Landmark Trees

**ARBORICULTURAL IMPACT ASSESSMENT REPORT:**

25 - 26 Redington Gardens

London

NW3 7RX

**REPORT PREPARED FOR:**

25-26 Redington Gardens Ltd

C/o de Metz Forbes Knight Architects

The Old Library

119 Cholmley Gardens

London NW6 1AA

**REPORT PREPARED BY**

Adam Hollis

MSc ARB MICFor FArbor A MRICS C Env

**Ref:** DMFK /25RG/AIA/01

**Date:** 26th May 2015

## Appendices

**Caveats**

This report is primarily an arboricultural report. Whilst comments relating to matters involving built structures or soil data may appear, any opinion thus expressed should be viewed as qualified, and confirmation from an appropriately qualified professional sought. Such points are usually clearly identified within the body of the report. It is not a full safety survey or subsidence risk assessment survey. These services can be provided but a further fee would be payable. Where matters of tree condition with a safety implication are noted during a survey they will of course appear in the report.

A tree survey is generally considered invalid in planning terms after 2 years, but changes in tree condition may occur at any time, particularly after acute (e.g. storm events) or prolonged (e.g. drought) environmental stresses or injuries (e.g. root severance). Routine surveys at different times of the year and within two - three years of each other (subject to the incidence of the above stresses) are recommended for the health and safety management of trees remote from highways or busy access routes. Annual surveys are recommended for the latter.

Tree works recommendations are found in the Appendices to this report. It is assumed, unless otherwise stated ("ASAP" or "Option to") that all husbandry recommendations will be carried out within 6 months of the report's first issue. Clearly, works required to facilitate development will not be required if the application is shelved or refused. However, necessary husbandry work should not be shelved with the application and should be brought to the attention of the person responsible, by the applicant, if different. Under the Occupiers Liability Act of 1957, the owner (or his agent) of a tree is charged with the due care of protecting persons and property from foreseeable damage and injury.' He is responsible for damage and/or nuisance arising from all parts of the tree, including roots and branches, regardless of the property on which they occur. He also has a duty under The Health and Safety at Work Act 1974 to provide a safe place of work, during construction. Tree works should only be carried out with local authority consent, where applicable.

Inherent in a tree survey is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk, such risks being commonly accepted if the associated benefits are perceived to be commensurate.

Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits. It will be appreciated, and deemed to be accepted by the client, that the formulation of recommendations for all management of trees will be guided by the cost-benefit analysis (in terms of amenity), of tree work that would remove all risk of tree related damage.

Prior to the commencement of any tree works, an ecological assessment of specific trees may be required to ascertain whether protected species (e.g. bats, badgers and invertebrates etc.) may be affected.

**Tree Constraints & Protection Overview**

| | | | |
|---|---|---|---|
| **Client:** | Redington Gardens Ltd | **Case Ref:** | DMFK/25RG/AIA/01 |
| **Local Authority:** | LB Camden | **Date:** | 26th May 2015 |
| Site Address: 25 - 26 Redington Gardens, London NW3 7RX | | | |
| Proposal: Replace the existing residential properties with two contemporary semidetached houses | | | |

| **Report Checklist** | **Y/N** | | **Y/N** |
|---|---|---|---|
| Arboricultural constraints on site | Y | Trees removal proposed | Y |
| Tree Survey | Y | Topographical Survey | Y |
| BS5837 Report | Y | Conservation Area | Y |
| Tree Preservation Orders | N | | |
| Tree Protection Plan: | N/a | (Include in future method statement) | |
| Tree Constraints Plan: | Y | | |
| Arboricultural Impact Assessment: | Y | | |

| **Site Layout** | | | | |
|---|---|---|---|---|
| Site Visit | Y | Date: 27/10/14 | Access Full/Partial/None | F |
| Trees on Site | Y | | Off-site Trees | Y |
| Trees affected by development | Y | | O/s trees affected by development | Y |
| Tree replacement proposed: | Y | | On or off-site trees indirectly affected by development | N |

| **Trees with the potential to be affected** |
|---|
| Minor theoretical impacts to T1 from proposed LFG; removal of landscaping and proposed bin/bike store require careful supervision. |

| **Comments** |
|---|
| Recommended works to fell T5 regardless of development, but also pertinent to maintaining a safe work site. |

| **Recommendations** | | |
|---|---|---|
| 1 | Proposal will mean the loss of important trees (TPO/CA) | N |
| 2 | Proposal will have sufficient amelioration for tree loss (landscape scheme TBC) | Y |
| 3 | Proposals provide adequate tree protection measures | Y |
| 4 | Proposal will mean retained trees are too close to buildings | N |
| 5 | Specialist demolition / construction techniques required | Y |
| 6 | The Proposal will result in significant root damage to retained trees | N |
| 7 | Further investigation of tree condition recommended | N |

RPA= Root Protection Area
TPP= Tree Protection Plan
AMS= Arboricultural Method Statement
AIA = Arboricultural Implication Assessment
BS5837: 2012 'Trees in relation to design, demolition and construction – Recommendations'

## 1. SUMMARY


1.1 This report comprises an arboricultural impact assessment of the proposals for 25 - 26 Redington Gardens, London NW3 7RX, reviewing any conflicts between the proposals and material tree constraints identified in our survey. The report is to accompany pre-application discussions with the London Borough of Camden.

1.2 There are 7 trees surveyed on or around the site, of which 1 is B category *(Moderate Quality), 4 are C category *(Low Quality) and 2 are U category *(Unsuitable for Retention). In theory, only moderate quality trees and above are significant material constraints on development. However, the low quality trees would comprise a constraint in aggregate, in terms of any collective loss / removal, where replacement planting would be appropriate. In this instance, no such collective impact is proposed.

