

Arboricultural Report

Impact Assessment & Method Statement



For planning purposes at

**Magdala
2a South Hill Park
London
NW3 2SB**



Dated
8th September 2014



**CROWN
Consultants**

Tree consultants throughout England and Wales



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1. Introduction

1.1. Instruction

1.1.1. We are instructed by Adnan Celikovic of Brooks Murray to undertake an Arboricultural Survey at Magdala, 2a South Hill Park and produce our findings in a report. We are also instructed to assess the likely impact of development proposals and produce a Method Statement detailing how trees shall be protected from the proposed construction activity.

1.2. Scope and Purpose of the Report

1.2.1. This report is designed to accompany a planning application for development proposals at the above site. Its purpose is to assist and inform the planning process. It is produced according to the guidance and recommendations within *BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction*.

1.2.2. The Method Statement should be viewed as a *Heads of Terms* Method Statement which specifies the general principles to be adopted during construction and demolition. However, specific construction activities proposed within Root Protection Areas may need to be agreed in more detail if requested by the local authority at the reserved matters stage.

1.2.3. We shall be working closely with the designers throughout the evolving design in order to achieve a satisfactory proposal with minimal arboricultural impact. We shall also be producing a Tree Protection Scheme in the form of an arboricultural method statement which shall specify how the retained trees are to be protected during the construction phase.

1.3. Drawings

1.3.1. The tree locations shown on the accompanying plans which are reproduced in Appendix 6 have been plotted according to measurements taken on site.

1.3.2. The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).

1.3.3. The *Impact Assessment Plan* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 5.

1.3.4. The *Tree Protection Plan* shows the protection measures that are to be installed during the construction phase. This plan accompanies the Method Statement which is to be found in Section 6.



2. Site Overview

2.1. Brief Description (Existing Layout)

- 2.1.1. The site co-ordinates are 51.555559° -0.165794° and the altitude is 69m above sea level. (Co-ordinates may be pasted or typed into the following site: <http://maps.google.co.uk/> where maps, satellite imagery and street views may be accessed).
- 2.1.2. Our survey covered the area indicated in Figure 1.



Figure 1 Extent of the survey (image is not current).

- 2.1.3. The site comprises a public house with a small garden to the side and a working yard to the rear.
- 2.1.4. In total six trees were included in our survey – one street tree and five growing on adjacent land. No trees are growing within the grounds of the site.
- 2.1.5. The Tree Constraints Plan and Tree Data Schedule should be referred to for descriptions and locations of all trees.
- 2.1.6. Photographs of the site are included in Section 9.

2.2. Soils

- 2.2.1. Geological maps (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>) indicate that the underlying geology of the area is clay (London Clay) with no recorded superficial deposits. This means that soils throughout the site are likely to be susceptible to compaction and the root systems are likely to be relatively shallow.

2.3. Proposals Overview

- 2.3.1. It is proposed to extend the existing building to the rear and to extend upwards. The rear extension is indicated on the accompanying plans.



3. Tree Survey and Data Schedule

This page is largely generic. Tree officers and other persons familiar with arboricultural reports may go straight to the following section and refer to the tree data in Appendix 6.

3.1. Survey Details

3.1.1. A ground level survey was undertaken on the 14th August 2014. The survey was conducted by Ivan Button. No climbed inspections or specialist decay detection were undertaken. Only trees with a stem diameter over 75mm were included, which lie within the site boundary or relatively close to it.

3.1.2. Where applicable, trees with significant defects have been highlighted and appropriate remedial works have been recommended. However, this report should not be seen as a substitute for a full *Safety Survey* or *Management Plan* which are specifically designed to minimise risk and liability associated with responsibility for trees.

3.1.3. Wherever possible, dimensions are obtained using diameter tapes, logger's tapes, distometers and clinometers. Where obstacles prevent accurate measurement, dimensions are estimated. Trees on privately owned third party are surveyed from the best available vantage point and observations relating to the condition of these trees should be treated accordingly. All height measurements should be regarded as approximate.

3.2. Data Schedule

3.2.1. The findings of the survey are presented in The Tree Data Schedule which is provided as a separate document as well as being appended to the end of this document within Appendix 6.

3.2.2. The Schedule includes scaled tree images based on measurements recorded for stem diameter, crown spread, crown height and overall height. Their purpose is to indicate, at a glance, the relative dimensions of each tree.

3.2.3. A definition of the Retention Categories can be found in Appendix 1. All other terms used within the Tree Data Schedule are defined and explained in Appendix 3.

3.3. RPA calculation - Single Stems & Multiple Stems

3.3.1. For single stemmed trees, the RPA is calculated according to the following formula:

$$\text{RPA radius} = 12 \times \text{stem diameter (measures at 1.5m above ground level)}$$

3.3.2. Where a tree has more than one stem, the equivalent-single-stem diameter is usually recorded. This is calculated by adding the squares of the stems and then finding the square root of this total. The radius of the Root Protection Area is then calculated by multiplying the equivalent-stem-diameter by 12.

3.3.3. Occasionally this method is not appropriate (e.g. for coppiced specimens where there are numerous stems). In such cases the diameter at ground level may be recorded or a stem diameter which would provide a suitable Root Protection Area calculation. The form of the tree is recorded in the notes section.



4. Vegetation Overview (independent of proposals)

This section summarises all the recommendations within the Tree Data Schedule regardless of whether trees are to be retained, felled or pruned to facilitate the proposed development. It does not specify works that may be required to facilitate the development proposals. The protection status of the trees is also reported in this section.

4.1. Preliminary Management Recommendations

4.1.1. The trees were all deemed to be in an acceptable condition and no significant defects were observed. Consequently, no remedial works have been recommended.

4.2. Future Inspections

4.2.1. The table below suggests a schedule of future inspections based on the condition and location of each tree:

Inspection Frequency (years)	Tree Number
0.5	None
1	None
1.5	None
3	T1, T2, T3, T4, T5, T6

4.2.2. The trees should be inspected sooner if there is a noticeable decline in their condition, or following extreme weather events.

4.3. Tree Protection Status– Site Specific

4.3.1. On 8th August 2014, we were informed, by Nick Bell of London Borough of Camden that:

- The site is within The South Hill Park Conservation Area.
- There are no tree preservation orders affecting trees within the site.
- There are no tree preservation orders affecting trees adjacent to the site.

4.4. Tree Protection – General Notes

4.4.1. Where trees are located in a conservation area, works are not permitted without first giving the local authority 6 weeks’ notice of intention. During this time the local authority may elect to create a tree preservation order or to inform the applicant that they have no objection to the proposed works. If the local authority does not respond within 6 weeks, then the intended work may be undertaken. Note: the local authority cannot refuse consent for works to trees within a conservation area; they may only create a tree preservation order if they wish to have further control over what works are undertaken.

4.4.2. Where planning permission is granted and tree works have been approved as part of the planning consent, no further application is required in respect of protected trees and no further notice is required in respect of trees within a conservation area.



4.5. Species Present – Additional Information

4.5.1. The table below contains general information about the tree *species* (rather than the actual tree *specimens*) included in the survey. Its purpose is to assist readers who are unfamiliar with the characteristics of the various species.

Species	Typical Height at Maturity	Typical Canopy Spread at Maturity	General Notes
Fastigate Hornbeam	10	10	Commonly planted as a street tree, this fastigate tree (a tree whose branches have an upwards habit), usually forms a very neat 'ace of spades' shape. It will have a bushy habit if the lower branches are not removed in the nursery to train this shape. Visit http://www.pfaf.org/user/Plant.aspx?LatinName=Carpinus+betulus for more information on the common hornbeam.
Lime	25	12	Very common street tree. Several species exist; the one most often found in woods is 'common lime' which produces a mass of suckers at the stem base, making it very cheap to propagate. Limes have non-symmetrical heart shaped leaves which are much loved by aphids (hence the sticky honeydew on cars parked beneath). Limes are tolerant of heavy pruning and are often managed as pollards. Old limes tend to support a lot of small dead branches. Visit http://www.pfaf.org/user/Plant.aspx?LatinName=Tilia+x+europaea for more info.
London Plane	30	20	Deciduous tree arisen in cultivation probably as a cross between the Oriental Plane and the American Buttonwood. Has attractive bark which peels off in small plates leaving a multi-coloured flecked pattern. Very common as a street tree, especially throughout London where it dominates the streetscape. Often managed as a pollard in order to constrain its large size to more manageable proportions, especially where there are clay soils and adjacent buildings. Very tolerant of urban pollution and even some root disturbance. Visit http://en.wikipedia.org/wiki/Platanus for more info.

4.5.2. The figures quoted regarding typical height and canopy spread should be treated as approximate. Actual heights and spreads vary according to several environmental factors such as soil conditions, climate and presence of competing vegetation. The figures quoted are not the maximum dimensions that the species may attain.



5. Arboricultural Impact Assessment

5.1. Overview

5.1.1. It is proposed to extend the existing building to the rear and to extend upwards. The rear extension is indicated on the accompanying plans.

5.1.1. The table below summarises the potential impact on trees due to various activities.

Activity	Trees Potentially Affected
Tree Removal: Retention Category A	None
Tree Removal: Retention Category B	None
Tree Removal: Retention Category C	None
Tree Removal: Retention Category U	None
Tree Pruning	T5
RPA: Foundations	None
RPA: New Surface	None
RPA: Underground Services	None
RPA: Change of Ground Levels	None
RPA: Soil Compaction	None

5.1.2. Other potentially damaging activities often associated with construction sites include demolition or the careless use of plant machinery, hazardous materials, or fires.

5.1.3. All of the above potential impacts are considered in detail throughout this section. Section 6 specifies the measures proposed to minimise all possible potential risks of damage to the retained trees.

5.2. Tree Removal

5.2.1. All trees surveyed are to be retained.

5.3. Impact on Tree Canopies

5.3.1. It is proposed to prune back the branches of T5 that are growing towards the proposal in order to create a clearance distance of 2m. This shall require the removal of relatively small tertiary branches which should be pruned back to a secondary growth point. No additional pruning will be required to balance the tree. So long as the pruning works are undertaken sympathetically (working to BS 3998: 2010 guidelines) the trees shall not be significantly harmed or disfigured. These works are specified within the Tree Works Schedule in Section 7.

