Appendix 6 Arboricultural Report

Landmark Trees

ARBORICULTURAL IMPACT ASSESSMENT REPORT:

20 Crediton Hill

London

NW6 1HP

REPORT PREPARED FOR:

Predrag Maric

20 Crediton Hill

London

NW6 1HP

REPORT PREPARED BY

Adam Hollis

MSc ARB MICFor FArbor A MRICS C Env

Ref: PWA/20CRE/AIA/01b

Date: 7th November 2016

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Appendices

Caveats

This report is primarily an arboricultural report. Whilst comments relating to matters involving built structures or soil data may appear, any opinion thus expressed should be viewed as qualified, and confirmation from an appropriately qualified professional sought. Such points are usually clearly identified within the body of the report. It is not a full safety survey or subsidence risk assessment survey. These services can be provided but a further fee would be payable. Where matters of tree condition with a safety implication are noted during a survey they will of course appear in the report.

A tree survey is generally considered invalid in planning terms after 2 years, but changes in tree condition may occur at any time, particularly after acute (e.g. storm events) or prolonged (e.g. drought) environmental stresses or injuries (e.g. root severance). Routine surveys at different times of the year and within two - three years of each other (subject to the incidence of the above stresses) are recommended for the health and safety management of trees remote from highways or busy access routes. Annual surveys are recommended for the latter.

Tree works recommendations are found in the Appendices to this report. It is assumed, unless otherwise stated ("ASAP" or "Option to") that all husbandry recommendations will be carried out within 6 months of the report's first issue. Clearly, works required to facilitate development will not be required if the application is shelved or refused. However, necessary husbandry work should not be shelved with the application and should be brought to the attention of the person responsible, by the applicant, if different. Under the Occupiers Liability Act of 1957, the owner (or his agent) of a tree is charged with the due care of protecting persons and property from foreseeable damage and injury.' He is responsible for damage and/or nuisance arising from all parts of the tree, including roots and branches, regardless of the property on which they occur. He also has a duty under The Health and Safety at Work Act 1974 to provide a safe place of work, during construction. Tree works should only be carried out with local authority consent, where applicable.

Inherent in a tree survey is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk, such risks being commonly accepted if the associated benefits are perceived to be commensurate.

Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits. It will be appreciated, and deemed to be accepted by the client, that the formulation of recommendations for all management of trees will be guided by the cost-benefit analysis (in terms of amenity), of tree work that would remove all risk of tree related damage.

Prior to the commencement of any tree works, an ecological assessment of specific trees may be required to ascertain whether protected species (e.g. bats, badgers and invertebrates etc.) may be affected.

Tree Constraints & Protection Overview

Client:	Predrag Maric	**Case Ref:**	PWA/20CRE/AIA/01b
Local Authority:	Camden Council	**Date:**	07/11/2016
Site Address: 20 Crediton Hill, London NW6 1HP			
Proposal: Construction of new Lower Ground Floor under the area of the Existing Building at Upper Ground Level			

Report Checklist	**Y/N**		**Y/N**
Arboricultural constraints on site	Y	Trees removal proposed	Y
Tree Survey	Y	Topographical Survey	Y
BS5837 Report	Y	Conservation Area	Y
Tree Preservation Orders	N/K		
Tree Protection Plan:	N/a	(Include in future method statement)	
Tree Constraints Plan:	Y		
Arboricultural Impact Assessment:	Y		

Site Layout

Site Visit	Y	Date: 09/09/16		Access Full/Partial/None	F
Trees on Site			N	Off-site Trees	Y
Trees affected by development			N	O/s trees affected by development	N
Tree replacement proposed:			N/a	On or off-site trees indirectly affected by development	N

Trees with the potential to be affected

Existing building has 2.2 m deep existing continuous concrete foundations along extent of rear wall, which have been in place since 1986. The new LGF is proposed under existing upper ground floor; thus minimising the potential of any impacts to the RPAs of trees on the adjoining sites.

The category C T1 and T5a and the category U T5 (all located on the adjoining sites) are recommended for felling on the grounds of sound husbandry. This is considered a very low impact considering the limited public visibility and physical defects they exhibit.

Comments

Recommended works for 5 trees on adjoining sites including monitoring for structural damage to rear boundary wall owned by applicant from T2.

Recommendations

1	Proposal will mean the loss of important trees (TPO/CA)	N
2	Proposal has sufficient amelioration for tree loss	N/a
3	Proposals provide adequate tree protection measures	Y
4	Proposal will mean retained trees are too close to buildings	N
5	Specialist demolition / construction techniques required	N
6	The Proposal will result in significant root damage to retained trees	N
7	Further investigation of tree condition recommended	N

RPA= Root Protection Area
TPP= Tree Protection Plan
AMS= Arboricultural Method Statement
AIA = Arboricultural Implication Assessment
BS5837: 2012 'Trees in relation to design, demolition and construction – Recommendations'

1. SUMMARY

1.1 This report comprises an arboricultural impact assessment of the proposals for: the rear of 20 Crediton Hill, London NW6 1HP, reviewing any conflicts between the proposals and material tree constraints identified in our survey.

1.2 There are no trees on the application site but there are 9 trees surveyed on adjoining properties, of which 8 are C category *(Low Quality) and 1 is U category *(Unsuitable for Retention). In theory, only moderate quality trees and above are significant material constraints on development. However, the low quality trees on the adjacent sites would comprise a constraint in aggregate, in terms of any collective loss / removal, where replacement planting would be appropriate. In this instance, no such collective impact is proposed.

1.3 The existing building has 15 metre long, 2.2m deep foundations constructed in 1986. They were constructed along the full length of the building in order to prevent any effect from the roots of the neighbouring trees. Therefore, it is highly unlikely tree roots are present under the building and whilst impacts listed within Table 1 these are purely theoretical only.

1.4 The new Lower Ground Floor is proposed under the existing upper ground floor; minimising the potential of impact to retained trees RPAs.

1.5 It is important to note that all works to construct the new Lower Ground Floor would be carried out from the interns of the site, with most works being carried out through the soft-wood floor of the Existing Building, which would be lifted internally to allow for excavation of soil beneath. This excavation would be carried out using small mechanical tools and a small driverless digger with 18" wide bucket.

