1-38-4492

JOHN CROMAR'S
ARBORICULTURAL
COMPANY

The Old School
Titley
HR5 3RN
at Jericho, Oxford
& Harpenden, Herts.

TEL 01582 80 80 20
FAX 01544 231 006
MOB 07860 453 072

admin@treescan.co.uk
www.treescan.co.uk

R E P O R T

on tree amenity value and condition

at

2a Templewood Avenue, London, NW3 7XA

(23rd January 2018)

Registered Consultant of the Arboricultural Association
John Cromar, Dip. Arb. (RFS), F.Arbor A.

AA Registered
CONSULTANT
trees.org.uk

Company Registration No. 5195523. Registered in England and Wales. Registered Office: The Old School, Titley, HR5 3RN.

01
Introduction and Instructions

I am instructed by Michael Brod on behalf of clients to make an assessment of tree amenity value and condition of trees, and produce a tree constraints plan, in the context, *inter alia*, of possible future development (an extension) for trees at 2a Templewood Avenue, London, NW3 7XA. No plan details of proposed development have been supplied. Accordingly, I visited the property on 17th January, 2018 in order to carry out an inspection.

I am also instructed to review the planning consent history as respects tree work applications. See Section **10**.

02
Limitations

 The appended schedule of tree work, and the plan, may, without the written consent of the writer, be reproduced to contractors for the sole purpose of tendering.

02.01
This is primarily an arboricultural report. Whilst comments relating to matters involving built structures or soil data may appear, any opinion thus expressed should be viewed as qualified, and confirmation from an appropriately qualified professional sought. Such points are usually clearly identified within the body of the report.

02.02
This is not a full safety survey or subsidence risk assessment survey. These services can be provided but a further fee would be payable. Where matters of tree condition with a safety implication are noted during an inspection they will of course appear in the report.

02.03
Inherent in tree inspection is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk, such risks being commonly accepted if the associated benefits are perceived to be commensurate. Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits. It will be appreciated, and deemed to be accepted by the client, that the formulation of recommendations for all management of trees will be guided by the cost-benefit analysis (in terms of amenity), of tree work that would remove all risk of tree related damage.

03
Notes

NOTE ON RATING AND COLOUR CODING
British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' includes a way of classifying trees when assessing their potential value in the context of development. Section 4, table 1 suggests categories 'U', 'C', 'B' and 'A' , in ascending merit. 'R' **(RED crown outline – none on plan)** category trees are dangerous \ low value trees that would require

removal for safety or arboricultural reasons. 'C' **(GREY crown outline on plan = uncoloured)** category trees are of no particular merit, but in adequate condition for retention. 'A' category trees **(GREEN crown outline on plan)** are vigorous trees of good form, of particular visual importance: 'B' **(BLUE crown outline on plan)** category are good trees but may be of slightly poorer form. See TREE DATA appended. Category Assessment appears in column 10. This standard also provides a way of determining an area (see TREE DATA 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. Their applicability or otherwise would form part of a DEVELOPMENT IMPACT ASSESSMENT). Please see plan reference 1-38-4492/P1, appended.

03.01
Please read with plan. This 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 DATA appended. The plan gives a quick reference assessment of value as per section 4 (table 1) of BS 5837:2012. The root protection areas (RPAs) of trees are shown, generally, as circles concentric to trunk positions on the plan.

