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Arboricultural Impact Assessment

for

71a Dartmouth Park Road, London, NW5

Prepared for: Mr Franck Chesse

Prepared by: **Trevor Heaps** BSc, MICFor, M.Arbor.A,

Date: 24th March 2015

Ref: TH1011 Rev B

Institute of Chartered Foresters Registered Consultant

member of local surveyors direct

Tree Officer Summary

The proposal seeks to retain all of three existing trees towards the end of the rear garden.

All proposed de-construction / re-construction activity will take place within the RPA's of all three trees; however the proposed building and patio will be constructed at the same level as the top of the rear brick planter on a 'floating raft' that is supported by pile and beam foundations. This will enable the high value Pear tree to be retained unaffected.

If required by the LPA, ground protection could also be used to provide further protection - the details of this matter could be dealt with by condition.

1.0 Introduction

I am Trevor Heaps, Director of Trevor Heaps Arboricultural Consultancy Ltd. I have qualifications and experience in the field of Arboriculture, which are provided in Appendix 2.

2.0 Brief

I am instructed by Mr Franck Chesse to appraise the likely impact on trees by development proposals - against British Standard 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*' (hereafter referred to as BS5837).

I am to specify tree retention and removal, provide an assessment of the effect of the development on the trees to be retained, an assessment of the likely impact of the retained trees on the proposed development, and mitigation measures.

This report is designed to accompany a planning application for development, and its purpose is to assist and inform the planning process.

3.0 Drawings provided

The Arboricultural Impact Assessment (AIA) Plan indicates tree constraints with the proposals overlaid.

For each retained tree, the stem location is shown and coloured according to its retention category; the canopy is shown according to measurements taken along the four cardinal points of the compass; and the root protection area (RPA) is shown, and is calculated according to the guidelines within BS5837.

Any areas where construction works might affect RPA's are also highlighted.

4.0 Limitations

This AIA comprises Stage 3 of a five stage arboricultural process relating to planning only. Stage 4 is the preparation of a site specific Arboricultural Method Statement and Tree Protection Plan specifying how trees will be physically protected during the development process (which, if required by the LPA, is usually dealt with by condition); and Stage 5 is the implementation, supervision and on-going monitoring of the works during development.

5.0 Proposed Development

It is proposed that the existing rear garden shed be removed and replaced with a larger outbuilding with patio area.

6.0 The Trees

Three trees have been included in the survey. They have been allocated retention categories and this information can be found in Appendix 1.

The table below summaries the potential impact on trees due to various activities.

Activity	Trees potentially affected
Building close to tree canopies	T3
Foundations	T3
New surface	T2 & T3

Other potentially damaging activities often associated with construction sites include demolition or the careless use of plant machinery, hazardous materials, or fires: In this case, these are not considered to be a threat to trees.

7.0 Impact on building close to tree canopies

The proposed shed is to be constructed beneath the canopy of Pear T3; however no pruning works are required to facilitate this work.

8.0 Impact on Tree roots due to construction of foundations

The proportion of RPA's affected is as follows:

Tree No.	Total RPA (m^2)	Area of RPA affected (m^2)	% of RPA affected
T1	33	0	0%
T2	62	8	13%
T3	174	30	17%

Please refer to the supporting plan TH/A3/1011/B when reading the next section.

As can be seen from this diagram; there appears to be an incursion into the RPA's of T2 and T3; however there are mitigating factors which are discussed below:

- The proposed building will be constructed on top of the existing level of the raised brick planter that contains the Pear T3 (i.e. on a floating raft).

- The proposed patio will also be constructed at the same level as the existing brick planter.

- The proposed patio and building will be accessed by steps constructed from the existing ground level of the lawn up to the new level.

This is effectively a pile and beam construction and all of the required pile foundations will be hand dug to avoid root damage. To avoid further damage to the roots, the holes will also be lined with plastic sheeting before in-filling with concrete.

Please note that although Pear (T1) is a high value tree and worthy of retention; the Apple tree (T2) has a much lower amenity value, and could defensibly be removed to facilitate the proposals.

Note: Research has shown that healthy trees of most species are able to withstand the loss of some roots, to a maximum of about 20% of the rooting area, with no long term detrimental impact (Helliwell & Fordham 1992).

9.0 Future impact of retained trees on the development

There is no reason to expect future pressure to remove or prune the Pear (T3).

10.0 Summary

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If required by the LPA, ground protection could also be used to provide further protection - the details of this matter could be dealt with by condition.

11.0 Signature

This report represents a true and factual account of the potential arboricultural impacts at

71a Dartmouth Park Road

London

NW5

Signed

.....

Trevor Heaps

Director

Chartered Arboriculturist

BSc (Hons), MArborA, MICFor

Dated

24th March 2015

Appendix 1 - Tree Data Schedule

Ref.	Species	Age	DBH (mm)	Height (m)	Crown Hgt. (m)	North	East	South	West	Cond.	Comments	Rec's	Life Exp.	Cat.
T1	Apple	M	270	6	4	2.5	2	2	4	Fair	Tree leans to the west, but the lean is not significant	None	10-20	C3
T2	Apple	M	370	8	3	3.8	3.5	2.5	2	Fair	Tree leans to the north-east, but the lean is not significant. Some branches are growing into the neighbour's rear garden	Cut back overhanging branches	10-20	C3
T3	Pear	M	620	8	3	3.2	3.2	3.2	3.2	Good	Good tree with good form. No work required.	None	10-20	B3

Appendix 2 - Professional Résumé

I am Trevor Heaps, director of Trevor Heaps Arboricultural Consultancy Ltd.

I have been working within the Arboricultural industry since 1995. I spent the first seven years working as a climber and groundsman in the U.K. and Australia. Following this, I spent another seven years working for several local authorities as a tree inspector and tree officer dealing with Council-owned trees situated on highways, parks, housing and education land.

Since 2009, I have worked in a Planning Department for a London Borough assessing tree reports that support planning applications and also applications to work on protected trees.

I am a Chartered Arboriculturist, a Professional Member of the Arboricultural Association (AA) and hold a First Class Honours Degree in Arboriculture.

Professional Training

- Tree Preservation Orders - effective application (LANTRA / CAS) - November 2014
- Professional Tree Inspection 3 day course (LANTRA / AA) - July 2014
- Arboricultural Consultancy Course (AA) - May 2014
- Further down the subsidence trail 1 day course (AA) - April 2013
- Getting to grips with subsidence 1 day course (AA) - November 2012