TREE AWARE UK LTD
Arboricultural Consultancy

Tree Aware UK Ltd
Company Reg 08330676
Email enquiries@treeawareuk.com

Arboriculture Impact Assessment

Proposed development
at
6 Streatley Place, London

Written By Alastair Gavin On behalf of Tree Aware UK Ltd
on the 2nd of May 2017
(Updated on the 1st of May 2018)

The purpose of this document is to assess the tree or trees and/or any significant vegetation at the above site, to fully identify any constraints that the tree/trees or significant vegetation may pose to the proposed construction or design in line with BS 5837: 2012 “trees in relation to design, demolition and construction – recommendations”.

Contents

1.0 Summary

The following points in this summary are intended for quick reference only. As we recommend that the report is read fully.

1.1 Overview of Tree Constraints

Following a site inspection on the 12/10/2016, a general preliminary assessment of the site as a whole is that the existing trees located at the site this being the 6 Streatley Place, London should not pose a constraint to the construction.

1.2 Overview of Construction Costs in Connection to the Trees

In terms of additional costs in the use of special construction techniques and providing adequate tree protection. It is deemed that the presence of the trees may pose a minor additional cost. This is dependent on the final proposed design.

1.3 Notable Tree Constraints (Trees of a BS 5837 Category being either an A or B)

It was identified that the trees T1, T2, T7 and T10 located at the site were of a notable category being mainly category B trees with T1 being category A. The remaining trees at the site were categorised as being category C and U trees. (Please see Appendix A, BS 5837 Tree Survey Schedule for specific tree details).

1.4 Impact on Trees

The foot print of the current proposed building and proposed basement area at the site is on top of trees T4, T5, T6, T7, T8, T9, T10, and T11, as such these trees cannot be viably retained and will require removal to accommodate the proposed building and basement area.

There is the potential for damage to occur to the root systems of T1, T2, T3, and T12 if the retaining wall around the site is removed as part of the

construction of the site, this retaining wall is likely acting as a root barrier as the trees are planted in close proximity to it. If the retaining wall is removed any dismantle operations would damage the trees root systems retained behind the wall.

There is also the risk of some conflict occurring in the future from tree T12 and the side of the proposed building. Due to the building being in relatively close proximity to the trees location. It is likely that this tree will increase in size in the future and potentially become a nuisance. To accommodate the proposed building the tree will also need be reduce back from the boundary line.

2.0 Introduction

2.1 Instruction has been received from Martin Evans Architects to assess the impact on the trees at the site from the proposed building, which might cause a constraint to the current proposed design/location of the building at the site.

2.2 A BS 5837 Tree Survey in accordance to BS 5837:2012 "Trees in Relation to Design, Demolition, and Construction"- Recommendations was carried out on the 12/10/2016. The trees included in the survey (please see Appendix A) have been visually inspected from ground level. No climbing inspection or any decay detection equipment has been used or carried out.

2.3 As there are trees located on the site which are contributing to the character of the area it is important to assess and ascertain the quality and value of the trees and the likely impact on the trees from any proposed construction this being the proposed building and basement area.

2.4 Dependant on their age, condition and species trees differ in their ability to cope with root disturbance and damage. Subsequently, tree roots which are commonly located within the top metre of soil can be affected by natural and manmade topography and structures, which can restrict, redirect and affect trees root growth rate. It is therefore important to consider all relevant

factors when ascertaining the retention and or removal of trees.

3.0 Site Description

3.1 The site being made up of existing derelict buildings is within an urban environment that has a small amount of tree cover. This is made up of predominantly privately owned trees in rear gardens and street trees. The trees that are present near to the site vary in age and species.

3.2 The area surrounding the site comprises of privately owned properties with small to medium gardens. The site area is flat in gradient with level changes occurring to the surrounding gardens, this is managed by retaining walls

3.3 The trees in question are located within the site and within the neighbouring gardens and can be classed as individual trees, the majority of the trees within the site are likely to be self sets.

3.4 During the BS 5837 Tree Survey no abnormal grounds conditions such as water logging or contamination were noted next to the trees surveyed.

4.0 Impact on Trees

4.1 The trees at and near to the site have been assessed in accordance to BS 5837:2012 "Trees in Relation to Design, Demolition, and Construction"- Recommendations. Please see Appendix A for tree details in accordance to the methodology of BS 5837:2012. The trees have been categorised as follows;

Individual trees

T1	Silver Birch	Category A
T2	Lime	Category B
T3	Elderberry	Category U

T4	Elderberry	Category U
T5	Ash	Category C
T6	Ash	Category C
T7	Silver Birch	Category B
T8	Ash	Category C
T9	Sycamore	Category C
T10	Sycamore	Category B
T11	Buddleia	Category U
T12	Yew	Category C

4.2 The foot print of the current proposed building and basement area at the site is on top of eight trees T4, T5, T6, T7, T8, T9, T10, and T11, the majority of these trees are of low category being either category C or U and are likely self sets trees grow up due to the derelict nature of the site, some are growing in the structure of the buildings. There is however two category B trees these being T7 and T10. As the proposed building is on top of these trees these trees cannot be viably retained and all eight trees including T7 and T10 will require removal to accommodate the proposed building and basement area.

