ROYAL CENTRAL
SCHOOL OF SPEECH & DRAMA
UNIVERSITY OF LONDON

The Royal Central School of Speech and Drama

'Phase 5' – Studio 1 Redevelopment

Arboricultural Survey

Sylva Consultancy

November 2014

Sylva Consultancy
expert arboricultural advice

The Royal Central School for Speech & Drama
University of London
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CONTENTS

1. OBJECTIVES

1.1 Instructions were received from The Royal Central School of Speech & Drama to carry out a tree survey in accordance with British Standard 5837:2012 at land at and adjacent to the School. This report advises on tree constraints in order to enable an informative approach to planning decisions.

1.2 The following document was provided:

- Site Plan
- Proposed Site Layout

2. TREE SURVEY

2.1 The tree survey was undertaken on 28th November 2013. General weather conditions were good.

2.2 The tree survey assessment was carried out in accordance with British Standard 5837:2012 'Trees in relation to Design, Demolition and Construction - Recommendations' and good arboricultural practice. This is a basic data collection exercise and a record of the trees condition at the time of surveying.

2.3 Information posted on Camden Council (CC) websites details that the site is located outside Belsize Conservation Area. Currently no information is available on Camden Council website to detail whether the trees identified within this report are subject to any Tree Preservation Orders (TPO's). However Camden Council have been contact via telephone whereby they have confirmed no TPO's are present.

2.4 All tree works that may be recommended within this report should be carried out in accordance with British Standard 3998:2010 'Recommendations for Tree Works' and in compliance with good practice as promoted by the Arboricultural and Forestry Advisory Group.

2.5 In addition The Wildlife & Countryside Act 1981, as amended by the Countryside Rights of Way Act 2000, provides statutory protection to birds, bats and other species that inhabit trees. These have the potential to pose additional constraints on the use and timings of works that may occur to trees located at or adjacent to the site. These issues are beyond my expertise and it is strongly recommended that advice from an ecologist is sort prior to the implementation of any works considered within this report.

3. TREE INSPECTION METHODOLOGY

3.1 Trees identified within the above site survey drawing were assessed visually from ground level by a person qualified and experienced in arboriculture.

3.2 Whilst this report considers amongst other things, the trees structural condition, it does not form a detailed health and safety inspection. However, where significant defects are visually identified, remedial works may be included within the tree survey schedule. As a baseline, works that would be identified as part of a regular inspection carried out by a prudent land owner i.e. removal of deadwood or remedial works would not be highlighted in this report. However, should development occur it is recommended that the trees are re-inspected following final design and a tree works schedule drawn up. This should consider Health & Safety and facilitative pruning in accordance with the design layout.

3.3 For the purpose of clarity, all trees assessed are identified by a reference number within the Tree Survey Schedule which corresponds with the Tree No. recorded on the Tree Constraints Plan.

3.4 The tree species and their dimensions are recorded in the Tree Survey Schedule together with the trees age, physiological and structural condition and a category code in accordance with the guidelines set out in the British Standard 5837:2012.

3.5 Where a tree's crown is heavily asymmetrical, the crown radius for each cardinal compass point is given. Together with the height and direction of growth of the first significant branch and the canopy height above ground level, this provides a good guide to the size and outline form of the tree. The estimated life expectancy in context of the species is provided as guidance only. In some instances an alternative life expectancy has been provided than what is recommended within the British Standard 5837:2012. This alternative life expectancy guideline is based on my experience and the current age and environment that the tree is growing in.

3.6 Details of the root protection area around each individual tree is provided within Appendix 2 and illustrated on the Tree Constraints Plan to assist in the assessment of the site layout and the likely impact of construction works proposed within close proximity of the trees that are to be retained.

4. SITE DESCRIPTION & OBSERVATIONS

4.1 The Royal Central School of Speech & Drama occupies a corner plot with Eton Avenue pedestrian area located to the south and College Crescent located to the west. Residential properties are located adjacent to the eastern and northern boundaries of the School.

4.2 The British Standard 5837:2012 recommends that trees with a stem diameter over 75mm that are growing on land adjacent to the site, or which are at or within a distance equal to 12 times their stem diameter from the boundary should also be included. A total of 3 individual category ‘C’ trees have been recorded within this assessment. No category ‘A’, ‘B’ or ‘U’ trees are present.

4.3 The trees subject of this report are located within Belsize Conservation Area and are located within the potential developable area of the School. It is acknowledged that the trees are visible from the adjacent adopted highway and whilst they are not considered as significant they do contribute to the greening of the immediate area.

