THE ENVIRONMENT PARTNERSHIP

63 GOLDHURST TERRACE
SOUTH HAMPSTEAD, LONDON
ARBORICULTURAL IMPACT ASSESSMENT

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Executive Summary

1. TEP have been commissioned to undertake a tree survey of the grounds of 63 Goldhurst Terrace in South Hampstead in support of a full planning application for a basement extension. The site currently supports a three story property with a small basement and front and rear gardens.

2. 3 individual trees were recorded during the survey, all of which are in the rear garden on No. 63. Based on an objective assessment made in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations, these were valued are 1 Category B (moderate value), 1 Category C (low value) and 1 Category U (unsuitable) trees.

3. A site survey and desktop searches identified that no trees are subject to Tree Preservation Order but that the entire site lies within South Hampstead Conservation Area. There are no veteran trees and no ancient woodland on the site.

4. The capacity of trees to support roosting bats should be confirmed by an ecologist if works are proposed to tree T3 Arboricultural observations to inform this process are provided in Section 3.

5. 1 individual tree (T1) in poor condition would be removed to facilitate the proposed development. It will be possible to retain all other trees throughout the construction in accordance with BS5837:2012. T1 is displaying signs of progressive dieback and is likely to continue to decline even in the absence of development.

6. The two other trees in the curtilage of the rear garden can be retained without the need for physical protection as the incursion into their rooting area for machinery or material storage is precluded by the existing property. No impact on trees in adjacent gardens is anticipated.

7. The removal and replacement of tree T3 should be considered outside the current planning application due to poor structural condition and an increased risk of natural collapse. A Section 211 notice of the trees removal will need to be issued to the council as the tree is located within a Conservation Area.

8. Mitigation in the form of tree planting, if required, has the potential to result in a net increase in long-term tree cover and quality (estimated at 20 years post-construction). The planting of a single tree of small to medium size mature stature would be sufficient to replace lost values without reducing the usability of the overall garden space.

9. This report constitutes a valid basis for the evaluation of impacts on trees resulting from the proposed development for a period not exceeding 1 year. After this, it may be necessary to review survey data and conclusions to ensure reliability. Where the recommendations of this report have been followed, any future deterioration in tree condition may not be attributed to the development.

1.0 Introduction

1.1 TEP has been commissioned by Ground and Project Consultants Limited to conduct an arboricultural survey of land at 63 Goldhurst Terrace in South Hampstead, London. This report details the arboricultural impact of excavating and enlarging the existing property basement, subsequent mitigation recommendations and protective measures.

1.2 The survey was carried out in August 2016 by means of inspection from ground level by a qualified Arboricultural Consultant. Trees were assessed in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

1.3 Under the British Standard the assessment of trees is made objectively. The categorisation method identifies the quality and value of the existing tree stock.

1.4 The position of trees and vegetation have been estimated by TEPs surveyor on a supplied OS base plan using a combination of on-site measurements and aerial photography.

1.5 The nature of the soils on site was not assessed during the survey. The possibility of minor soil movement due to tree root activity cannot be discounted. Any apparent discrepancy in tree location or queries relating to the location of species within groups should be discussed with TEP prior to submission.

1.6 A total of 3 individual trees were surveyed and mapped[1]. All arboricultural information recorded during the survey is presented at Appendix A.

1.7 This report provides the results of the survey and includes the following:

- A schedule of all trees located on, or within influencing distance of the proposed development site (Appendix A);
- An assessment based on BS 5837:2012, of trees in terms of their potential value within any future development. On the basis of this assessment trees have been categorised into one of four categories: A, B, C or U (Appendices A & B);
- An assessment, based on BS 5837:2012, of the requirement for protection of trees during the construction phase (Section 6);
- Advice on removal, retention and management of trees (Sections 5 & 7);
- A Tree Constraints Plan detailing tree quality categories, canopy spreads and Root Protection Areas (RPA) for all trees surveyed (Drawing 1); and
- A Tree Removal and Protection Plan detailing the development proposals alongside trees to be retained and removed (Drawing 2).
- A reproduction of the existing and proposed floor plans, sections and elevations (Drawings 3 and 4)

[1] See Drawing 1: Tree Constraints Plan

2.0 The Site and Surroundings

2.1 Goldhurst Terrace is located in South Hampstead in the London Borough of Camden. No. 63 is a three story property with a small existing basement and front and rear gardens. Detail of the existing property is shown on Drawing 3 and is based on the Proposed Plans, Sections and Elevations drawing produced by Dig For Victory (drawing reference: E-01).

2.2 The surrounding area is predominantly residential with a high proportion of back gardens containing trees and woody vegetation. Tree growth in the smaller front gardens is less common but larger trees are present towards the northern and southern ends of Goldhurst Terrace.

Figure 1 Site location (red fill) and approximate boundary (OS Street View ® 1:10 000 scale)

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2.3 The survey area is flat throughout.

2.4 Weather conditions during the survey were dry with light cloud.

Development Proposals

2.5 The proposed application seeks planning permission for the excavation and enlargement of the existing basement to provide a single storey basement beneath the footprint of the building with an enlarged front lightwell and introduction of a rear lightwell. The final dimensions of the basement, including lightwells, would be 24.4m x 5.6m and it would have a depth of 2.5m at its deepest point.

2.6 The front and rear elevations would both include 2 windows within the lightwell. The proposal also includes an amended wall and railing to secure the front lightwell.

2.7 Detail of the proposals is shown on Drawing 4 and is based on the Proposed Plans, Sections and Elevations drawing produced by Dig For Victory (drawing reference: P-01).

