

1-38-3917/FRONT/2

REPORT

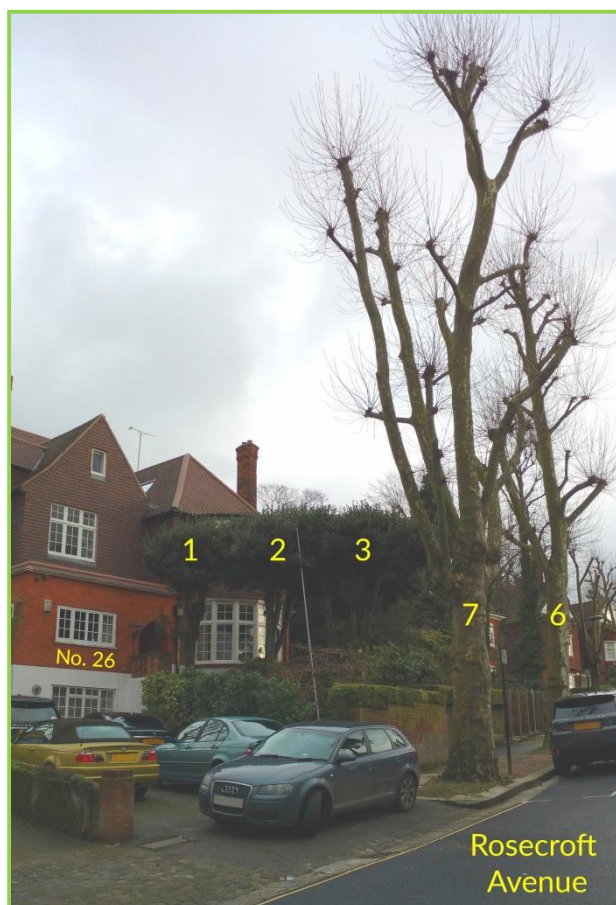
on the impact on trees

of proposals for development

at

26 Rosecroft Avenue, London NW3 7QB

(10th May 2018)



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01

Introduction and Instructions

I am instructed by City Planning Ltd on behalf of clients to make an assessment of tree amenity value and condition of trees at 26 Rosecroft Avenue, London NW3 7QB and of the impact of a proposal for development (replacement of walls and steps) on such trees. Accordingly, I visited the property on 4th January 2016 in order to carry out an inspection.

02

Copyright

02.01

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03

Notes

03.01

PLANS

1-38-3917/P1 gives an approximate representation (in plan) of actual crown form, and is intended to indicate the relationship of neighbouring trees to each other, and should be read with the comments on crown shape and tree value in TREE DETAILS appended. The plan gives a quick reference assessment of value as per section 4, table 1, of BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. Assessment of value in the TREE DETAILS table appended is, in accordance with this British Standard related mainly but not exclusively to the criterion of *visual value to the general public*. The Standard recommends a way of classifying trees when assessing their potential value in relation to proposed development. Some surveys may not include any trees of one or more categories. Table 1 suggests categories 'U', 'C', 'B' and 'A', in ascending merit. 'U' (**RED crown outline on plan**) category trees are dangerous \ low value trees that could require removal for safety or arboricultural reasons. 'C' (**GREY or black/uncoloured crown outline on plan**) category trees are of no particular merit, but in adequate condition for retention. 'A' category trees (**GREEN crown outline on plan**) are trees of high vitality or good form, or of particular visual importance: 'B' (**BLUE crown outline on plan**) category are good trees but may be of slightly poorer form or be not sited as importantly as 'A' category trees. See TREE DETAILS appended. Category Assessment appears in column 10. This standard also provides a way of determining an area (see TREE DETAILS column 7) – the RPA – root protection area - around the trunk of the tree in which protective measures should be used in order to prevent significant damage to trees. There are various ways of achieving this. A simple way is to use exclusion fencing, but other methods have been shown by established use to be very effective.

03.02

1-38-3917/P2 and 1-38-3917/P3 are colour-coded to indicate where arboricentric methods are proposed during the demolition and construction processes.

04

Sources and Documents

Ground level inspection.

Supplied plans :

SGD Site Engineering & Surveys Ltd. drg. ref.: 14053-S1

Adatto Ltd. drg refs.: PL101 Rev A

05

Appraisal

05.01

AMENITY / SCREENING BY TREES AND SHRUBS

Certain trees in the front garden are of some limited general public amenity value, as they are visible from Rosecroft Avenue. Several trees at the side of the property are only visible as 'glimpse' or 'skyline' features, if at all. A significant number of the trees are of only strictly local amenity value to owners / users of the site, and to those of adjoining properties.

05.02

TREES AND LAYOUT - POTENTIAL FOR CONFLICT WITH ROOTS

(Details appear in the tree detail table appended.) The figures in columns 5 and 6 in the Tree data table appended indicate the root protection area ('RPA' below), and typically the basic exclusion fence position. New materials and methods have been developed and continue to be developed that assist in promoting the successful retention of trees in association with constructed features. It should be noted that BS 5837:2012 (section 7.4.2) supports 'up and over' methods of construction where appropriate. The design principle of this method is outlined within Arboricultural Practice Note 12 (Through the Trees to Development, - a revision of APN 1, 1996, published originally by AAIS / Tree Advice Trust). This method has been used for many years on the recommendation of John Cromar's Arboricultural Co. Ltd. and has successfully allowed the retention of mature trees very close to construction activities.

