volumetric change due to the clay content and therefore consideration needs to be given to foundation design where structures are to be constructed close to trees and vegetation.

Policy context

- 3.7 Planning policy at national level is set out in the government's National Planning Policy Framework (NPPF) which came into immediate effect on 27 March 2012. The NPPF replaces the previous national planning policy documents including Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs). The NPPF is a material consideration in determining planning applications.
- 3.8 The NPPF sets out overarching planning policy and at its core is a presumption in favour of sustainable development. Sustainable development is defined in the NPPF as having economic, social and environmental strands that are interdependent and in these areas planning should meet the needs of the present without compromising the ability of future generations to meet their own needs.
- 3.9 The NPPF states that planning should be "not only about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives." And should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;" Also that planning should contribute to conserving and enhancing the natural environment and reducing pollution."
- 3.10 The NPPF identifies thirteen aspects contributing to the delivery of sustainable development, including:

- establishing a strong sense of place;
 - responding to local character and history; and
 - providing developments that are visually attractive as a result of good architecture and appropriate landscaping
- 3.11 Paragraph 61 of the NPPF states “planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”
- 3.12 The NPPF states that “planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland. Unless the need for, and benefits of, the development in that location clearly outweigh the loss”.
- 3.13 Regional planning policy consists of the London Plan 2011 and associated policy documents including the recently published Climate Change Adaptation Strategy (*Managing Risks and Increasing Resilience – October 2011*).
- 3.14 Policy 7.21 of the London Plan 2011 calls for trees and woodlands to be maintained and enhanced. The policy requires that existing trees should be retained and that any loss as a result of development should be replaced in sustainable locations. The policy suggests that, where appropriate, large canopied species should be planted (rather than smaller ornamental species).
- 3.15 The Mayor’s climate change adaptation strategy recommends measures to be taken to reduce a building’s contribution to the urban heat island effect in London. These include:
- Incorporating green roofs, green walls and climbing plants.
 - Planting and managing deciduous trees to provide dense summer shade.

Core Strategy

- 3.16 The City of Westminster adopted its Core Strategy on 26th January 2011. This is the main document within the LDF and sets out the key planning policies in relation to development within the borough. The adoption of the strategy has resulted in the deletion of some UDP policies however the following remain adopted and are relevant to trees and landscaping;
- **Policy ENV4: Planting around or on buildings.** Relates to new planting on development schemes whilst maintaining the amenity of neighbours, listed buildings, conservation areas and strategic views from the Royal parks.
 - **Policy ENV 16: Trees and shrubs.** Relates to the protection, retention and replacement of important and protected trees.
 - **Policy ENV 17: Nature conservation and biodiversity.** Relates to the protection and enhancement of habitats and protected or locally important species.
 - **Policy DES 12: Parks, gardens and Squares.** Relates to development close to open spaces or those areas that form important elements within the townscape.
- 3.17 Within the Core Strategy the main policy relating to trees and landscaping is **CS37: Biodiversity and Green Infrastructure**. This policy states that biodiversity and green infrastructure throughout Westminster will be protected and enhanced and where harm is unpreventable sufficient mitigation will be required.
- 3.18 The council adopted the Supplementary Planning Document (SPD) *Trees and the Public Realm* in September 2011. The main purpose of the document is ensure that the right tree is planted in the right place and details specific planting objectives in relation to the character and appearance of areas.
- 3.19 The SPD (2011) should be read in conjunction with the existing SPG, *Trees and other planting on development sites*, which was adopted in 2004. This document focuses on the councils approach to retaining, protecting and enhancing trees in relation to development proposal and states that a tree survey in accordance with BS5837 will be expected as part of a planning submission. It also states that the council will make tree preservation orders wherever necessary and protect all trees that are the subject of TPOs.
- 3.20 The SPG (2004) is aimed at providing guidance to the private sector in relation to trees and development but still refers to out of date Policies from the UDP.

Statutory Protection

- 3.21 The site is within the Elsworthy Conservation Area. We have not carried out any investigations as to whether the site or adjacent properties contain any trees protected by tree preservation orders (TPO).

