



**Arboricultural and Planning Impact Report:
The Albert, 11 Princess Road, Primrose Hill, London,
NW1 8JR**

29th March 2014

Ref: ASH/PW/3029:14

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Arboricultural Report

Location: The Albert, 11 Princess Road, Primrose Hill,
London, NW1 8JR
Ref: ASH/PW/3029:14
Client: Yossi Dunner - TXL Capital Ltd
Date: 29th March 2014 Revision Date: n/a
Date of Inspection: Thursday 20th March 2014
Prepared by: Philip Wood BSc(Hons)LAM.

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

Instructions

Issued by – Mark Smith on behalf of Brooks/Murray Architects

TERMS OF REFERENCE – Ashmore Arboricultural Services Ltd. [AAS] were instructed to survey the subject trees within the garden area of the property and the adjoining gardens, in order to assess their general condition and to provide a planning impact and integration statement for the proposed new dwelling set over three storey's and reconfiguration of the existing pub, the new property will have a sunken garden area, but the pub will be retained with an outside garden area, which will be at the same level as the existing garden area. The Local Authority give guidance related to development near trees and where there may be some tree related impact, the proposed development should be assessed by an arboricultural consultant to safeguard the long term health and well-being of the trees on the site or adjacent to the site for the future sustainability of the local area. Also where trees are affected or require removal by a proposed scheme the impact should be assessed in accordance with the current standard.

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Executive Summary

The proposal for the site is to re-configure the pub and its outside garden space to enable the construction of a mews property with sunken garden located within the newly sub-divided garden area. There is no proposal to lower or significantly alter the level of the space to be used as the retained pub garden section. The new mews property will front Kingstown Street with a sunken garden to the rear and boundary wall between the sunken garden and the retained pub garden area. The proposed scheme would require the removal of one of existing small trees on site required to facilitate construction of the mews property itself (however, the tree requires some significant pruning regardless of the development due to its contact with the street light). The tree is not of high amenity value and would not be worthy of the imposition of a tree preservation order. The retained pub garden area has a small apple tree in it which should not be detrimentally affected by the application scheme and the three trees in the grounds of the adjoining Local Authority [LA] flats would not be affected by the proposals. Therefore, the small Apple tree in the grounds of the retained pub garden area would be the only tree on site that would require protection in accordance with industry best practice and BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations, in order to ensure its longevity. The three trees in the neighbouring garden are at sufficient distance from the mews property and its sunken that the development works would be outside their root protection area. As there are no significant level changes proposed to the retained pub garden, the two Whitebeams in in the neighbouring LA flats should also be unaffected and not require any tree protection measures unless the proposed scheme changes and this would need to be re-assessed. Given that: the trees on the neighbouring land should be unaffected by the proposed scheme; The apple tree on site is to be retained and protected; the flowering cherry which is proposed for removal is a small specimen of limited broader amenity, there should be no tree related reasons for refusing the proposed scheme.

Documents Supplied

Mark Smith of Brooks Murray Architects supplied the following documents:

Supplied prior to site visit:

- | | | |
|----|--|-------------------------------|
| 1. | Existing Site Elevations | Drawing No: BRMELall |
| 2. | Existing Site Survey Plan | Drawing No: none |
| 3. | Option 2 Basement Plan | Drawing No: 985.00 – SK – 006 |
| 4. | Option 2 Ground Floor Plan | Drawing No: 985.00 – SK – 007 |
| 5. | Option 2 First Floor Plan | Drawing No: 985.00 – SK – 008 |
| 6. | Option 2 Second & Third
Ground Floor Plan | Drawing No: 985.00 – SK – 009 |

1.0 Scope of Survey

- 1.1 The survey is concerned with the arboricultural aspects of the site only.
- 1.2 The planning status of the trees was not investigated in detail.
- 1.3 A qualified and trained Horticulturalist and Arboriculturist undertook the report and site visit and the contents of this report are based on this. Whilst reference may be made to built structures or soils, these are only opinions and confirmation should be obtained from a qualified expert as required.
- 1.4 Trees in third party properties were surveyed from within the subject property, therefore a detailed assessment was not possible and some (if not all) measurements were estimated.
- 1.5 No discussions took place between the surveyor and any 3rd parties regarding the proposal.
- 1.6 The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994)
- 1.7 The survey was undertaken in accord with British Standard 5837: 2012 Trees in relation to design, demolition and construction – recommendations
- 1.8 Pruning works will be required to be in accord with British Standard 3998:2010 (Tree work – Recommendations).
- 1.9 Underground statutory services near to trees will need to be installed in accord with the guidance given in BS5837 together with the National Joint Utilities Group Booklet 4: 2007 Guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG4). Smaller subsidiary services shall be routed outside of retained tree(s) root protection area(s), where they are necessary within RPA's they will be subject of a detailed method statement for installation to be submitted to and approved by the Local Planning Authority (LPA) and on-site supervision.
- 1.10 Where hard surfacing may be required in close proximity to trees, BS5837: 2012, and the principles of Arboricultural Practice Note 12: Through the Trees to Development (AAIS) 2007 (APN12) with regards to "no dig" surfacing will be employed.
- 1.11 Reference is made to the National House Building Council Standards, 2003, chapter 4.2: Building near trees (NHBC).

