



Pre-development Arboricultural Survey and Report

Land at 187 Goldhurst Terrace, London NW6 3ER

A report to: Monaj Pradhan

Date: 30TH September 2017

Report No: WAS 79/2017

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Report Verification

This study has been undertaken in accordance with British Standard 5837:2012 “Trees in relation to design, demolition and construction - Recommendations”.

Disclaimer

The contents of this report are the responsibility of Wassells Arboricultural Services Ltd. It should be noted that, whilst every effort is made to meet the client’s brief, no site investigation can ensure complete assessment or prediction of the natural environment.

Wassells Arboricultural Services Ltd accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

Validity of Data

The findings of this study are valid for a period of 12 months from the date of survey. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified and experienced arboriculturist to assess any changes to the trees and groups on site and to inform a review of the conclusions and recommendations made.

It should be noted that trees are dynamic living organisms that are subject to natural changes as they age or are influenced by changes in their environment. As such following any significant meteorological event or changes in the growing environment of the trees they should be re-assessed by a suitably qualified and experienced arboriculturist.

Introduction and Scope of Report

This document has been produced to provide a detailed survey of trees that are within, surrounding and nearby to the land described within the report and that may be impacted by the proposed development.

The scope of this report follows the recommendations and guidance described within **BS 5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*** which sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.

The report will assess the quality, amenity and landscape value of all surveyed trees as described by the tree category system within BS 5837 (see section below).

The protection of all trees to be retained and where they are likely to be affected by the proposed development construction activities are described as provisional tree protection measures for information purposes only and shall require a site specific AMS once final plan is agreed and consent is given.

The report will also indicate, where necessary, the likely impact the proposals may have on those trees in the future.

The report will also recommend any required tree works to enable access and also to mitigate potential damage from construction activity and for the future well being of the trees concerned.

This is intended to support the planning application for development of this site.

The tree survey for the site can be found in Addendum 3 below

Abbreviations:

RPA = root protection area

CEZ = construction exclusion zone

CWA = construction working area (including materials storage)

AMS = arboricultural method statement

AS = Arboricultural supervision

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Arboricultural Impact Assessment

Proximity of Proposed Development to existing Trees

Ref: Addendum 1 -Table 1, Addendum 3 & Picture Gallery in Addendum 6

All trees in or near the above site have been surveyed and that information is shown in addendum 3 below.

The proposed development is to build a pre-fabricated garden room to the rear of the garden at the above site.

There are 2 trees nearby Common Lime T1 and Oak T2 – *see tree survey plan in addendum 5*

The proposed foundations for the building are a concrete slab of 100mm deep. This should not extend into the existing ground level by more than 100mm but is most likely to be surface mounted.

There is an existing similar structure in the next door garden which has not impacted on the 2 trees surveyed.

The extent of the foundations overlay into the typical RPA of the 2 trees surveyed shall not impact future health.

T1 = 17% of RPA

T2 = 9% of RPA

Tree Protection Measures (Provisional)

Ref: Addendum 1 & 2

**** These measures shall be seen as provisional for planning purposes and subject to a detailed follow up AMS submission as part of a construction plan once proposals are agreed and to conform to any specific planning conditions made ****

Excavation within RPA of Retained Trees

Ref: Addendum 1

* Please see addendum 1 section on Excavation within RPA of retained trees.

- No more than 100mm for T1 and T2

Tree Protection Barriers & Construction Exclusion Zone

*Ref: specification for tree protection in Addendum 4 below and Tree Protection Plan detail

- Protect trunk of T1 from potential damage during building construction

Ground Protection of Existing Surfaces within Root Protection Area (RPA) of Retained Trees

Ref: Addendum 1

* Please see addendum 1 section on Ground Protection System and Tree Protection Plan

- None required

Access Facilitation Pruning & Tree Works

Ref: Addendum 2

- Recommended tree works are shown in the end column of addendum 3 below

Site Access and Construction Working Area (CWA)

- Not applicable

Site Storage and Accommodation

- Not applicable

Installation of Services

- Arrangements for this element of the development of the site are unknown as at time of writing this report

Arboricultural Supervision (AS)

- Not required for this proposal

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Conclusion

Provided the recommendations shown above and the methodology for protection of any retained trees are followed, there will not be an effect on the current or future condition of those trees that are retained as part of the proposed scheme.

Tree Grading Categories

Ref: Grading Category as per BS 5837:2012 Section 4.5 Table 1 & Table 2 – Tree quality assessment chart & advanced tree assessment for planning in Addendum 5 below

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Tree Survey Schedule in Addendum3 below for description of trees categorized

The grading categories are based on the following criteria:

A= those trees of high quality and value suitable for retention for longer than 10years and worthy of being a material constraint to development

B= those trees of moderate quality and value suitable for retention for longer than 10years and worthy of being a material constraint to development

C= those trees of low quality and not worthy of being a material constraint to development

U=trees of such a condition that they cannot realistically be retained as living trees in the context of the current land use

NG = not graded. Those trees not considered to be in any of the above categories

****Acknowledged source: Barrell Tree Consultancy – www.TreeAZ.com**

Categories A, B and C have further sub-categories (not qualified in BS) with regards to the reasons for tree retention as follows:

- 1: Mainly arboricultural qualities.
- 2: Mainly landscape qualities.
- 3: Mainly cultural values, including conservation.

Trees categorized within this report:

- 1 Category A trees = none
- 2 Category B trees = T1 & T2
- 3 Category C trees = none
- 4 Category U trees = none
- 5 NG = none

Age Categories and Distribution

Those trees assessed as being young (Y) in age can generally be considered to have significant

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growth potential. Whilst these specimens are not likely to make a substantial contribution to the landscape character of the site at present they will, if retained, provide succession for the eventual removal of mature or over- mature trees as a result of declining physiological or structural condition.

Semi mature trees (SM) will generally make a significant contribution to the landscape character and appearance of the site and their retention will provide more immediate succession. These trees will also have significant growth potential.

Mature trees (M) are not considered to have significant future growth potential and have generally reached their maximum expected size for the location. These trees will generally make the highest contribution to the landscape contribution of the site however a tree stock over dominated by mature trees will require careful management to ensure that continuation of canopy cover can be achieved.

