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1279. Basement extension application.

3 Greenaway Gardens, Hampstead, London, NW3 7DJ

Tree Survey and Arboricultural Method Statement. April 2015.

The owner wishes to carry out building works to no. 3 including an extension to the basement.

A previous planning application ref. 2011/3798/P has given consent for basement and above ground extensions. This allowed for the removal of a Bay (S2) in the north east corner of the rear garden and a Yew (T 22) in the south east corner of the rear garden.

It will also be possible to retain and protect the majority of other woody vegetation within the new basement proposals shown on the Charlton Brown application drawing 1279 AP10.

In the absence of adopted local supplementary planning guidance this tree survey uses British Standard 5837 (2012)
"Trees in Relation to design, demolition and construction" **(BS)** as the benchmark for submissions to the Local Planning Authority **(LPA)**.

Trees at no.3 were revisited and catalogued on 24th March 2015.

Plant number on plan	Common name of tree	Height estimated in metres	Stem Diameter in mm at 1.5 m from base	Branch spread estimated in metres	Comments	Estimated remaining contribution in years Category grading
1	Sycamore	12	640	N5 E3 S5 W5	Height of crown clearance is 5 metres.	40 A
2	Bay				Remove to build	
3, 18 & 24	Privet hedges					
4& 6	Photinia				Remove to build	
5	Cherry	7	180	1 m RCS	Remove to build	40 C
7	Magnolia Grandiflora		290	N3 E2 S2 W3		
8	Magnolia				supported by prop	
9	Myrtle					
10 11 12 13 14	London Plane London Plane Lime Lime Lime		820 460 460 430 490	Circa 3 m radial crown spread (RCS)	**Trees nos 10 to 14** Have all been topped at circa 14 metres height. Re-growth from the topping points is multiple & twiggy- could be described as high pollarding. Will benefit from crown renewal pruning in say 3 years.	20+ B
15	Poplar		1050		The Poplar has been topped at circa 10 metres height.	20 C
16 & 17	Holly	6 8	150 200	2 m RCS		40 C
19	Azalea					

20	Pear	7	280		Much exposed wood at base	20 C
21	Rhododendron				Remove to build	
22	Yew	6	Multi stem		Remove to build	
23	Mixed evergreen shrubs				All in good condition & maintained	

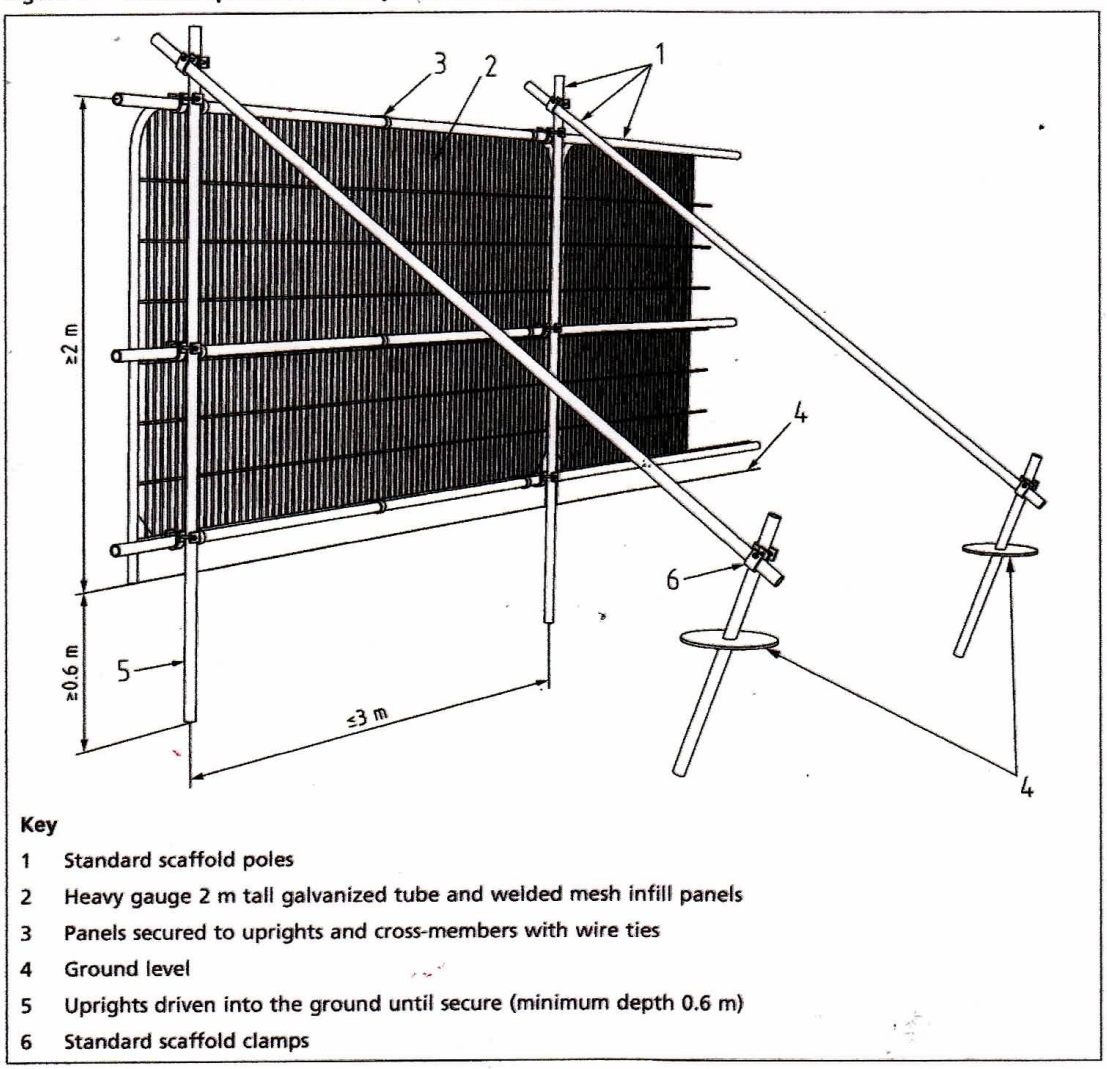
Arboricultural method statement.

1279 AP10 shows the position of tree protection fences, **TPF**.
The areas enclosed by the fences are the self explanatory "construction exclusion zones", **CEZ**. There will be no building activity including storage of materials within the CEZ.

The tree protection fence in the rear garden encloses the entire "Root Protection Area" **(RPA)** of all **trees** in the rear garden.

The tree protection fence will be assembled prior to any building works and will stay in place until all construction is completed.

Figure 2 **Default specification for protective barrier**



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Sequence of Events.

1. Remove the Bay, Yew, cherry and adjacent shrubberry within the proposed building footprint.
2. Assemble tree protection fences in the positions shown on the drawing 1279 AP10.
   Assemble site security fences so that they enclose front garden hedges.
   The existing front drive will be the vehicle entry point for building works.
   Existing pavers will stay in place for the duration of building works.
3. Carry out demolition works from within their existing footprint using top down fold back method.
4. Pile and excavate basement.
5. Carry out main building works. Existing service routes will be utilised.

6. Disassemble tree protection fences.
7. Build garden paths and resurface drive by hand. The existing drive is to be excavated only as deep as the present bearing layer.
8. Reinstate lawns and carry out new plantings.

The Sycamore (tree 1) can be enclosed by tree protection fencing during construction and does not require any access facilitation pruning.

Tim Price. M.arbor.A