1-38-3730

REPORT

on the impact on trees

of proposals for development

at

34, St Albans Road, London, NW5 1RD

(25th March 2015)



JOHN CROMAR'S ARBORICULTURAL COMPANY LIMITED

The Old School Titley HR5 3RN at Jericho, Oxford & Harpenden, Herts.

TEL 01582 80 80 20 FAX 01544 231 006 MOB 07860 453 072

admin@treescan.co.uk www.treescan.co.uk



Registered Consultant of the Arboricultural Association John Cromar, Dip. Arb. (RFS), F.Arbor A.



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01 Introduction and Instructions

I am instructed by Belsize Architects on behalf of Elizabeth Gunnion and Sion Lewis to make an assessment of tree amenity value and condition of trees at 34 St Albans Road, London, NW5 1RD and of the impact of a proposal for development on such trees. Accordingly, I visited the property on 20th March, 2015 in order to carry out an inspection.

02 <u>Copyright</u>

02.01

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03 Notes

03.01 PLANS

1-38-3730/P1 gives an approximate representation (in plan) of actual crown form, and is intended to indicate the relationship of neighbouring trees to each other, and should be read with the comments on crown shape and tree value in TREE DETAILS appended. The plan gives a quick reference assessment of value as per section 4, table 1, of BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. Assessment of value in the TREE DETAILS table appended is, in accordance with British Standard 5837:2012 related mainly but not exclusively to the criterion of visual value to the general public. The Standard recommends a way of classifying trees when assessing their potential value in relation to proposed development. Some surveys may not include any trees of one or more categories. Table 1 suggests categories 'U', 'C', 'B' and 'A', in ascending merit. 'U' (RED crown outline on plan) category trees are dangerous \ low value trees that could require removal for safety or arboricultural reasons. 'C' (GREY or black/uncoloured crown outline on plan) category trees are of no particular merit, but in adequate condition for 'A' category trees (GREEN crown outline on plan) are trees of retention. high vitality or good form, or of particular visual importance: 'B' (BLUE crown outline on plan) category are good trees but may be of slightly poorer form or be not sited as importantly as 'A' category trees. See TREE DETAILS appended. Category Assessment appears in column 10. This standard also provides a way of determining an area (see TREE DETAILS column 7) - the RPA - root protection area - around the trunk of the tree in which protective measures should be used in order to prevent significant damage to trees. There are various ways of achieving this. A simple way is to use exclusion fencing, but other methods have been shown by established use to be very effective.

03.02

1-38-3730/P2 shows proposed retained trees and is colour-coded to indicate where arboricentric methods are proposed during the construction process.

04 Sources and Documents

Ground level inspection. Supplied plans refs: Belsize Architects drgs. 34SAR/S001 34SAR/P103

05 <u>Appraisal</u>

05.01

AMENITY / SCREENING BY TREES AND SHRUBS

Certain trees (at the rear) are of considerable strictly local rather than truly public amenity value to owners / users of the site, and to those of adjoining properties.

05.02

TREES AND LAYOUT - POTENTIAL FOR CONFLICT WITH ROOTS

(Details appear in the tree detail table appended.) The figures in columns 6 and 7 in the tree details table appended indicate the root protection area ('RPA'), and typically the basic exclusion fence position. New materials and methods have been developed and continue to be developed that assist in promoting the successful retention of trees in association with constructed features. It should be noted that BS 5837:2012 (section 7.4.2) supports 'up and over' methods of construction where appropriate. The design principle of this method is outlined within Arboricultural Practice Note 12 (Through the Trees to Development, - a revision of APN 1, 1996, published by AAIS / Tree Advice Trust). This method has been used for many years on the recommendation of John Cromar's Arboricultural Co. Ltd. and has successfully allowed the retention of mature trees very close to construction activities.

05.03

An assessment as per BS5837:2012 section 4.6.2 has been carried out in connection with all trees to be retained. (This section requires that site conditions, tree mechanics, etc., are taken into account in determining the likely position of roots.)

