Arboricultural and Planning Impact Assessment Report: The Albert, 11 Princess Road, Primrose Hill, London, NW1 8JR

Report Date: 4th March 2019

Ref: ASH/PEW/AIA/0304:19

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Arboricultural Report

Location: The Albert, 11 Princess Road, Primrose Hill, London, NW1 8JR
Ref: ASH/PEW/AIA/0304:19
Client: The Albert Public House Limited
Report Date: 4th March 2019 Rev 1: n/a
Date of Inspection: Wednesday 27th March 2019
Trial Investigations: n/a
Prepared by: Philip Wood BSc(Hons)LAM.

Please note that abbreviations introduced in [Square brackets] *may be used throughout the report.*

Instructions
Issued by – Alison Alexander on behalf of Brooks Murray Architects

TERMS OF REFERENCE – Ashmore Arboricultural Services Ltd. [AAS] were instructed to survey the subject tree(s) within the garden area of the property and the adjoining gardens close to the proposed development, in order to assess their general condition, constraints they may pose to development and to provide a planning impact and integration statement for the ground floor rear extension of pub. The proposed ground floor rear extension sits on the location of the existing smaller ground floor conservatory extension and that of the existing terrace. The pub will be retained with an outside garden area, which will be at the same level as the existing garden area. The site already has some built structures within the area proposed for development. It is known that the property is set within a Conservation Area, but none of the trees are believed to be subject of tree preservation orders [TPO]. Therefore, there are planning restrictions on pruning or removing both branches and roots of the trees without reference to the Local Planning Authority. The Local Authority give guidance related to development near trees and where there may be some tree related impact, the proposed development should be assessed by an arboricultural consultant to safeguard the long-term health and well-being of the trees on, or adjacent, to the site for the future sustainability of the local area. Also, where trees are affected or require removal by a proposed scheme the impact should be assessed in accordance with the current standard.

Executive Summary

The proposal for the site which needs to be considered in relation to trees is to replace the existing rear ground floor conservatory extension with a larger width extension leading out onto the pub garden area. The extension is located on the position of the existing ground floor conservatory extension but increased in width utilising some of the area currently taken up by the existing terrace. Plans reviewed by AAS indicated that the proposed design of the extension should not be impactive on the trees located in the garden and that of the adjoining property. AAS previously viewed the property for a different application and a Cherry tree on the adjoining Council land was identified as in poor condition with less than 10yrs contribution remaining. This tree has now been removed and replaced with a new Himalayan Birch. The retained pub garden area has a small apple tree in it which should not be detrimentally affected by the proposed extension scheme and the three trees in the grounds of the adjoining Local Authority [LA] flats would not be affected by the proposals. Given the distance of the neighbouring council trees from the extension and the level difference between the garden heights the scheme is not considered likely to have a significant impact on the neighbour's trees and amenity of the conservation area. Furthermore, the other trees within the garden are not worthy of the imposition of a Tree Preservation Order [TPO]. The ground floor rear extension level will open onto the new terrace which will be at the same level as the existing paved terrace. There would be the potential for some landscape planting to be improved within the scheme which would enable some softening and greening of the garden.

The proposed scheme would not require the removal of any significant trees on or adjacent to the site. The proposed scheme is only close to the RPA of the small Apple (T2) and this could be adequately protected during construction, though it is not worthy of a TPO, it is a nice garden feature that patrons enjoy sitting under in the summer.

A site-specific assessment has been made which concludes it would be acceptable to construct the scheme and sufficiently protect the root systems of the trees on and adjoining the site. The trees on site and the neighbouring trees should be unaffected by the scheme if carried out sympathetically with appropriate tree protection measures and this would not result in a negative visual amenity impact to the street scene, as no trees require removal or are significantly affected there should be no material arboriculturaly related planning reason to withholding planning consent.

Given that: the trees on the neighbouring land should be unaffected by the proposed scheme, there should be no tree related reasons for refusing the proposed scheme. This should be subject to an appropriately worded condition being attached to any planning approval for the implementation of a landscape scheme with appropriate establishment maintenance schedule for any new soft landscape planting (if considered necessary).

Documents Supplied

Alison Alexander supplied the following documents:

Supplied prior to site visit:

1.	Existing Basement Floor Plan	Date: January 2019	Dwg No: 1231.001
2.	Existing Ground Floor Plan	Date: January 2019	Dwg No: 1231.002
3.	Proposed Basement Floor Plan	Date: January 2019	Dwg No: 1231.000
4.	Proposed Site Plan	Date: January 2019	Dwg No: 1231.001

Supplied Subsequent to site visit:

5.	n/a	Date: n/a	Dwg No: n/a

1.0 Scope of Survey

1.1 The survey is concerned with the arboricultural aspects of the site only.

1.2 The planning status of the trees was not investigated in detail.

1.3 A qualified and trained Horticulturalist and Arboriculturist undertook the report and site visit and the contents of this report are based on this. Whilst reference may be made to built structures or soils, these are only opinions and confirmation should be obtained from a qualified expert as required.

1.4 Trees in third party properties were surveyed from within the subject property, therefore a detailed assessment was not possible and some (if not all) measurements were estimated.

1.5 Discussions took place between the surveyor and the Architect, briefly, regarding the proposal, but no other 3rd parties.

1.6 The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994).

1.7 The survey was undertaken in accord with British Standard 5837: 2012 Trees in relation to design, demolition and construction – recommendations.

1.8 Pruning works will be required to be in accord with British Standard 3998:2010 (Tree work – Recommendations).

1.9 Underground statutory services near to trees will need to be installed in accord with the guidance given in BS5837 together with the National Joint Utilities Group Booklet 4: 2007 Guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG4). Smaller subsidiary services shall be routed outside of retained tree(s) root protection area(s), where they are necessary within RPAs they will be subject of a detailed method statement for installation to be submitted to and approved by the Local Planning Authority (LPA) and on-site supervision.