Over-mature trees (OM) do not have the potential to increase in size and may in fact reduce in size as their crowns begin to break up. These trees will often make a significant contribution to the landscape character of the site and are likely to have ecological value. However the retention of these trees within new development must be carefully planned as they are approaching the end of their useful life expectancy and they will often have structural defects. Where over-mature trees are to be retained in new development it is essential that access is available for their eventual removal.

Veteran trees (V) are those that show features of biological, cultural or aesthetic value that are characteristic of an individual surviving beyond the typical age range for the species. These trees have negligible potential to increase in size. Veteran trees are usually of a high ecological value and they will require sensitive management where they are to be retained in new development. As such it is again essential that they are located in areas where access is available to undertake management operations and where there is a reduced risk of harm occurring from failure of the trees.

References

1. BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations
2. Barrell Tree Consultancy – BS5837 – Advanced Tree Assessment for Planning
3. BS3998:2010 Tree Work – Recommendations
4. NJUG Volume 4 Issue2 2007 – Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.
5. NHBC Standards – Section 4.2 Building Near Trees
6. British Geological Survey – London & the Thames Valley
7. Principles of Tree Hazard Assessment – Lonsdale 2001
8. Diagnosis of Ill Health in Trees – Stouts & Winter 2004
9. Tree Survey Plan – Addendum 5 below
10. Existing and proposed plans – Oakman Architecture

Declaration

This Tree Survey, Impact Assessment and provisional tree protection measures have been written and checked by Richard Wassell of Wassells Arboricultural Services Ltd. and are provided without prejudice as an objective and professional assessment of the trees described.

Signed: *R.J.Wassell* Date: *30.09.MMXVII*

Richard Wassell. Director

MCIHort MArborA NDarb (RFS) Kew Diploma NEBOSHlevel3



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Addendum 1 – Tree Protection

Ref: BS 5837:2012 in Tables C.1 & D.1 of annex C & D

Table 1 -Tree protection measurements

Tree Number As per tree survey plan & schedule	Stem Diameter @ 1.5 metres agl. Millimetres	Root Protection Area (RPA) - Radius *measured from centre of stem* Metres	Tree/Root Protection Area (RPA) Sq. Metres	Impact of building proposal on the total RPA
T1	450	5.4	92	No impact
T2	450	5.4	92	No impact

Protecting Root Zone of Trees (BS 5837:2012 section 6.2 Figs. 2 & 3):

The Root Protection Area (RPA)

This is the area surrounding a tree that is deemed to contain sufficient roots and rooting volume to maintain the trees viability in the future. The root system is typically concentrated in the uppermost 600 – 1200mm of the soil and is not necessarily symmetrical around the tree, being dependant on a number of factors such as water, nutrients, oxygen, soil penetrability and physical obstructions such as existing foundations or changes in level (terracing).

The RPA is a design layout tool that is deemed to be a minimum area around a tree where the protection of roots and soil structure are treated as a priority. This area is envisaged as and portrayed with a circle around each tree but where there appears to be restrictions to root growth the circle is reshaped to reflect more accurately the likely distribution of the rooting area of the tree concerned.

Key Points

1. AVOID building works within the RPA if at all possible but if not then carefully consider the following: where the RPA is likely to be severely affected because of site design constraints then felling and planting replacement(s) trees in a more suitable location on the site will need to be considered.

2. Where possible do not use strip foundations within the RPA, if absolutely necessary consider using a trenching saw or excavate by hand to avoid 'shatter damage' to the root system.
3. Consider using piling techniques for foundations @ maximum 350 mm diameter with ground beams on or above the surface of the root zone.
4. Unless unavoidable, do not exceed entering the root zone by more than one fifth of RPA radius.
5. Do not trench tangentially across the root zone for footings and services unless it cannot be avoided.
6. Consider 'no dig' techniques for services installation, with radial service lines being preferable to tangential across the root zone. Where this is undertaken then boring must be carried out below 600mm deep.
7. Any hard surfacing, paths and roads need to have the same considerations for the RPA and as in the above points. Where possible paths and hard surfacing (patios etc) need to be surface constructed (cellular) and semi-porous to allow water penetration and gaseous exchange into the root system of trees.

Excavation within Root Protection Area of trees

Where trees are to be retained then any proposed foundation, underground services work and hard surfacing such as roads/paths falling within the RPA of trees that are to be retained shall be kept as far away from tree stems as possible(SEE NOTE 1 ABOVE). Where any such works are necessary within the RPA there will be a requirement to dig carefully by hand and ensure any roots encountered of maximum 25mm in diameter shall be exposed and correctly pruned back by a competent Arborist. Where larger roots are encountered of above 25mm in diameter then advice from the Arboricultural Supervisor (AS) for the site must be sought prior to any work being undertaken.

Any roots exposed/ pruned back as part of the above operation shall NOT be left exposed to drying out. All roots exposed/pruned shall be either covered with damp Hessian sacking prior to backfill or backfilled/covered immediately with a suitable open and free draining compost/loam.

Site Hoarding

Site hoarding shall be no closer than 1.5 metres away from the stem of retained trees and consist of 20mm plywood sheets supported by minimum 100mm square posts and 100 x 50mm rails with posts at 2.5 metre centres.

Post holes for site hoarding that are required within the RPA of nearby trees shall be dug by hand and are to be a maximum of 300 x 300mm and 450mm deep

Ground Protection System Specification:

- Level area of RPA concerned by blinding with sharp sand at maximum depth of 50mm
- Lay geo-textile membrane such as 'Terram' to cover area concerned
- Cover geo-textile with maximum of 100mm MOT Type 1 sub-base
- Retain MOT type 1 with edge restraint such as 30 x 100mm edging board pegged every 2 metres to prevent migration of the sub-base

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Addendum 2 – Tree Works

Ref: Addendum 3

Schedule of Tree Works

1. All proposed tree removal and tree pruning works are described in the management recommendations of the tree survey in addendum 3

2. Tree work to be carried out to the following standards and guidelines:
 - BS 3998:2010 Recommendations for Tree Work

 - Tree pruning cuts will be carried out using the 'Natural Target Pruning' technique as defined by: *BS 3998:2010 section 7.2.5 and Fig. 2 The Pruning of Trees, Shrubs and Conifers: George E. Brown & Tony Kirkham – 2nd edition revised & enlarged 2004 and Section 3.1.27 of The Arboricultural Association Specification for Tree Works June 2008.*

 - Crown clean involves removal of dead, diseased & dying wood from tree crown, thinning of overcrowded crown, and removal of ivy and all epicormic growth within crown including stem & basal epicormic growth.

