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## **Arboricultural and Planning Integration Report: 102 Camden Mews, London, NW1 9AG**

29<sup>th</sup> May 2012

Ref: GHA/DS/1980:12

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# Arboricultural Report

Location: 102 Camden Mews, London, NW1 9AG  
Ref: GHA/DS/1980:12  
Client: Mr. Juan Dols of Dols Wong Architecture  
Date: 29<sup>th</sup> May 2012  
Report Prepared by: Glen Harding Tech Cert (Arbor.A)  
Date of Inspection: 23<sup>rd</sup> May 2012

*Please note that abbreviations introduced in [Square brackets] may be used throughout the report.*

## **Instructions**

**Issued by – Mr. Juan Dols**

**TERMS OF REFERENCE – GHA Trees were instructed to survey the subject trees within and adjacent to 102 Camden Mews, in order to assess their general condition and to provide a planning integration statement for the indicative proposed development that safeguards the long term well being of the retained trees in a sustainable manner.**

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## **Executive Summary**

The proposal for the site is to construct a new dwelling within Camden Mews in the place of some existing dilapidated garage buildings. Access to the new house will be gained from the Camden Mew frontage. The proposed scheme will not involve the removal of any trees, nor will it be harmful to any nearby tree.

## **Documents Supplied**

Juan Dols supplied the following documents:

1. Existing layout plans
2. Proposed layout plans
3. Existing elevation plans
4. Proposed elevation plans

## **Scope of Survey**

- 1.1 The survey is concerned with the arboricultural aspects of the site only.
- 1.2 The planning status of the trees was not investigated in detail.
- 1.3 A qualified Arboriculturist undertook the report and site visit and the contents of this report are based on this. Whilst reference may be made to built structure or soils, these are only opinions and confirmation should be obtained from a qualified expert as required.
- 1.4 Trees in third party properties were surveyed from within the subject property, therefore a detailed assessment was not possible and some (if not all) measurements were estimated.
- 1.5 No discussions took place between the surveyor and any other party.
- 1.6 The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994)
- 1.7 The survey was undertaken in accord with British Standard 5837: 2012 – Trees in relation to design, demolition and construction – recommendations
- 1.8 Pruning works will be required to be in accord with British Standard 3998 – 2010 (Tree Work - Recommendations).
- 1.9 Underground services near to trees will need to be installed in accord with the guidance given in BS5837 together with the National Joint Utilities Group Booklet 4: 2007 Guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG4).
- 1.10 Where hard surfacing may be required in close proximity to trees, BS5837: 2012, and the principles of Arboricultural Practice Note 12: Through the Trees to Development (AAIS) 2007 (APN12) with regards to “no dig” surfacing will be employed.
- 1.11 Reference is made to the National House Building Council Standards, 2003, chapter 4.2: Building near trees (NHBC).

- 1.12 The client's attention is drawn to the responsibilities under the Wildlife and Countryside Act (1981).

### **Survey Method**

- 2.1 The survey was conducted from ground level with the aid of binoculars.
- 2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.
- 2.3 No soil samples were taken.
- 2.4 The height of each subject tree was estimated using a clinometer.
- 2.5 The stem diameters were measured in line with the requirements set out in BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations
- 2.6 The crown spreads were measured with an electronic distometer. Where the crown radius was notably different in any direction this has been noted on the Plan (appendix A), or in the tree table (Appendix B).
- 2.7 The Root Protection Area (RPA) for each tree is included in the tree table, both as an area, and as the radius of a circle.
- 2.8 All of the trees that were inspected during the site visit are detailed on the plan at Appendix A. Please note that the attached plans are for indicative purposes only, and that the trees are plotted at approximate positions. The trees on this plan are categorised and shown in the following format: COLOUR CODING AND RATING OF TREES:

Category A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. Colour = light green crown outline on plan.