1.6 Whilst the off-site pear tree T1 lies within 1m of the 12" diameter drilled piling line of the new Lower Ground Floor and might otherwise require an expensive constructional variance to retain it although it is not on the application site itself, such mitigation has not been considered in this report due to the low quality of the tree arising from its indifferent form. The removal of this tree is recommended on the grounds of sound arboricultural husbandry, regardless of any development, and thus this loss is not considered to be an impact arising from the development.

1.7 There will always be marginal secondary impacts of honeydew / litter deposition and partial from trees on the adjoining site, regardless of development. The status quo is unlikely to change with further development, which is the salient point for planning to consider especially given the subterranean nature of the proposals. Thus, the secondary impacts of development are minimal.

1.8 The site has potential for development without impact on the wider tree population or local landscape. Thus, with suitable mitigation and supervision the scheme is recommended to planning.

* British Standards Institute: Trees in relation to design, demolition and construction BS 5837: 2012 HMSO, London

2. INTRODUCTION

2.1 Terms of Reference

2.1.1 LANDMARK TREES were asked by Predrag Maric to provide a survey and an arboricultural impact assessment of proposals for the site: the rear of 20 Crediton Hill, London NW6 1HP. The report is to accompany a planning application.

2.1.2 The proposals are for the construction of new Lower Ground Floor beneath the existing Upper Ground Floor level. This report will assess the impact on the trees on the properties adjoining the application site and their constraints, identified in our survey. Although the proposals were known at the time of the survey, Landmark Trees endeavour to survey each site blind, working from a topographical survey, wherever possible, with the constraints plan informing their evolution.

2.1.3 I am a Registered Consultant and Fellow of the Arboricultural Association and a Chartered Forester, with a Masters Degree in Arboriculture and 25 years' experience of the landscape industry - including the Forestry Commission and Agricultural Development and Advisory Service. I am a UK Registered Expert Witness, trained in single and joint expert witness duties. I am also Chairman of the UK & I Regional Plant Appraisal Committee, inaugurated to promote international standards of valuation in arboriculture.

2.2 Drawings Supplied

2.2.1 The drawings supplied by the client and relied upon by Landmark Trees in the formulation of our survey plans are:

Existing site survey: STUDIO – TREES drawing *

Proposals: 20 CHILL – REVISED GROUND FLOOR PLAN – 10..2016

*In the absence of a full topographical survey, tree positions may be approximate only.

2.3 Scope of Survey

2.3.1 As Landmark Trees' (LT) arboricultural consultant, I surveyed the trees on the adjoining sites on 9th September 2016, recording relevant qualitative data in order to assess both their suitability for retention and their constraints upon the application site, in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations [BS5837:2012].

2.3.2 Our survey of the trees, the soils and any other factors, is of a preliminary nature. The trees were SURVEYED on the basis of the Visual Tree Assessment method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994). LT have not taken any samples for analysis and the trees were not climbed, but inspected from ground level.

2.3.3 A tree survey is generally considered invalid in planning terms after 2 years, but changes in tree condition may occur at any time, particularly after acute (e.g. storm events) or prolonged (e.g. drought) environmental stresses or injuries (e.g. root severance). Routine surveys at different times of the year and within two - three years of each other (subject to the incidence of the above stresses) are recommended for the health and safety management of trees remote from highways or busy access routes. Annual surveys are recommended for the latter.

2.3.4 The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services which we understand are all located within the template of existing building and within the existing hard-paved car park forecourt in front of existing building.

2.4 Survey Data & Report Layout

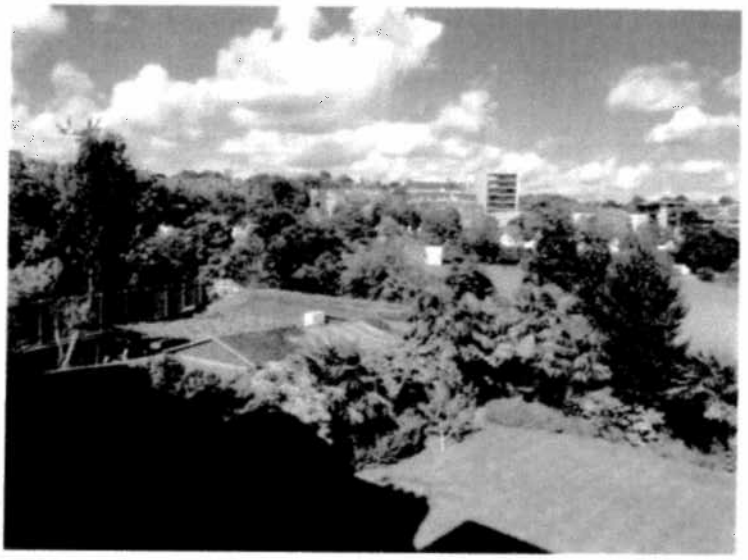
2.4.1 Detailed records of individual trees are given in the survey schedule in Appendix 1 to this report.

2.4.2 A site plan identifying the surveyed trees, based on the client's drawings / topographical survey is provided in Appendix 3.

2.4.3 This plan also serves as the Tree Constraints Plan with the theoretical Recommended Protection Areas (RPA's), tree canopies and shade constraints, (from BS5837: 2012) overlain onto it. These constraints are then overlain in turn onto the client's proposals to create an Arboricultural Impact Assessment Plan in Appendix 4. General observations and discussion follow, below.

3.0 OBSERVATIONS

3.1 Site Description



Photograph 1: View of the site

3.1.1	The site has been previously referred to as the rear of 20 Crediton Hill and has a single storey studio building.
3.1.2	The site is sloped; the existing building is around 2.5 m to 2.7 m higher than the adjoining 10 acres of cricket grounds
3.1.3	In terms of the British Geological Survey, the site overlies the London Clay Formation (see indicated location on Fig.1 plan extract below). The associated soils are generally, highly shrinkable clay; e.g. slowly permeable seasonally waterlogged fine loam over clay. The actual distribution of the soil series are not as clearly defined on the ground as on plan and there may be anomalies in the actual composition of clay, silt and sand content.
3.1.4	Whilst the observations made in para 3.1.3 apply in broad terms, it has been observed that due to the continuous 2.2 metres deep foundations the existing building has not subsided or moved in any way since the time it has been built in 1986 to date.