5.3.2. All other tree canopies shall be unaffected by the proposals.

5.4. Impact on Tree Roots

5.4.1. Rooting Habits:

5.4.2. The Root Protection Areas on the Tree Constraints Plan are drawn as circles. However, for trees T2, T3, T4 and T5, the roots are more likely to be concentrated in the area of soft landscaping beyond the boundary wall. The wall foundations and poor rooting conditions within the site are likely to deter root proliferation within the site



5.4.3. **Foundations:**

5.4.4. The Impact Assessment Plan shows that the foundations of the rear extension just overlap the RPA. Less than 1% of the circular RPA will be affected. Furthermore the roots are not likely to proliferate in the site.

5.4.5. **Surfaces:**

5.4.6. No new surfaces are proposed within the Root Protection Areas of any trees.

5.4.7. **Underground Services:**

5.4.8. No underground services are to be installed through any Root Protection Areas.

5.4.9. **Changes in Ground Levels:**

5.4.10. No changes to ground levels are proposed over Root Protection Areas.

5.4.11. **Soil Compaction:**

5.4.12. Tree protection measures specified are specified in Section 6. These include measures to minimise soil compaction. They should be maintained throughout the project to ensure minimal impact on tree roots due to construction activity.

5.5. **Hazardous Materials**

5.5.1. All hazardous materials (including cement and petrochemical products) will need to be controlled according to COSHH regulations in order to ensure there is no detrimental impact on tree health. Provision shall need to be made to ensure that cement and cement run-off are contained outside of all Root Protection Areas.

5.6. **Boundary Treatments**

5.6.1. No changes are proposed to the existing boundary features.

5.7. **Impact of Retained Trees on the Development**

5.7.1. No tree canopies shall be closer to the proposal than they are to the existing building so the proposal shall not result in an increase in the perceived nuisance afforded by the trees.

5.8. **Summary**

5.8.1. One tree (T5) requires minimal pruning to create an adequate clearance from the proposal. Because the existing property is very close to the canopy of this tree, similar pruning would be required at some point in the future, regardless of the development proposals.

5.8.2. No new hard surfacing is proposed in RPAs.

5.8.3. No foundations are proposed within the Root Protection Area of any trees.

5.8.4. Tree protection measures are specified throughout Section 6 that will ensure no negative impact on retained trees due to construction activity.

5.8.5. Adequate space has been allowed between the proposal and all trees such that no additional pressure to prune or remove trees shall occur as a consequence of the proposal.



6. Method Statement

Section A: Introduction and Overview

6.1. Definition of Terms

- 6.1.1. Some terms used within the Arboricultural Method Statement have very specific meanings. These are defined below:
- 6.1.2. **Root Protection Area (RPA).** This is a theoretical area of ground around a tree where the roots are likely to proliferate. Ground disturbance in this area should be minimised in order to avoid significant impact on tree health. RPAs are indicated on all plans accompanying this report as a pink line.
- 6.1.3. **Construction Exclusion Zone (CEZ).** These zones are created to protect roots and canopies from inadvertent damage by construction activity – see Section 6.6. -*Construction Exclusion Zones*. They are usually fenced off by protective barriers throughout the entire construction phase. No works are permitted in these zones other than minor landscaping works which do not require a change in ground level. Where practicable the entire *Root Protection Area* and the area beneath the tree canopy shall be treated as a *Construction Exclusion Zone*. These zones are hatched purple on the Tree Protection Plan.
- 6.1.4. **Restricted Activity Zone (RAZ).** It is not always possible to create a *Construction Exclusion Zone* over the entire RPA. This is because access may be required or some works may be proposed within the RPA. In such circumstances a *Restricted Activity Zone* is created where limitations are placed on construction activity. Ground protection measures may be specified or the *Restricted Activity Zone* may be fenced off throughout part of the construction phase. See the legend on the Tree Protection Plan to identify these zones.

6.2. Tree Protection Barriers

- 6.2.1. Since all trees are located on third party land and separated from the site by a boundary wall, additional tree protection fencing is not required.
- 6.2.2. The tree protection plan indicates where the existing hard surface needs to be retained or suitable ground protection measures need to be installed as specified in sections 6.7 onwards (*Restricted Activity Zones*) and Section 8-*Ground Protection Measures*.

6.3. Planning Status

- 6.3.1. Tree protection measures specified within this report should be agreed with the local authority so that they may be conditioned upon planning consent.
- 6.3.2. The site manager must be familiar with all aspects of this Method Statement and should liaise with the author of this report for clarification, or regarding any unforeseen issues where trees may be impacted upon.
- 6.3.3. A copy of this Method Statement shall be available on-site at all times. All personnel working on the site shall be made aware of any sections appertaining to their work. This includes short term contractors and persons responsible for deliveries and installation of services.



6.4. Overview of Protection Measures

6.4.1. Below is a list of potential arboricultural impacts and a summary of the proposed protection measures:

Reference	Comments	Potential Impact	Protection measures
T2, T3, T4, T5, T6	Access is required over the Root Protection Area.	Compaction and contamination adjacent to proposed works.	Existing hard surface to be retained or suitable ground protection measures to be installed before commencement, and maintained throughout the project. Construction exclusion zone to be created over remainder of Root Protection Area. See Section 6.7 for all restrictions that apply.
T5	Canopy is close to construction activity.	Damage to overhanging branches.	Branches to be pruned to give adequate clearance.
All other retained trees	No works proposed in Root Protection Areas.	None	No action required.

6.4.2. The above measures are described in more detail throughout the remainder of this section.

6.5. Timing of Operations

6.5.1. Activity within the site shall be phased according to the following chronology:

Order	Phase	Activity
1st.	Pre-Construction Phase	Undertake all specified tree pruning (see Section 7-Tree Works Schedule).
2nd.		Install ground protection measures or retain existing hard surfacing (see Tree Protection Plan and Section 8 -Ground Protection Measures)
Protection measures confirmed acceptable by the local authority		
3rd.	Construction Phase	Demolish existing structures and remove existing surfaces where applicable.
4th.		Install the proposed development taking into account restricted activities as specified in Sections 6.6 onwards
5th.	Post-Construction Phase	Remove ground protection measures (where applicable).



Section B: Restrictions on Activities – Specific Zones

6.6. Construction Exclusion Zones

6.6.1. Within Construction Exclusion Zones (shaded purple on the Tree Protection Plan) the following restrictions shall apply:

- No construction activity whatsoever shall occur.
- No tree works, other than those specified in this report shall be undertaken.
- No alterations of ground levels or conditions.
- No chemicals or cement washings permitted.
- No excavation whatsoever.
- No temporary structures.
- No spoil shall be stored.
- No fires shall be permitted.
- All hazardous materials (including non-essential cement products) shall be forbidden.

6.7. Restricted Activity Zone A

6.7.1. Within this zone (indicated on the Tree Protection Plan) access will be required to facilitate construction. The following restrictions shall apply:

- No permanent or temporary structures shall be erected without written approval from the local authority.
- Removal of existing structures such as, walls, steps and hard surfaces shall be undertaken using hand tools or a mechanical excavator operating from outside the Restricted Activity Zone and carefully marshalled by an appointed arborist.
- The existing hard surfacing shall be retained, or ground protection measures shall be installed as specified in Section 8 –*Ground Protection Measures*. These shall remain in place throughout the entire construction phase.
- No excavation shall occur in this zone without consulting the appointed arborist and obtaining approval from the local authority.
- No fires shall be permitted.
- All hazardous materials (including non-essential cement products) shall be forbidden.
- No machinery in excess of 3m tall shall pass through or operate in this zone.



Section C: Restrictions on Activities – Throughout the Site

6.8. Installation of Foundations

6.8.1. All foundations are to be excavated outside of rooting zones so their method of installation is of no arboricultural concern.

6.9. Canopy Protection

6.9.1. In order to protect tree canopies the following restrictions shall apply throughout the site:

- No machinery in excess of 3m shall pass beneath the canopy of any tree without being carefully marshalled in order to ensure that no branches are damaged.
- If materials require installation or delivery beneath tree canopies, this shall be done without the use of overhead cranes.
- If materials are to be installed or delivered close to tree canopies (but not beneath them) and a crane is required, they shall be carefully marshalled in order to ensure that branches are not accidentally damaged.

6.10. Site Hoarding

6.10.1. If site hoarding shall be installed over the Root Protection Area of any tree, the following restrictions shall apply:

- Ground levels shall be maintained as existing.
- Post holes shall not exceed 300mm x 300mm.
- No post hole shall be excavated within 1.5m of any tree stem.
- Post holes shall be excavated using hand tools or by a post-hole auger attached to plant machinery sited outside the Root Protection Area(s).
- Roots in excess of 25mm shall be retained wherever possible.
- Roots in excess of 10mm shall be pruned with sharp secateurs.
- Pruning shall be minimal and only undertaken where absolutely necessary to facilitate the site hoarding. It shall be undertaken by a reputable tree surgeon working to BS 3998 (2010).
- Cement products shall be mixed away from Root Protection Areas (see Section [6.14](#) - *Hazardous Materials*).

6.10.2. Site hoarding may be installed in place of the specified tree protection measures subject to the approval of the local authority with regard to its location and specification.

6.11. Underground Services

6.11.1. No underground services shall pass through any part of the *Construction Exclusion Zones* or *Restricted Activity Zones* unless done so in a manner detailed in a specific Method Statement and approved by the local authority.

6.12. Use of Heavy Plant

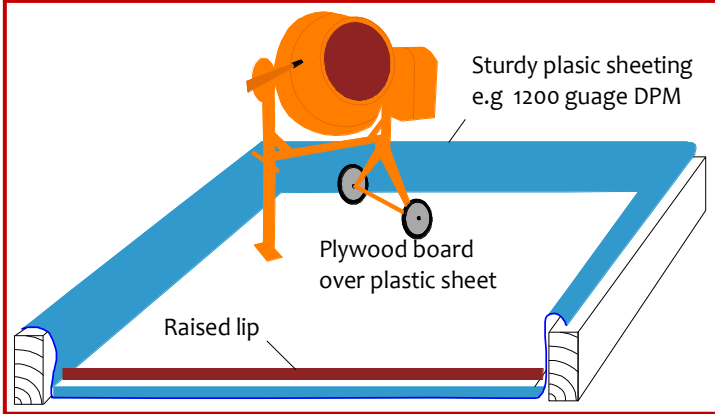
6.12.1. All machinery operatives are to be made aware of any *Construction Exclusion Zones* and *Restricted Activity Zones* that apply to this site (see the Tree Protection Plan and Section [6.6](#) onwards).

