

TREE PROJECTS

PROFESSIONAL & TECHNICAL ARBORICULTURE

13th July 2018

BB Partnership
Studios 33-34, 10 Hornsey Street
London N7 8EL

FAO Ramesh Pari

Dear Ramesh,

Re: Radlett House, Radlett Lane, London NW8 6BD: Pergola Proposal

Further to our various conversations and site meeting, I am writing to provide the arboricultural submission in support of a planning application to construct a covered pergola link that will connect the principal residence and the approved and implemented, but not yet constructed pool house.

This is a BS 5837 (Trees in Relation to Design, Demolition and Construction) compliant report within which I will describe the proposal in context of trees. I refer to your drawing set FWZ0 200 to 204 inclusive dated July 2018.

Background information:

On 17th January 2011 the London Borough of Camden granted planning permission 2010/6316/P for the demolition and re-building of the pool house within the grounds of Radlett House. A similar permission, 2012/5607/P was also granted permission 24th December 2012 which is near identical to 2010/6316 other than inclusion of a pool house extension to the Primrose Hill boundary plus a small extension/ porch to the main house.

Both permissions were implemented following discharge of pre-commencement conditions (including tree protection conditions) however work was halted at client request.

Tree Projects provided the arboricultural planning reports for both pool house schemes and subsequently, submitted details pursuant to discharge of tree protection conditions. The condition discharge bundle included tree protection plans (to which I will refer again below) and method statements etc can be located on the Camden planning portal under references 2013/4736/P and 2013/4737/P respectively.

Furthermore, Camden permission 2011/5102/P grants permission for basement works that included formation of a two storey depth basement between the main house and the pool house. The basement proposed runs close to and parallel to the Primrose Hill boundary and, following a trial pit to verify the depth of the boundary wall, adjusted tree RPA was accepted.

Professional Arboriculture: Planning & Tree Surveys. Technical Arboriculture: Planting – Air Spade – Root Protection

TREE PROJECTS . THE MAISONETTE, 22 OLD PARK AVENUE, LONDON SW12 8RH
MOBILE 07788 726 720 * LAND 020 8673 1114 * TREEPROJECTS@HOTMAIL.COM

Current situation: Both permissions relating to the development of the pool house have been implemented although were subsequently put on hold. In the intervening period the area has been turfed over and temporary planting beds installed.

The current proposal is to form link from Radlett House to the pool house by way of a pergola structure that will reference the pergola leading to the front door of the property. The garden link is proposed to have a glazed roof, similar to its counterpart, however it is proposed to be constructed using timber for the structure instead of steel.

For the purposes of an arboricultural assessment of the pool house link it is appropriate to reference planning history and recognise that although work has been halted, there are permitted and implemented schemes that are likely to be built to their conclusion in the not too distant future. In addition, the accepted adjusted RPA (root protection area) for off site trees within Primrose Hill informs that the proposed pergola will not be constructed within the precautionary area as relates to trees.

In order to reviewed the details of the proposal the line of the intended link structure has been plotted to the tree protection plans previously approved (by way of discharge of conditions) as previously described. From the plan and background history it can be seen that the pergola link does not compromise the root protection area of any significant trees. As a consequence and with reference to permitted schemes, there can be no conflict with the proposal due to previously approved analysis and details of tree protection.

Looking further into the detail of the proposal the pergola is to be constructed out of sustainably produced and highly durable Accoya timber and will benefit from being planted with climbing plants. I note within the drawing set that training wire supports are to be provided to assist plants in covering the structure that will take potentially just one or two years to achieve. The structure will rest on relatively shallow footings and as a whole will contribute to the gardens design and layout and make a net positive contribution to garden amenities.

Conclusion

The proposed pergola/ pool house link has no arboricultural implications as can be seen by overlaying it in plan to permitted tree protection proposals approved under 2013/4736/P and 2013/4737/P: there will be no incursion to tree root protection areas. New ornamental planting and use of climbers will rapidly ensure the structure becomes one with and blends into the garden and in conclusion there should be no arboricultural objection to an otherwise acceptable scheme.

Yours sincerely

Nick Bentley

HNDH, RFS Cert Arb.

Enc:

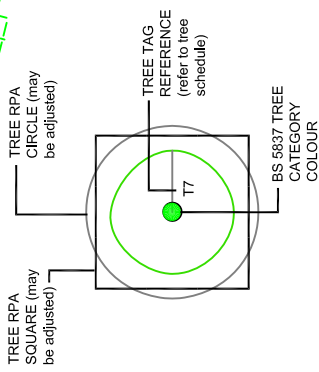
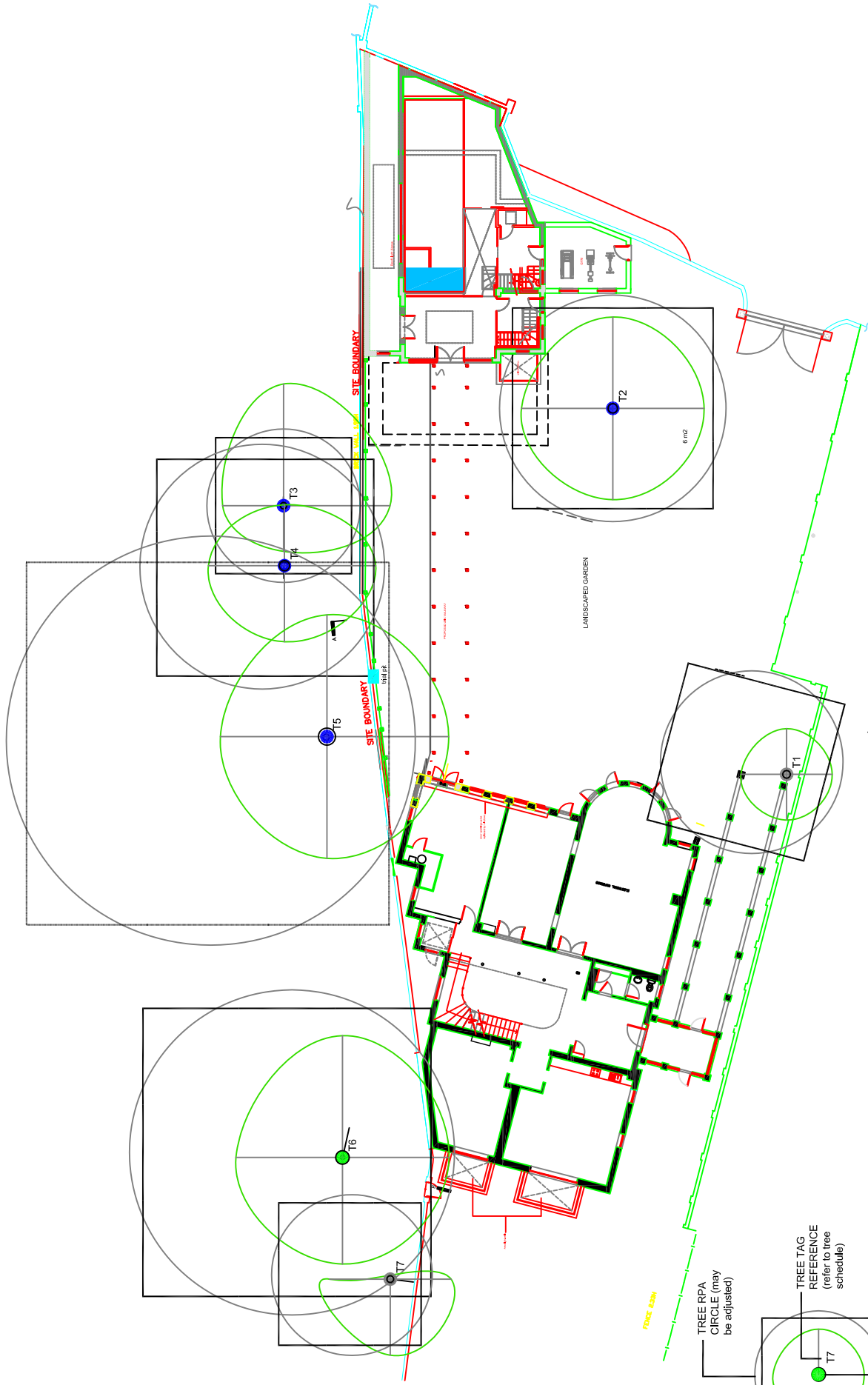
Tree Protection Plan to site as permitted under 2013/4736/P with pergola overlain.

Copy Tree Schedule & explanatory notes from 2013/4736/P for ease of reference.

Tree Projects BS 5837 Survey. Schedule of trees at: Radlett House																			
Weather: Dry and bright																			
Tag	Name	Latin	DBH	Stem Cnt	Height	Low C/Hgt	Nth	East	Sth	West	Age	Life Exp	Phys. Cond	BS Cat.	Comments	Prelim. Mgt Recom.	RPA m2	RPA radius	RPA square
T1	Pear	Pyrus	500	1	8	4	3	3	3	3	M	20-40	F	C2		Crown clean	113.1	6.0	10.6
T2	Cappadocian Maple	Acer cappadocicum	620	1	17	3	6	6	6	6	M	>40	G	B2		Crown clean and lift to 4.5m	173.9	7.4	13.2
T3	Sycamore	Acer pseudoplatanus	420	1	17	0	4	8	7	3	MA	>40	G	B2	Tree in Primrose Hill. Canopy dimension estimated. single stem with developed basal suckers (coppice growth from previous fell?)		79.8	5.0	8.9
T4	Ash	Fraxinus excelsior	670	1	18	3	5	4	6	5	MA	>40	G	B2	Tree in Primrose Hill. Ivy on stem. previously reduced	Crown reduce 20%	203.1	8.0	14.3
T5	London Plane	Platanus X hispanica	1120	1	20	4	7	8	8	8	M	>40	G	B2	Tree in Primrose Hill aprox 3.5m from boundary wall.	Crown lift over garden to 5m and to clear property by up to 3m.	567.6	13.4	23.8
T6	London Plane	Platanus X hispanica	890	1	26	4	7	8	7	7	M	>40	G	A2	Tree in Primrose Hill. Canopy dimension estimated.. Decay present on stem. Major bark wounding on stem.	Prune to clear property by up to 3m.	358.4	10.7	18.9
T7	Ash	Fraxinus excelsior	440	1	15	3	4	0	4	5	MA	10~20	P	C2		Crown reduce 20%	87.6	5.3	9.4

