



Pre-development Arboricultural Survey and Report

Land at 4 The Grove, Highgate, London N6 6JU

A report to: Adam Knibb Architects, Winchester SO23 9HJ

Date: 14th November 2017

Report No: WAS 82/2017

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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 7

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

The development proposal is to demolish the existing greenhouse in the lower garden and replace with a new lean-to greenhouse. The new greenhouse has a slightly larger footprint and it is proposed to utilize the existing slab and extend as required.

There is a patio area proposed for the frontage of the new greenhouse along with 2 planters. This patio area does extend into what is the typical RPA of tree T1, tree T4, tree T8 and also includes the young Himalayan Birch T7

The existing topography of the greenhouse area slopes away towards tree T1 and T4 in the lower part of the garden. There is no detail on the construction of the patio but it is unlikely to be any deeper than 150mm and shall not impact the small percentage of typical RPA of the trees concerned.

The Himalayan Birch T7 is completely within the proposed patio area. This is a young tree of reasonable quality that could be transplanted to a suitable location within the lower garden and act as a replacement for tree T2, which needs to be removed because of its condition. Alternatively, this tree could be incorporated into the patio area by creating a suitable tree base of minimum 1.2 metres diameter but would end up close to the frontage of the new greenhouse? Either option would not impact the existing landscape of the lower garden.

The remaining trees surveyed within the lower garden are not impacted by the proposed development.

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.

- Maximum depth of excavation of the patio area within RPA of T1 and T4 shall be 200mm

Tree Protection Barriers & Construction Exclusion Zone

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

- Tree protection barrier to be constructed as per figure 3
- Tree protection barrier to be erected at start of set up on site and retained until completion of project
- Tree T7 to be protected with hoarding during construction phase if being retained in the same location
- Tree T7 to be transplanted prior to start on site if this option is taken up?

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
- Use of existing paths to access site

Access Facilitation Pruning & Tree Works

Ref: Addendum 2 & 3

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

Site Access and Construction Working Area (CWA)

- Site access is narrow with steps and using existing garden paths
- CWA is defined by the tree protection barrier

Site Storage and Accommodation

- Not within the RPA of retained trees.

Installation of Services

- Arrangements for this element of the development of the site are unknown as at time of writing this report but are likely to remain as existing.

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- Changes to the service routes will be carefully considered using the AS below to advise on protection of nearby trees prior to commencement on site.

Arboricultural Supervision (AS)

- AS shall be required during work within and adjacent to the RPA of retained trees. It must be undertaken at regular intervals with a written record of the meetings maintained with suitable photographic record in support.
- The AS must include a pre-construction commencement site visit, to be arranged by the Site Manager under instruction from Architects, and thereafter at specific events that affect the retained trees on site to enable sign-off by the AS. These are typically as follows:
 1. Erection of tree protection fencing
 2. Installation of ground protection to retained trees whose RPA are affected by the CWA
 3. Start of Excavation/piling of foundations within the RPA of retained trees
 4. Tree pruning requirements to prevent crown damage from construction activity
 5. Start of Excavation/installation of paths, roads and car parking within RPA of retained trees
 6. Installation of underground services within the RPA of retained trees
 7. Tree condition survey on completion of construction work

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

Tree Survey Schedule in Addendum 3 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 10 years and worthy of being a material constraint to development

B= those trees of moderate quality and value suitable for retention for longer than 10 years 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 = T4, T5
- 2 Category B trees = T1, T3, T7
- 3 Category C trees = T9
- 4 Category U trees = T2
- 5 NG = T6, T8

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Age Categories and Distribution

Those trees assessed as being young (Y) in age can generally be considered to have significant 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. Tree Protection Plan – Addendum 4 below
11. Existing and proposed plans – Adam Knibb Architects

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: *10.14.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	400	4.8	72	No impact
T2		N/A		To be removed
T3	400	4.8	72	No impact
T4	525	6.3	124	No impact
T5	475	5.7	102	No impact
T6	200	2.4	18	No impact
T7	70	0.8	3	No impact
T8	200	2.4	18	No impact
T9	250 150	3	28	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.