05.03

An assessment as per BS5837:2012 section 4.6.2 has been carried out in connection with all trees to be retained. (This section requires that site conditions such as location of structures, tree mechanics, etc., are taken into account in determining the likely position of roots.)

05.04

ROOTS and DESIGN

SRP is an acronym for *static root plate*, (after *Mattheck*, 1991, etc.) a radial dimension derived from trunk diameter based on studies of wind-thrown trees and thus a guide to where structurally significant roots are likely to be located. RPA is an acronym used in BS5837:2012 and signifying the *root protection area*. The RPA is a guide to where systemically significant roots are likely to be located. Some encroachment on the RPA of a retained tree is entailed, as analysed in the table below :

No.	Tree	RPA in sq.m.	Area sq.m affected	% affected	Notes
6	London plane	222.30	3.74	1.68	Proposed street-side wall
7	London plane	247.73	4.15	1.68	Proposed street-side wall
7	London plane	247.73	0.66	0.27	Proposed new steps by bin store
7	London plane	247.73	4.03	1.63	Proposed reduction in existing driveway
7	London plane	247.73	3.05	1.23	Driveway retaining walls
7	London plane	247.73	0.94	0.38	Channel drain

In the writer's now extensive experience gained over more than a third of a century in arboriculture, controlled, limited-extent, vertical root cutting is of limited significance to tree health. The actually damaging operations are those that degrade or compact the ground surface within the RPA, for example by uncontrolled access by mechanical excavators, dumpers, etc. It should be noted that the limited root cutting entailed in this proposal is, by an order of magnitude, far less than that entailed in the commercial moving of maturing and even mature trees, which has been practised successfully for centuries.

In view of the above I conclude that all trees to be retained can be adequately protected by exclusion fencing and arboricentric methods as proposed below to reduce impacts on root systems of retained trees.

05.05

PERCEPTION OF TREES

The proposal is to remove and replace the front wall, driveway wall and steps, and as such, no new habited structure lies within the scope of this proposal. In view of the above I conclude that shading by and perception of trees has been considered (as sections 5.3.4 and 5.6.2.6 of BS 5837:2012 recommend) and appear not to be negative factors.

05.06

Processing by the LPA of any due application from future owners for permission to carry out tree work will no doubt be carried out with due regard for good arboricultural practice and according to British Standard 3998:2010 'Tree Work – Recommendations'. In any appeal that might arise against refusal of LPA

consent to reduce inappropriately, or fell trees, common arboricultural criteria to those of the LPA would be used by any specialist tree inspectors of the Planning Inspectorate, and thus the trees would in my view be thus protected against inappropriate work. I consider that any such notional issues are very likely to be dealt with appropriately as no doubt in the past they have been within the Borough, as such tree/building juxtapositions are far from rare.

05.07

SUPERSTRUCTURE AND TREE APPRAISAL - TREE PRUNING

I note from the drawings supplied that no encroachment on the crowns of retained trees will occur.

05.08

TREE REMOVAL APPRAISAL and REPLACEMENT PLANTING

Please see section 08 for comments on the individual trees proposed for removal. The removal of five bay trees in the front garden and replacement planting of two mulberries has been approved as part of the previous planning application (LPA ref: 2016/0231/P). The current planning application (LPA ref: 2018/0084/P) proposes amendment to replacement planting from two mulberries to two *Magnolia*. The trees are of similar habit and stature and thus will provide similar contributions to public and local amenity. The *Magnolia* are evergreen and thus a gain in terms of winter foliage applies. See plan for locations:

A= *Magnolia grandiflora* 'Galissoniere' 14-16cm girth 85 L pots

05.09

SUPERVISION

Supervision by and regular communication with an arboriculturist is a nigh-essential element of site management where trees are present and to be retained. I propose that this takes place at key points in the construction process, and additionally whenever required by the architect or LPA. These key stages are as per section 06.01 below.

05.10

PUBLISHED GUIDANCE IN RELATION TO TREES AND DEVELOPMENT

In conserving trees on development sites, expected best practice is as in B.S. 5837 : 2012. Section 5.1.1 notes :

“Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification : attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.”

05.11

The above advice appears to have been considered in formulating proposals for development.

05.12

CONCLUSION

I conclude that the construction proposed, subject to precautionary measures as outlined above and as per the recommendations outlined below, will not be injurious to trees to be retained, nor will require any trees of significant public amenity value to be removed. The proposed planting addresses public and local amenity satisfactorily.

06

TREE PROTECTION

06.01

OVERVIEW

It is highly important to tree health and vitality that construction activities are carried out strictly in accordance with the tree protection methods specified below. It is widely not understood that a **single** traverse of a root protection area by a mechanical excavator can cause **SIGNIFICANT** and **PERMANENT** (albeit temporarily invisible) damage to trees.

