

**30 Redington Road. Hampstead, London NW3 7RB**

**1262. Tree Survey and Arboricultural Method Statement. October 2014**

30 Redington Road has had the benefit of planning permissions to build an extension on the rear elevation.

Please refer to the Charlton Brown drawing no. 1262 AP01 which shows the proposed plan for the current application.

The drawing is submitted as a pdf which can be zoomed to any size to reveal fine detail especially spot levels which in this case are most significant.

AP01 also shows the north point and a scale bar.

Please note that there is no increase in footprint size or orientation to the previously consented applications.

Trees on and adjacent to the site have been catalogued in order to determine how they can be protected from harm during the building process.

Existing built structures and the topography of the site are greatly preventing access to any tree including roots. This lack of access will be reinforced by the assembly of temporary fencing.

British Standard 5837 2012

"Trees in relation to Design, Demolition and Construction - Recommendations" (BS) is used as the benchmark for tree submissions to the Borough.

## Tree catalogue

No	Common name of tree	Height estimate d in metres	Stem Diameter in mm at 1.5 metres from base	Branch spread towards compass points estimated in metres	Height of crown clearance .	Comments
1	London Plane	16	MS 560 650	N 2 E 8 S 8 W 6	2 over path	The tree has pushed out the boundary wall. Small cavity on southern stem at base Estimated remaining contribution 60 years. Category B as per table 1 of the BS
2	Sycamore	14	MS 410 290 370	N 5 E 6 S 2 W 6	2 over path	Former pollard Typical basal stem junctions 20 years Category C
3	Beech  tree nos. 3-7 in garden of no.32	18	C 500	N 7 E 1 S 5 W 5	2 over elevated path	On top of concrete wall 40 years  Trees 3 - 7 would be category C as individuals and category B as a group.
4	Beech	18	C 500	N 5 E 3 S 4 W 4	2 over elevated path	On top of concrete wall  40 years
5	Beech	18	C 350	N 4 E 4 S 0 W 0	2	40 years
6	Beech	18	C 450	N 2 E 4 S 4 W 0	3	40 years
7	Beech	18	C 600	N 5 E 5 S 2 W 6	3	40 years

8	Oak	18	900	N 8 E 9 S 9 W 9	5 over garden	Growing out of side wall 20 years Category C due to significant lean.
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### **Arboricultural impact assesment**

The BS describes "Root Protection Area" (**RPA**) for retained trees.

RPA is an area in square metres centered on a tree.

The area is proportionate to the stem diameter of the tree.

Specialist building techniques are to be used in RPAs if building within them is proposed.

Normative RPA is shown as a circle on a plan, arboriculturalists are required to assess whether there are any obstructions to rooting within the circle and whether the RPA should be offset in any particular direction.

### **Front Garden Trees**

AP01 shows that the front garden trees (T1 & T2) are at a higher elevation to the garden path. The soil in which they are growing is retained by brick walls.

These retaining walls may have to be rebuilt regardless of any new building works as the trees are causing direct damage to them.

During construction of the proposed extension the existing front garden walls will be retained. A 1.2 metre chestnut pale fence supported by 2.2 metre 60mm top diameter round softwood stakes at 1.8 metre intervals will be placed at the top of the garden wall to prevent the land underneath the trees being used as construction storage space.

### **Trees Adjacent to the Rear Boundary**

Spot levels on AP01 show that the Beeches T3 & T4 in the garden of no. 32 are at a level of 55.50 and are at the top of two garden walls. There is an elevated path at the bottom of these walls at a level of 53.99. There is a further concrete block wall retaining the elevated path.

The present level of the decking at the base of this wall is 52.32.

This shows that the trees are 3.18 metres higher than the present decking.

The present ground level is lower than the decking level.

It is not known whether excavation was carried out to install decking but to all intents and purposes it is a very safe assumption that there will no roots of any significance attached to any tree within the garden of no. 32 in the area of the proposed new extension.

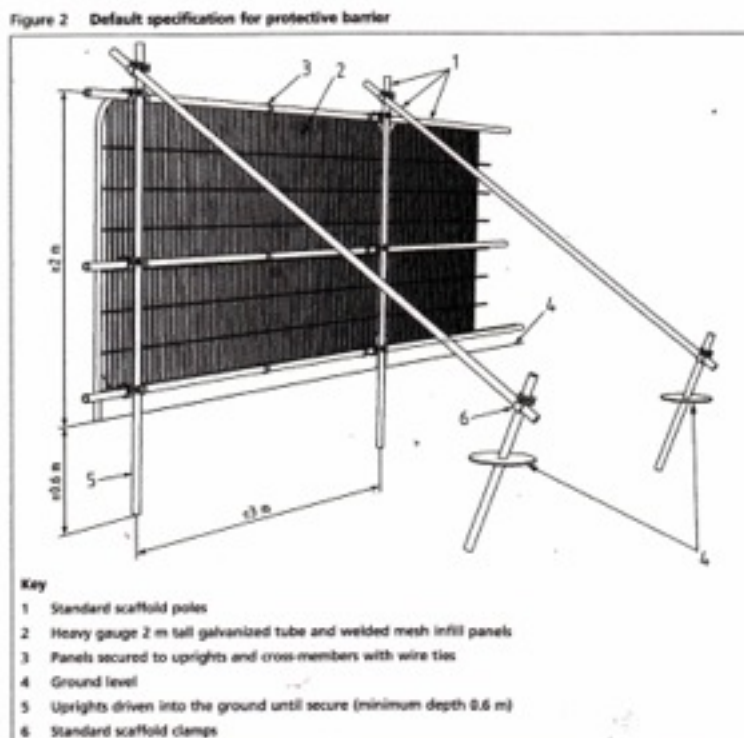
Showing normative circular RPAs would not aid the planning process here. The rear garden of no.32 is providing the medium to support these trees.

