# Arboricultural and Planning Integration Report: 275 Eversholt Street, London, NW1 1BA

7th November 2011

Ref: ASH/DS/1560:11

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**CONTENTS**

# Arboricultural Report

Location: 275 Eversholt Street, London, NW1 1BA
Ref: GHA/DS/1560:11
Client: New Experience Camden Ltd.
Date: 7th November 2011
Report Prepared by: Glen Harding Tech Cert (Arbor.A)
Date of Inspection: Thursday 3rd November 2011

*Please note that abbreviations introduced in* [Square brackets] *may be used throughout the report.*

**Instructions**

**Issued by – New Experience Camden Ltd.**

**TERMS OF REFERENCE – Ashmore Arboricultural Services Ltd. were instructed to survey the subject trees within and adjacent to 275 Eversholt Street, in order to assess their general condition and to provide a planning integration statement for the indicative proposed development.**



**Executive Summary**

The proposal for the site is to construct a new single storey extension to the rear (West) of the existing house; the existing outbuilding within the rear garden will be removed. The proposed scheme requires the removal of two self-sown *Ailanthus* trees; whilst they are prominent within the rear garden of the site, they are unsuitable for a garden of this size, and are already coming into contact with the nearby buildings and will damage the boundary wall as they mature. With this in mind, it is likely that both trees will require removal in the next 3 – 5 years, regardless of any development. New (much smaller) trees can be planted within the rear garden to compensate for their loss.

## Documents Supplied

New Experience Camden Ltd. supplied the following documents:

1. Site location plan
2. Existing block plan
3. Proposed block plan

## Scope of Survey

1.1 The survey is concerned with the arboricultural aspects of the site only.

1.2 The planning status of the trees was not investigated in detail.

1.3 A qualified Arboriculturist undertook the report and site visit and the contents of this report are based on this. Whilst reference may be made to built structure or soils, these are only opinions and confirmation should be obtained from a qualified expert as required.

1.4 Trees in third party properties were surveyed from within the subject property, therefore a detailed assessment was not possible and some (if not all) measurements were estimated.

1.5 No discussions took place between the surveyor and any other party.

1.6 The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994)

1.7 The survey was undertaken in accord with British Standard 5837: 2005 Trees in relation to construction – Recommendations (BS5837).

1.8 Pruning works will be required to be in accord with British Standard 3998:1989 Tree work (BS3998).

1.9 Underground services near to trees will need to be installed in accord with the guidance given in BS5837 together with the National Joint Utilities Group Booklet 4: 2007 Guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG4).

1.10 Where hard surfacing may be required in close proximity to trees, BS5837: 2005, and the principles of Arboricultural Practice Note 12: Through the Trees to Development (AAIS) 2007 (APN12) with regards to "no dig" surfacing will be employed.

1.11 Reference is made to the National House Building Council Standards, 2003, chapter 4.2: Building near trees (NHBC).

1.12 The client's attention is drawn to the responsibilities under the Wildlife and Countryside Act (1981).

## Survey Method

2.1 The survey was conducted from ground level with the aid of binoculars.

2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

2.3 No soil samples were taken.

2.4 The height of each subject tree was estimated using a clinometer.

2.5 The stem diameters (SD) were measured in centimetres at 1.5 metres above ground level for single stems, and just above the root flare for multistemmed trees. Where access was difficult the diameters were estimated.

2.6 The crown spreads were measured with an electronic distometer. Where the crown radius was notably different in any direction this has been noted on the Plan (appendix A), or in the tree table (Appendix B).

2.7 The Root Protection Area (RPA) for each tree is included in the tree table, both as an area, and as the radius of a circle.

2.8 All of the trees that were inspected during the site visit are detailed on the plan at Appendix A. Please note that the attached plans are for indicative purposes only, and that the trees are plotted at approximate positions. The trees on this plan are categorised and shown in the following format: COLOUR CODING AND RATING OF TREES:

Category A – Those of a high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested). Colour = light green crown outline on plan.

Category B – Those of a moderate quality and value: those in a condition as to be able to make a significant contribution (a minimum of 20 years is suggested). Colour = mid blue crown outline on plan.

Category C – Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm. Colour = uncoloured crown outline on plan.

Category R – Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. Colour = red crown outline on plan.