6.12.2. All machinery operatives are to respect these zones and ensure that no damage occurs to trees due to the careless use of machinery.

6.13. Scaffolding

- 6.13.1. If scaffolding is required in areas containing ground protection measures, the protective boards shall need to remain in-situ and be strengthened and stabilised to bear the weight of scaffold poles.
- 6.13.2. Prior to the installation of any scaffolding within 0.5m of any tree branches, the appointed arborist shall be consulted to specify any pruning works that may be required.

6.14. Hazardous Materials

- 6.14.1. Any mixing of cement based materials shall take place outside the Construction Exclusion Zones and Restricted Activity Zones. Where cement is to be mixed at considerable distances from trees and water run-off cannot enter Root Protection Areas, then no further special measures are required. Otherwise, provision shall be made to ensure that the mixing area is contained so that no water run-off enters the Root Protection Area of any trees (see diagram for example). Mixers and barrows shall be cleaned within this area.
- 
- 6.14.2. All other chemicals hazardous to tree health, including petrol and diesel, shall be stored in suitable containers as specified by current COSHH Regulations, and kept away from Root Protection Areas.



Section D: Post-Construction Phase

6.15. Removal of Tree Protection Barriers

- 6.15.1. This will be done after all major construction work is complete. Vehicular access will not be permitted within the Construction Exclusion Zones.
- 6.15.2. The local authority tree officer shall be made aware that the fencing is to be removed.

6.16. Landscaping

- 6.16.1. No machinery used within landscaping operations shall operate within the Root Protection Areas of retained trees.
- 6.16.2. Ground levels shall not be altered within Root Protection Areas without consultation and approval from the local authority.

6.17. Tree Planting

- 6.17.1. Trees planted in poor soils or compacted soils are unlikely to become established, so prior consideration should be given to rooting conditions. Where compaction or contamination is believed to have occurred expert horticultural or arboricultural advice should be sought.
- 6.17.2. Any new tree planting shall be carried out after completion of all construction activity in the vicinity.

7. Tree Works Schedule

7.1. Tree Works Specification

- 7.1.1. The following table specifies the tree works which will be required prior to the commencement of construction activity:

Tree Reference	Action Required	Notes
T5	Prune branches extending towards the proposals to create a clearance distance of 2m from the proposed extension.	Branches to be pruned back to a secondary branch junction or the branch collar wherever possible. Pruning to be kept to a minimum to achieve the desired clearance of 2m. See below

- 7.1.2. **Pruning Standards:** Sympathetic pruning shall be carried out to BS 3998 (2010). Lopping of branches is to be avoided. Instead as system of ‘drop crothching’ or ‘reduction via thinning’ is to be used to achieve the desired clearance without spoiling the appearance, or form, of the trees. All pruning cuts shall be made close to the branch collar or a secondary growth point. Cuts to be made with sharp, clean tools. No wound sealants to be used.

8. Ground Protection Measures

Detailed Specification

8.1.1. Where indicated on the Tree Protection Plan (Restricted Activity Zone A), ground protection measures shall need to be installed unless the existing hard surface is retained. The purpose of the ground protection shall be to prevent soil compaction and contamination where it is not practicable to fence off Root Protection Areas because access is required.

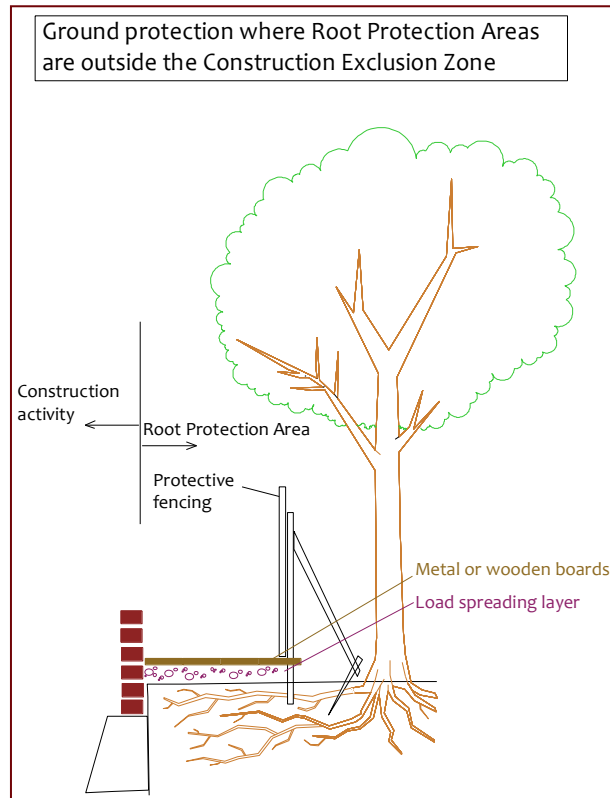
8.1.2. Where vehicles or machinery are required to operate within the Restricted Zone, a geotextile fabric shall be installed followed by a compression resistant layer such as 150mm of compressible material (e.g. woodchip) or a 3D cellular confinement system in-filled with 7 – 40mm angular gravel (e.g. Cellweb™). Either system shall act to spread the load of any vehicles passing through the restricted zone. Above this load spreading layer, 25mm wooden boards or 12mm road plates shall be secured.

8.1.3. If only pedestrian access is required, then 25mm wooden boards, e.g. scaffold boards firmly affixed together and laid directly onto the ground shall suffice. If the ground is uneven, then it shall first be made even using sand or soil to ensure the boards distribute loads over a large area of ground. Boards shall be appropriately weighted or pinned to prevent movement. Alternatively scaffold boards may be supported above ground on a scaffold framework

8.1.4. Where existing hard surfacing is to be retained throughout the entire project it shall not be necessary to install additional ground protection measures. However the hard surfacing must be firm enough to spread the load of any traffic passing overhead. Paving slabs shall need to be reinforced with scaffold boards or similar if vehicles or machinery are to be used in this area.

8.1.5. Where existing structures need to be removed this shall be done with temporary ground protection measures in place to enable this to be achieved without compacting soils.

8.1.6. The ground protection measures shall be installed and approved before commencement of demolition and construction activity and before the arrival of plant machinery or materials. They shall remain in place until all heavy construction activity is complete or until they are due to be replaced with a new hard surface.





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Arboricultural Report to BS 5837: 2012 for:

Brooks Murray

Crown Ref: 09193

Site: Magdala, 2a South Hill Park

Author: Ivan Button

Date: 8th September 2014

9. Photographs

Refer to the Tree Constraints Plan for photo locations

Photograph 1.



Photograph 2.





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Arboricultural Report to BS 5837: 2012 for: Brooks Murray
Crown Ref: 09193 Site: Magdala, 2a South Hill Park
Author: Ivan Button Date: 8th September 2014

Photograph 3.



Photograph 4.

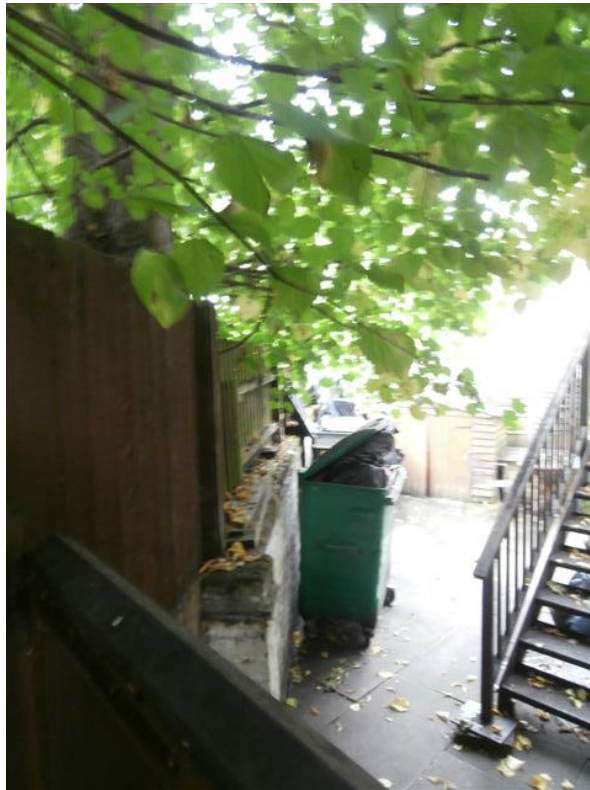




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Arboricultural Report to BS 5837: 2012 for: Brooks Murray
Crown Ref: 09193 Site: Magdala, 2a South Hill Park
Author: Ivan Button Date: 8th September 2014

Photograph 5.



Photograph 6.





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Arboricultural Report to BS 5837: 2012 for: Brooks Murray
Crown Ref: 09193 Site: Magdala, 2a South Hill Park
Author: Ivan Button Date: 8th September 2014

10. Signature

This report represents a true and factual account of the trees and potential impact of development along with proposed protection measures at

**Magdala
2a South Hill Park
London
NW3 2SB**

Signed



.....

Ivan Button N.C.H. (Arb), FDS^c (Arb), BSc (Hons), P.G.C.E., M. Arbor. A.

on behalf of

Crown Consultants Ltd

Dated

8th September 2014



Tree consultants throughout England and Wales



Appendix 1: BS 5837: 2012 – Guidance Notes

This Standard prescribes the principles to be applied to achieve a satisfactory juxtaposition of trees and structures. It sets out to assist those concerned with trees in relation to design, demolition and construction to form balanced judgements.

It acknowledges the positive contribution trees may offer to a site, as well as the negative aspects of retaining inappropriate trees. It addresses the negative impacts that construction activity may have upon trees and offers mitigation strategies to minimise these impacts.

The Standard suggests a three stage approach to ensure best practice is followed when developing close to trees:

A1.1 Stage 1: Survey of Existing Trees

This identifies the existing trees on and adjacent to the site. Data is recorded for each tree and is presented in a Tree Data Schedule. Each tree is allocated a **Retention Category** according to its size, amenity value, condition and safe useful life expectancy. The categories are allocated independently of development proposals. Our interpretation of the Retention Categories is explained below:

A1.1.1 Retention Categories

A Category: Trees of high quality and amenity value. Usually, mature trees with a significant life expectancy which would enhance any development. Retention of these trees is strongly encouraged.