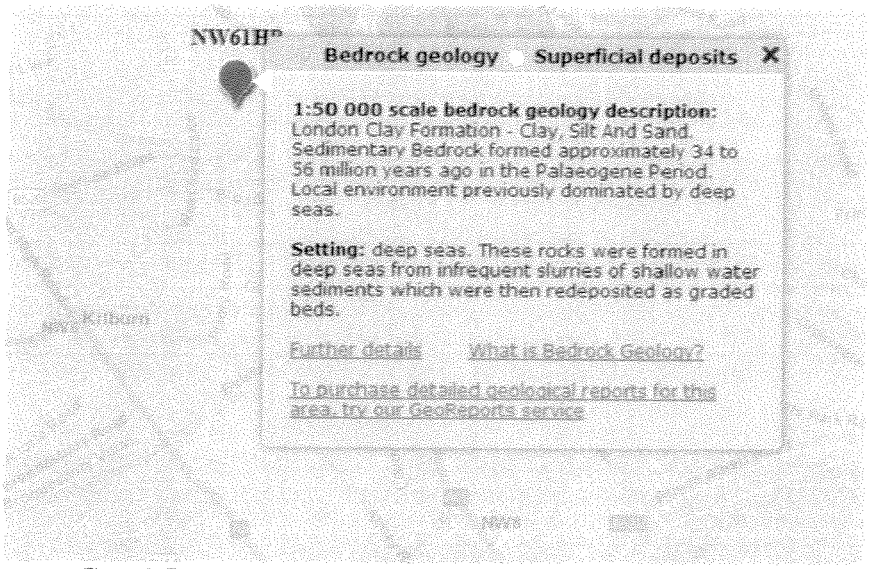


Figure 1: Extract from the BGS Geology of Britain Viewer

3.2 Subject Trees

3.2.1	There are no trees on the application site but there are 9 trees surveyed on adjoining properties, of which 8 are C category *(Low Quality) and 1 is U category *(Unsuitable for Retention).
3.2.2	The tree species found on the adjoining sites comprise pear, false acacia, whitebeam, plum, cherry, elder, sycamore, pine and palm.
3.2.3	In terms of age demographics of trees on the adjoining sites, there are 4 mature, 2 semi-mature one early mature and 2 young trees in the population.

3.2.4	Full details of the surveyed trees can be found in Appendix 1 of this report.
3.2.5	There are recommended works for trees that are listed in Appendix 2.

3.3 Planning Status

3.3.1	We are not aware of the existence of any Tree Preservation Orders, but understand the site and the adjoining properties stand within the West End Conservation Area, which will affect the trees on the adjoining land: it is a criminal offence to prune, damage or fell such trees without permission from the local authority.

4.0 DEVELOPMENT CONSTRAINTS

4.1 Primary Constraints

4.1.1 BS5837: 2012 gives Recommended Protection Areas (RPA's) for any given tree size. The individual RPA's are calculated in the Tree Schedule in Appendix 1 to this report, or rather the notional radius of that RPA, based on a circular protection zone. The prescribed radius is 12-x stem diameter at 1.5m above ground level, except where composite formulae are used in the case of multi-stemmed trees.

4.1.2 Circular RPA's are appropriate for individual specimen trees grown freely, but where there is ground disturbance, the morphology of the RPA can be modified to an alternative polygon. Alternatively, one need principally remember that RPA's are area-based and not linear – notional rather than fixed entities. **No modifications have been made in this instance (please see overleaf).**

4.1.3 In BS5837, paragraph 4.6.2 states that RPA's should reflect the morphology and disposition of the roots; where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution. Not infrequently, LT are requested by LPA Tree Officers to modify the RPA's to reflect their assumptions that e.g. a road will have drastically limited root growth.

4.1.4 Such assumptions cannot be proved without prior site investigations / trial pits. Where it is not always possible to conduct site investigations (e.g. below busy roads), we can always look to the published science. There seems little support for the popular myth that roads and services will curb root growth: research for the International Society of Arboriculture by Kopinga J (ISA 1994), found that "a constant high moisture content of the soil directly underneath the pavement surface can be considered as a major soil factor in attracting the trees' roots to develop there." By contrast, grass in lawns may actively antagonise tree roots with natural pathogens. Similarly, Professor F Miller (ISA 1994) found that service trenches at > 3m distances from trees had minimal impact on growth or crown shape.

4.1.5 A key misunderstanding, even among professionals, is that we conflate the RPA with the actual root system: RPA's are *prima facie* a notion / convention / treaty and almost entirely theoretical, but readily calculable. Conversely roots are a "known unknown," spatial entity that we predict at our folly. Yet, many are quick to do so.

4.1.6 LT favour the neutrality of a circular RPA, because in a difference of opinion, the tree officer will always have the prerogative to dictate the final modification of shape. With the best will in the world, the free allowance of modifications will tend to lead to inequitable outcomes, prejudicing the applicant and the practice is in our view, best avoided. The neutral circle dispenses with this inequity.

4.1.7 Ultimately, the point of the circular RPA is to illustrate areas of concern. The purpose of this report is to consider areas of concern (not to modify them to suit our argument or findings). Therefore, no modifications are made here to the RPA's, regardless of roads etc.

4.1.8 The quality of trees will also be a consideration: U Category trees are discounted from the planning process in view of their limited service life. Again, Category-C trees would not normally constrain development individually, unless they provide some external screening function.

4.1.9 At paragraph 5.1.1. BS5837: 2012 notes that "Care should be exercised over misplaced tree preservation; attempts to retain too many or unsuitable trees on a site are liable to result in excessive pressure on the trees during demolition or construction work, or post-completion demands on their removal."

4.1.10 In theory, only moderate quality trees and above are significant material constraints on development. However, the low quality trees would comprise a constraint in aggregate, in terms of any collective loss / removal, where replacement planting would be appropriate. (In this instance, no such collective impact is proposed).

4.1.11 In this instance, the presence of existing foundation wall has effectively prevented root development into the site so there are few significant primary constraints upon development.

4.2 Secondary Constraints

4.2.1 The second type of constraint produced by trees that are to be retained is that the proximity of the proposed development to the trees should not threaten their future with ever increasing demands for tree surgery or felling to remove nuisance shading (Figure 3), honeydew deposition or perceived risk of harm. The above does not seem to be of concern in the instance of formation of a lower ground floor below existing building.

