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Addendum Arboricultural Note (BS5837:2012)

Site:

59 Redington Road
London
NW3 7RP

Date of Report:

14th December 2015

Report Prepared by:

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1. Introduction

1.1 This report has been commissioned by Siaw Ltd to survey, assess and provide arboricultural assessment for the trees within the site, 59 Redington Road, London, NW3 7RP in relation to the proposed development as outlined within previous reports. Previous arboricultural consultation for the site has been provided by Geoff Bunyan Associates (GBA) with an Arboricultural Report (May 2009) and this addendum note provides an update of the information within the original tree schedule.

1.2 A site visit was conducted on Thursday 10th December 2015 to survey and assess the trees. The weather at the time of inspection was dry and overcast with mild temperatures.

1.3 A tree survey, report and recommendations have been compiled for 4 trees (T1-T4) surveyed within 59 Redington Road, London, NW3 7RP.

1.4 The details of the subject trees are set out in the tree survey table in *Appendix A*. The trees were surveyed on the date and time shown above and the tree survey assessment information for the trees describing size, condition and surroundings are found within this appendix.

1.5 Photographs of the trees can also be found in *Appendix C*.

1.6 This report and the opinions within it have been produced by Marcus Foster, a qualified Arboriculturist holding a National Diploma in Arboriculture, and the Arboricultural Association's Technicians Certificate as well as a degree in History and Society. Work experience within the industry includes work as a Contracts Manager for an Arboricultural Association Approved Company, a Local Authority Tree Preservation Officer and an independent Arboricultural Consultant.

2. Survey Details and Scope

2.1 The site survey included the 4 trees (trees T1-T4) as shown in the survey, *Appendix A*.

2.2 The trees were surveyed from ground level from within 59 Redington Road, London, NW3 7RP. The diameter of the trunks have been measured using a Diameter at Breast Height tape. The height of the trees have been estimated due to the mixed topography of the site.

2.3 The following information was recorded for each tree and is shown in the Tree Schedule included in *Appendix A*:

- Number: an identity number which cross-references locations shown on the plan in Appendix A with the schedule in Appendix B.
- Species: listed by common names
- Tree Height: height in metres (m)
- Tree Spread: spread in metres (m)
- Stem diameter: measured in millimetres (mm) and taken at 1.5m above ground level
- Age Class: Y (young); EM (early-mature); M (mature); OM (over-mature)
- Vigour: G (good); F (fair); P (poor); D (dead)
- Physiological Condition: G (good); F (fair); P (poor); D (dead)
- Structural conditions: Specific comments relating to each tree
- Preliminary Management Recommendations
- Estimated Remaining Contribution (years)
- BS5837 Category Grading
- Protection Distance (if applicable – BS5827: 2012)

2.4 The information contained within the report reflects the condition of the specimens examined at the time of the inspection. As the inspection was only visual no guarantee can be given concerning the condition of the wood at present in any of the trees inspected and furthermore that no future problems or deficiencies may arise.

2.5 Information recorded in the tree survey, *Appendix A* is expanded in the report findings and recommendations have been made in *Section 5*.

Tree Survey Summary

2.6 All trees have been surveyed in accordance with BS5837: 2012 'Recommendations for trees in relation to construction' (BS5837: 2012) and have been rated as follows:

Category 'A' trees

Trees of high quality with an estimated remaining life expectancy of at least 40 years. Trees have been categorised as 'A' trees for one of the following reasons:

- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

Within the Site Plan (Appendix B) those trees rated as 'A' category trees have a **green** outline as denoted within the site plan key.

Category 'B' trees

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees have been categorised as 'B' trees for one of the following reasons

- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

Within the Site Plan (Appendix B) those trees rated as 'B' category trees have a **blue** outline as denoted within the site plan key.

Category 'C' trees

Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Trees have been categorised as 'C' trees for one of the following reasons

- Arboricultural qualities - unremarkable trees of very limited merit
- Mainly landscape qualities
- Trees with no material conservation or cultural value

Within the Site Plan (Appendix B) those trees rated as 'C' category trees have a **grey** outline as denoted within the site plan key.

Category 'U' trees

Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Within the Site Plan (Appendix B) those trees rated as 'U' category trees have a **red** outline as denoted within the site plan key.

3. Survey Limitations

3.1 No soil excavations have been carried out.

3.2 This report only considers the trees and conditions at the time of inspection.

3.3 No invasive tools were used during this site survey.

3.4 It should be noted that vegetation including shrubs within this area have not been included in the survey and report.

3.5 This report is preliminary and further investigations may be required in order to reach firm conclusions and/or further recommendations for action.

4. Findings and Discussion

Site Survey Overview

4.1 There are 4 trees (T1-T4) located within close proximity of the proposed development within the site. Trees T1 - T4 have been surveyed and numbered as is depicted within the original site plan (*Geoff Bunyan Associates Arboricultural Report - May 2009*).