1.3 The proposals have evolved to observe the key arboricultural constraints, with the need to minimise impacts within the Root Protection Area (RPA) and canopy of the B Category birch, T1, a key consideration. The primary impacts to this tree are potentially significant, although careful supervision and mitigation will ensure that the health of this tree is not compromised. The impact from the built proposals in isolation are low, comprising a 4.8% theoretical RPA encroachment of the lower ground floor (LGF); this low impact can be mitigated with trial trenching and pre-emptive root pruning along the LGF line within the RPA. There will also be potential impacts from the proposed bin/bike stores due to the proximity of the bike store to the stem of the tree, though the RPA impact is low at 6.8% of the theoretical RPA; it is therefore recommended that the bike store and the bin store bases be constructed under supervision on the existing sub-base. The most significant impact thus, is the removal and replacement of the existing hardstanding (36.5% RPA); provided this is replaced on a no-dig basis, preferably using the existing sub-base and a porous replacement surface, the impact will be minimal. Any proposed level changes will require further evaluation. Overall, it is possible to minimise the theoretical impacts to this tree.

1.4 Other primary impacts comprise the removal of category C trees T2-4 as low-poor quality trees: a goat willow, Japanese maple and wild plum. One further lilac shrub T5 is to be removed on the grounds of sound husbandry, therefore has not been rated as an impact due to the proposals. The overall impact is rated as low, as these are essentially shrubs and readily replaceable with new landscape planting.

1.5 Other primary impacts relate to the removal of the existing hard landscaping within the theoretical RPA of T6. This is a very low impact, with potential benefits to the tree if the existing materials are removed by hand and care taken not to disturb any roots that may be lying just below the surface. Replacement hard surfaces should be porous and use existing sub-bases where possible; areas that are to be returned to grass/shrub beds will require the careful removal of the existing sub-base.

1.6 There will always be marginal secondary impacts of litter deposition and partial shade on this site, although this is diffuse shading from a silver birch. The status quo will actually improve with the removal of the willow T2. Thus, the secondary impacts of development are minimal.

1.7 To conclude, the proposal is of a scale and form that would observe the material tree constraints on development. There are no significant impacts on the wider tree population or local landscape. Thus, with suitable mitigation and supervision the scheme is recommended to planning.


* British Standards Institute: Trees in relation to design, demolition and construction BS 5837: 2012 HMSO, London

## 2. INTRODUCTION

2.1 Terms of reference

2.1.1 LANDMARK TREES were asked by Redington Gardens Ltd, C/o de Metz Forbes Knight Architects to provide a survey and an arboricultural impact assessment of proposals for the site: 25 - 26 Redington Gardens, London NW3 7RX. The report is to accompany pre-application discussions with the London Borough of Camden.

2.1.2 The proposals are to redevelop no. 25 and no. 26 Redington Gardens - a pair of mid 20th Century semi-detached residential properties – to provide high quality family homes. The accommodation will be arranged over five floors comprising a basement, lower ground, upper ground, first and second floor. This report will assess the impact on the trees and their constraints, identified in our survey. Although the proposals were known at the time of the survey, Landmark Trees endeavour to survey each site blind, working from a topographical survey, wherever possible, with the constraints plan informing their evolution.

2.1.3 I am a Registered Consultant and Fellow of the Arboricultural Association and a Chartered Forester, with a Masters Degree in Arboriculture and 25 years' experience of the landscape industry - including the Forestry Commission and Agricultural Development and Advisory Service. I am a UK Registered Expert Witness, trained in single and joint expert witness duties. I am also Chairman of the UK & I Regional Plant Appraisal Committee, inaugurated to promote international standards of valuation in arboriculture.

2.2 Drawings supplied

2.2.1 The drawings supplied by the client and relied upon by Landmark Trees in the formulation of our survey plans are:

Existing site survey: existing ground floor plan

Proposals: proposed basement/lower and upper ground floor plans

## 2.3 Scope of survey

2.3.1 As Landmark Trees' (LT) arboricultural consultant, Andrew Dear surveyed the trees on site on 27th October 2014, recording relevant qualitative data in order to assess both their suitability for retention and their constraints upon the site, in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations [BS5837:2012].

2.3.2 Our survey of the trees, the soils and any other factors, is of a preliminary nature. The trees were SURVEYED on the basis of the Visual Tree Assessment method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994). LT have not taken any samples for analysis and the trees were not climbed, but inspected from ground level.

2.3.3 A tree survey is generally considered invalid in planning terms after 2 years, but changes in tree condition may occur at any time, particularly after acute (e.g. storm events) or prolonged (e.g. drought) environmental stresses or injuries (e.g. root severance). Routine surveys at different times of the year and within two - three years of each other (subject to the incidence of the above stresses) are recommended for the health and safety management of trees remote from highways or busy access routes. Annual surveys are recommended for the latter.

2.3.4 The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

## 2.4 Survey data & report layout

2.4.1 Detailed records of individual trees are given in the survey schedule in Appendix 1 to this report.

2.4.2 A site plan identifying the surveyed trees, based on the client's drawings / topographical survey is provided in Appendix 5.

2.4.3 This plan also serves as the Tree Constraints Plan with the theoretical Recommended Protection Areas (RPA's), tree canopies and shade constraints, (from BS5837: 2012) overlain onto it. These constraints are then overlain in turn onto the client's proposals to create an Arboricultural Impact Assessment Plan in Appendix 6. General observations and discussion follow, below.