3.0 Statutory Protection and Guidance

National Planning Policy Framework (NPPF)

3.1 The NPPF assumes protection of all ancient woodland and veteran trees unless it can be clearly demonstrated that the need for, or benefits of, development outweigh the loss. In this respect ancient woodland is defined as an area which has been wooded continuously since at least 1600 AD and a veteran as a tree of exceptional value for wildlife, in the landscape, or culturally because of its great age, size or condition.

3.2 On this site there are no ancient woodland or veteran trees.

Tree Preservation Orders & Conservation Area Designations

3.3 Where it is considered expedient to do so, local authorities can create Tree Preservation Orders (TPO) to protect the amenity value conferred to a location by a tree or group of trees. Where a TPO is in force, lopping, topping, felling, uprooting or wilful damage caused to a tree is prohibited and such actions may be prosecuted and incur an unlimited fine. Works to TPO protected trees must only be undertaken with the written consent of the local authority.

3.4 Section 211 of The Town and Country Planning Act 1990 (TCPA) relates to the preservation of trees in Conservation Areas. Under Section 211 anyone proposing to remove, uproot or destroy any tree within a Conservation Area is required to give the local planning authority six weeks' prior notice (a "section 211 notice"). During this period the Council may consider serving a Tree Preservation Order to prevent the proposed work from being undertaken.

3.5 Exceptions from the requirement to give a Section 211 notice are set out in The Town and Country Planning (Tree Preservation) (England) Regulations 2012. A person does not have to give the local planning authority six weeks' prior notice for, amongst other reasons, work to trees so far as such work is necessary to implement a planning permission (other than an outline planning permission).

3.6 Consultation was made with Camden Council on 11th August 2016 and Barry Dawson (Planning Technician) confirmed that none of the surveyed trees are covered by a TPO. The council's online mapping service has confirmed that No. 63 Goldhurst Terrace lies within South Hampstead Conservation Area.

Table 1 Features protected by TPO or Conservation Area designation

Tree survey reference	TPO reference	Conservation Area
T1, T2 and T3	None	South Hampstead

Protected Species – Bats

3.7 Mature trees often contain cavities, crevices and hollows, which are a potential habitat for roosting bats. Bats are afforded protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as under Schedule 2 of the Conservation of Species and Habitats Regulations 2010, and as such causing damage to a bat roost constitutes an offence.

3.8 A preliminary ground level appraisal of the wildlife habitat value of each tree was undertaken by a trained layperson as part of the arboricultural survey. Where observations incidental to the primary purpose of tree surveying have a possible interest to bats they recorded below. This information should not be treated as comprehensive bat survey. However, an arboricultural view on the likely internal structure of any cavity or crevice may usefully inform a ground based bat habitat assessment. The extent of any bat roost potential in trees should be determined by the project ecologist.

Table 2 Features of possible interest to bats

Tree survey reference	Feature/s of note
T3	Minor stem cavity and numerous vertical bark cracks that extend into the canopy.

3.9 If any works are to be carried out to trees identified in the table above, reference should be made to the results and recommendations of a competent bat assessment prior to commencement.

3.10 If the presence of a bat roost is suspected whilst undertaking works on any trees on site, operations must be halted until a licensed bat handler or ecologist can provide advice.

Protected Species - Birds

3.11 Trees are a potential habitat for nesting birds, which (as well as their nests and eggs) are protected under the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to intentionally or recklessly, damage or destroy an active nest or any part thereof.

3.12 Due to the suitability of the trees within the survey boundary for nesting birds, all tree work should ideally be undertaken outside the bird nesting season (March to August, inclusive).

3.13 If this is not possible then a detailed inspection of each tree should be undertaken by a qualified ecologist immediately prior to the arboricultural works. Should an active nest be found (being built, containing eggs or chicks), any work likely to affect the nest must be halted until the nest becomes inactive.

4.0 Tree Population

4.1 3 individual trees (T1-T3) were recorded within influencing distance of the site. A schedule of all trees in terms of species, condition, age, management recommendations and BS 5837:2012 quality categories is provided at Appendix A.

4.2 Tree T1 is a middle-aged plum tree in poor physiological and structural condition. It exhibits twiggy dieback throughout the canopy and has a top-heavy appearance due to unsympathetic pruning of the lower crown.

4.3 Tree T2 is a middle-aged sycamore estimated to in the region of 50 years of age. It is the best quality tree in the garden exhibiting no significant visible defects. It has good crown heath and has responded well to past pruning with the development of new wood to seal the pruning wounds.

Figure 2 Top-heavy form of tree T1

4.4 Tree T3 is a horse chestnut in impaired structural condition. It has a shallow stem cavity extending from 0.5m to 2.5m and further multiple bark cracks and fissures on the stem and scaffold branches. A large individual fungal bracket is visible on a primary branch at around 5m and is likely to be a juvenile *Polyporus squamosus* fruit body. The decay associated with this pathogen is commonly restricted to a small area of wood but extensive decay can occur when contiguous areas become infected from multiple or large wounds, such as is the case in this instance. It is therefore reasonable to conclude that the presence of this fungi (if confirmed) increases the likelihood of future branch shedding or complete stem failure.

4.5 Tree and group locations, their quality categories and canopy spreads are shown on Drawing 1.

Figure 3 View north at tree T2

Figure 4 Longitudinal stem cavity on tree T3

Tree Quality Categorisation

4.6 Under BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations, trees and groups are objectively assigned a quality category to quantify their value within any future development. The table below contains a summary of the categories presented in the British Standard. The full table has been reproduced at Appendix B.

Table 3 Summary of BS 5837 tree quality categorisation criteria

Category A	Trees of high value including those that are particularly good examples of their species and/or those that have visual importance or significant conservation or other value
Category B	Trees of moderate value including those that do not qualify as Category A due to impaired condition and/or those that collectively have higher value than they would as individuals; also trees with material conservation or other value
Category C	Trees of low value including those with very limited merit or impaired condition; trees offering transient or temporary landscape benefits
Category U	Trees with irremediable defects and anticipated early loss due to collapse; dead trees or those in immediate decline and those with infectious pathogens that threaten other trees

5.0 Impacts of the Proposed Development

5.1 This section describes the number and quality of trees that would be removed in order to facilitate the development proposals, and those that can be retained. This is the result of an assessment based on the proposed site plan.

