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Arboricultural Survey & Impact Assessment **(BS5837:2012)**

Site

Flat 1, 23 Dartmouth Park Hill
London
NW5 1HP

Client

Architecture for London

Date of Report:

5 March 2020

Report Reference:

AIA/MF/036/20

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1.0 Introduction

1.1 This report has been commissioned by Architecture for London to survey, assess and provide an Arboricultural Impact Assessment for trees sited within close proximity of proposed development works - Flat 1, 23 Dartmouth Park Hill, London, NW5 1HP.

1.2 A site visit was conducted on 24th February 2020 to survey and assess the trees. The weather at the time of inspection was fair with cold temperatures and trees in full dormancy.

1.3 The tree survey, report and recommendations have been compiled for 3 x trees (T1-T3) surveyed within the site only; the location of these are as follows:

- Flat 1, 23 Dartmouth Park Hill, London, NW5 1HP (T1-T3)

The details of the subject trees are set out in the tree survey table in *Appendix A*. The trees were surveyed on the date and time shown above and the tree survey assessment information for the tree describing size, condition and surroundings are found within this appendix.

1.4 The trees located within the site are shown in site plans T001-T002, *Appendix B*, and these correspond to the tree survey results table, *Appendix A*.

1.5 Photographs of the trees can also be found in *Appendix C*.

1.6 This report and the opinions within it have been produced by Marcus Foster, a qualified arboriculturist and Professional Member of the Arboricultural Association with over 19 years experience and holding a National Diploma in Arboriculture, the Arboricultural Association's Technicians Certificate, Professional Tree Inspection Certificate (LANTRA) as well as a degree in History and Society. Work experience within the industry includes work as a Contracts Manager for an Arboricultural Association Approved Company, a Local Authority Tree Preservation Officer and an independent Arboricultural Consultant. As a consultant many of projects undertaken are in the inner London Boroughs of Islington, Hackney, Westminster, Camden, Southwark and RBKC, making Marcus Foster familiar with the most recent requirements of development and constraints on urban trees.

1.7 No additional documentation has been referred to relating to the trees or the current premises for the compilation of this report.

2.0 Survey Details and Scope

2.1 The site survey included the 3 x trees (T1-T3) as shown in the survey, *Appendix A*, and also highlighted on the site plans, *Appendix B*.

2.2 The trees were surveyed from ground level from within the site. The diameter of the trunks have been measured using a DBH tape at 1.5m height where access has been feasible and estimated for those off site (neighbouring locations) where not directly sited on the boundary of the site. The height of the trees have been estimated.

2.3 The following information was recorded for the tree and is shown in the Tree Schedule included in *Appendix A*:

- **Number:** an identity number which cross-references locations shown on the plan in *Appendix A* with the schedule in *Appendix B*.
- **Species:** listed by common names
- **Tree Height:** height in metres (m)
- **Tree Spread:** spread in metres (m)
- **Stem diameter:** measured in millimetres (mm) and taken at 1.5m above ground level
- **Age Class:** Y (young); EM (early-mature); M (mature); OM (over-mature)
- **Crown Clearance:** measured in metres (M)
- **Height to First Branch:** measured in metres (M)
- **Vigour:** G (good); F (fair); P (poor); D (dead)
- **Structural Condition:** G (good); F (fair); P (poor); D (dead)
- **General Condition** Specific comments relating to each tree
- **Estimated Remaining Contribution (years)**
- **BS5837 Category Grading**
- **Protection Distance m2 Area** (where applicable – BS5827: 2012)
- **Protection Distance Radius** (where applicable – BS5827: 2012)

2.4 Information recorded in the tree survey, *Appendix A* is expanded in the report findings and preliminary recommendations have been made in *Section 5*.

2.5 Findings as shown within *Appendix A* and discussed within *Section 4* are also highlighted within *Appendix B* which incorporates the Tree Constraints Plan (TCP) - drawing T002 addressing areas where tree protection measures are required.

3.0 Survey Limitations

3.1 No soil excavations have been carried out.

3.2 This report only considers the trees and conditions at the time of inspection. As the inspection was only visual no guarantee can be given concerning the condition of the wood at present in any of the trees inspected and furthermore that no future problems or deficiencies may arise.