The crowns of those trees that are proposed for removal, or trees where the crown spread is deemed insignificant in relation to the proposed development are not always shown on the appended plan; however their stem locations are marked for reference.

All references to tree rating are made in accordance with British Standard 5837 'Trees in relation to construction – Recommendations' 2005, Table 1 (section 4.3.1).

## The Site

3.1 The site is located on Eversholt Street, a busy through road located in the Regents Park area of North London.

## The Subject Trees

4.1 The details of the subject trees are set out in the Schedule at Appendix B.

4.2 Both of the trees surveyed have been assessed as BS 5837 category C.

## The Proposal

5.1 The proposal for the site is to construct a new single storey extension to the rear (West) of the existing house. The existing outbuilding within the rear garden will be removed

5.2 The proposed location of the above structures can be seen on the appended plan.

## Arboricultural Implication Assessment

TREE REMOVAL / RETENTION:

6.1 Both of the *Ailanthus* trees within the rear garden are proposed for removal as part of the new development, as these specimens could not be effectively retained, due to their position in relation to the new structure(s).

6.2 Both trees have been given a C category grading in accordance with BS 5837. It is therefore felt that these trees should not act as a limitation on the effective

use of the site, or impose any significant constraints on the layout (see table 1 BS5837).

6.3 Whilst the trees are prominent within the rear garden of the site, they are unsuitable for a garden of this size, and are already coming into contact with the nearby buildings and will damage the boundary wall as they mature. With this in mind, it is likely that both trees will require removal in the next 3 – 5 years, regardless of any development

## Post Development Pressure

FUTURE TREE AND STRUCTURE RELATIONSHIPS

7.1 Given that both trees are to be removed from site, there will be no appreciable post development pressure relating to trees.

## Method Statement for Development Works

8.1 TREE REMOVAL

A list of all trees to be removed is included in the tree table at Appendix B. Pruning / removal has only been specified for the following reasons:

- Where work is necessary to implement the proposed scheme.
- Where works are required for safety reasons.
- Where work is required to improve tree form, or improve the appearance of overgrown areas of the site.

Where any tree work is needed, this work will be in accordance with British Standard 3998: 1989 – Recommendations for tree work.

8.2 TREE PLANTING

Some proposed locations for two new trees can be seen on the appended plan; given the size of the rear garden, any new trees should be of a species that do not grow to exceed 6m in height, and not exceed a radial canopy of 2m. The species can be negotiated with the council's arboricultural department. Any new trees should be of a minimum 10/12 cm girth and purchased from a reputable nursery. Tree planting should be undertaken between the months of November and March by a suitably experienced contractor. The scheme should include the implementation of an aftercare package to include: weed management, tree hydration, stake and tie maintenance, replacement of any failures, mulching and formative pruning.

## Conclusion

9.1 All of the trees on site are due to be removed, however the trees are unsuitable for their location and would require removal in the coming years for this reason regardless of any development.

