

Application no. 2015/3373/P

3 Greenaway Gardens, Hampstead, London, NW3 7DJ

Revised Tree Survey and Arboricultural Method Statement. August 2015.

There is an existing consent ref. 2011/3798/ for a basement and above ground extensions.

The new application 2015/3373/P includes an extension to the consented basement.

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**).

Please refer to the plan RPAs and Tree Protection Plan. August 2015.

This plan shows -

The footprint of the existing house and building proposals.

The position of catalogued trees (T), shrubs (S) and hedges (H).

The normative root protection areas of the most important trees on the site.

The position of a tree protection fence to enclose retained trees.

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
T1	Sycamore	12	640	N5 E3 S5 W5	Height of crown clearance is 5 metres.	40 A
S2	Bay				Existing consent to remove	
H 3, 18 & 24	Privet hedges					
S 4& 6	Photinia				Remove to build	
T 5	Cherry	7	180	1 m RCS	Remove to build	40 C
T7	Magnolia Grandiflora		290	N3 E2 S2 W3		
T8	Magnolia				supported by prop	
T9	Myrtle					
T10	London Plane		820	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
T11	London Plane	460				
T12	Lime	460				
T13	Lime	430				
T14	Lime	490				
T15	Poplar		1050		The Poplar has been topped at circa 10 metres height.	20 C
T 16 & 17	Holly	6 8	150 200	2 m RCS		40 C
S19	Azalea					
T20	Pear	7	280		Much exposed wood at base	10 U
S21	Rhododendron					
T22	Yew	6	Multi stem		Existing consent to remove	

Arboricultural Implications Assessment

The existing consent 2011/3798/P includes 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.

The present application (2015/3373/P) also removes a Cherry T5.

This tree was acknowledged in consent no. 2011/3798/P as a category "C" as per table 1 of the BS.

The tree is most likely to be a Japanese Cherry cultivar and was planted by a householder (as all rear garden trees are). The variety will not be of local, national or international importance.

The tree has a stem diameter of 180 mm. It is not giving a public amenity as it cannot be seen from a place where the public has unrestricted access.

Therefore this Cherry should not be regarded as a planning constraint for the present application.

The area in which the Cherry is standing is outside of the piling line and will not be excavated. This area is suitable for replanting with new trees.

It is often the case that gardens in Hampstead have circa 300mm of topsoil and then a heavy clay layer. Basement lids are often at a depth greater than 300mm from the existing grade - part of the depth of the former clay layer is replaced with topsoil over the basement lid. New trees as well as existing retained trees can exploit this greater depth of topsoil.

The engineering depth and fabric of basements preclude the possibility of any future claims arising from heave or direct damage and therefore trees cannot be not implicated and can grow to full stature for that particular site.

New houses always bring new plantings and release funds to bring formerly neglected trees back into management.

In this case the householder tree stocks of the Borough will not be eroded.

This Cherry can be easily replaced with another or more trees and these replacements can be assured by planning condition.

"Root Protection Area" (RPA) is described in the BS- it is the area in square metres deemed to contain enough roots to sustain a tree whilst building works are taking place. The area is proportionate to the stem diameter of the individual tree.

Normative RPA is shown on a plan as a circle with the tree at its centre - however the BS allows the RPA to be polygonal if it can be demonstrated that the rooting area can be found contiguous to the normative RPA.

The rear boundary trees are not close to any existing built structures and have unrestricted rooting in all directions. They have all been historically topped with the consent of the Borough and therefore are not carrying the volume of wood and leaves that their stem diameters may suggest. The LPA have acknowledged the category gradings and life expectancy of the catalogued trees with the consented application. The tree protection plan shows a minor distal incursion into the RPA of T15 a category "C" Poplar, there is however unrestricted rooting in all other directions and Poplars certainly have a reputation for free rooting - again the tree will be able to exploit the topsoiled area of the new basement lid.

All other normative RPAs in the rear garden are enclosed by temporary fencing as described in the arboricultural method statement below whilst building works are taking place.

The crown of Sycamore T1 has been lifted with consent from the Borough and therefore will not require any access facilitation pruning.

The normative RPA for Sycamore T1 is not shown as virtually all is paved over. The existing drive to no. 3 was replaced relatively recently.

The pavement and road surface have not been disturbed for a considerable time and do not have to be replaced to build the proposal as no 3 is already fully serviced.

Existing services have the capacity to service the building proposal and will be reconnected.

Any new paving adjacent to T1 will be porous bonded gravel.

Wherever possible existing boundary hedges will be retained.