Table 4 Arboricultural impacts by quality category[2]

	Category A	Category B	Category C	Category U	Hedge
Features that would be retained	-	T2	T3	-	-
Total	**0**	**1**	**1**	**0**	**0**
Features that would be removed	-	-	-	T1	-
Total	**0**	**0**	**0**	**1**	**0**

5.2 1 individual tree would be removed to facilitate the development proposals. It is a middle-aged plum tree in poor condition growing approximately 3m away from the existing rear elevation of the property. It exhibits twiggy dieback throughout its canopy and has an asymmetric crown due to past pruning. In the absence of development it is anticipated that this tree would continue to decline and decrease in value. Its removal is required to accommodate the underground excavation of the basement and the creation of the rear lightwell which would be created approximately 1m from the trees stem.

5.3 The two other trees in the curtilage of the rear garden can be retained without the need for physical protection as the incursion into their rooting area for machinery or material storage is precluded by the existing property. The removal and replacement of tree T3 should be considered outside the current planning application due to poor structural condition and an increased risk of natural collapse. A separate Section 211 notice should be issued to the council as the tree is located within a Conservation Area.

5.4 No impact on trees in adjacent gardens is anticipated.

Where planning permission is granted, the retention schedule shown above and on Drawing 2 would normally form a part of that permission. Any change to this schedule may therefore require an application to vary the consent.

[2] See Appendix 1, Arboricultural Survey Data for sub-categories

6.0 Tree Protection Requirements

6.1 The following information sets out the primary considerations in determining the requirement for tree protective measures and in the assessment of development impact.

Root Protection Areas

6.2 As per BS 5837:2012, the Root Protection Area (RPA) is calculated using each tree's diameter at 1.5 metres[3] and represents the minimum area around each tree that must be left undisturbed to ensure its survival.

6.3 Tree roots typically spread two times the width of the crown, although this figure may be significantly increased for certain species and where specific ground conditions are present. The majority of tree roots are found in the top 600mm of soil and most of the fine roots that absorb water and nutrients are found close to the surface.

6.4 The morphology of roots is influenced by past and present site conditions (including roads, buried structures and underground services), soil type, topography and drainage. This means that a tree's roots may not be uniform in extent and the RPA may not be a circular area centred on the tree stem.

6.5 On this site, the only visible structure likely to affect root growth is the patio adjacent to tree T1. Roots are unlikely to be completely absent underneath such surfaces but where unfavourable conditions exist, growth will certainly be impeded.

6.6 The RPA has been adjusted or offset where appropriate to most accurately represent the likely spread of roots for each individual tree[4].

Ground Contamination

6.7 Storage areas for liquids such as fuels, oil or paint should not be located within 10m of any tree due to the risk of soil contamination caused by accidental spillage.

6.8 Particular care must be taken when working on or close to sloping ground to avoid unintentional runoff into the rooting area of retained trees.

Underground Utility Issues

6.9 No utility drawings were provided and no assessment has been made of the juxtaposition of tree roots and the likely location of new services. It has been presumed for the purposes of this report that all utilities will be installed outside of the Root Protection Areas (RPA) shown on Drawing 1.

6.10 Where the installation of services within the RPA of retained trees is unavoidable, appropriate work methods will be required to ensure the safe long-term survival of those trees. This process will require additional consultation with a qualified Arboricultural Consultant and is likely to be more expensive than conventional trench installation.

[3] Refer to Appendix A for RPA area calculations
[4] See Drawing 1 for RPA shapes

Ground Level Changes

6.11 A rise or reduction in soil level can have major implications on the longevity and health of the trees. Minor changes (up to 100mm) can be tolerated in some cases but is heavily dependent on tree species, condition and growing environment.

6.12 Existing ground levels within the Root Protection Area or retained trees should be maintained. The advice of a qualified Arboricultural Consultant should be sought if level changes are required.

Drainage & Storm Water Run-off Issues

6.13 Drainage and storm water run-off requires due consideration to prevent excessive and/or polluted run-off into the rooting area of trees to be retained.

6.14 The maintenance of existing water bodies and hydrology patterns will also be required where this relationship is important to tree health. On this site no significant disruption to existing drainage and hydrology patterns in relation to trees is anticipated.

7.0 Recommendations

Tree Work

7.1 In addition to the proposed removal of tree T1 to facilitate development the future removal and replacement of tree T3 should also be considered. In its current condition this horse chestnut represents an increased risk of failure with the potential to harm the occupants of No.63 Goldhurst Avenue and the adjacent gardens should it do so. The suspected fungal infection by *Polyporus squamosus* further compounds this situation. As the tree is located in a Conservation Area, a separate Section 211 notice should be issued to the council prior to any works being undertaken.

7.2 All tree surgery work should be carried out by a qualified contractor in accordance with British Standard 3998:2010 Tree work – Recommendations.

Mitigation for the removal of trees

7.3 The National Planning Policy Framework (NPPF) is a material consideration in the planning process and promotes a presumption in favour of sustainable development. In terms of the natural environment, development should minimise impacts on biodiversity and provide a net gain in biodiversity where possible.

7.4 In respect of trees, a sustainable development will be one whereby the total number, value or function provided by trees is maintained or increased or where the long-term prospects of the existing tree stock can be substantially improved. Net gains in biodiversity may be demonstrated where the number of tree species, variety of tree ages or range of niche habitats can be increased. Native, old, large or dead trees are likely to have a relatively significant impact on a scheme's environmental credentials, as will the connectivity of trees, hedges and woodland.