Addendum 3 - Schedule of Tree Survey Information – BS5837:2012 section 4.4

SITE: 187 Goldhurst Terrace, NW6 3ER

DATE OF SURVEY: 20th September 2017

Please see survey key below

Tree Number	Species	Diameter Class mm	RPA radius metres	Height metres	Crown Spread metres	Crown height	Age Class	Grading Category	Structure	Observations on Physiology, Condition & other factors	Management recommendation
1	Common Lime	450	5.4	18	N= S= E= W=	L	M	B	M	A On boundary between 2 properties Previously reduced	N RETAIN
2	Pendunculate Oak	450	5.4	18	N= S= E= W=	L	M	B	M	A Leaning and crown reduced on garden side of properties to the rear	RETAIN CC RC 2M LC 5M

TREE SURVEY KEY:

Tree Number and Species = number of tree on plan and Common Name as per reference book: A Field Guide to the Trees of Britain and Northern Europe by Alan Mitchell 1974 ISBN: 0 00 219213 6

Height = estimated height of tree from surrounding ground level +/- 3 metres

Diameter Class = diameter of main stem @ 1.5 metres above ground level to nearest 25mm – as per table D.1 of BS 5837:2012 page 40

Crown Spread = maximum extent of branches measured radially from the base of the tree, trees with asymmetrical crowns are shown with distances in relation to compass points. N = north etc.

Crown Height = height of canopy and/or first major branch above ground level. Low (L) = below 3 metres | Medium (M) = 3 to 6 metres | High (H) = above 6 metres

Age Class = Young(Y): age less than 1/3rd life expectancy | Semi-mature(SM): 1/3rd to 2/3rd life expectancy | Mature (M): Over 2/3rd life expectancy | Over mature (OM): mature and in state of decline | Veteran (V): Surviving beyond typical age range for species – using Alan Mitchell System = Estimate of tree age based on open grown tree with full crown. Age in years = Girth (circumference) in centimetres measured at 1.5 metres above ground level and divided by 2.5 i.e. Tree of girth 250 cm = 100years old

Grading Category: As per BS 5837:2012 Table 1 – Tree quality assessment, which refers to tree quality and landscape/amenity value; A=high, B=moderate, C=low, U = not suitable for retention, NG= not graded

Structure = structural condition of the tree based on roots, trunk, and major stems/branches along with the presence of any structural defects and decay organisms. Categories are: Very Good (VG); Good (G); Moderate (M); Poor (P); Hazardous (H)

Physiology/Condition = Overall health, condition and function of the tree in comparison to a 'normal' specimen of its species and age. Categories are: Good (G); Average (A); Declining (D)

Other factors = any other physical/environmental factors that could influence the tree now/in the future. B = bat roost potential

Management Recommendations: N = no work required. CC = removal of dead, diseased & dying wood from tree crown, thinning of overcrowded crown, removal of Ivy from crown & stem and removal of all epicormic growth within crown including stem & basal epicormic growth on Lime trees. LC = lift crown. TC = thin crown. RC = reduce crown. P = pollard. SP = scaffold pollard. RE = remove epicormic and basal growth. FP =

Formative prune F = fell to ground level. FG = fell and grind out stump. R = carry out replacement planting. AI = 3 yearly Arboricultural inspection

RPA radius = radius of typical root protection area, described as a circle and measured around centre of the tree – as per table D.1 of BS 5837:2012 page 40

N/K = not known

= estimated data

NDG = Next door garden

g.l. = ground level

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Addendum 4 – Tree Protection

