CAMDEN TOWN HALL ANNEXE EUSTON ROAD WC1H 9JE

TREE REPORT

(Including Arboricultural Impact Assessment and Method Statement)

Prepared by
ACD Arboriculture

ACD

Ecology
Arboriculture
Landscape Architecture

for

CROSSTREE REAL ESTATE MANAGEMENT LTD

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Checked By:	
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1. Executive Summary

1.1. This report provides survey information about the trees on the site at Camden Town Hall Annexe, Euston Road, London WC1H 9JE, in accordance with the recommendations of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. This is to identify the quality and value of existing trees on site, allowing an arboricultural impact assessment to be made of the proposed development.

1.2. The site is currently the Camden Town Hall Annexe - a multiple storey building, with a garden area to the southeast. The site is bounded to the northwest and northeast by Euston Road and Argyle Street respectively.

1.3. The proposed development is the change of use from council offices and library (sui generis use class) to hotel (C1 use class), and alterations to the building including removal of roof top plant, an extension at roof level and alterations to the façade.

1.4. The existing garden area will be used during the development process for site storage and operations, as well as the location for the crane.

1.5. A total of eight individual trees with stem diameters of 75mm and above at 1.5m were surveyed and recorded.

1.6. There are four B category London Plane trees on the corner of Argyle Street and Euston Road, an A category mature London Plane on nearby Bidborough Street, a London Plane and two Honey Locust trees within the garden area which are C category.

1.7. Trees T5 - 7 are to be removed and mitigation planting provided as part of the landscape proposals for the scheme. The trees are all C category, and are not of a quality that would represent a constraint to development. A better long term result will be achieved for the garden area with the removal of the trees, and replacement planting being provided.

1.8. Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a C and U category will not usually be retained where they would impose a significant constraint to development. U category trees are often in such a condition that they will be lost within 10 years, and may be removed as good arboricultural practice.

1.9. The development proposals are in accordance with BS5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’.

1.10. An Arboricultural Method Statement has been compiled and in conjunction with a Tree Protection Plan and are provided below. Protection for the trees will be afforded in the form of wooden site hoarding as per the 'Site Logistics Plan' by Knight Harwood.

2. Introduction

2.1. ACD were instructed by Crosstree Real Estate Management Ltd, in October 2014, to survey and categorize the trees at Camden Town Hall Annexe, Euston Road, London WC1H 9JE, in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. This is to identify the quality and value of existing trees on site, allowing an arboricultural impact assessment to be made of the proposed development.

2.2. An Arboricultural Method Statement has been compiled in conjunction with a Tree Protection Plan. These detail any mitigation which will be necessary to ensure the protection of retained trees throughout the development.

2.3. For details of trees to be retained, and tree protection measures, reference should be made to the of Tree Protection Plan (ref: PRI19554-03) appended below.

2.4. This report provides the data and advice outlined in BS5837:2012 only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If further detailed inspection is deemed necessary then it will be made clear within this report.

2.5. The Tree Protection Plan is based on the supplied topographical ground survey by CSL Surveys Drawing Number 10131 - 01 dated April 2014; the supplied layout drawing by Orms Architects Drawing Number 1996_X_GA(00)01 Revision P07 dated 21.11.2014; and the 'Site Logistics Plan' supplied by Knight Harwood dated 21st November 2014.

2.6. The controlling authority is Camden Council who can be contacted at: Camden Council, Camden Town Hall, Camden Council, Judd street, London, WC1H 8ND.

2.7. Any questions relating to the content of this report should be directed in the first instance to: ACD Arboriculture, Courtyard House, Mill Lane, Godalming, Surrey GU7 1EY, 01483 425 714/07796 832 490, quoting the site address and report reference number.

3. Scope And Method Of Survey

3.1. The survey has been carried out in accordance with BS5837:2012 Trees in Relation to design, demolition and construction - Recommendations and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged. An explanation of the categories can be found at appendix 1.

3.2. This report is based on the recommendations given in BS5837:2012 and is not a health and safety survey. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken.