B Category: Trees of moderate quality and amenity value. Usually these are maturing trees or younger trees with exceptional form. Retention of these trees is desirable though the removal of occasional specimens may be acceptable.

C Category: Trees of low quality or small specimens with a relatively low amenity value. These trees are not considered to be a material planning constraint and their removal will generally be seen as acceptable in order to facilitate development.

U Category: Trees of such low quality that their removal is recommended regardless of development proposals.

A1.1.2 Occasionally trees are borderline and do not fall neatly into one of the categories A, B or C. In such cases we apply a superscript (+/-) such that:

C⁺ Indicates borderline C/B, though Category C is deemed to be most appropriate.

B⁻ Indicates borderline C/B, though Category B is deemed to be most appropriate.

A1.1.3 The British Standard suggests that each of the A, B and C categories may be further subdivided (A1, A2, A3, B1, B2, B3 etc) such that subcategory 1 denotes mainly arboricultural values, subcategory 2 denotes mainly landscape values and subcategory 3 denotes mainly cultural values (including conservation). Multiple subcategories may be used.

Our experience suggests that these subdivisions lack clarity and can be confusing. Within this report subcategories are **not** denoted. Where appropriate, the use of phrases such as 'Part of a formal group', or 'Has a high ecological value', or 'Offers good screening to the site' are incorporated into the observation section of the Tree Data Schedule. We believe this conveys all relevant landscape and cultural information without any confusion.

A1.1.4 **Tree Constraints Plan (TCP).** This indicates the position, crown spread, Retention Category and Root Protection Area of each tree. It is used to inform where development may proceed without causing damage to trees.



A1.1.5 Root Protection Area (RPA). This is the area around each tree likely to contain the majority of roots. It should ideally remain undisturbed to avoid a detrimental impact on tree health. For single stemmed trees It is calculated according to the formula “radius of RPA” = “12 x stem diameter”. For multiple-stemmed trees a more complex formula is used which may occasionally produce an RPA which seems inappropriately large relative to the trees canopy. This shape can then be modified to take into account site factors which influence rooting activity, e.g. foundations, soil type or impermeable surfaces. Where development works are proposed within the RPA they should be undertaken in a sympathetic manner to minimise root disturbance.

A1.1.5 Shade Constraints. The previous Standard (BS 5837 2005) suggested that shade constraints should be indicated on the TCP. This are denoted as a circle-segment drawn northwest to due east with a radius equal to the height of the tree. These do not represent the actual shade pattern which varies through the seasons. Rather, they indicate the area most shaded by the tree throughout the course of the year. Ideally habitable room windows should be located outside of these shade constraints. Where we consider it appropriate, we will include shade constraints information on our Impact Assessment Plan or Proposed Layout Plan.

A1.2 Stage 2: Arboricultural Impact Assessment

After the initial survey and the production of the Tree Constraints Plan, arborists and designers are encouraged to work together to establish a design proposal with minimal impact on the high quality trees. An assessment should be made of all possible impacts including the impact that the trees may have upon the proposal. The arborist may recommend mitigation strategies to minimise these impacts and help achieve a more harmonious juxtaposition between buildings and trees.

A1.3 Stage 3: Arboricultural Method Statement

This type of report specifies the measures necessary to protect trees against damage from construction activity. The Method Statement should be written in a manner that it may be conditioned and enforced by the local authority upon granting of planning permission. The site manager should be familiar with all aspects of the Method Statement and should ensure that all persons working on the site are aware of those aspects which appertain to their work. This includes service installation engineers and operators of plant machinery.



Appendix 2: Explanation of Tree Data & Glossary

This section explains the terms used in the **Tree Data Schedule** (see Section 3 and Appendix 6).

A4.1 General Observations

A4.1.1	Numbering System:	Each item of vegetation has its own unique number prefixed by a letter such that T1=Tree 1, G2=Group 2, H3=Hedge 3 and W4=Woodland 4, S5=Shrub 5.
A4.1.2	Age Categories:	
	Young	Usually less than 10 years old.
	Semi-Mature	Significant future growth to be expected, both in height and crown spread (typically below 30% of life expectancy).
	Early-Mature	Full height almost attained. Significant growth may be expected in terms of crown spread (typically 30-60% of life expectancy).
	Mature	Full height attained. Crown spread will increase but growth increments will be slight (typically 60% or more of life expectancy).
	Veteran	A level of maturity whereby significant management may be required in order to keep the tree in a safe condition.
	Over Mature	As for veteran except management is not considered worthwhile.
A4.1.3	Species:	Common names and Latin names are given.
A4.1.4	Height:	Measured from ground level to the top of the crown.
A4.1.5	Stem Diameter:	Taken at 1.5m above ground level where possible. On multi-stemmed trees this measurement may be taken at ground level, though usually an indication of the number of stems and average diameter is given, e.g. 3 x 30cm.
A4.1.6	Crown Height:	Measured from ground level to the height at which the main crown begins. Where the crown is unbalanced it is measured on the side deemed to be most relevant. This is usually the side facing the area of anticipated development.
A4.1.7	Tree Diagram:	This scaled drawing is computer generated based on measurements taken for stem diameter, crown height and spread, and overall height. It is designed to help the reader rapidly assess the data. It is not an accurate representation of the form of the tree.
A4.1.8	Crown Spread:	Measured N, E, S & W, taken from the centre of the stem and usually rounded up to the nearest metre.
A4.1.9	Observations:	If a tree's position is considered to be relevant it will be commented upon (e.g. overhanging a children's play area). Tree form and pruning history are also recorded along with an account of any significant defects. Defects and descriptive terms are dealt with in more detail at the end of this section.
A4.1.10	Recommendations:	Usually based on any defects observed and intended to ensure that the tree is in an acceptable condition.
A4.1.11	Priority Scale:	Depending upon the threat posed by the tree, and the likelihood of failure, recommendations should be carried out according to the following priority scale:
	Urgent	To be carried out as soon as possible.
	Very High	To be carried out within 1 month.
	High	To be carried out within 3 months.
	Moderate	To be carried out within 1 year.
	Low	To be carried out within 3 years.
A4.1.12	Inspection Frequency:	An interval of 6 months, 1 year, 1.5 years or 3 years is allocated before the next inspection is due. Wherever practical, consideration should be given to seasonal changes so that deciduous trees are not always surveyed in winter when they have no leaves, or in summer when leaves may obscure branches within the upper crown.
A4.1.13	Vigour:	An indication of growth rate and the tree's ability to cope with stresses:
	High	Having above average vigour.
	Moderate	Having average vigour.
	Low	Having below average vigour.
	Very Low	Tree is struggling to survive and may be dying.
A4.1.14	Physiological Condition:	
	Good	Healthy and with no symptoms of significant disease.
	Fair	Disease present or vigour is impaired.
	Poor	Significant disease present or vigour is extremely low.
	Very Poor	Tree is dying.
A4.1.15	Structural Condition:	
	Good	Having no significant structural defects.
	Fair	Some defects observed though no high priority works are required.
	Poor	Significant defects found. Tree requires monitoring or remedial works.
	Very Poor	Major defects which will usually require significant remedial works or tree removal.
A4.1.16	Amenity Value:	
	Very High	Exceptional specimen, observable by a large number of people.
	High	Attractive specimen, observable by a significant number of people.
	Moderate	One of the above factors is not applicable.
	Low	Unattractive specimen or largely hidden from view.
A4.1.17	Life Expectancy:	The estimated number of years before the tree may require removal. Classified as (<10), (10 - 20), (20 - 40), or (40+).
A4.1.18	Retention Category:	These are explained in detail in Appendix 1.

A4.2 Evaluation of Defects

Cavities, wounds, deadwood etc are all evaluated as follows:

Major	Such that structural integrity is, or will become, compromised and the tree is, or will inevitably become, hazardous.
Significant	A defect that may over time become a major defect, though not necessarily so. This will depend on the vigour of the tree and its ability to deal with decay etc.
Minor	A defect that is not likely to compromise the tree's structural integrity.