4 TECHNICAL INFORMATION

Tree Data

- 4.1 The location of trees and groups of trees are shown on the tree survey drawing 140323-P-10 at Appendix A, this plan illustrates the location of trees and the extent of the spread of their crowns. Dimensions, comments and information for each tree are given in the tree schedule 140323-PD-10 at Appendix B.

Life stage analysis

- 4.2 Unlike age in numerical terms (years), this description is used to describe the physical form of a tree in relation to its typical life expectancy and varies between species; for example an oak may have a young form after twenty years while a cherry tree will be middle-aged after twenty years and will have developed the appearance of a mature tree with a spreading rounded crown whilst the oak remains tall and slender with strong apical dominance.
- 4.3 Of the eleven survey entries, two are assessed as being mature, three are middle aged, five are semi mature and one group of young trees.

5 ANALYSIS OF THE PROPOSAL IN RESPECT OF TREES

Proposed development

- 5.1 The layout for the proposed development is shown on plan 140323-P-11 at Appendix A.

Loss of trees

- 5.2 All tree removals are shown on the proposed layout drawing 140323-P-11 at Appendix A of this report.
- 5.3 To facilitate the proposed development, there will be a loss of one group of trees and one low quality individual tree.
- 5.4 All of the trees are relatively small and have limited public amenity value.

Areas of potential arboricultural impact

- 5.5 **Root protection areas:** The only perceived constraint on this site is the root protection areas of the neighbouring mulberry and sycamore trees (T2 & T3); however this is a minor encroachment that will cause no detrimental harm to the long term health or stability of the trees.
- 5.6 T2 (mulberry) is closest to the boundary however due to its position and the presence of other vegetation the stem diameter was based on an estimate and therefore the root protection area is likely to be smaller. The visible condition of the tree also indicates decline and therefore it has been classified as a C grade tree of low quality and value. BS5837 recognises that C grade trees should not pose a significant constraint to development.

6 DISCUSSION

General Change

- 6.1 The development proposal does not require the removal of trees of significant public amenity value. Any potential impacts upon neighbouring trees have been carefully assessed and are deemed to be acceptable.

How do the changes relate to planning policy?

- 6.2 The proposed development has been specifically designed to take the root protection areas of the trees into account despite their poor condition and categorisation. Existing site features have previously altered the root protection areas of trees and the proposed basement construction will not cause any further harm to any of the trees within or neighbouring the site.
- 6.3 The proposal will offer new opportunities for planting as removal of the swimming pool will allow for planting above the new basement.

7 CONCLUSIONS

Sustainable development

- 7.1 The loss of trees to facilitate the development is limited to low or poor quality trees.
- 7.2 There will be significant new landscaping of the garden as part of the scheme and any loss can be adequately mitigated with new planting.

8 RECOMMENDATIONS

The use of planning conditions to safeguard trees

- 8.1 Section 197 of the Town and Country Planning Act 1990 places a duty on the Local Planning Authority to ensure that planning permissions are granted making adequate provision for the preservation and planting of trees by the imposition of conditions.
- 8.2 Appropriately worded planning conditions can ensure that trees are adequately protected during construction work.
- 8.3 Tree protection details can be found on drawing 140323-P-12 at Appendix A of this report.

9 TMA SUPPORTING INFORMATION

Document	Reference	Revision
Tree Schedule	140323-PD-10	
Tree Survey	140323-P-10	
Proposed layout	140323-P-11	
Tree Protection Plan	140323-P-12	

APPENDIX A

Tree Survey 140323-P-10

Proposed Layout 140323-P-11

Tree Protection Plan 140323-P-12



The original of this drawing was produced in colour and dimensions copy should not be used.