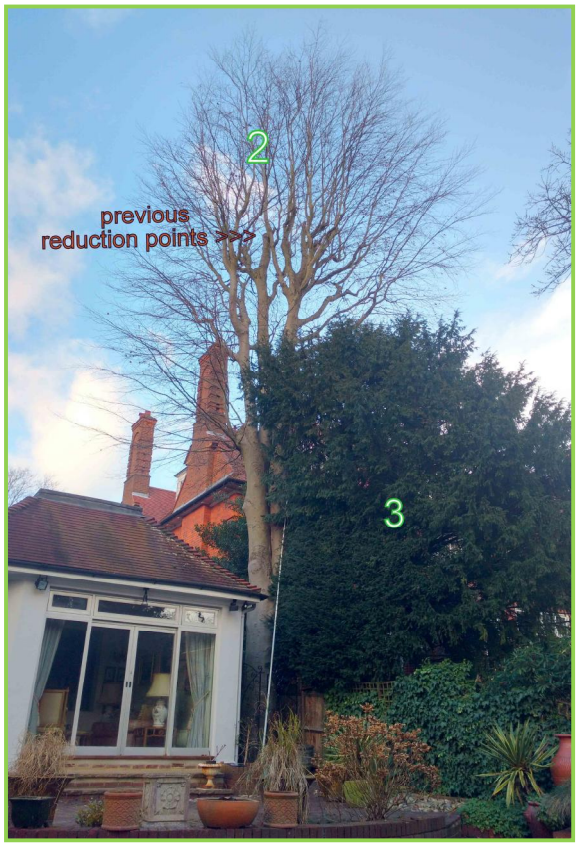
03.02
Assessment of value in the TREE DETAILS table appended is unless otherwise stated based on the criterion of *visual value to the general public*.

04
Sources and Documents

Ground level inspection.
Part of pre-purchase survey report on structure.

05
Appraisal

05.01
AMENITY / SCREENING BY TREES AND SHRUBS
Some of the trees are prominent; others are of no significant general public amenity value, as they are only partially visible from Templewood Avenue as 'glimpse' features. Many of the trees are of considerable strictly local amenity value to owners / users of the site. There are many shrubs in both front and rear gardens ; none of particular landscape value. I noted a holly tree stump in the front garden.



05.02
PERCEPTION OF TREES
The perception by future owners of the proximity and size of trees is highly subjective. Many future owners would no doubt consider the trees an amenity. Trees 1 and 9 lie to the NW, and the remainder to the SE/S. Some might be considered by future owners an unwelcome obstruction to light within the garden. However, tree 8 lies outside the proposed curtilage. Tree 6 has a small crown and can in any case reasonably be anticipated to be reduced or removed in the near future, on due application. Tree 7 is the least appropriate tree as outlined below. I consider that a proposal to remove tree 7 and replace is likely to be reasonably well-received by the LPA.

05.03
How the LPA may process any application from future owners for permission to carry out tree work should be a consideration when planning layouts. Typically applications will only be granted if they represent good arboricultural practice and thus are according to British Standard 3998 : 2010 'Tree work –Recommendations'. LPAs are more likely to look favourably on applications within which later submissions to reduce inappropriately, or fell multiple trees are likely to be a rarity. Common arboricultural criteria to those of the LPA would typically be used by any specialist tree inspectors of the Planning Inspectorate, thus protecting such trees against inappropriate work, but it is better practice to incorporate such trees by careful design in such a way as to obviate such applications and appeals.

05.04
ROOT PROTECTION AREAS
'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. '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. 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, tree mechanics, etc., are taken into account in determining the likely position of roots.)

05.05
GENERAL DESIGN CONSIDERATIONS IN RELATION TO ROOTS
No special footings are needed from the arboricultural perspective if a structure is proposed outside all RPAs (root protection areas) of trees to be retained. The use of a piled footing with reduced depth ground beams or indeed fully suspended ground beams could assist in tree retention if structures are proposed within or partially within RPAs. Best practice is of course to avoid the RPAs entirely. I see no reason why a small rear extension need impact harmfully on trees. Arboricentric foundation design may be required, such as a suspended ground beam. Depending on internal house floor levels, this might mean an internal step would need to be introduced between the house and the extension.

05.06
SUBSIDENCE
The consideration of the matter of trees and the subsidence of buildings requires some discussion of the processes involved. Transpiration is the process by which water is lost to the atmosphere from living plants. This process demands water uptake from the soil into the roots, from where it passes into the vessels of the plant, and is conducted to various parts of the plant and is finally lost to the plant mainly through pores in the leaves. This process can dry clay soils so that they shrink and allow foundations resting on them to sink or move. (This can be termed 'indirect damage'). There is a higher risk of this happening in very low rainfall periods. The buildings constructed on those footings may then crack. Removal of trees involved in subsidence almost always arrests further cracking, whereafter the previously dried clay will, usually fairly rapidly (i.e. within a season or two) return to its normal proportions by the natural action of rainfall, and consequently will lift the footings back to the position they were in prior to the damage, thus closing or nearly closing the cracks. Redecoration internally is often all that is then required. What may be termed 'direct damage' is caused by physical pressure of parts of a tree, such as roots or trunk, on a structure, and this can occur on any soil type. In this case the subsoil directly below the structure is likely to be, not the highly shrinkable London clay but the far less shrinkable Claygate beds. Nonetheless occasionally a degree of shrinkage and attendant structural movement occurs where trees are either extremely large and / or very close to the said structure. This may well be the case in connection with tree 2. The pruning carried out is in my view highly unlikely to provide an effective control of soil drying at this short range. As noted below pruning is advisable for safety reasons. Formal monitoring of