05.04

ROOTS and DESIGN

SRP is an acronym for *static root plate*, (after *Mattheck*, 1991, etc.) a radial dimension derived from trunk diameter based on studies of wind-thrown trees and thus a guide to where structurally significant roots are likely to be located.

RPA is an acronym used in BS5837:2012 and signifying the *root protection area*. The RPA is a guide to where systemically significant roots are likely to be located. No encroachment on the RPA (or SRP) of any retained tree is entailed. In this case all trees to be retained can be adequately protected by exclusion fencing and other measures as indicated.

05.05

PERCEPTION OF TREES

The proposed extended dwelling is in a closely similar position to the existing structure : the existing structure's position in relation to the existing trees has not generated any obvious or reported requirement to prune trees inappropriately. In view of the above I conclude that shading by and perception of trees has been considered (as sections 5.3.4 and 5.6.2.6 of BS 5837:2012 recommend) and appear not to be negative factors.

05.06

Processing by the LPA of any due application from future owners for permission to carry out tree work will no doubt be carried out with due regard for good arboricultural practice and according to British Standard 3998:2010 'Tree Work – Recommendations'. In any appeal that might arise against refusal of LPA consent to reduce inappropriately, or fell trees, common arboricultural criteria to those of the LPA would be used by any specialist tree inspectors of the Planning Inspectorate, and thus the trees would in my view be thus protected against inappropriate work. I consider that any such notional issues are very likely to be dealt with appropriately as no doubt in the past they have been within the Borough, as such tree/building juxtapositions are far from rare.

05.07

SUPERSTRUCTURE AND TREE APPRAISAL - TREE PRUNING

I note from the elevation drawings supplied that no encroachment on the crowns of retained trees will occur.

05.08

SUPERVISION

Supervision by an arboriculturist is a desirable (but not always essential) element of site development where trees are present and to be retained. Good communication between site agent and arboriculturist can reduce the need for such a measure. Key stages are as per method 1 in section 06.02 below.

05.09

PUBLISHED GUIDANCE IN RELATION TO TREES AND DEVELOPMENT In conserving trees on development sites, expected best practice is as in B.S. 5837 : 2012. Section 5.1.1 notes :

"Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification : attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal."

05.10

The above advice appears to have been considered in formulating proposals for development.

05.11

CONCLUSION

I conclude that the construction proposed, subject to precautionary measures as outlined above and as per the recommendations outlined below, will not be injurious to trees to be retained, nor will require any trees to be removed.

06 <u>Tree Protection Proposals</u>

06.01

TREE PROTECTION - GENERAL

It is highly important to tree health and vitality that construction activities are carried out strictly in accordance with the tree protection methods specified. A single traverse of a root protection area by a mechanical excavator can cause SIGNIFICANT and PERMANENT (albeit temporarily invisible) damage to trees. Such machinery, including piling rigs, shall be kept at ALL times outside the root protection areas as indicated in the tree details table appended, and/or shall be subject to SPECIAL METHODS below. Fences to protect trees shall be respected as TOTAL EXCLUSION fences. Hence, before any site activity, including demolition, the fence lines shall be complete. Protective fencing and any temporary protection of ground surfaces will have to be removed in due course to allow finishing of landscaping, paving, etc., but this shall not take place until all need for vehicular access to the site has passed, and shall be agreed with arboriculturist / planners on site during progress of works.

06.02

TREE PROTECTION – SPECIAL METHODS 1-4 PLEASE READ WITH PLAN REFERENCE 1-38-3730/P2, APPENDED. The Methods shall be implemented in the order given unless it is stated to the contrary.

Method 1 : Supervision by an arboriculturist shall take place at key points in the construction process, and additionally whenever required by the architect or LPA. These key stages are :

- 1) At site possession by contractor, outline all tree protection measures with site agent and resolve any issues arising. Ensure protective fencing is erected and completed as proposed. Ensure any site huts, mixing sites for mortars, disposal-to-skip sites, etc., are located appropriately, and sign off.
- 2) Approve timing of removal of protective fencing (post main phase) and sign off.