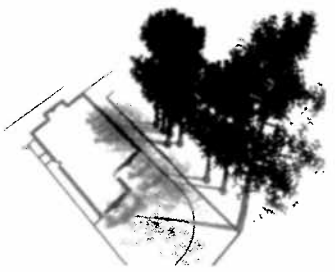


Figure 3 –
Generic Shading Constraints

4.2.2 The shading constraints are crudely determined from BS5837 by drawing an arc from northwest to east of the stem base at a distance equal to the height of the tree, as shown in the diagram opposite. Shade is less of a constraint on non-residential developments, particularly where rooms are only ever temporarily occupied.

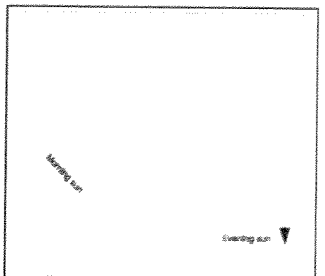


Figure 4 – Shading Arc

4.2.3 This arc (see Figure 4) represents the effects that a tree will have on layout through shade, based on shadow patterns of 1x tree height for a period May to Sept inclusive 10.00-18.00 hrs daily.

4.2.4 Assuming that they will be retained, the orientation of the trees on the adjoining sites will ensure that shading constraints are minimal, especially given the subterranean nature of of the development of Lower Ground Floor on the application site, with leaf deposition and honey-dew likely to be as it is today.

Note: Sections 5 & 6 will now assess the impacts upon constraints identified in Section 4. Table 1 in Section 5 presents the impacts in tabular form (drawing upon survey data presented in Appendices 1 & 2). Impacts are presented in terms of whole tree removal and the effect on the landscape or partial encroachment (% of RPA) and its effect on individual tree health. Section 6 discusses the table data, elaborating upon the impacts' significance and mitigation.

5.0

Table 1: Arboricultural Impact Assessment

(Impacts assessed prior to mitigation and rated with reference to Matheny & Clark (1998))

Hide irrelevant | Show All Trees

Ref: PMA/20CRE/AIA

B.S. Cat.	Tree No.	Species	Impact	Tree / RPA Affected	Age	Growth Vitality	Species Tolerance	Impact on Tree Rating	Impact on Site Rating	Mitigation
C	2	Acacia, False	Basement Construction within RPA Basement construction beyond 2.2m foundations so theoretical only	21 m^2 29.01 %	Early Mature	Normal	Moderate	N/A	N/A	Theoretical impacts only so not necessary
C	2a	Whitebeam	Basement Construction within RPA Basement construction beyond 2.2m foundations so theoretical only	0.5 m^2 5.64 %	Young	Normal	Moderate	N/A	N/A	Theoretical impacts only so not necessary
C	4	Cherry, Wild	Basement Construction within RPA Basement construction beyond 2.2m foundations so theoretical only	0.7 m^2 1.26 %	Semi-mature	Poor	Moderate	N/A	N/A	Theoretical impacts only so not necessary
C	G6	Palm, Chusan	Basement Construction within RPA Basement construction beyond 2.2m foundations so theoretical only	5.4 m^2 29.84 %	Mature	Normal	Moderate	N/A	N/A	Theoretical impacts only so not necessary

6.0 DISCUSSION

6.1 Rating of Primary Impacts

6.1.1 The existing building has 15 metre long, 2.2m deep foundations constructed in 1986. They were constructed along the full length of the building in order to prevent any effect from the roots of the neighbouring trees. Therefore, it is highly unlikely tree roots are present under the building and whilst impacts listed within Table 1 these are purely theoretical only.

6.1.2 The new LGF is proposed under existing upper ground floor; minimising the chances of impacting RPAs.

6.1.3 It is important to note that all works to construct the new Lower Ground Floor would be carried out from the interns of the site, with most works being carried out through the soft-wood floor of the Existing Building, which would be lifted internally to allow for excavation of soil beneath. This excavation would be carried out using small mechanical tools and a small driverless digger with 18" wide bucket.

6.1.4 Whilst the pear tree T1 lies within 1m of the piling line of the new Lower Ground Floor and would thus require an expensive constructional variance to retain it, such mitigation has not been considered in this report due to the low quality of the tree arising from its indifferent form. The removal of this tree is recommended on the grounds of sound arboricultural husbandry, regardless of any development, and thus this loss is not considered to be an impact arising from the development.

6.1.5 The principal of RPA encroachment is established within BS5837:2012 and supported by the source document, National Joint Utilities Guidelines 10 / Vol. 4 1995 / 2010. NJUG introduced the x12 diameter *Precautionary Zone* for supervised working and *Prohibited Zone* at a universal 1m from the base of the tree. RPA's are frequently confused with the NJUG Prohibited Zone, when they clearly correlate with the NJUG Precautionary Zone.

6.1.6 An RPA encroachment of <20% of RPA may be considered as low impact, given the permissive references to 20% RPA relocation and impermeable paving within BS5837:2012 and other published references to healthy trees tolerating up to 30-50% root severance (Coder, Helliwell and Watson in CEH 2006). The trees in question are healthy specimens of species with a good resistance to development impacts, and quite capable of tolerating these low impacts.

6.1.7 "**In practice 50% of roots can sometimes be removed with little problem**, provided there are vigorous roots elsewhere. Inevitably, this degree of root loss will temporarily slow canopy growth and even lead to some dieback" (Thomas 2000). LT do not recommend annexing such high proportions of the root system; rather that within the context of the published science, planning should not be unduly concerned by impacts that are well below the subcritical threshold – *tree health is not at stake.*

6.2 Rating of Secondary Impacts

6.2.1 There will always be marginal secondary impacts of honeydew / litter deposition and partial shade on this site, regardless of development. The status quo is unlikely to change with further development, which is the salient point for planning to consider especially given the subterranean nature of the proposals. Thus, the secondary impacts of development are minimal.

6.3 Mitigation of Impacts

6.3.1 All plant and vehicles engaged in excavation works should either operate outside the RPA, or should run on a temporary surface designed to protect the underlying soil structure.

6.3.2 Nuisance deposition can be further mitigated with routine maintenance, light pruning / deadwooding and the fitting of filtration traps on guttering (see Figure 5 below).