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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

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: 4 The Grove, Highgate London N6

DATE OF SURVEY: 9th November 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
T1	Purple Cherry Plum	400	4.8	10	N=4 S=4 E=4 W=4	L	M	B	M	A Dense crown with excessive straight epicormic throughout(water shoots)	Retain Thin crown by 30% Raise canopy to 3 metres above g.l. Reduce on new greenhouse side as required to prevent direct damage
T2	False Acacia		N/A	8	N=1 S=1 E=1 W=1		OM	U	P/H	D Moribund tree and completely Ivy clad	Remove
T3	Silver Birch	400	4.8	14	N=3 S=3 E=3 W=3	M	M	B	G	A Small crown with climber in canopy up to 2/3 of height	Retain
T4	Mulberry	525	6.3	6	N=4 S=4 E=4 W=4	M	OM	A	P	D 3 stemmed from 1.5 metres. Decay and splitting at the union of the 3 main stems('blasted') -see photo Worth retaining as a part of an historic garden setting	Retain Consider propping of all 3 stems in near future to reduce risk of failure
T5	Pagoda tree	475	5.7	16	N=6 S=6 E=6 W=6	H	M	A	G	AA More unusual species for a garden and a good specimen. Some minor dead wood in crown	Retain Crown clean

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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
T6	Serviceberry	200	2.4	5	N=2 S=2 E=2 W=2	L	M	NG	M	A Really a small tree/large shrub but good garden ornamental	Retain
T7	Himalayan Birch	70	0.8	8	N=1.5 S=1.5 E=1.5 W=1.5	M	Y	B	G	AA Relatively new planting and good succession tree cover for this site	Retain Form tree base of 1.2 metres within new patio area OR Transplant to suitable alternative location within garden and as replacement for T2 Formative prune as required
T8	Culinary Apple	200	2.4	6	N=2 S=2 E=2 W=2	L	M	NG	M	A Requires reduction in size for easier cropping if required	Retain Reduce down to 4 metres and form to enable cropping in the future
T9	Purple Cherry Plum	250 150	3	10	N=3 S=3 E=3 W=3	L	M	C	M	A Dense crown with excessive straight epicormic throughout(water shoots)	Retain Thin crown by 30%

TREE SURVEY AND TREE PROTECTION PLAN NOTATION

~ RPA shown as bold red dashed circle around each tree as per radius indicated (column 4)

~ Crown spread shown as black line around each tree as per the compass points (column 6)

~ Category shown as crown spread shaded as per colour in that column above (column 9)

