

Report

Appendix 8

Email dated
12th September
2016 from LBC



Wednesday, November 30, 2016 at 3:22:45 PM Greenwich Mean Time

Subject: Re: 28 Lyndhurst Road
Date: Monday, 12 September 2016 at 15:45:28 British Summer Time
From: John Hough
To: Grace Douglas, Amy
CC: Sony
Attachments: image001.png, image002.png, image003.png, image004.jpg, image005.png, image006.png, image007.png, image008.jpg

Dear Amy

Following our telephone conversation of today, and my discussions with my Client, I confirm that my Client is looking into who is available to provide the required Arboricultural Report at such short notice.

I will provide you with more information once I know who has been appointed.

Kind regards

John.

John Hough Dip Arch RIBA; MAPM
Chartered Architect
Oakley Hough Limited
The Barn, Stebbing Farm,
Fishers Green, Stevenage,
Hertfordshire SG1 2JB

Tel: 01438 745288
Mobile: 07710 549 270
Email: john@oakleyhough.co.uk

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From: "Grace Douglas, Amy" <Amy.GraceDouglas@camden.gov.uk>
Date: Monday, 12 September 2016 at 13:03
To: John Hough <john@oakleyhough.co.uk>
Cc: Sony <[REDACTED]>, Simon Hampton <[REDACTED]>
Subject: RE: 28 Lyndhurst Road

Hi John

This is not sufficient to satisfy our requirements. We require a tree survey, an arboricultural method statement, tree protection details or information on the foundation type/excavation that took place – to be consolidated into a full Arboricultural Report.

You can find further details on the website as I advised you in earlier emails:

<http://www.trees.org.uk/>

I would request this information to be provided to me within 10 working days.

Regards

Report

Appendix 9

Arboricultural
Method
Statement,
Landscape
Planning Ltd





ARBORICULTURAL METHOD STATEMENT

BS 5837: 2012

**Site:
28 Lyndhurst Road,
London,
NW3 5PB**

**Presented to:
Lyndhurst Global Ltd (c/o SD Management Ltd)**

**By:
Landscape Planning Limited
4 The Courtyards
Wyncolls Road
Colchester
CO4 9PE**

**31/10/2016
Our Ref: 69039**



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1 EXECUTIVE SUMMARY

- 1.1 Historically, the Council granted Full Planning permission on 12 August 2014 [application reference 2013/7377/P], subject to a Section 106 legal agreement for:
- 1.2 *"Replacement of existing rear conservatory with part 1 storey part 2 storey rear infill extension including enlargement of existing lightwell, addition of lightwell and removal of windows to east elevation all associated with creating an additional 2 bedroom dwelling"*
- 1.3 The trees within the garden of No 28 Lyndhurst Road are considered as integral to the mature sylvan character in particular of the rear garden curtilage. The trees have been professionally managed over time, with the Council presenting no objections to careful and proportionate Conservation Area tree surgery management.
- 1.4 Currently, the Council have registered under 2016/3019/P:
- 1.5 *"Erection of a timber deck above storage units in rear garden of dwelling house (Class C3) and installation of steel & glass balustrade and 1.8m screening in the form of camouflage netting (Retrospective)"*
- 1.6 This Arboricultural Method Statement is now submitted in support of the recent installation being retrospectively considered by the Council under 2016/3019/P.
- 1.7 Various exchanges between the Council and SD Developments have led to the appointment of the Landscape Planning Group [LPG]. We have been asked to provide an arboricultural report covering aspects of the decking installation with the 1.8m screening, which is presented as live vegetation softening the eastern edge of the decking located immediately above the garden storage units.
- 1.8 A site visit was conducted by the appointed LPG Principal Consultant on 6th October 2016 in order to carry out a preparatory tree survey for the BS5837:2012 AMS.
- 1.9 The four trees in the immediate vicinity of the decking are mature trees of high amenity value. They all possess Category 'A' BS 5837 characteristics.
- 1.10 Lime T1 has never been involved in any way with the proposal under consideration.
- 1.11 The main issues can be summarised as:
- i] demonstrating that no understorey beneath the mature trees T2 to T4 has been removed in the course of installing the decking
 - ii] the method of decking construction and installation including facilitating percolation in the immediate environs of the mature tree bases of T2 to T4

iii] details of the live screening and how the screening is to be installed on the eastern edge of the decking

iv] details of how the live screening will be maintained and managed

1.5 A summary of the affected trees is detailed in the table below:

Impact	Reason	A	B	C	U
Trees to be removed	To facilitate the development or due to their condition (U cat)	None	None	None	None
Trees with RPA encroachment	To facilitate installation	T2, T3 and T4	None	None	None
Retained trees to be pruned	To address identified defects / facilitate construction	None	None	None	None