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

2.0 Survey Method

- 2.1 The survey was conducted from ground level with the aid of binoculars, where required.
- 2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.
- 2.3 No soil samples were taken.
- 2.4 The height of each subject tree was estimated using a clinometer.
- 2.5 The stem diameters were measured in line with the requirements set out in BS5837:2012 - Trees in relation to design, demolition and construction recommendations.
- 2.6 The crown spreads were measured with an electronic distometer and/or steel hand held tape measure. Where the crown radius was notably different in any direction this has been noted on the Tree Survey Plan (appendix A), or in the tree table (Appendix B).
- 2.7 The Root Protection Area (RPA) for each tree is included in the tree table, both as a radius of a circle, and as an area. The Theoretical Root Protection Area is illustrated in **Pink**.
- 2.8 All of the trees that were inspected during the site visit are detailed on the Tree Survey plan at Appendix A. Please note that the attached plans are for indicative purposes only, and that the trees are plotted at approximate positions. The trees on this plan are categorised and shown in the following format: COLOUR CODING AND RATING OF TREES:
Category A – Trees of high quality with an estimated life expectancy of at least 40yrs. Colour = light **green** crown outline on plan.

Category B – Trees of moderate quality with an estimated life expectancy of at least 20yrs. Colour = mid **blue** crown outline on plan.

Category C – Trees of low quality with an estimated life expectancy of at least 10yrs. Colour = uncoloured **grey** crown outline on plan.

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

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

All references to tree rating are made in accordance with British Standard 5837:2012 Tree in relation to design, demolition and construction – Recommendations Table 1.

3.0 The Site

- 3.1 The subject property is located on the corner of Princess Road and Kingstown Street in the London Borough of Camden of North London. However, the trees are located within the rear garden of the property and in the adjoining grounds of the block of flats owned by Camden Council, visible to members of the general public from the street.
- 3.2 The garden is extensively paved with a small raised planter running around the perimeter adjacent to the boundary wall. There is a variation in level between the site and the adjoining flats in Kingston Street. By virtue of the regular cyclic re-reduction pruning, not objected to by the LPA, the trees have limited amenity value beyond the boundary of the site.
- 3.3 Despite the very built up central London location the garden has a generally green feel provided by trees in neighbouring property, though the trees in the garden are relatively small and contribute to this to a much smaller extent. Due to the built up nature of the area it is recognised that trees are a valuable resource in the area creating a much needed green lung for the area and some privacy screening. However, the trees on site are fairly inconsequential and their loss would be negligible and given the site constraints it is unlikely that it would be feasible to introduce new tree planting within the new landscape scheme.

4.0 The Subject Trees

- 4.1 The details of the subject trees are set out in the Schedule at Appendix B.
- 4.2 The overall quality of the trees is good, but for the trees on site their broader amenity value is very limited due to their small size and for the larger trees, in the adjoining grounds of the flats, due to their past extensive pruning by the local authority. The trees are either young/small specimens or they have been extensively crown managed at a reduced size rendering the trees unworthy of the imposition of a Tree Preservation Order.

- 4.3 Of the five trees inspected on or close to the proposed development, three are located in adjoining gardens. Of the two trees on site, both trees have been assessed as BS 5837 category C. Of the three trees found on the adjoining property, two have been assessed as BS5837 category B and one has been assessed as BS5837 category C.

5.0 The Proposal

- 5.1 The proposal for the site is for a new three-storey mews dwelling with excavated basement and sunken garden in the grounds of an existing pub garden. The existing ground floor and basement of the pub will continue to operate as such. The garden will be sub-divided to contain the new dwelling and also allow for some external space associated to the pub to remain.
- 5.2 There will also be some landscaping of the rear sunken garden of the new property and possible minor changes of landscaping with the retained element of the pub garden.
- 5.3 The proposed location of the above structures can be seen on the plans submitted as part of the main planning application.

