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30 Redington Road. Hampstead, London NW3 7RB

Tree Survey and Arboricultural Method Statement. July 2019

To inform renewal of existing planning consents.

30 Redington Road has the benefit of planning permissions to build an extension on the rear elevation.

There is no material change to the building proposals.

British Standard 5837 2012
"Trees in relation to Design, Demolition and Construction – Recommendations"
(BS) is used as the benchmark for tree submissions to the Borough.

There is no significant material change to trees since the last consent.

Previous consents rehearsed that existing built structures and the topography of the site are greatly preventing access to any tree including roots.
This lack of access will be reinforced by the assembly of temporary fencing.

Please refer to the Redington 30. Tree catalogue and protection plan. July 2019

Number 30 was visited on Monday 1st June 2019 and trees catalogued.

No	Common name of tree	Height estimated in metres	Stem Diameter in mm at 1.5 metres from base	Branch spread towards compass points estimated in metres	Height of crown clearance.	Comments
1	London Plane	16	MS 570 660	N 2 E 8 S 8 W 6	2 over path	The tree has pushed out the boundary wall. Small cavity on southern stem at base Estimated remaining contribution 60 years. Category B as per table 1 of the BS
2	Sycamore	14	MS 420 300 390	N 5 E 6 S 2 W 6	2 over path	Former pollard Typical basal stem junctions 20 years Category C
3	Beech tree nos. 3-7 in garden of no.32	18	C 500	N 7 E 1 S 5 W 5	2 over elevated path	On top of concrete wall 40 years Trees 3 – 7 would be category C as individuals and category B as a group.
4	Beech	18	C 500	N 5 E 3 S 4 W 4	2 over elevated path	On top of concrete wall 40 years
5	Beech	18	C 350	N 4 E 4 S 0 W 0	2	40 years
6	Beech	18	C 450	N 2 E 4 S 4 W 0	3	40 years
7	Beech	18	C 600	N 5 E 5 S 2 W 6	3	40 years
8	Oak	18	900	N 8 E 9 S 9 W 9	5 over garden	Growing out of side wall 20 years Category C due to significant lean.

Arboricultural impact assesment

Front Garden Trees

The tree protection plan shows that the front garden trees (T1 & T2) are at a higher elevation than the garden path. The soil in which they are growing is retained by brick walls. These retaining walls will have to be rebuilt as the trees are causing direct damage to them.

During construction of the extension the existing front garden walls will be retained. A 1.2 metre chestnut pale fence supported by 2.2 metre 60mm top diameter round softwood stakes at 1.8 metre intervals will be placed at the top of the garden wall to prevent the land underneath the trees being used as construction storage space.

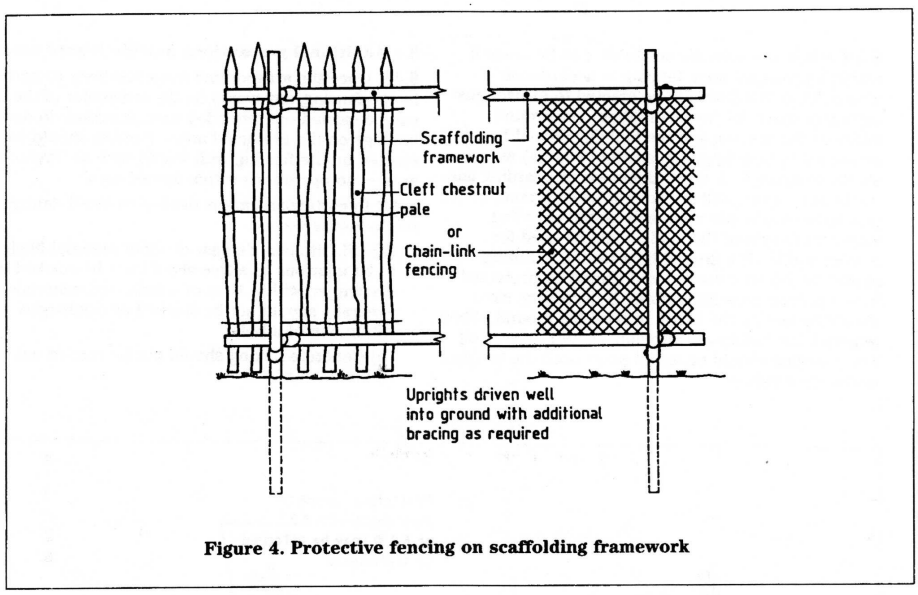


Figure 4. Protective fencing on scaffolding framework

(Alternative on scaffold poles –illustration)

