



ARBORICULTURAL REPORT & IMPACT ASSESSMENT

PRE-DEVELOPMENT

Robert C Yates (Principal RGS)

December 2015

SITE : Land to rear of 1, Ellerdale Road, Hampstead

CLIENT : Mr. Jon McElroy

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A pre-development advisory document, broadly in accord with British Standard 5837 : 2012 'Trees in relation to Design, demolition & construction - Recommendations', designed to inform the conceptual design by highlighting the above and below ground arboricultural constraints in the context of a proposed development.

CONTENTS :

	Page Number
1.0 Terms of Reference	3
2.0 Survey Methodology	3
3.0 Site Overview / Design Brief.....	4
4.0 Summary of Findings & Conclusions.....	4
5.0 Arboricultural Impact Assessment.....	5
6.0 Recommendations.....	6
7.0 Statutory Obligations.....	7

Appendices

- 1. Proposed Site Plan / Tree Protection**
- 2. Table 1 B.S.5837**

1.0 Terms of Reference

- 1.1 We are instructed by Mark Knight (architect) of behalf of Mr Jon McElroy (client), to undertake a pre-development arboricultural impact assessment for a proposed garden house development to the rear of 1, Ellerdale Road, which is to be in line with B.S. 5837 : 2012 ‘Trees in Relation to Design, Demolition & Construction - Recommendations’.
- 1.2 Our report is required to assess the impact based on two scenarios, both relating to possible amendments to an extant planning approval (ref. 2012/6484/P) for a garden house on the site. Firstly, comprising a contiguous piled type foundation as opposed to a reinforced concrete wall, and secondly, comprising an additional basement level, also with contiguous piled foundation detail.
- 1.3 All trees relevant to the proposed development were inspected from ground level only and without gaining access to the adjacent land. Trees are dynamic living organisms, whose health and condition can be subject to rapid change, depending on a number of external and internal factors. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.
- 1.4 This survey and report has been completed by Robert C Yates, who holds the Arboricultural Association Technicians Certificate and the LANTRA award in Professional Tree Inspection. He is also a professional member of the Consulting Arborist Society and member of The Arboricultural Association.
- 1.5 This report, its appendices and any subsequent revisions or additional information, will form part of any formal planning applications or amendments in respect of this site, and as such will be open to public scrutiny and comment.

2.0 Survey Methodology

- 2.1 The tree/s have been assessed using the current recommendations, as detailed in British Standard 5837 : 2012 ‘Trees in relation to Design, Demolition & Construction – Recommendations’, in order to arrive at a Retention Category for each tree. A Root Protection Area (RPA) has been assigned to each tree, based on its stem diameter, which has then been used to produce a Tree Protection Plan (attached as appendix 1). For full details of the relevant assessment criteria and retention categories see Table 1 of B.S. 5837 (attached as appendix 2).
- 2.2 All individually surveyed trees have been given a notional identification i.e. T1. All collected survey data and work recommendations for the tree/s is presented in section 4.0 of this report. For the location of all trees see appendix 1 (Proposed Site Plan / Tree Protection).

3.0 Site Overview

- 3.1 The scope of the survey relates to only one tree, which is located in the rear garden of 83, Fitzjohn’s Avenue, and is immediately adjacent the application site. There are two additional trees, also on adjacent land, in the rear garden of 81, Fitzjohn’s Avenue; both of these are due to be removed following a previous Conservation Area consent notice from the LPA in 2011, hence no data has been collected for these trees.

4.0 Summary of Findings & Conclusions

- 4.1 The subject tree T1 is a mature common ash (*Fraxinus excelsior*) which is the subject of a tree preservation order – See Fig.1. It is approximately 22 metres in height, has a broadly symmetrical crown extending approximately 7 metres from the stem in all directions and a stem diameter of 700mm (estimated) – See Fig.2. It has good vitality and no obvious structural defects. We consider this tree of moderate quality with a life expectancy of up to 40 years in its current urban setting, hence a ‘B’ category.