## 3.0 OBSERVATIONS

3.1 Site description

Photograph 1: 25 - 26 Redington Gardens, London NW3 7RX (Source: Google Maps)

| | |
|---|---|
| 3.1.1 | The site currently comprises two semi-detached residential properties, situated on the northwestern side of Redington Road. Both properties have landscaped front and rear gardens. |
| 3.1.2 | The site levels vary according to the existing hard landscaping, with a natural fall towards the rear of the properties. |
| 3.1.3 | In terms of the British Geological Survey, the site overlies the Claygate Member / Beds (see dark area on plan extract overleaf). As the youngest part of the London Clay, they form a transition between the clay and the sandier Bagshot Beds above (shown in yellow). Unlike the Bagshot Beds, more typical of Hampstead Heath, the associated soils are generally, highly shrinkable clay; e.g. slowly permeable seasonally waterlogged fine loam over clay. Such highly plastic soils are prone to movement: subsidence and heave. However, the actual limits of soil series are not as clearly defined on the ground as on plan and there may be anomalies between them. |
| 3.1.4 | Clay soils are prone to compaction during development with damage to soil structure potentially having a serious impact on tree health. The design of foundations near problematic tree species will also need to take into consideration subsidence risk. Further advice from the relevant experts on the specific soil properties can be sought as necessary. |

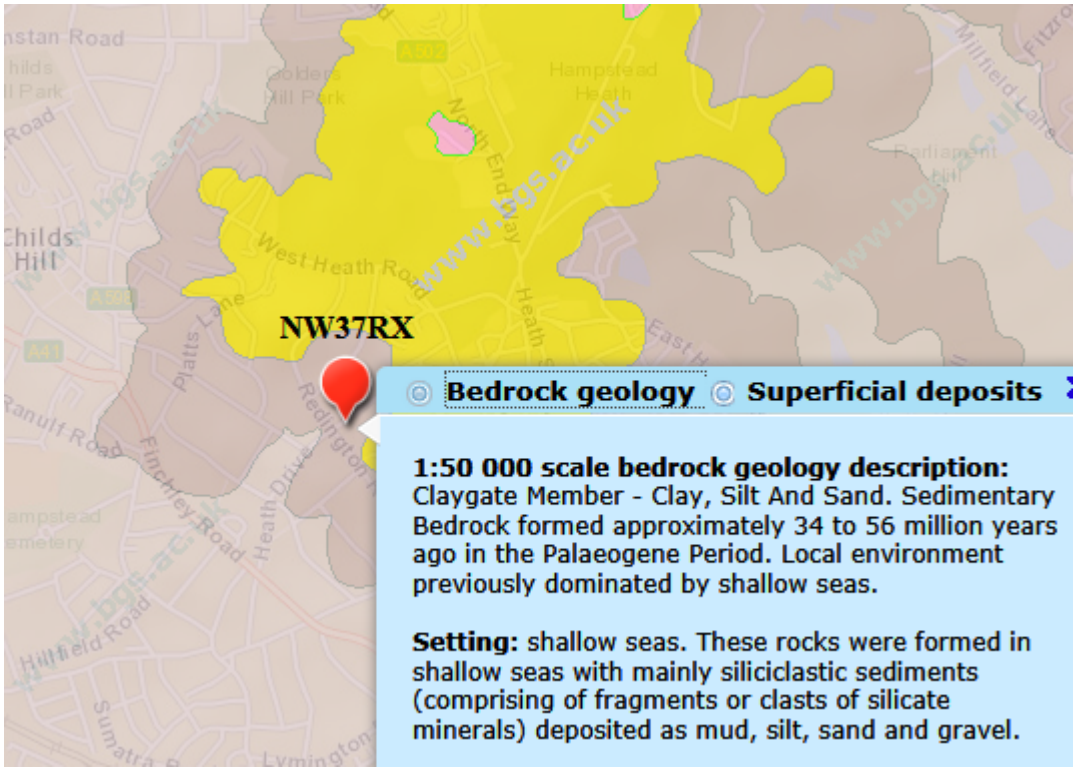


Figure 1: Extract from the BGS Geology of Britain Viewer

3.2 Subject trees

| | |
|---|---|
| 3.2.1 | Of the 7 surveyed trees 1 is B category (Moderate Quality), 4 are C category (Low Quality) and 2 are U category (Unsuitable for Retention). |
| 3.2.2 | The tree species found on site comprise silver birch, goat willow, wild plum, lilac, Japanese maple, cultivated apple and fig. |
| 3.2.3 | In terms of age demographics there is a preponderance of mature trees on the site with one semi-mature tree in the population. |

| | |
|---|---|
| 3.2.4 | Full details of the surveyed trees can be found in Appendix 1 of this report. |
| 3.2.5 | There are recommended works to fell one on-site tree (T5) as it is in a hazardous structural condition. This is listed in Appendix 2. |

3.3 Planning Status

| | |
|---|---|
| 3.3.1 | We are not aware of the existence of any Tree Preservation Orders, but understand the site stands within the Redington Frognal Conservation Area, which will affect the subject trees: it is a criminal offence to prune, damage or fell such trees without permission from the local authority. |

## 4.0 DEVELOPMENT CONSTRAINTS

4.1 Primary constraints

4.1.1 BS5837: 2012 gives Recommended Protection Areas (RPA's) for any given tree size. The individual RPA's are calculated in the Tree Schedule in Appendix 1 to this report, or rather the notional radius of that RPA, based on a circular protection zone. The prescribed radius is 12-x stem diameter at 1.5m above ground level, except where composite formulae are used in the case of multi-stemmed trees.

4.1.2 Circular RPA's are appropriate for individual specimen trees grown freely, but where there is ground disturbance, the morphology of the RPA can be modified to an alternative polygon, as shown in the diagram below (Figure 2). Alternatively, one need principally remember that RPA's are area-based and not linear – notional rather than fixed entities. **No modifications have been made in this instance (please see overleaf).**