1.10 Where hard surfacing may be required in close proximity to trees, BS5837: 2012, and the principles of Arboricultural Practice Note 12: Through the Trees to Development (AAIS) 2007 (APN12) with regards to "no dig" surfacing will be employed.

1.11 Reference is made to the National House Building Council Standards, 2003, chapter 4.2: Building near trees (NHBC).

1.12 The client's attention is drawn to the responsibilities under the Wildlife and Countryside Act (1981).

2.0 Survey Method

2.1 The survey was conducted from ground level with the aid of binoculars, where required.

2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

2.3 No soil samples were taken.

2.4 The height of each subject tree was estimated using a clinometer.

2.5 The stem diameters were measured in line with the requirements set out in BS5837:2012 - Trees in relation to design, demolition and construction recommendations.

2.6 The crown spreads were measured with an electronic distometer and/or steel hand held tape measure. Where the crown radius was notably different in any direction this has been noted on the Tree Survey Plan (appendix A), or in the tree table (Appendix B).

2.7 The Root Protection Area [RPA] for each tree is included in the tree table, both as a radius of a circle, and as an area. The Theoretical Radial Root Protection Area is illustrated in **Pink** & The Site Specific Assessed Theoretical Root Protection Area is illustrated in **Orange** in appendix A (where applicable).

2.8 All of the trees that were inspected during the site visit are detailed on the Tree Survey plan at Appendix A. Please note that the attached plans are for indicative purposes only, and that the trees are plotted at approximate positions based on the plan provided by the surveyor. The trees on this plan are categorised and shown in the following format: COLOUR CODING AND RATING OF TREES:

Category A – Trees of high quality with an estimated life expectancy of at least 40yrs. Colour = light **green** trunk or crown outline on plan.

Category B – Trees of moderate quality with an estimated life expectancy of at least 20yrs. Colour = mid **blue** trunk or crown outline on plan.

Category C – Trees of low quality with an estimated life expectancy of at least 10yrs. Colour = uncoloured **grey** trunk or crown outline on plan.

Category U – Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10years. Colour = **red** trunk or crown outline on plan.

The crowns and RPAs of those trees that are proposed for removal, or trees where the crown spread is deemed insignificant in relation to the proposed development are not always shown on the appended plan; however, their stem locations are marked for reference.

All references to tree rating are made in accordance with British Standard 5837:2012 Tree in relation to design, demolition and construction – Recommendations Table 1.

3.0 The Site

3.1 The subject property is located on the corner of Princess Road and Kingstown Street in the London Borough of Camden, North London. However, the primary trees of interest are located within the rear garden of the property and the adjoining sites. Only two of the trees surveyed have any significant amenity value outside the site to the public domain, with the trees located on site being retained and protected during the duration of the project. The property is located within a Conservation Area but none of the trees are believed to be subject to TPOs.

3.2 The site is predominantly hard landscaped with paving and brick planters of varying levels with the existing smaller extension having been present for a significant number of years. The garden is paved with peripheral brick planting beds which are to remain in a similar format after the development. The existing planting is relatively relaxed and informal in its design providing a softer appearance to the garden. There is a variation in level between the site and the adjoining flats in Kingston Street.

3.3 Despite the very built up central London location the garden has a generally green feel provided by trees in neighbouring property, though the trees in the garden are relatively small and contribute to this to a much smaller extent. Due to the built-up nature of the area it is recognised that trees are a valuable resource in the area creating a much-needed green lung for the area and some privacy screening. However, the trees on site are fairly inconsequential and their loss would be negligible though it is not intended to remove these trees and efforts should be made to protect and retain them.

4.0 The Subject Trees

4.1 The details of the subject trees are set out in the Schedule at Appendix B.

4.2 The overall quality of the trees is good, but for the trees on site their broader amenity value is very limited due to their small size and for the larger trees, in the adjoining grounds of the flats, due to their past extensive pruning by the local authority. The trees are either young/small specimens or they have been extensively crown managed at a reduced size rendering the trees unworthy of the imposition of a Tree Preservation Order.

4.3 Of the five specimens inspected on or close to the site, two are growing in the site and the other three trees are growing in the adjoining land. The two Whitebeam trees (T3 & T4) and Himalayan Birch (T5) are growing at a moderate distance from the proposed extension and are located in the grounds of the adjoining local authority flats. Of the two trees on site, both trees have been assessed as BS 5837 category C. Of the three trees found on the adjoining property, two have been assessed as BS5837 category B and one has been assessed as BS5837 category C.

5.0 The Proposal

5.1 The proposal for the site which needs to be considered in relation to trees is to replace the existing ground floor rear extension with a larger width extension leading out to the existing terrace area. The extension is located on the position of the existing ground floor rear extension but increased in width utilising some of the area currently taken up by the existing terrace. The existing ground floor and basement of the pub will continue to operate as such.

5.2 The landscape scheme would enable the users of the site to have better access to the garden, enabling them to be able to move around the garden space while still aiming to retain the soft planting to the peripheral edge of the garden, the same as that currently seen at the property.

5.3 The proposed footprint of the above structures can be seen on the plans submitted as part of the main planning application.