3.3 The survey has been undertaken as a survey of the trees without prior influence of the development and implicating factors.

3.4 No invasive tools were used during this site survey.

3.5 It should be noted that vegetation including shrubs within this / the neighbouring sites have not been included in the survey and report as there are none were deemed of relevance for the purposes of this report.

3.6 This report is preliminary and further investigations may be required in order to reach firm conclusions and/or further recommendations for action.

4.0 Tree Survey Summary

4.1 The trees have been surveyed in accordance with BS5837: 2012 'Recommendations for trees in relation to construction' (BS5837: 2012) and have been rated as follows:

Category 'A' trees

Trees of high quality with an estimated remaining life expectancy of at least 40 years. Trees have been categorised as 'A' trees for one of the following reasons:

- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

Within the Site Plan (Appendix B) those trees rated as 'A' category trees have a **green** outline as denoted within the site plan key / survey.

N/A

Category 'B' trees

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees have been categorised as 'B' trees for one of the following reasons

- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

Within the Site Plan (Appendix B) those trees rated as 'B' category trees have a **blue** outline as denoted within the site plan key.

N/A

Category 'C' trees

Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Trees have been categorised as 'C' trees for one of the following reasons

- Arboricultural qualities - unremarkable trees of very limited merit
- Mainly landscape qualities
- Trees with no material conservation or cultural value

Within the Site Plan (Appendix B) those trees rated as 'C' category trees have a **grey** outline as denoted within the site plan key.

T1 - T3

Category 'U' trees

Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Within the Site Plan (Appendix B) those trees rated as 'U' category trees have a **red** outline as denoted within the site plan key.

N/A

4.2 The trees have been surveyed taking into account condition, general health and form without the development process influencing the survey. In addition they have also been surveyed taking account of amenity value that is offered in relation to both the landscape and surrounding buildings and streetscape. This report outlines the impact that the proposed development will have on the overall treescape and landscape; it provides recommendations to ensure that long-term amenity value for the area is retained.

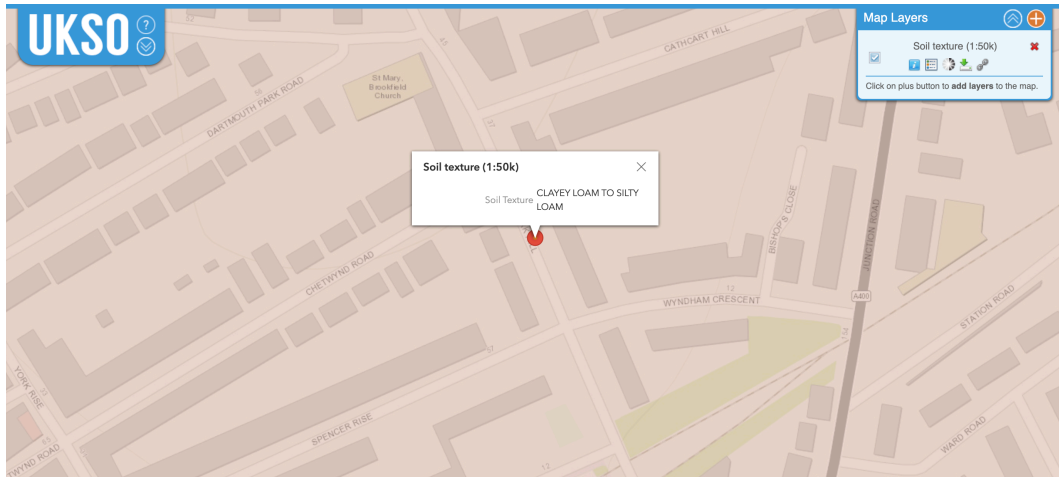
4.3 The report has been written with close reference to the British Standard Guidance, British Standard 5837: 2012 'Recommendations for trees in relation to construction' (BS5837: 2012), which addresses the juxtaposition between trees and structures. The Arboricultural Impact Assessment highlights areas where the trees will require protection with appropriate measures highlighted specific to the site and proposed scheme. and corroborating with all construction and landscape method statements as relevant.