6.0 Arboricultural Implication Assessment

TREE REMOVAL / RETENTION:

- 6.1 The proposed development layout will require the removal of just one Category C tree. This tree a relatively small Japanese Flowering Cherry (T1) which is located within a raised flower bed within the garden of the pub adjacent to the boundary wall. The small Apple tree (T2) could be retained as a small garden feature if required. If any changes to the paving are carried out sympathetically, with the correct structural detailing for the paving, with appropriate supervision, will allow for the healthy retention of all but one of the trees on and adjacent to the site. While there will be a small degree of loss of the lower level tree cover at the edge of the development site this is of little significance within the broader landscape. Therefore, the broader arboricultural landscape character of the site and its adjoining neighbours will be retained.
- 6.2 In relation to Large Impact Landscape Trees [LILT], there are none within the site and there is no need to remove LILT specimens located within the adjoining gardens. These have all been extensively reduced and would tolerate a degree of root disturbance assuming that and significant volume of roots have managed to penetrate beyond the boundary wall, which is consider be unlikely. However, given the location of the Whitebeams' (T3 & T4) RPA's and due to the distance to the proposed sunken garden this would be outside their root system

that would require protection. The boundary wall between the pub garden and the LA flats, currently supporting the change in level between the two sites, appears to have some rotational movement from the vertical. Though nearer to the lower ground level there doesn't appear to be any rotation, this would normally indicate that the foundations are relatively deep or these would have started to rotate under the lateral force being exerted by the soil in the pub garden. Therefore it is considered that the root presence within the development site would be nominal and that the theoretical radial root protection area is considered inappropriate for use on this project for these trees and adjusted RPA's would be appropriate. The Wild Cherry (T5) appears to be on a crown reduction cycle and has been extensively and detrimentally pruned (in term of amenity value) to provide clearance and light to the main structure of the LA flats. It is also located in a raised planter and given the distance between the tree and the boundary wall its root protection area would not be affected by the proposed development even if assessed as the basic theoretical radial RPA. It is considered that the historic presence of the wall and paving within parts of the garden will have deflected many of the roots from being within the upper soil profile and it will be possible to construct the sunken garden and mews property without detrimental impact to retained trees on the adjoining sites.

- 6.3 The trees (T2-T5) are not required for removal to facilitate the development of the main building itself, and should not be affected by the proposed landscaping work as there is no provision of changes to the levels of the retained garden of the pub. The Flowering Cherry (T1) has a low crown and is located close to the lamp column in the public highway in Kingstown Street and requires extensive pruning to provide clearance to the lamp column. The crown lifting work and the utility pruning to clear the lamp column would remove 20% of the crown of the tree on one side. This pruning would be required regardless of the development and would reduce the form and amenity value of this tree even further.
- 6.4 The Plan Dwg No: TSP1/ASH/PEW/REV1 in Appendix A and the schedule in Appendix B identify the tree removal recommendations, these works are not considered to be excessively detrimental, controversial or a reason to refuse the scheme.

TREE PRUNING TO ACCOMODATE THE PROPOSAL OR ACCESS TO THE SITE

- 6.5 The crown of T2 has received some regular pruning and this should be continue regardless of the development, though this is not required to accommodate the proposal or access to the site. The crowns of T3, T4 & T5 have all been extensively managed and reduced, which is recommended to continue, though this is out of the responsibility of the client. There are no new additional works proposed for these trees,

required to implement this proposed scheme, beyond their regular cyclic pruning.

- 6.6 The tree schedule in Appendix B identifies that there are no pruning recommendations, therefore, these works are not considered to be detrimental or controversial.