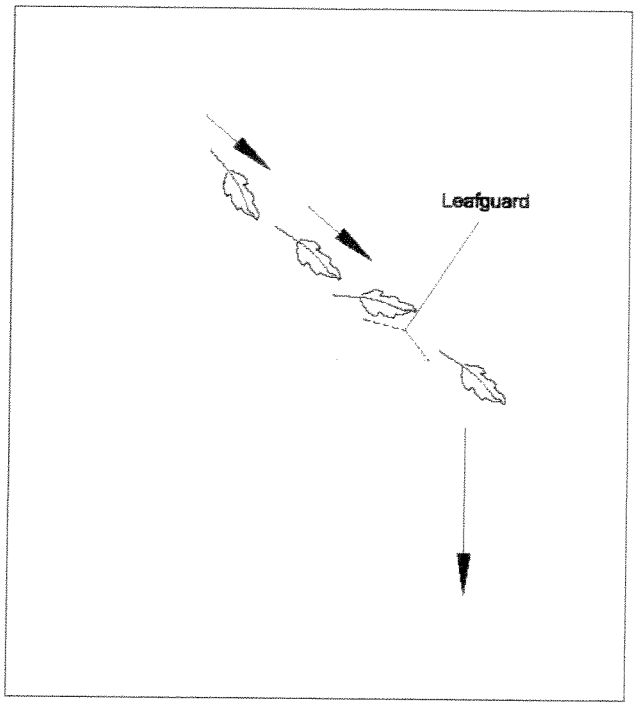


Figure 5: Filtration traps, as shown above, could be fitted on the gutters which can easily be maintained at 2-3m above ground.

7.0 CONCLUSION

7.1	The potential impacts of development are all relatively low in terms of both quality of trees removed and also RPA encroachments of trees retained.
7.2	The species affected are generally tolerant of root disturbance / crown reduction and the retained trees are generally in good health and capable of sustaining these reduced impacts.
7.3	Therefore, bearing in mind there are no trees on the application site, the proposals will not have any significant impact on either the trees on the adjoining land or wider landscape. Thus, with suitable mitigation and supervision the scheme is recommended to planning.

8.0 RECOMMENDATIONS

8.1 Specific Recommendations

8.1.1 Current tree works recommendations are found in Appendix 2 to this report. Any tree removals recommended within this report should only be carried out with local authority consent.

8.2 General Recommendations for Sites Being Developed with Trees

8.2.1 Although all trees in this report are in fact located on the adjoining sites, any trees which are in close proximity to the proposed development should be protected with a Tree Protection Barrier (TPB). Protective barrier fencing should be installed immediately following the completion of the tree works, remaining in situ for the entire duration of the development unless otherwise agreed in writing by the council. It should be appropriate for the intensity and proximity of the development, usually comprising steel, mesh panels 2.4m in height ('Heras') and should be mounted on a scaffolding frame (shown in Fig 2 of BS5837:2012). The position of the TPB can be shown on plan as part of the discharge of conditions, once the lay out is agreed with the planning authority. The TPB should be erected prior to commencement of works, remain in its original form on-site for the duration of works and removed only upon full completion of works.

8.2.2 A TPB may no longer be required during soft landscaping work but a full arboricultural assessment must be performed prior to the undertaking of any excavations within the RPA of a tree. This will inform a decision about the requirement of protection measures. It is important that all TPBs have permanent, weatherproof notices denying access to the RPA.

8.2.3 The use of heavy plant machinery for building demolition, removal of imported materials and grading of surfaces should take place in one operation. The necessary machinery should be located above the existing grade level and work away from any retained trees. This will ensure that any spoil is removed from the RPAs. It is vital that the original soil level is not lowered as this is likely to cause damage to the shallow root systems.

8.2.4 Any pruning works must be in accordance with British Standard 3998:2010 Tree work [BS3998].

8.2.5 Where sections of hard surfacing are proposed in close proximity to trees, it is recommended that "No-Dig" surfacing be employed in accordance with BS5837:2012 and 'The Principles of Arboricultural Practice: Note 1, Driveways Close to Trees, AAIS 1996 [APN1]'.

8.2.6 If the RPA of a tree is encroached by underground service routes then BS5837:2012 and NJUG VOLUME 4 provisions should be employed. If it is deemed necessary, further arboricultural advice must be sought. In this instance, all services are already located within the footprint of the existing building and car parking area to its front and therefore, no new service runs will be required.

8.2.7 Numerous site activities are potentially damaging to trees e.g. parking, material storage, the use of plant machinery and all other sources of soil compaction. In operating plant, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use.

8.2.8 To enable the successful integration of the proposal with the trees retained on the adjoining sites, the following point might be taken into account if and where applicable:

1) Plan of underground services.
2) Schedule of tree protection measures, including the management of harmful substances.
3) Method statements for constructional variations regarding tree proximity (e.g. foundations, surfacing and scaffolding).
4) Site logistics plan to include storage, plant parking/stationing and materials handling.
5) Tree works: felling, required pruning and new planting. All works must be carried out by a competent arborist in accordance with BS3998.
6) Site supervision: the Site Agent must be nominated to be responsible for all arboricultural matters on site. This person must:
   - be present on site for the majority of the time;
   - be aware of the arboricultural responsibilities;
   - have the authority to stop work that is causing, or may cause harm to any tree;
   - ensure all site operatives are aware of their responsibilities to the trees on site and the consequences of a failure to observe these responsibilities;
   - make immediate contact with the local authority and/or a retained arboriculturalist in the event of any tree related problems occurring.

8.2.9 The sequence of works should be as follows:

i) initial tree works: felling, stump grinding and pruning for working clearances;
ii) installation of TPB for demolition & construction;
iii) installation of underground services;
iv) installation of ground protection;
v) main construction;
vi) removal of TPB;
vii) soft landscaping.