4.3 There is the potential for damage to occur to the root systems of T1, (Category A) T2 (Category B), T3 (Category U), and T12 (Category C) if the retaining wall around the site which is allowing for the different levels to be achieved is removed as part of the construction of the site. This retaining wall is likely acting as a root barrier restricting the four trees roots (T1, T2, T3, and T12) from entering the site. The trees located in the neighbouring gardens to the site are planted in close proximity to the wall and as such if the retaining wall is removed any dismantle operations would damage the trees root systems retained behind the wall.

4.4 There is also the risk of some conflict occurring in the future from tree T12 (Category C) northeast canopy and the southwest side of the proposed building. Due to the building being in relatively close proximity to the trees location. It is likely that this tree will increase in size in the future and potentially become a nuisance as regular reductions will be required to reduce the tree back from the building. (Please note a side reduction/some pruning work appears to have been carried out on the tree in the past). Responsibility for this will rest with the tree owner and as such could be a cause of conflict

between the tree owner and the eventual owner of the proposed building. It has also been identified to accommodate the proposed building the tree will also need be reduced back from the boundary line before construction starts. This will constitute a one sided reduction, due to the extent of the reduction; permission will need to be granted by the tree owner for this.

5.0 Conclusions and Recommendations

5.1 As the foot print of the proposed building and basement area is on top of trees T4, T5, T6, T7, T8, T9, T10, and T11 these trees cannot be viably retained and will need to be removed to accommodate the proposed building, this includes the two category B trees T7 and T10.

5.2 As the trees T1, T2, T3, and T12 roots systems are at risk of damage from the dismantling process of the retaining wall around the site if this was to occur. It is therefore recommended that the retaining wall is kept intact if possible.

5.3 The current location of the proposed building being in close proximity to T12 will result in T12 needing to be reduced. The proposed buildings location is likely to lead to future conflict and the need to regular reduce T12 back from the building, as such the location of the building should be evaluated to see if it could be moved away from T12.

5.4 It is recommended to ensure adequate tree protection is used and to promote awareness to protect the trees during construction that an Arboricultural Method Statement (AMS) is produced along with a Tree Protection Plan.

5.5 In terms of additional costs in the protection of the trees, to stop damage occurring during the construction of the proposed building and basement area, it is deemed that this may pose a minimal additional cost dependant on the final design. This would be in the form of basic tree protection measures and construction awareness of the trees on the site.

Appendix A BS 5837 Tree Survey Schedule

Sequential Reference Number	Species (Common Name)	Height	Stem Diameter	Branch Spread N S E W	First Significant Branch	Canopy Height	Life Stage	General Observations	Estimated Remaining Contribution	BS 5837 Category
T1	Birch	25m+	570mm	6m# 4m# 5m 6m	6.5m	10m	Mature	Could not fully inspect tree due to restricted access, tree located in adjacent property, tree appears to be in good condition. Previously lifted, large side limb potential weak union.	40+	A
T2	Lime	20m+	750mm#	5m# 3m# 3m# 4m#	3m	6m	Mature	Good conditioned lime, evidence of previous pollard with subsequent past reduction and limb removals. 3 main stems. Tree in neighbour's garden as such tree could not be fully inspected. Potential weakness in unions to re-growths from pollard.	20+	B
T3	Elderberry	10m	300mm# 200mm#	3m# 3m# 3m# 3m#	2m	4m	Mature	Twin stemmed elderberry, with significant decline, some dead wood present. Tree in neighbour's garden as such could not be fully inspected.	Under 10 Years	U

T4	Elderberry	8m	220mm	4m 3m 3m 4m	4m	2m	Mature	Significant Ivy coverage to tree poor conditioned Elderberry due to suppression from Ivy.	Under 10 Years	U
T5	Ash	16m	220mm	3m 1m 3m 2m	4m	4m	Early Mature	Slender Ash likely to be self set. Slightly suppressed by T2 one sided canopy, slight lean to stem, dead wood in canopy.	10+	C
T6	Ash	16m	230mm 130mm	2m 1m 2m 2m	3m	3m	Juvenile	Self set Ash slender stemmed tree, slight lean to stem, one sided canopy present due to suppression.	10+	C
T7	Birch	16m	190mm	1m 2m 1m 1m	5m	4m	Semi Mature	Average conditioned Birch with small cavity at base, slender stemmed tree suppressed by T8, multiply growing leaders.	20+	B
T8	Ash	14m	150mm 150mm 150mm 140mm	6m 3m 4m 3m	3m	3m	Semi Mature	Multi stemmed Ash tree with potential weak unions. Tree has poor form with no single stem, significant dead wood in canopy.	10+	C
T9	Sycamore	20m+	250mm	6m 3m 3m 3m	2m	2m	Early Mature	Slight suppression from adjacent trees. Tree growing close to wall, hung up dead branch from T3 in canopy, tree shows signs of being potential thinned out with sparse initial canopy.	10+	C

T10	Sycamore	25m+	370mm	4m 4m# 3m 5m	3m	5m	Mature	Good conditioned tree with possible weak union at stem union. Bark defect 1.5m high north side of tree, slight suppression from T12	20+	B
T11	Buddleia	3m	60mm#	2m# 2m# 2m# 2m#	30cm	1m	Mature	Dead wood in canopy of tree, tree growing out of roof of out building.	<10	U
T12	Yew	10m	180mm#	3m# 3m# 3m# 3m#	1m	2m	Mature	Average conditioned Yew, tree in neighbour's garden as such tree could not be fully inspected, tree has been reduced to one side.	10+	C