ASSESSMENT OF RETAINED TREES ROOT PROTECTION AREAS

- 6.7 Section 4.6.3 of BS 5837: 2012 states that the Root Protection Area (RPA) of each tree should be assessed by an Arboriculturalist considering the likely morphology and disposition of the roots, when known to be influenced by past or existing site conditions.
- 6.8 There are no new significant structures within the theoretical RPA's of trees proposed for retention, on or adjacent to the site, as part of this proposal. It is assumed that the proposed foundations and retaining wall of the mews property and sunken garden will be constructed using some form of piled solution. All of the excavated areas are located outside the RPA's of all of the retained trees and an indicative the basement extension outline has been shown in Appendix A, therefore it should be possible not to encroach into the theoretical RPA at all.
- 6.9 The trees on site have developed with a number of restrictions and constraints to their root zones, including boundary walls and paving these would all have an influence. With this in mind the RPA for the Apple tree (T2) has been plotted as a notional circle as the influencing factors for this tree are fairly evenly distributed, as it is felt that this is probably the most reflective assessment of the likely root layout. However, the trees on the neighbouring properties are considered to have been greatly affected by the presence of the boundary walls, retaining wall and paving etc. However, the radial theoretical RPA's have been plotted rather than the site specific adjusted RPA's to demonstrate that no excavations for this scheme are proposed within the RPA's notional or adjusted.
- 6.10 The RPA's of the Whitebeam's (T3&T4) & Wild Cherry (T5) have been considered in relation a more site specific assessment of their morphology and distribution for the main development works, this also concludes that there is also no incursion into their RPA's. The only incursion into the adjusted RPA's of (T3&T4) could be for minor landscape works but given the level changes between the two sites not work to date has been identified that would require additional protection measures, at this point in time.
- 6.11 The theoretical radial RPA's of the trees are shown in **Pink** have been illustrated on the Tree Survey & Theoretical Tree Root Protection Plan (Dwg No: TSP1/ASH/PEW/REV1) in Appendix A. The site specific

adapted root protection areas have not been shown on the plan as excavations and development work are to be carried out outside these radial root protection areas therefore there is no need to show the site specific adjustments.

- 6.12 It can be seen from the plans in Appendix A that some tree protection measures will need to be provided to the retained Apple tree T2. Due to the trees very low crown some protection will be required even though the ground around the tree is extensively paved, just to avoid damage to the trees branches. If implemented with appropriate care, this should not be sufficiently detrimental to withhold planning approval.
- 6.13 The proposed landscaping on the plans is fairly indicative at this stage, but, appears to retain the existing garden of the pub unchanged. If this remains unchanged the impact to the retained trees on or adjacent to the site should be eliminated. Any landscaping within the sunken garden of the proposed mews property would be at such a low level and outside the RPA's of the retained trees that it would not have any foreseeable impact on them.

ASSESSMENT OF NEW HARD LANDSCAPING AND SURFACE WATER DRAINAGE ON ROOT PROTECTION.

- 6.14 Overall the retained rear garden of the pub is predominantly hard landscaping and it is understood that this shall remain this way when re-developed. The sunken garden of the proposed mews property is located outside of the RPA of all the retained trees, on or adjacent to the site. But, should there be any reason to disturb, excavate, remove or alter the soil level further than that agreed or to alter the proposed hard landscaped area within the RPA's beyond that approved as part of the planning permission. AAS's Arboricultural Consultant must be contacted prior to any works being planned or implemented.

7.0 Post Development Pressure

FUTURE TREE AND STRUCTURE RELATIONSHIPS

- 7.1 The three trees (T3-T5) proposed for retention in the neighbouring grounds of the LA flats and the Apple tree (T2), within the retained garden of the pub, (subject to their current crown management regime) are at a satisfactory distance from the proposed mews property with sunken garden and its engineered foundations, that they are highly unlikely to give rise to any inconvenience.
- 7.2 The proposed alterations to the property make little variation to the current building to tree relationship. The retained trees in the neighbouring grounds of the flats have received extensive crown

reduction surgery in the past and any future surgery would not be greater than that previously carried out. Such work would not have a significant impact on the health or amenity value of these trees beyond that previously commissioned by the LA.

- 7.3 The BS3998: 2010 – Recommendations for Tree Work discusses and endorses various methods of pruning can alleviate the minor inconveniences trees can cause, whilst retaining them in a healthy condition. Methods such as crown reductions (section 13.4) partial or whole, crown lifting (section 13.5) and crown thinning (section 13.6) can be used to both increase light to properties, as well as improve clearances from buildings. Trees in towns and cities are often sited in close proximity to buildings; however resident’s concerns can be readily appeased with the implementation of regular, well-planned, sensitive pruning.
- 7.4 Regular inspections of the retained tree(s) by a suitably trained or experienced Arboriculturalist should be carried out. Subsequent remedial works will ensure that trees are maintained in a suitable manner to exist in harmony with the new structures and its occupants for many years to come.

REMEDICATION / REPLACEMENT PLANTING AND SOFT / HARD LANDSCAPING

- 7.5 As guidance any new trees that are planted should be selected to ensure they do not become a nuisance and that the level of routine maintenance is low.
- 7.6 The soil type may require the guidance of NHBC as far the building foundations are concerned. Clearly the planting schedule must be available to assist with foundation design, but any potential for subsidence damage in the future will be designed out.
- 7.7 All new pathways and soft landscaping areas within the Root Protection Areas (RPA’s) of the retained trees should be designed using no-dig, up and over construction and in close co-ordination with the retained Arboriculturalist using porous materials (where appropriate or practical). Where hard surfaces or foundations are to be emplaced or removed within the RPA’s, site specific method statement(s) should be produced with direct input from the retained Arboriculturalist and appropriately monitored with onsite supervision of the Arboriculturalist for tree/tree root sensitive stages.