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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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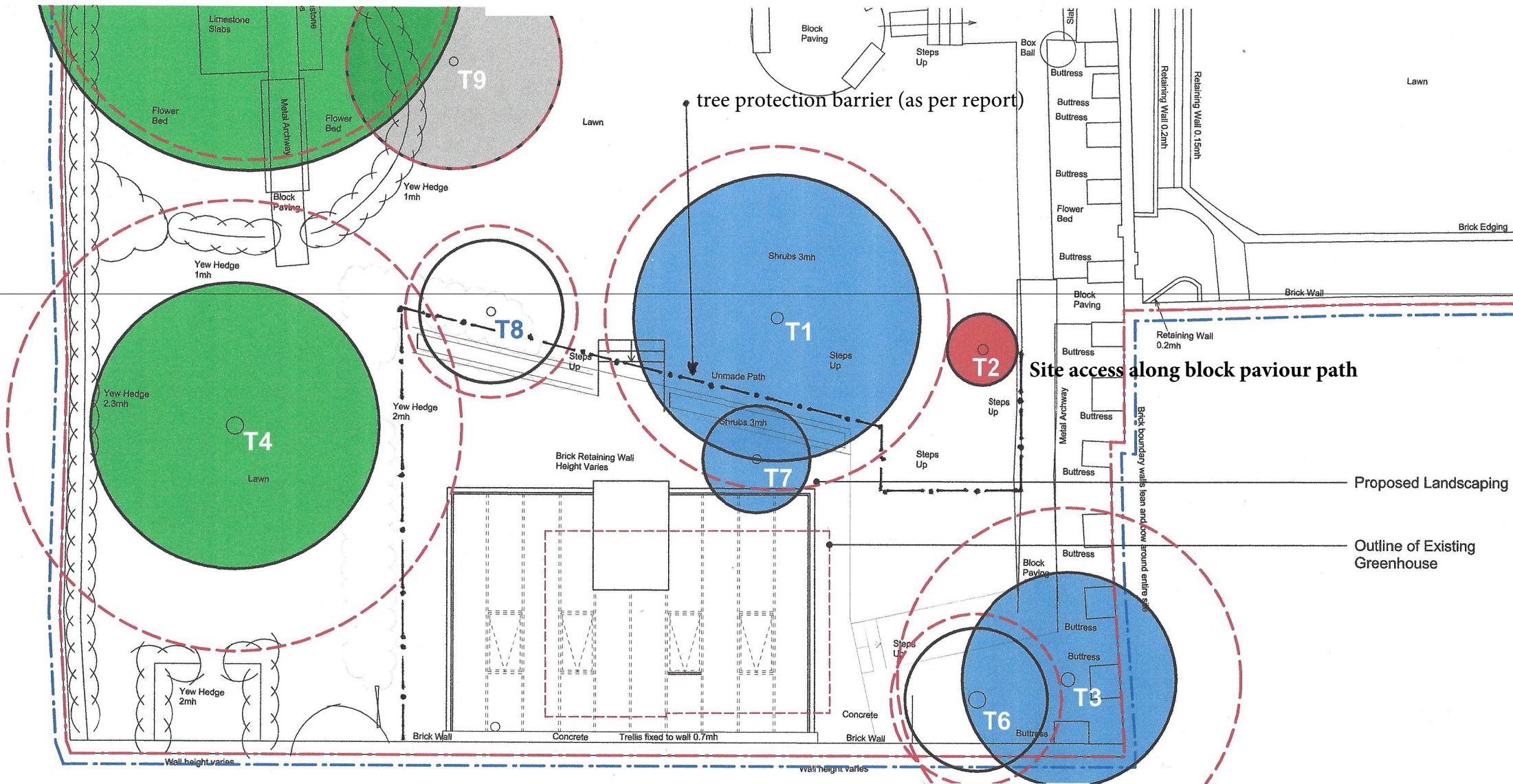
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Addendum 4 – Tree Protection

Tree Protection Plan - 4 The Grove

Date: 10th November 2017



on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray (Figure 3b).

NOTE 1 Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18.

NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.

6.2.2.4 All-weather notices should be attached to the barrier with words such as: "CONSTRUCTION EXCLUSION ZONE – NO ACCESS".