6.0 Arboricultural Implication Assessment

TREE REMOVAL / RETENTION:

6.1 The proposed development layout will not require the removal of any trees of significant amenity, the small Category C trees are also to be retained and protected. The small Apple tree (T2) shall be retained as a small garden feature if required. If any changes to the paving are carried out sympathetically, with the correct structural detailing for the paving, with appropriate supervision, will allow for the healthy retention of all but one of the trees on and adjacent to the site. All trees in the adjoining property should be unaffected as the works proposed which are outside their RPAs, due to the distances involved. The proposed scheme will not require their removal, so will have no notable impact within the broader landscape. Therefore, the broader arboricultural landscape character of the site and its adjoining neighbours will be retained and in the longer term enhanced.

6.2 In relation to Large Impact Landscape Trees [LILT], there are none within the site and there is no need to remove LILT specimens located within the adjoining gardens. These have all been extensively reduced and would tolerate a degree of root disturbance even if assuming even that any significant volume of roots had managed to penetrate beyond the boundary wall, which is consider to be unlikely. However, given the location of the Whitebeams' (T3 & T4) RPAs and due to the distance to the proposed extension this would be outside their root systems that would require protection. The boundary wall between the pub garden and the LA flats, currently supporting the change in level between the two sites appears to have some rotational movement from the vertical. Though nearer to the lower ground level there doesn't appear to be any rotation, this would normally indicate that the foundations are relatively deep or these would have started to rotate under the lateral force being exerted by the soil in the pub garden. Therefore, it is considered that the root presence within the

development site would be nominal but the proposed rear extension is outside the theoretical radial root protection areas of the tree even if the theoretical radial root protection area is used. The Wild Cherry previous surveyed as (T5) has now been replaced by a sapling Himalayan Birch (T5). Which is located in a raised planter and given the distance between the tree and the boundary wall its root protection area would not be affected by the proposed development even if assessed as the basic theoretical radial RPA. No LILT trees are proposed for removal and therefore, the broader arboricultural landscape character of the Conservation Area will be unaffected.

6.3 The trees (T1-T5) are not required for removal to facilitate the extension and should not be affected by the proposed landscaping work as there is no provision of changes to the levels of the retained garden of the pub. The Flowering Cherry (T1) has a low crown and is located close to the lamp column in the public highway in Kingstown Street and requires extensive pruning to provide clearance to the lamp column. The crown lifting work and the utility pruning to clear the lamp column would be required regardless of the development and would reduce the form and amenity value of this tree even further.

6.4 The Plan Dwg No: ASH/PEW/TSP1/REV1 in Appendix A and the schedule in Appendix B identify the that there are no tree removal recommendations, therefore, these works are not considered to be excessively detrimental, controversial or a reason to refuse the scheme.

TREE PRUNING TO ACCOMODATE THE PROPOSAL OR ACCESS TO THE SITE

6.5 The crown of T2 has received some pruning in the past but less so in recent years and this should continue regardless of the development, though this is not required to accommodate the proposal or access to the site. The crowns of T3 & T4 have all been extensively managed and reduced, which is recommended to continue, though this is out of the responsibility of the client. There are no new additional works proposed for these trees, required to implement this proposed scheme, beyond their regular cyclic pruning.

6.6 The tree schedule in Appendix B identifies that there are no pruning recommendations, therefore, these works are not considered to be detrimental or controversial.

ASSESSMENT OF RETAINED TREES ROOT PROTECTION AREAS

6.7 Section 4.6.3 of BS 5837: 2012 states that the Root Protection Area (RPA) of each tree should be assessed by an Arboriculturalist considering the likely morphology and disposition of the roots, when known to be influenced by past or existing site conditions.

6.8 Further to AAS's site visit, it has been advised that the Cherry (T1) and Apple (T2) should not be considered as a material constraint to the development in arboricultural terms. The trees in the adjoining gardens are also too far from

the development works to be significantly affected. Therefore, in arboricultural terms, and subject to appropriate tree protection measures where required the scheme is considered acceptable as it would not impact on the specimens proposed for retention on the site and in the adjoining LA flats garden. Currently, there are no significant structures proposed within the theoretical RPAs of the trees proposed for retention adjoining the site. There could be a small incursion into the theoretical RPA of Apple (T1) as part of the construction working area which is already protected to some degree by the existing paving and with some additional measures should not have any significant negative effect on the retained trees. Appendix A shows the Theoretical Radial RPAs (in **Pink**) of all of the trees and The Site Specific Theoretical Root Protection Area is illustrated in **Orange** (where applicable).

6.9 The trees on site have developed with a number of restrictions and constraints to their root zones, including boundary walls and paving and existing extension foundations these would all have an influence. With this in mind the RPA for the Apple tree (T2) has been plotted as a notional circle as the influencing factors for this tree are fairly evenly distributed, as it is felt that this is probably the most reflective assessment of the likely root layout. However, the trees on the neighbouring properties are considered to have been greatly affected by the presence of the boundary walls, retaining wall and paving etc. However, the radial theoretical RPAs have been plotted rather than the site-specific adjusted RPAs to demonstrate that no excavations for this scheme are proposed within the RPA's notional or adjusted even if these broader RPAs are plotted.

6.10 The RPAs of the Whitebeam's (T3 & T4) have been considered in relation a more site-specific assessment of their morphology and distribution for the main development works, this also concludes that there is no incursion into their RPAs. The only incursion into the adjusted RPAs of (T3 & T4) could be for minor landscape works but taking consideration of the level changes between the two sites and that no work to date has been identified that would require additional protection measures, at this point in time for these trees. It is considered that by retaining the existing paving within the garden, as is proposed, with the addition of some tree protection fencing would act as sufficient tree protection during the development works there should be no material reason to use negative tree impact issues as a significant or material reason for refusal of the proposed application. No significant excavations for this scheme are proposed within the RPAs notional or adjusted, beyond that proposed above.