8.0 Tree Protection Measures and Preliminary Method Statement for Development Works

8.1 TREE PRUNING / REMOVAL

A list of all tree works that are required is included in the tree table at Appendix B. Pruning / removal has only been specified for the following reasons:

- Where work is necessary to implement the proposed scheme.
- Where works are required for safety reasons.
- Where work is needed to mitigate a legal responsibility or duty.
- Where work is required to improve tree form, or improve the appearance of overgrown areas of the site.

Where any tree work is needed, this work will be in accordance with British Standard 3998: 2010 (Tree Work – Recommendations).

8.2 TREE PROTECTION BARRIERS

8.2.1 Given that none of the proposed work for the Mews property is within the theoretical RPA's of the retained trees (T2-T5) and there are no plans to undertake any significant changes within the retained section of the garden area of the pub. The only tree that requires some form of tree protection barrier would be for the Apple tree (T2) due to its low crown height.

8.2.2 It is essential for the future health of the trees to be retained on or adjoining the site, that all development activity is undertaken outside the adjusted root protection zone of these trees, whenever this is practical. The fencing will be erected **prior** to any commencement of works on site and where soft stripping of the building is required in the close proximity of trees and removed only when all development activity is complete. The protective fencing will be as that shown in BS5837 (See Appendix C).

The fence must be marked with a clear sign reading:

“Construction Exclusion Zone – No Access, Do Not Move”.

8.3 GROUND PROTECTION / SCAFFOLDING WITHIN THE RPA

8.3.1 Given that none of the proposed work for the Mews property is within the theoretical RPA's of the retained trees (T2-T5) and there are no plans to undertake any significant changes within the retained section of the garden area of the pub. The only tree that requires some form of tree root ground protection would be for the Apple tree (T2).

8.3.2 Due to the extensive hard landscaped and paved nature of the area around the retained Apple tree (T2), the existing hard surface should be capable of providing sufficient ground protection if it remains undisturbed.

8.3.3 Where protection has been put in place within RPA's of retained trees on or adjoining the site (including retained hard surfaces as ground protection). This ground protection/tree protection must still be treated as sensitive site zones. There can only be storage of clean lightweight materials, non-corrosive or hazardous liquids must still be kept away from the area(s) this includes corrosive powdered products, such as, cement, lime and plaster. Storage of cement, hydro-lime, plaster or similar powdered products is **not** acceptable. Mixing of these materials is also unacceptable within the RPA's of retained trees. But, should there be any reason to disturb, excavate, remove or alter the ground protection or retained hard surfacing other than that agreed or to alter the proposed hard landscaped area within the RPA's beyond that approved as part of the planning permission. AAS's Arboricultural Consultant must be contacted prior to any works being planned or implemented.

8.4 DELIVERY AND STORAGE OF BUILDING MATERIALS

Due to the limited on-site storage space, it may be necessary for bulk deliveries to be split into smaller deliveries. The use of a "just in time" delivery method can also be adopted to reduce the time materials are stored on site before use.

8.5 SITE HUTS, WELFARE FACILITIES AND STORAGE OF EQUIPMENT, MATERIALS AND CHEMICALS

All site huts will be positioned outside of the retained trees RPA's.

8.6 MIXING OF CONCRETE

All mixing of cement / concrete must be undertaken outside of the RPA of all of the retained trees. This includes the washing out of cement mixers and rendering tubs etc.

8.7 USE CRANES, RIGS AND BOOMS

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

8.8 INCOMING SERVICES AND SOAKAWAYS

The existing drainage system and location for any proposed services is unknown at the time of preparing the report. Any new underground statutory services near to trees will however need to be installed in

accord with the guidance given in BS5837 together with the National Joint Utilities Group Booklet 4: 2007 Guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG4). When within the RPA of any retained tree, any new service trenches should be excavated using an airspade/airlance or pneumatic/hydraulic/percussion mole to avoid any damage to roots. Care must then be taken to ensure the new services are installed so as to avoid any roots present. Any proposal will be agreed with AAS prior to submission to the LPA Arboricultural Officer and where required by the LPA Arboricultural Officer any excavations or soil disturbance within the RPA's of retained trees will require appropriate supervision as detailed by the LPA's Arboricultural Officer.