Project Team Contacts List

Name	Company	Position	Tel. No.
Margaret MacQueen Margaret.MacQueen@oca-arb.co.uk	Landscape Planning Group Ltd	Principal Consultant Arboriculturist	T: 01206 224787 M: 07717 836594

2 REPORT PROCEDURES

2.1 This Report has been prepared in accordance with Landscape Planning Ltd's quality system procedures as follows:

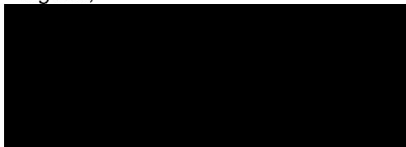
Methodology relating to Arboricultural Impact Assessments

2.2 File creation, field survey, data capture procedures and report production follow the specific methodologies, technical approach and quality systems of Landscape Planning Ltd. The aim is to provide "fit for purpose" deliverables based on the client brief. Our approach broadly follows the guidance contained in "Trees in relation to Demolition, Design and Construction – Recommendations" (BS 5837:2012); however, the use of any terms or concepts contained therein does not imply Landscape Planning Ltd's acceptance of their accuracy or scientific validity and the use of any section or concept contained within the standard is on the principle of its advisory status as guidance.

Report and Findings

2.3 The Report and Findings have been quality checked prior to issue to the client.

Signed,



**Michael Lawson
Principal Consultant
Landscape Planning Ltd**

Dated: 31/10/2016

3 PREFACE

3.1 The Scope of Survey and Reporting

- 3.2 Landscape Planning Ltd has surveyed the key trees on the site and has provided guidance within this report on the measures necessary to ensure successful tree retention with the installed decking. The scope was as follows:
- 3.3 To visit the site and complete a survey of trees, shrubs, hedgerows and other vegetation that may materially be of interest relative to implemented proposals.
- 3.4 To assess the likely impacts of the development on the trees and make 'in principle' recommendations relating to tree removals, tree retention and tree protection during development.
- 3.5 To carry out an arboricultural impact assessment on the effect of the new development at the site.
- 3.6 To produce a tree constraints plan (TCP), showing the location of surveyed trees, their BS5837:2012 categorisation and the theoretical Root Protection Areas (RPA).
- 3.7 To make any other observations or recommendations as required based on the survey.

4 PLANS AND REFERENCE DOCUMENTS

- 4.1 BS5837:2012 'Trees in relation to design, demolition and construction – recommendations'
- 4.2 BS3998:2010 'Tree work – recommendations'
- 4.3 NJUG 4 – National Joint Utilities Group "Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Volume 4, issue 2. London: NJUG 2007"
- 4.4 Information from the Council's planning website including submission made by SD Developments and their Architects.
- 4.5 We understand that the scheme is currently being considered for planning permission.

5 DECKING INSTALLATION

- 5.1 The site prior to the installation of the decking can be seen in the series of photographs at Appendix 4.
- 5.2 No existing understorey shrubbery was removed in order that the decking could be installed. The same views into rear gardens could be seen before the decking was installed.
- 5.3 Prior to the installation, a proprietary geotextile fabric was laid down, over which were located parallel with the existing garden path a series of blocks at 3000mm spacings.
- 5.4 The baton structure as can be seen in the series of photographs at Appendix 4 was effectively installed suspended above ground level so no new compaction was caused.
- 5.5 The decking that had been run too close to the trunk or stem bases of T2 to T4 will now be replaced by a 1.8m by 1.8m tree grid feature to aid percolation of rainwater (see Appendix 5 for details).
- 5.6 The topography was always gently sloping to the roofs of the garden storage units, so the eastern edge of the decking will be softened in relation to views into the rear gardens of Wedderburn Road, and in order to provide privacy in relation to residents who may equally have been walking at the far end of the rear garden, a series of planters will be used.
- 5.7 Live screening to a height of 1.8m will be provided in spaced planters, which will be both independently irrigated and subsequently managed by pruning.
- 5.8 The planters will be boxed in using the same materials as the decking to provide the best visual continuity.

