

Tree Survey. December 2013 pn1230 V3

44 Frognal Lane, Hampstead, NW3

1. The new owners of no 44 have commissioned the Charlton Brown Partnership to draw up plans to extend the house and to construct a basement.

This will involve demolition of the existing garage, a new wing on the western elevation and an extension of the eastern elevation.

2. A comprehensive landscaping plan is proposed to mitigate proposed tree removals.

3. Construction of the western wing is informed by **section 7.5** of British Standard 5837 (2012). **(BS)**

"Trees in relation to Design, Demolition and Construction - Recommendations "

4.Plans

Plan **1230 SP01 TS** shows the position of catalogued trees and a temporary fence to prevent damage to retained trees.

Plan **1230 AP 01** shows the new building footprints.

Pip Morrisons "Planting Plan" shows the planting schedule

4.1 These plans are submitted to the Local Planning Authority **(LPA)** as pdfs which can be zoomed to any size to reveal existing and proposed spot levels and scale bars. SP01 is based on the site topographical survey.

4.2 It is assumed that the LPA will be able to reference pdfs however paper plans can be requested if needed.

5. Existing Trees on site have been catalogued.

No	Species	Ht	Stem Diam	BS	HCC	Age	Structural Condition	ERC	CG
1	Mulberry	2	120 110	N 2 E 2 S 2 W 2	0	M			C
2	Purple Plum	6	410	N 3 E 2 S 2 W 3	2	M			C
3	Yew	11	560	N 3 E 2 S 3 W 4	0	M			B
4	Sycamore	15	460	N 3 E 2 S 3 W 3	5	M			B
5	Pear	11	610	N 3 E 2 S 3 W 3	0	M			B
6	Hawthorn	5	240 x 4	N 2 E S W					C
7	Purple Plum	5	430	N 1 E 3 S 4 W 2	2	M			C
8	Eucalyptus	14	320	N 4 E 1 S 4 W 2	4		Pollarded at 6metres		C
9	Eucalyptus	13	440	N 3 E 4 S 3 W 3	4		Pollarded at 6metres		C
10	Pear	12	270	N 3 E 3 S 2 W 3	1		Stem removed at base		C
11	Holly		140	N 1 E 1 S 1 W 1					C
12	Bay		300	N 2 E 4 S 2 W 1			Ganoderma at base		C

6. Root Protection Area

Root Protection Area (**RPA**) is described in the BS.

It is an area of land centred on a tree in which minimal disturbance is desirable.

RPA is measured in square metres and is proportionate to the stem diameter of the tree.

RPA is initially shown on a tree constraints plan as a circle with the tree at its centre.

The plan **1230 SP01 TS** shows circular representation of RPA for retained trees.

The western wing of the building proposal will be built part of the RPA of trees 3 and 4 and therefore with reference to Section 7.5 of the BS specialist building techniques will be used.

The majority of the circular representation of T3s and T4s RPA is already paved over however this does not preclude roots being there.

6.1 The following method statement outlines how those roots will be protected from damage.

6.2 Rooting conditions of T3 and T4 will be put beyond further disturbance by placing a suspended floor over them.

7. Arboricultural Method Statement. AMS

7.1 Notes

- Access to building works is from existing vehicular access points
- Existing drive pavers will remain in place until the end of basement construction
- The temporary fence is marked "TPF" (tree protection fence) on **1230 SP01 TS**. The area enclosed by the fence is marked "CEZ" (construction exclusion zone) in which there will be no activity connected with building including storage of materials.
- The tree protection fences will be assembled prior to any machinery arriving on site with the exception of a woodchipper and stump grinder.
- Plan **AP01** shows new garden levels restored with 400mm of topsoil over the basement lid.
- The site is already serviced.
- Cement mixing and storage of potentially harmful liquids will not be carried out on the existing pavers adjacent to the western entrance or on the new floor of the western wing.

7.2 Sequence of events

7.2.1. Remove trees Ts 1, 2, 5, 11 and 12. Reduce stumps with a stump grinder.

7.2.2. Assemble tree protection fence to enclose trees 3, 4, 6, 7, 8, 9 and 10.
The fence will be assembled in the position shown on **1230 SP01 TS**

7.2.3. Western wing

Use existing pavers to act as a base for piling rigs to set piles for the western extension.

Working from the westernmost piling line first remove pavers by hand and expose roots (if any) with an airspade.

Set screw piles where they will have minimum impact on the roots of retained trees and loosely replace removed soil with a 50:50% mixture of topsoil and washed sand to cover exposed roots.

Moving eastwards repeat the above process until the entire footprint is piled.

Top up soil mixture as necessary.

Fix metal frame to screw piles. Fix timber joists within metal frame.

Cover suspended floor prior to building elevations.

7.2.4. Demolish existing garage and excavate basement.

7.2.5. Complete main building works.

7.2.6. Introduce topsoil to basement lid.

7.2.7. Remove remaining existing pavers and lay new pavers by hand.
Excavation limited to depth of existing bearing layer only.