TREE SURVEY DETAIL

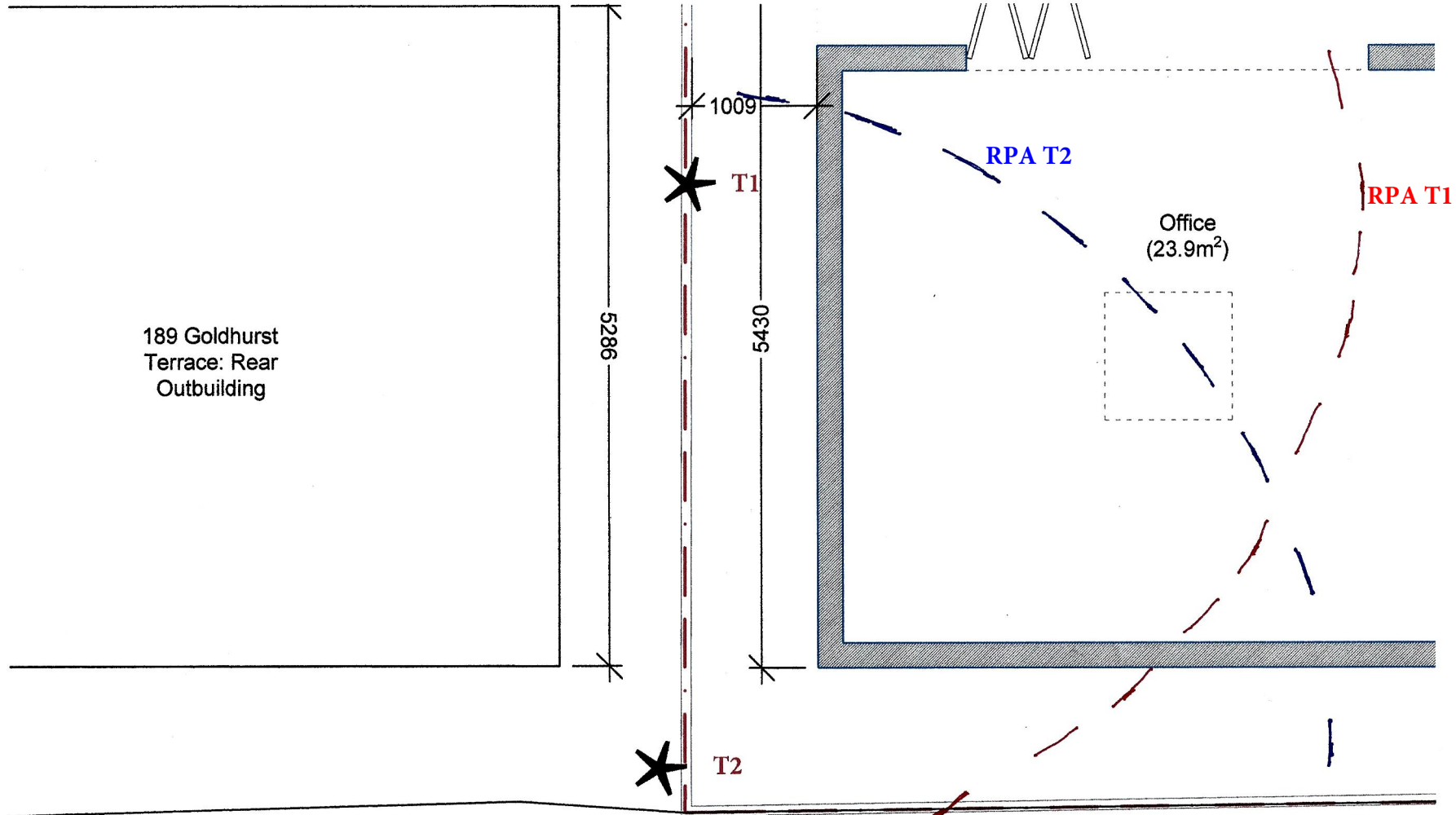
Date: 30th September 2017

Scale: 1:50 @ A1



NOTE:

Foundation requirements as per suppliers-100mm deep concrete slab
www.cabinliving.co.uk



189 Goldhurst
Terrace: Rear
Outbuilding

RPA T2

Office
(23.9m²)