8.9 ON SITE SUPERVISION

Given relatively small nature of the proposed works and the low level of tree related conflict it is considered that this would NOT be necessary for this current application. However, only if required by the LPA's Arboricultural Officer, a detailed supervision programme could be devised by the developer/architect and retained Arboriculturalist AAS, ensuring that Arboricultural supervision is present at the appropriate periods during construction. It would therefore be deemed necessary for the retained Arboriculturalist to visit the site at the following critical points:

After commissioning or engagement of tree contractor/surgeon to agree the exact extent of the tree pruning specification and removal recommendation to make sure the correct trees are to be pruned and/or removed. **Date and time to be agreed, however once confirmed, these dates would be sent to the LPA's Arboricultural Officer.**

Erection of protective fencing to ensure it is constructed to the correct specification at the required proximity to ensure the healthy retention of the trees. **Date and time to be agreed, however once confirmed, these dates would be sent to the LPA's Arboricultural Officer.**

Installation of the ground protection to ensure it is constructed to the correct specification at the required proximity (if applicable). **Date and time to be agreed, however once confirmed, these dates would be sent to the LPA's Arboricultural Officer.**

In addition to the above, an agreed number of random inspections of the site may also be undertaken during construction to ensure the Arboricultural responsibilities are being fulfilled by the developer. A full, written assessment of each visit would be sent the Local Planning Authority and copied to the developer at the expense of the applicant/developer/contractor. Any issues relating to tree protection would subsequently be addressed immediately.

If required by the LPA's Arboricultural Officer and once a commencement date has been confirmed for works on site, a representative from the applicant will contact the relevant officer from the local planning authority to arrange a pre-start site meeting. During this meeting, future requirements for site supervision will be agreed.

8.10 OTHER TREE PROTECTION PRECAUTIONS

- No fires will be lit on site within 20 metres of any tree to be retained.
- No fuels, oils or substances damaging to the tree(s) shall be spilled, poured on site without the appropriate safety bunding or site specific environmental safety safeguard measures, but never within retained tree RPA's
- No storage of any materials within the root protections zone.

8.11 HARD / SOFT LANDSCAPING NEAR RETAINED TREES

All new pathways and hard landscaping areas within the Root Protection Areas (RPA's) of the retained trees should be designed using no-dig, up and over construction techniques, and be specified in close co-ordination with the retained Arboriculturalist. Porous materials should also be used when surfacing near the trees but the careful attention must be given to the pH of the material and guidance should be obtained from the retained Arboriculturalist prior to specification preparation and/or installation. No machinery will be used for this work, which must all be carried out by hand.

8.12 LEVEL CHANGES

No level changes should occur within the root protection area of any of the retained trees, beyond those proposed and assessed as part of this report. From the details provided it is agreed that the level changes proposed in the adapted RPA's of the trees adjoining the site will be carried out under strict arboricultural supervision.

8.13 DISMANTLING PROTECTIVE BARRIERS

Protective barriers must only be completely removed when all machinery, and equipment has left site. A minimum of seven days notice should be given to the local planning authority prior to dismantling works begin.

9.0 Conclusion

- 9.1 The loss of the one small Flowering Cherry tree will have very little broader amenity impact to the local area, especially given the existing need to carry out extensive pruning work to the tree. The small specimen given its constrained growing environment within the raised planter has limited long term merit and is not worthy of the imposition of a Tree Preservation Order and is not of sufficient merit to warrant refusal of the scheme on detrimental tree impact grounds.
- 9.2 The construction of the mews property and its sunken garden is outside the RPA's of the retained tree on site and the trees on the adjoining site. Also the work within the rear garden of the retained pub is negligible and should not have a foreseeable impact on the retained Apple tree T2. Therefore, there is no sufficient impact on the retained tree on or adjacent to the site to warrant refusal of the scheme on detrimental tree impact grounds.
- 9.3 Subject to precautionary measures as detailed above, the proposal will not be excessively injurious to trees to be retained.
- 9.4 There will be no appreciable post development pressure, and certainly none that would oblige the council to give consent to inappropriate tree works.
- 9.5 Use of existing hard surfacing as ground protection measures is a reasonable way of maintaining root protection for the retained trees while maximising the available working room on site subject to the approval of this report by the LPA.
- 9.6 Site supervision is outlined in this report (though NOT considered necessary for this current application scheme due to such limited tree related conflict) and if the LPA approve the scheme subject to requiring site supervision. More detailed could be provided as part of a release of condition, detailing timing and scheduling.