Figure 2 Default specification for protective barrier

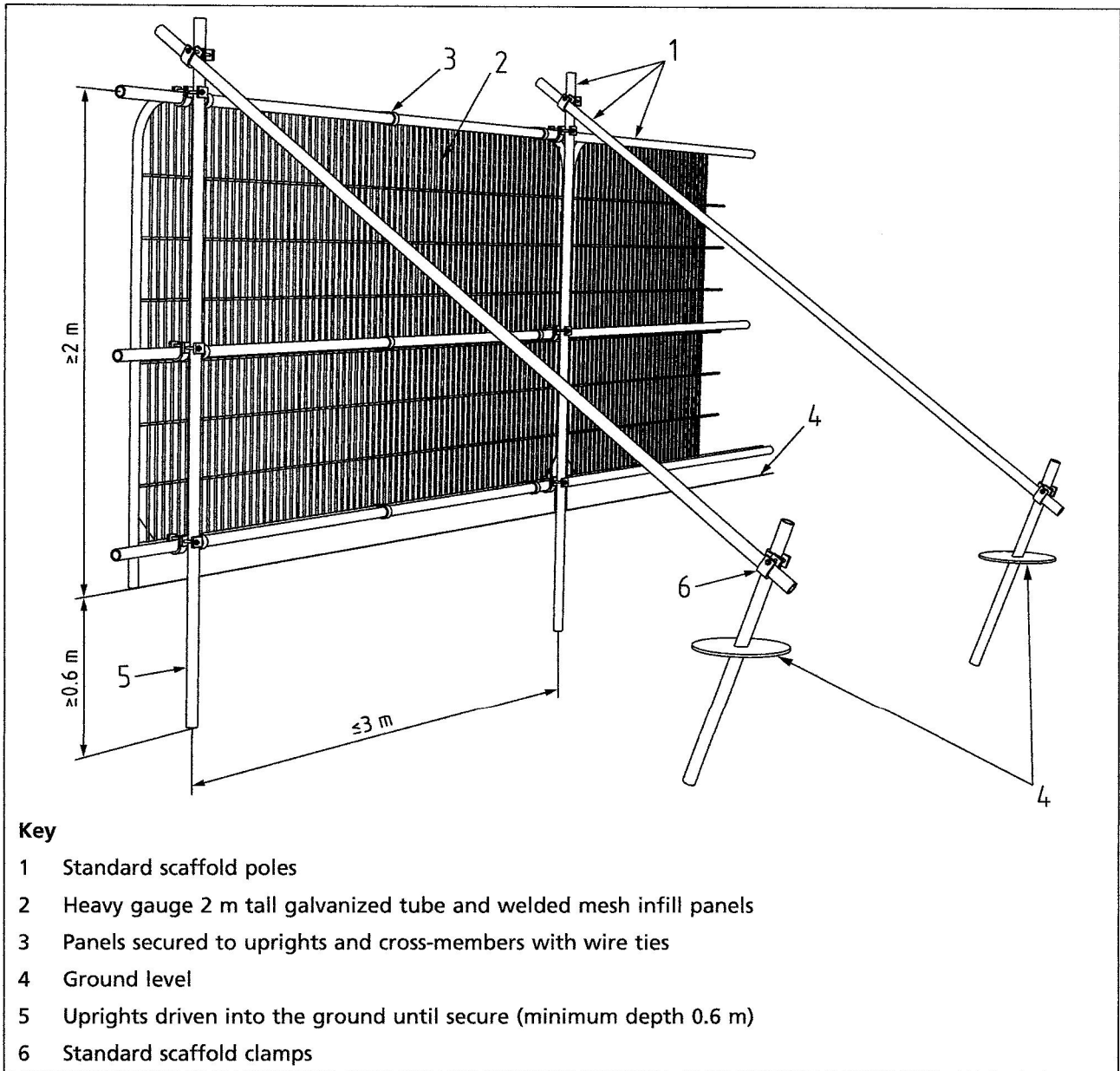
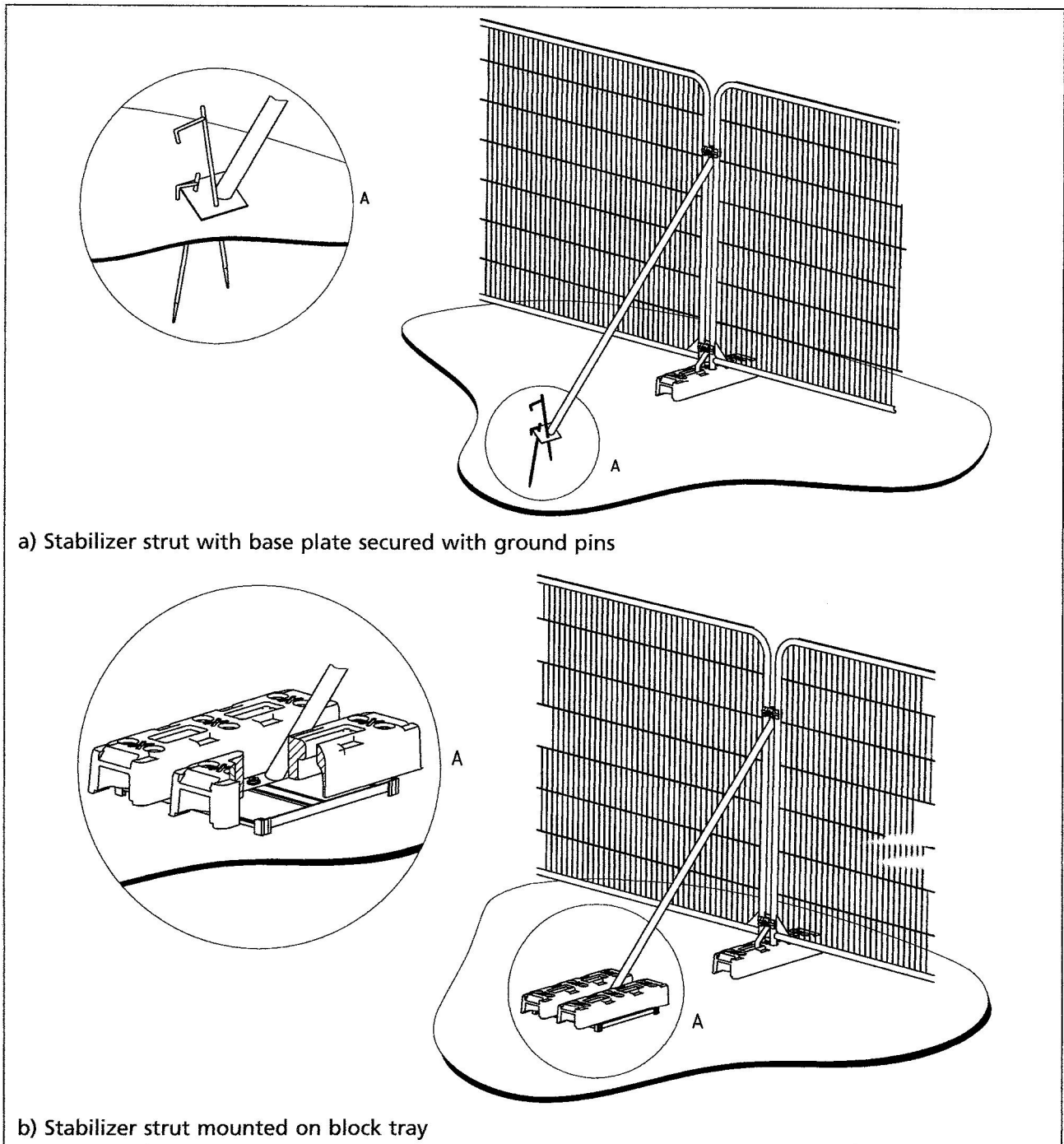


