TREE PROJECTS

PROFESSIONAL & TECHNICAL ARBORICULTURE

15th January 2017

Collett Zarzycki
Fernhead Studios
28 Fernhead Road
London W9 3ET

FAO Barnaby Chapman

Dear Barnaby,

Re: 8 St Georges Mews, London NW1 8XE – Arboricultural Appraisal

Further to meeting with you at the above property to inspect trees, I have undertaken an analysis of proposals with reference to BS 5837:2012 Trees in Relation to Design, Demolition and Construction.

I have prepared a schedule listing three trees: a Corkscrew Willow (*Salix matsudana Tortuosa)* within the garden of 11 St Georges Terrace with the remainder within the adjacent garden of no. 10. The latter comprise self seeded Ash which I judge to be unsustainable and a Goat Willow at sufficient distance not to be a material consideration. My appraisal therefore concentrates on the Willow, however all trees are described and presented within the attached schedule and plan.

This mid-mature Willow tree is managed on a crown reduction basis having previously been reduced at 6m and more recently at 8m. It is located within a Conservation Area and thereby afforded protection by default due to its stem diameter. The tree is relatively small, no more than 8m tall at the time of inspection; it contributes to amenity but as it grows within 'back-land' its visual contribution is correspondingly small and localised. Willow as a species is generally acknowledged to be relatively short lived and vigorous which responds to pruning by producing copious quantities of new shoots that could readily reach 2m in length if not more.

It is not proposed nor is it necessary to remove this tree to implement the proposed scheme. I have not adjusted the Root Protection Area (RPA) to take account of limitations to rooting and have calculated that of an overall RPA of 108m2 that 9.5m2 would be impacted to facilitate the scheme (see attached drawing). A stepped line of retaining walls are proposed and, where engineered to resist the potential forces exerted by tree roots, these will help ensure its continued and sustained retention without risk of concern about damage to the Mews property going forward, whether by the subject tree or a successor.

The proposal is therefore to form a relatively minor extension to the rear of the mews property along with a small garden retaining wall to provide a small seating area external to new patio doors. As indicated, this would entail an incursion into less than 10% of the calculated RPA. This small incursion will not result in material harm to the tree where work is carried out in a controlled manner and where the remainder of the trees root system is protected.

In order to manage the construction process I would advocate careful and controlled excavations for the retaining structures during the course of which, any roots encountered should be cut with sharp hand

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tools. In order to address any imbalance in root to shoot ratio arising from any roots lost, it may be that the tree will need to be crown reduced however, no further than reductions previously undertaken from which the tree has continued to grow. Much of the RPA within my clients control is already paved however some ground protection will be required in the small sloped area of ground to remain as garden above the sitting out area.

In summary of the above I conclude:

- The proposal will not harm the Willow due to the inherent vigour of the plant coupled to the proven acceptability of crown reduction, if necessary, to maintain root to shoot ratio where roots are cut.
- Excavations to formation levels and extent can be controlled by application of appropriately worded planning condition(s) requiring presentation of a program of work that includes arboricultural oversight and guidance.
- The bulk of the trees remaining RPA is away from the area of proposed works and within the applicant's demise, it is largely paved meaning roots beneath are already protected.
- The retaining structures proposed will need to pass building control and can be engineered to resist the forces exerted by tree roots. Whilst necessarily considering the Willow for the purposes of the application, it is foreseeable that such a retaining structure would provide resilience and enhanced sustainability against damage by successors to the Willow.

I trust that the above meets with your requirements and do let me know of any questions that may arise. If during the course of planning any queries are raised please let me know if I can assist further; I am happy to meet with you and the Council's Planning and Arboricultural officers during their site visits should this be necessary.