Any such machinery, including, for example, tracked piling rigs, shall be kept at ALL times outside the root protection areas (RPAs) as indicated in the Tree data table appended, and/or shall be subject to ARBORICENTRIC METHODS below.

Fences to protect trees shall be respected as TOTAL EXCLUSION fences. Hence, before any site activity, **including demolition**, the fence lines shall be complete.

Protective fencing and any temporary protection of ground surfaces will have to be removed in due course to allow finishing of landscaping, paving, etc., but this shall not take place until all need for vehicular access to the site has passed, and shall be agreed with arboriculturist / planners on site during progress of works.

Supervision by an arboriculturist appointed directly by the client (**not the main contractor**) should take place at key points in the construction process, and additionally whenever required by the architect, client, main contractor or LPA. These key stages are :

- 1) At site possession by contractor, outline all tree protection measures with site agent and resolve any issues arising.
- 2) Ensure protective fencing is erected and completed as proposed. Ensure any site cabins, mixing sites for mortars, disposal-to-skip sites, etc., are located appropriately, and sign off.
- 3) Supervise lifting of hard surfacing near trees.
- 4) Supervise laying of temporary or permanent geotextile combination ground protection and sign off.
- 5) Attend as required to supervise digging for and the laying of lighting cable ducts or services.
- 6) Approve any removal or adjustment of protective fencing and sign off.

PREPARATION / DEMOLITION

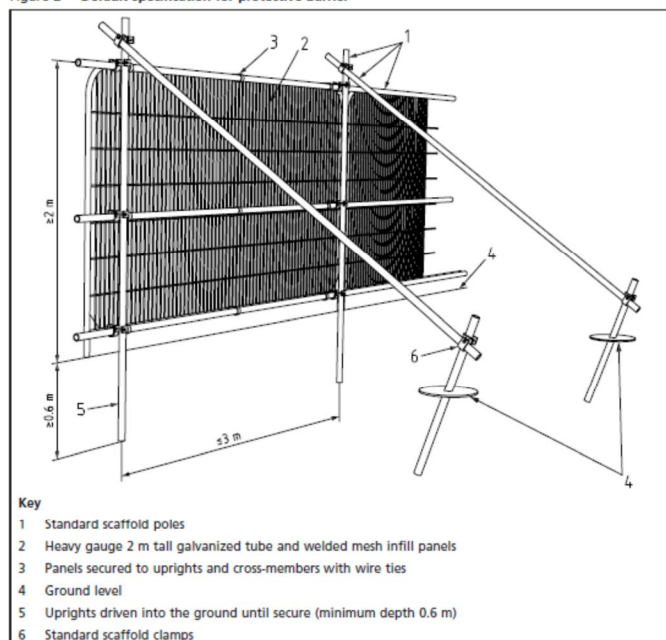
PLEASE READ WITH PLAN REFERENCE 1-38-3917/P2, APPENDED.

The Methods shall be implemented **in the order given** unless it is stated to the contrary.

Method 1 : TREE WORK

Tree work shall be in accordance with the provided specification and good arboricultural practice, and to BS 3998:2010 'Tree Work - Recommendations'. Any dead wood shall be removed where overhanging the site. The stumps of certain trees (2, 3 & 5 - see SCHEDULE appended) shall be removed by mechanical stump grinder, not by mechanical excavator.

Figure 2 Default specification for protective barrier



Method 2 : TREE

PROTECTION FENCING

This method shall apply where indicated by **pink** lines. Tree protection fencing shall be erected, in accordance with the heavy-duty specification - BS5837:2012 section 6.2.2.2., Figure 2 : No ground levels reduction or excavation shall take place within (=the tree side of) the fence lines. The fencing shall include, as indicated on plan, the protection of an area where planting is proposed.

Method 3 : TREE PROTECTION

Tree protection fencing 2.5m high (or to first branch, whichever is lower) placed around the trunks of trees 6 and 7 (**pink boxes**) shall be erected, consisting of hoarding of manufactured board and uprights, no part of which is to be attached to the tree.

Method 4 : GROUND SURFACE HANDLING and PROTECTION

This method shall apply in the zone hatched **blue** on plan. NO levels reduction shall take place. This includes no 'scraping up' with a mechanical excavator or otherwise. Any existing hard surfacing, any existing surface debris, light vegetation, etc., that lies within the zone shall be removed using hand tools only. A 2D geotextile membrane, such as 'Treetex T300' type shall be laid; 100mm of green-source woodchip; continuously abutted scaffold boards or manufactured boards so as to completely cover this area. This area shall be used for pedestrian access only.

OR

If loads exceed that of pedestrians, a 2D geotextile membrane, such as 'Treetex T300' type shall be laid; 150mm of green-source woodchip; continuously abutted scaffold boards and a layer of manufactured board at least 25mm thick screwed to the underlying scaffold board so as to completely cover this area. This area may be used for pedestrian-operated plant up to 2 tonnes in weight.

OR

If loads exceed 2 tonnes the ground surface shall be protected with TuffTrak^R Ground Protection Solutions ground guards or similar appropriate temporary trackway sections. The temporary trackways shall be fixed together with manufacturers' approved fixings. On completion of build phase the ground guards shall be lifted by hand or by plant standing outside the zone.