RPA T1

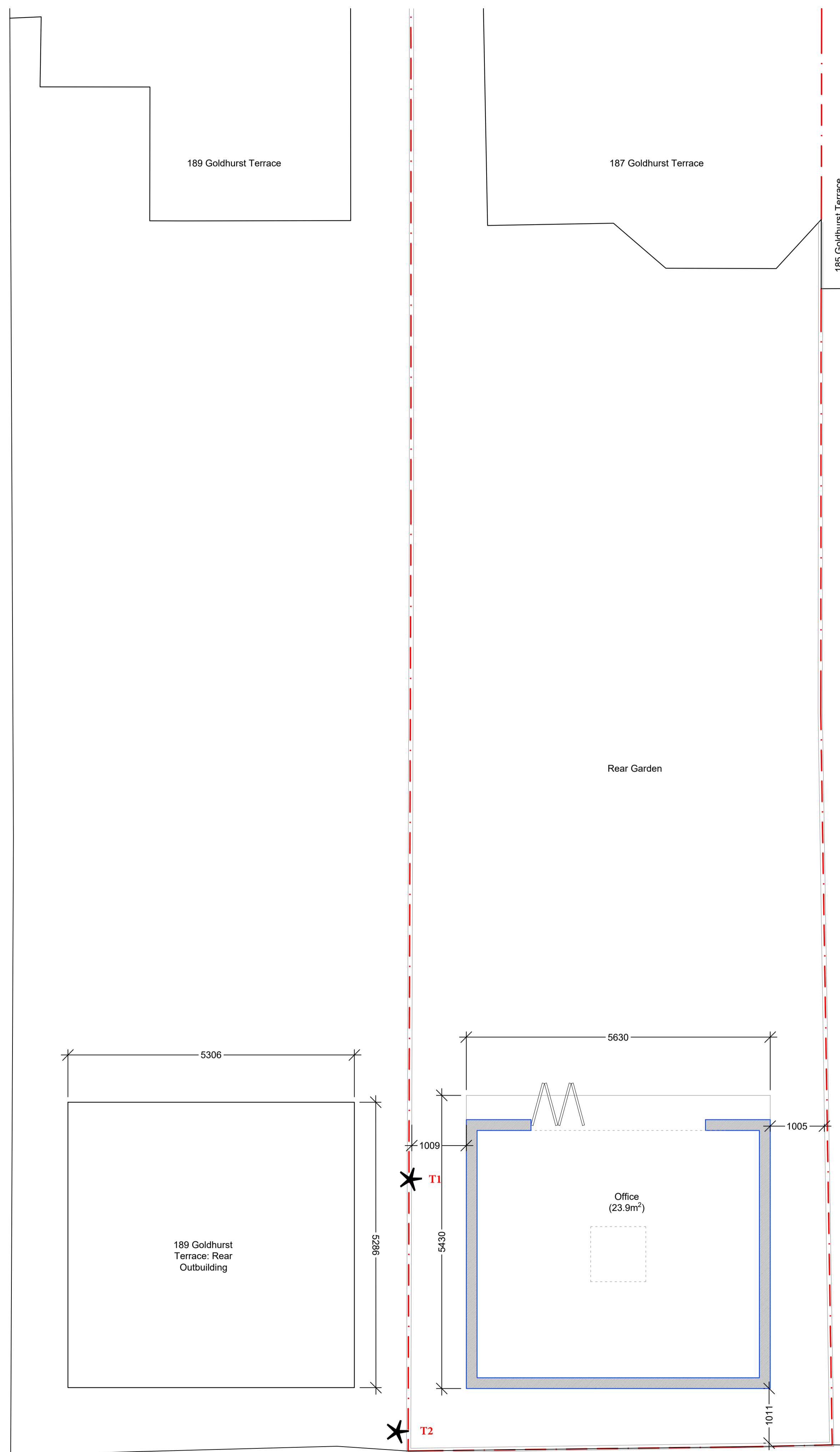
T1

T2

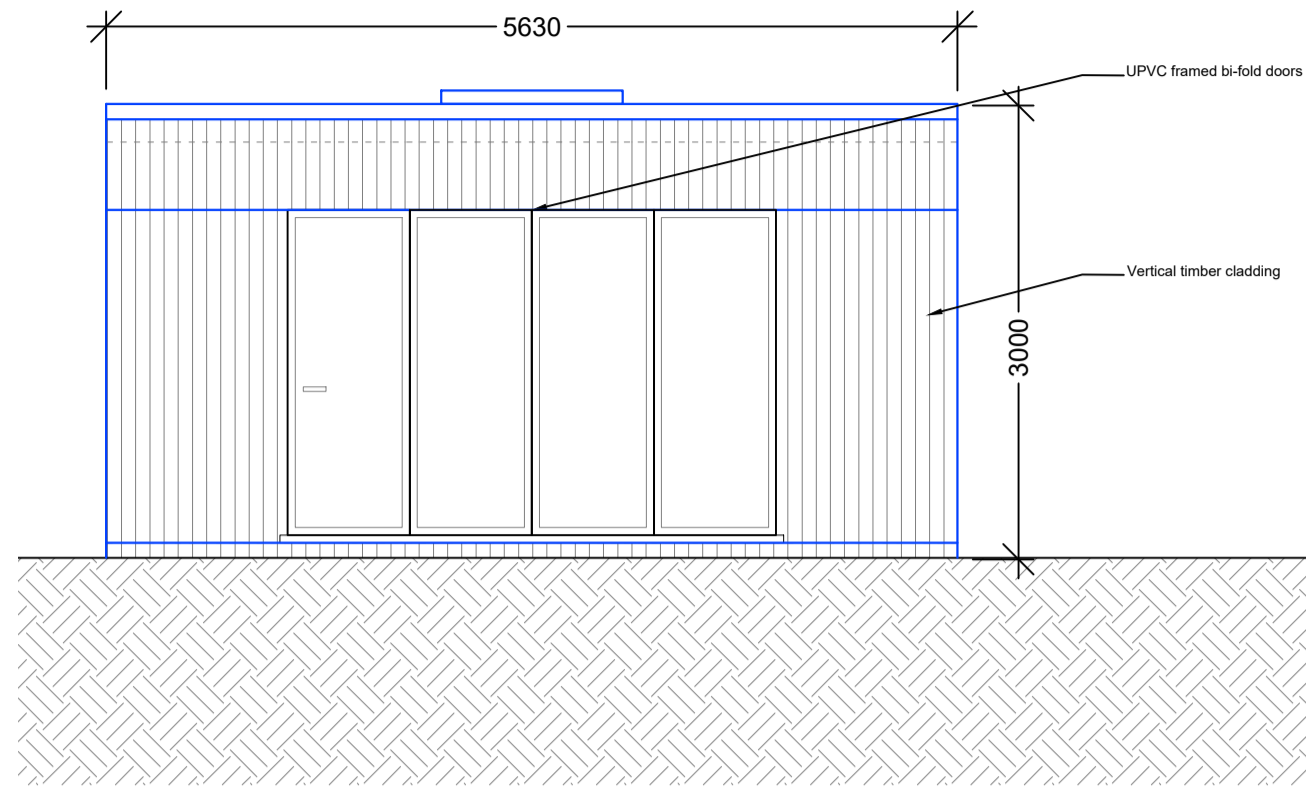


Ground Floor Site Plan

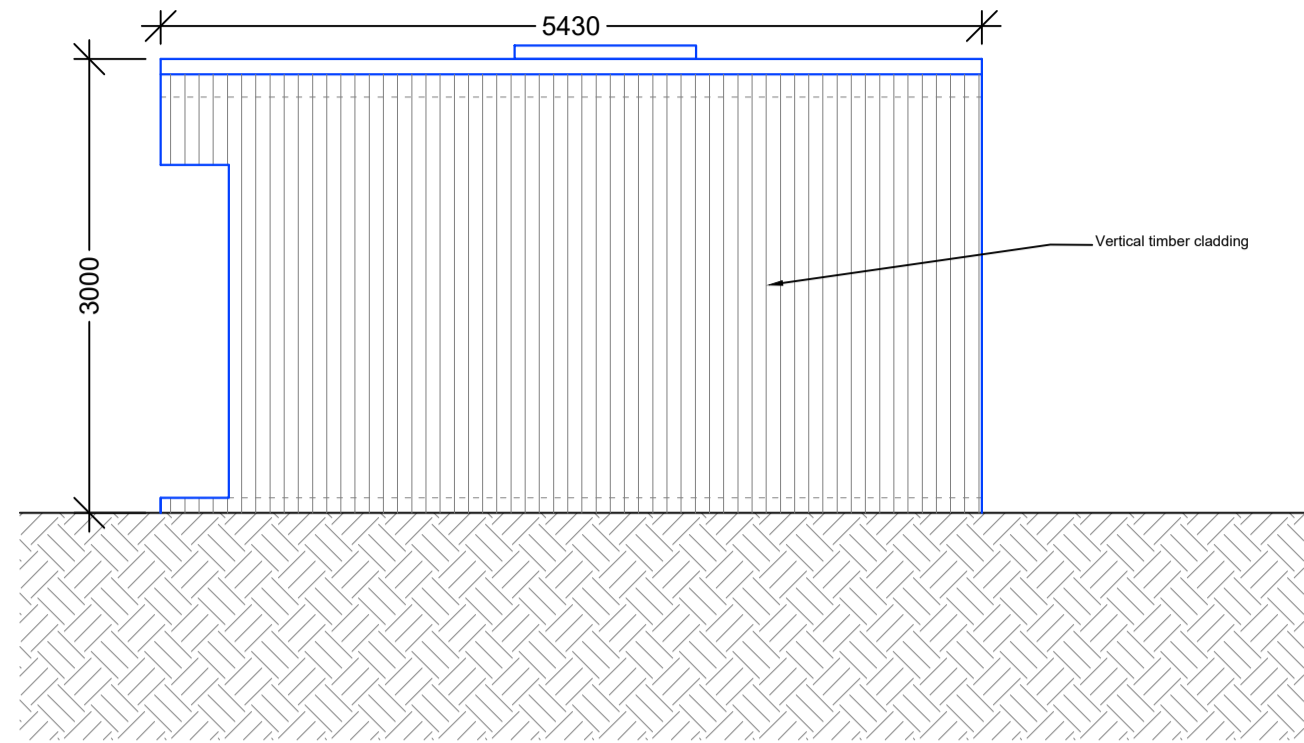
Addendum 5 – Site Plans



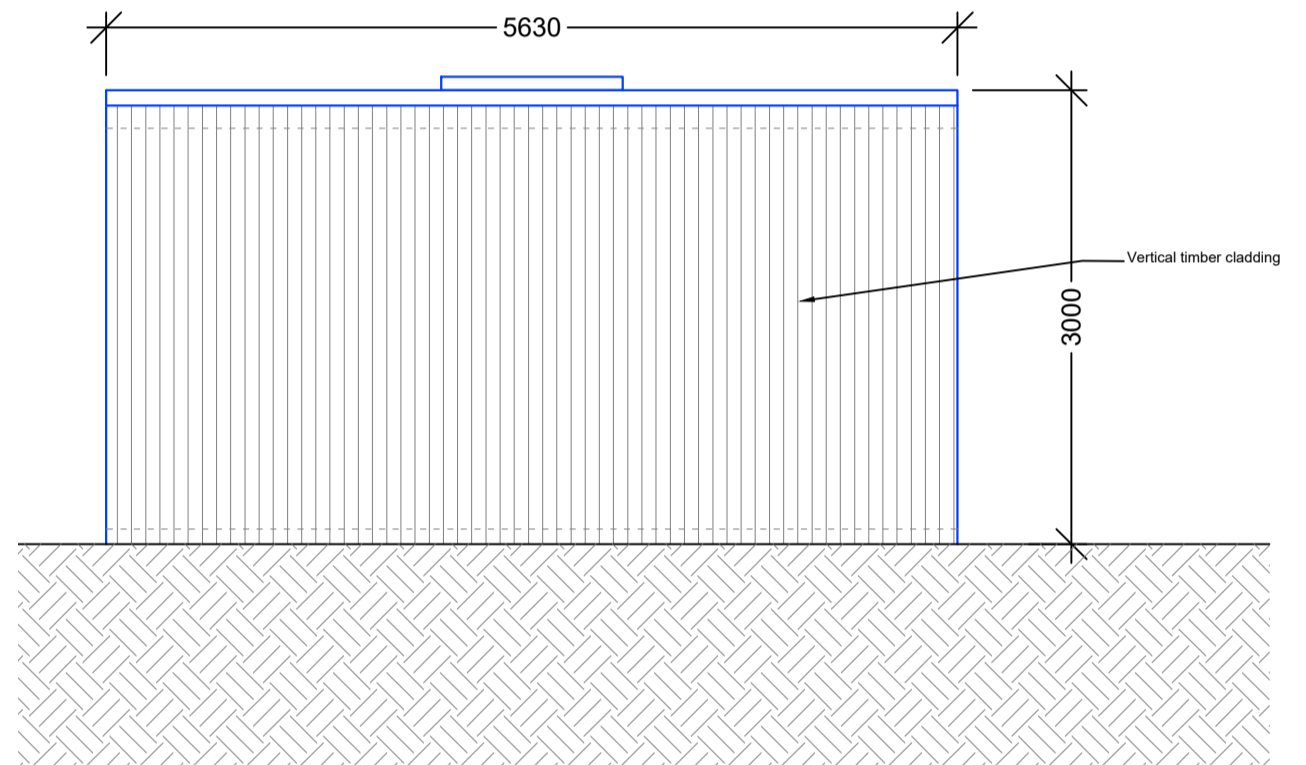
Ground Floor Site Plan
1:50



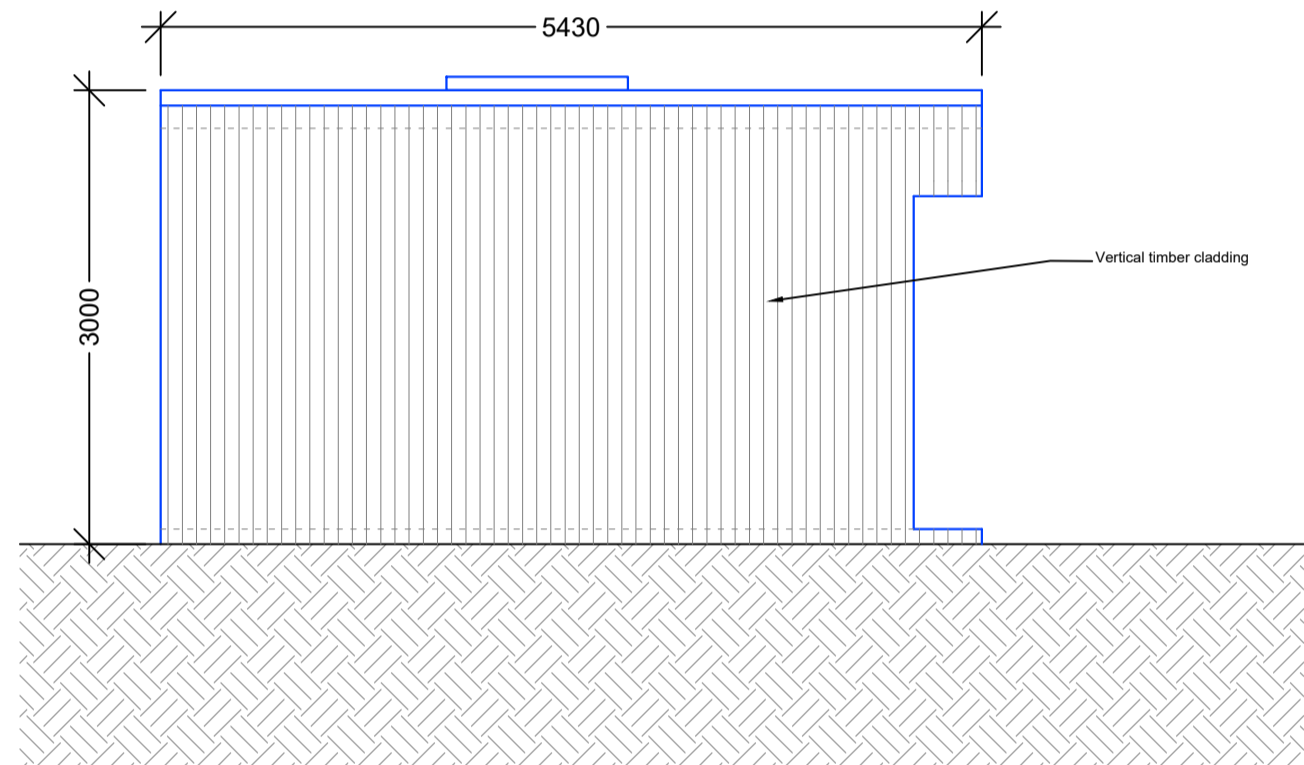
Front Elevation
1:50



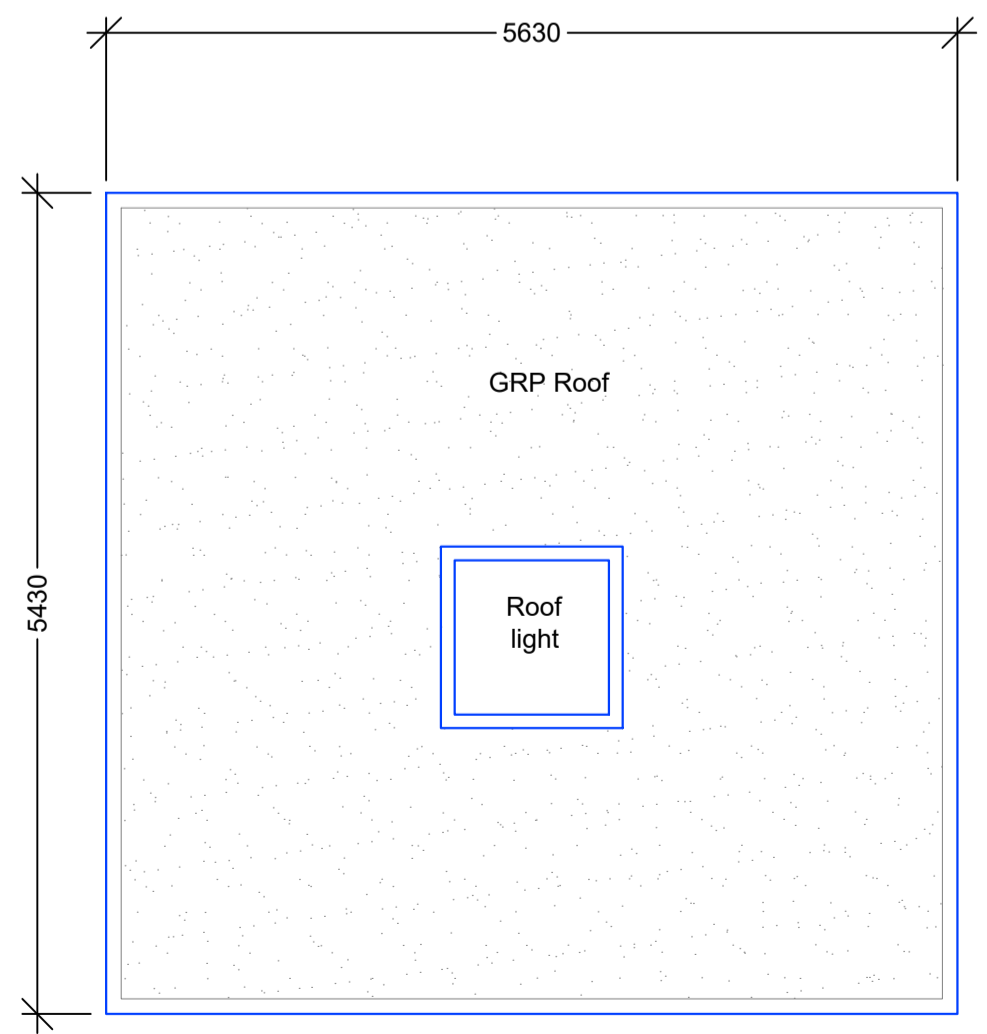
Side Elevation 1
1:50



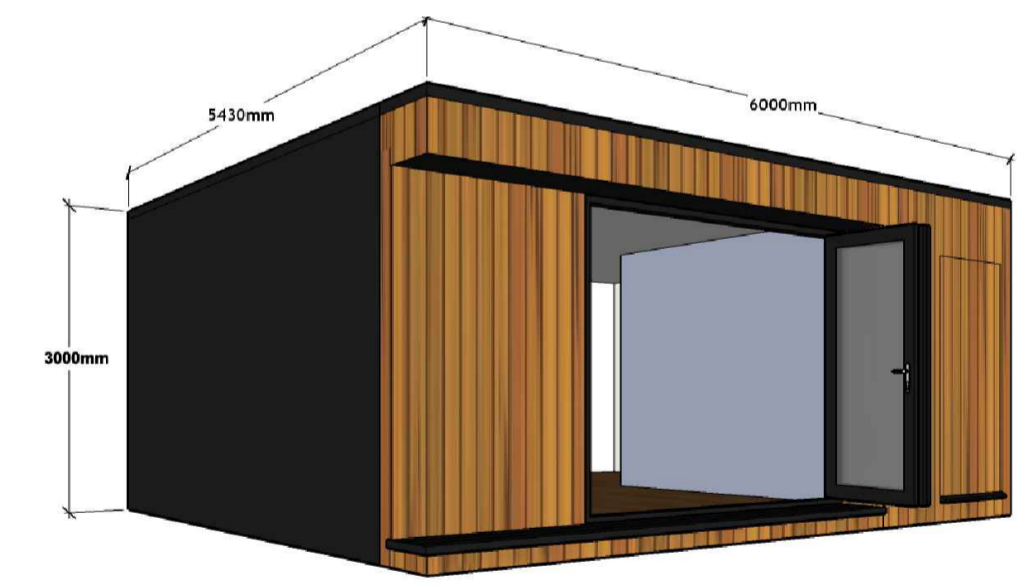
Rear Elevation
1:50



Side Elevation 2