Figure 3 Examples of above-ground stabilizing systems



6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

**CONSTRUCTION
EXCLUSION ZONE
NO ACCESS**

****PLEASE REPORT IMMEDIATELY ANY DAMAGE TO TREES OR FENCING TO THE SITE MANAGER****

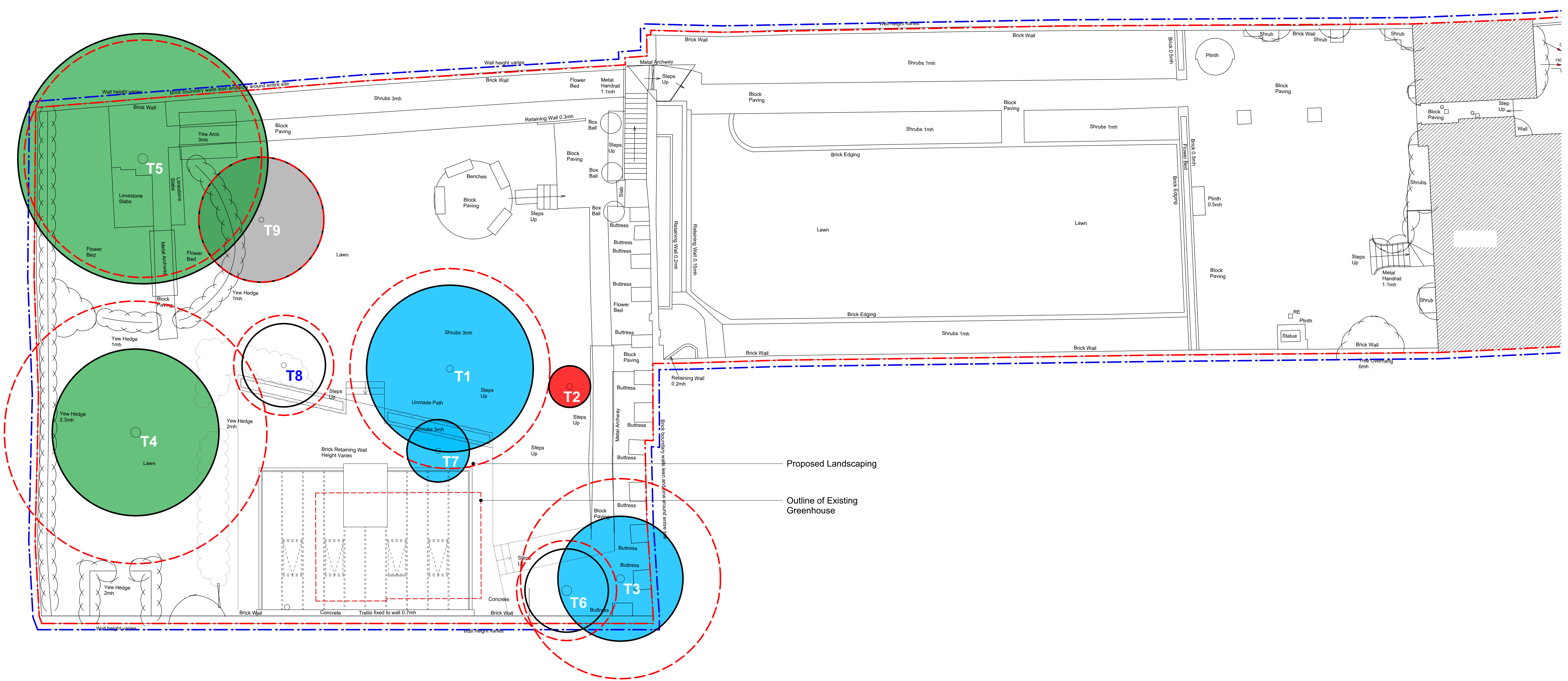
Addendum 5 – Site Plans

- All dimensions to be checked on site.
- All drawings to be read in conjunction with engineer's drawings. Any discrepancies between consultants drawings to be reported to the Architect before any work commences.
- The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan and on drawings as being potentially hazardous.
- These items should not be considered as a full and final list.
- The Work Package Contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.

cad file:

Key

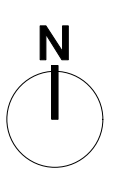
- AREAS TO BE DEMOLISHED
- SITE BOUNDARY
- OWNERSHIP BOUNDARY



1 PROPOSED SITE PLAN

rev	date	initials	description
A	10.11.17	DM	Planning Issue




drawing:
PROPOSED SITE PLAN - TS
 project:
THE GROVE
 drawing no: revision:
0252-150 TS A
 status:
PLANNING
 scale @ A1/A3: date:
1:100 / 1:200 AUGUST 2017