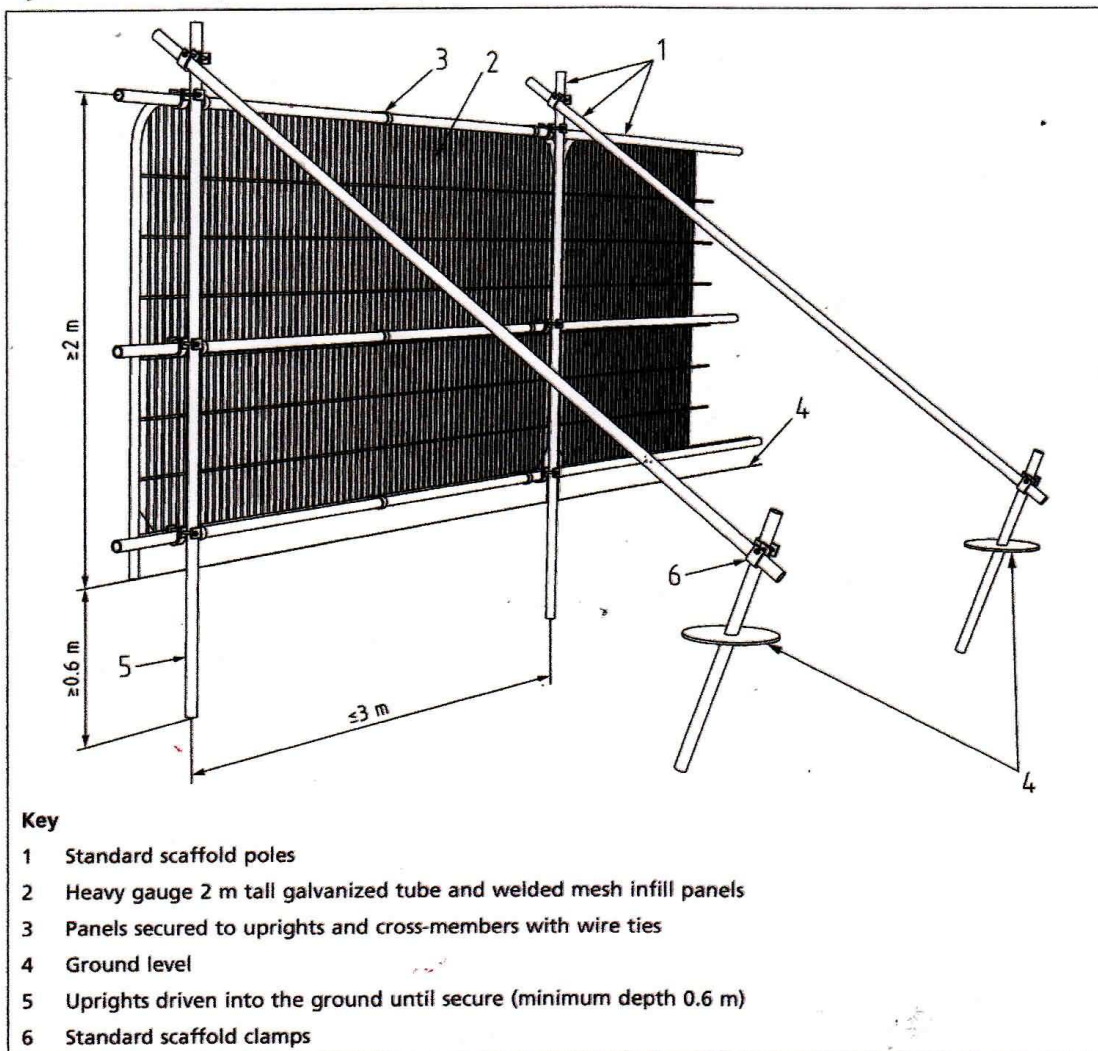
Arboricultural method statement.

The tree Protection plan shows the position of tree protection fences.

The areas enclosed by the fences are the self explanatory "construction exclusion zones". There will be no building activity including storage of materials within the CEZ.

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



Sequence of Events.

1. Remove the Bay, Yew, Cherry and adjacent shrubbery within the proposed building footprint.
2. Assemble tree protection fences in the positions shown on the tree protection plan. 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. Piling machinery will operate from within the basement footprint.
5. Carry out main building works. Existing service routes will be utilised.
6. Introduce topsoil to cover the lawned part of the basement lid.
7. Disassemble tree protection fences.
8. Reinststate lawns and carry out new plantings.

Tim Price. M.arbor.A