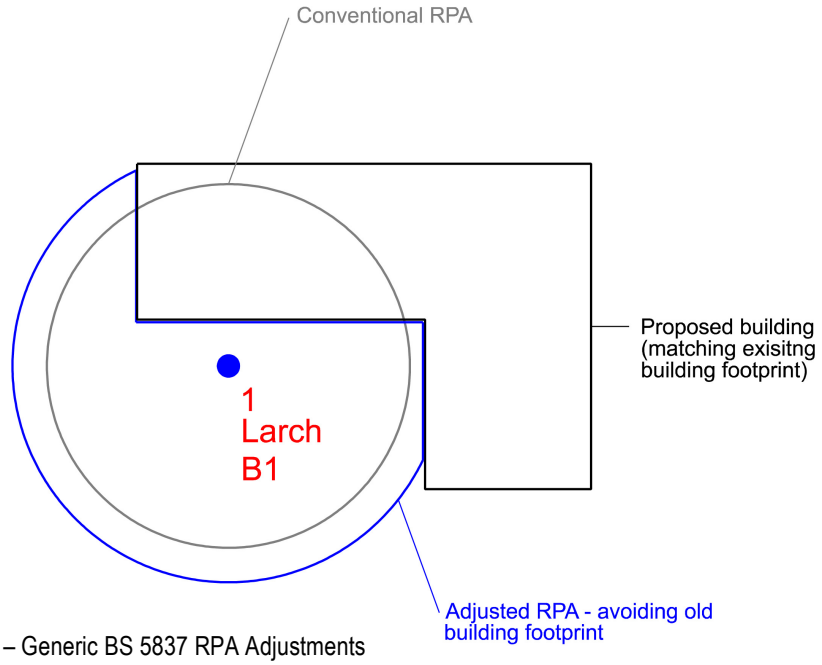


Figure 2 – Generic BS 5837 RPA Adjustments

4.1.3 In BS5837, paragraph 4.6.2 states that RPA's should reflect the morphology and disposition of the roots; where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution. Not infrequently, LT are requested by LPA Tree Officers to modify the RPA's to reflect their assumptions that e.g. a road will have drastically limited root growth.

4.1.4 Such assumptions cannot be proved without prior site investigations / trial pits. Where it is not always possible to conduct site investigations (e.g. below busy roads), we can always look to the published science. There seems little support for the popular myth that roads and services will curb root growth: research for the International Society of Arboriculture by Kopinga J (ISA 1994), found that "a constant high moisture content of the soil directly underneath the pavement surface can be considered as a major soil factor in attracting the trees' roots to develop there." By contrast, grass in lawns may actively antagonise tree roots with natural pathogens. Similarly, Professor F Miller (ISA 1994) found that service trenches at > 3m distances from trees had minimal impact on growth or crown shape.

4.1.5 A key misunderstanding, even among professionals, is that we conflate the RPA with the actual root system: RPA's are *prima facie* a notion / convention / treaty and almost entirely theoretical, but readily calculable. Conversely roots are a "known unknown," spatial entity that we predict at our folly. Yet, many are quick to do so.

4.1.6 LT favour the neutrality of a circular RPA, because in a difference of opinion, the tree officer will always have the prerogative to dictate the final modification of shape. With the best will in the world, the free allowance of modifications will tend to lead to inequitable outcomes, prejudicing the applicant and the practice is in our view, best avoided. The neutral circle dispenses with this inequity.

4.1.7 Ultimately, the point of the circular RPA is to illustrate areas of concern. The purpose of this report is to consider areas of concern (not to modify them to suit our argument or findings). Therefore, no modifications are made here to the RPA's, regardless of roads etc.

4.1.8 The quality of trees will also be a consideration: U Category trees are discounted from the planning process in view of their limited service life. Again, Category-C trees would not normally constrain development individually, unless they provide some external screening function.

4.1.9 At paragraph 5.1.1. BS5837: 2012 notes that "Care should be exercised over misplaced tree preservation; attempts to retain too many or unsuitable trees on a site are liable to result in excessive pressure on the trees during demolition or construction work, or post-completion demands on their removal."

4.1.10 In theory, only moderate quality trees and above are significant material constraints on development. However, the low quality trees would comprise a constraint in aggregate, in terms of any collective loss / removal, where replacement planting would be appropriate.

4.1.11 In this instance, the most significant primary constraint upon development is the category B silver birch T1, which is situated to the front of 25 Redington Gardens.

## 4.2 Secondary Constraints

4.2.1 The second type of constraint produced by trees that are to be retained is that the proximity of the proposed development to the trees should not threaten their future with ever increasing demands for tree surgery or felling to remove nuisance shading (Figure 3), honeydew deposition or perceived risk of harm.

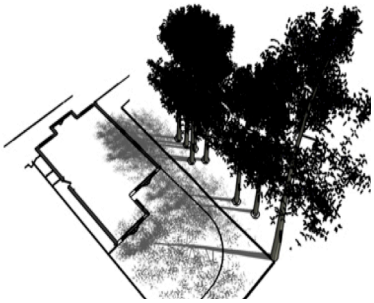

Figure 3 –
Generic Shading Constraints

4.2.2 The shading constraints are crudely determined from BS5837 by drawing an arc from northwest to east of the stem base at a distance equal to the height of the tree, as shown in the diagram opposite. Shade is less of a constraint on non-residential developments, particularly where rooms are only ever temporarily occupied.

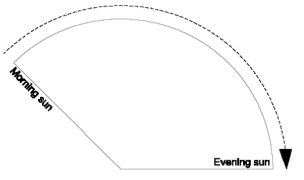


Figure 4 – Shading Arc

4.2.3 This arc (see Figure 4) represents the effects that a tree will have on layout through shade, based on shadow patterns of 1x tree height for a period May to Sept inclusive 10.00-18.00 hrs daily.

4.2.4 Assuming that they will be retained, there will be a potential need to maintain canopy clearance from T2. The orientation of the trees and the diffuse nature of shading from a silver birch will ensure that shading constraints are minimal, with leaf deposition likely to be as it is today. The significance of these constraints will vary depending on the location and proximity to the proposed re-development.