3.3. No discussions took place between the surveyor and any other party.

3.4. The reference numbers of surveyed trees and groups of trees are shown on the Tree Reference Plan, which is based on the supplied survey drawing and appended to this report.

3.5. The tree survey was carried out from ground level only.

3.6. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.

3.7. Tree heights were measured with a clinometer, or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.

3.8. Trunk diameters were measured or, where inaccessible, estimated. Single stemmed trees are measured at 1.5m from ground level. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter may be an estimated average or a maximum.

3.9. Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. The canopy of tree groups will be indicated by measuring the maximum canopy radius for each compass point (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

3.10. No soil assessment was carried out at the time of survey.

4. Discussion

4.1. For individual details of the subject trees see the survey at appendix 2

4.2. The site is currently the Camden Town Hall Annexe - a multiple storey building, with a garden area to the southeast. The site is bounded to the northwest and northeast by Euston Road and Argyle Street respectively.

4.3. A total of eight individual trees with stem diameters of 75mm and above at 1.5m were surveyed and recorded.

4.4. One of the trees included in the survey is A category. This is a mature London Plane on nearby Bidborough Street of high individual quality and landscape value as part of the street scene.

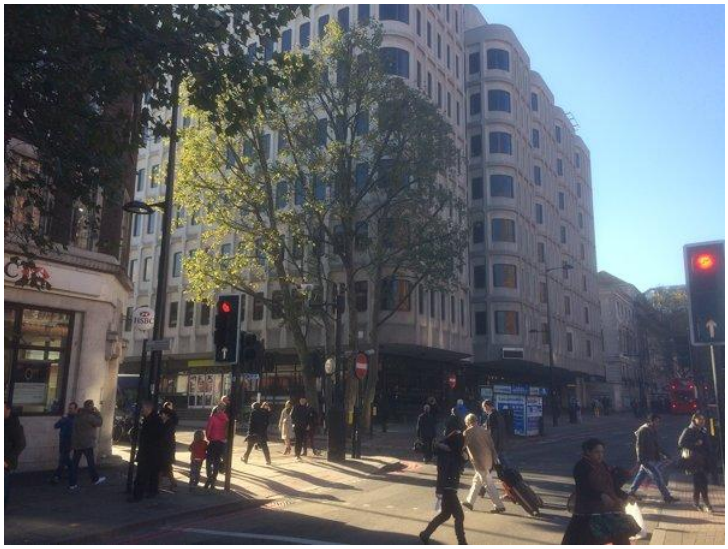
4.5. There are four B category London Plane trees on the corner of Argyle Street and Euston Road. These are closely planted at the base, and as a result have a shared canopy. The trees have been recently heavily reduced to previous pruning points, consistent with management on a pollard/reduction regime.

4.6. Within the garden area there is a semi mature London Plane and two Honey Locust trees within the garden area which are C category. The two Honey Locust trees T5 & T6 have a stem diameter of less than 150mm.

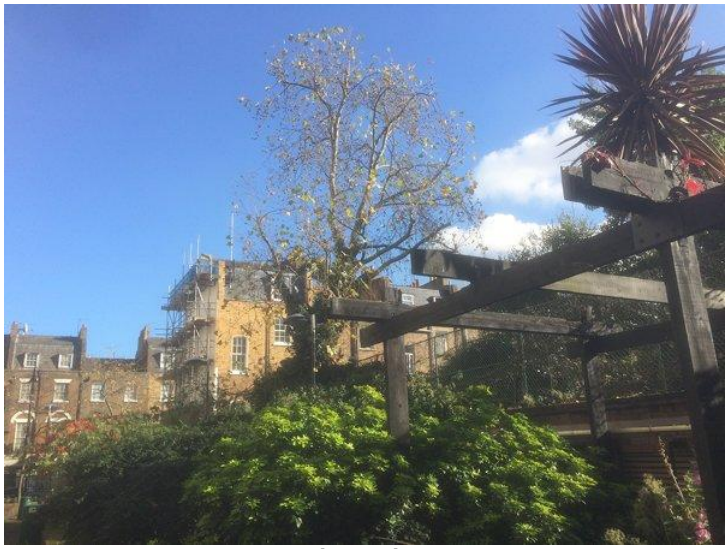
4.7. T7 is a semi mature London Plane within the garden area. The tree is heavily ivy clad, and has an unbalanced crown shape. Although it is of a fair size, it is of low quality and should not represent a development constraint.