9.0 REFERENCES

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APPENDIX 1

TREE SCHEDULE

Notes for Guidance:

1. Height describes the approximate height of the tree measured in metres from ground level.
2. The Crown Spread refers to the crown radius in meters from the stem centre and is expressed as an average of NSEW aspect if symmetrical.
3. Ground Clearance is the height in metres of crown clearance above adjacent ground level.
4. Stem Diameter (Dm) is the diameter of the stem measured in millimetres at 1.5m from ground level for single stemmed trees. BS 5837:2012 formula (Section 4.6) used to calculate diameter of multi-stemmed trees. Stem Diameter may be estimated where access is restricted and denoted by '#'.
5. Protection Multiplier is 12 and is the number used to calculate the tree's protection radius and area
6. Protection Radius is a radial distance measured from the trunk centre.
7. Growth Vitality - Normal growth, Moderate (below normal), Poor (sparse/weak), Dead (dead or dying tree).
8. Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor - Major defects present.
9. Landscape Contribution - High (prominent landscape feature), Medium (visible in landscape), Low (secluded/among other trees).
10. B.S. Cat refers to (British Standard 5837:2012 section 4.5) and refers to tree/group quality and value; 'A' – High, 'B' - Moderate, 'C' - Low, 'U' - Unsuitable for retention. The following colouring has been used on the site plans:
    - High Quality (A) (Green),
    - Moderate Quality (B) (Blue),
    - Low Quality (C) (Grey),
    - Unsuitable for Retention (U) (Red)
11. Sub Cat refers to the retention criteria values where 1 is Arboricultural, 2 is Landscape and 3 is Cultural including Conservational, Historic and Commemorative.
12. Useful Life is the tree's estimated remaining contribution in years.

Landmark Trees

Site: 20 Crediton HIll

Date: 09/09/2016

Appendix 1

BS5837 Tree Constraints Survey Schedule

Landmark Trees Ltd

020 7851 4544

Surveyor(s): Adam Hollis

Ref: PMA/20CRE/AIA

Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diamete	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
1	Pear, Domestic	11	2417	2.0	319	Mature	3.8	Normal	Good	C	2	20+	Lost stem /limb from base Large wound no decay Asymmetric crown, low taper Weak fork at 5m
2	Acacia, False	11	1544	4.0	400	Early Mature	4.8	Normal	Good	C	2	20+	Very close to building & wall: probable cause of damaged wall
2a	Whitebeam	5	1222	2.0	140	Young	1.7	Normal	Fair	C	2	20+	Suppressed by nearby tree Leaning (slightly)
G3	Plum, Myrobalan	8	4433	2.0	0	Mature	0.0	Moderate	Fair	C	2	20+	Multi-stem habit + suckers Ivy clad
4	Cherry, Wild	7	2322	2.0	350	Semi-mature	4.2	Poor	Fair	C	2	10+	
5	Elder	7	5252	2.0	237	Mature	2.8	Moderate	Poor	U		<10	Decay at trunk base Wrapped around sycamore T5a

Landmark Trees

Site: 20 Crediton HIII

Date: 09/09/2016

Appendix 1

BS5837 Tree Constraints Survey Schedule

Landmark Trees Ltd

020 7851 4544

Surveyor(s): Adam Hollis

Ref: PMA/20CRE/AIA

Tree No	English Name	Height	Crown Spread	Ground Clearance	Stem Diamete	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
5a	Sycamore	7	2	2.0	100	Young	1.2	Normal	Fair	C	2	20+	Suppressed by nearby tree Entwined by elder
G6	Palm, Chusan	4	0.75	3.0	200	Mature	2.4	Normal	Good	C	2	>40	
7	Pine, Austrian	6	1.5	1.5	150	Semi-mature	1.8	Normal	Good	C	2	20+	

APPENDIX 2

RECOMMENDED TREE WORKS

Notes for Guidance:

Husbandry 1 - Urgent (ASAP), 2 - Standard (within 6 months), 3 - Non-urgent (2-3 years)

CB - Cut Back to boundary/clear from structure.
CL# - Crown Lift to given height in meters.
CT#% - Crown Thinning by identified %.
CCL - Crown Clean (remove deadwood/crossing and hazardous branches and stubs)*.
CR#% - Crown Reduce by given maximum % (of outermost branch & twig length)
DWD - Remove deadwood.
Fell - Fell to ground level.
FInv - Further Investigation (generally with decay detection equipment).
Pol - Pollard or re-pollard.
Mon - Check / monitor progress of defect(s) at next consultant inspection which should be <18 months in frequented areas and <3 years in areas of more occasional use. Where clients retain their own ground staff, we recommend an annual in- house inspection and where practical, in the aftermath of extreme weather events.
Svr Ivy / Clr Bs - Sever ivy / clear base and re-inspect base / stem for concealed defects.