4.4 It is proposed to redevelop the northern section of the School. In order to facilitate the construction it is proposed to remove trees T1 & T2, both category ‘C’ trees. Within the context of the BS5837:2012 category ‘C’ trees are regarded as trees of low quality or trees that are considered as unremarkable with limited merit or with impaired conditions.

4.5 It is judged that the proposed loss of these trees will not have a negative impact on the immediate surrounding environment. It is further considered that there is a good opportunity to provide mitigating tree planting through the planning process in order to provide appropriate screening and softening to any development that may occur.

APPENDIX 1

Tree Survey Schedule

KEY TO TREE SCHEDULE

Tree No: Relates to individual trees identified with the Tree Survey Plan

Species: Common name

Height: Estimated height expressed in meters

ST: Stem diameter of the main trunk taken at 1.5m above ground level or in accordance with Annex C BS5837:2012.

Abbreviations: #: Estimated Ave: Average A.G.L: Above ground level

Branch Spread: Estimated crown radius expressed in meters, taken for each cardinal compass point.

Age Class:
- Y Young - Less than one third of natural life expectancy
- SM Middle aged - One to two thirds of natural life expectancy
- M Mature - More than two thirds of natural life expectancy
- OM Over mature
- NP Newly Planted

Physiological Condition: G - Good F - Fair P- Poor D - Dead

Category	Coding	Definition
Trees for removal	U	Trees in such a condition that any existing value would be lost within 10 years. For example trees that have a serious, irremediable, structural defect. Trees that are dead/in irreversible decline or infected with pathogens of significance health and or safety or low quality trees.
Trees to be considered for retention	A	Trees of high quality and value. Trees in such a condition as to be able to make a substantial contribution (of at least 40 years is suggested)
	B	Trees of moderate quality and value Trees in such a condition as to be able to make a substantial contribution (of at least 20 years is suggested)
	C	Trees of low quality and value Trees currently in adequate condition to remain until new planting could be established (of least 10 years is suggested), or young trees with a stem diameter below 150mm

Sub-categories	1. Mainly arboriculture qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation

Notes:

Root Protection Area: This is a layout tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability and where the protection of the roots and soil structure is treated as a priority (detailed in paragraph 3.7 British Standard 5837:2012 'Trees in relation to Construction-Recommendations').

Young trees with a stem diameter of less than 150mm: Whilst the presence of young trees of good form and vitality is generally desirable (i.e those which have the potential to develop into quality mature specimens), they need not necessarily be a significant constraint on the site's potential (detailed in paragraph 4.5.10 British Standard 5837:2012 'Trees in relation to Construction-Recommendations').

TREE SURVEY
BS5837:2012

TREE NO.	SPECIES	HT (M)	CALCULATED STEM DIA (MM)	BRANCH SPREAD				HEIGHT IN M OF CANOPY	AGE CLASS	PHYS. COND	COMMENTS	REMAINING CONTRIBUITION (EST YEARS)	CATEGORY GRADING
				N	E	S	W						
T1	Sycamore	12	409	3.7	4	5	4	2.5w	SM	F	x 3 stems at 2m above ground level - included bark noted. Is regarded as a self seeded specimen - Canopy overhangs existing roof - requires remedial pruning.	10-20	C1
T2	Birch	9	187	2	1.5	1.8	3.5	1n	Y	F	Growing in a small soft ground area. Partially softens building line. Not a significant specimen.	10-20	C1
T3	Jaquemontii Birch	8	122	1.3	1.9	1.7	1.2	2.5s	Y	G	Newly planted street tree. Pleasant feature of immediate street scene.	10-20	C1

APPENDIX 2

Root Protection Area

ROOT PROTECTION AREA

TREE NO	SPECIES	NO. OF STEMS	SINGLE STEM DIA (mm)	2-5 STEMS					> 5 STEMS	ROOT PROTECTION AREA - RPA (RADIUS IN M)	RPA (M^2)	REMAINING CONTRIBUITION (EST YEARS)	CATEGORY GRADING
				STEM 1 (mm)	STEM 2 (mm)	STEM 3 (mm)	STEM 4 (mm)	STEM 5 (mm)	MEAN STEM DIA (mm)				
T1	Sycamore	1	409							4.91	81.00	10-20	C1
T2	Birch	1	187							2.24	18	10-20	C1
T3	Jaquemontii Birch	1	122							1.46	7	10-20	C1

APPENDIX 3

Arboricultural Implications Plan

Sylva Consultancy

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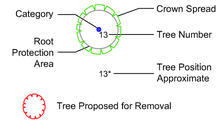
Site: Central School of Speach & Drama	1:200 @ A1
Drawing Title: Arboricultural Impact Assessment	Oct 2014

Key:

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



Tree Proposed for Removal

NOTE: The original of this drawing was produced in colour - a monochrome copy should not be relied upon