These protective layers shall not be modified without reference to an arboriculturist.

Method 5 : EXISTING HARD SURFACES TO BE SUPERCEDED BY REPLACEMENT HARD SURFACING

This method shall apply in the **magenta honeycomb** zones on plan. No 'scraping up' with a mechanical excavator shall be carried out. The existing hard surface shall be lifted by hand tools or hand-held power tools only. The underlying sub-base shall be left undisturbed if levels allow and if the sub-base is competent to support the loads envisaged. Otherwise no excavation below the underside of the existing sub-base shall take place. Any such excavation in the existing sub-base shall be by hand tools or hand-held power tools only. The sub-base shall remain intact during demolition phase. Any subsequent works in these zones shall be carried out as per Methods 16 & 17 below.

Method 6 : DEMOLITION BEHIND NEW BOUNDARY WALL

This method shall apply in zone of **cyan fill** on plan.

The ground reduction work shall proceed cautiously. No roots over 20mm diameter shall be cut. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of trench is dug.

Any subsequent construction works in the **cyan fill** zone shall be carried out as per Method 14 below.

Method 7 : DRIVEWAY RETAINING WALL AREA PREPARATION

This method shall apply in zone of **brown crosses** on plan.

The area in front of the proposed retaining wall (which is to become driveway at construction phase) shall be reduced in level and extent by hand tools only. Once finished driveway level has been reached, no roots over 20mm diameter shall be cut. Roots 20mm or more in

diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of excavation is dug. If a root > 20mm diameter is inadvertently damaged, it shall be retained *in situ* for appraisal by the arboriculturist. This method shall be immediately followed by Method 8 below.

CONSTRUCTION

PLEASE READ WITH PLAN REFERENCE 1-38-3917/P3, APPENDED.

The Methods shall be implemented **in the order given** unless it is stated to the contrary.

Method 8: DRIVEWAY CONSTRUCTION in RETAINING WALL AREA

This shall apply in zone of **red grid** on plan.

The driveway sub-base shall be built up in layers from the hand-tool prepared ground surface as follows : a double layer of all-natural fibre hessian (jute) shall be laid to entirely cover the area, then clean crushed hard stone / angular ballast (typically sold as 'track ballast' - not limestone) 30mm-40mm NO FINES, to at least 100mm over the hessian layer, and compacted in layers with whacker plate or similar, then a light dressing of dry (typically bagged) clay loam (20% maximum of the volume of stone) screed over the surface. Several layers of this combination may be used to create the required profile. Over this, a separating layer of non-woven geotextile such as 'Treetex' or similar shall be laid, a level correction layer of granite chippings shall be laid, then the proposed construction blocks / pavements. If a loose decorative shingle top is to be used, a geogrid such as such as Tensar 'TriAx' rather than the 'Treetex' geotextile shall be used immediately below the wearing course to prevent mixing of the bearing and wearing courses.

Method 9 : TREE PROTECTION FENCING

Tree protection fencing shall be maintained/adjusted, as per Method above. The fencing shall include, as indicated on plan, the protection of an area where planting is proposed.

Method 10 : GROUND SURFACE HANDLING and PROTECTION

This method shall apply in the zone(s) hatched **blue** on plan. Ground protection as per Method above shall be maintained/adjusted.

Method 11 : NEW DRIVEWAY SURFACE (various finishes possible)

This method shall apply in zone of **green grid** on plan. No wheeled or tracked machinery shall be used : construction shall be by means of hand tools. NO reduction of existing ground levels below existing sub-base shall take place – no 'scraping up' with or without a mechanical excavator.

'NIDAGRAVEL'

Edge restraint shall be formed from tanalised timber pinned to substrate with tanalised timber pegs or similar. Levels can be corrected by use of granite chippings NO FINES. A 3D pocket geotextile system, such as the 'Nidagravel' tray system 40mm deep backfilled with 40mm+, clean

stone or gravel – NO FINES can be laid directly over the level correction layer. This system provides a wheelchair-friendly finish.

OR

POROUS TARMAC

A separating layer of non-woven geotextile such as 'Treetex' or similar (e.g. Wrekin 'NW8') shall be laid over the level correction layer, then a plain 3D pocket geotextile system such as 'CellWeb' type 75mm deep (available from e.g., Geosynthetics Ltd. 01455 617139), backfilled with 20-40mm (75mm depth CellWeb) CLEAN STONE – NO FINES (typically sold as 'track ballast'). A further non-woven geotextile such as 'Treetex' or similar (e.g. Wrekin 'NW8') shall be laid; the porous tarmac layer then applied. Total thickness over existing ground level can thus be as little as 100-120mm.

OR

SLABS

A 2D geotextile such as 'Treetex' type, shall be laid directly on the ground surface. Levels can be corrected by use of granite chippings NO FINES. Paving shall be laid open jointed and the joints rammed with granite chippings.