## Recommendations

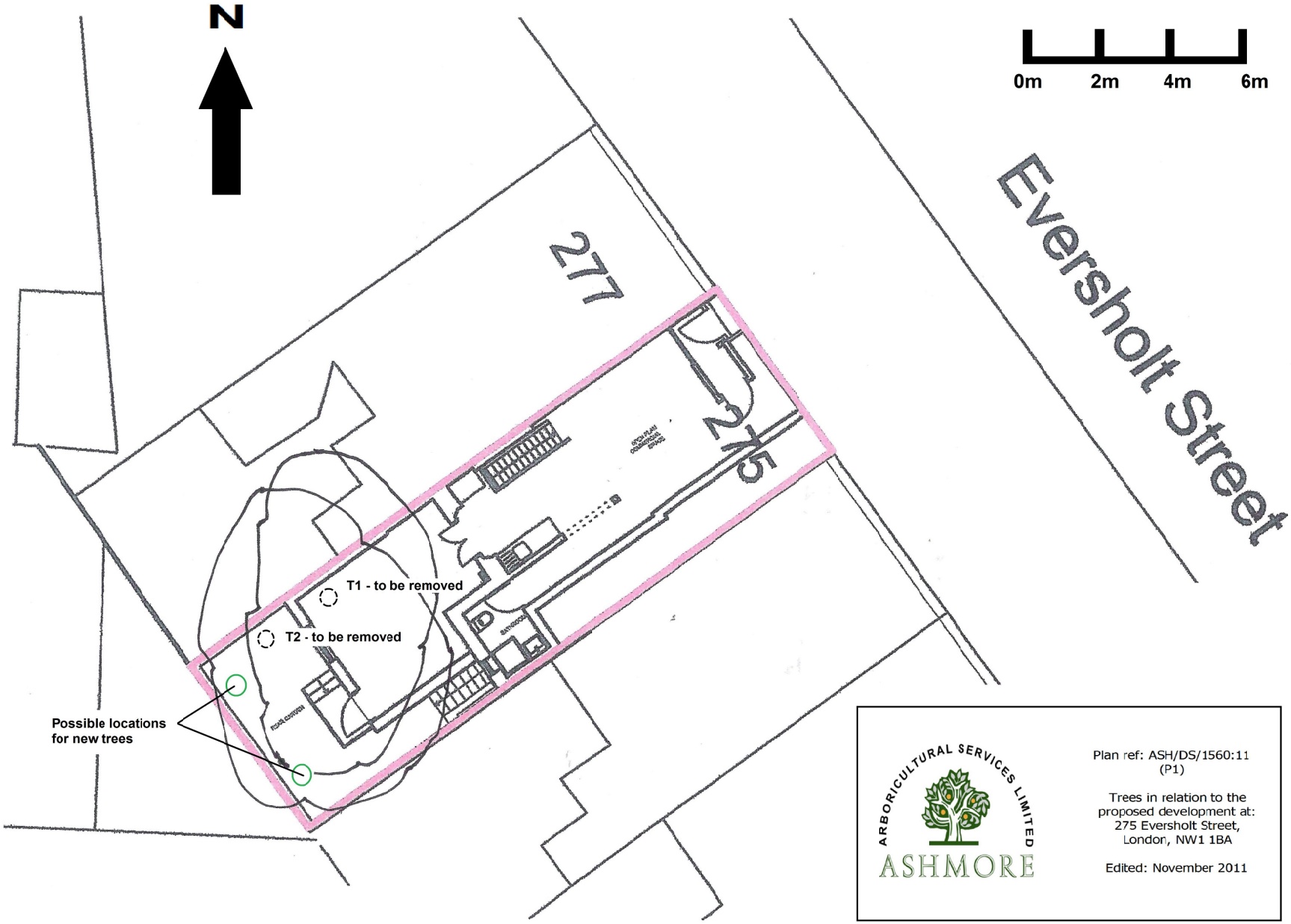
10.1 The site works should progress as follows to ensure the healthy retention of the trees.

a. Tree works, in accordance with BS3998
b. Construction.
c. Soft landscaping.

7th November 2011
Signed:

Glen Harding
For and on behalf of Ashmore Arboricultural Services Ltd.

# Appendix A




ARBORICULTURAL SERVICES LIMITED
ASHMORE

Plan ref: ASH/DS/1560:11 (P1)

Trees in relation to the proposed development at: 275 Eversholt Street, London, NW1 1BA

Edited: November 2011

# Appendix B

| Tree No. | Tree species | Height (m) | Multi-stem? (Enter MS) | Trunk / stem count dia. (mm) | Radius of RPA if circle | RPA -Root Protection Area sq.m. | Age Class | Branch spread | Height of Crown Clearance (m) | Comments / Recommendations for tree works | Estimated remaining contribution | Assessed BS 5837: 2005 Value category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T1 | Ailanthus | 13 | | 240 | 2.88 | 26.0576 | MA | See plan | 3 | Tree inappropriate for location; in contact with adjacent buildings. Recommend: tree to be removed. | 10-20 | C1 |
| T2 | Ailanthus | 13 | | 390 | 4.68 | 68.8084 | MA | See plan | 3 | Tree inappropriate for location; in contact with adjacent buildings. Recommend: tree to be removed. | 10-20 | C1 |

KEY :
Tree No: Tree number (T= individual tree, G= group of trees, W= woodland)
Crown = the leaf bearing part of the tree
Diameter: MS = Multi-stemmed
Age class: Young (Y), Middle aged (MA), Mature (M), Over mature (OM),
Veteran (V)
Height (Ht): Measured in metres +/- 1m