*Not generally specified following BS3998:2010

Landmark Trees

Site: 20 Crediton Hill
Date: 09/09/2016

Surveyor(s): Adam Hollis
Ref: PMA/20CRE/AIA

Appendix 2

Recommended Tree Works

Hide irrelevant
Show All Trees

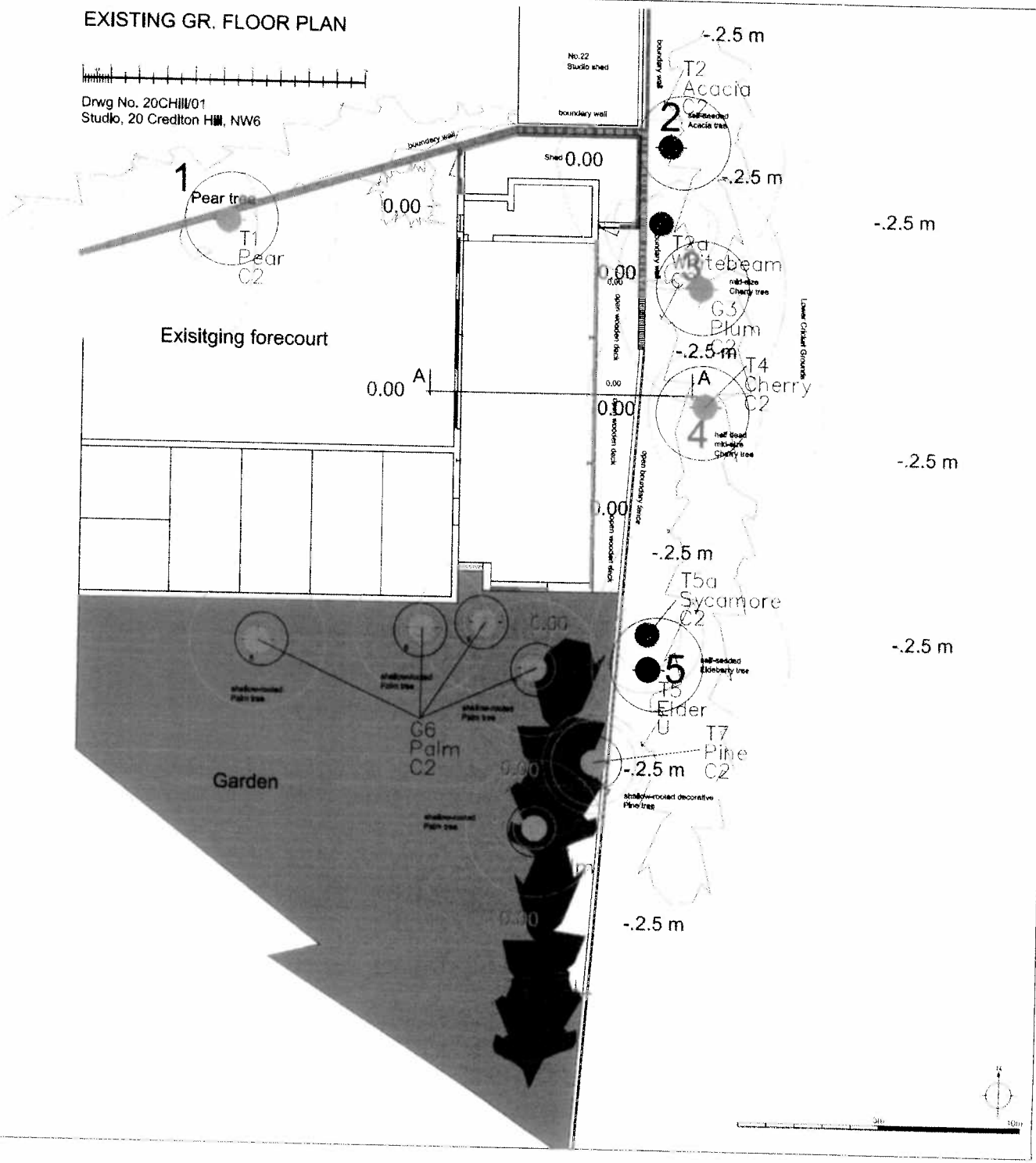
Tree No.	English Name	B.S. Cat	Height	Ground Clearance	Crown Spread	Recommended Works	Comments/ Reasons
1	Pear, Domestic	C	11	2.0	2417	Fell	Lost stem /limb from base Large wound no decay Asymmetric crown, low taper Weak fork at 5m Recommended husbandry 3
2	Acacia, False	C	11	4.0	1544	Mon Check structures for ongoing damage	Very close to building & wall: probable cause of damaged wall Recommended husbandry 2
5	Elder	U	7	2.0	5252	Fell	Decay at trunk base Wrapped around sycamore T5a Recommended husbandry 2
G3	Plum Myrobalan	C	8	2.0	4433	Svr Ivy	Multi-stem habit + suckers Ivy clad Recommended husbandry 3
5a	Sycamore	C	7	2.0	2	Fell	Suppressed by nearby tree Entwined by elder Recommended husbandry 2

APPENDIX 3

TREE CONSTRAINTS PLAN

EXISTING GR. FLOOR PLAN

Drwg No. 20CHill/01
Studio, 20 Crediton Hill, NW6



NOTE:

This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.

Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).

Landmark Trees
20 Broadwick Street, London, W1F 8HT
Tel: 0207 851 4544 Mobile: 07812 989928
e-mail: info@landmarktrees.co.uk Web: www.landmarktrees.co.uk

Site: 20 Crediton Hill	1:100@ A2
Drawing Title: Tree Constraints Plan	September 2016

Key:

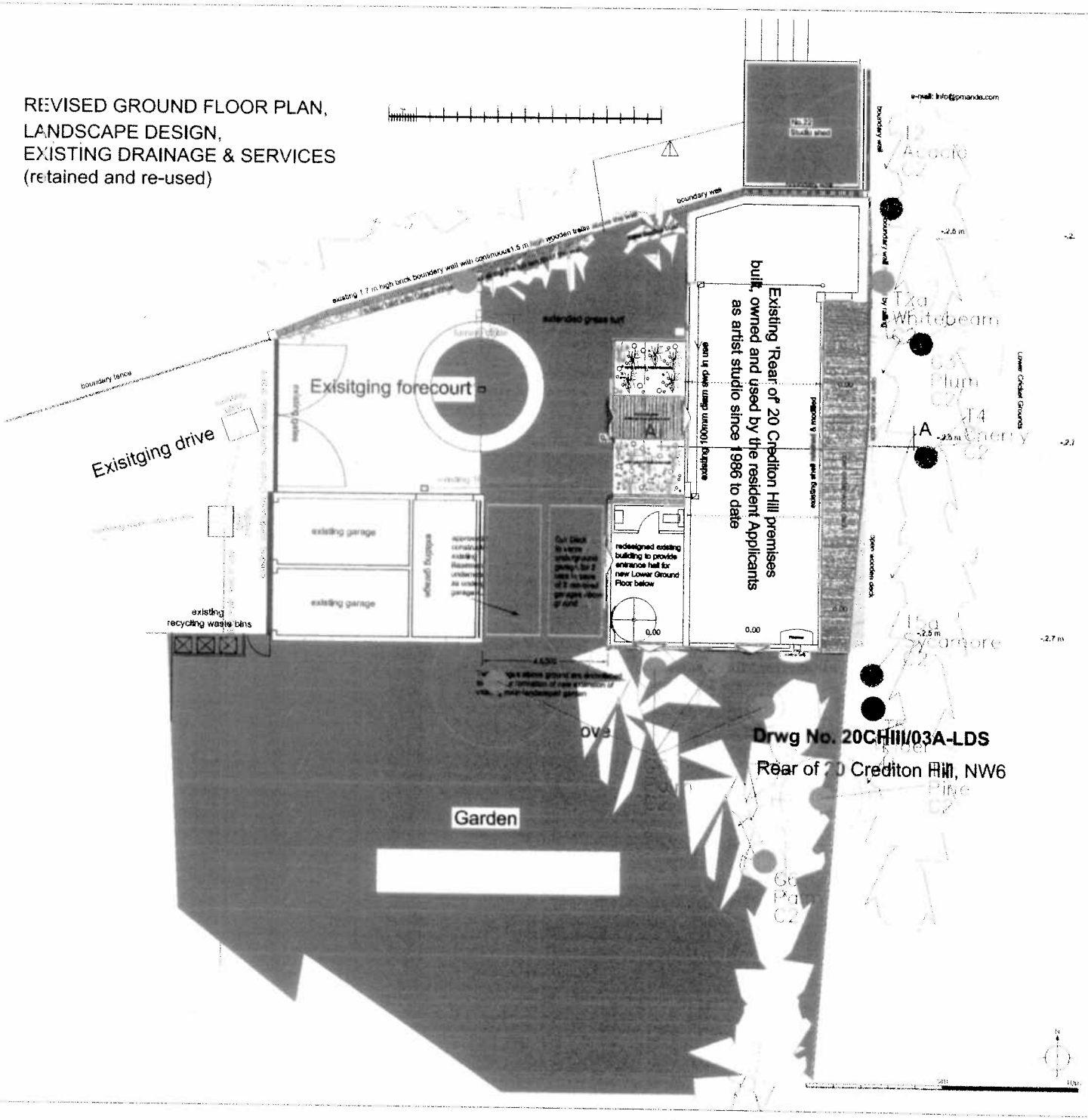
- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unsuitable for Retention