AP01 shows that retaining structures will be in their existing position. A site visit will indicate that the existing retaining structures are in need of repair regardless of any building proposals.

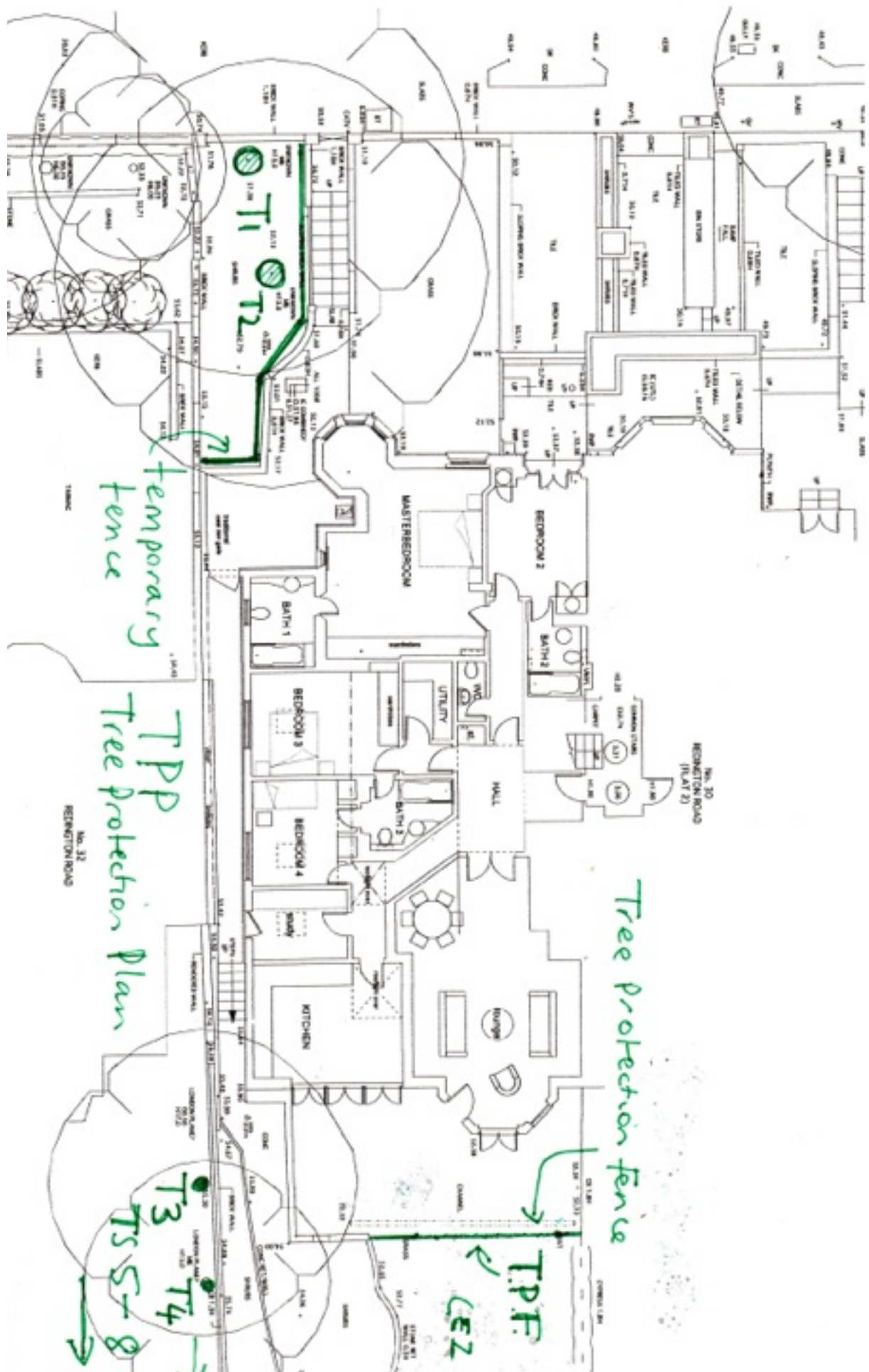
The investment in construction of a new extension will serve to ensure that trees at the top of these retaining structures can remain in place for the remainder of their useful lives.

Trees 5- 8 are not shown on AP01, they are further up the rear garden of no. 32.

It proposed to place a tree protection fence at the edge of the existing garden decking to prevent builders accessing the rear garden lawn and to prevent this area being used for storage of materials. This fence would enclose the normative RPAs of trees 5 -7 in the unlikely event that there would be significant roots here. It is possible the most distal tree- the Oak T8 could have roots in the garden. Its normative RPA is completely enclosed by the fence. The fence will be as per default fence as illustrated in the BS.



The position of both of these temporary fences are shown on the plan below. They follow existing features and this ensures they are assembled in the correct place. The areas enclosed by the fences are the self explanatory "construction exclusion zones" **(CEZ)**.







The above photograph shows.

- The level of the existing decking relative to the lawn.
- The extent of the decking and edge of the lawn where tree protection fencing will be placed.
- Existing retaining structures and relative levels.
- Repair is needed to the retaining structure adjacent to T3.

The photograph also shows that there are no tree related overhead obstructions to building.

The extension will have no impact on existing trees.

### **Arboricultural Method Statement (AMS).**

1. Temporary tree protection fences will be assembled in the positions shown on the plan prior to any work being carried out.
2. The fences will remain in place until all works are completed.
3. Existing decking to the rear of the existing bay window will remain in place until all other building works are complete - this area can be used for the storage of materials.
4. The site office and welfare facilities can be accommodated within the existing footprint.
5. Existing service routes are serviceable and will be used.

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