

**1720-TSAS-0**  
**TREE SURVEY / ARBORICULTURAL STATEMENT**  
20 Leighton Road, London, NW5 2DE



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## Project Directory

Project  
20 Leighton Road  
London  
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date  
October 2018

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## 1. Introduction

- 1.1. This Tree Survey / Arboricultural Statement has been prepared on behalf of Mr Wagner and Dr Dille to accompany an application for planning permission and listed building consent and to outline the refurbishment at 20 Leighton Road.
- 1.2. The scheme proposes the erection of a one story rear extension and associated works.
- 1.3. The proposed construction is to be undertaken in the vicinity of a tree within a conservation area.

## 2. The site and trees

- 2.1. The property is a semi-detached residential dwelling house and it comprises of two stories built over a basement. The house is a Grade II listed building and it is located within Kentish Town Conservation Area.
- 2.2. The rear garden has a large paved area, various shrubs and a tree.
- 2.3. The BS details of the trees are provided within the tree survey schedule at **Appendix 1** and their corresponding positions are shown on the tree protection plan included at **Appendix 2**.

### Proposed construction and associated works

- 2.4. The proposal involves the excation of soil from within the rear garden for the construction of the basement extension and the creation of a terraced garden within the exiting garden walls.
- 2.5. The development of the terraced garden will not impinge on the RPA of Tree 1. The Root Protection Area (RPA) is likely to have modified root patterns and shape in the vicinity of the existing garden wall foundations.
- 2.6. We have recommended some standard tree protection method in the text below, which are to be adopted during construction.

**Table 1 Summary of implications of construction on Trees**

TREE IDENT.	LANDSCAPE CONTRIBUTION	IMPLICATIONS/ IMPACT	MITIGATION MEASURES	IMPACT ASSESSMENT
1	Medium	no impact	1. Erect tree protection fencing	Neutral - no material impact

### 3. Recommended Construction Precautions (trees)

- 3.1. In order to afford protection from general construction processes associated with the building of the terraced garden and basement extension, it will be necessary to erect a robust tree protection fence (normally wire mesh panels) in the position indicated on the Tree Protection Plan at **Appendix 2** (1720-2100). A recommended example of the type BS grade tree protection fencing is included at **Appendix 3**.
- 3.2. A copy of this method statement is to be retained on site for the duration of the build process together with a scaled, colour copy of the Tree Protection Plan.
- 3.3. The details pertaining to tree protection as set out in this method statement are to be explained to the Site Agent at the pre-commencement site meeting. It will be responsibility of the Site Agent to ensure that all personnel working on site are aware to the tree protection processes.

### 4. Precautions during Landscape Works

- 4.1. The following steps (both general and site specific), are advisable in relation to implementing any landscape works, which may have the potential to affect retained and or protected trees:
  - with bio-degradable spray paint or site pins with plastic tape, mark out the position of the relevant tree root protection area (RPA) as per the tree protection plan.
  - Within the RPAs, avoid using any mechanical tools or vehicles (e.g. tracked or wheeled machinery).
  - spread any mulch or top soil manually, with the use of wheel barrows and hand tools. It will be acceptable to use of the back actor of a tracked excavator to spread piled top soil or mulch into the RPAs of protected trees provided the bucket does not come in contact with the ground and that the power unit is positioned outside of the RPAs at all times.
  - Any planning pits are to be excavated manually within the RPAs of any retained trees.

## 5. General site care (trees)

- 5.1. No fires will be lit on site.
- 5.2. No access will be permitted to within the fenced or otherwise protected areas (unless for site accommodation or Authorised agreement) at any stage during construction.
- 5.3. No materials, equipment or debris will be stored within the fenced areas.
- 5.4. Areas for mixing are to be located beyond RPAs of trees and contained to prevent leaching into the soil.
- 5.5. A copy of this report and Tree Protection Plan is to be remained on site at all times.