Fig.1 Subject tree T1 as seen from Ellerdale Road, looking east

Fig.2 Base of T1 looking northwest

- 4.2 Based on its stem diameter and using the British Standard calculation method a Root Protection Area (RPA) of 222 sq.mtrs. would be the minimum requirement. Given the current built form and associated site constraints it is reasonable to both offset and re-configure this area to capitalise on the undeveloped land to the north and west of the tree – See appendix 1. This places the nearest point of the root protection area at 3.35 metres from the centre of the tree; at this distance any root severance associated with the construction works on the application site would be limited to non-structural roots i.e. *would not affect the stability of the tree*. In fact, the nearest that excavation work is likely to occur will be 5.0 metres from the centre of the tree.
- 4.3 A further consideration in regard to the proposed development is the common law right of abatement, whereby any landowner can legitimately undertake works to a neighbour's tree to prune back both overhanging branches and encroaching roots in order to abate a nuisance, providing they offer the arisings back to the tree owner. Whereas we are not suggesting that this type of drastic action would be necessary or indeed advisable in this context it remains a point of common law that potentially overrides the statutory tree protection in place, providing that any such work does not result in the decline, death or destruction of the tree.

5.0 Arboricultural Impact Assessment

- 5.1 Based on the proposed and approved site layout plans we have made the following assessments and conclusions:
- 5.1.1 Providing that no excavation works are undertaken within 3.35 metres of the base of tree T1 the impact upon the tree resulting from the development proposals will be negligible; the stability of the tree will not be compromised and the potential rooting area, although suffering a net loss, should remain sufficient to maintain the tree's health & vitality. *(The depth and type of foundation construction is largely irrelevant once intrusive excavation of any description of more than 350mm has taken place, since the majority of a tree's roots exist and function in the top 600mm of soil).*
- 5.1.2 Notwithstanding the above, any negative impact upon a tree as a result of unavoidable root severance can be adequately mitigated by careful treatment of such roots where they are greater than 25mm diameter – See section 6.0. *(The type of piled foundation proposed will effectively sever any obstructing roots as it progresses with only minor damage to roots; more conventional excavation/ground works have the capacity to shatter roots and thereby introduce soil/air borne pathogens).*

6.0 Recommendations

- 6.1 Although the type of foundation design that is proposed for the main structure would not facilitate a watching brief in respect of root treatment, any excavation works that take place at the west end of the site (see appendix 1 & Fig.3) should be undertaken under the direct supervision of the appointed arboriculturist, who can advise on the most appropriate methods of severing and/or protecting tree roots that may be encountered. Such advice cannot be given pre-emptively, but should be scheduled to coincide with commencement of the relevant ground works.