BS 5830:2012 TREE PROTECTION CATEGORIES

Category A
Trees of high quality and value in such a condition as to be able to make substantial contribution to amenity of 40 years (suggested)



Category B
Trees of moderate quality and value: those in such a condition as to make a significant contribution to amenity of 25 years (suggested)



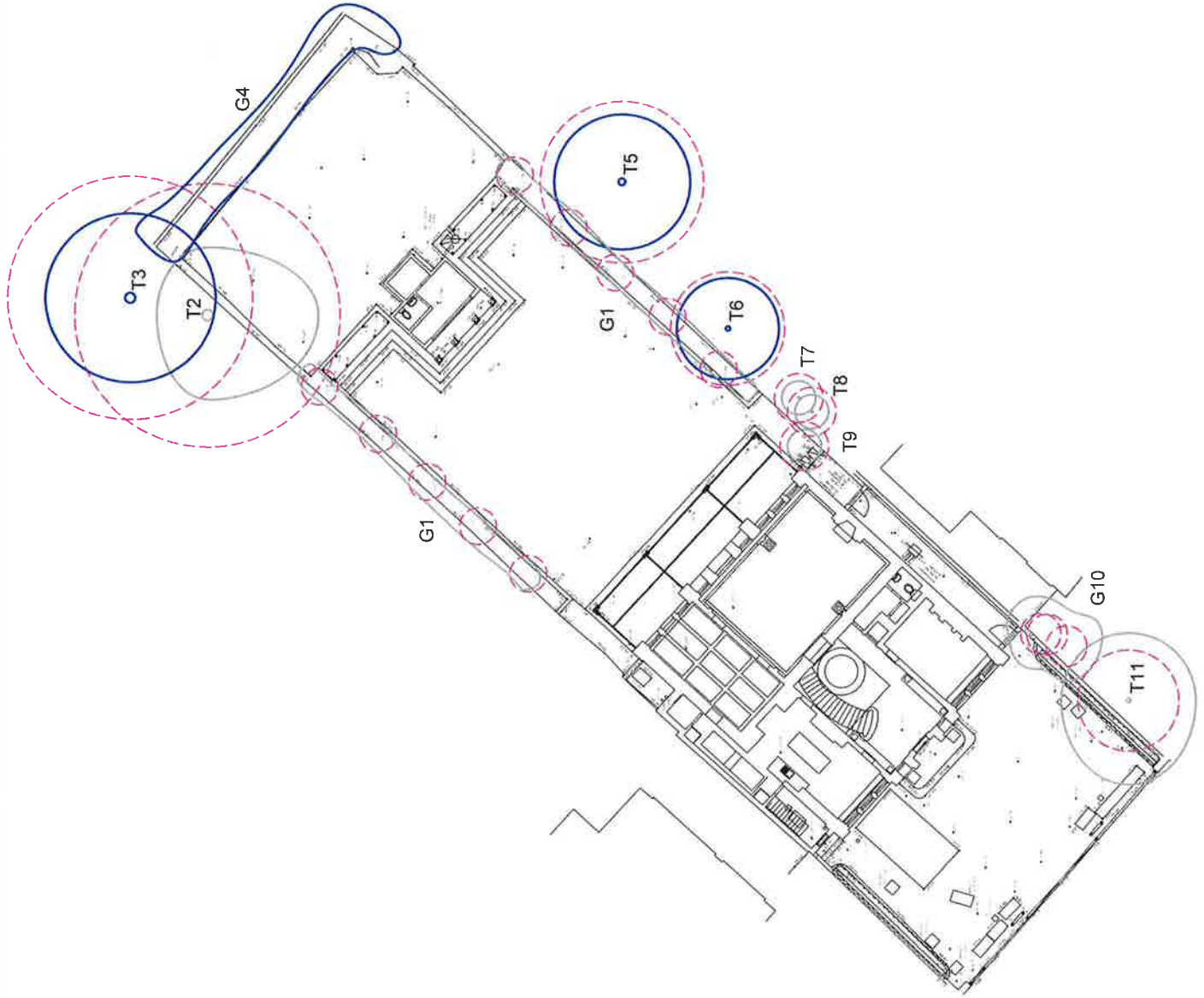
Category C
Trees of low quality and value: unlikely in adequate condition to remain until new planting could be established. Trees in this category are to be replaced or young trees with a stem diameter below 100mm.