7.5 1 tree would be removed to as part of the development proposal. Mitigation for the loss of amenity and associated habitat, should it be required, is recommended to take the form of replacement tree planting.

7.6 Due to size, location and condition of the tree being removed, the planting of one replacement tree will adequacy replace lost values without compromising the usability of the garden space.

7.7 Species choice should be made with consideration to ultimate size and form for the space available. Most common fruit trees would be appropriate should replication of the existing species and contribution be desirable.

7.8 Aftercare is vital to the survival of newly planted trees. Provision should be made for a minimum of two years' maintenance of newly planted trees and include watering, formative pruning and the checking of tree ties and stakes.

7.9 It is the recommendation of this report that mitigation in the form of tree has the potential to result in a net increase in long-term tree cover and quality (estimated at 20 years post-construction).

7.10 The extent of mitigation planting will ultimately be determined in agreement with the LPA.

Post Construction Tree Care

7.11 Hazard recommendations are based on observations at the time of survey. Trees are dynamic living organisms whose structure is constantly changing. Even those in good condition can suffer from damage or stress. Following site development, regular (annual or biennial) inspections of all retained trees should be undertaken by a qualified Arboricultural Consultant.

APPENDIX A: Arboricultural Survey Data

APPENDIX 1: Arboricultural Survey Data Sheets

Surveyor Michael Bennetto
Date 15.08.16
Town West Hampstead
Site 63 Goldhurst Terrace
Dwg Ref D5957

Ref	Species	Height	Stem Dia.	No. of stems/ individuals	Crown Spread North	Crown Spread South	Crown Spread East	Crown Spread West	Height of Lowest Branch	Direction of Lowest Branch	Maturity	Condition	Comments on form, condition, health and significant defects	BS5837 Tree Quality Assess.	Radius of RPA guide circle	BS5837 RPA Area	Management Recommendations	Estimated Remaining Contribution	TPO
		(m)	(mm)	arising below 1.5m	(m)	(m)	(m)	(m)	(m)		Young, Middle Age, Mature	Good, Fair, Poor, Veteran		A,B,C,U (1,2,3)	(m)	(m2)		Long, Medium, Short	Y/N
Trees																			
T1	Plum	6.0	160	1.0	2.0	2.5	2.0	3.0	2.5	W	Young to Middle Age	Poor	Minor dieback throughout upper crown. Asymmetric canopy with poor growth habit.	U	0.0	0.0		Short	N
T2	Sycamore	17.0	550	1.0	5.5	5.5	5.5	6.0	6.0	E	Middle Age	Good	Previously crown raised and reduced. good wound wood growth. Generally good form with some small crossing branches. No significant visible defects.	B,2	6.6	136.8		Medium	N
T3	Horse chestnut	17.0	860	1.0	7.0	6.0	6.0	7.0	4.0	E	Mature	Fair	Stem bifurcation at 4m. Main stem and primary limbs have exposed sapwood with vertical cracks in the bark. Tight union where stem bifurcates. Bracket fungus observed on northern primary limb. Multiple nests in the canopy.	C,2	10.3	334.6	Consider removal and replanting before the tree becomes unsafe. A section 211 notice will be required prior to any works being undertaken as the tree is in a Conservation Area.	Short	N

APPENDIX B: Survey Method

APPENDIX B: SURVEY METHOD

The survey of trees is conducted from ground level only. The nature of the soils on site is not assessed.

Trees are dynamic living organisms with a constantly changing structure; even trees in good condition can suffer from damage or stress. The information recorded is presented as being correct at the time of survey.

The following features of each tree, group of trees or wood may have been recorded in the Arboricultural Survey Data Sheets at Appendix 1.

Species The common name is given. The Latin name may also be given if further clarification is required.

Height Top height of tree recorded in metres.

Stem Diameter For single-stemmed trees the measurement is taken at 1.5 metres above ground level and recorded in millimetres.
For multi-stemmed trees an average all stems measured at 1.5m above ground level is used.
For tree groups a range from minimum to maximum diameters is provided based on measurements taken using one of the aforementioned methods.

No. of Stems A count of stems arising below a height of 1.5 metres.

Crown Spread The N, S, E and W branch spreads are recorded in metres to provide a representative crown shape.

Height of Lowest Branch
Crown clearance above ground level recorded in metres.

Direction of Lowest Branch
The direction of growth of the first significant branch from the point of attachment.

Maturity

Young	Trees that can reasonably be relocated or replaced like for like, without undue cost;
Middle Age	Trees in the established growth stage of their life with the potential to continue increasing in size;
Mature	Trees that have reached their ultimate size, given their location and surroundings;

Condition **Good, Fair, Poor.** An overall assessment of a tree's physiological and structural state in which factors that may increase its susceptibility to the effects of development are taken into account.

Veteran. Trees that are in such a condition as to significantly increase their biological, cultural or aesthetic value. This is characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Comments A brief evaluation and description of the tree with comments on form, vitality, health and any significant defects or symptoms of ill-health.

BS 5837 Tree Quality Assessment
The tree quality assessment is based on Table 1 of BS 5837:2012 (See below). Four categories (A, B, C and U) are used to denote tree quality (A= High, B = Moderate, C = Low, U= Unsuitable for retention). Subcategories (1-3) denote the specific function value of the trees and the reasoning behind the allocation of a specific category (the subcategories may be used in combination but do not accumulate collective weight).

Root Protection Area (RPA)
The RPA is allocated to ensure that a sufficient area is left undisturbed during development. It is provided as an area (m^2) and as the radius of a circle (m) typically plotted from the centre of the stem.