6 THE TREES

- 6.1 There were 4 Individual trees surveyed on-site or immediately adjacent to the site boundary.
- 6.2 By BS 5837:2012 Categorisation, the trees can be summarised as follows:

BS 5837 Cat	A	B	C	U
Specific Trees	T1, T2, T3 and T4	None	None	None
Total Number	4	0	0	0

6.3 These trees' locations and their visual contributions can be summarised as follows:

BS 5837 Cat	A	B	C
Internal contribution to external rear garden views	T2, T3 and T4		

6.4 Our detailed check with the Local Planning Authority has confirmed that the following trees are subject to statutory protection:

	A	B	C	U
Conservation Area	T1, T2, T3 and T4			

6.5 The site address is in the Fitzjohns Netherhall Conservation Area.

7 ARBORICULTURAL IMPACT ASSESSMENT

7.1 TREE REMOVALS

7.1.1 No trees will be removed to facilitate the decking.

7.2 ROOT PROTECTION AREA (RPA) INCURSIONS

7.2.1 The following incursions into the RPAs of trees to be retained have been identified:

BS 5837 Cat	A	B	C	Summary
No RPA Incursion	T1			
RPA Incursion	T2, T3 and T4			

7.3 DECKING SURFACE

7.3.1 The proposal has already been implemented and has resulted in the decking being suspended on a baton structure, which itself is suspended above the actual ground level.

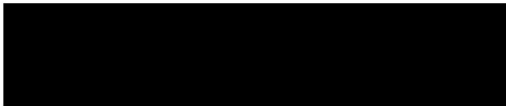
7.3.2 In our view, the installation has minimised the disruption on the retained trees; the surface sits above ground level and no tree roots were severed during installation.

7.4 GROUND LEVELS

7.4.1 No changes to existing ground levels were proposed within the RPAs of retained trees.

8 CONCLUSIONS

- 8.1 The site is located in the Fitzjohns Netherhall Conservation Area. All four mature rear garden trees are managed to a high standard and are valued for their contribution to the sylvan character of the eastern edge of the rear garden.
- 8.2 Ground protection measures within retained tree RPAs have been used to ensure adequate protection of the RPAs whilst the decking has been installed.
- 8.3 Harmful excavations and removal of pre existing vegetation has been avoided.
- 8.4 Overall, it is concluded that the decking has been implemented without undue impact on the mature trees.
- 8.5 The project should be concluded by the installation of tree grids and the provision of the live screen at the eastern edge of the decking.



Margaret MacQueen BSc CBiol MRSB MICFor CEnv MAE

Principal Consultant Arboriculturist

OCA UK Limited

on behalf of LPG

9 APPENDICES

APPENDIX 1	Key To Tree Tables
APPENDIX 2	Tree Survey Tables
APPENDIX 3	Tree Constraints Plan
APPENDIX 4	Photographs
APPENDIX 5	Revised Architect's Plan Showing Tree Grid Detail
APPENDIX 6	Report Caveats

APPENDIX 1

KEY TO TREE TABLES

Key

BS 5837 Cat	Description
A	Those of high quality and value: in such a condition as to be able to make a substantial contribution (> 40 years)
B	Those trees of moderate quality and value: those in such a condition as to make a significant contribution (> 20 years)
C	Those trees of low quality and value: currently in adequate condition to remain until new planting could be established (> 10 years)
U	Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed regardless of development

Note: Sub categories are denoted in the tree survey data (A1, B1, C2 etc.). You are referred to the BS for further detail if required.