Category D
Those in such a condition that the tree cannot be retained, but which should be retained as long as possible in the context of the current and use for longer than 10 years.



Category E
Those trees which have been identified as being at risk of removal. Such trees will require special methods of work.



REVISIONS

Base Drawing



Title
Tree Survey

Client
Brightwood Properties Limited

Project
46 Avenue Road, St Johns Wood

Date
March 2014

Drawing No
140323-P-10

Scale
1:250 @A3

Rev
-

Drawn by
KL

DO NOT SCALE Use only figured dimensions

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**INVESTORS
IN PEOPLE**

The original of this drawing must be marked in red ink in colour on a transparent copy should not be relied upon.

CLASSIFICATION BY TREE PROTECTION CATEGORY

- Category A**
Trees of high quality and value, in such a condition as to be able to make a substantial contribution to the amenity of the site (aged 40 years or less).
- Category B**
Trees of medium quality and value, those in such a condition as to make a significant contribution to the amenity of the site (aged 40 years or less).
- Category C**
Trees of low quality and value, currently in adequate condition to remain until tree planning could be completed, but which are likely to be removed or young trees with a stem diameter below 150mm.
- Category D**
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Radius of protective fencing and tree protection zone**



Area of proposed basement

REVISIONS
Base Drawing



Title	Tree Protection Plan
Client	Brightwood Properties Limited
Project	46 A Venue Road, S1 Johns Wood
Date	March 2014
Drawn by	KL
Drawing No	140323-P-12
Rev	-
Scale	1:250 @A3

DO NOT SCALE Use only figured dimensions

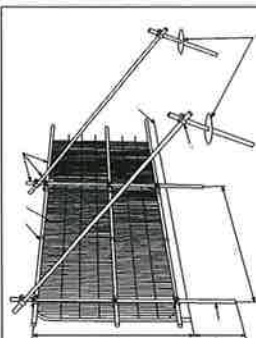
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Protective Fencing Specification



- 1. Reinforced vertical posts
- 2. Posts secured to uprights and cross members with wire nuts
- 3. Posts secured into the ground with spikes (minimum depth 3 x m)
- 4. Standard scaffold clamps

Key:

ARBOCULTURAL METHOD STATEMENT

GENERAL INFORMATION

This document is to be read in conjunction with the following documents: ...

ARBOCULTURAL METHODS

- 1. All trees to be protected shall have a tree protection zone (TPZ) established...
- 2. All trees to be protected shall have a tree protection zone (TPZ) established...

PROTECTIVE FENCING

The purpose of this method statement is to ensure that the protective fencing is installed in accordance with the specification...

PROTECTIVE FENCING

The purpose of this method statement is to ensure that the protective fencing is installed in accordance with the specification...

PROTECTIVE FENCING

The purpose of this method statement is to ensure that the protective fencing is installed in accordance with the specification...

TREE PROTECTION AREA KEEP OUT!

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APPENDIX B

Tree Schedule 140323-PD-10

Tree No.	Species	Height (m)	Stem diameter (mm)	Branch spread N (m)	Branch spread E (m)	Branch spread S (m)	Branch spread W (m)	Clear crown (m)	Maturity	Physiological condition	Structural condition	Comments and recommendations	Estimated remaining contribution (Yrs)	Retention category	No. of stems
G1	Cupressus sempervirens (Italian Cypress) x10	3	90					GL	Young	Good	Good	Young trees in formal raised planted. Both sides of garden. Recommend: -	40	C1	
T2	Morus nigra (Black Mulberry)	5	650	3.0	4.0	6.5	5.0	2	Mature	Fair	Fair	Third party tree. Unable to fully inspect. Large deadwood. Recommend: -	20-40	C1	1
T3	Acer pseudoplatanus (Sycamore)	13	600	5.0	5.0	5.0	5.0	4	Mature	Good	Fair	Third party tree. Unable to fully inspect. Dense ivy. Recommend: -	20-40	B2	1
G4	x Cuprocypris 'Leylandii' (Leyland Cypress)	5	140					GL	Middle Aged	Good	Good	Hedge along rear boundary. Recommend: -		B2	
T5	Quercus ilex (Holm Oak)	10	400	4.0	4.0	4.0	4.0		Middle Aged	Good	Fair	Third party tree. Unable to fully inspect. Ivy. No visibility of trunk. Recommend: -	100	B2	1
T6	Acer cappadocicum (Cappadocian Maple)	7	280	3.0	3.0	3.0	3.0	3	Middle Aged	Good	Fair	Third party tree. Unable to inspect. Recommend: -	20-40	B1	1