The RPA is calculated using a mathematical equation included in BS 5837:2012 (Section 4.6 and Table D.1) and is based on a trees stem diameter. In some cases the RPA may need to be adapted to best reflect the likely area and position of roots required to ensure survival; this may be based on criteria such as the tree's condition, species, crown spread and any barriers to growth. Any alteration must be justifiable but is made at the Arboricultural Consultants discretion.

Recommendations
Recommendations for arboricultural works, etc. are based on the **current** land use, and take into account the tree or group attributes without bias to the proposed development.

Estimated Remaining Contribution
An estimation of the life expectancy as healthy functioning tree. This will be influenced by species and the condition of the tree at the time of survey.

Long	> 40 years
Medium	20 – 40 years
Short	less than 20 years

APPENDIX B: SURVEY METHOD

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	• 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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.*			See Table 2
	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)	See Table 2
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	See Table 2
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	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	See Table 2

British Standards Institute (2012) *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.* p.9

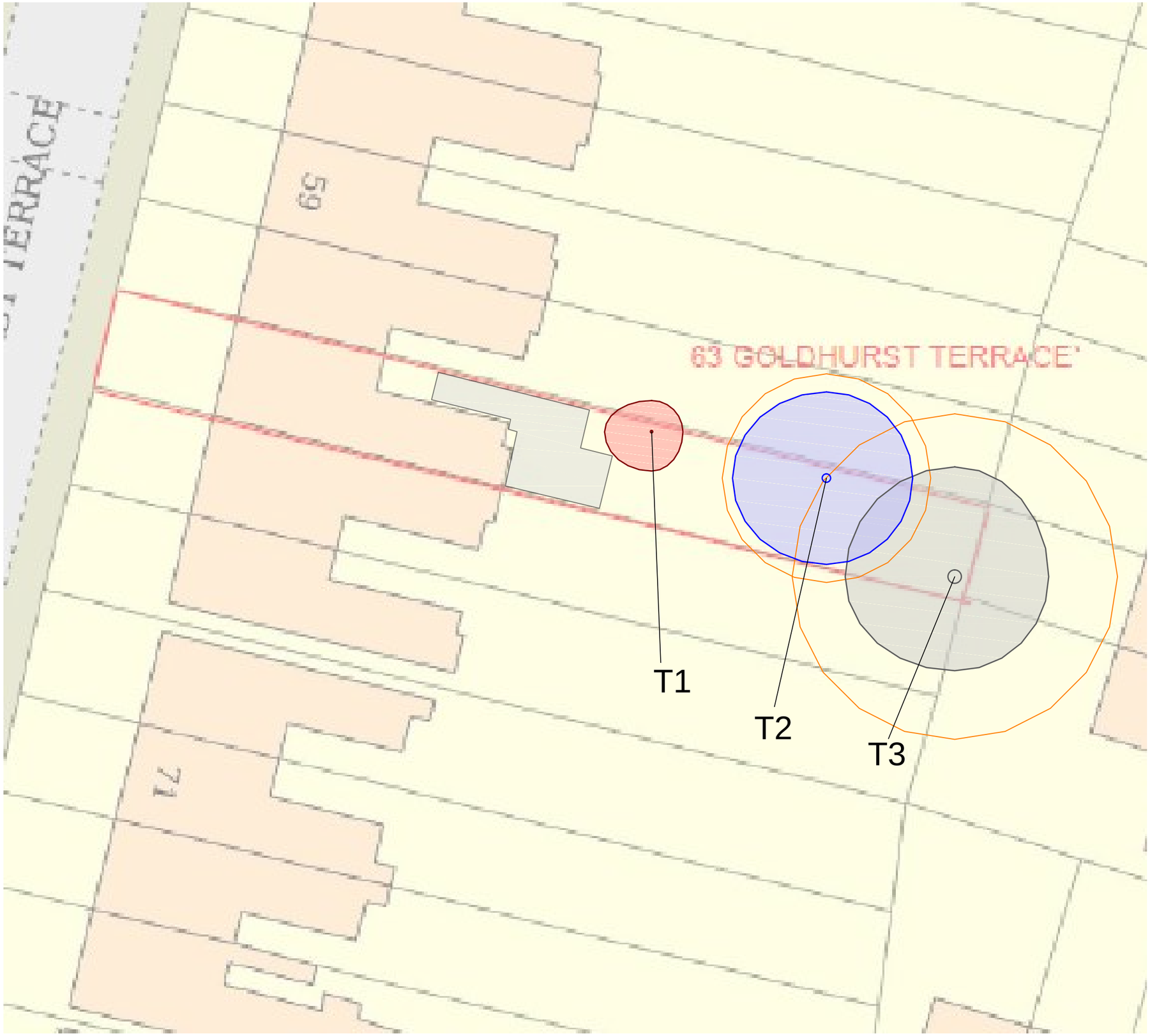
NOTES:

All young trees are assessed as quality category ‘C’ but this does not preclude their retention within a development.

For hedges the height, canopy spread and number of stems is recorded but they are not assigned a quality category.

DRAWINGS

Drawing 1 – Tree Constraints Plan
Drawing 2 – Tree Removal and Protection Plan
Drawing 3 – Existing Floor Plan
Drawing 4 – Proposed Floor Plan



KEY

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T1 Individual trees

Root Protection Area (RPA)

Indicative location of existing ground floor extension

Survey Boundary

NOTE: All trees plotted in approximate locations

Tree Categorisation

(Tree quality assessment based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

Category B
(Moderate quality)

Category C
(Low quality)

Category U
(Unsuitable for retention)

NOTE: This drawing should be read in conjunction with the respective Arboricultural Data Sheets (Appendix 1).

Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

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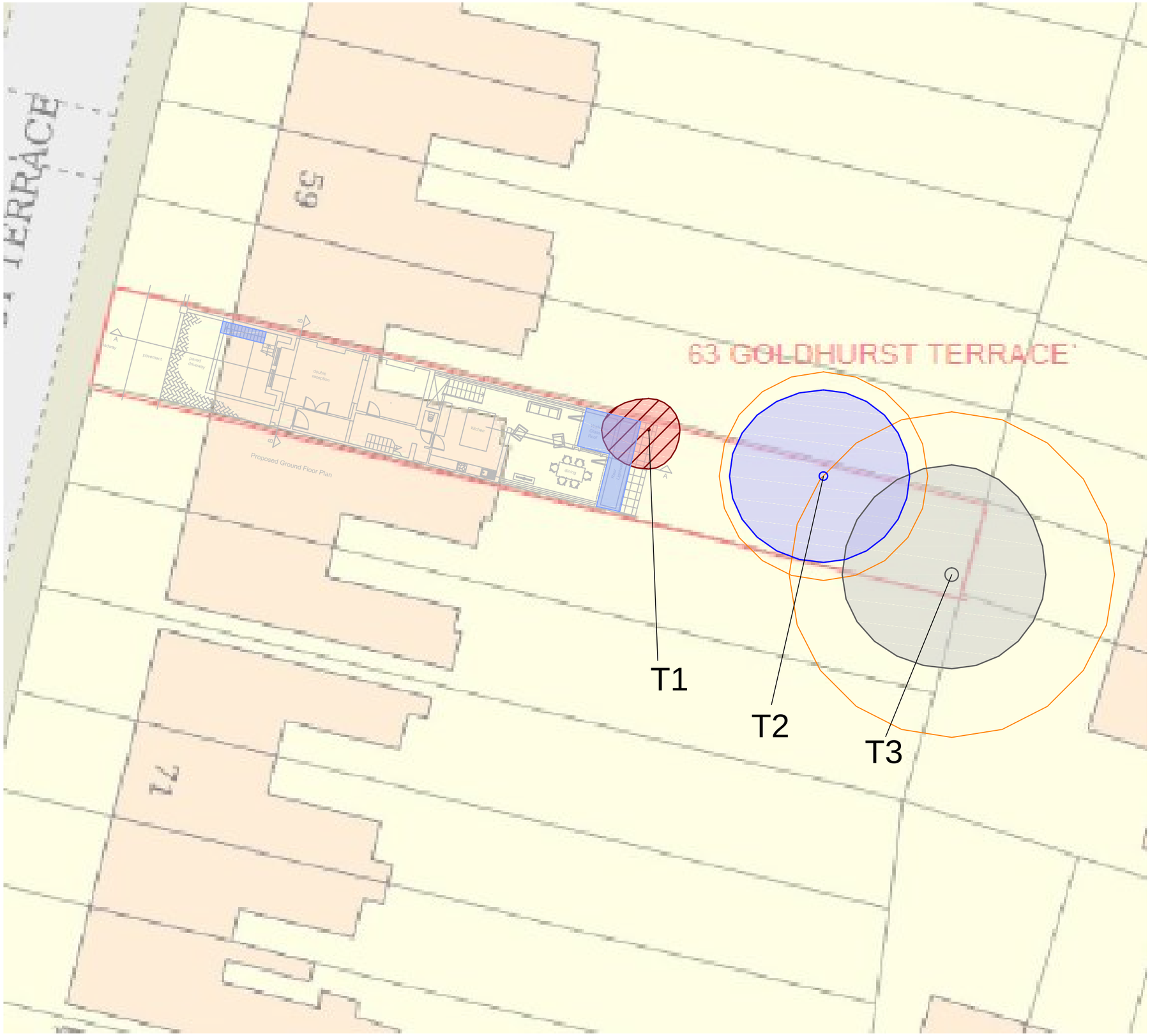
Project
63 Goldhurst Terrace, West Hampstead
Arboricultral Impact Assessment

Title
Drawing 1: Tree Constraints Plan

Drawing Number
D5957.001

Drawn	Checked	Approved	Scale	Date
ML	MCB	JGS	1:250 @ A3	15/08/2016



KEY

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T1 Individual trees

Indicative location of proposed basement elements

Survey Boundary

NOTE: All trees plotted in approximate locations
(Features not shown on topo)

Trees to be retained

(Tree quality assessment based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

Category B
(Moderate quality)

Category C
(Low quality)

Category U
(Trees with existing or potential conservation value)

Trees to be removed

(Tree quality assessment based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

Category B
(Moderate quality)

Category C
(Low quality)

Category U
(Unsuitable for retention)

NOTE: This drawing should be read in conjunction with the respective Arboricultural Data Sheets (Appendix 1).

Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
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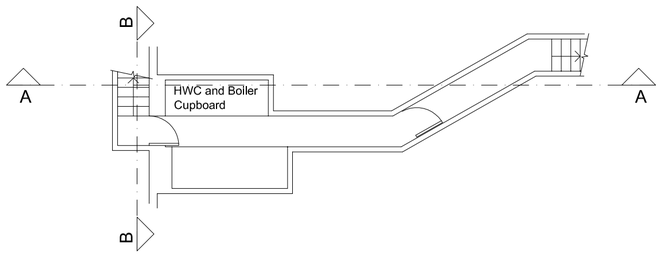
Project
63 Goldhurst Terrace, West Hampstead
Arboricultral Impact Assessment