*Note: Sections 5 & 6 will now assess the impacts upon constraints identified in Section 4. Table 1 in Section 5 presents the impacts in tabular form (drawing upon survey data presented in Appendices 1 & 2). Impacts are presented in terms of whole tree removal and the effect on the landscape or partial encroachment (% of RPA) and its effect on individual tree health. Section 6 discusses the table data, elaborating upon the impacts' significance and mitigation.*

# 5.0 Table 1: Arboricultural Impact Assessment

Hide irrelevant | Show All Trees

(Impacts assessed prior to mitigation and rated with reference to From Matheny & Clark (19

**Ref: DMFK/25RG/AIA**

| B.S. Cat. | Tree No. | Species | Impact | Tree / RPA Affected | Age | Growth Vitality | Species Tolerance | Impact on Tree Rating | Impact on Site Rating | Mitigation |
|---|---|---|---|---|---|---|---|---|---|---|
| B | 1 | Birch, Silver | Lower ground floor within RPA/below canopy (2.8m2/4.8% - all existing hard landscaping)<br>Removal/replacement of hard landscaping (21.4m2/36.5%); bin/bike store (4m2/6.8%) | 21.4 $m^2$<br>36.5 % | Mature | Normal | Moderate/ poor | Medium | N/A | Hand dig / prune top 750mm of path thru. RPA |
| C | 2 | Willow, Goat | Felled to Facilitate Development | $m^2$<br>N/A % | Mature | Moderate | N/A | N/A | Low | New planting / landscaping |
| C | 3 | Maple, Japanese | Felled to Facilitate Development | $m^2$<br>N/A % | Semi-mature | Moderate | N/A | N/A | Low | New planting / landscaping |
| C | 4 | Plum,Wild | Felled to Facilitate Development | $m^2$<br>N/A % | Mature | Moderate | N/A | N/A | Low | New planting / landscaping |
| C | 6 | Apple, Cultivated | Removal of concrete paving slabs/wall | $m^2$<br>N/A % | Mature | Moderate | Moderate | Very Low | N/A | Manual removal of paving slab<br>No-dig construction for any replacement surfaces |

## 6.0 DISCUSSION

6.1 Rating of Primary Impacts

6.1.1 The proposals have evolved to observe the key arboricultural constraints, with the need to minimise impacts within the Root Protection Area (RPA) and canopy of the B Category birch, T1, a key consideration. The primary impacts to this tree are potentially significant, although careful supervision and mitigation will ensure that the health of this tree is not compromised. The impact from the built proposals in isolation are low, comprising a 4.8% theoretical RPA encroachment of the lower ground floor (LGF); this low impact can be mitigated with trial trenching and pre-emptive root pruning along the LGF line within the RPA. There will also be potential impacts from the proposed bin/bike stores due to the proximity of the bike store to the stem of the tree, though the RPA impact is low at 6.8% of the theoretical RPA; it is therefore recommended that the bike store and the bin store bases be constructed under supervision on the existing sub-base. The most significant impact thus, is the removal and replacement of the existing hardstanding (36.5% RPA); provided this is replaced on a no-dig basis, preferably using the existing sub-base and a porous replacement surface, the impact will be minimal. Any proposed level changes will require further evaluation. Overall, it is possible to minimise the theoretical impacts to this tree.

6.1.2 Other primary impacts comprise the removal of category C trees T2-4 as low-poor quality trees: a goat willow, Japanese maple and wild plum. One further lilac shrub T5 is to be removed on the grounds of sound husbandry, therefore has not been rated as an impact due to the proposals. The overall impact is rated as low, as these are essentially shrubs and readily replaceable with new landscape planting.

6.1.3 Other primary impacts relate to the removal of the existing hard landscaping within the theoretical RPA of T6. This is a very low impact, with potential benefits to the tree if the existing materials are removed by hand and care taken not to disturb any roots that may be lying just below the surface. Replacement hard surfaces should be porous and use existing sub-bases where possible; areas that are to be returned to grass/shrub beds will require the careful removal of the existing sub-base.

Photograph 2: Existing hard standing within the RPA of T1 (source: Google Maps)

| | |
|---|---|
| 6.1.4 | The principal of RPA encroachment is established within BS5837:2012 and supported by the source document, National Joint Utilities Guidelines 10 / Vol. 4 1995 / 2010. NJUG introduced the x12 diameter *Precautionary Zone* for supervised working and *Prohibited Zone* at a universal 1m from the base of the tree. RPA's are frequently confused with the NJUG Prohibited Zone, when they clearly correlate with the NJUG Precautionary Zone. |
| 6.1.5 | An RPA encroachment of <20% of RPA may be considered as low impact, given the permissive references to 20% RPA relocation and impermeable paving within BS5837:2012 and other published references to healthy trees tolerating up to 30-50% root severance (Coder, Helliwell and Watson in CEH 2006). The trees in question are healthy specimens of species with a good resistance to development impacts, and quite capable of tolerating these low impacts. |
| 6.1.6 | "**In practice 50% of roots can sometimes be removed with little problem**, provided there are vigorous roots elsewhere. Inevitably, this degree of root loss will temporarily slow canopy growth and even lead to some dieback" (Thomas 2000). LT do not recommend annexing such high proportions of the root system; rather that within the context of the published science, planning should not be unduly concerned by impacts that are well below the subcritical threshold – *tree health is not at stake.* |

6.2 Rating of Secondary impacts

6.2.1 There will always be marginal secondary impacts of litter deposition and partial shade on this site, although this is diffuse shading from a silver birch. The status quo will actually improve with the removal of the willow T2. Thus, the secondary impacts of development are minimal.

6.3 Mitigation of Impacts

6.3.1 All plant and vehicles engaged in demolition works should either operate outside the RPA, or should run on a temporary surface designed to protect the underlying soil structure. The demolition of the building should proceed inwards in a "pull down" fashion.

6.3.2 The limits of excavation within the RPA of T1 will be undertaken manually to a depth of 750mm along the LFG line; any roots encountered will be cleanly pruned back to an appropriate junction with a sharp pruning saw or secateurs. Roots larger than 25mm diameter may only be cut in consultation with an arboriculturalist. It is likely that any piling within this area will require a mini to work below the 5m canopy clearance.