4.8. The below ground constraints posed by the trees are represented by Root Protection Areas (RPAs) and shown on the Tree Reference Plan. The RPA of a tree is calculated as advised by BS5837:2012. For a tree growing in an apparently unconstrained rooting environment a circular RPA is shown.

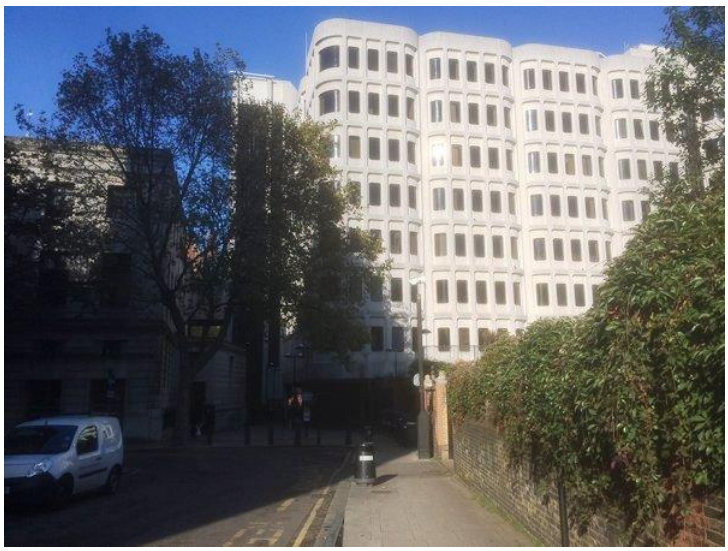
4.9. BS5837 section 4.6 recommends that where constraints to root growth appear to be present, RPAs should be adjusted to reflect the likely root growth pattern, without reducing the total area of the RPA. In the case of T5 & T6, the RPAs have been adjusted in shape to reflect the raised planters in which they are planted. In the case of trees T1 - 4 & T8, the trees are constrained by the pavement and highway. It is not feasible to adjust the RPAs to compensate for these hard surfaces, and also retain the total RPA area. Although the trees are likely to have a higher concentration of root activity in the soft area at their base, it cannot be precluded that the trees may have roots within or under the surrounding hard surfaces. For this reason the RPAs of the trees have been left as circles on the Tree Reference Plan.



Trees 1 - 4



Tree 7 in garden area



Tree 8

5. Arboricultural Impact Assessment

5.1. The proposed development is the change of use from council offices and library (sui generis use class) to hotel (C1 use class), and alterations to the building including removal of roof top plant, an extension at roof level and alterations to the façade the refurbishment of the existing building, with the addition of a 3 storey rooftop extension. The existing garden area will be used during the development process for site storage and operations, as well as the location for the crane.

5.2. This assessment is based upon the supplied layout drawing by Orms Architects Drawing Number 1996_X_GA(00)01 Revision P07 dated 21.11.2014.

5.3. The Construction Management Plan has been supplied by Knight Harwood dated 21st November 2014. This includes the 'Site Logistics Plan' on page 9.

5.4. This impact assessment is intended to evaluate the direct and indirect impacts on the trees on the site in relation to the proposed development. Where appropriate mitigation is proposed, with details given of any issues to be addressed by the arboricultural method statement to ensure the development is acceptable in arboricultural terms.

5.5. Any potentially damaging activities proposed in the vicinity of retained trees are identified, such that mitigation to significantly reduce or avoid this impact. For details of site hoarding position and extents of scaffolding reference should be made to the Knight Harwood Construction Management Plan.