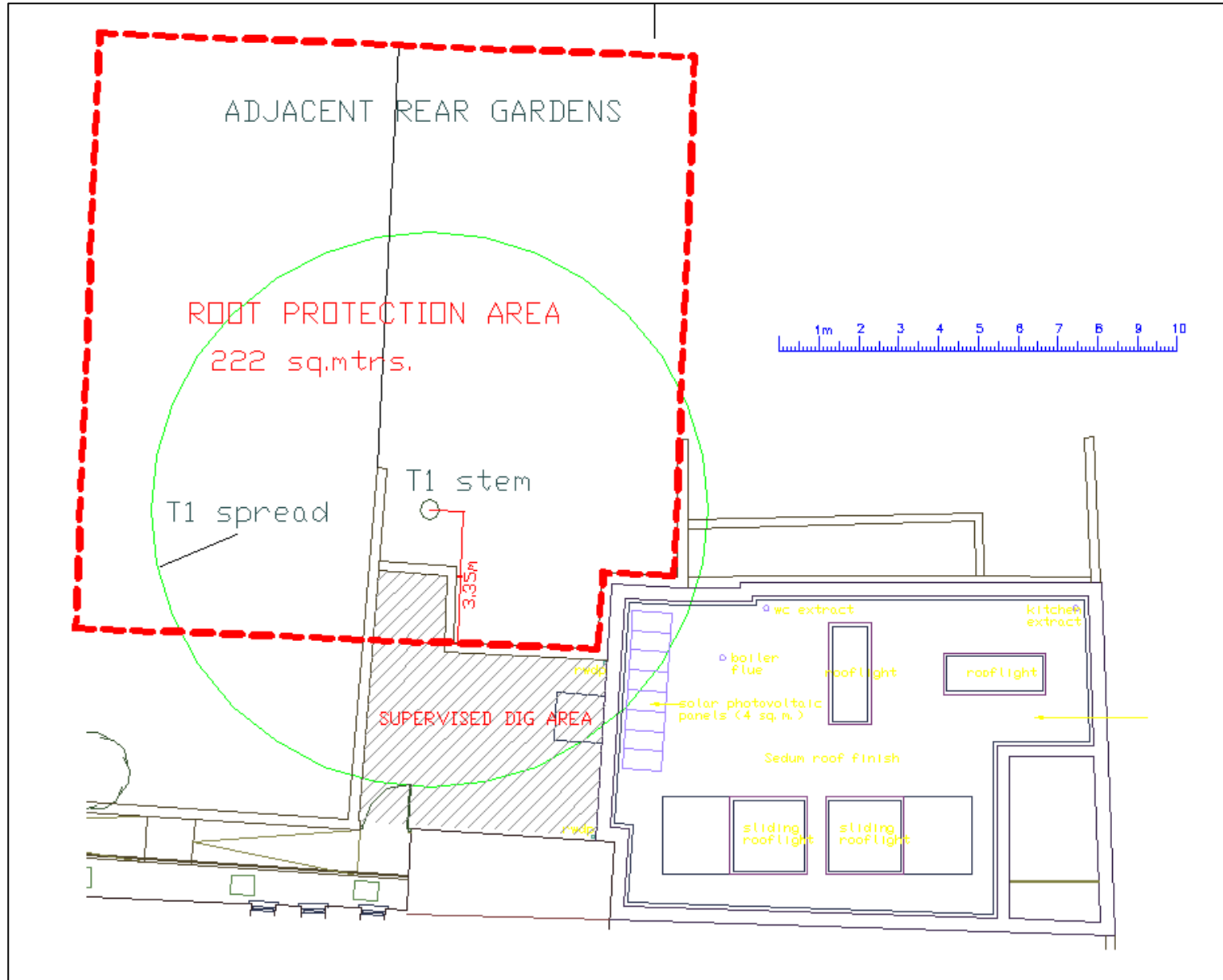


Fig.3 View of site, showing area in which arboricultural supervision will be required during any excavation or ground works i.e. within red line

7.0 Statutory Obligations

- Works to trees (including root pruning) which are covered by Tree Preservation Orders [TPOs] or are within a Conservation Area [CA] require permission or consent from your Local Planning Authority [LPA]. Full planning consent will override the need for a separate application.

APPENDIX 1 : Proposed site plan / Tree Protection – Garden House at 1, Ellerdale Road NW3 (Do not Scale)



Appendix 2

Table 1 : Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan																								
Trees unsuitable for retention (see Note)																												
Category U Those 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	<ul style="list-style-type: none"> • Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>			Dark Red																								
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:25%;"></th> <th style="width:25%; text-align: center;">1 Mainly arboricultural qualities</th> <th style="width:25%; text-align: center;">2 Mainly landscape qualities</th> <th style="width:25%; text-align: center;">3 Mainly cultural values, including conservation</th> </tr> </thead> <tbody> <tr> <td colspan="5">Trees to be considered for retention</td> </tr> <tr> <td> Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years </td> <td>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)</td> <td>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</td> <td>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</td> <td>Light green</td> </tr> <tr> <td> Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years </td> <td>Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation</td> <td>Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality</td> <td>Trees with material conservation or other cultural value</td> <td>Mid blue</td> </tr> <tr> <td> Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of 150mm </td> <td>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</td> <td>Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits</td> <td>Trees with no material conservation or other cultural value</td> <td>Grey</td> </tr> </tbody> </table>						1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	Trees to be considered for retention					Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Light green	Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid blue	Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey
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