Method 12

FLEXIBLE FORMATION

This method shall apply to the zone of **red crosses** on plan either side of the base of the front access steps. The proposed sub-base formation shall be left intact if competent to support the loads (pedestrian) envisaged. No roots greater than 20mm diameter shall be cut. Clean crushed hard stone or angular fine ballast such as granite chippings 10-20mm shall be laid around any roots greater than 20mm diameter and may be lightly compacted with whacker plate. Over this, a separating layer of non-woven geotextile such as 'Treetex' or similar may be laid, followed by the wearing course of KBI Flexi-Pave HD (porous finish) nominal thickness 25mm-50mm which shall be applied by specialist contractor over the prepared substrate.

N.B. If no roots greater than 20mm diameter are found in the substrate, upon probing with a screwdriver or <10mm dia. steel rod, conventional brick pavements as per existing shall be laid or re-laid on a conventional sub-base, providing the laying of such does not entail cutting of roots greater than 20mm diameter.

Method 13 : SERVICE TRENCHES

This method shall apply to ALL services : Electricity, gas, water, drainage, etc. Existing services shall be utilised wherever possible.

These methods shall apply generally within any RPA (**orange** circles).

1) The trench shall be opened with an air-spade to required depth. Roots 20mm or more in diameter unearthed shall be temporarily

protected with bubble-wrap and insulating or gaffer tape while rest of trench is dug. Services shall be worked under/over/around/ between roots so as not to cut or damage any larger than 20mm diameter.

OR

2) The trench shall be dug with hand tools only. Probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. No roots over 20mm diameter shall be cut. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of trench is dug. Services shall be worked under/over/around/between roots so as not to cut or damage any larger than 20mm diameter.

OR

3) Services shall be thrust-bored using trenchless techniques (compressed air-driven 'mole') at a depth of 700mm or more below ground level, entailing no surface excavation. Starter pits for rams shall be outside any RPA, or reception/starter pits shall be opened according to 1) or 2) above.

Method 14 : ROOT PRUNING

This method shall apply within area of **orange fill** only. The excavation shall be made with hand tools only. Any roots encountered shall be trimmed to the edge of excavation using a sharp edge tool such as handsaw or secateurs; the cuts shall be made at right angles to the long axis of the root, and in accordance with BS3998:2010, 8.6. An HDPE membrane shall be placed between any root-bearing soil and any wet concrete to be poured. Impermeable sheeting (to exclude wet concrete) shall be laid and secured locally by temporary weighting / taping as required. Concrete casting shall take place without disturbing this protective layer.

Method 15 : DRIVEWAY RETAINING WALL, REAR OF FRONT WALL & PIERS

This method shall apply in **cyan fill** on plan. Footings shall be confined to isolated pads (or longer runs) which shall be dug with hand tools only, or opened with an air-spade to required depth. N.B. The precise linear extent of pads or footings is flexible within a dimension to be determined by retained engineer. If hand digging is adopted, probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. THE WORK SHALL PROCEED CAUTIOUSLY. No roots over 20mm diameter shall be cut in the footings excavation. Where roots more than 20mm diameter are unearthed the roots shall be sleeved with bubble wrap. The footings shall be cast. The walls shall be constructed. Brick slips may be bonded to any exposed concrete if desired.

Method 16: FRONT OF BOUNDARY WALL

This method shall apply in area of **brown fill** on plan. A 'conventional build' wall shall be built off the footings as constructed according to the methods above.

Method 17 : FRONT STEPS

This method shall apply in the **magenta honeycomb** zone on plan. A 2D geotextile such as 'Treetex' type, shall be laid directly on any exposed ground surface. Levels can be corrected by use of granite chippings NO FINES. Step pavements shall be laid open-jointed and the joints rammed with granite chippings.

LATE CONSTRUCTION and LANDSCAPING PHASE

Method 18 : GROUND PREPARATION IN ROOT PROTECTION AREAS

This method shall apply after completion of main build only. Operations shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. Weed treatment if required shall be via BASIS qualified operatives. Ground preparation within root protection areas shall entail removal of perennial shrubs, climbers, ground covering plants to just above ground level. Surface debris shall be removed by hand to barrow and disposed of outside root protection areas. No wheeled or tracked plant shall be used : hand held power tools such as clearing saws and strimmers may be used. Any dressing with topsoil (to BS3882 : 2015 topsoil) shall be restricted to a maximum of 100mm in depth. Soil handling of any kind shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. Turfing or seeding may take place after levelling and minimal consolidation and which shall be by hand tools / foot and board only, or naturally. No mechanical compaction whatever shall be used.

Method 19 : In addition to the above, careful general operation and site handling shall be observed as outlined at 06.02 below.

06.02

GENERAL TREE PROTECTION METHODS

- A) No fires shall be made on any part of the site, or within 20m of any tree to be retained.
- B) No spilling or free discharge of wet mortar, concrete, fuels, oils, solvents, or tar shall be made on any part of the site.
- C) No storage of wet materials shall be made within the protective fences.
- D) No breaching or moving of the protective fences shall take place without the approval of an arboriculturist.

06.03

It is recommended that acceptance of the recommendations in this report is demonstrated by, for example, the architect specifying in writing to the building contractor that tree care conditions apply in execution of the contract, and by an estimate or written undertaking from the contractor to the architect demonstrating that the practical aspects of observation of such recommendations have been priced in.