6.3.3 The replacement paving/hard landscaping will require a no-dig construction technique, either using a cellular confinement system with no fines aggregate for the sub-base or simply building upon the existing sub-base without disturbing the ground below. Choice of construction method will initially depend upon root penetration within the existing sub-grade. The key principle is not to excavate in the presence of roots and to provide a porous surface to promote healthy soil water relations for future root growth. A further consideration in the use of a more expensive cellular confinement system or similar, may be the claimed reduction in risk of possible future slab / surface displacement by roots of trees growing in paved areas.

6.3.4 Nuisance deposition can be mitigated with regular crown cleaning and filtration traps on the guttering (see Figure 5 below). Alternatively, elements of green roof construction might be considered, where applicable.

6.3.5 The shading impacts can be mitigated by building design, with the provision of dual aspect windows and choice of room layout. Some minor crown reduction may be necessary, but not such as to impose a burden of frequent, repetitive management.

6.3.6 The landscape impact of tree losses can be offset by the landscape proposals, ideally involving new planting of ornamental varieties of native species, and where appropriate with columnar or compact form. A selection of columnar tree species cultivars for constricted sites is provided in Appendix 4.

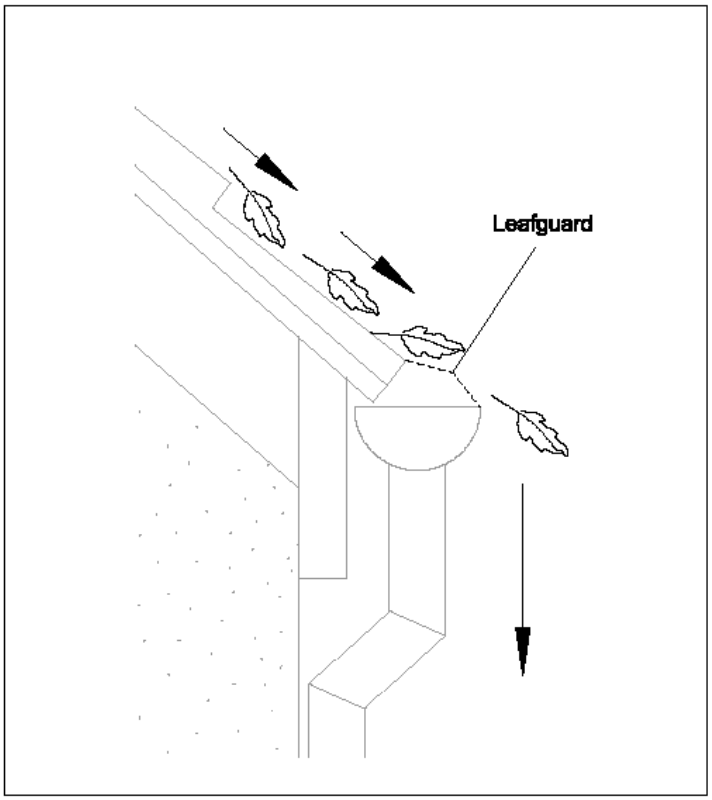


Figure 5: Filtration traps, as shown above, could be fitted on the gutters which can easily be maintained at 2-3m above ground.

## 7.0 CONCLUSION

7.1 The potential impacts of development are all relatively low in terms of the quality of the trees/shrubs removed. Due to the evolution of the proposals within the tree constraints, the full potential of the impacts to T1 can be largely mitigated through design and precautionary measures. These measures can be elaborated in Method Statements in the discharge of planning conditions.

7.2 The species affected are generally tolerant of root disturbance / crown reduction and the retained tree T1 is generally in good health and capable of sustaining these reduced impacts.

7.3 The trees that are recommended for felling are of little individual significance, such that their loss will not affect the visual character of the area.

7.4 Therefore, the proposals will not have any significant impact on either the retained trees or wider landscape. Thus, with suitable mitigation and supervision the scheme is recommended to planning.

## 8.0 RECOMMENDATIONS

8.1 Specific Recommendations

8.1.1 Current tree works recommendations are found in Appendix 2 to this report, with works to facilitate development in Appendix 3 and a selection of columnar tree species cultivars for constricted sites provided in Appendix 4. Any tree removals recommended within this report should only be carried out with local authority consent.

8.1.2 Excavation and construction impacts within the RPA's of trees identified in Table 1 above, will need to be controlled by method statements specifying mitigation methods suggested in para 6.3 above and by consultant supervision as necessary. These method statements can be provided as part of the discharge of conditions.

8.1.3 Replace felled trees/shrubs with native ornamental nursery stock under current best practice; i.e. conforming to and planted in accordance with the following:

- BS 3936:1980 Nursery Stock;
- BS 4043:1966 Transplanting Semi-Mature Trees; and
- BS 5236:1975 Cultivation and Planting of Trees in the Advanced Nursery Stock Category.
- All replacement stock should be planted and maintained as detailed in BS 4428:1989 (Section 7): Recommendations for General Landscape Operations.

8.2 General Recommendations

8.2.1 Any trees which are in close proximity to the proposed development should be protected with a Tree Protection Barrier (TPB). Protective barrier fencing should be installed immediately following the completion of the tree works, remaining in situ for the entire duration of the development unless otherwise agreed in writing by the council. It should be appropriate for the intensity and proximity of the development, usually comprising steel, mesh panels 2.4m in height ('Heras') and should be mounted on a scaffolding frame (shown in Fig 2 of BS5837:2012). The position of the TPB can be shown on plan as part of the discharge of conditions, once the lay out is agreed with the planning authority. The TPB should be erected prior to commencement of works, remain in its original form on-site for the duration of works and removed only upon full completion of works.

8.2.2 A TPB may no longer be required during soft landscaping work but a full arboricultural assessment must be performed prior to the undertaking of any excavations within the RPA of a tree. This will inform a decision about the requirement of protection measures. It is important that all TPBs have permanent, weatherproof notices denying access to the RPA.

8.2.3 If the RPA of a tree is encroached by underground service routes then BS5837:2012 and NJUG VOLUME 4 provisions should be employed. If it is deemed necessary, further arboricultural advice must be sought.