General Glossary

Adaptive growth	In tree biomechanics, the process whereby wood formation is influenced both in quantity and quality by the action of gravitational forces and mechanical stresses on the cambial zone.
Aerobic	Conditions in which oxygen is freely available, or to biomechanical processes that depend on the presence of oxygen.
Anaerobic	A condition marked by the absence of oxygen; Generally such areas are unsuitable for normal life and growth of plant tissues. These sites tend to be populated by bacteria capable of surviving low oxygen conditions often associated with Slime Flux.
Arboriculture	The culture and management of trees as groups and individuals primarily for amenity and other non-forestry purposes.
Arborist	A person possessing the technical competence through experience and related training to provide management of trees or other woody plants in a landscape setting. Generally involved with the development or management of trees for visual amenity or land management rather than the growth of trees for product or profit.
Barrier zone	A layer within an annual increment of wood which contains abnormal xylem cells, laid down by the cambium in response to wounding or other trauma.
Body language	In trees, the outward display of growth responses and or deformation in response to mechanical stress.
Bole	Or Trunk, the main stem of a tree below its first major branch.
Bracket	A type of fruiting body produced by various fungal species, plate like to hoof like in shape and often a one sided attachment to the wood or bark.
Branch bark ridge	A ridged area located at the union of a branch to a trunk or stem.
Branch Collar	Trunk tissue that forms around the base of a branch between the main stem and the branch, or between a main branch and a lateral branch. As a branch decreases in vigour or begins to die, the collar usually becomes more pronounced and completely encircles the branch.
Brown Rot	Form of decay where cellulose is degraded, while lignin is only modified.
Buttress Root	Roots that emerge from the base of the tree stem, normally large and well developed that rapidly reduce in diameter to create the Root Plate this offers structural support for the tree. Buttress roots divide rapidly forming the connection between the stem and the transport roots.
Cabling Bracing	Installing cables within the crown of a tree to prevent collapse.
Callus	Undifferentiated cells often formed at the edges of recent injuries. This tissue quickly becomes differentiated, forming cells of the type characteristic of that position on the tree (e.g. forming wood, bark, roots, etc.) see wound response tissue.
Cambium	A thin layer of actively growing and dividing cells, located between the xylem (sapwood) and bark of a plant; the part responsible for radial growth of a tree stem or branch.
Canopy	The topmost layer of twigs and foliage in a woodland, tree or group of trees.
Canker	A localised area of dead bark and cambium on a stem or branch, caused by fungal or bacterial organisms, characterised by woundwood development on the periphery. This may be annual or perennial.
Cavity	An open and exposed area of wood, where the bark is missing and internal wood has been decayed and dissolved.
Chlorotic	Also Chlorosis. A condition of the plant marked by yellowing of normally green foliage, often indicating nutrient deficiency or plant dysfunction.
Clinometer	Devices that measures vertical angles, and provides direct height measurements of objects by triangulation.
Co-dominant stems/trunk	Are forked branches or trunks of nearly the same size in diameter and lacking a normal branch union.
Compacted soils	Soils in which the air-space (oxygen space) has been reduced or eliminated, reducing water infiltration and percolation, reducing root presence and inhibiting new root development.
Compartmentalisation	The physiological process that creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.
Compression Failure	Localized buckling of fibres and other longitudinal elements produced by compression of wood along the grain; compression failures sometimes develop in standing trees.
Compression Strength	The ability of a material or structure to resist failure when subjected to compressive loading; measurable in trees using special drilling devices
Compression Wood	Abnormal wood formed on the lower side of branches and curved stems, with physical properties different from normal wood.
Conservation Area	In Great Britain, designated areas of architectural or historical interest, in which there are special procedures for planning applications. Additionally tree works cannot generally be undertaken without prior notification (Currently 6 weeks) to the relevant local planning authority. See also Tree Preservation Orders.
Core Sample	A sample of wood extracted from a trunk or branch, using an increment borer tool. The resulting core can be analysed for characteristics of growth, wood strength, structure, decay, and for species identification.
Crotch	The union of two or more branches; the auxiliary zone between branches.
Crown	The upper canopy of a tree, including upper trunk, scaffold branches, secondary branches, stems and leaves.
Crown lifting / raising	Crown Lift The removal of the lowest branches, usually to a given height. It allows more residual light and greater clearance underneath for vehicles etc.
Crown reduction	The reduction of a tree's height or spread while preserving its natural shape.
Crown thinning	The removal of some of the density of a tree's crown, usually 5-25% allowing more light through its canopy and reducing wind resistance.
Deadwood (noun)	Deadwood is often present within the crown or on the stems of trees. It may be an indication of ill health, however, it may also indicate natural growth processes. If a target is present beneath the tree, deadwood may fall and cause injury or damage and should be removed, otherwise deadwood can remain intact for conservation purposes (insects, fungi, birds etc.).
Deadwood (verb)	The removal of dead branches from a tree's canopy, usually of a specified size (in diameter).
Decay	Progressive deterioration of organic tissues, usually caused by fungal or bacterial organisms, resulting in loss of cell structure, strength, and function. In wood, the loss of structural strength.
Decay Detection	The assessment of decay within a tree has been traditionally difficult, but recent advances have made it possible to achieve accurate representations of the internal section of a tree in both 2D and 3D, removing doubt over the condition of the tree and allowing accurate management decisions.
Defect	In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment.
Defoliation	The losing of plants foliage.
Dieback	Progressive death of buds, twigs and branch tissues, on individual limbs resulting in Deadwood, or throughout the canopy,



	extreme cases can result in Stag Heading.
Dripline	A projected line on the ground that corresponds to the spread of branches in the canopy; the farthest spread of branches.
Epicormic shoots	Fast growing, weakly attached shoots/branches that often grow as a response to stress factors upon a tree or branch removal.
Failure	In connection with tree hazards, a partial or total fracture within the wood tissue or loss of cohesion between roots and soil. (In total failure affected parts will snap or tear away completely, Partial failure there is a crack or deformation, which results in an altered distribution of mechanical stress.
Feeder Roots	Fine fibrous Water and nutrient absorbing roots located in the outer root system.
Flush-Cut	In trees and shrubs, a pruning cut close to the parent stem, which removes the branch bark ridge.
Foliage	The live leaves or needles of the tree; the plant part primarily responsible for photosynthesis.
Formative pruning	The trimming of a tree to remove weaknesses and irregularities which may lead to problems. The formative pruning operation is aimed at reducing the potential for future weaknesses or problems within the tree's crown.
Gall	An abnormal, disorganized growth of plant tissues, caused by parasitic or infectious organisms such as insects, fungi, bacteria, or viruses.
Girdling	In woody plants, any form of damage that destroys the bark and / or the Cambium all the way around the stem, branch or root, normally resulting in death of the damaged section.
Girdling Root	In woody plants, a root that grows across the buttress, or across other roots, eventually causing constriction of the radial growth.
Growth Increment	The incremental growth added as new annual ring develops each season over existing wood. This is seen as (growth) rings in cross-sections of wood.
Hazard beam	An upwardly curved branch in which strong internal stresses may occur without the compensatory formation of extra wood (longitudinal splitting may occur in some cases).
Heartwood	Inner non functioning tissues that provide structural support to trunk.
Heave	In relation to shrinkable clay soils, expansion due to rewetting of a volume of soil previously subjected to the removal or water by plant / trees following felling or root severance. Also in relation to root growth, the lifting of pavements and other structures by radial expansion. Also in relation to tree stability, the lifting of one side of a wind rocked root plate.
Herbicide	A chemical compound that causes the death of a plant.
Included Bark	Bark that becomes embedded in a crotch between branch and trunk or between co-dominant stems, usually found in narrow or tight crotches, and causes a weak structure.
Increment Borer	A tool that cuts and extracts a narrow cylinder of wood from a tree for analysis of the wood tissue and growth increments.
Leader	The primary terminal shoot or trunk of a tree.
Limb	A large lateral branch growing from the main trunk or from another larger branch.
Lion Tailing	Often the result of poor pruning practices; the main leader or branches are largely devoid of side branches, growth is restricted to the end of branches and is likely to suffer damage through end loading.
Lopping	In trees, a general term that related to the removal of branches from a tree.
Monitoring	Due to the relative life span of trees in relation to our own, long-term monitoring provides a valuable insight to the health of trees, identifying decline and or stabilisation and or improvement.
Mulch	A material laid over the root system of a tree to help conserve moisture within the soil. Additionally it may help control the development of weeds close to the tree.
Mycelium	A mass of growing filaments (hyphae) formed by fungi.
Mycorrhizae	The symbiotic relationship between roots and certain beneficial fungi. Mycorrhizae are the combined root / fungal growth.
Occluding tissue	The general term of wood, cambium and bark that develop around the site of a wound on a woody plant
Pathogen	A microorganism that causes diseases within another organism.
Phloem	The principle conductive tissue that the products of Photosynthesis are transported around the plant
Photosynthesis	The process were light energy is used to create energy (Carbohydrate) for use within the plant.
Pollard	A term for a pollarded tree.
Pollard head	The swollen section of branch / stem that forms behind the pollarding cut.
Pollarding	The complete or partial removal of the crown of a young tree so as to encourage the development of numerous branches either for amenity or historically as fodder, repeated management is required cyclically to maintain the feature
Prune or Pruning	Selective removal of woody plant parts of any size, using saws, Loppers, Secateurs, or other pruning tools.
Reaction Wood	Wood with distinctive anatomical characteristics, formed in parts of leaning or crooked stems and in branches to provide additional strength / support. In hardwoods, tension wood usually forms. In conifers, compression wood is usually found.
Reaction Zone	A zone normally darker than surrounding wood that denoted the boundary often a defensive one between functional sapwood and dysfunctional or decaying wood.
Re-grading	The raising or lowering of a soil profile from its original grade.
Remedial pruning	The removal of old stubs, deadwood, epicormic growth, rubbing or crossing branches and other unwanted items from the tree's crown.
Resistograph	Invasive decay detection technique whereby the resistance offered by the timber to a spinning probe is measured and plotted.
Rib	In tree body language, a long narrow, axial protuberance which often over lays a crack.
Ring Barking	Artificial Girdling of the stem, to result in the death of a tree. May be used in habitat creation were the retention of dead standing trees is required.
Rod Bracing / Bolting	Traditionally, this has relied upon the installation of steel rods or bolts through the stems or limbs, to reduce twisting or splitting of the wood. The installation of such features does require legal interpretation.
Root Barriers	Both Buildings and services can benefit from the installation of root barriers to protect a soil volume from the ingress of roots.
Root Collar	The basal area of the tree; transition zone from trunk to root. Also sometimes called trunk flare.
Root Plate	The primary support area for the tree; an area of the root system close to the base that structurally anchors the tree to the soil.
Root Rot	Either a general term for decay within the wood of the lower stem / buttress roots, or a disease in which the fine roots are killed.
Root System	The portion of the tree containing the root organs, including buttress roots, transport roots, and fine absorbing roots; all underground parts of the tree.
Root Zone	The area and volume of soil around the tree in which roots are expected. May extend to three or more times the branch spread of the tree, or several times the height of the tree.
Sail Area	That area or the tree subjected to wind load.