5.0 Findings and Discussion:

Site Overview

5.1 There are 3 x trees located within close proximity of the proposed development site which is within the London Borough of Camden.

5.2 The underlying soil to this area is classified as 'sandy' within the UK Soil Observatory (www.ukso.org) - a heavy soil mix - mainly clayey to silty loam



Extract from Soil Observatory - 16/12/19 - www.ukso.org

5.3 The site as currently exists comprises a terraced residential property with rear soft landscape garden and front garden laid to hard and soft landscapes.

5.4 The property, sited within the London Borough of Camden is within a Conservation Area:

Dartmouth Park Conservation Area

and there are no trees subject to Tree Preservation Order status within or adjacent to the site.

5.5 For the purposes of this report, reference has been made to the following plans for the proposed development as prepared by Architecture for London:

19047 23 Dartmouth Park Hill_EX001
19047 23 Dartmouth Park Hill_GA001
19047 23 Dartmouth Park Hill_GA002

5.6 The proposed development comprises refurbishment, extension works and basement development works with associated soft and hard landscapes to the rear to be incorporated within the scheme. The development has a very limited impact upon the trees due to the existence of limited trees within and neighbouring the site. The impact can be assessed as in summary:

- Loss of 3 x young to semi-mature ornamental trees within rear garden due to development and landscape works associated with basement excavations and ground floor / garden re-configuration.

Tree Survey Notes in Relation to Development

5.7 The trees and the impact from the proposed development are evaluated within this section to determine overall arboricultural impact from the proposed development. Where trees are retained the Root Protection Area (RPA) for each tree is evaluated in relation to proposed development works. The assessments of the arboricultural impact are highlighted within drawing *Tree Constraints Plan* (TCP) - T002.

Tree T1: Olive

5.8 Tree T1 is an ornamental Olive tree sited within a raised planter closet to the property. The tree requires removal to implement proposed development works and shall have limited impact upon the amenity value of the site for the following reasons:

- Ornamental value only
- Limited amenity value
- Limited projected growth habits within raised planter

5.9 No replacement planting is recommended for the removal of this tree in relation to proposed development works.

Trees T2 - T3: Flagpole Cherry

5.10 Trees T2 & T3 are young to semi-mature Flagpole Cherry trees sited within a raised planter. The trees require removal to implement proposed development works and final landscape works. Their loss shall have limited impact upon the amenity value of the site for the following reasons:

- Ornamental value only
- Limited amenity value
- Limited projected growth habits within raised planter

5.11 Replacement planting is recommended of a similar species or appropriate small species to provide mitigation and biodiversity replacement.

6.0 Summary & Outline Tree Protection Measures

6.1 The proposed development has a very limited impact upon trees within the site. Due to the removal of 3 x 'C' category trees and no further trees remaining within the site, no tree protection measures are required.

6.2 In summary the arboricultural impact as highlighted within drawing T002 (TCP) is as follows with mitigation also recommended:

- TREE REMOVAL

Loss of 'C' category ornamental trees only which offer very limited amenity value

- MITIGATION / REPLACEMENT TREE PLANTING

Tree removal of a minimum 2 x ornamental trees of similar specification are recommended

6.3 Therefore no tree protection measures are recommended to be undertaken with the proposed development. Landscape works carried out upon completion of the development can provide replacement ornamental and amenity value for the long term for the loss of 3 x minor trees.

7. Appendices

Appendix A

Tree Survey Schedule (BS5837:2012)

Flat 1, 23 Dartmouth Park Hill
London
NW5 1HP

Colour Key: BS5837: 2012 (see Section 2.6)

-  Category A
-  Category B
-  Category C
-  Category U

BS5837:2012 TREE SURVEY
Flat 1 23 Dartmouth Park Hill, London, NW5
Arboricultural Impact Assessment - Tree Schedule (BS5837:2012) - 25.02.20