06.04

Note to LPA : if the Authority is minded to grant consent, it is invited to consider the incorporation of the specific *order of implementation* of the arboricentric methods above into any Conditions applied. Such a measure is likely to maximise tree protection.

07

General

If conflicts between any part of a tree and the building(s) arise in the course of development these can often be resolved quickly and at little cost if a qualified arboriculturist is consulted promptly. Lack of such care is often apparent quickly and decline and death of such trees can spoil design aims and can of course affect saleability, and reflect poorly on the construction and design personnel involved. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of the finished development.

Date: 10th May 2018

Signed:



John C. M. Cromar, Dip.Arb.(RFS) F.Arbor A.

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APPENDICES

08

Tree Data

Tree number	Tree type	Height	Stem diameters	Radius of RPA if circle (mm)	RPA (m ²)	Comments	Life expectancy (years)	Assessed BS5837 value category
1	bay	6.5	434	5208	85	Clipped to ball / mop form, with clean stem.	20+	C1
2	bay	6.5	288	3456	38	Clipped to ball / mop form, with clean stem. Extensively decayed trunk.	20+	C1
3	bay	6.5	432	5184	84	Clipped to ball / mop form, with clean stem.	20+	C1
4	bay	6.5	359	4308	58	Clipped to ball / mop form, with clean stem.	20+	C1
5	bay	6.5	259	3108	30	Clipped to ball / mop form, with clean stem. Large dead spur.	10+	C1
6	London plane	16	701	8412	222	Pollarded, regularly maintained; last pruned 2015.	40+	C1
7	London plane	14	740	8880	248	Pollarded, regularly maintained; last pruned 2015.	40+	C1
8	yew	5	100, 100, 80, 80	2173	15	Shrub form; some local screening value	40+	C1
9	Leyland cypress	6	325	3900	48	Very poor form; some local screening value	20+	C1
H10	yew	4	<150	1800	10	Growing immediately behind retaining wall. No RPA on site. Some local screening value.	40+	C2

Tree number	Tree type	Height	Stem diameters	Radius of RPA if circle (mm)	RPA (m ²)	Comments	Life expectancy (years)	Assessed BS5837 value category
11	Leyland cypress	5	325	3900	48	Very poor form; some local screening value. No RPA on site.	20+	C1
12	holly	8	150, 150	2545	20	No access. Local screening value.	40+	B1
13	Japanese maple	4.5	100, 150, 120	2598	21	Shrub form	20+	C1

In all cases, in the absence of negative comment on vitality and structure, normal systemic and physiological condition should be considered to apply.

Dependent on time of year of survey, deciduous trees may not have been in leaf at the time of inspection. This may have limited precise identification.

Trees at 26 Rosecroft Avenue, London NW3 7QB

Please read in conjunction with plan 1-38-3917/P2. Trees outside the curtilage of the property may be included. Boundaries where marked should always be treated as notional, and no statement either implied or explicit as to the ownership of trees should be taken as definitive or precise. **As applicable, the consent to, or acquiescence to, and communication of the timing of the recommended remedial works, as far as the relevant owner is concerned, should be checked before any such trees are actually treated.**

Tree number	Tree type	Height	Stem diameters	Comments
1	bay	6.5	434	Remove including stumps.
2	bay	6.5	288	
3	bay	6.5	432	
4	bay	6.5	359	
5	bay	6.5	259	

NOTES:

This schedule notifies the LPA, where such notification is required, of intention to prune or remove trees in accordance with TCP Act 1990 Section 211. 42 days after notification should be allowed before proceeding with the work, during which time (and after) the LPA may place a Tree Preservation Order on the tree(s), thus requiring a formal application for any works to living wood.

All tree work should be carried out to BS 3998 : 2010 'Tree Work - Recommendations'. The Wildlife and Countryside Act 1981 protects with certain exceptions all birds and their nests. It is an offence to destroy such nests or take or injure such birds in the course of tree works operations. If a tree is a bat-roost, a licence to work on the tree must first be obtained from the relevant Statutory Nature Conservation Organization (in England : Natural England 0845 601 4523.) Acting without a licence is likely to be justifiable only in acute emergencies threatening human life and where all other legally available option such as footpath diversion, fencing and warning signs cannot be applied.

10

Plans

1-38-3917/P1 v1

1-38-3917/P2 v3

1-38-3917/P3 v4



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www.treescan.co.uk



GREEN - High Value
BLUE - Moderate Value
BLACK - Low Value
RED - Remove/Very short life expectancy
ORANGE SHAPES: Root Protection Areas