the structure would be necessary to determine whether any activity of the cracks reported by others that might notionally align with vegetation is occurring. In the event of proven involvement of vegetation the removal of the item in question usually resolves the problem.

05.07
Heave, as far as tree/building relationships are concerned, is the (usually upward) movement of structures founded on clay soils, this becoming of general relevance when damage also occurs, when clay soil absorbs moisture after it has been desiccated, often by tree roots. Such desiccation can cause problems if trees that have caused the desiccation are removed, as swelling of the subsoil can occur, forcing some structures upward. Heave can however only occur in certain fairly precise circumstances. For there to be even a potential for heave, an adjacent building (in whole or in part) must at least postdate the tree or have been previously distorted by the action of the tree, then patched and repaired, perhaps over many years, and there must be a significant persistent moisture deficit in a shrinkable soil below the property. Some of these factors may apply here. Again (as above) formal quantification of certain factors would be required before the removal of the causal vegetation – possibly tree 2 - can be recommended. In my long experience heave is far less of a problem than popularly imagined.

05.08
TREE CONDITION
A 'tap' test (for sonority) carried out to the base of tree 6 indicated clearly that it is badly decayed. Whilst removal could be defended, there is an opportunity to retain part of it as a much shorter tree, for ecological reasons.

05.09
PUBLISHED GUIDANCE IN RELATION TO TREES AND DEVELOPMENT
In conserving trees on development sites, expected best practice is as 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."

05.10
The above advice should be considered in formulating proposals for development.

06
Recommendations

06.01
GENERAL GUIDANCE ON TREE PROTECTION
After any grant of consent, and at implementation, it is highly important to tree health and vitality that construction activities are kept wherever possible - and for the entire duration of construction - outside the zones indicated by the radius figure in column 5 below. Any fences to protect trees should be respected as TOTAL EXCLUSION zones. Hence, before any site activity, including demolition, such zones should be protected, typically by fence lines set on the perimeter of or further from the trees than these zones.

06.02
LANDSCAPING
Landscaping and appropriate replacement tree planting can here play an important role in providing for future mainly local amenity. The British Geological Survey information for the area indicates that the underlying sub-soil is the Claygate beds – fine-grained sand and silt. This places no significant constraint on species choice in any new planting and is an excellent growing medium.

06.03
Careful general operation and site handling should be planned for as outlined below.

06.04
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 pouring of fuels, oils, solvents, tar shall be made on any part of the site.
C) No spillage or discharge of wet mortar or concrete slurry shall be made on any part of the site.
D) No storage of materials shall be made within tree protection areas (typically fenced, unless in areas specially otherwise protected).
E) No breaching or moving of tree protection fences without the approval of an arboriculturist.
F) Services, if planned to be laid in tree protection areas, shall be laid using trenchless 'no dig' methods or by hand dug trenches to avoid cutting major roots.
G) Alterations in levels within tree protection fence areas shall be avoided.

06.05
Final proposals for development should take into consideration all the above points. Appropriate detailed method statements in connection with trees, actions and materials should be prepared by a properly qualified arboriculturist as part of a DEVELOPMENT IMPACT ASSESSMENT report to address tree retention issues.

07
General

If conflicts between any part of a tree and a building arise in the course of planning a development these can often be resolved quickly if a qualified arboriculturist is consulted promptly. Trees that have been the recipients of careful handling during planning and construction add considerably to the appeal and value of the finished development.