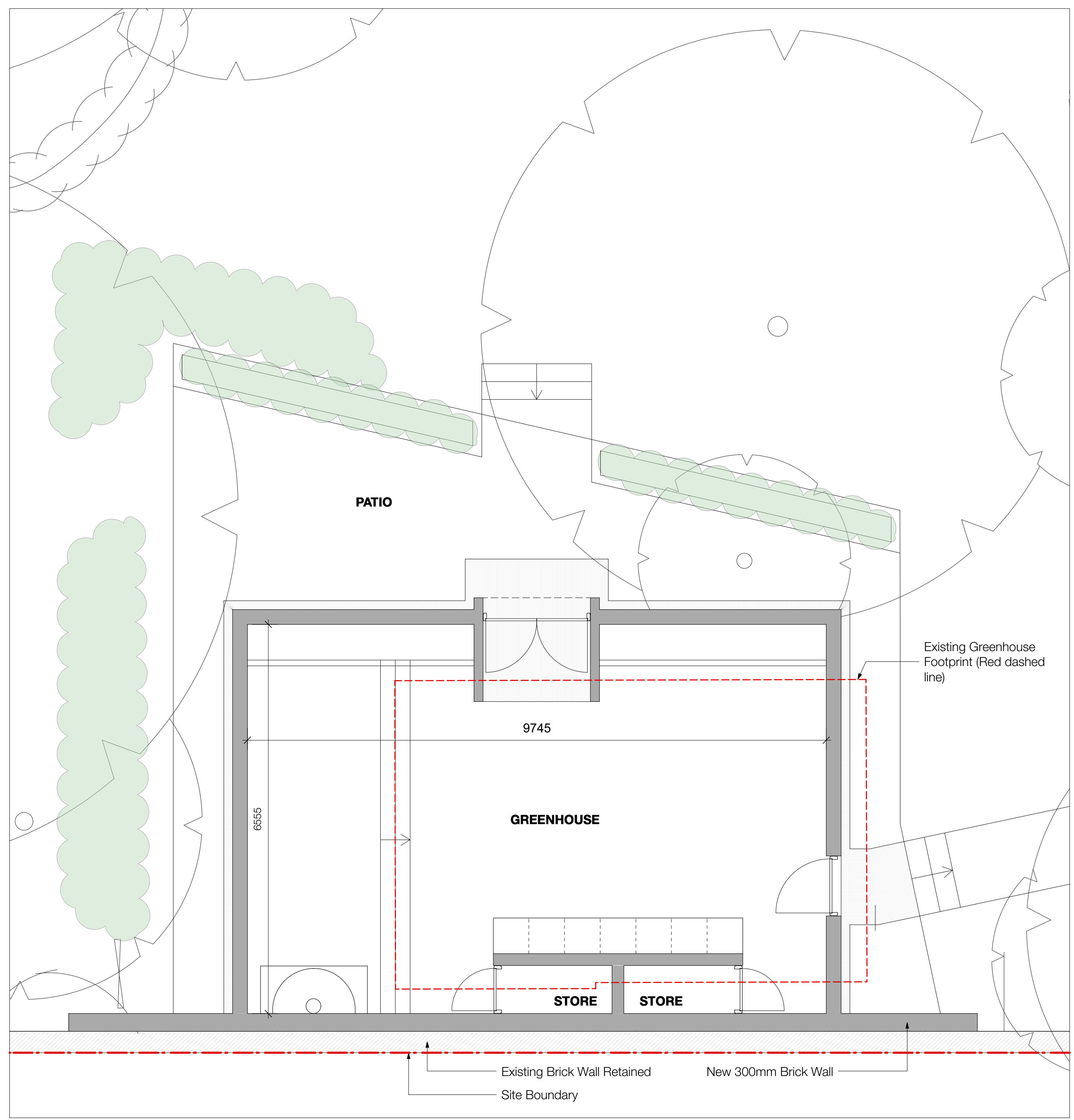


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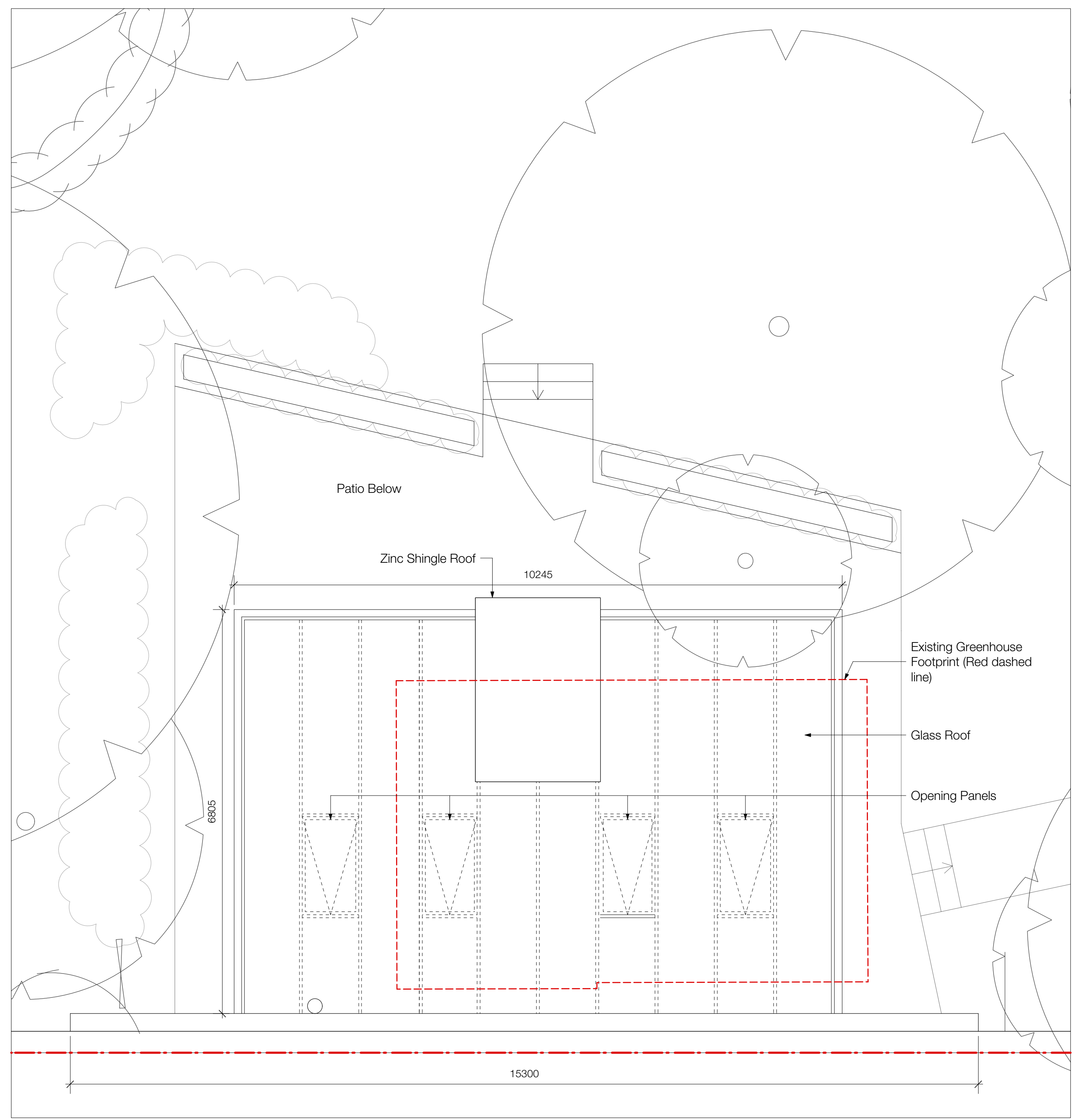
cad file:

Key

-  SITE BOUNDARY
-  EXISTING WALLS
-  PROPOSED WALLS



1 PROPOSED GROUND FLOOR PLAN

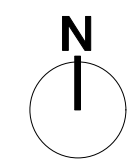


2 PROPOSED ROOF PLAN

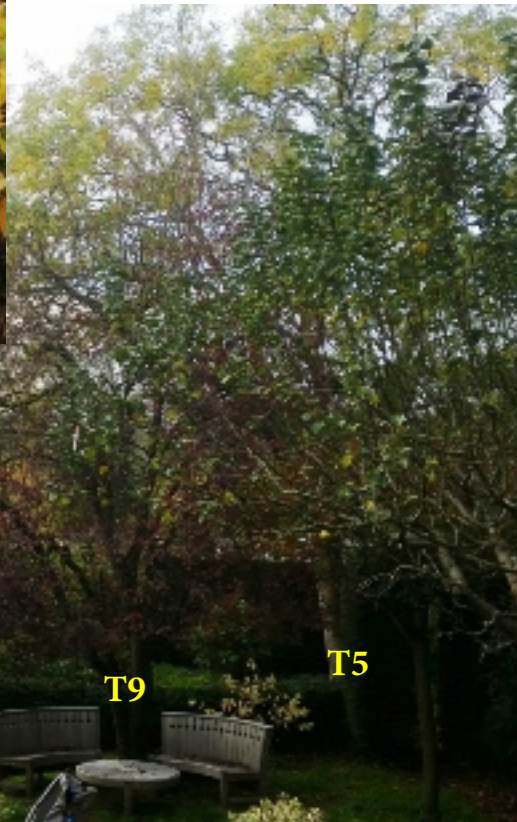
rev	date	initials	description
E	03.10.17	DM	Planning Issue
D	02.10.17	HK	Draft Planning Issue
C	31.08.17	HK	For Comment
B	24.08.17	CL	For Comment
A	23.08.17	DM	For Comment

drawing:
PROPOSED FLOOR PLANS
 project:
THE GROVE
 drawing no: **0252-250** revision: **E**
 status:
PLANNING
 scale @ A1/A3: **1:50 / 1:100** date: **AUGUST 2017**

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Addendum 6 – Picture Gallery





T5



T4



T6