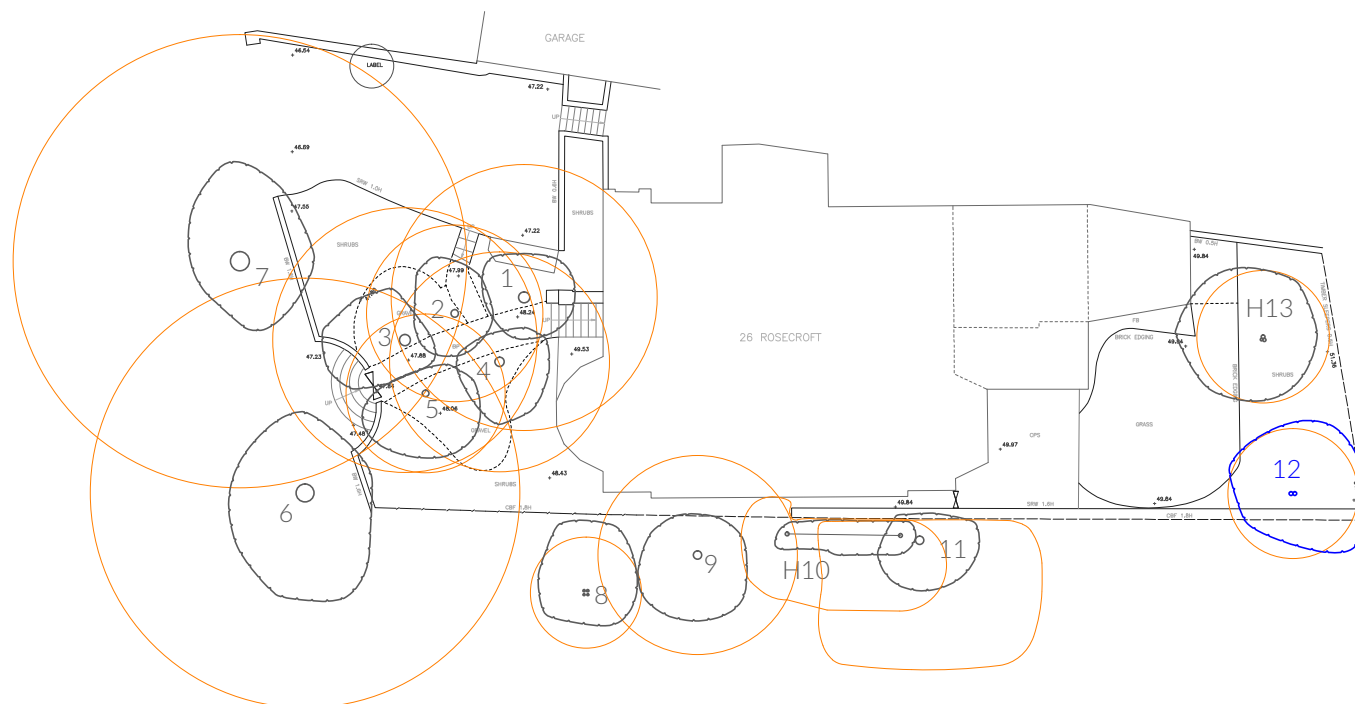
NOTES

Do not use for setting out purposes.
All dimensions to be checked on site.

TEXT
FOR FULL DETAILS OF TREE VALUE
PLEASE SEE REPORT

SITE ADDRESS
26 Rosecroft Avenue, London NW3
7QB

DRG. REF.	REV. NO.
1-38-3917/P1	v1
SCALE & SIZE	DATE
1:100 @ A1	7-Mar-18
0	5





JOHN CROMAR'S
ARBORICULTURAL
COMPANY
LIMITED

THE OLD SCHOOL, TITLEY,
KINGTON, HR5 3RN.
At Jericho, Oxford
& Harpenden, Herts.

TEL 01582 808020
FAX 01544 231006
MOB 07860 453072
admin@treescan.co.uk
www.treescan.co.uk



KEY TO PLAN SYMBOLS/COLOURS
USED IN RELATION TO TREES

-  ORANGE SHAPES: Root Protection Areas
-  PINK LINES: Tree Protection Fencing
-  DARK BLUE HATCH: method applies
-  MAGENTA HONEYCOMB: method applies
-  CYAN FILL: method applies
-  BROWN CROSSES: method applies

NOTES

Do not use for setting out purposes.
All dimensions to be checked on site.

DRG. NAME
TREE RETENTION & TREE
PROTECTION MEASURES
(Site Preparation Phase)