Trees Adjacent to the Rear Boundary

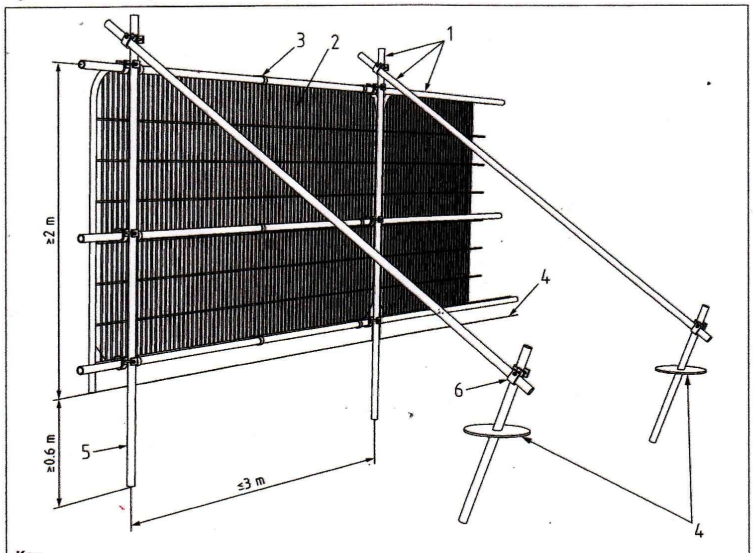
The tree protection plan shows that the Beeches T3 & T4 in the garden of no. 32 are at a level of 55.50 and are at the top of two garden walls. There is an elevated path at the bottom of these walls at a level of 53.99. There is a further concrete block wall retaining the elevated path.
The present level of the decking at the base of this wall is 52.32.
This shows that the trees are 3.18 metres higher than the present decking.
The present ground level is lower than the decking level.
It is not known whether excavation was carried out to install decking but to all intents and purposes it is a very safe assumption that there will no roots of any significance attached to any tree within the garden of no. 32 in the area of the extension.

It has been rehearsed that showing normative circular RPAs would not aid the planning process here.
The rear garden of no.32 is providing the medium to support these trees.

The site layout plan shows that retaining structures in the rear garden will remain in their existing position.

It proposed to place a tree protection fence at the edge of the existing garden decking to prevent builders accessing the rear garden lawn and to prevent this area being used for storage of materials. This fence would enclose the normative RPAs of trees 5 -7 in the unlikely event that there would be significant roots here.
It is possible the most distal tree- the Oak T8 could have roots in the garden.
Its normative RPA is completely enclosed by the fence.
The fence will be as per default fence as illustrated in the BS.

Figure 2 **Default specification for protective barrier**



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

The areas enclosed by the fences are the self explanatory "construction exclusion zones" **(CEZ).**

The above photograph shows.

- The level of the existing decking relative to the lawn.
- The extent of the decking and edge of the lawn where tree protection fencing will be placed.
- Existing retaining structures and relative levels.
- Repair is needed to the retaining structure adjacent to T3.

The photograph also shows that there are no tree related overhead obstructions to building.

Arboricultural Method Statement (AMS).

1. Temporary tree protection fences will be assembled in the positions shown on the tree protection plan prior to any work being carried out. The fences follow existing features and this ensures they are assembled in the correct place.

2. The fences will remain in place until all works are completed.

3. Existing decking to the rear of the existing bay window will remain in place until all other building works are complete - this area can be used for the storage of materials.

4. The site office and welfare facilities can be accommodated within the existing footprint.

5. Existing service routes are shown on the tree protection plan are serviceable and will remain connected.

Tim Price. M.arbor.A