Category B – Trees of moderate quality with an estimated remaining life expectancy of at least 40 years. Colour = mid blue crown outline on plan.

Category C – Trees of low quality with an estimated remaining life expectancy of at least 40 years, or young trees with a stem diameter below 150mm. Colour = uncoloured crown outline on plan.

Category U – Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Colour = red crown outline on plan.

The crowns of those trees that are proposed for removal, or trees where the crown spread is deemed insignificant in relation to the proposed development are not always shown on the appended plan; however their stem locations are marked for reference.

All references to tree rating are made in accordance with BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations’, Table 1

### **The Site**

- 3.1 The site is located on Camden Mews, a residential road located in the Kings Cross area of North London.

### **The Subject Trees**

- 4.1 The details of the subject trees are set out in the Schedule at Appendix B.
- 4.2 The overall quality of the trees is fair.
- 4.3 Of the three individual trees, and groups of trees surveyed, two have been assessed as BS 5837 category C with the remaining tree being assessed as BS 5837 category U.

### **The Proposal**

- 5.1 The proposal for the site is to construct a new dwelling within Camden Mews in the place of some existing dilapidated garage buildings.
- 5.2 Access to the new house will be gained from the Camden Mew frontage.
- 5.3 The proposed location of the above structures can be seen on the appended plan.

### **Arboricultural Impact Assessment**

#### TREE REMOVAL / RETENTION:

- 6.1 The proposed site layout and all of its associated structures allows for the healthy retention of all of the trees on the site itself, and within nearby adjacent sites; therefore the arboricultural landscape character of the site will be retained.

#### TREE PRUNING TO ACCOMODATE THE PROPOSAL OR ACCESS TO THE SITE

- 6.2 The implementation of the proposal does not lead to the requirement to prune any of the retained trees, or shrubs.

## ASSESSMENT OF RETAINED TREES ROOT PROTECTION AREAS

- 6.3 Section 4.6.3 of BS 5837: 2012 states that the Root Protection Area (RPA) of each tree should be assessed by an arboriculturalist considering the likely morphology and disposition of the roots, when known to be influenced by past or existing site conditions.
- 6.4 The roots from T1 and T2 will have been restricted by the house foundations and walls to the North West, as the conditions for root growth would not be hospitable beneath these existing structures (all of which will predate the trees). The roots from both trees are therefore likely to extend south, into the garden space of the adjacent site, as is shown on the appended plan.
- 6.5 The proposed new building(s) is therefore situated outside of the assessed RPA's of all of the trees proposed for retention, therefore these trees pose no below ground constraints on the new buildings or vice versa.
- 6.6 The circular and probable RPA's for trees T1 and T2 have been shown on the appended plan with a dashed red line for reference.

### **Post Development Pressure**

#### FUTURE TREE AND STRUCTURE RELATIONSHIPS

- 7.1 The retained trees are at a satisfactory distance from the proposed new building, and highly unlikely to give rise to any inconvenience.
- 7.2 Some minor lateral pruning of the retained trees and shrubs may be required in the medium term, however any such work would not have a significant impact on the health or amenity value of these trees.
- 7.3 The BS3998: 2010 – Recommendations for Tree Work discusses and endorses various methods of pruning that can alleviate the minor inconveniences trees can cause, whilst retaining them in a healthy condition. Methods such as crown reductions (section 13.4) partial or whole, crown lifting (section 13.5) and crown thinning (section 13.6) can be used to both increase light to properties, as well as improve clearances from buildings. Trees in towns are often sited in close proximity to buildings; however residents concerns can be readily appeased with the implementation of regular, well-planned, sensitive pruning.
- 7.4 Regular inspections of the retained trees by a suitably qualified Arboriculturalist and subsequent remedial works will ensure that the trees are maintained in a suitable manner, to exist in harmony with the new structures and its occupants for many years to come.