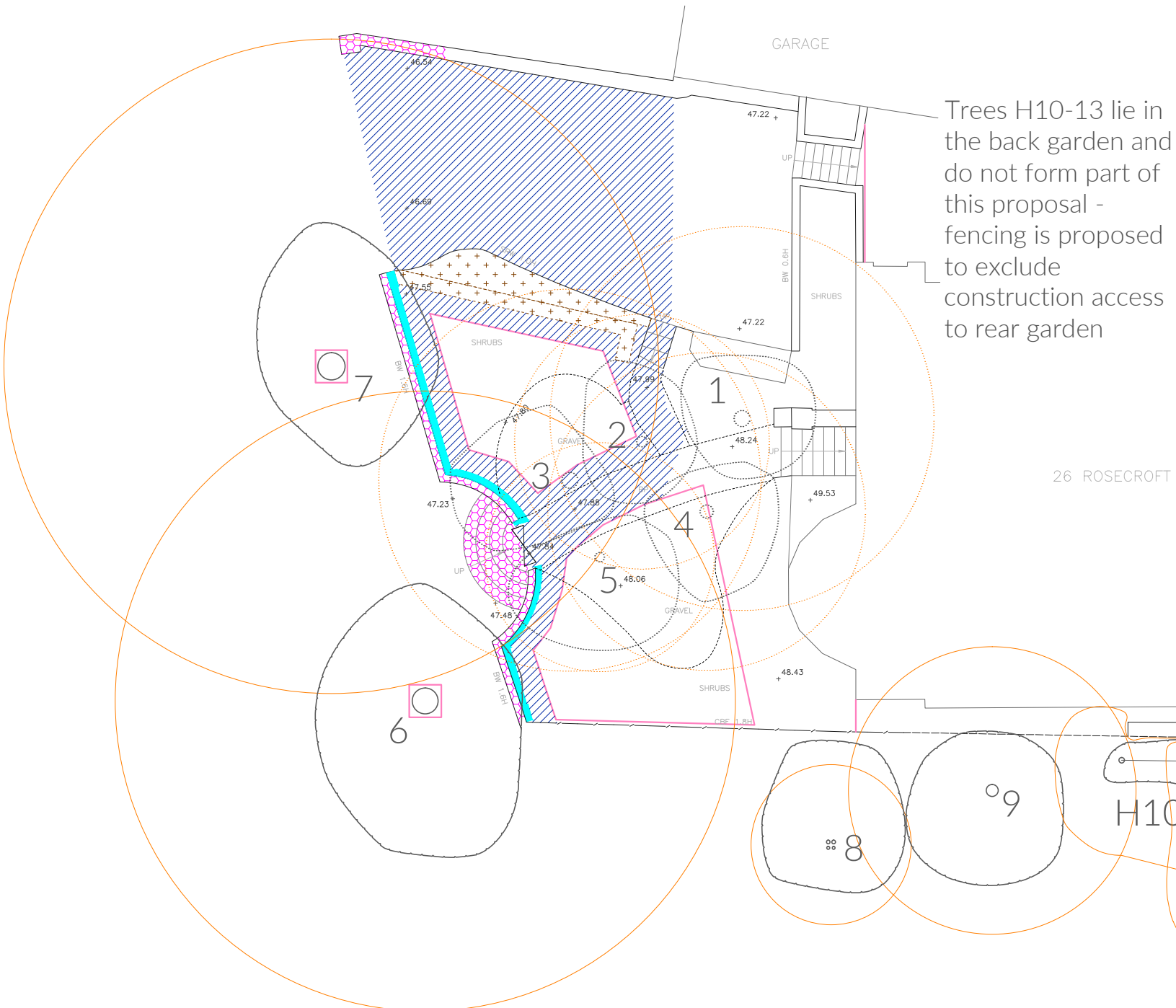
TEXT
FOR FULL METHOD DETAILS
PLEASE SEE REPORT

BASED ON
SGD SITE ENGINEERING & SURVEYS
LTD. DRG. 14053-S1 SUPPLIED

SITE ADDRESS
26 Rosecroft Avenue, London NW3
7QB

DRG. REF.
1-38-3917/P2
SCALE & SIZE
1:50 @ A1
0

REV. NO.
v3
DATE
10-May-18
2.5





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(approx.)

KEY TO PLAN SYMBOLS/COLOURS
USED IN RELATION TO TREES

	PINK LINES: Tree Protection Fencing
	ORANGE SHAPES: Root Protection Areas
	RED HATCH: ground protection
	DARK BLUE HATCH: method applies
	GREEN HATCH: ground protection
	ORANGE FILL: method applies
	CYAN FILL: method applies
	BROWN FILL: method applies
	MAGENTA HONEYCOMB: method applies
	A1: Proposed replacement planting
	RED CROSSES: method applies

NOTES

Do not use for setting out purposes.
All dimensions to be checked on site.

DRG. NAME
TREE RETENTION & TREE
PROTECTION MEASURES
(Construction Phase)

TEXT
FOR FULL METHOD DETAILS
PLEASE SEE REPORT

BASED ON
ADATTO LTD. DRG. NO.: PL100 rev. A
SUPPLIED

SITE ADDRESS
26 Rosecroft Avenue, London NW3
7QB

DRG. REF.
1-38-3917/P3

SCALE & SIZE
1:50 @ A1

REV. NO.
v4

DATE
10-May-18

0 2.5

New London Red Stock Brick Boundary Wall
in English Cross Bound Pattern
with Coping Stone finish 0.97H

New Permeable SUDS compliant
Driveway Finish

New Wider Driveway to Allow for Wheelie Bin
Access

New London Stock Brick Retaining Wall
in English Cross Bound Pattern finished with
Coping stone 1.36H

New Larger Bin Store to Accomodate new
Camden Wheelie Bins and Recycling Containers

New Magnolia Tree

New London Red Stock Brick Front Wall
in English Cross Bound Pattern
with Coping Stone finish 1.6H

Red Block paving to Match Existing

New Steps to Match Existing

New Magnolia Tree

New Brick Balustrade to match
Existing
New Wooden Bay Window
Painted White to match Existing
New Metal Railing
Painted Black

Granted Planning Permission
PLA ref:2016/0231/P

GARAGE

NEW RESIN
BONDED FINISH

2 x 240 Liters 2 k 240 Liters
Recycling Bin Waste Bin

UP

UP

UP

GRAVEL

LIGHT WELL

GRAVEL

8

9

H10