5.6. Trees T5 - 7 are to be removed and mitigation planting provided as part of the landscape proposals for the scheme. T5 and T6 are currently planted in raised brick planters, and it would not be feasible to retain the trees without retention of the planters. T7 is currently ivy infested, and has been compromised by tree surgery, resulting in an uneven crown shape. All three trees are C category, and are not of a quality that would represent a constraint to development. A better long term result will be achieved for the garden area with the removal of the trees, and replacement planting being provided.

5.7. There will be no access to the site from Bidborough Street at the west of the site, and therefore no impact on T8 is expected.

5.8. Site hoarding is to be erected in the position shown on the 'Site Logistics Plan' on page 9 of the Knight Harwood Construction Management Plan for the duration of the development. This will ensure that there will be no construction impact on the stems of the trees. There is no excavation proposed within the RPAs of T1 - 4, or T8.

5.9. T1 - 4 have been recently reduced such that there is 2.5 - 3m between the canopies and the existing building. Scaffolding is to be erected off the pavement around the building as indicated with burgundy hatch on the Logistics Plan. It can be seen that due to the reduction works to the trees there will be no adverse conflict between the scaffolding and the canopies.

6. Arboricultural Method Statement

TO BE READ IN CONJUNCTION WITH THE APPENDED TREE PROTECTION PLAN REFERENCE: PRI19954-03

6.1. Phasing of operations for tree protection

6.1.1. Implementation of tree protection measures on the site must be carried out in the following order

1. Tree removals
2. Erection of site hoarding.
3. Site accessible to construction/demolition traffic
4. Construction/Development phase
5. Removal of hoarding
6. Remedial tree surgery
7. Replacement planting for T5 - 7

6.1.2. The above phasing must not be changed without approval from the project arboriculturist and agreement with the Council.

6.2. Site storage, parking, welfare facilities

6.2.1. The site will require provision for; site storage, contractor parking, welfare facilities, temporary services/drainage, material drop of points, etc.

6.2.2. None of the above provisions will be sited within RPAs of retained trees.

6.3. Restrictions within tree protection areas

6.3.1. Inside the exclusion area of the fencing, the following shall apply:

- No mechanical excavation whatsoever
- No excavation by any other means without arboricultural site supervision
- No hand digging without a written method statement having first been approved by the project arboriculturist.
- No lowering of levels for any purpose (except removal of grass sward using hand tools)
- No storage of plant or materials
- No storage or handling of any chemical including cement washings
- No vehicular access
- No fire lighting

6.3.2. In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builders sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees
- No fire shall be lit such that flames come within 5m of tree foliage.

6.4. Avoiding damage to stems and branches

6.4.1. Care shall be taken when planning site operations in proximity of retained trees to ensure that wide or tall loads, or plant with booms, jibs and counterweights, can operate without coming into contact with retained trees. Such contact can result in serious injury to them and might make their safe retention impossible.

6.4.2. Consequently, any transit or traverse of plant in proximity of trees shall be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is at all times maintained. In some circumstances, it may be impossible to achieve this without pruning works known as 'access facilitation pruning'.

6.4.3. Access facilitation pruning shall be kept to the barest minimum necessary to facilitate development and shall be carried out in strict accordance with the guidance below (Tree Surgery). Under no circumstances shall construction personnel undertake any tree pruning operations.

6.5. Tree protection fencing (Site hoarding)

6.5.1. The Tree Protection Plan (PRI19554-03) appended below shows the alignment of the site hoarding, which is to be installed prior to any of the following taking place:

- Demolition
- Plant and material delivery
- Utility installation
- Construction works
- Landscaping