23rd January 2018
Signed:

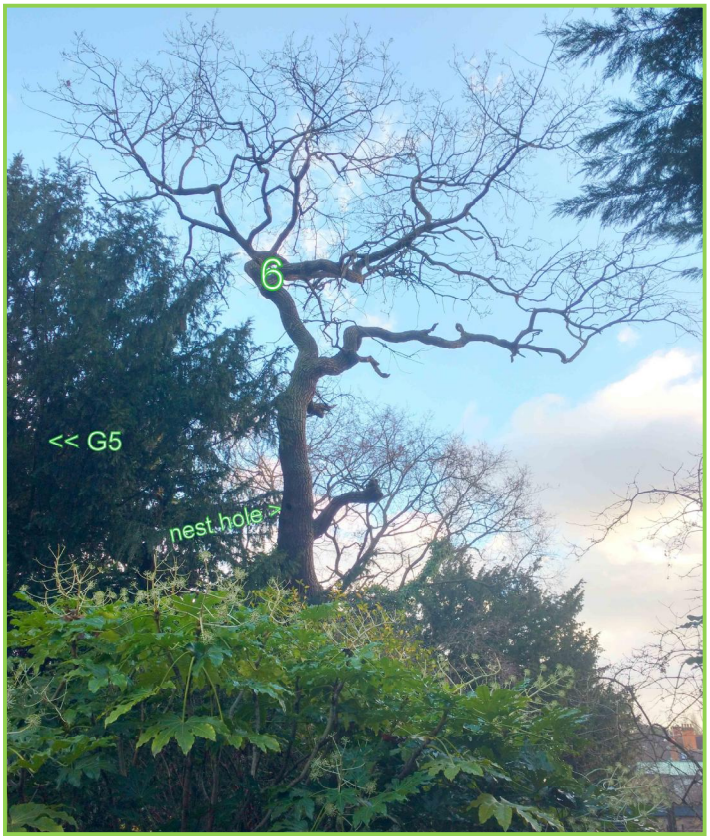
John C. M. Cromar, Dip.Arb.(RFS) F.Arbor A. 01582 808020 / 07860 453072

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	horse chestnut	18	1100	13200	547.4	Prominent ; under local authority control	20+	B1
2	beech	20	710	8520	228.0	Reduced to about 15m in height c.2000. Recommend repeat the reduction to prevent failure of the new stems at the reduction points. This is likely to be required every five to ten years.	20+	B1
3	yew	8	300, 200, 160, 100	4883	74.9	No access. Locally useful screening ; in adjoining garden	40+	C1
4	English oak	11-15	950	11400	408.3	No access. Large spreading tree	20+	B1
G5	yews	8	230	2760	23.9	No access ; useful screening.	40+	B2
6	English oak	10	700	8400	221.7	Leaning; low vitality, much dead wood in crown; possible bat roost. Decayed base. Subject to bat survey, totemize to 5m, above nest hole - see photo below.	<10	U

Tree number	Tree type	Height	Stem diameters	Radius of RPA if circle (mm)	RPA (m^2)	Comments	Life expectancy (years)	Assessed BS5837 value category
7	Leyland cypress	12	380	4560	65.3	Some screening function but dull tree and size inappropriate for the scale of the garden. Screening role could be satisfactorily filled by a tree of 6 or 7m in height. Suggest remove and replace.	40+	C1
8	wild cherry	12	400	4800	72.4	Outside site. Previously reduced in height and spread, c.2014. Some screening in summer	20+	C1
9	horse chestnut	10	350	4200	55.4	Prominent ; under local authority control	20+	B1