8.2.4 Numerous site activities are potentially damaging to trees e.g. parking, material storage, the use of plant machinery and all other sources of soil compaction. In operating plant, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use.

8.2.5 To enable the successful integration of the proposal with the retained trees, the following points will need to be taken into account:

1) Plan of underground services.
2) Schedule of tree protection measures, including the management of harmful substances.
3) Method statements for constructional variations regarding tree proximity (e.g. foundations, surfacing and scaffolding).
4) Site logistics plan to include storage, plant parking/stationing and materials handling.
5) Tree works: felling and new planting. All works must be carried out by a competent arborist in accordance with BS3998.
6) Site supervision: the Site Agent must be nominated to be responsible for all arboricultural matters on site. This person must:
   - be present on site for the majority of the time;
   - be aware of the arboricultural responsibilities;
   - have the authority to stop work that is causing, or may cause harm to any tree;
   - ensure all site operatives are aware of their responsibilities to the trees on site and the consequences of a failure to observe these responsibilities;
   - make immediate contact with the local authority and/or a retained arboriculturalist in the event of any tree related problems occurring.

8.2.6 These points can be resolved and approved through consultation with the planning authority via their Arboricultural Officer.

8.2.7 The sequence of works should be as follows:

i) initial tree works: felling, stump grinding;
ii) installation of TPB for demolition & construction;
iii) installation of underground services;
iv) installation of ground protection;
v) main construction;
vi) removal of TPB;
vii) soft landscaping.

## 9.0 REFERENCES


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## APPENDIX 1

### TREE SCHEDULE

Notes for Guidance:

1. Height describes the approximate height of the tree measured in metres from ground level.
2. The Crown Spread refers to the crown radius in meters from the stem centre and is expressed as an average of NSEW aspect if symmetrical.
3. Ground Clearance is the height in metres of crown clearance above adjacent ground level.
4. Stem Diameter (Dm) is the diameter of the stem measured in millimetres at 1.5m from ground level for single stemmed trees. BS 5837:2012 formula (Section 4.6) used to calculate diameter of multi-stemmed trees. Stem Diameter may be estimated where access is restricted and denoted by '#'.
5. Protection Multiplier is 12 and is the number used to calculate the tree's protection radius and area
6. Protection Radius is a radial distance measured from the trunk centre.
7. Growth Vitality - Normal growth, Moderate (below normal), Poor (sparse/weak), Dead (dead or dying tree).
8. Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor - Major defects present.
9. Landscape Contribution - High (prominent landscape feature), Medium (visible in landscape), Low (secluded/among other trees).
10. B.S. Cat refers to (British Standard 5837:2012 section 4.5) and refers to tree/group quality and value; 'A' – High, 'B' - Moderate, 'C' - Low, 'U' - Unsuitable for retention. The following colouring has been used on the site plans:
    - High Quality (A) (Green),
    - Moderate Quality (B) (Blue),
    - Low Quality (C) (Grey),
    - Unsuitable for Retention (U) (Red)
11. Sub Cat refers to the retention criteria values where 1 is Arboricultural, 2 is Landscape and 3 is Cultural including Conservational, Historic and Commemorative.
12. Useful Life is the tree's estimated remaining contribution in years.

Landmark Trees

**Site: 25 - 26 Redington Gardens, London NW3 7RX**

**Date: 27th October 2014**

# BS5837 Tree Constraints Survey Schedule

**Landmark Trees Ltd**
**Tel: 020 7851 4544**

**Surveyor(s): Andrew Dear**
**Ref: DMFK/25RG/AIA**

| Tree No. | English Name | Height | Crown Spread | Ground Clearance | Clear Stem Height | Stem Diameter | Age Class | Protection Radius | Growth Vitality | Structural Condition | B.S. Cat | Sub Cat | Useful Life | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Birch, Silver | 10 | 4334 | 5.0 | 5.5 | 360.0 | Mature | 4.3 | Normal | Good | B | 2 | 20-40 | Deadwood (minor) throughout crown<br>Trifurcated at 2m |
| 2 | Willow, Goat | 6 | 3103 | 3.0 | 3.5 | 185.0 | Mature | 2.2 | Moderate | Fair | C | 2 | 20-40 | Leaning (slightly) |
| 3 | Maple, Japanese | 2 | 2211 | 1.5 | 1.5 | 170.0 | Semi-mature | 2.0 | Moderate | Fair | C | 2 | 10-20 | |
| 4 | Plum,Wild | 5 | 1312 | 2.0 | 1.0 | 295.0 | Mature | 3.5 | Moderate | Poor | C | 2 | 10-20 | Pollarded<br>In decline cavities |
| 5 | Lilac | 4 | 1123 | 2.0 | 1.5 | 215.0 | Mature | 2.6 | Moderate | Hazardous | U | | <10 | Leaning to South west, supported by timber props |
| 6 | Apple, Cultivated | 5 | 3333 | 2.5 | 2.5 | 370.0 | Mature | 4.4 | Moderate | Fair | C | 2 | >40 | In adjacent property, old pollard |
| 7 | Fig | 4 | 3333 | 0.5 | 0.5 | 181.2 | Mature | 2.2 | Moderate | Fair | U | | <10 | Stem growing into green house, supported by |

## APPENDIX 2

### RECOMMENDED TREE WORKS

Notes for Guidance:

**Husbandry 1 - Urgent (ASAP), 2 - Standard (within 6 months), 3 - Non-urgent (2-3 years)**

CB - Cut Back to boundary/clear from structure.
CL# - Crown Lift to given height in meters.
CT#% - Crown Thinning by identified %.
CCL - Crown Clean (remove deadwood/crossing and hazardous branches and stubs).
CR#% - Crown Reduce by given maximum % (of outermost branch & twig length)
DWD - Remove deadwood.
Fell - Fell to ground level.
FInv - Further Investigation (generally with decay detection equipment).
Pol - Pollard or re-pollard.
Mon - Check / monitor progress of defect(s) at next consultant inspection which should be <18 months in frequented areas and <3 years in areas of more occasional use. Where clients retain their own ground staff, we recommend an annual in- house inspection and where practical, in the aftermath of extreme weather events.
Svr Ivy / Clr Bs - Sever ivy / clear base and re-inspect base / stem for concealed defects.