Tree No.	T (tree), G (group), H (hedge), W (woodland) + Ref No.
Species	Common Name
Ht (m)	Measured height in metres
DBH (m)	Diameter at 1.5m above ground level
Branch Spread	In m to cardinal points
Cr Ht Clearance (m)	Overall height of lowest branches from the ground level on side of proposed development
Life Stage	Young, Semi-Mature, Early-Mature, Mature, Over-Mature
General Observations	Observations on the condition of the tree(s)
Tree Work Specification	Proposed tree works in accordance with BS3998
BS Cat	See above
Life Exp	Estimated remaining contribution in years.
RPA Radius(m)	Radius of the trees Root Protection Area measured from the trunk to the edge of the RPA circle in metres
RPA (m2)	Overall Root Protection Area in m2
*	Indicates where tree data may have been estimated as tree was offsite / restricted access / dense vegetation hindering full inspection

Age Range	YO	Trees from seedling, up to Advanced Nursery Stock size (14/16cm girth)
	SM	More than 10 years post-establishments but capable of being moved using a large tree spade (up to 22/24cm diameter).
	EM	Early indicators of maturity in bark tissue, reproductive tissue, leaf and crown morphology may be present. (Notably, excurrent shoot growth, not readily transplantable and still likely to increase significantly in size).
	MA	Strong indicators of maturity in bark tissue, reproductive tissue, leaf and crown morphology will be present. Shoot growth decurrent. (Middle aged phase of growth when the tree has effectively reached up to 90% of its ultimate size for the species and location).
	FM	Bark tissue, reproductive tissue, leaf and crown morphology will all exhibit mature characteristics. Strongly decurrent shoot growth and reduced shoot extension. No specific signs of senescence. (A tree that has now achieved over 90% of its ultimate life for the species and location).
	OM	Trees in senescence. Although not directly in decline from disease, decay, root death, structural or stability. Problems are primarily resulting from old age. (Senescence is an age related category, i.e. a younger tree subject to disease and decay because of, for example, an impact injury would not be senescent. Characteristically, senescent trees are likely to be reducing in mass and becoming stag headed.

APPENDIX 2
TREE SURVEY TABLES

ARBORICULTURAL IMPACT ASSESSMENT
 TREE SURVEY TABLES
 Surveyor: Margaret MacQueen
 Date Surveyed: 06 October 2016

28 Lyndhurst Road



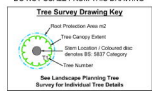
Tree No.	Species (English) Latin if any doubt	Age Range	Height (m)	Crown Radius (m)			Stem Diam @ 1.5m (mm)	BS RPR (m)	Comments (incl. Structural condition)	Recommendations	Remaining contribution (Yrs)	Amenity	
				N - S	- E	- W							
T1	Lime (Large leafed)	Mature	25	4	5	4	3	800	9.6	Average to good form, shape and condition. Subject to historic crown management - lifted and thinned. Dense crown, low crown dead wood. Tree located near to edge of rear garden.	No works.	40+	A
T2	Plane (London)	Mature	24	8	10	5	4	950	11.4	Good form, shape and condition. Subject to historic crown management - lifted and thinned. Tree located within decking.	No works.	40+	A
T3	Horse Chestnut	Mature	23	6	10	6	5	1050	12.6	Average to good form, shape and condition. Subject to historic crown management - lifted and thinned. Tree located within decking.	No works.	20- 39	A
T4	Horse Chestnut	Mature	23	8	3	5	4	850	10.2	Average to good form, shape and condition. Subject to historic crown management - lifted and thinned. Tree located within decking.	No works.	20- 39	A

APPENDIX 3
TREE CONSTRAINTS PLAN

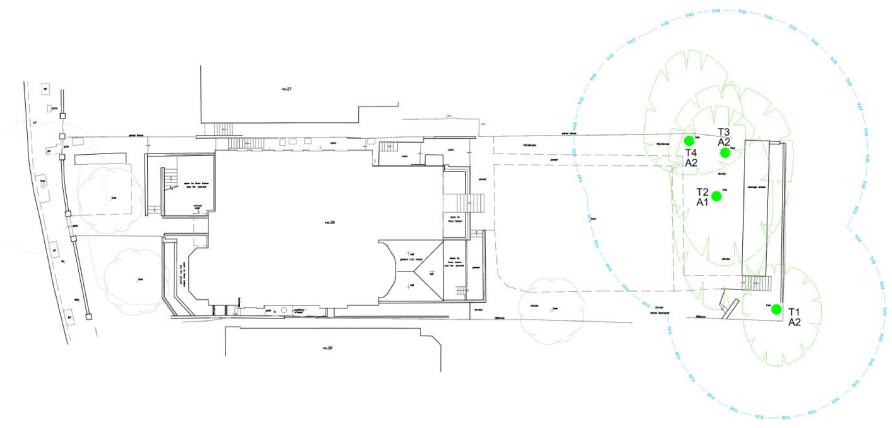
Tree No	Species	DBH(m)	No of Stems	Ht (m)	BS Cat
T1	Lime (Large leaved)	0.8	1	25	A2
T2	Plane (London)	0.95	1	24	A1
T3	Horse Chestnut	1.05	1	23	A2
T4	Horse Chestnut	0.85	1	23	A2