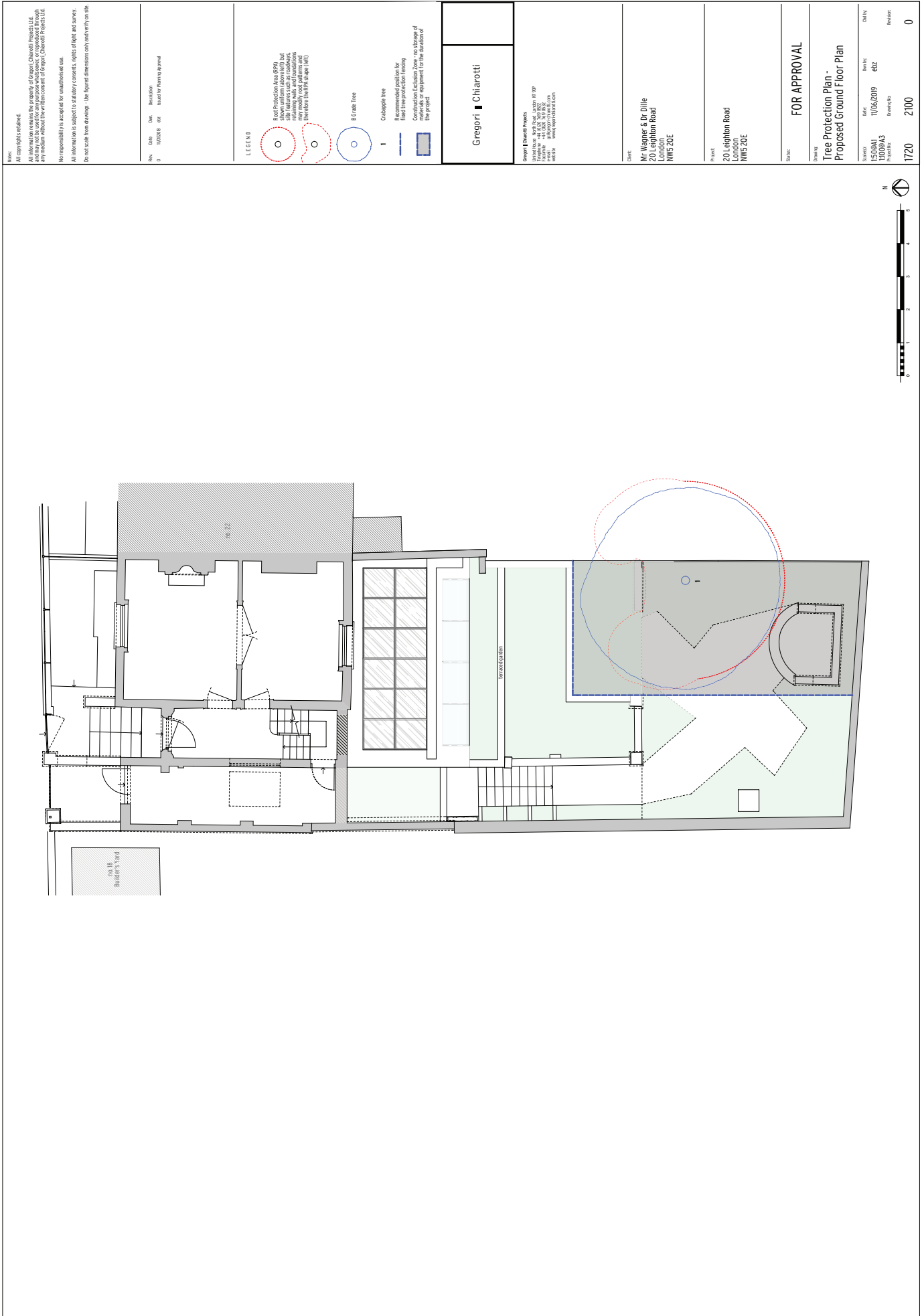
## 6. Appendix 1

**TREE SURVEY DATA SCHEDULE**

Tree Reference Number	Species	Height m	Stem diameter	Branch spread	Height of crown clearance	Age class	Physiological condition	Structural condition	Preliminary management recommendations	Estimated remaining contribution	Category grading
1	crabapple	8m	300mm	N 3 m E 2.8 m S 3 m W 3.3 m	3.3m	Mature	Fair	Fair	Pruning to remove dead wood	20+	B1

## 7. Appendix 2





## 8. Appendix 3