6.11 The theoretical radial RPAs of the trees are shown in as a **Pink** line have been illustrated on the Tree Survey & Theoretical Tree Root Protection Plan (Dwg No: ASH/PEW/TSP1/REV1) in Appendix A. The site-specific adapted root protection area has been shown on the plan in Appendix A which has been illustrated in **Orange** (where applicable). These RPAs would demonstrate the area that will become the Root Protection Zone (RPZ) subject to planning approval. This plan identifies that the excavations and development work are to be carried out outside these RPA/RPZs, with the exception of any

repairs to the garden boundary wall if they later needed. The site-specific adapted root protection areas have not been shown on the plan as excavations and development work are to be carried out outside these radial root protection areas therefore there is no need to show the site-specific adjustments to the RPAs.

6.12 It can be seen from the plans in Appendix A that some tree protection measures will need to be provided to the retained Apple tree (T2). Due to the trees very low crown some protection will be required even though the ground around the tree is extensively paved, just to avoid damage to the tree's branches. If implemented with appropriate care, this should not be sufficiently detrimental to withhold planning approval. In addition, some tree root ground protection measures could be used while the extension if being constructed to avoid any damage or compaction of the paving. If implemented with appropriate care, this should not be sufficiently detrimental to withhold planning approval.

ASSESSMENT OF NEW HARD LANDSCAPING AND SURFACE WATER DRAINAGE ON ROOT PROTECTION.

6.13 Overall the retained rear garden of the pub is predominantly hard landscaping and it is understood that this shall remain this way when re-developed. The rear ground floor extension is located outside of the RPA of all the retained trees, on or adjacent to the site. But, should there be any reason to disturb, excavate, remove or alter the soil level further than that agreed or to alter the proposed hard landscaped area within the RPAs beyond that approved as part of the planning permission. AAS's Arboricultural Consultant must be contacted prior to any works being planned or implemented However, should there be any reason to disturb, excavate, remove or alter the soil level within the RPA of the retained trees other than that agreed as part of any approved landscaping, AAS's Arboricultural Consultant must be contacted prior to any works being planned or implemented. All surface water drainage will be positioned outside the Radial RPAs of retained trees.

7.0 Post Development Pressure

FUTURE TREE AND STRUCTURE RELATIONSHIPS

7.1 All the tree proposed for retention in the neighbouring grounds of the LA flats and the retained garden of the pub are at a satisfactory distance from the proposed rear ground floor extension, that they are highly unlikely to give rise to any inconvenience.

7.2 The proposed alterations to the property make little variation to the current building to tree relationship. The retained trees in the neighbouring grounds of the flats have received extensive crown reduction surgery in the past and any future surgery would not be greater than that previously carried out. Such work would not have a significant impact on the health or amenity value of these trees beyond that previously commissioned by the LA.

7.3 The BS3998: 2010 – Recommendations for Tree Work discusses and endorses various methods of pruning can alleviate the minor inconveniences trees can cause, whilst retaining them in a healthy condition. Methods such as crown reductions (section 13.4) partial or whole, crown lifting (section 13.5) and crown thinning (section 13.6) can be used to both increase light to properties, as well as improve clearances from buildings. Trees in towns and cities are often sited in close proximity to buildings; however, resident's concerns can be readily appeased with the implementation of regular, well-planned, sensitive pruning.

7.4 Regular inspections of the retained tree(s) by a suitably trained or experienced arboriculturalist should be carried out. Subsequent remedial works will ensure that trees are maintained in a suitable manner to exist in harmony with the new structures and its occupants for many years to come.

REMEDIATION / REPLACEMENT PLANTING AND SOFT / HARD LANDSCAPING

7.5 As guidance, any new trees that are planted should be selected to ensure they do not become a nuisance and that the level of routine maintenance is low. Tree(s) being selected should provide a combination of both visual amenity, screening and sustainable environmental benefits, providing an enhanced, more robust, species diversity where possible.

7.6 The soil type may require the guidance of NHBC as far as the building foundations are concerned. Clearly the planting schedule must be available to assist with foundation design, but any potential for subsidence damage in the future will be designed out.

7.7 The specification for the planting of the proposed trees (where required) should provide extensive planting pits and soil improvement within the landscape scheme to aid the long-term establishment of the tree(s), ensuring the viability of the quality landscape scheme. It should aim to provide an enhanced crown canopy cover on the site over the long term where they are proposed. These will then be capable of growing to provide a much-needed longer term net gain to the broader amenity of the area as they establish and flourish in the landscaped garden setting.

7.8 All new pathways and soft landscaping areas within the Root Protection Areas (RPAs) of the retained trees should be designed using no-dig, up and over construction and in close co-ordination with the retained arboriculturalist using porous materials (where appropriate or practical as indicated in the landscape plan). Where hard surfaces or foundations are to be emplaced or removed within the RPAs; site specific method statement(s) should be produced with direct input from the retained arboriculturalist and appropriately monitored with onsite supervision of the arboriculturalist for tree/tree root sensitive stages, where required or conditioned.

8.0 Tree Protection Measures and Preliminary Method Statement for Development Works

8.1 TREE PRUNING / REMOVAL

A list of all tree works that are required is included in the tree table at Appendix B. Pruning / removal has only been specified for the following reasons:

- Where work is necessary to implement the proposed scheme.
- Where works are required for safety reasons.
- Where work is needed to mitigate a legal responsibility or duty.
- Where work is required to improve tree form, enhance the appearance of overgrown areas of the site, or improve the longer-term health and management of the tree in its current surroundings.
- Where the client is considering making alternative improvements to the garden and is looking to open up new opportunities for enhanced tree planting.
- Where the trees are not required by the client and they are not considered worthy of the imposition of a Tree Preservation Order.

Where any tree work is needed, this work will be in accordance with British Standard 3998: 2010 (Tree Work – Recommendations).