Sapwood	Xylem wood tissue, usually light in colour, representing the outer growth rings of the wood. Usually living, reactive wood tissue, in a healthy tree. See heartwood
Scaffold limbs / scaffold Branches	The branches that from the main network framework of the crown of a tree.
Senescent	A decline in growth and vigour due to age or stress factors.
Shrub	A woody plant that branches at or close to the ground level and so does not have a single stem.
Slime Flux	Relating to a toxic condition from the spreading of bacteria or their products from a source of infection; characterized by malodorous gases, or salt deposits upon the bark. If these products enter the sap stream, localised vessel necrosis can result, usually associated with anaerobic conditions.
Soft Rot	A kind of wood decay, were a fungi degrades cellulose within the cell wall, without causing overall degradation.
Soil Compaction	The compression of soil, causing a reduction of pore space and an increase in the density of the soil. Air is squeezed out and nutrients become locked. Tree roots cannot grow in compacted soil.
Sonic Decay Detection	Non invasive method whereby sound waves are passed through the tree and the speed is measured. Slow speeds indicate decay and a tomography picture representing the inner stem is produced.
Stag Heading	In a tree, a state of dieback were dead branches protrude beyond the current living crown.
Stress	In plant physiology, conditions were one or more physiological functions Are not working within normal parameters.
Stump Grinding	The removal of a tree stump using a specialist grinding machine.
Subsidence	In relation to vegetation, the removal of water by plant growth resulting in localised shrinkage in the soil volume.
Sucker	Same as sprout.
Suppressed	Trees which are dominated by surrounding vegetation and whose crown development is restricted from above.
Systemic	Affecting the whole plant or organism. A systemic compound is carried throughout the entire plant to all parts through the vascular system.
Target	Any person or object within reach of a falling tree or part of a tree that may be injured or damaged.
Target Pruning	The pruning of a branch were the wound affects only branch material, often result in a target shaped wound.
Tension Wood	Reaction wood typically formed on the upper side of limbs or curved stems; characterized by lack of cell wall lignifications (higher ratios of cellulose to lignin).
Tight Union / Tight Crotch	Also, narrow crotch. A crotch with a narrow angle between branches, often having included bark.
Tomography	The comparison of sound or stress waves through the tree allows the creation of a 2D or 3D representation of the internal structure of a stem or branch section and highlights areas of damage. Virtually non-injurious.
Topography	The configuration of surface features, including the vertical and horizontal relationships of the ground and other features.
Topping	Cutting large limbs back severely, without regard to form or habit of the tree. Cuts are usually made between lateral branch nodes. This practice is extremely injurious to trees, and promotes decay and structural weakness within the crown.
Tree	A woody plant that typically has a single stem, at maturity has a height of a least 4 metres and a stem diameter at breast height of at least 75mm.
Tree Preservation Order	In Great Britain, an order made by the local planning authority, were consent must be gained before undertaking all but exempt works to a tree.
Trunk Flare	The basal area of the trunk that flares or widens, and merges with the main roots. See root collar
Veteran Tree	Veteran trees are often found in large parks or estates and commonly affected by extensive decay or have been subject to extensive works. These trees are retained for historical importance and often pose greater risk than normal, which is generally justified. They need careful management and often propping or bracing to support them, some require fencing to limit access.
Vigour	Active, healthy growth of plants: ability to respond to stress factors.
Visual Tree Assessment (VTA)	An assessment of the mechanical condition of trees based upon their 'body language'. Trees are dynamic and respond to faults / decay / environmental factors in various ways, these responses can be indicative of structural integrity.
Wetwood	An infection caused by bacteria living inside the plant tissues. The bacteria ferment the plant fluids, resulting in death of nearby cells, and often causing exudations of fluid from the bark, often referred to as a Slime Flux.
White Rot	A kind if wood decay were a fungi attacks the lignin within the wood matrix
Wind loading	Forces placed upon tree canopy, branches, trunk and roots of a tree under windy conditions.
Wind Throw	The failure of a tree due to wind loading.
Witches Broom	A deformed or unusual growth of twigs from adventitious buds, caused by insects, disease, or dieback of twigs and buds.
Wood	Secondary Xylem; the main structural support and water conducting tissue of trees and shrubs.
Wound Response Tissue	Also Occluding Tissue, Wound Wood or Callus. Differentiated wood tissue that grows around the margins of a wound or injury.
Wound Wood	Wood with atypical features, formed in the vicinity of a wound and a term to describe the occluding tissues around a wound
Xylem	Plant tissues with special function of translocation of water and dissolved nutrients.



Appendix 3: Survey Methodology

- A2.1 Ground level visual surveys are carried out using the *Visual Tree Assessment* technique described by Mattheck and Broeler (1994) and endorsed by the Arboricultural Association (LANTRA Professional Tree Inspection course, 2007).
- A2.2 Structural condition is assessed by inspecting the stem and scaffold branches from all angles looking for weak branch junctions or symptoms of decay. Particular attention is paid to the stem-base. Cavities are explored using a metal probe in order to assess the extent of any decay. If this is not possible further inspection is recommended in the form of a climbed inspection or using specialist decay detection equipment.
- A2.3 The physiological condition is assessed by inspecting the stem, branches and foliage for symptoms of disease. The overall vigour of the tree is also taken into account.
- A2.4 Where significant defects are observed, recommendations are made according to a scale of priority in order to reduce the likelihood of structural failure. The position of the tree and its potential targets are taken into account.
- A2.5 Measurements are obtained using a diameter tape, clinometer, distometer and loggers tape. Where this is not practical measurements are estimated.
- A2.6 Some trees are surveyed as groups, though this is usually avoided close to areas likely to be developed.
- A2.7 Finally, a *Retention Category* is allocated as described in Appendix 1.1.1.

Appendix 4: Author's Qualifications

Qualifications & Experience of Ivan Button N.C.H. (Arb), FDS_c (Arb), BSc (Hons), P.G.C.E., M. Arbor. A.

Construction

Between 1983 and 1995 Ivan worked primarily within the construction industry and received training in a broad range of practical building skills and general construction principles. During this time he obtained a BSc (Hons) at Leeds University followed by a P.G.C.E at The University of Wales.

Arboriculture

He obtained a NCH (Arboriculture) at the University of Lincoln and became a member of the Arboricultural Association. He then worked for an Arboricultural Consultancy for one year before establishing a tree surgery and landscaping business in 1998. In 2005 Ivan commenced full time employment with a leading Arboricultural Association approved consultancy and soon adopted a senior role responsible for five consultants.

He obtained a FDS_c in arboriculture at the University of Lancashire, which he passed with distinction and is now a Director and Principal Consultant of Crown Consultants Ltd. He is accredited as a LANTRA *Professional Tree Inspector*. A qualification produced in association with the Arboricultural Association and generally recognised as appropriate for all levels of tree inspection.

He is a member of the Consulting Arborist Society and is listed within their areas of professional expertise for QTRA and as an expert witness.

Ivan is a professional member of the Arboricultural Association and the International Society of Arboriculture.

He is a licensed Quantified Tree Risk Assessment user.

Ivan has undertaken professional expert witness training and has been registered as a Sweet and Maxwell Checked Expert Witness since 2008.

Throughout 2009 acted as the principal Tree Officer for Barnsley Metropolitan Borough Council.

Ivan has produced several hundred Arboricultural Reports for the purposes of Development, Safety, Management, Mortgage, Subsidence, Mitigation and Litigation.



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Arboricultural Report to BS 5837: 2012 for: Brooks Murray

Crown Ref: 09193

Site: Magdala, 2a South Hill Park

Author: Ivan Button

Date: 8th September 2014

Appendix 5: Further Information

Building Near Trees – General

National Joint Utilities Group publication # 10 (1995), *Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees*. Downloadable at www.njug.demon.co.uk/pdf/NJUG%20Publication10.pdf

NHBC Standards Chapter 4.2., *Trees and Buildings*.

Horticulture LINK project 212. (University of Cambridge, 2004), *Controlling Water Use of Trees to Alleviate Subsidence Risk*.

Tree Planting and aftercare

See www.trees.org.uk/leaflets.php# for downloadable leaflets on selecting a garden tree, planting, aftercare and veteran tree management.

British Standards

BS 5837: 2012. Trees in Relation to Design, Demolition and Construction – Recommendations.

BS 3998: 2010. Recommendations for Tree Work.

BS 3936: 1992. Nursery Stock. Part 1: Specification for Trees and Shrubs.

BS 3936: 1992. Nursery Stock. Part 10: Specification for Groundcover Plants.

BS 4043: 1989. Transplanting Root-balled Trees.

BS 8004: 1986. Foundations.

BS 8103: 1995. Structural design of Low-Rise Buildings.

BS 8206: 1992. Lighting for Buildings.

BS 8545:2014. Trees: From nursery to independence in the landscape – Recommendations

BS 3882: 2007. Topsoil.

BS 4428: 1989. General Landscaping Operations (excluding hard surfaces).

Permission to do Works to Protected Trees / Tree Law

Forestry Commission (Edinburgh, 2003), *Tree Felling – Getting Permission*. Country Services Division - Forestry Commission. Downloadable at www.forestry.gov.uk/website/pdf.nsf/pdf/wgsfell.pdf?FILE/wgsfell.pdf

Transport and the Regions (Department of the Environment, 2000), *Tree Preservation Orders, A Guide to the Law and Good Practice*. Downloadable at www.communities.gov.uk/publications/planningandbuilding/tposguide

C. Mynors, *The Law of Trees, Forests and Hedgerows* (Sweet and Maxwell, London, 2002)

Communities and Local Government website with numerous downloadable documents, from: <http://www.communities.gov.uk/planningandbuilding/planning/treeshighhedges/>

Lighting Levels

P.J. Littlefair, B.R.E. 209: *Site layout planning for daylight and sunlight A guide to good practice*. B.R.E. Bookshop, London.

British Standards Institution. Code of practice for day lighting. *British Standard BS 8206: Part 2* (1992).

Chartered Institution of Building Services Engineers. *Applications manual: Window Design* (London, 1987).

NBA Tectonics. A study of passive solar housing estate layout. *ETSU Report S-1126*. Harwell, Energy Technology Support Unit (1988).

I.P. Duncan; D. Hawkes, *Passive solar design in non-domestic buildings*. *ETSU Report S-110*. Harwell, Energy Technology.

P. J. Littlefair, *Measuring Daylight*, *BRE Information Paper 23/93 f3.50*. (Advises on measuring daylight under the real sky or an artificial sky, allowing for the changing nature of sky light).

High Hedges

Communities and Local Government website with numerous downloadable documents, from: <http://www.communities.gov.uk/planningandbuilding/planning/treeshighhedges/>

Tree Specific Websites

www.crowntrees.co.uk	Crown Consultants site containing useful information
www.trees.org.uk	Arboricultural Association
www.rfs.co.uk	Royal Forestry Society of England, Wales and N. Ireland
www.treehelp.info	The Tree Advice Trust
www.woodland-trust.org.uk	The Woodland Trust
www.treecouncil.org.uk	The Tree Council



PDF readers select *page-width* for detail & *page-view* for scrolling

Arboricultural Report to BS 5837: 2012 for: Brooks Murray

Crown Ref: 09193

Site: Magdala, 2a South Hill Park

Author: Ivan Button

Date: 8th September 2014

Appendix 6: Tree Data Schedule and Site Plan(s)

The Tree Data Schedule and all plans accompanying this report follow this page. They are also provided as separate documents for ease of printing and referring between when viewing on a screen.