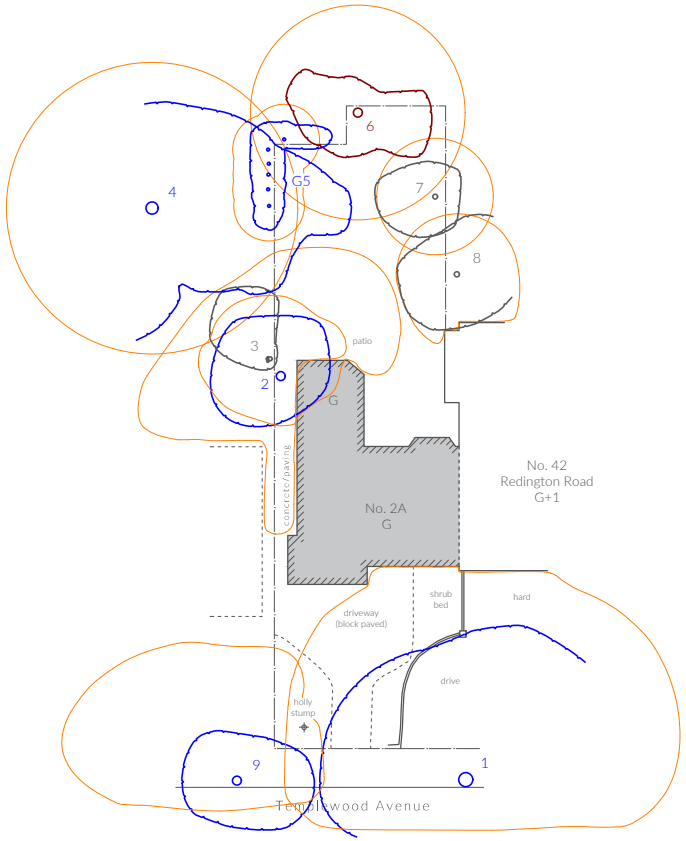
In all cases above, in the absence of negative comment on vitality and structure, normal systemic and physiological condition should be considered to apply.

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.

PHOTO – oak 6

09
Plan

1-38-4491/P1 v4



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

AA Registered CONSULTANT trees.org.uk

KEY TO COLOURS/LINETYPES USED IN RELATION TO TREES

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

TOOTHED LINE: Tree spread line

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

DRG. NAME
TREE VALUE ASSESSMENT AS PER BS 5837:2012 & ROOT PROTECTION AREAS

TEXT
FOR FULL DETAILS OF TREE VALUE PLEASE SEE REPORT REF. 1-38-4492

BASED ON
JCAC Site Survey

SITE ADDRESS
2A Templewood Avenue, London, NW3 7XA

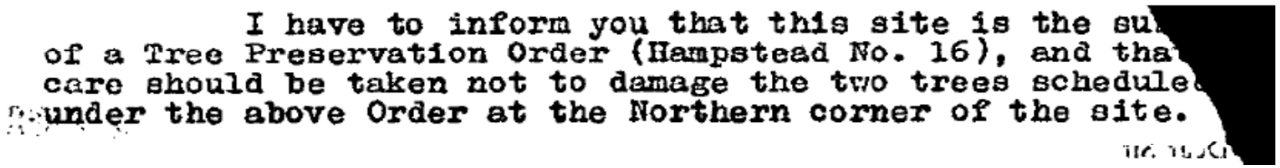
DRG. REF. 1-38-4492/P1
REV. NO. v4
SCALE & SIZE 1:200 @ A1
DATE 23-Jan-18

0 5 10

10
Tree works application history

2005/3925/T	Templewood Cottage, 2A Templewood Avenue, London, NW3 7XA	FRONT GARDEN, BY RAISED BED: 1 x Larch - To fell.	FINAL DECISION	20/09/2005	No Objection to Works to Tree(s) in CA	no plan
2004/5183/T	Templewood Cottage 2A Templewood Avenue London NW3 7XA	FRONT GARDEN 1 x Holly - fell.	FINAL DECISION	02/12/2004	No Objection to Works to Tree(s) in CA	Stump found likely relates to this no plan
2004/4417/T	Templewood Cottage 2A Templewood Avenue London NW3 7XA	FRONT GARDEN 1 x Holly - cut back branches overhanging the driveway.	FINAL DECISION	14/10/2004	No Objection to Works to Tree(s) in CA	
TCX0207046	Templewood Cottage 2A Templewood Avenue LONDON NW3 7XA	REAR GARDEN 1 x sycamore - fell. SIDE GARDEN 1 x beech - fell.	FINAL DECISION	28/11/2002	No objection to works to tree in C A	No trace found no plan
TP9706083	2A Templewood Avenue London NW3 7XA	Reduction of trees on site	FINAL DECISION	29/01/1997	Withdrawn Application	no details
9391009	2A Templewood Avenue NW3	Seeking tree advice & possible tree work(s).	FINAL DECISION	14/01/1993	Agree to Tree removal without replacement	no details
9291021	2A Templewood Avenue NW3	Works to very large Beech tree.	FINAL DECISION	10/02/1992	Withdrawn after Reg'n (not used on PACIS)	no details