1:50



Roof Plan
1:50

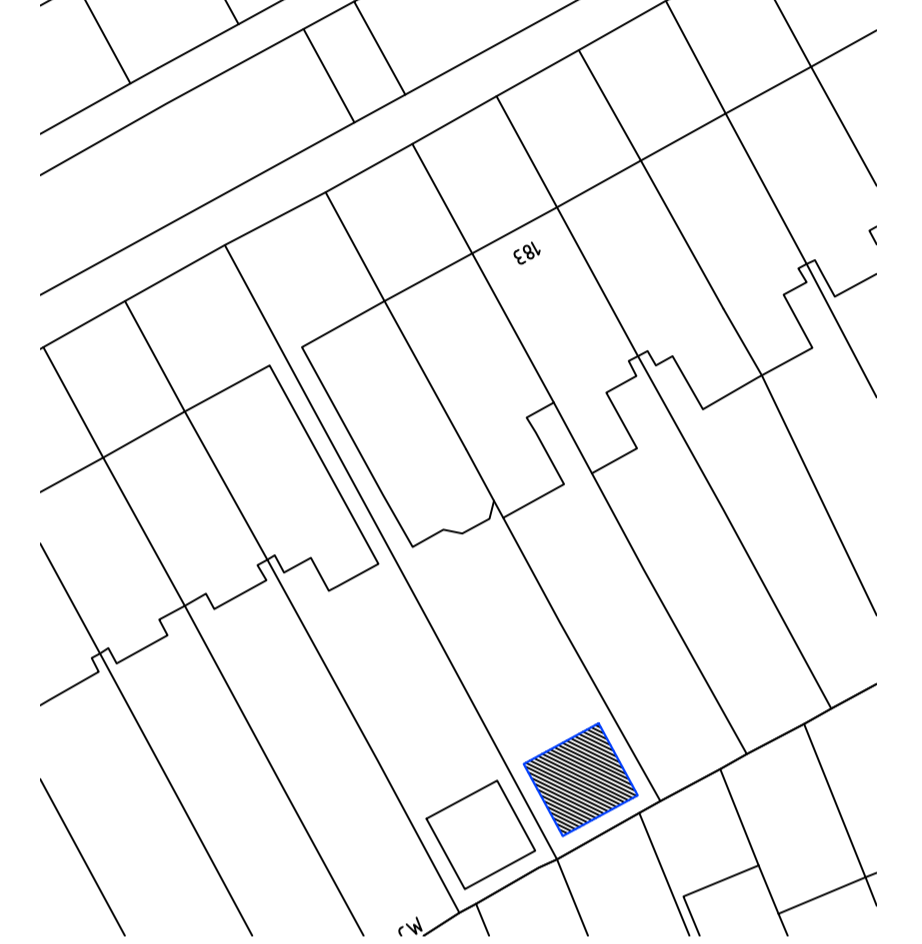
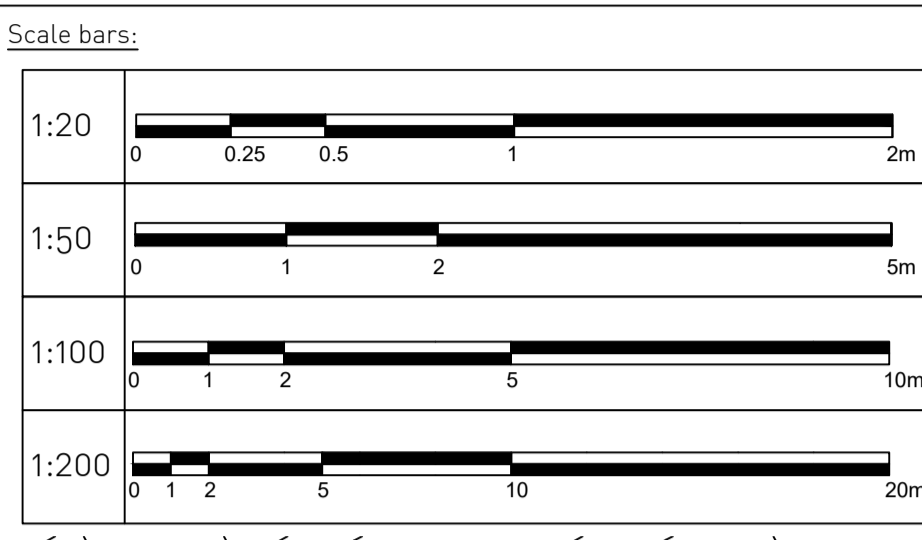


Indicative 3D image 1
NTS



Indicative 3D image 2
NTS

- NOTES GENERAL:
- Work to figured dimensions and relative position only, confirm to designer
 - This drawing is to be read in conjunction with all relevant drawings, detailed specifications where applicable and all associated drawings in this series (if any)
 - Any discrepancy on this drawing is to be reported immediately to Oakman Architecture Ltd for clarification
 - The contractor is responsible for all temporary works and for the stability of the works in progress



Block Plan
1:500



Location Plan
1:1250

Revision	Date	Drawn	Designer	Checked	Approved
01.09.17		AJK			

Revision History

OAKMAN ARCHITECTURE
 ARCHITECTURE SURVEYING CONSULTANCY
 PROJECT MANAGEMENT CDM

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 Tel: 0208 749 6004, Mob: 07977096495, Email: info@oakmantd.com

Project Address: 187 Goldhurst Terrace, London, NW6 3ER	Client: Manoj Pradhan
--	--------------------------

PROPOSED

Drawing Title:
GROUND FLOOR SITE PLAN, FRONT, SIDES & REAR ELEVATIONS, ROOF PLAN

Drawing Number: 1733-PL-101	Scales: 1:50&A1	Rev. No. -
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Addendum 6 – Picture Gallery



Dead Sycamore in number 185

Lime in number 189

T2

T1



T1



Rear of garden to 187 - site of new garden building