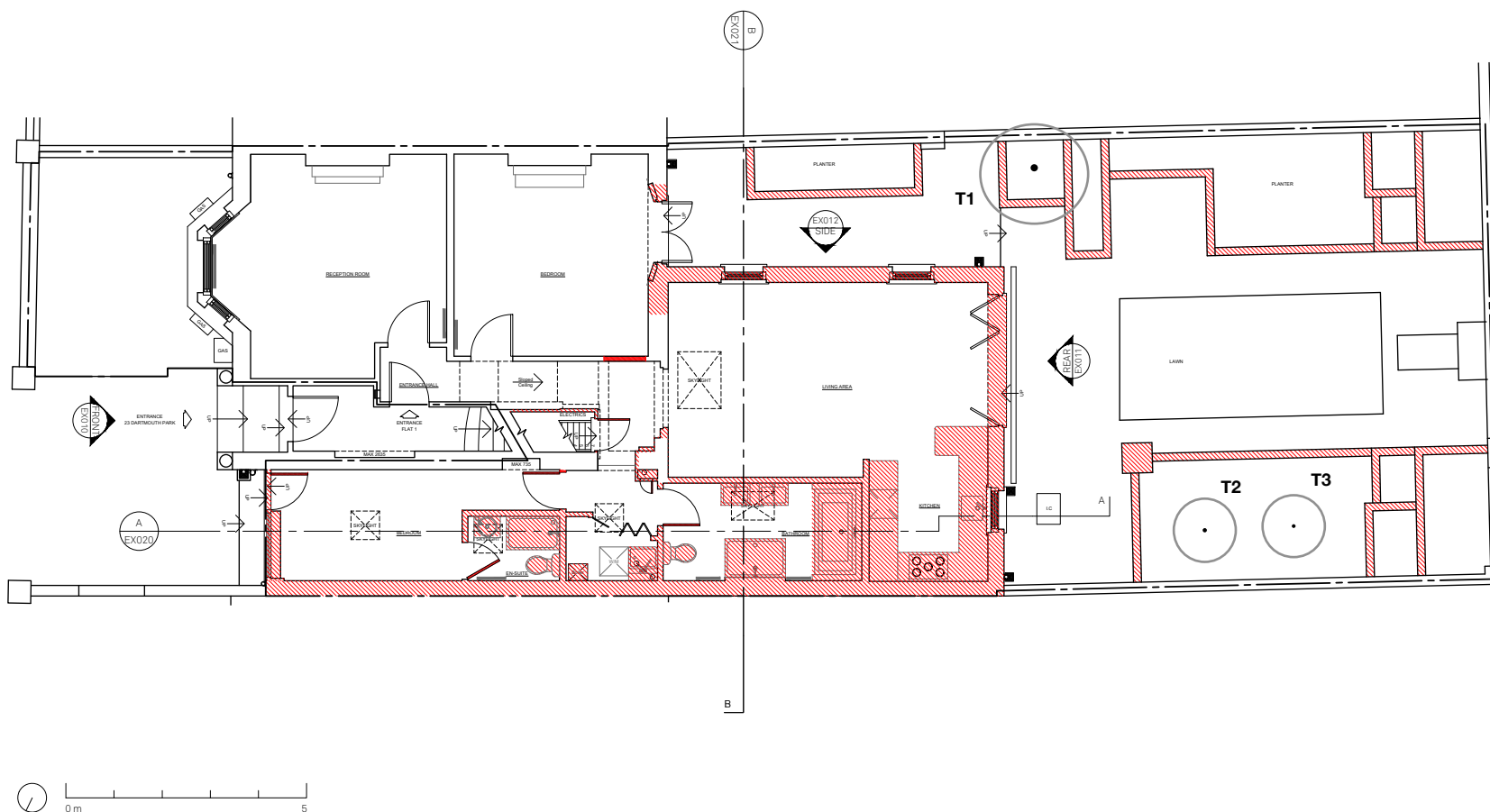
Tree No	Species	Height (m)	DBH (mm)	Spread (m)	Age	Structural Condition	Vitality	BS5837 (2012) Rating	Remaining Contribution (years)	Height of First Branch (metres)	Height of Canopy (metres)	Comments / Structural Condition	Root Protection Area (RPA) m2	Root Protection Area (RPA) Radius (m)
T1	Olive	4	m/s 120	N: 2 E: 1 S: 2 W:2	SM	G	G	C1	10 years +	1.0	1.0	Sited within raised planter. Multi-stem form from 0.5m	4.52	1.2
T3	Cherry (flagpole)	4	m/s 80	N: 1 E: 1 S: 1 W:1	SM	G	F	C1	10 years +	1.5	1.5	Sited within raised planter. Ornamental cultivar with columnar form. Crown reduced; selective re-growth of fair Vigour only	2.9	1.0
T4	Cherry (flagpole)	4	m/s 80	N: 1 E: 1 S: 1 W:1	SM	G	G	C1	10 years +	1.5	1.5	Sited within raised planter. Ornamental cultivar with columnar form. Crown reduced; selective re-growth of fair Vigour only	2.9	1.0