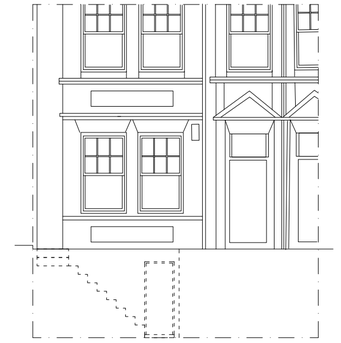
Title
Drawing 2: Tree Removal Plan

Drawing Number
D5957.002

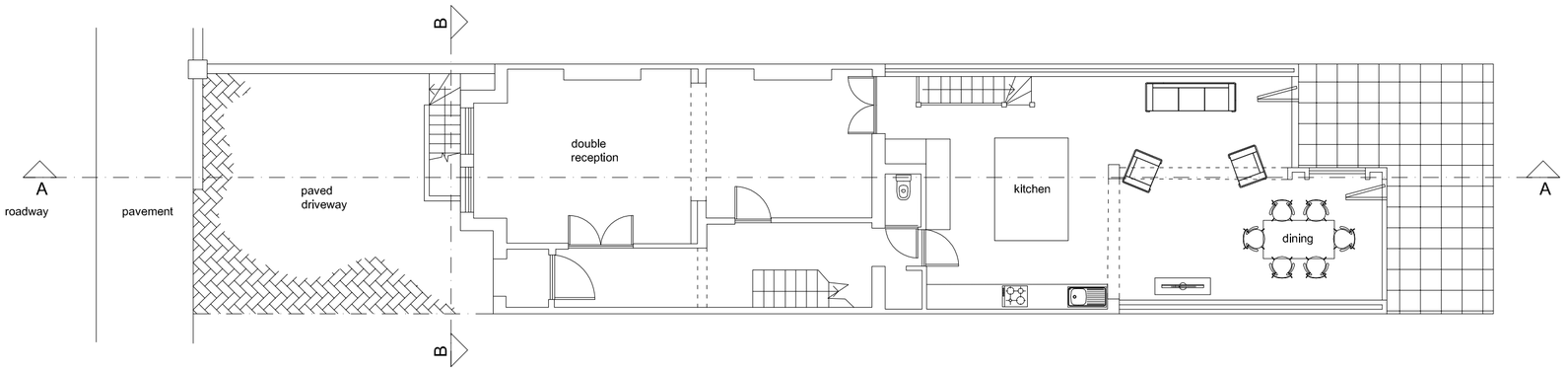
Drawn	Checked	Approved	Scale	Date
ML	MCB	JGS	1:250 @ A3	15/08/2016