Method 2 : TREE PROTECTION FENCING

Tree protection fencing shall be erected, consisting of 'Heras' type fencing (weld-mesh panels), each section securely attached to uprights



ection securely attached to uprights driven at least 0.6m into ground, as per the layout as shown on the plan (pink lines). No ground levels reduction or excavation shall take place within (=the tree side of) the fence lines. The standard rubber supports ('elephant's feet') shall if used, be as per BS 5837:2012 section 6, figure 3, left.

Method 3 : REMOVAL OF REDUNDANT HARD LANDSCAPING This method shall apply only at landscaping phase after main construction has been completed, and shall apply within the orange circles zones on plan. The existing hard surfacing shall be lifted by

hand tools or hand-held power tools only. De-compaction measures shall consist of lightly hand-forking over to 150mm depth to loosen the ground surface. Any dressing with topsoil (to BS3882 : 2007- multipurpose topsoil) shall be restricted to a maximum of 100mm in depth. Turfing or seeding shall take place after any required levelling and light consolidation and which shall by hand tools / foot and board only, or naturally. No mechanical compaction whatever shall be used.

Method 4 : In addition to the above, careful general operation and site handling shall be observed as outlined at 06.03 below.

06.03

GENERAL TREE PROTECTION METHODS

- A) No fires shall be made on any part of the site, or within 20m of any tree to be retained.
- B) No spilling or free discharge of wet mortar, concrete, fuels, oils, solvents, or tar shall be made on any part of the site.
- C) No storage of wet materials shall be made within the protective fences.
- D) No breaching or moving of the protective fences shall take place without the approval of an arboriculturist.

06.04

It is recommended that acceptance of the recommendations in this report is demonstrated by, for example, the architect specifying in writing to the building contractor that tree care conditions apply in execution of the contract, and by an estimate or written undertaking from the contractor to the architect demonstrating that the practical aspects of observation of such recommendations have been priced in.

07 General

If conflicts between any part of a tree and the building(s) arise in the course of development these can often be resolved quickly and at little cost if a qualified arboriculturist is consulted promptly. Lack of such care is often apparent quickly and decline and death of such trees can spoil design aims and can of course affect saleability, and reflect poorly on the construction and design personnel involved. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of the finished development. _____

25th March 2015 Signed:

John C. M. Cromar, Dip.Arb.(RFS) F.Arbor A.

01582 808020 / 07860 453072

APPENDICES

08 <u>Tree Data</u>

Tree number	Tree type	Height	Stem diameters	Radius of RPA if circle (mm)	RPA (m²)	Comments	Life expectancy (years)	Assessed BS5837 value category
1	pear	6.5	232	2784	24	Decayed trunk (rear of as viewed from house) but not considered dangerous currently. Maintain at around 6.5m in height.	10+	C1
2	pear	7	350	4200	55	Screening value but decayed trunk; not considered dangerous currently. Maintain at around 7m in height.	10+	C1
3	birch	7.5	350	4200	55	Outside site. Mutilated by poor pruning.	10+	C1
4	Japanese maple	4	100,100, 80	1949	12	Outside site. Shrub form	20+	C1
5	Gleditsia	6	250	3000	28	Outside site. Reduced c.2014	40+	B1

In all cases, in the absence of negative comment on vitality, normal physiological condition should be considered to apply.

Deciduous trees were not in leaf at the time of inspection. This may have limited precise identification.

09 <u>Plans</u>

1-38-3730/P1 1-38-3730/P2

KEY TO PLAN SYMBOLS **GREEN** - High Value BLUE - Moderate Value RED - Remove/Very short life **ORANGE SHAPES:** Root Protection JOHN CROMAR'S ARBORICULTURAL COMPANY LIMITED THE OLD SCHOOL, TITLEY, KINGTON, HR5 3RN at Jericho, Oxford & Harpenden, Herts. TEL 01582 808020 FAX 01544 231006 MOB 07860 453072 admin@treescan.co.uk www.treescan.co.uk

BLACK - Low Value

expectancy

Areas

TREE VALUE ASSESSMENT as per BS5837:2012 æ Root Protection Areas

for full details of tree value see report reference 1-38-3730

34 St Albans Road, London, NW5 1RD

based on Belsize Architects drg. 34SAR/S001 supplied

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A 3