Explanatory Notes to tree survey schedule

- **Tree reference (tag) number:** Individual trees are referred to by a 'T' prefix to a number, i.e. T1, T2 etc. Collections or distinct groups of trees may be assigned a G prefix to denote presence of a 'group'. Prefixes 'K' (young trees) and 'S' (shrubs) and 'H' (Hedge) show further arboricultural features
- **Name/ Latin:** Species identification is based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name after. The botanical name is followed by the abbreviation spp if only the genus is known.
- **Measurements/estimates:** Stem DBH (Diameter Breast Height) and Height dimensions are taken by tape or laser unless indicated. (DBH in mm/ Height in m)
- **Stem Diameter:** This figure is taken at 1.5m above adjacent higher ground level using a specially calibrated 'diameter tape' and is recorded in millimetres. Multi-stemmed trees are measured below where the trunk forks. If two or more stems are present breaking from ground level, each stem is measured and relative locations described where possible using cardinal points. If taken lower than 1.5m for practical purposes the reading height is given.
- **Height:** Height given approximately to the nearest metre, May be derived from compensating lines of sight.
- **Stem Cnt:** number of stems observed (calculations to establish RPA difference between single stem [SS] and multi-stemmed trees [MS])
- **Low crown Height:** the generalised height of the crown above ground level, usually used to indicate access limitations, considering where branches arise from the trunk and the height of branch ends.
- **Branch Spread:** Crown spread is measured and given to the nearest metre or half metre from the face of the trunk to the tips of the live lateral branches, measured towards the cardinal points. Usually measured by pacing. For trees managed by pollard regime crown may be to pollard extent: check tree schedule.
- **Age Class:** Y=young, EM=Early Mature, MM=Middle Mature, M=Mature, OM=Over Mature, V=Veteran. Age is estimated from visual indicators and experience and it should only be taken as a provisional guide. Age estimates often need to be modified based on further information such as historical records or local knowledge.
- **Life Expectancy:** the anticipated safe useful life expectancy of the tree in years. (< 5, 5-10, 10-20, 20-40, more than 40) a tree with less than 10 years safe useful life will ordinarily need to be felled unless retained for habitat purposes within an excluded area.
- **Physiological condition:** An assessment of the general health of a tree considering vigour, extension growth, crown density and presence of pathogens. G=Good, F=Fair, P=Poor, D=Dead
- **Category Grading:** the grade of the tree utilising the cascade chart for tree assessment within BS 5837:2005 Trees in Relation to Construction. Trees are graded on arboricultural, landscape and cultural/ conservation values and in simplified definition are described:
 - **Category R; 'Those in such a condition that any existing value would be lost within 10 years and which, in the current context be removed for reasons of sound arboricultural management.'**
 - Category A: 'Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).'
 - **Category B: 'Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).'**
 - Category C: 'Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm'.
 - Further sub categorisation by numbering 1, 2 or 3 assign general values vis: 1; mainly arboricultural, 2: Mainly landscape, 3; mainly cultural/ conservation ;
- **Comments:** observations that may supplement assessments of condition or otherwise be significant.
- **Preliminary Management Recommendation:** Advice regarding tree surgery etc. Key: NW = No work. RP= Reduce to Previous Reduction Points. CR% = Crown Reduce (by % or m). CL = Crown Lift (to specified height AGL). CT = Crown Thin (by %). **Priority** (where specified) Priority 1 = Urgent works ASAP and certainly within 1 Month. Priority 2 = Complete within 12 months. Priority 3 = Non critical works to complete within 2 to 3 years.
- **RPA m2:** The Root Protection Area in square metres required by BS 5837.
- **RPA radius:** the radius of a circle of size equivalent to the RPA m2. The radius is taken from the centre of the tree plot.
- **RPA square:** the length of sides of a square equivalent to the RPA m2. the centre of the trunk of the tree to be positioned in the centre of the square



NOTES:
 Root Protection Areas for off-site trees T4, T5 and T6 have been adjusted to account for an influencing effect of the footings of the boundary wall, and those of the garden plant room. The extent of this influence has been tested by trial excavation revealing concrete footings to <800mm depth. Test undertaken during the course of 2011/5/02 with inspection by Alex Hulson.

RADLETT HOUSE GARDEN LINK SCHEME Radlett House, Radlett Place, London NW8 6BD		Date: 13-07-2018 Revision: A	Drawing Ref: Radlett DB-TTP 1-A Scale from scale bar M: 07788 726 720 E: treeprojects@hotmail.com
TREES & PERGOLA LINK 2018		TREE PROJECTS The Maissonette, 22 Old Park Avenue London SW12 8RH	

This drawing should be read with reference to the accompanying tree schedule