Tree No.	Species	Height (m)	Stem diameter (mm)	Branch spread N (m)	Branch spread E (m)	Branch spread S (m)	Branch spread W (m)	Clear crown (m)	Maturity	Physiological condition	Structural condition	Comments and recommendations	Estimated remaining contribution (yrs)	Retention category	No. of stems
T7	Chamaecyparis lawsoniana (Lawson's Cypress)	10	120	1.0	1.0	1.0	1.0	2	Semi - Mature	Good	Good	Third party tree. Unable to inspect. Recommend: -		C1	1
T8	Chamaecyparis lawsoniana (Lawson's Cypress)	10	120	1.0	1.0	1.0	1.0	1	Semi - Mature	Good	Good	Third party tree. Unable to inspect. Recommend: -		C1	1
T9	Betula pendula (Silver Birch)	8	120	1.0	1.0	1.0	1.0	2	Semi - Mature	Good	Good	Young tree. Recommend: -		C1	1
G10	Betula utilis 'Jacquemontii' (Jacquemont's Birch)	7	100					2	Semi - Mature	Good	Good	Third party tree. Unable to inspect. Recommend: -	60	C2	
T11	Eucalyptus sp. (Eucalyptus species)	8	250	4.0	4.0	4.0	5.0	3	Semi - Mature	Fair	Fair	Third party tree. Unable to inspect. Recommend: -	10-20	C2	1

Trees for removal		Criteria		Identification on plan
Category and definition				
Category U Those in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years			Trees that have a serious, irremediable, structural defect, such that their early loss is expected to collapse, including those that will become unviable after removal of other U category trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning); Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline; Trees infected with pathogens of significance to the health and/or stability of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. NOTE: Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7	DARK RED
Trees to be considered for retention		Criteria		Identification on plan
Category and definition				
Category A Those of high quality and value: with an estimated remaining life expectancy of at least 40 years)		1 Mainly arboricultural values Trees that are of particularly good examples of their species, especially if rare or unusual, or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principle tree within an avenue)	2 Mainly landscape values Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	3 Mainly cultural values including conservation Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Those of moderate quality with and estimated remaining life expectancy of at least 20 years		Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually as growing as groups or woodlands, such that they attract a higher collective rating that they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm		Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories NOTE: Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 10mm should be considered for relocation.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

- Feasibility Tree Surveys
- British Standard 5837 Tree Surveys
- Tree Constraints Reports & Drawings
- Appeal Statements & Proofs
- Expert Witness
- Evidence at Hearings & Public Inquiries
- Method Statements to Satisfy Planning Conditions
- Design Solutions
- Landscape Plans
- Tender Documents & Drawings
- Supervision & Inspection of Works
- Contract & Project Management
- Health & Safety Surveys
- GPS Surveys
- Computerised Tree Population Surveys
- CAD Plans & Consultancy
- Subsidence Risk Assessments
- Mortgage & Insurance Reports
- TPO Review
- Local Government Officer Contracts
- Arboricultural & Ecological Reports for Planning
- Habitat Surveys (Extended Phase 1, Walkover/ Botanical)
- Protected Species Surveys
- Ecological Mitigation & Licencing
- BREEAM & CFSH
- Ecological Management Plans
- Hedgerow Surveys
- Landscape Analysis



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