Landmark Trees

**Site: 25 - 26 Redington Gardens, London NW3 7RX**

**Surveyor(s): Andrew Dear**

**Date: 27 10 2014**

**Ref: DMFK/25RG/AIA**

# Recommended Tree Works

Show All Trees
Hide irrelevant

| Tree No. | English Name | Height | Stem Diameter | Crown Spread | Recommended Works | Comments/ Reasons |
|---|---|---|---|---|---|---|
| 5 | Lilac | 4 | 215.0 | 1123 | Fell | Leaning to South west, supported by timber props<br>Recommended Husbandry 3 |

## APPENDIX 3

**RECOMMENDED TREE WORKS TO FACILITATE DEVELOPMENT (See Table 1)**

Notes for Guidance:

RP - Pre-emptive root pruning of foundation encroachments under arboricultural supervision.
CB - Cut Back to boundary/clear from structure.
CL# - Crown Lift to given height in meters.
CT#% - Crown Thinning by identified %.
CCL - Crown Clean (remove deadwood/crossing and hazardous branches and stubs).
CR#% - Crown Reduce by given maximum % (of outermost branch & twig length)
DWD - Remove deadwood.
Fell - Fell to ground level.
FInv - Further Investigation (generally with decay detection equipment).
Pol - Pollard or re-pollard.
Mon - Check / monitor progress of defect(s) at next consultant inspection which should be <18 months in frequented areas and <3 years in areas of more occasional use. Where clients retain their own ground staff, we recommend an annual in- house inspection and where practical, in the aftermath of extreme weather events.
Svr Ivy / Clr Bs - Sever ivy / clear base and re-inspect base / stem for concealed defects.

Landmark Trees

**Site: 25 - 26 Redington Gardens, London NW3 7RX**

**Date: 27 10 2014**

**Surveyor(s): Andrew Dear**

**Ref: DMFK/25RG/AIA**

Show All Trees

Hide irrelevant

# Recommended Tree Works To Facilitate Development

| Tree No. | English Name | Height | Stem Diameter | Crown Spread | Recommended Works | Comments/ Reasons |
|---|---|---|---|---|---|---|
| 2 | Willow, Goat | 6 | 185.0 | 3103 | Fell | Leaning (slightly)<br>To Facilitate Development |
| 3 | Maple, Japanese | 2 | 170.0 | 2211 | Fell | To Facilitate Development |
| 4 | Plum,Wild | 5 | 295.0 | 1312 | Fell | Pollarded<br>In decline cavities<br>To Facilitate Development |

## APPENDIX 4: TREE SELECTION FOR CONSTRICTED LOCATIONS

Table A4.1: Rosaceous Tree Species for Constricted Planting Locations

| Common Name | Species | Selected Form |
|---|---|---|
| Hawthorn | Crataegus monogyna | Stricta |
| Cockspur | Crataegus prunifolia | Splendens |
| Cherry | Prunus x hillieri | Spire |
| Bird cherry | Prunus padus | Albertii |
| Rowan / Mountain ash | Sorbus aucuparia | Cardinal Royal |
| Rowan / Mountain ash | Sorbus aucuparia | Rossica Major |
| Rowan / Mountain ash | Sorbus aucuparia | Sheerwater Seedling |
| Swedish whitebeam | Sorbus intermedia | Brouwers |
| B. whitebeam | Sorbus x thuringiaca | Fastigiata |

Table A4.2: Specimen Tree Species for Constricted Planting Locations

| Common Name | Species | Selected Form |
|---|---|---|
| Chinese red bark birch | Betula albosinensis | Fascination |
| Swedish birch | Betula pendula | Dalecarlica |
| Hornbeam | Carpinus betulus | Fastigiata Frans Fountaine |
| Turkish Hazel | Corylus colurna | |
| Maidenhair tree | Gingko biloba | |
| Pride of India | Koelreuteria paniculata | Fastigiata |
| European larch | Larix decidua | Sheerwater Seedling |
| Tulip tree | Liriodendron tulipfera | Fastigiata |

**APPENDIX 5**

**TREE CONSTRAINTS PLAN**


NOTE:

This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.

Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).


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| | |
|---|---|
| Site: 25-26 Redington Garden | 1:100@ A1 |
| Drawing Title: Tree Constraints Plan | November 2014 |

Key:

- Category A — High Quality
- Category B — Moderate Quality
- Category C — Low Quality
- Category U — Trees Unsuitable for Retention




Tree Position Approximate (not shown on original survey)

**APPENDIX 6**

**ARBORICULTURAL IMPACT ASSESSMENT PLAN**


Proposed Lower Ground Floor Plan

NOTE:

This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.

Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).

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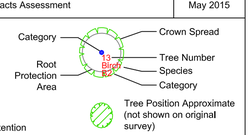
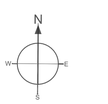
| | |
|---|---|
| Site: 25-26 Redington Garden | 1:100@ A1 |
| Drawing Title: Arboricultural Impacts Assessment | May 2015 |

Key:

- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unsuitable for Retention




Tree Position Approximate (not shown on original survey)




5m 10m

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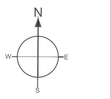
Proposed Ground Floor Plan





NOTE:

This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.

Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).

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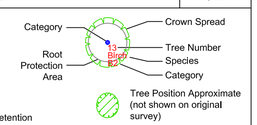
| | |
|---|---|
| Site: 25-26 Redington Garden | 1:100@ A1 |
| Drawing Title: Arboricultural Impacts Assessment | May 2015 |

Key:

- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unsuitable for Retention




Tree Position Approximate (not shown on original survey)

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