8.2 TREE PROTECTION BARRIERS

8.2.1 None of the proposed main structures for the extension are within the theoretical RPAs of the retained trees (T1 - T5). Access may only be required during the final hard and soft landscaping of the site, if there were to be any new improved landscape proposal. With the addition of some Herras style tree protection fencing (appendix c) which is considered to be an effective tree protection barrier/fencing.

8.2.2 It is essential for the future health of the trees to be retained on or adjoining the site, that all development activity is undertaken outside root protection zone or the adjusted root protection zone of these trees, whenever this is practical. The fencing (where required) will be erected **prior** to any commencement of works on site and where soft stripping of the building is required in the close proximity of trees and removed only when all development activity is complete or unless agreed as part of a conditioned Arboricultural Method statement for the landscaping works. The protective fencing will be as that shown in BS5837 (See Appendix C).

The fence must be marked with a clear sign reading (or similar):

"TREE PROTECTION FENCING
Construction Exclusion Zone – No Access, Do Not Move".

8.3 GROUND PROTECTION / SCAFFOLDING WITHIN THE RPA

8.3.1 Given that none of the proposed work for the Mews property is within the theoretical RPAs of the retained trees and there are no plans to undertake any significant changes within the retained section of the garden area of the pub. The only tree that requires some form of tree root ground protection would be for the Apple tree (T2) to provide access around the extension while being constructed.

8.3.2 On a small site such as this, ground protection measures are considered to be acceptable and the use of them within the RPA of trees on or neighbouring the site where landscaping is undertaken, if appropriately supervised and monitored. The use of the existing surfacing as tree root ground protection is not felt to be a reason to withhold planning consent.

8.3.3 Where protection has been put in place within RPAs of retained trees on or adjoining the site (including retained hard surfaces as ground protection) this ground protection/tree protection must still be treated as site sensitive zones. There can only be storage of clean lightweight materials, non-corrosive or hazardous liquids must still be kept away from the area(s) this includes corrosive powdered products, such as, cement, lime and plaster. Storage of cement, hydro-lime, plaster or similar powdered products is **not** acceptable. Mixing of these materials is also unacceptable within the RPAs of retained trees. But, should there be any reason to disturb, excavate, remove or alter the ground protection or retained hard surfacing other than that agreed, or to alter the proposed hard landscaped area within the RPAs beyond that approved as part of the planning permission AAS's arboricultural consultant must be contacted prior to any works being planned or implemented.

8.4 DELIVERY AND STORAGE OF BUILDING MATERIALS

Due to the limited on-site storage space, it may be necessary for bulk deliveries to be split into smaller deliveries. The use of a "just in time" delivery method can also be adopted to reduce the time materials are stored on site before use.

8.5 SITE HUTS, WELFARE FACILITIES AND STORAGE OF EQUIPMENT, MATERIALS AND CHEMICALS

All site huts will be positioned outside of the retained trees RPAs unless agreed with the retained AAS arboricultural consultant or LPA's arboricultural officer. It may be necessary to create a temporary raised storage platform within the RPA of retained tree(s); if this is the case the detailed specification will be discussed and approved by AAS prior to implementation or installation, including ordering of materials for its construction.

8.6 MIXING OF CONCRETE

All mixing of cement / concrete must be undertaken outside of the RPA of all of the retained tree(s). This includes the washing out of cement mixers and rendering tubs etc.

8.7 USE CRANES, RIGS AND BOOMS

Precautionary measures must be observed to avoid contact of any retained trees when manoeuvring cranes rigs or booms into position.

8.8 INCOMING SERVICES AND SOAKAWAYS

The existing drainage system and location for any proposed services is not known in detail at the time of preparing the report. Any new underground statutory services near to trees will however need to be installed in accord with the guidance given in BS5837 together with the National Joint Utilities Group Booklet 4: 2007 Guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG4). When within the RPA of any retained tree, any new service trenches should be excavated using an airspade/airlance or pneumatic/hydraulic/percussion mole to avoid any damage to roots. Care must then be taken to ensure the new services are installed so as to avoid any roots present. Any proposal will be agreed with AAS prior to submission to the LPA arboricultural officer and where required by the LPA arboricultural officer any excavations or soil disturbance within the RPAs of retained trees will require appropriate supervision as detailed by the LPA's arboricultural officer.

8.9 ON SITE SUPERVISION

Given relatively small nature of the proposed works and the low level of tree related conflict it is considered that this would NOT be necessary for this current application. However, only if required by the LPA's Arboricultural Officer, a detailed supervision programme could be devised by the developer/contractor/architect and retained arboriculturalist AAS, ensuring that arboricultural supervision is present at the appropriate periods during construction. It would therefore only be deemed necessary for the retained Arboriculturalist to visit the site at the following critical points if the LPA were to specifically condition this:

Erection of protective fencing to ensure it is constructed to the correct specification at the required proximity to ensure the healthy retention of the trees. **Date and time to be agreed, however once confirmed, these dates would be sent to the LPA's Arboricultural Officer.**

Installation of the tree root ground protection to ensure it is constructed to the correct specification at the required proximity (if applicable). **Date and time to be agreed, however once confirmed, these dates would be sent to the LPA's Arboricultural Officer.**

In addition to the above, an agreed number of random inspections or visits arrange at a set frequency (e.g. weekly, fortnightly, monthly) of the site may also be undertaken during construction to ensure the arboricultural responsibilities are being fulfilled by the developer. A written site note assessment of each visit would be sent the Local Planning Authority and copied to the developer at the expense of the applicant/developer/contractor. Any issues relating to tree protection would subsequently be addressed immediately.