9091125	2a Templewood Avenue NW3	Advice on trees.	FINAL DECISION	19/07/1990	Agree to removal & replacement of Trees		no details
23308	No. 2A Templewood Avenue, Hampstead.	Erection of a lock-up garage at No. 2A Templewood Avenue, Hampstead.	FINAL DECISION	20/03/1958	Conditional	Possibly the approval for the garage that became 2a	no tree condition but note below left :


I have to inform you that this site is the su
of a Tree Preservation Order (Hampstead No. 16), and tha
care should be taken not to damage the two trees schedule
under the above Order at the Northern corner of the site.

2009/5362/T	42 Redington Road London NW3 7RT	(TPO ref: 16H) FRONT SIDE OF GARDEN: 1 x Oak - Reduce limb overhanging garden 25-30%. Deadwood crown and thin 10-15%. 1 x Oak - Deadwood.	FINAL DECISION	19/11/2009	Approve Works (TPO)		n/a trees to right front and side of 42 (from road)
2009/3775/T	42 Redington Road, London, NW3 7RT	(TPO Ref: 16H) REAR GARDEN: 1 x Oak - Reduce vertical limb by 20%. Reduce or remove lateral limb 40%. Remove overhanging branch. 1 x Oak - Crown thin by 20%.	FINAL DECISION	20/08/2009	Refuse Works (TPO)		no plan

2005/3601/T	42 Redington Road, London, NW3 7RT	FRONT GARDEN: Row of Holly - Reduce by a 1/3rd. SIDE GARDEN: 4 x Elderberry - To fell. (ASSOCIATED TREE APPLICATION 2005/3600/T (TPO Ref: C94) SIDE GARDEN: 1 x Cherry - Reduce by 20%.)	FINAL DECISION	24/08/2005	No Objection to Works to Tree(s) in CA	no plan
2005/3600/T	42 Redington Road, London, NW3 7RT	(TPO Ref: C94) SIDE GARDEN: 1 x Cherry - Reduce by 20%. (ASSOCIATED TREE NOTIFICATION 2005/3601/T FRONT GARDEN: Row of Holly - Reduce by a 1/3rd. SIDE GARDEN: 4 x Elderberry - To fell.)	FINAL DECISION	24/08/2005	Approve Works (TPO)	cherry referred to perhaps tree 8 no plan
9391026	42 Redington Road NW3	Works to trees.	FINAL DECISION	01/02/1993	Agree to pruning of Trees	no details
8891131	42 Redington Road NW3	Advice on trees.	FINAL DECISION	04/10/1988	Agree to pruning of Trees	no details
8804319	Templewood Cottage 42a Redington Road NW3	Erection of a first floor extension to provide three bedrooms and a bathroom for the existing house as shown on drawing No.591/01 02A 03A 04A and 10 as revised on 17.1.88.	FINAL DECISION	12/08/1988	Refuse Full or Outline Permission	refused

8602204	Templewood Cottage 42a Redington Road NW3	Erection of a first floor extension to provide three bedrooms and a bathroom for the existing house as shown on drawing nos. 591/01-05 inc and 10. Appeal received against refusal of permission	APPEAL DECIDED	18/11/1986	Refuse Full or Outline Permission	appeal dismissed
8591056	42a Redington Road NW3	Prune trees.	FINAL DECISION	26/09/1985	Part Approve/Part Refuse	no details
17850	42A Redington Road, N.W.3	The construction of a means of access to the highway, in connection with the use of part of the front garden area for car parking.	FINAL DECISION	12/11/1973	Permitted Development	Driveway construction
17184	42a Redington Road, N.W.3.	The erection of a rear extension and alterations to the front elevation of 42a Redington Road, N.W.3.	FINAL DECISION	20/08/1973	Conditional	

1. The Robinia adjacent to the proposed extension shall be retained and shall be protected against damage during the course of construction works.