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- KEY**
- Please refer to Landscape Planning arboricultural report for details:
- Category A - high quality and value
 - Category B - moderate quality and value
 - Category C - low quality and value
 - Category U - removal
- RPA - root protection area as defined by Table 2 BS 5837:2012
- Category U - removal



REVISIONS

No	Description	By	Date	Check



Client:
Lynchrest Global Limited
Address:
28 Lynchrest Road, London NW3 9PB
Drawing title:
Tree Constraints Plan (TCP)



Drawn: J. B. 1/20/20
Checked: J. B. 1/20/20
Date: 1/20/20
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APPENDIX 4
PHOTOGRAPHS

Photographs Taken By Margaret Macqueen on the 06 October



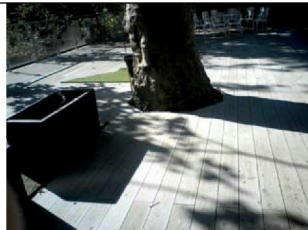
Looking east towards T2-T4



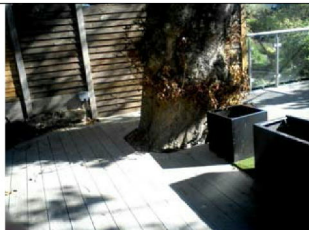
Looking east towards T2-T4



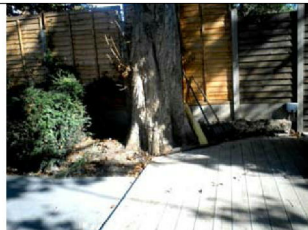
Looking south east towards T1



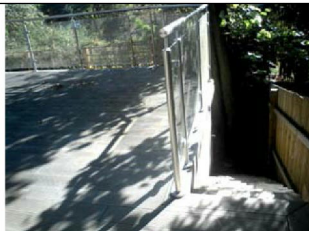
Current decking adjacent to T2



Current decking adjacent to T2



Current decking adjacent to T4



Steps to Lime T1

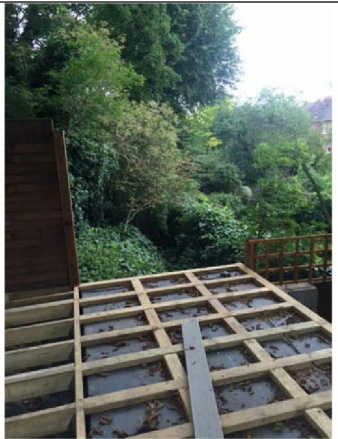
Photographs Supplied by Architect on Construction of Decking