If required by the LPA's arboricultural officer and once a commencement date has been confirmed for works on site, a representative from the applicant will contact the relevant officer from the local planning authority to arrange a pre-start site meeting. During this meeting, future requirements for site supervision will be agreed.

8.10 OTHER TREE PROTECTION PRECAUTIONS

- No fires will be lit on site within 20 metres of any tree to be retained.
- No fuels, oils or substances damaging to the tree(s) shall be spilled, poured on site without the appropriate safety bunding or site-specific environmental safety safeguard measures, but never within retained tree RPAs.
- No storage of any materials within the root protections zone.

8.11 HARD / SOFT LANDSCAPING NEAR RETAINED TREES

All new pathways and hard landscaping areas within the Root Protection Areas (RPAs) of the retained trees should be designed using no-dig, up and over construction techniques, and be specified in close co-ordination with the retained arboriculturalist. Porous materials should also be used when surfacing near the trees but careful attention must be given to the pH of the material and guidance should be obtained from the retained arboriculturalist prior to specification preparation and/or installation. No machinery will be used for this work, which must all be carried out by hand.

8.12 LEVEL CHANGES

No level changes should occur within the root protection area of any of the retained trees, beyond those proposed for the terrace as assessed as part of this report. To date only preliminary plans have been provided, but if there were any to be agreed in the adapted RPAs of the trees these would be carried out under strict arboricultural supervision.

8.13 DISMANTLING PROTECTIVE BARRIERS

Protective barriers must only be completely removed when all machinery, and equipment has left site. A minimum of seven days notice should be given to the local planning authority prior to dismantling works begin.

9.0 Conclusion

9.1 There is no proposal to remove any trees and as such there should be no reason to warrant refusal of the scheme on detrimental tree impact grounds.

9.2 The demolition of the existing buildings/structures, excavation of, and construction of the ground floor rear extension are outside all of the retained trees RPAs on and adjacent to the site. Subject to appropriate tree protection, where required, should not be considered as a material reason to refuse planning consent for the proposed scheme, subject to appropriate conditions being attached to any approval.

9.3 All excavations for the ground floor rear extension and sunken terrace must be vertically cut and not battered back, with the soil level inside the RPAs of retained trees remaining at its existing level. All tanking, waterproofing and damp proofing (including drainage relief systems) must be carried out internally or in the soil area outside the structure, but must not require any additional excavation within the RPA/RPZ of the retained trees.

9.4 Subject to precautionary measures as detailed above including tree protection fencing and tree root ground protection for work near to the Apple tree (T2), the proposal will not be excessively injurious to the trees being retained.

9.5 Use of existing hard surfacing as ground protection measures is a reasonable way of maintaining root protection for the retained trees while maximising the available working room on site subject to the approval of this report by the LPA.

9.6 There will be no appreciable post development pressure, and certainly none that would oblige the council to give consent to inappropriate tree works post development.

9.7 Site supervision is outlined in this report (though NOT considered necessary for this current application scheme due to such limited tree related conflict) and if the LPA approve the scheme subject to requiring site supervision. More detailed could be provided as part of a release of condition, detailing timing and scheduling.

10.0 Recommendations

10.1 The Planning approval should not be withheld and site works should progress as follows to ensure the healthy retention of the trees.

a. Tree works, in accordance with BS3998 (where required).
b. Installation of all tree protection measures (where required).
c. Construction.
d. Hard & Soft landscaping.

10.2 Site supervision – An individual e.g. the Site Agent or AAS's retained arboricultural consultant (if directed by the LPA within their detailed planning condition requiring arboricultural supervision), must be nominated to be responsible for all arboricultural matters on site. This person must:

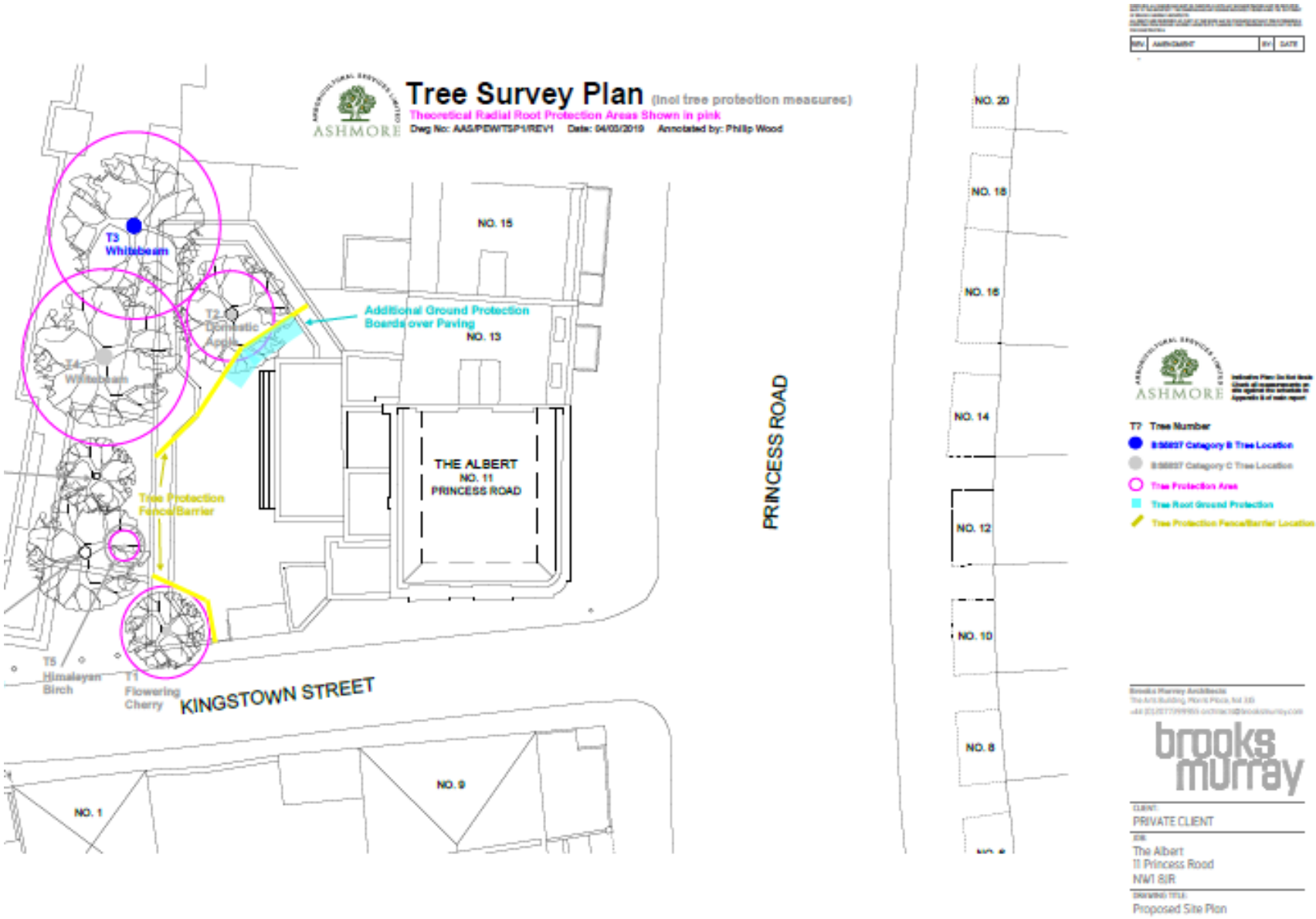
a. Be present on the site throughout the project or at agreed times in any conditioned Arboricultural Method Statement.
b. Be aware of the arboricultural responsibilities.
c. Have the authority to stop any work that is, or has the potential to cause harm to any tree.
d. Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
e. Make immediate contact with the local authority and / or retained Arboriculturalist in the event of any related tree problems occurring whether actual or potential.

10.3 It is recommended, that to ensure a commitment from all parties to the healthy retention of the trees, that details are passed by the architect or agent to any contractors and sub-contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

Report Date: 4th March 2019 Revision 1: n/a

Mr Philip E Wood *BSc(Hons) LAM*
Principal Consultant
For and on behalf of
Ashmore Arboricultural Services Limited

Appendix A


Tree Survey Plan (Incl tree protection measures)
Theoretical Radial Root Protection Areas Shown in pink
Dwg No: AAS/PDWTSP1/REV1 Date: 04/03/2019 Annotated by: Philip Wood
T3 Whitebeam
T2 Domestic Apple
T4 Whitebeam
T5 Himalayan Birch
T1 Flowering Cherry
Additional Ground Protection Boards over Paving
Tree Protection Fence/Barrier
NO. 15
NO. 13
THE ALBERT
NO. 11
PRINCESS ROAD
KINGSTOWN STREET
NO. 1
NO. 9
PRINCESS ROAD
NO. 20
NO. 18
NO. 16
NO. 14
NO. 12
NO. 10
NO. 8
T? Tree Number
Tree Protection Area
Tree Root Ground Protection
brooks murray
PRIVATE CLIENT
The Albert
11 Princess Road
NW1 8JR
Proposed Site Plan

Appendix B

Tree No.	Tree species	Height (m)	Multi-stem? (Enter MS)	Trunk / stem count dia. (mm)	Radius of RPA if circle (m)	RPA -Root Protection Area sq.m.	Branch spread				Height of first significant branch (m)	Height of Crown Clearance (m)	Age class	Comments / Recommendations	Estimated remaining contribution	Assessed BS 5837: 2012 Value category
							N	E	S	W						
T1	Flowering Japanese Cherry	7.0		190	2.28	16.33	2.5				1.8	1.8	S/M	Specimen of ornamental interest, crown currently touching streetlight. Requires pruning, previously only crown lifted. Small specimen growing in constricted rooting area, not worthy of TPO. Limited growth potential due to location in raised planter. Recommendations: NWR for development. Crown Lift up 4m & Cut back to clear lamp column by 0.5m, crown thin 10-15%, remove ivy and epicormic from trunk	10-20	C1
T2	Domestic Apple	3.5		170	2.04	13.08	3.0				1.3	1.8	S/M	Small specimen of no consequential amenity value outside the site growing in extensively paved area. Wound and minor decay at 700mm AGL on northern side of trunk, good wound recovery. 1 low side limb growing from trunk on northern side, specimen of novelty value. Recommendations: No works required	10-20	C1

Tree No.	Tree species	Height (m)	Multi-stem? (Enter MS)	Trunk / stem count dia. (mm)	Radius of RPA if circle (m)	RPA -Root Protection Area sq.m.	Branch spread				Height of first significant branch (m)	Height of Crown Clearance (m)	Age class	Comments/ Recommendations	Estimated remaining contribution	Assessed BS 5837: 2012 Value category
							N	E	S	W						
T3	Whitebeam (NT)	12		370	4.44	61.94	3.5				3.0	2.5	M	Crown extensively managed by local authority, heavily crown reduced, lifted and thinned approx. 2-3 years ago. Crown forks at 2-2.5m AGL believed to be tight included union, though not surveyed in detail due to dense ivy cover. Crown overhangs site by 3m. Recommendations: Local Authority to retain on existing pruning cycle.	20-40	B2
T4	Whitebeam (NT)	12		360	4.32	58.664	3.5				4.5	2.5	M	Crown extensively managed by local authority, heavily crown reduced, lifted and thinned approx. 2-3 years ago. Good vigorous regrowth, some signs of possible decay of old pruning points, tight union of main fork, possible biomechanical weak point. Crown overhangs site by 2m. Old decayed pruning wound on eastern side of trunk at main fork union. Tree has a slight lean of the main trunk away from the site towards flats. Small basal wound on eastern side of trunk. FFB on main scaffold limb closest to Flats 7m AGL. Recommendations: Local Authority to retain on existing pruning cycle	10-20	C1