7.2.8. Construct new southern terrace on hand dug spot foundations and crossbeams.

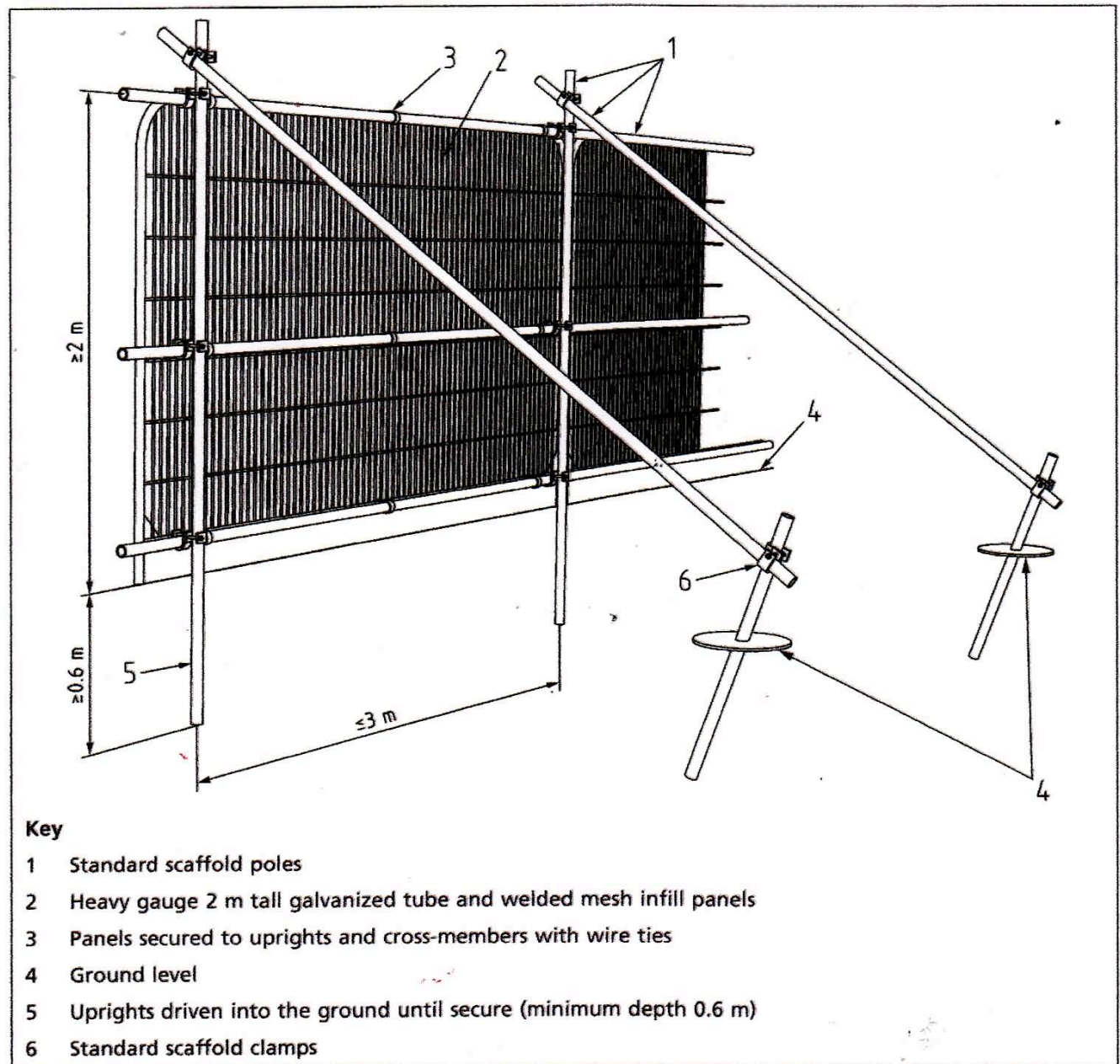
7.2.9. Dismantle tree protection fence.

7.2.10 Finish path adjacent to new western elevation by hand .

7.2.11 Carry out turfing and landscape planting.

8. Tree Protection Fence as prescribed in the BS.

Figure 2 Default specification for protective barrier



9. Consultation with the LPAs Arboriculturalist is requested prior to determination of the planning application. The site arboriculturalist tretec@theprices.f9.co.uk will address any queries relating to the check list below on receipt of the LPAs submissions.

