



**ARBORICULTURAL IMPLICATIONS ASSESSMENT**

The tree located to the rear of 22 Hillfield Road, West Hampstead on the Mill Lane boundary is a mature pollarded Common Lime (*Tilia x europaea*) and is protected by a Tree Preservation Order. It is currently approximately 14 metres in height with a cut poll at about 10 metres height. It has a stem diameter measured at 1.5 metres height of 540 mm. The pollard re-growth has an even 3 metres crown spread radius and is due for re-cutting. It is in average health with reasonable vigour. It has no significant structural defects but is unlikely to have a fully developed root system as a pollarded tree. It has a crown height of 5 metres from ground level to the lowest significant branch. It has an estimated useful life expectancy of 20-40 years and is assessed as a category B tree using the BS5837:2012 cascade system.

The development proposal is for a new house accessed off Mill Lane as shown on the drawing. The access and construction of the new dwelling requires the reduction in level of an area within the theoretical root protection area circle shown for the tree. Adverse effects are mitigated by the presence of an existing retaining wall, which is likely to restrict root spread to the East. The existing retaining wall is to be carefully dismantled and replaced by a new retaining wall on the same alignment. This will reduce the degree of root severance. The tree is a pollard and is therefore likely to have a limited root system, as is normal for pollarded trees. The tree is due for cutting back to the historic cut points in the next year and this should also mitigate any root loss. It is unlikely that the development proposed will result in any noticeable adverse effects on the appearance of the tree.

Tree protection fence should be installed where shown on the drawing to the specification found in BS5837:2012, reproduced above. All excavation work should be carried out with care and arboricultural advice should be obtained if roots of greater than 50mm are encountered. A full method statement covering tree protection measures and working methods may be required under condition of any consent which may be granted. Arboricultural supervision from time to time during the progress of the contract works, particularly during the initial site excavation work, will be required. A programme of site visits will be agreed at a pre-commencement site meeting with a nominated arboricultural consultant, the contractor and the local planning authority tree officer.