Existing Basement Plan

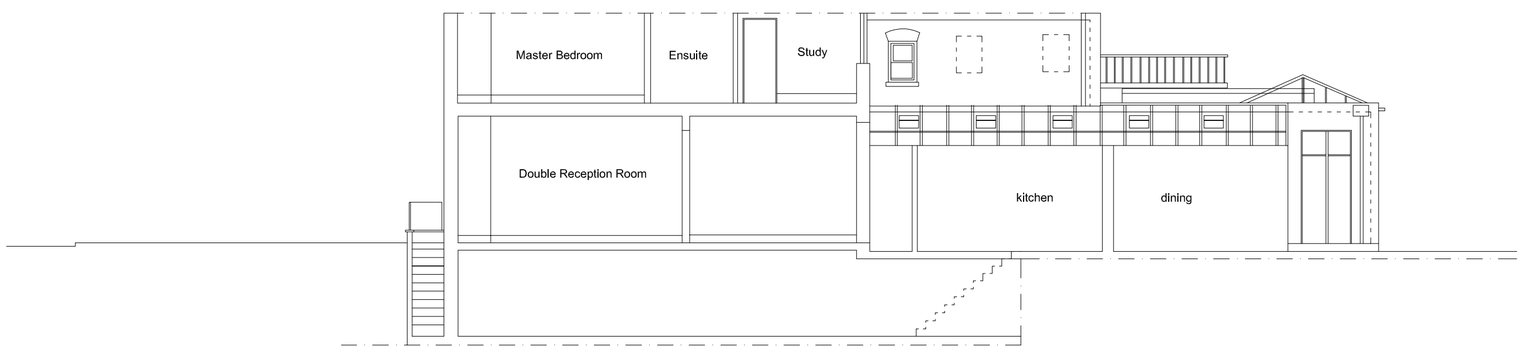


Existing Front Elevation

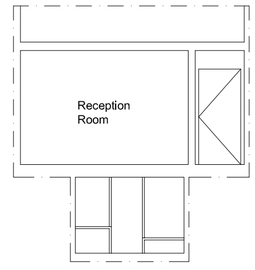


Existing Ground Plan

Existing Rear Elevation



Existing Section A-A



Existing Section B-B

0 1 2 3 4 5 6 8 10m

1:100

DIG FOR VICTORY

PROJECT
63 GOLDHURST TERRACE
LONDON, NW6 3HB

REF
63GT

DATE
OCTOBER 2014

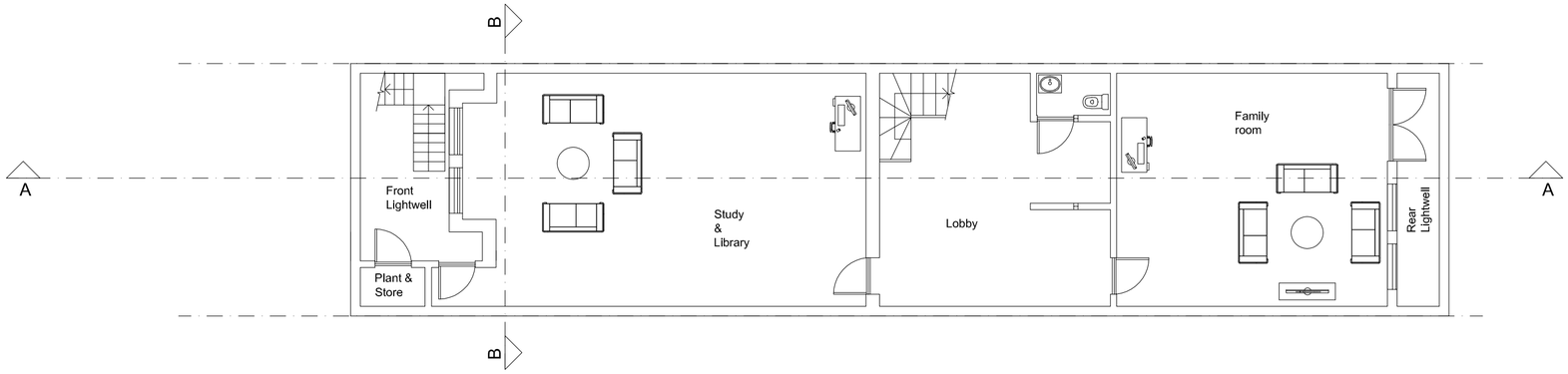
DRAWING TITLE
EXISTING PLANS, SECTIONS AND ELEVATIONS

DRAWING NUMBER
E-01

SCALE
1:100 @ A2

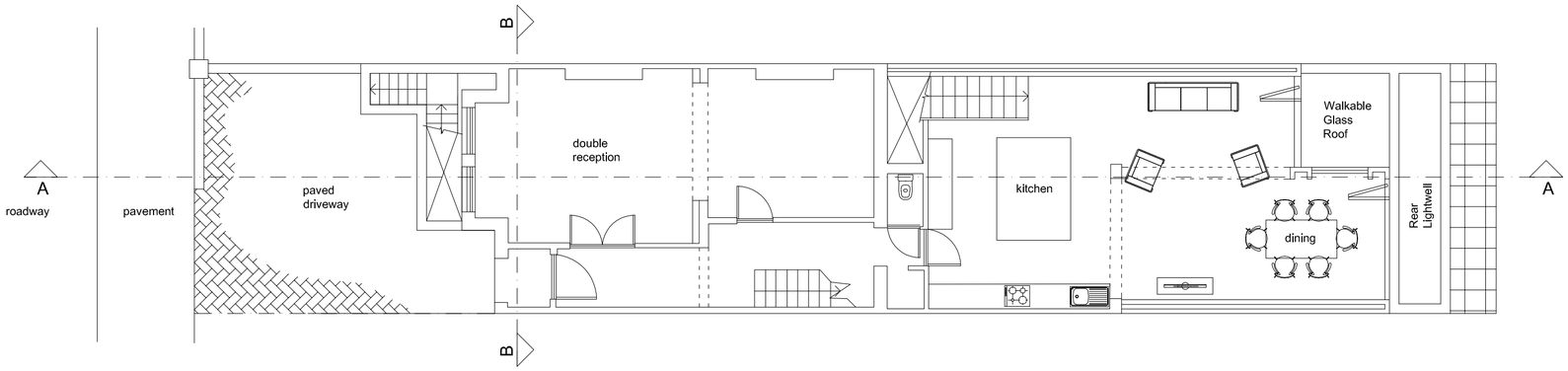
REV
-

A2



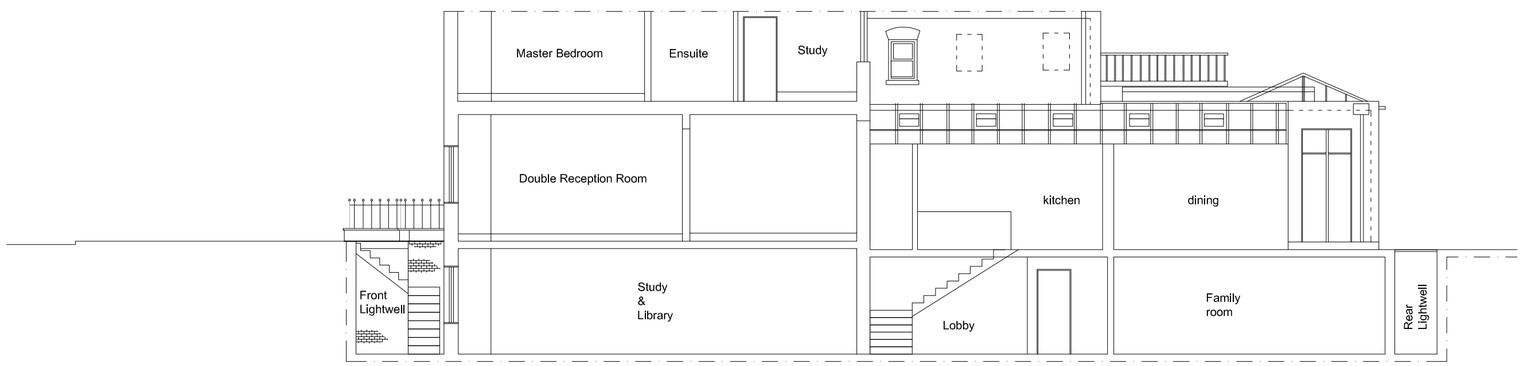
Proposed Basement Plan

Propsed Front Elevation

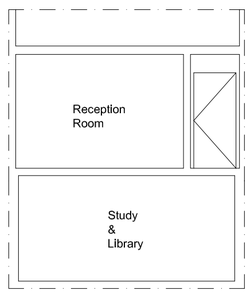


Proposed Ground Floor Plan

Proposed Rear Elevation



Proposed Section A-A



Proposed Section B-B

0 1 2 3 4 5 6 8 10m

1:100

DIG FOR VICTORY

PROJECT	DRAWING TITLE
63 GOLDHURST TERRACE LONDON, NW6 3HB	PROPOSED PLANS, SECTIONS AND ELEVATIONS
REF	DRAWING NUMBER
63GT	P-01
DATE	SCALE / REV
OCTOBER 2014	1:100 @ A2 / -

A2

THE ENVIRONMENT PARTNERSHIP

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