6.5.2. All weather notices should be erected on the hoarding (for example see figure below).

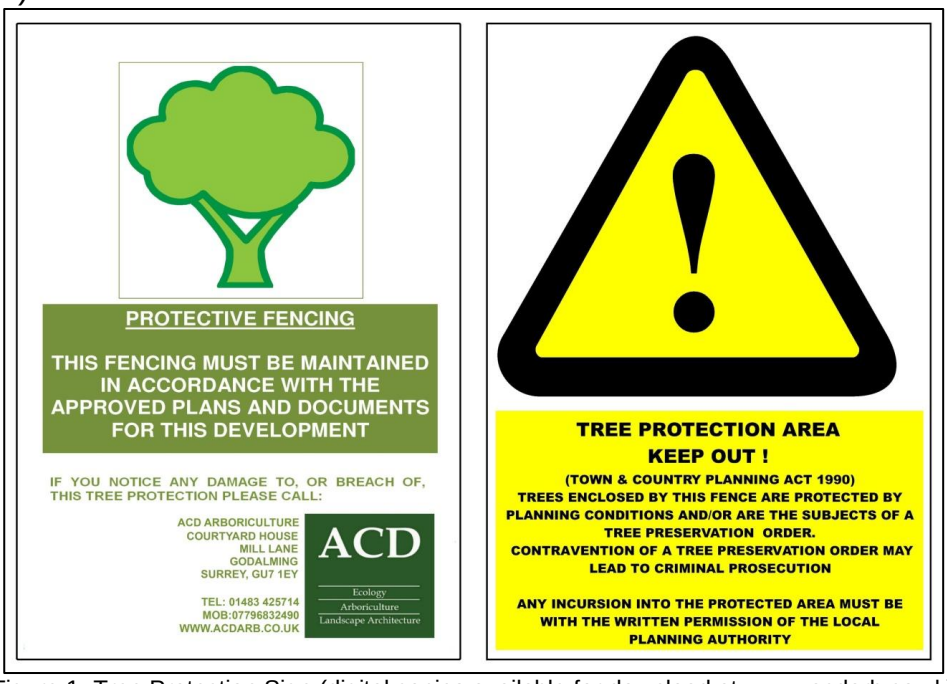


Figure 1: Tree Protection Sign (digital copies available for download at: www.acdarb.co.uk)

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Associate Director
18 December 2014

Appendix 1: Summary of Categories BS5837:2012

BS5837:2012 Table 1 -**Cascade chart for tree quality assessment**

Category and definition	**Criteria (including subcategories where appropriate)**		
Trees unsuitable for retention (see Note)			
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 10 years	*Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) *Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline *Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7.***		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

Appendix 2: Tree Survey Schedule

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T1	London Plane (Platanus X hispanica)	15 (5)	260 (1)	1	3	2.5	1	SM	20+	Part of group of four trees on road corner. Landscape value as part of group. Recent crown reduction work. Weaker tree in comparison to other three trees in group.	C2
T2	London Plane (Platanus X hispanica)	17 (5)	490 (1)	2	6.5	5	1	EM	20+	Part of group of four trees on road corner. Landscape value as part of group. Recent crown reduction work. One sided crown shape due to competition with adjacent trees.	B2
T3	London Plane (Platanus X hispanica)	17 (5)	510 (1)	6	6.5	2	2	EM	20+	Part of group of four trees on road corner. Landscape value as part of group. Recent crown reduction work. One sided crown shape due to competition with adjacent trees. Bollard at base. Twin stem from 5m.	B2
T4	London Plane (Platanus X hispanica)	17 (5)	410 (1)	5	1.5	1	3	EM	20+	Part of group of four trees on road corner. Landscape value as part of group. Recent crown reduction work. One sided crown shape due to competition with adjacent trees.	B2
T5	Honey Locust (Gleditsia triacanthos)	5 (2)	130 (1)	3	3	3	3	Y	10+	Low vigour. Low individual quality and value.	C1
T6	Honey Locust (Gleditsia triacanthos)	5 (2)	130 (1)	3	3	3	3	Y	10+	Low vigour. Low individual quality and value.	C1

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.).| **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.| **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T7	London Plane (Platanus X hispanica)	12 (3)	430 (1)	2	4	5.5	5	SM	20+	Ivy infested stem. Reduced away from north. One sided crown shape due surgery. Relatively poor crown architecture.	C2
T8	London Plane (Platanus X hispanica)	21 (5)	590 (1)	9	8.5	8	6.5	M	40+	High individual quality and landscape value as street tree. Bifurcates at 5m. Reduced away from building.	A2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.).| **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.| **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

Appendix 3: Tree Protection Plan
(PRI19554-03)

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