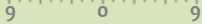






Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m) 	Notes	Recommendations (Independent of any development proposals)		Vigour		Amenity Value	
								Priority	Inspect Freq (yrs)	Physiological Condition		Life Expectancy (yrs)	
										Structural Condition	Retention Category		
T1	Early-Mature Fastigate Hornbeam Carpinus fastigiata.	10	3.5	42	2 4 4		Position: Street tree. Form: Multi-stemmed at 3.5m with a well-formed crown. History: Occasional pruning wounds due to crown lifting (healing slowly). Defects: Minor cavity at 3m (acceptable condition at present).	No action required.	3	Moderate	Moderate	20-40 B	
										Good	Good		
T2	Mature Lime Tilia sp.	16	5	50	4 6 4 5		Position: Situated on third party land. Form: Single stemmed and vertical with a well-formed crown. History: No evidence of significant pruning. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	3	Moderate	Moderate	20-40 B	
										Good	Good		
T3	Semi-Mature Lime Tilia sp.	10	3	20	4 0 6 1		Position: Situated on third party land. Form: Single stemmed and leaning with an unbalanced crown (suppressed). History: No evidence of significant pruning. Defects: No significant defects observed. Other: Poor specimen.	No action required.	3	Low	Low	10-20 C -	
										Fair	Poor		
T4	Semi-Mature Lime Tilia sp.	8	2	20	2 1.5 5 2		Position: Situated on third party land. Form: Single stemmed and leaning with a compact crown (suppressed). History: No evidence of significant pruning. Defects: Significant decay at 2.5m. Other: Limited inspection, dimensions estimated.	No action required.	3	Low	Low	10-20 C -	
										Fair	Poor		
T5	Early-Mature Lime Tilia sp.	16	2	40	4 4 2 3		Position: Situated on third party land. Form: Twin-stemmed at 3m with a narrow, upright habit. History: No evidence of significant pruning. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	3	High	Moderate	20-40 B	
										Good	Good		
T6	Mature London Plane Platanus x hispanica.	26	4	120	11 11 6 6		Position: Situated on third party land. Form: Multi-stemmed at 5m with a well-formed crown. History: No evidence of significant pruning. Defects: No significant defects observed. Other: Excellent specimen.	No action required.	3	Moderate	High	40+ A	
										Good	Good		



Photo 1



Photo 2



Photo 3



Photo 4

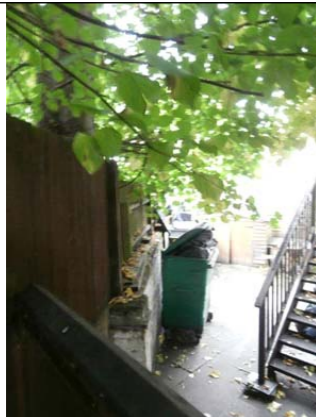


Photo 5

Drawing No: **CCL 09193** / TCP Rev: 1

Title: **Tree Constraints Plan**
(Existing Layout)

Site: 2a South Hill Park
NW3 2SB

Scale: 1:200 Paper Size: A2

Tree Retention Categories
Stems & canopies shown

- Category A tree
- Category B tree
- Category C tree
- Category U tree

Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.

Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees

Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.

Trees unsuitable for retention due to their very poor condition.

Tree Constraints Plan

BS 5837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.

Root Protection Area having been amended to account for site conditions

T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

Photo 1

MN = Measured North:

Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

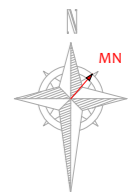
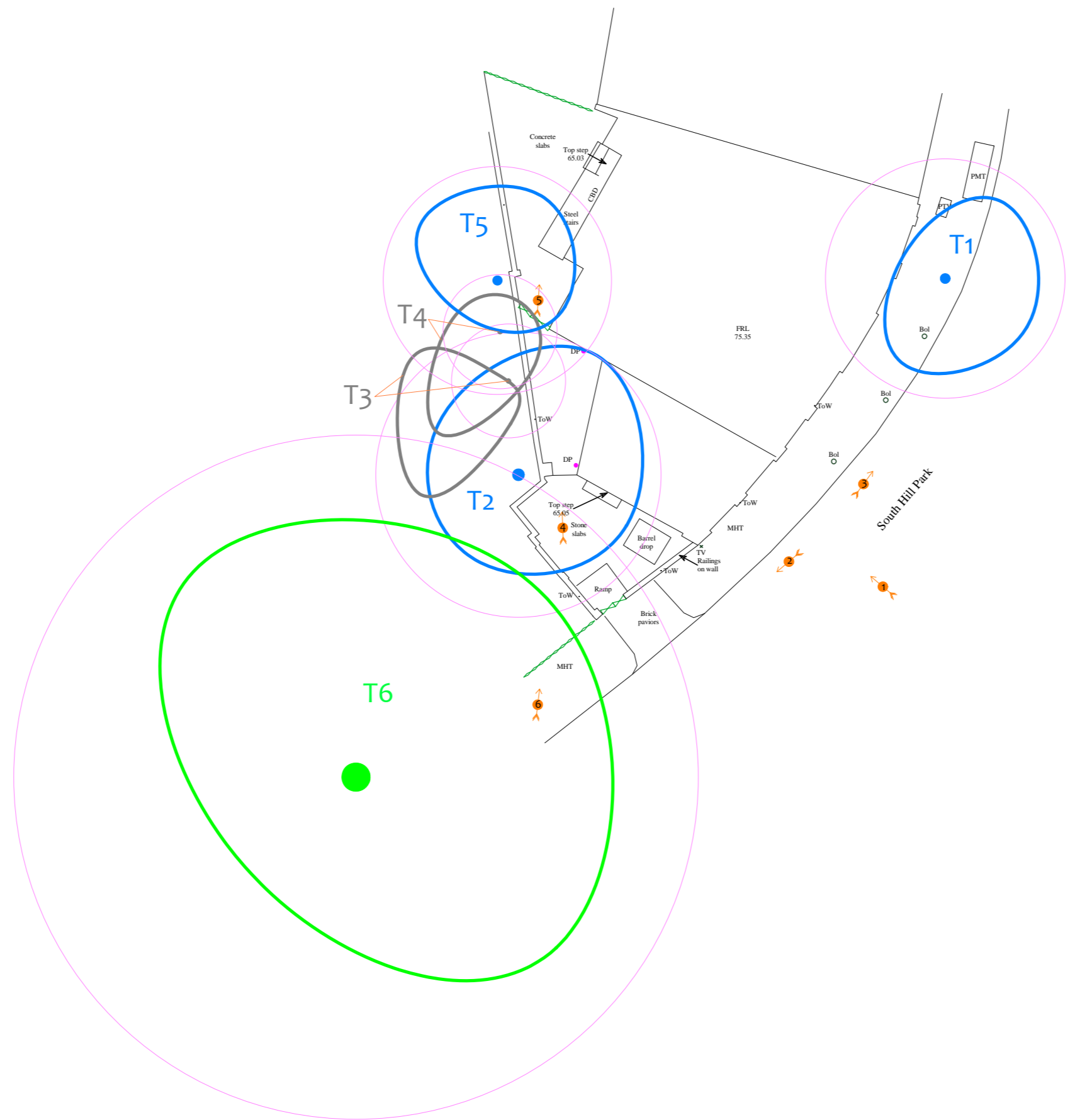
Tree Ref.	Species	Height (m)	Root Protection Area			
			Radius (m)	m ²	Square (m)	
T1	Fastigate Hornbeam	10	5.0	80	8.9	
T2	Lime	16	6.0	113	10.6	
T3	Lime	10	2.4	18	4.3	
T4	Lime	8	2.4	18	4.3	
T5	Lime	16	4.8	72	8.5	
T6	London Plane	26	14.4	651	25.5	

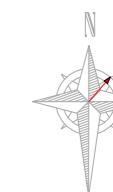
Tree Constraints Plan

(Existing Layout)



