TREETEC
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Capo di Monte, Windmill Hill, Hampstead. NW3 6RJ

1249. Tree Survey and Arboricultural Method Statement. October 2014

The owner of Capo di Monte, Mr J. Green, has commissioned the Charlton Brown Architectural Practice **(CBA)** to draw up plans to refurbish the house and to extend the basement.

Planning guidance specific to trees is outlined in
"Camden's Local Area Requirements for Planning Applications February 2014"

Tree survey/arboricultural statement and landscaping schemes.	If there are trees within the application site or on adjacent sites including street trees.	**Tree survey and arboricultural statement** You will need to provide information about • species, spread, roots and position of trees, • which trees you are proposing to fell, • which trees will be affected in any way by the proposed development, and • the measures that will be used to protect them during construction. • You will need to provide the information in the form of the documents and plans listed below in line with BS5837:2012 (trees in relation to design, demolition and construction): • A pre-development tree survey • a tree constraints plan • an arboricultural impact assessment • an arboricultural method statement including a tree protection plan **Landscaping scheme** You must provide details of the planting of trees and / or shrubs, surface materials, boundary screen walls and fences. The scheme should describe the • materials, • species, • tree and plant sizes, numbers and planting densities, • levels, gradients and any earthworks required • timing of the implementation of the scheme. It should also include proposals for long term maintenance and landscape management	National Planning Policy Framework Section 11. Camden Core Strategy CS14, CS15, Camden Development Policy DP22, DP24, DP25, Camden Planning Guidance 1 section 6 London Plan policy 7.21 (Trees and woodlands) You can get more information about trees and development in BS5837:2012 (Trees in relation to design, demolition and construction). You can find information on arboricultural surveys and assessments and a list of Arboricultural Association approved consultants on the Arboricultural Association web site.
	All major applications that include external space must be accompanied by a detailed scheme for landscaping.		

The British Standard 5837 (2012)
"Trees in relation to Design, Demolition and Construction – Recommendations
will be used as the bench mark for submissions to Camden and will be referred to as "**BS**" in this document.

Pre- development tree survey.
Trees on and adjacent to the site have been measured and catalogued.


Notes
CAPO DI MONTE,
WINDMILL HILL,
LONDON
NW3 6RJ
CHARLTON BROWN ARCHITECTS
Mr D.J.GREEN
GROUND FLOOR PLAN
1/50
FEBRUARY 2014
ON CENTRE SURVEYS LTD.
Scale = 1 : 50

Tree catalogue and constraints plan.

The above drawing is also submitted as a separate pdf which can be zoomed to any size to reveal fine detail.

The drawing shows the position of catalogued trees and circular representations of "Root Protection Area" **(RPA)** as described in the BS.
At Capo di Monte RPAs are the only tree related constraints to building within the site.

Key to tree catalogue .

No. The number of the tree shown on the plan.

Ht. The height of the tree estimated in metres.

Stem diameter is measured in mm at 1.5 metres from the base of the tree.

BS. Branch spread is estimated in metres towards the cardinal compass points or shown as RCS radial crown spread for more or less symmetrical trees.

HCC. The height of crown clearance is estimated in metres.

Age.
M- denotes a mature tree in which extension growth has slowed and abundant seed production is taking place.
MA- denotes a mid aged tree where the bias of growth is towards expanding the crown.
Y- denotes a young tree in which the bias of growth is towards gaining height.

A tree will be young for a relatively short time and mature for a relatively long time.

ERC – estimated remaining contribution in years.

CG – category grading as per table 1 of the BS.

No	Common name of tree	Ht	Stem Diameter	BS	HCC	Age	Comments	ERC	CG
1	Bay	6	360	RCS 2	1	M	One removed stem	20	C
2	Pittosporum	6	90 x 3	RCS 1	1	MA		20	C
3	Pink Hawthorn	4	110	RCS 1	1	M		40	C
4	Pink Hawthorn	3	100	RCS 1	1	M	Poor Condition	5	U
5	Pink Hawthorn	4	150	RCS 1	1	M		40	B
6	Pink Hawthorn	4	150	RCS 1	1	M		40	B
7	Pink Hawthorn	3	120	RCS 1	1	M		40	B
8	Lime Street Tree	15	580	RCS 2	2	M	Reduced and reshaped by the Borough	40	B
9	Silver Birch Street Tree	4	70	RCS 1	2	Y		40	C
10	Lime Heath Tree	17	320	N 2 E 5 S 3 W 3	2	MA		40	B
11	Beech Heath Tree	22	810	N 5 E 5 S 4 W10	2	M		40	B
12	Lime Heath Tree	17	740	N 5 E 2 S 4 W 2	2	M		40	A
13	Horse Chestnut Heath Tree	20	1000	N 7 E 5 S 4 W 6	2	M	Blackener on lower northern stem	40	B
14	Lime Heath Tree	20	650	N 6 E 3 S 4 W 3	3	M		40	B
15	Lime Heath Tree	20	710	N 5 E 4 S 4 W 2	3	M		40	A
16	Lime Heath Tree	20	670	N 8 E 4 S 4 W 3	3	M		40	A
17	Lime Heath Tree	20	720	N 8 E 3 S 3 W 4	3	M		40	A

Arboricultural Impact Assessment

Please refer to CBA plans no. 1249. AP02 and AP03

It is possible that (tree) T4, a Hawthorn, is at the end of its useful life.

It is proposed to remove one tree T1 - a category "C" Bay, in order to build.
Bay is an exotic shrub which can grow into a small tree. This particular Bay has outgrown its location and is now causing visible direct damage to the fabric of a conservation area.
The Bay is behind a high masonry garden wall and does not give a public visual amenity.

All other trees are retained. None require pruning to implement the proposals.

Proposed basement extensions are outside all other RPAs

There are no overhead tree related obstructions.

Arboricultural Method Statement (AMS)

The AMS describes how retained trees are protected from harm during the building process.

Please refer to CBA plans no. 1249. AP02 and AP03.
Please refer to the 1249 **CMP** (Construction Management Plan).
The CMP doubles as the tree protection plan.

- The Bay T1 will be felled in the same method as it would be in the absence of building.
- The stump of the Bay could be ground out.
- The front garden will remain unaltered and will not be used for storage of materials.
- A 1.8m high site plywood site hoarding will be placed around the site in the position shown in the CMP.
- Tree protection fencing as described in the BS and illustrated in the CMP will be placed around the Lime, T8, in the position shown in the CMP.
- Ground protection within the hoarding will consist of at least 100mm depth of fresh woodchip overlaid with "evetrakway" panels. Tree protection measures will stay in place until all site works are completed.
- Scaffolding for the northern elevation will be placed on further load spreaders.
- Scaffolding for the front elevation will be placed on the existing paving.
- Access to the site for a rubber tracked mini digger is via removal of a small section of rear garden wall. There will be no machinery tracked across the heath except for the digger making 1 pass to enter and 1 pass to exit and possibly 1 pass to enter and exit for a stump grinder.
- Excavation arisings will be conveyored to the front of the house through the house and loaded onto skips.
- Levels in the rear garden remain unaltered except for the area of excavated basement. The rear garden will not be used for storage of materials.
  Distinct change in existing levels as shown on submitted plans prevent retained shrubbery and shrubby Pittosporums from being accessed.
- All building materials will be stored in vacant rooms in the house.
- Underground services are up to specification and will be reconnected and reused.

Tim Price. M.arbor.A