Appendix B

Existing Tree Survey Plan (T001) & Tree Constraints Site Plan (T002) (BS5837:2012)


Flat 1, 23 Dartmouth Park Hill
London
NW5 1HP

-  Category A
-  Category B
-  Category C
-  Category U



KEY

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	RPA RADIUS

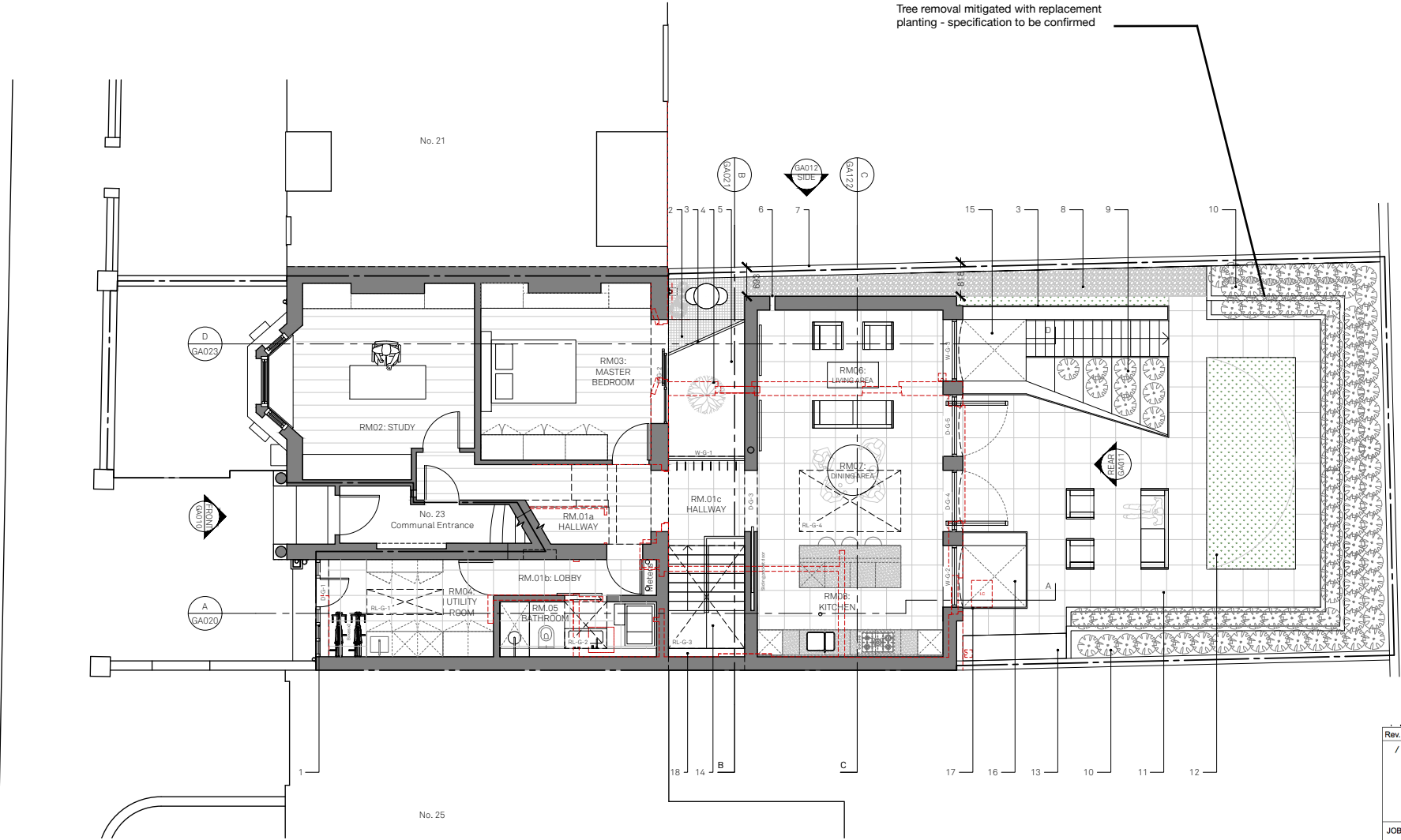
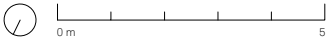
Rev.	Date		Checked
/		ISSUED FOR INFORMATION	MF
JOB TITLE FLAT 1, 23 DARTMOUTH PARK ROAD, LONDON, NW5			
DWG TITLE TREE CONSTRAINTS PLAN			
SCALE	1:100 @ A3	DATE	MARCH 20
JOB NO	AIA/MF/036/20	DWG NO.	T001
		T: 0781 2024070 marcus@mfdesignconsultancy.com www.mfdesignconsultancy.com	
Marcus Foster TREE CONSULTANCY			