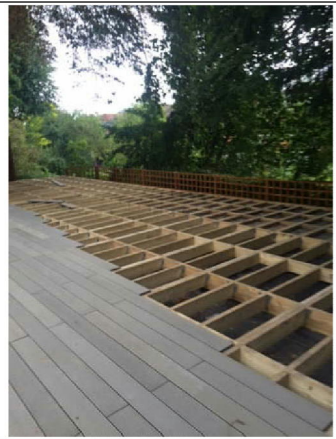
Looking south east towards T1



Northern rear boundary



Northern rear boundary



Decking in progress

Photographs of Rear Garden Prior to Decking Installation



Looking north towards Plane tree T2 in foreground

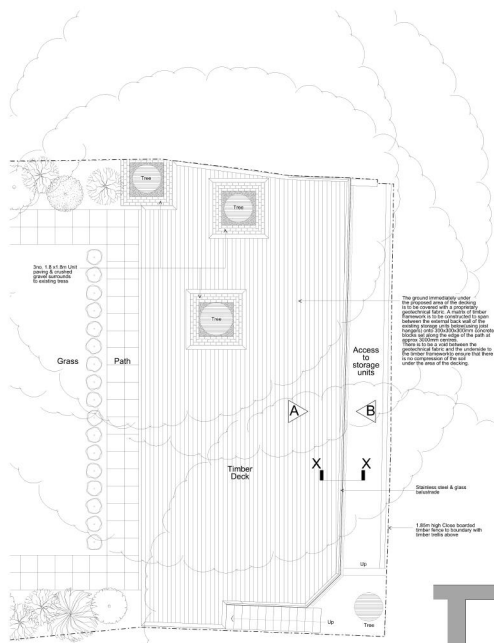


Looking east towards roofs of storage units



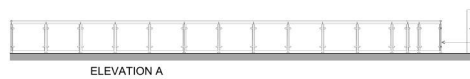
Looking towards T1 and T2

APPENDIX 5
REVISED ARCHITECT'S PLAN SHOWING TREE GRID DETAIL

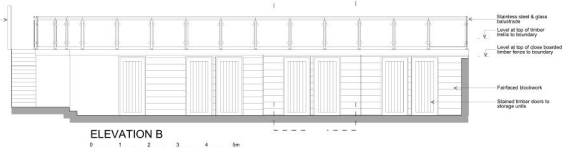


PLAN SHOWING PROPOSED LOCATION AND EXTENT OF TIMBER DECKING
Scale 1:50 @ A1

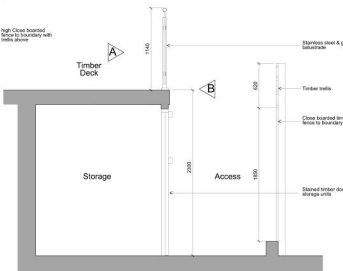
The ground immediately under the proposed deck is to be covered with a protective matting. A series of raised concrete steps will be provided to allow access to the deck from the path. The concrete steps will be finished with a non-slip surface. There is to be a joint between the ground matting and the concrete steps. The ground matting will be finished with a non-slip surface. The ground matting will be finished with a non-slip surface. The ground matting will be finished with a non-slip surface.



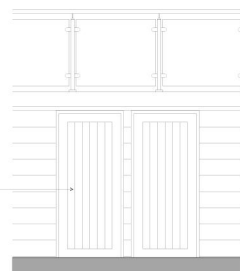
ELEVATION A



ELEVATION B
Scale 1:50 @ A1



SECTION X-X
Scale 1:20 @ A1



PART ELEVATION A
(See above)

Note

Project:
Proposed Deck & Screening
to Rose Garden of
28 Lynnhurst Road,
London NW3 5PG

Title: Plans, Elevations & Section
Showing Proposed Decking

Scale: 1:50 & 1:20 @ A1

Date: October 2016

Oakley Hough.
The Barn, Stebbing Farm
Fishers Green, Stevenage,
Hertfordshire SG5 1JG
Tel: 01438 745388
Mobile: 07710 849 270
e-mail: oah@oakleyough.co.uk

Drawing Number: 889/TP/210

APPENDIX 6
REPORT CAVEATS

General - Trees

Unless otherwise stated tree observations have been undertaken from ground level and using non-invasive techniques only. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur, but is not limited to biological and non-biological factors as well as mechanical/ physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to identified site risks and in accordance with relevant HSE and Central Government guidance. Landscape Planning Group Ltd can provide further information on this matter if required.

Unless otherwise specified, no checks have been carried out in respect of statutory controls that may apply, e.g. Tree Preservation Orders, Conservation Areas or planning conditions. In addition, prior to undertaking any tree works, it is necessary to ensure due diligence is followed in respect of protected species and habitats.

Where tree surgery works have been identified these works are based on the assumption that planning is approved, no tree works should be undertaken prior to determination of this application without up to date confirmation of the Tree Preservation Order / Conservation Area Status of the vegetation. All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species.

Any comment relating to 3rd party trees has been made without full access to the tree(s). Should these trees have any impact on the proposed development we would advise you to instruct us to contact the 3rd party and undertake further inspection work.

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Not a Design Statement or Method Statement

This report has been prepared in respect of development impacts on trees. The report provides details and makes in principle recommendations relating to tree protection, which may have implications for design, construction, materials and methods to be employed in the development. Any such recommendations should be approved by the relevant designer / competent person.



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