4.2 The trees surveyed are located within a Conservation Area within the London Borough of Camden. The proposed development has the potential to affect the trees in the following ways, as has been highlighted within the arboricultural report:

- **Potential excavations required for rear extension / development works in close proximity to the trees have the potential to cause damage**
- **Associated construction site activities which have the potential to cause long term damage to the trees and surrounding vegetation**
- **Compaction of the ground surrounding the trees during construction works**
- **The use of and storage of materials and chemicals on site during the construction process**

4.3 The trees have been surveyed taking into account the condition, general health and form. In addition they have been surveyed taking into account the amenity value that is offered in relation to both the landscape and surrounding buildings. The survey has also been undertaken with close reference to the British Standard Guidance, British Standard 5837: 2012 'Recommendations for trees in relation to construction', which addresses the juxtaposition between trees and structures.

Summary of findings

4.4 The tree survey that has been undertaken in order to update the original survey has shown similar results for all trees in the main attributes as follows:

- Height
- Spread
- DBH
- BS5837 (2012) appraisal and rating
- Vigour/vitality and form

4.5 The main points highlighted within the survey include as follows:

4.5.1 Tree T1 shows very similar attributes with continued occluding growth of the main cavity at the base of the tree. No works have likely been carried out since the tree survey was carried out in 2009.

4.5.2 Tree T2 shows declining health with significant deadwood and a sparse upper crown. The limited root flare and abrupt stem to ground level connection suggests a possible level change which is historic / not recent with a possible excess of soil on the root plate. The tree retains fair form but the condition does limit overall lifespan.

4.5.3 Tree T3 is a mature ornamental Cherry tree which has not likely changed within the past 6 years since the report in 2009 in relation to the form and structural integrity of the tree.

4.5.4 Tree T4 had been recently crown reduced in 2009 when the original survey was carried out. 5 years of maturing epicormic growth since have led to an re-established main crown which is also ivy / climber clad to 10 metres height.

5. Appendices

Appendix A

Tree survey (BS5837:2012)

**59 Redington Road
London
NW3 7RP**

59 Redington Road, London, NW3 7RP - BS 5837: 2012 Tree Schedule – December 2015

Tree No	Species	Ht (m)	DBH. (mm)	Sprd (m)	Age	Visual Cond.	Phys. Cond.	Comments / Structural condition	Preliminary Management Recomm.	Estimated Remaining (years)	BS 5837 Rating (2012)	RPA Distance (m)
T1	Oak	23	960	N: 7 E: 6 S: 6 W:5	M	G	F	Tree has cavity at base on west side - is significant but historic and good compensatory growth with strong occluding growth. Main stem initially leaning to the north - straightening at main union - 5-6m. Some cavities mainly occluded. Tree has open canopy relative to species with deadwood in mid - upper canopy. Good epicormic growth where light prunings have been made	Remove deadwood	40 years plus	B.1	11.5
T2	Oak	19	1040	N: 6 E: 5 S: 5 W:6	M / OM	F	F / P	Tree has limited root flare at base - possible level rise against main stem has taken place at some point in the past. Straight main stem to 6-7m with large pruning wounds particularly to the south where has been crown lifted over the garden. Significant storm damage / decay in main union at 5-8m which is occluding but compromises structural integrity of the tree. Sparse upper crown, reduced approx 5 years with moderate but sporadic re-growth; major deadwood throughout	Remove deadwood Selectively crown reduce remaining height and spread 15-20% to provide balanced and compact shape	20 years plus	C.1	12.5
T3	Cherry	8	280	N: 3 E: 4 S: 5 W:2	M	G	G	Tree has horizontal lateral form; generally structurally sound but suppressed from adjacent laurel	No action required at present	20 years plus	C.1	3.4
T4	Apple	11	500	N: 3 E: 3 S: 3 W:3	M	F	F	Large multi-stem specimen previously crown reduced approximately 5 years ago. Tree's form has been compromised by heavy crown reduction. Tree has strong epicormic growth; generally structurally sound	No action required at present	15-20 years	C.1	6.0

Appendix B

Site Photographs for:

**59 Redington Road
London
NW3 7RP**

*** Taken 10th December 2015**

B.1 Photograph of tree T1 within the rear garden of 59 Redington Road, London, NW3 - as viewed from south west to north east



B.2 Photograph of tree T1 within the rear garden of 59 Redington Road, London, NW3 - as viewed in a southerly direction



B.3 Photograph of tree T3 within the rear garden of 59 Redington Road, London, NW3 - as viewed in a southerly direction



B.4 Photograph of northern base of tree T2 within the rear garden of 59 Redington Road, London, NW3



B.5 Photograph of tree T3 within the rear garden of 59 Redington Road, London, NW3 - as viewed in a northerly direction



B.6 Photograph of tree T4 within the rear garden of 59 Redington Road, London, NW3 - as viewed in a south easterly direction



Appendix C: References

1. *BS5837: British Standard: Trees in relation to construction - Recommendations*, British Standard (2012)
2. *Principles of Tree Hazard Assessment and Management*, Lonsdale, D. (Department for Transport, Local Government and the Regions, 1999)
3. *The Body Language of Trees*, Mattheck, C. and Breloer, H. (HMSO, 1994)
4. *Trees in Britain*, Philips, R. (Pan Books, 1978).
5. *Diagnosis of Ill Health in Trees*, Strouts, R. and Winter, (TSO, 1994)
6. *NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)*, (November 2007)