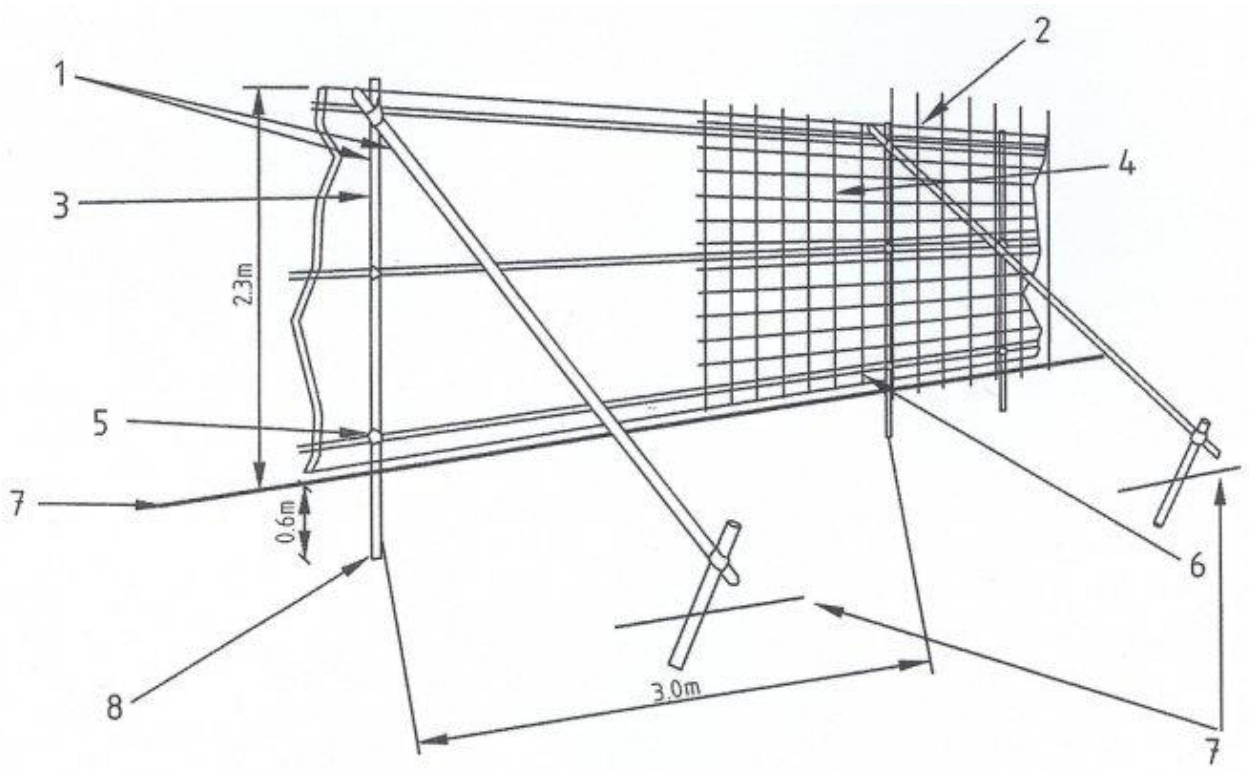
Tree No.	Tree species	Height (m)	Multi-stem? (Enter MS)	Trunk / stem count dia. (mm)	Radius of RPA if circle	RPA -Root Protection Area sq.m.	Branch spread				Height of first significant branch (m)	Height of Crown Clearance (m)	Age class	Comments/ Recommendations	Estimated remaining contribution	Assessed BS 5837: 2012 Value category
							N	E	S	W						
T5	Himalayan Birch (NT)	4.5		60	0.72	1.63	1.0				2.0	2.0	Y	Replacement tree to previous Wild Cherry, Young tree of future potential. Located 1.5m from boundary wall in planter, not yet of any significant amenity. Recommendations: Local Authority to retain on existing pruning cycle.	20-40	C2

KEY: Tree No: Tree number (T= individual tree, G= group of trees, W= woodland)
Crown = the leaf bearing part of the tree; TFD= To Facilitate Development Proposal (subject to confirming ownership)
Tree Species: Sp.= sub species or cultivar of main species; NT = Neighbours Tree (Tree on adjoining land)
FG = From Ground Level; GL = Ground Level; AGL = Above Ground Level; DWS = Deadwood and Stubs
Diameter: MS = Multi-stemmed; N/S = Not Surveyed (unable to inspect/restricted visibility or access)
Age class: Young (Y), Young Mature (Y/M), Semi Mature (S/M), Mature (M), Over mature (O/M), Veteran (V)
Height (Ht): Measured in metres +/- 1m

Appendix C

BS 5837: 2012

Tree Protection Barrier/Fencing



1 Standard scaffold poles
2 Uprights to be driven into the ground
3 Panels secured to uprights with wire ties and, where necessary, standard scaffold clamps
4 Weldmesh wired to the uprights and horizontals
5 Standard clamps
6 Wire twisted and secured on inside face of fencing to avoid easy dismantling
7 Ground level
8 Approx. 0.6m driven into the ground

Figure 2. – Protective fencing for RPA

End of Report