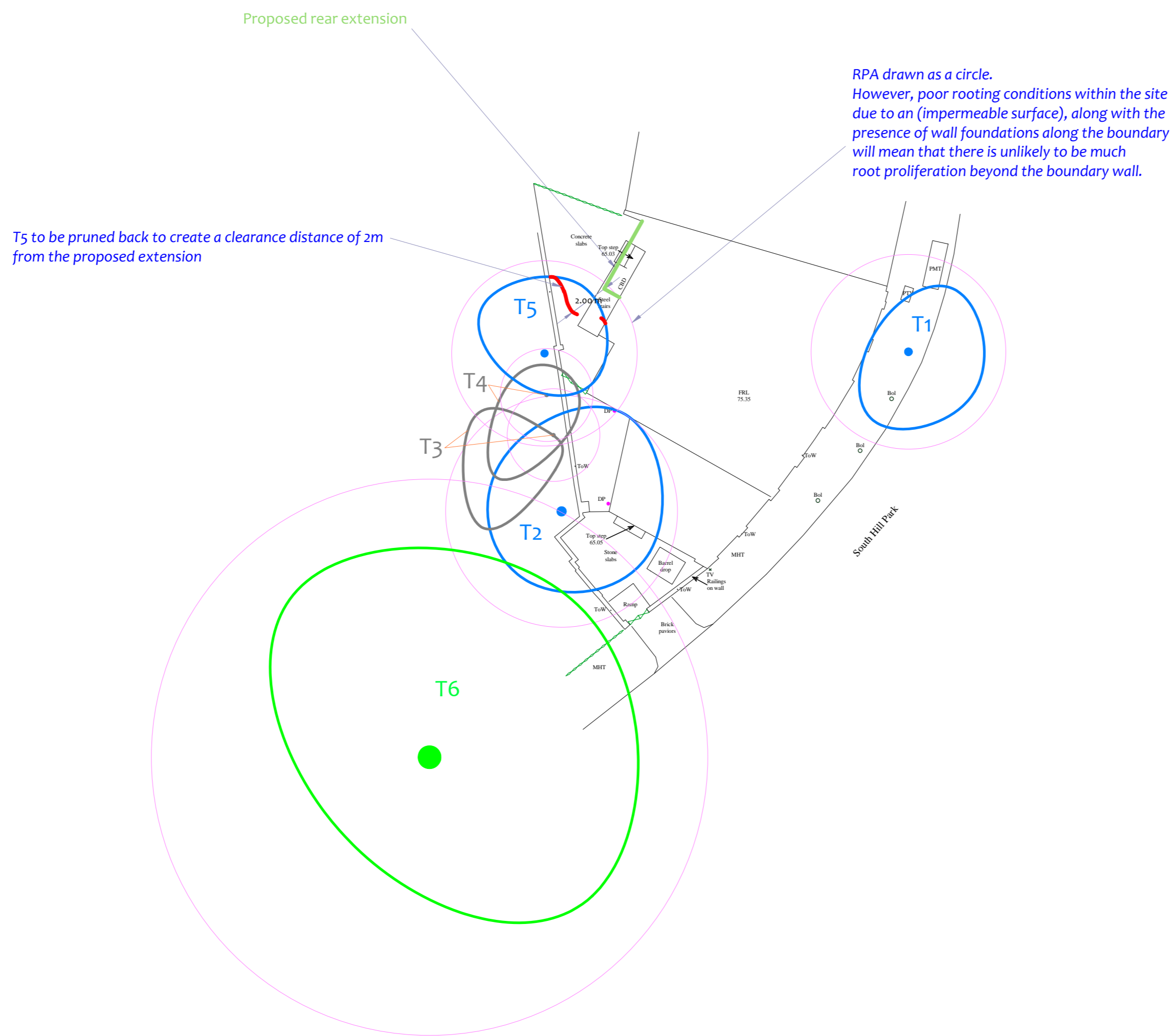
Photo 6





Impact Assessment Plan

(Existing Layout with Proposals Overlaid)



Drawing No: **CCL 09193** / IAP Rev: 1
 Title: **Impact Assessment Plan**
 (Existing Layout with Proposals Overlaid)
 Site: 2a South Hill Park
 NW3 2SB
 Scale: 1:200 Paper Size: A2



Tree Retention Categories
 Stems & canopies shown

- Category A tree
- Category B tree
- Category C tree
- Category U tree



Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.



Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees



Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.



Trees unsuitable for retention due to their very poor condition.

Impact Assessment Plan



BS 5837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.

Root Protection Area having been amended to account for site conditions

T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3



Tree to be removed to facilitate the proposal



Tree to be removed due to its low quality



Proposed pruning

MN = Measured North:

Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Tree Ref.	Species	Height (m)	Root Protection Area			
			Radius (m)	m ²	Square (m)	Circle (m)
T1	Fastigate Hornbeam	10	5.0	80	8.9	
T2	Lime	16	6.0	113	10.6	
T3	Lime	10	2.4	18	4.3	
T4	Lime	8	2.4	18	4.3	
T5	Lime	16	4.8	72	8.5	
T6	London Plane	26	14.4	651	25.5	

Section B: Restrictions on Activities – Specific Zones

6.6. Construction Exclusion Zones

6.6.1. Within Construction Exclusion Zones (shaded purple on the Tree Protection Plan) the following restrictions shall apply:

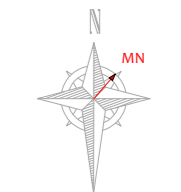
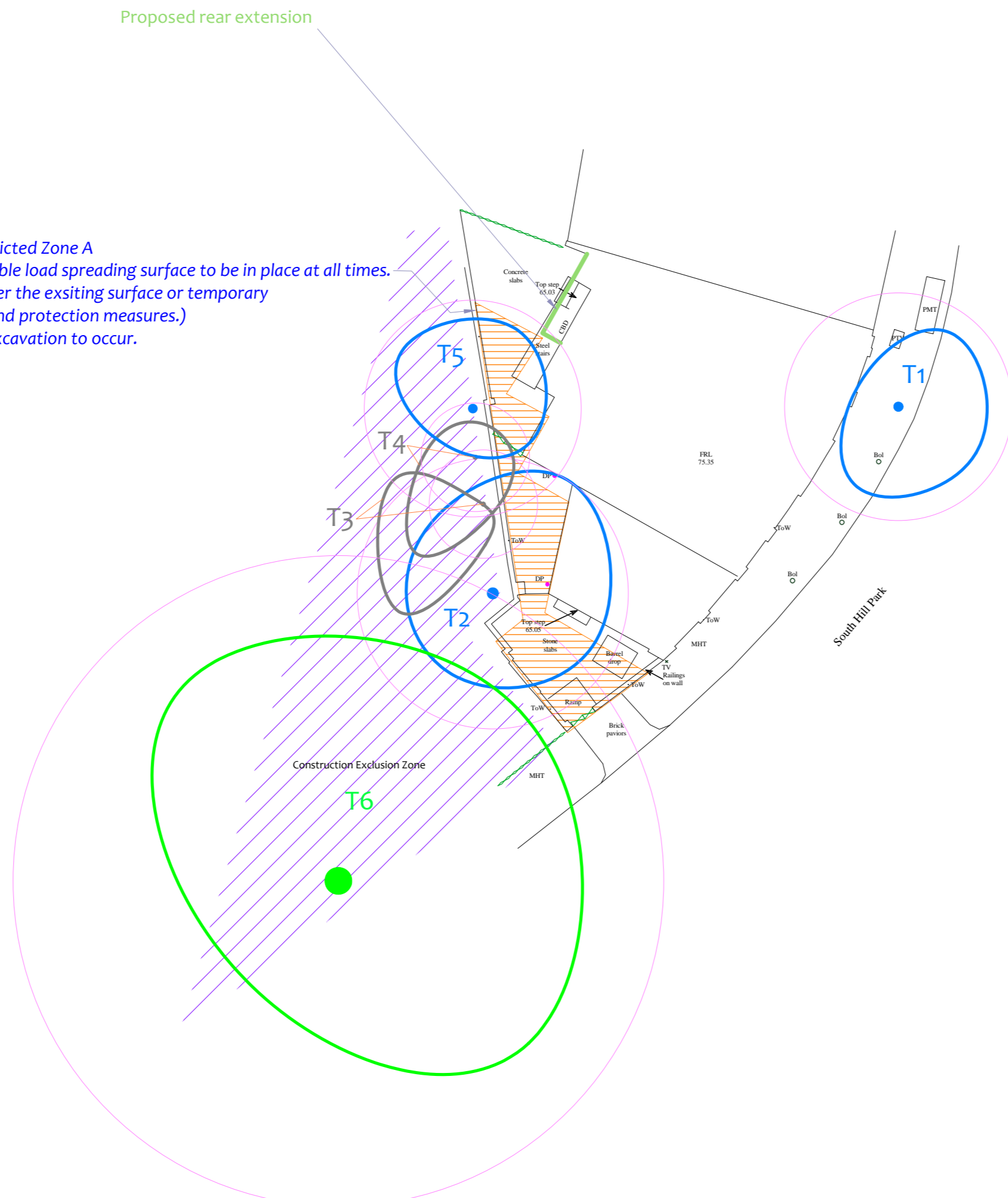
- No construction activity whatsoever shall occur.
- No tree works, other than those specified in this report shall be undertaken.
- No alterations of ground levels or conditions.
- No chemicals or cement washings permitted.
- No excavation whatsoever.
- No temporary structures.
- No spoil shall be stored.
- No fires shall be permitted.
- All hazardous materials (including non-essential cement products) shall be forbidden.

6.7. Restricted Activity Zone A

6.7.1. Within this zone (indicated on the Tree Protection Plan) access will be required to facilitate construction. The following restrictions shall apply:

- No permanent or temporary structures shall be erected without written approval from the local authority.
- Removal of existing structures such as, walls, steps and hard surfaces shall be undertaken using hand tools or a mechanical excavator operating from outside the Restricted Activity Zone and carefully marshalled by an appointed arborist.
- The existing hard surfacing shall be retained, or ground protection measures shall be installed as specified in Section 8 –Ground Protection Measures. These shall remain in place throughout the entire construction phase.
- No excavation shall occur in this zone without consulting the appointed arborist and obtaining approval from the local authority.
- No fires shall be permitted.
- All hazardous materials (including non-essential cement products) shall be forbidden.
- No machinery in excess of 3m tall shall pass through or operate in this zone.

Restricted Zone A
 Suitable load spreading surface to be in place at all times.
 (Either the existing surface or temporary ground protection measures.)
 No excavation to occur.



Tree Protection Plan

Construction Exclusion Zone

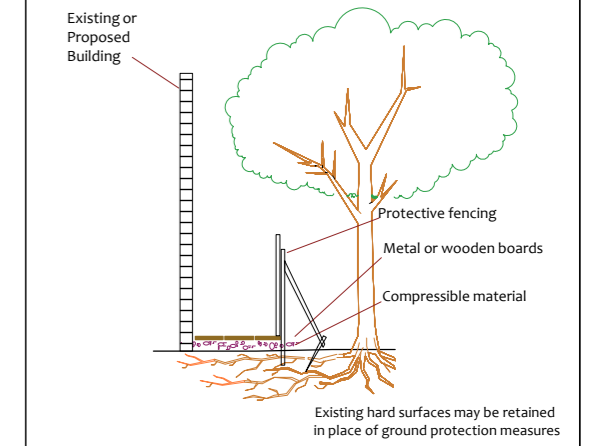
Within this area the following restrictions shall apply:
 No excavation or land regrading whatsoever.
 No storage of materials, rubble, soil or spoil.
 No fires within the exclusion zone or within 10m of any tree canopy.
 No site cabins or other temporary structures.
 No discharge of polluted water, cement or chemicals of any kind.
 No use of any machinery, or passage or parking of vehicles.
 No tree works without council consent.

Restricted Activity Zones

Restrictions are detailed within the accompanying Method Statement

	Restricted Zone A
--	-------------------

Ground Protection where specified in Restricted Zones



Drawing No:	CCL 09193 / TPP Rev: 1
Title:	Tree Protection Plan
Site:	2a South Hill Park NW3 2SB
Scale: 1:200	Paper Size: A2



Tree Retention Categories	
Stems & canopies shown	
	Category A tree
	Category B tree
	Category C tree
	Category U tree

Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.

Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees

Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.

Trees unsuitable for retention due to their very poor condition.

Tree Protection Plan

	BS 5837 Root Protection Area (radius = 12xstem diameter)
	Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.
	Root Protection Area having been amended to account for site conditions
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