## **Tree Protection Measures and Preliminary Method Statement for Development Works**

### 8.1 MIXING OF CONCRETE

All mixing of cement / concrete must be undertaken outside of the RPA of all of the retained trees.

### 8.2 USE CRANES, RIGS AND BOOMS

Precautionary measures must be observed to avoid contact of any retained trees when manoeuvring cranes rigs or booms into position.

### 8.3 INCOMING SERVICES AND SOAKAWAYS

The existing drainage system has been assessed as suitable for re-use, and it is assumed that the electric and gas cabling is also satisfactory. Any new underground services near to trees will however need to be installed in accord with the guidance given in BS5837 together with the National Joint Utilities Group Booklet 4: 2007 Guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG4). When within the RPA of any retained tree, any new service trenches should be excavated using an airspade to avoid any damage to roots. Care must then be taken to ensure the new services are installed so as to avoid any roots present.

### 8.4 ON SITE SUPERVISION

A detailed supervision programme will be devised by the developer and retained Arboriculturalist, ensuring that Arboricultural supervision is present at the appropriate periods during construction.

### 8.5 OTHER TREE PROTECTION PRECAUTIONS

- No fires lit on site within 20 metres of any tree to be retained.
- No fuels, oils or substances which will be damaging to the tree shall be spilled or poured on site.
- No storage of any materials within the root protection zone.

## **Conclusion**

9.1 In conclusion, the principal arboricultural features within the site can be retained and adequately protected during development activities.

9.2 Subject to precautionary measures as detailed above, the proposal will not be injurious to trees to be retained.

9.3 There will be no appreciable post development pressure, and certainly none that would oblige the council to give consent to inappropriate tree works.



## **Recommendations**

- 10.1 The site works should progress as follows to ensure the healthy retention of the trees.
- a. Installation of any tree protection measures.
  - b. Construction.
  - c. Soft landscaping.
- 10.2 Site supervision – An individual e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:
- a. Be present on the site the majority of the time.
  - b. Be aware of the arboricultural responsibilities.
  - c. Have the authority to stop any work that is, or has the potential to cause harm to any tree.
  - d. Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
  - e. Make immediate contact with the local authority and / or retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.
- 10.3 It is recommended, that to ensure a commitment from all parties to the healthy retention of the trees, that details are passed by the architect or agent to any contractors working on site, so that the practical aspects of the above precautions are included in there method statements, and financial provision made for these.

29<sup>th</sup> May 2012

Signed:



Glen Harding  
For and on behalf of GHA Trees

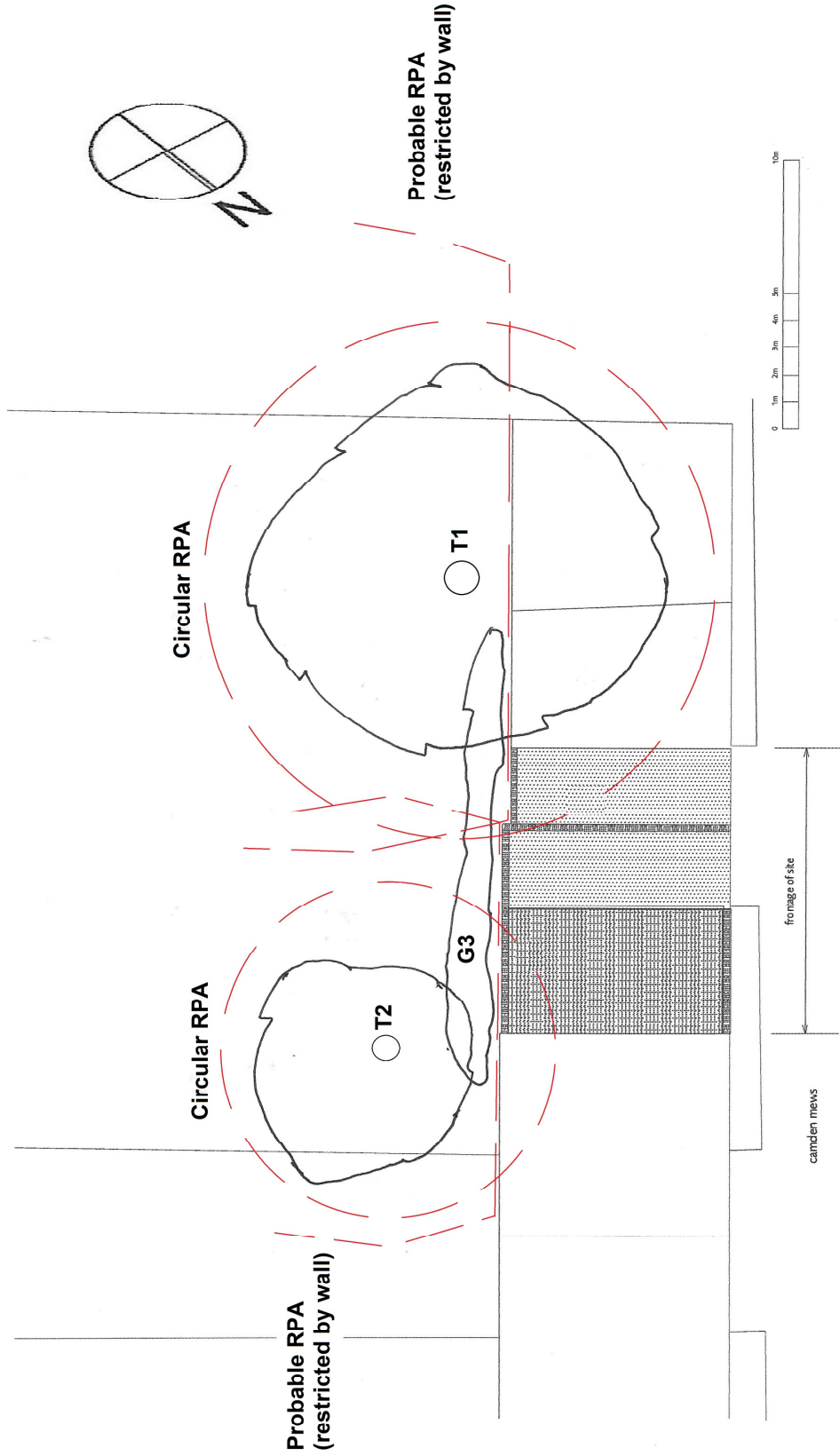
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# **Appendix A**



Plan ref: GHA/DS/1980:12

Trees in relation to the proposed development at:  
102 Camden Mews,  
London, NW1 9AG  
Edited: May 2012



## **Appendix B**

Tree No.	Tree species	Height (m)	Multi-stem? (Enter MS)	Trunk / stem count dia. (mm)	Radius of RPA if circle	RPA -Root Protection Area sq.m.	Age Class	Branch spread	Height of Crown Clearance (m)	Comments / Recommendations for tree works	Estimated remaining contribution	Assessed BS 5837: 2005 Value category
T1	Ash	20		800	9.6	289.529	M	See plan	6	Wound at ground level on West side of main stem; <i>Daldinia concentrica</i> decay fungi present. Tree previously pollarded.	10-20	C1
T2	Pear	11		520	6.24	122.326	OM	See plan	3	Major decay / cavity at ground level on West side of main stem.	Less than 10	U
G3	Mixed shrubs	3		50	0.6	1.13097	M	See plan	0	Small shrubs of little value.	10-20	C2

**KEY :**

Tree No: Tree number (T= individual tree, G= group of trees, W = woodland)

Crown = the leaf bearing part of the tree

Diameter: MS = Multi-stemmed

Age class: Young (Y), Middle aged (MA), Mature (M), Over mature (OM), Veteran (V)

Height (Ht): Measured in metres +/- 1m