10.0 Recommendations

- 10.1 The Planning approval should not be withheld and site works should progress as follows to ensure the healthy retention of the trees.
- a. Tree works/removal, in accordance with BS3998
 - b. Installation of all tree protection measures.
 - c. Construction.
 - d. Hard & Soft landscaping.

- 10.2 Site supervision – An individual e.g. the Site Agent or retained Arboricultural Consultant (if directed by the LPA within their detailed planning condition requiring arboricultural supervision, though not considered necessary for this current application scheme), must be nominated to be responsible for all arboricultural matters on site. This person must:
- a. Be present on the site throughout the project or at agreed times in any conditioned Arboricultural Method Statement.
 - b. Be aware of the arboricultural responsibilities.
 - c. Have the authority to stop any work that is, or has the potential to cause harm to any tree.
 - d. Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
 - e. Make immediate contact with the local authority and / or retained Arboriculturalist in the event of any related tree problems occurring whether actual or potential.
- 10.3 It is recommended, that to ensure a commitment from all parties to the healthy retention of the trees, that details are passed by the architect or agent to any contractors and sub-contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

Primary Report: 29th March 2014

Rev 1: n/a

A handwritten signature in black ink, appearing to read 'Philip Wood', with a long horizontal flourish extending to the right.

Philip Wood
Principal Consultant
For and on behalf of Ashmore Arboricultural Services Ltd

Appendix A

Appendix B

Tree No.	Tree species	Height (m)	Multi-stem? (Enter MS)	Trunk / stem count dia. (mm)	Radius of RPA if circle	RPA -Root Protection Area sq.m.	Branch spread				Height of first significant branch (m)	Height of Crown Clearance (m)	Age class	Comments / Recommendations	Estimated remaining contribution	Assessed BS 5837: 2012 Value category
							N	E	S	W						
T1	Flowering Japanese Cherry	6.0		180	2.16	14.67	2.5				1.8	1.8	S/M	Specimen of ornamental interest, crown currently touching streetlight. Requires pruning, previously only crown lifted. Small specimen growing in constricted rooting area, not worthy of TPO. Not worthy of design alterations to retain tree as tree will have limited growth potential due to location in raised planter. Recommendations: Fell and remove	10-20	C1
T2	Domestic Apple	3.5		170	2.04	13.08	3.0				1.3	1.8	S/M	Small specimen of no consequential amenity value outside the site growing in extensively paved area. Wound and minor decay at 700mm AGL on northern side of trunk, good wound recovery. 1 low side limb growing from trunk on northern side, specimen of novelty value. Recommendations: No works required	10-20	C1

Tree No.	Tree species	Height (m)	Multi-stem? (Enter MS)	Trunk / stem count dia. (mm)	Radius of RPA if circle	RPA -Root Protection Area sq.m.	Branch spread				Height of first significant branch (m)	Height of Crown Clearance (m)	Age class	Comments/ Recommendations	Estimated remaining contribution	Assessed BS 5837: 2012 Value category
							N	E	S	W						
T3	Whitebeam (NT)	12		360	4.32	58.66	3.5				3.0	2.5	M	Crown extensively managed by local authority, heavily crown reduced, lifted and thinned approx. 2-3 years ago. Crown forks at 2-2.5m AGL believed to be tight included union, though not surveyed in detail due to dense ivy cover. Crown overhangs site by 3m. Recommendations: Local Authority to retain on existing pruning cycle.	20-40	B2
T4	Whitebeam (NT)	12		350	4.20	55.44	3.5				4.5	2.5	M	Crown extensively managed by local authority, heavily crown reduced, lifted and thinned approx. 2-3 years ago. Good vigorous regrowth, some signs of possible decay of old pruning points, tight union of main fork, possible biomechanical weak point. Crown overhangs site by 2m. Old decayed pruning wound on eastern side of trunk at main fork union. Tree has a slight lean of the main trunk away from the site towards flats. Small basal wound on eastern side of trunk. Recommendations: Local Authority to retain on existing pruning cycle	20-40	B2

Tree No.	Tree species	Height (m)	Multi-stem? (Enter MS)	Trunk / stem count dia. (mm)	Radius of RPA if circle	RPA -Root Protection Area sq.m.	Branch spread				Height of first significant branch (m)	Height of Crown Clearance (m)	Age class	Comments/ Recommendations	Estimated remaining contribution	Assessed BS 5837: 2012 Value category	
							N	E	S	W							
T5	Wild Cherry (NT)	11		270	3.24	32.99					3.0	4.5	6.0	M	Crown extensively managed by local authority, heavily crown reduced, lifted and thinned approx. 2-3 years ago. Pruned to form a very slender tree presumed for light competition issue to flats, pruned to the detriment of the trees amenity value, specimen on poor form given condition and location. Die back on lowest pruned first branch on eastern side of crown. Epicormic growth sprouting on main trunk, resin bleeding also present on main trunk – sign of bacterial infection. Recommendations: Local Authority to retain on existing pruning cycle.	<10	C1