BS 5837:2012

BRITISH STANDARD

**Annex B
(informative)**

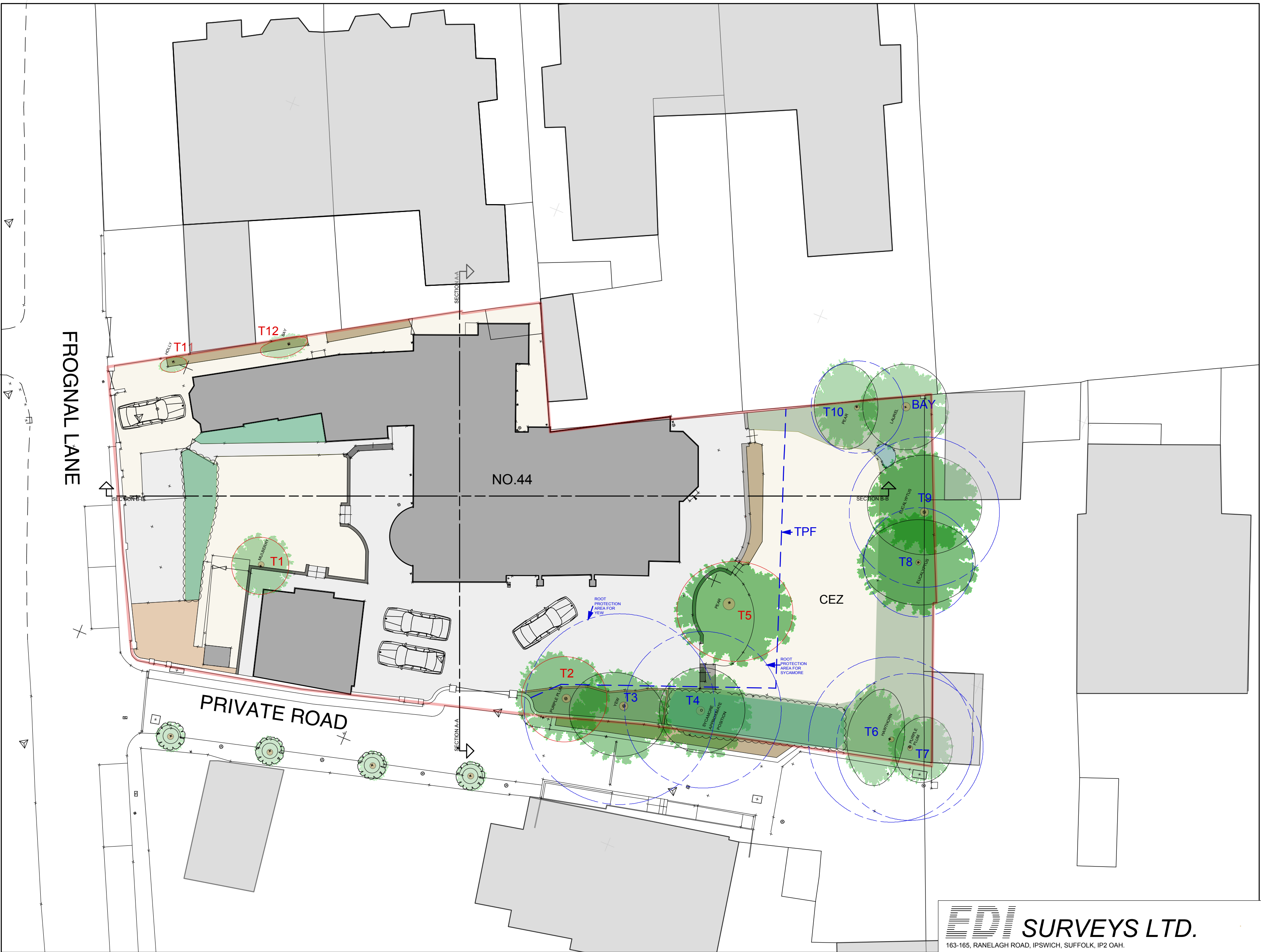
Trees and the planning system

Under the UK planning system, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account in dealing with planning applications. Where trees are statutorily protected, it is important to contact the local planning authority and follow the appropriate procedures before undertaking any works that might affect the protected trees.

The nature and level of detail of information required to enable a local planning authority to properly consider the implications and effects of development proposals varies between stages and in relation to what is proposed. Table B.1 provides advice to both developers and local authorities on an appropriate amount of information. The term "minimum detail" is intended to reflect information that local authorities are expected to seek, whilst the term "additional information" identifies further details that might reasonably be sought, especially where any construction is proposed within the RPA.

Table B.1 Delivery of tree-related information into the planning system

Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions)	Existing and proposed finished levels
	Tree retention/removal plan (finalized)	Tree protection plan
	Retained trees and RPAs shown on proposed layout	Arboricultural method statement – heads of terms
	Strategic hard and soft landscape design, including species and location of new tree planting	Details for all special engineering within the RPA and other relevant construction details
Reserved matters/ planning conditions	Arboricultural impact assessment	
	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method	Arboricultural site monitoring schedule
	Dimensioned tree protection plan	Tree and landscape management plan
	Arboricultural method statement – detailed	Post-construction remedial works
	Schedule of works to retained trees, e.g. access facilitation pruning	Landscape maintenance schedule
	Detailed hard and soft landscape design	



— = TREE FOR PROPOSED REMOVAL
 TPF = TREE PROTECTION FENCE
 CEZ = CONSTRUCTION EXCLUSION ZONE

EDI SURVEYS LTD.

163-165, RANELAGH ROAD, IPSWICH, SUFFOLK, IP2 0AH.
 www.edisurveys.co.uk Tel: (01473) 211222
 Fax: (01473) 221660 Email: enquiries@edisurveys.co.uk



Charlton
Brown
Architects

44 Froggnal Lane, NW3
 Tree Survey 1:200

1230/TS01