BS5837 (2012) TREE SURVEY NOTES

1. In accordance with BS5837(2012) this drawing is a colour coded schedule and should not be read in black and white
2. If received electronically it is the recipients responsibility to print this drawing to correct scale. Only written dimensions should be used where not printed to scale.
3. This drawing should be read in conjunction with all other relevant drawings and specifications
4. Marcus Foster Arboricultural Design & Consultancy accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided
5. The trees have been plotted based on site visit survey and locations are not based upon topographical survey


KEY

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	RPA RADIUS



BS5837 (2012) TREE SURVEY NOTES

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Rev.	Date	ISSUED FOR INFORMATION	Checked
/			MF
JOB TITLE FLAT 1, 23 DARTMOUTH PARK ROAD, LONDON, NW5			
DWG TITLE EXISTING TREE SURVEY			
SCALE	1:100 @ A3	DATE	MAR 20
JOB NO	AIA/MF/036/20	DWG NO.	T002
 <div>T: 0781 2024070 marcus@mfdesignconsultancy.com www.mfdesignconsultancy.com</div> <div>Marcus Foster TREE CONSULTANCY</div>			

Appendix C

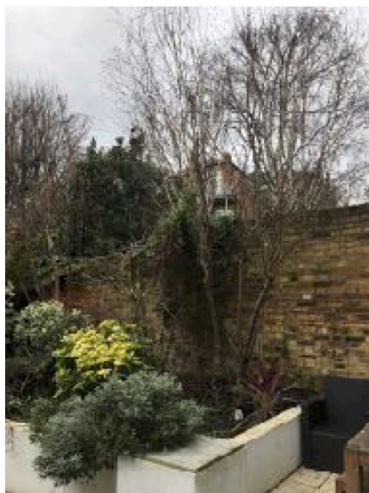
Site Photographs: Flat 1, 23 Dartmouth Park Hill, London, NW5 1HP



Tree T1 as viewed in a south easterly direction



Tree T1 as viewed in an easterly direction within raised retainer



Tree T2 as viewed in a north westerly direction



Tree T3 as viewed in a westerly direction within raised retainer

Photographs Taken Feb 2020 - MFoster

Appendix D: References

1. BS5837: British Standard: Trees in relation to construction - Recommendations, British Standard (2012)
2. Principles of Tree Hazard Assessment and Management, Lonsdale, D. (Department for Transport, Local Government and the Regions, 1999)
3. The Body Language of Trees, Mattheck, C. and Breloer, H. (HMSO, 1994)
4. Trees in Britain, Philips, R. (Pan Books, 1978).
5. Diagnosis of Ill Health in Trees, Strouts, R. and Winter, (TSO, 1994)
6. NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2), (November 2007)

END of REPORT

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