Yours sincerely

Nick Bentley

HNDH, RFS Cert Arb

Enc: Tree Schedule,

Tree Schedule notes

Tree Schedule & Appraisal Plan

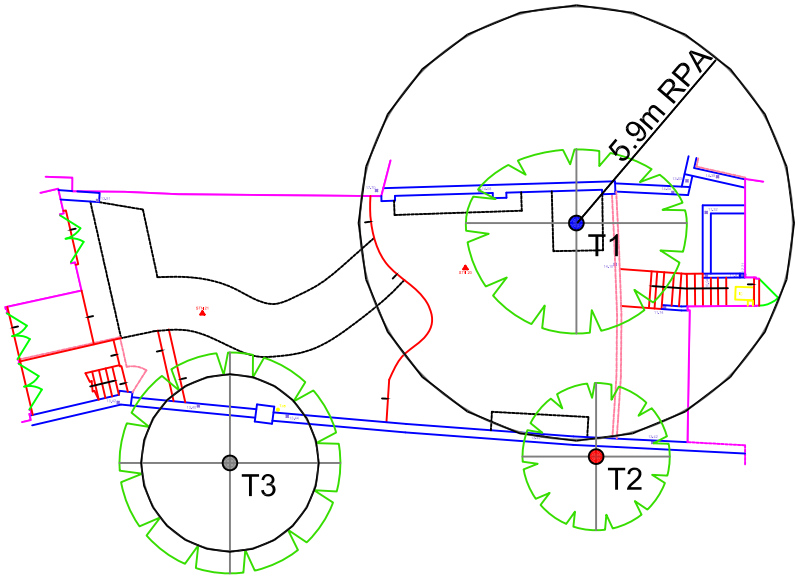
Tree Projects BS 5837 Survey: 8 St Georges Mews																		
Date: Dec 20th 2016																		
Weather: Dry & Bright																		
Tag	Common Name	Latin Name	DBH	Stem Cnt	Height	Low Crown	Nth	East	Sth	West	Age	Life Exp	Condition	BS Cat.	Comments	RPA m2	RPA radius	RPA square
T1	Corrkscrew Willow	Salix matsudana Tortuosa	490	1	8	4	2	3	3	3	M	10+	Fair	B2	Tree within rear garden of 11 St Georges Terrace (full access provided to me) Previously reduced at aprox 6m. Recently repeat reduced at 8m	108.6	5.9	10.4
T2	Ash	Fraxinus excelsior	100,150	2	5	2	2	2	2	2	Y	>10	Fair	U	Diameter estimated, canopy estimated, in neighbouring property 10 St Geroges Terrace. Two stems in close proximity adjacent to party wall. Self seeded and unsustainable. Removal advised	14.7	2.2	3.8
T3	Goat Willow	Salix caprea	200	1	4	2	3	3	3	3	EM	10+	Fair	C2	Diameter estimated, canopy estimated, in neighbouring property 10 St Georges Terrace. Recently reduced, access to view hampered by intervening vegetation.	18.1	2.4	4.3

Explanatory Notes to tree survey schedule

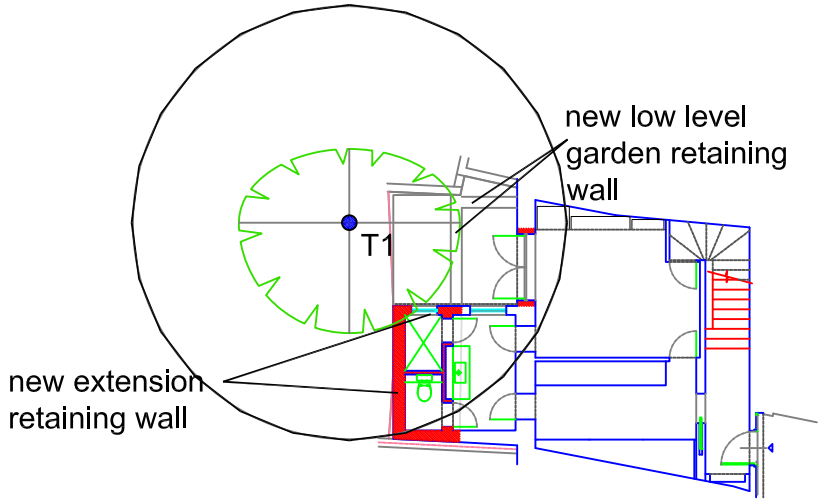
- **Tree reference (tag) number:** Individual trees are referred to by a 'T' prefix to a number, i.e. T1, T2 etc. Collections or distinct groups of trees may be assigned a G prefix to denote presence of a 'group'. Prefixes and 'SB' (shrub) ST (Stump) and 'H' (Hedge) show further arboricultural features
- **Name/ Latin:** Species identification is based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name after. The botanical name is followed by the abbreviation spp if only the genus is known.
- **Measurements/estimates:** Stem and Height dimensions are taken by tape or laser unless indicated. (DBH in mm/ Height in m)
- **Tree Stem DBH (Diameter Breast Height) is used to calculate Root Protection Area (RPA):** Measured at 1.5m above adjacent higher ground level using a specially calibrated 'diameter tape' and recorded in millimetres. Low branching trees are measured at the waist if lower than 1.5m. If two or more stems are present breaking from ground level, each stem is measured and relative locations described where possible using cardinal points. If taken lower than 1.5m for practical purposes the reading height is given.
- **Height:** Height given approximately to the nearest 0.5m, May be derived from compensating lines of sight.
- **Stem Cnt = Stem Count:** number of stems observed (informs calculation of RPA taking account of difference between single stem [SS] and multi-stemmed trees [MS])
- **Low crown Height:** the generalised height of the crown above ground level, usually branch ends.
- **First Significant Branch & Bearing:** Height of first significant branch and direction of growth.
- **Branch Spread:** Crown spread is measured and given to the nearest metre or half metre from the face of the trunk to the tips of the live lateral branches, measured towards the cardinal points. Usually measured by pacing. For trees managed by pollard regime crown may be to pollard extent: check tree schedule.
- **Age Class:** Y=young, SM= Semi Mature, EM=Early Mature, M=Mature, OM=Over Mature, V=Veteran. Age is estimated from visual indicators and experience and it should only be taken as a provisional guide. Age estimates often need to be modified based on further information such as historical records or local knowledge.
- **Life Expectancy:** the estimated remaining contribution (to amenity)/ safe useful life expectancy in years. (< 10, 10+, 20+, 40+) a tree with less than 10 years safe useful life will ordinarily need to be felled unless retained for habitat purposes within an excluded area.
- **Physiological condition:** An assessment of the general health of a tree considering vigour, extension growth, crown density and presence of pathogens. G=Good, F=Fair, P=Poor, D=Dead
- **Category Grading:** the grade of the tree utilising the cascade chart for tree assessment within BS 5837:2012 Trees in Relation to Design, Demolition & Construction. Trees are graded on arboricultural, landscape and cultural/ conservation qualities. The assessed quality of a tree is ascribed by this letter whilst numeric sub categories define where the quality lies without conferring additional value. Simplified definitions are:

    - **Category U, Unsuitable for Retention; 'Trees in such a condition that they cannot realistically be retained in the context of the current land use [or their condition] for longer than 10 years'. (Trees would probably be removed for reasons of sound arboricultural management in any event)**
    - Category A: 'Trees of high quality with an estimated remaining life expectancy of at least 10 years.'
    - **Category B: 'Trees of moderate quality with an estimated remaining life expectancy of at least 20 years'**
    - 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 150mm'.
    - Sub categories 1, 2 or 3 assign respectively: 1; mainly arboricultural qualities, 2: mainly landscape qualities, 3; mainly cultural values including conservation. Note: for example an A1 tree has the same retention priority as an A2 tree. A Some trees may qualify under more than one criterion.

- **Comments:** observations that may supplement assessments of condition or otherwise be significant.
- **Preliminary Management Recommendation:** Advice regarding tree surgery etc. Key: NW = No work. RP= Reduce to Previous Reduction Points. CR% = Crown Reduce (by % or m). CL = Crown Lift (to specified height AGL). CT = Crown Thin (by %). **Priority** (where specified) Priority 1 = Urgent works ASAP and certainly within 1 Month. Priority 2 = Complete within 12 months. Priority 3 = Non critical works to complete within 2 to 3 years.
- **RPA m2:** The Root Protection Area in square metres required by BS 5837.
- **RPA radius:** the radius of a circle of size equivalent to the RPA m2. The radius is taken from the centre of the tree plot.
- **RPA square:** the length of sides of a square equivalent to the RPA m2. the centre of the trunk of the tree to be positioned in the centre of the square

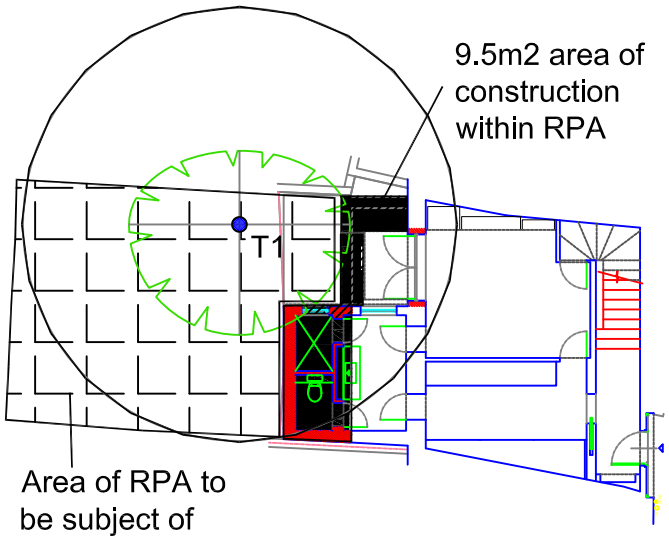


SITE AS EXISTING



SITE AS PROPOSED

SITE AS PROPOSED SHOWING RPA INCURSION & AREA OF PROTECTION



TREE SCHEDULE & DEVELOPMENT APPRAISAL PLAN

8 St Georges Mews

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15th January 2017- REV A

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DO NOT DIRECTLY SCALE- USE PROVIDED MEASUREMENTS / SCALE BAR OR REFER TO ARBORICULTURIST