KEY:

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

Crown = the leaf bearing part of the tree

Tree Species: Sp.= sub species or cultivar of main species; NT = Neighbours Tree (Tree on adjoining land)

GL = Ground Level; AGL = Above Ground Level; DWS = Deadwood and Stubs

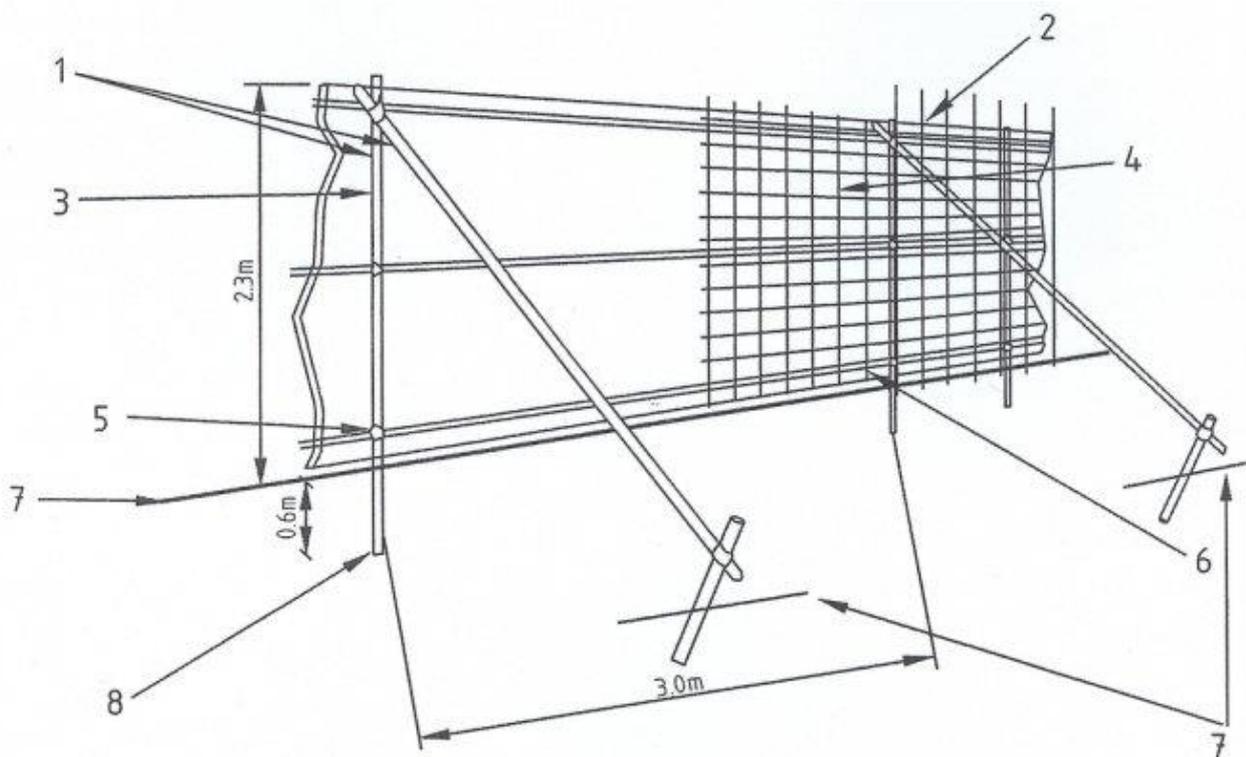
Diameter: MS = Multi-stemmed; N/S = Not Surveyed (unable to inspect/restricted visibility or access)

Age class: Young (Y), Young Mature (Y/M), Semi Mature (S/M), Mature (M), Over mature (O/M), Veteran (V)

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

Appendix C

**BS 5837: 2012
Tree Protection Barrier/Fencing**



- | | |
|--|--|
| 1 Standard scaffold poles | 5 Standard clamps |
| 2 Uprights to be driven into the ground | 6 Wire twisted and secured on inside face of fencing to avoid easy dismantling |
| 3 Panels secured to uprights with wire ties and, where necessary, standard scaffold clamps | 7 Ground level |
| 4 Weldmesh wired to the uprights and horizontals | 8 Approx. 0.6m driven into the ground |

Figure 2. – Protective fencing for RPA