Category
Crown Spread
Tree Number
Species
Category
Root Protection Area
Stem dia.
Tree Position Approximate (not shown on original survey)

APPENDIX 4

ARBORICULTURAL IMPACT ASSESSMENT PLAN

REVISED GROUND FLOOR PLAN,
LANDSCAPE DESIGN,
EXISTING DRAINAGE & SERVICES
(retained and re-used)



NOTE:

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Site: 20 Crediton Hill	1:100@ A2
Drawing Title: Arboricultural Impacts Assessment Plan	November 2016

Key:

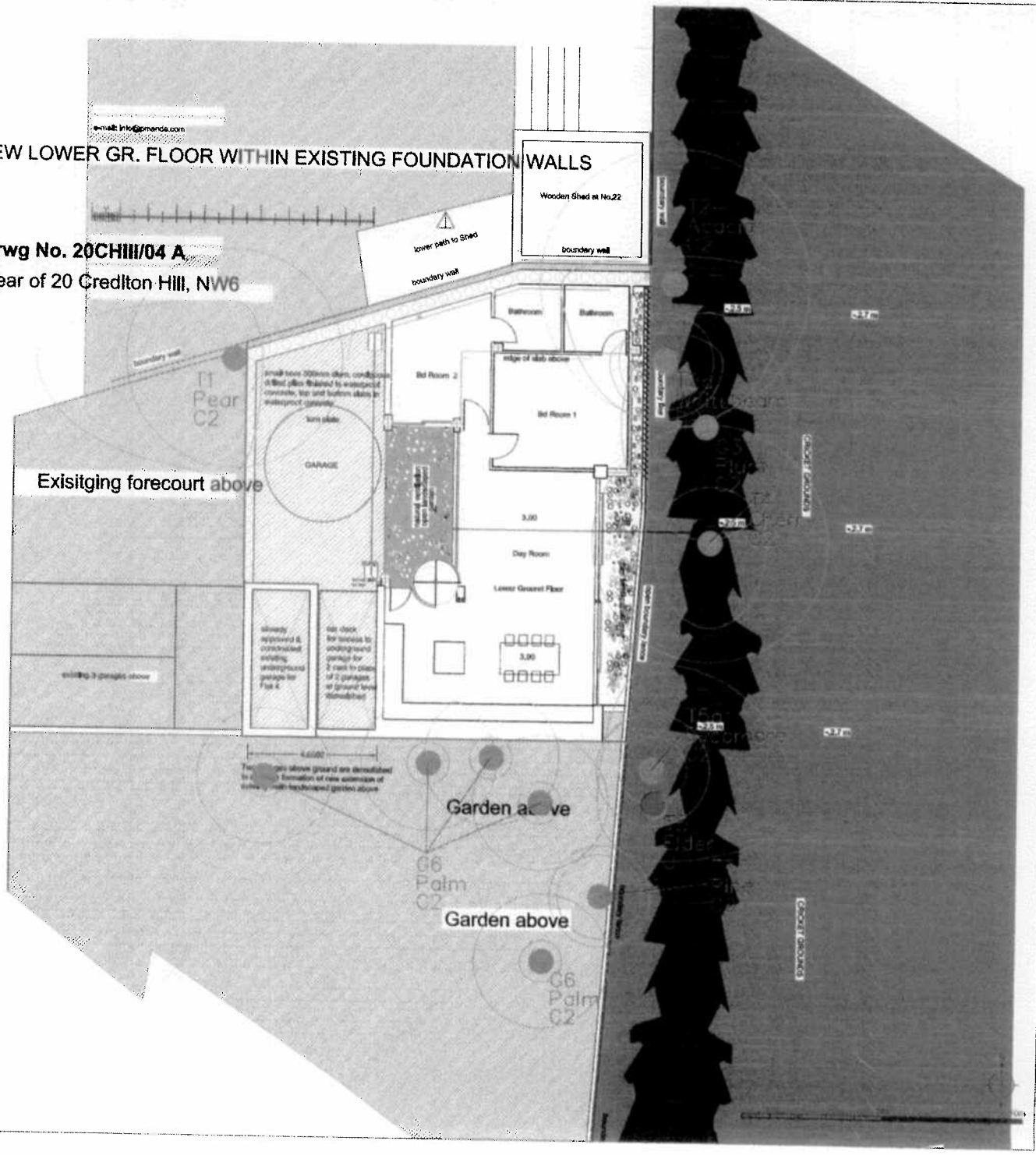
- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unsuitable for Retention

Category — Crown Spread
Root Protection Area — Tree Number, Species, Category
Tree Position Approximate (not shown on original survey)

NEW LOWER GR. FLOOR WITHIN EXISTING FOUNDATION WALLS

Drwg No. 20CHIII/04 A

Rear of 20 Credlton Hill, NW6



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This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

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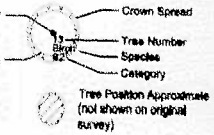
Site: 20 Crediton Hill	1:100@ A2
Drawing Title: Arboricultural Impacts Assessment Plan	November 2016

Key:

- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unsuitable for Retention



Tree Position Approximate (not shown on original survey)