

5b Prince Arthur Road, Hampstead, NW3 6AX

Tree survey and arboricultural method statement. May 2020.

The owners of number 5b have commissioned Charlton Brown Architects to draw up plans to demolish the existing house and build a new dwelling with basement.

In the absence of adopted local supplementary planning guidance specific to trees British Standard 5837 2012

"Trees in relation to Design, Demolition and Construction – Recommendations" **(BS)** is used as the criterion for tree submissions to the Local Planning Authority **(LPA)**, the London Borough of Camden.

Please refer to the tree protection plan which shows:

- Existing building footprints.
- Existing built garden features, garden room and boundary walls.
- Existing fences.
- Catalogued trees.
- The normative root protection area as described in the BS of a category A Copper Beech
- North point.
- Scale bar.
- Spot levels.
- Drainage covers including invert levels and direction of flow.
- Service covers
- The position of a tree protection fence as per figure 2 of the BS.

Tree catalogue

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.	Estimated remaining contribution in years. Category grading as per table 1 of the BS
1	Copper Beech	18	970	N 9 E 7 S 8 W 4	4	40 A Small area of exposed wood at northern base .
2	Lime	14	470	N 3 E 4 S 4 W 1	2	40 C Lean to east. Failure and associated decay in western crown
3	Lawsons x 2	6	2x 130	N 1 E 1 S 1 W 1	0	20 C
4	Magnolia	4	3x 80	N 1 E 2 S 0 W 1	0	20 C
5	Sweet Chestnut	6	190 @ 50cm	N 3 E 2 S 2 W 2	2	20 C
6	Alder	18	510	N 4 E 3 S 3 W 5	4	40 A Street tree.
7	Rowan	7	multi stem to 150 est	N 2 E 2 S 2 W 2	3	10 C In front garden of no 5.

Arboricultural Impact Assessment.

The rear garden contains a Copper Beech, T1. This tree has a small area of exposed wood at the base otherwise on the day of survey the Beech has all of the characteristics of a category A tree.

Beech is a tree naturally occurring on free draining soils.

It is diffuse porous and relies on regular supplies of water passing down through the ground ie rainwater. Copper Beech is a more resilient tree than green Beech.

During its lifetime the Beech at 5b has had a substantial garden room built adjacent to it. The building is founded on concrete and is serviced. Presently it represents a significant rain shadow.

Investigations have revealed that paths, paving and raised beds are also laid on concrete.

A rear garden borehole (BH2 as described submitted Risk Management report RML 7044) has shown a greater depth of anthropogenic material than would normally be expected and the underlying sub base to be conducive to root growth. Roots have been found to a depth of 1 metre.

The tree protection plan shows that the distal part of the normative root protection area of the Beech will be built on, part of this however is already paved over.

The building proposal removes the built features in the rear garden and introduces topsoil to make the entire area permeable and conducive to root growth.

The proposal changes the present 180 square metres of permeable rear garden into 213 square metres.

The rear garden works will be carried out prior to any other building works so that the Beech can adjust and benefit from the new conditions immediately.

The new lawned area should be turfed with rhizomatous tall fescue (or similar) which will put roots down to a depth of 1.5 metres. This will significantly aid drainage and porosity. This type of "waterwise" grass should never need irrigation.



Garden building and lifted paver to show extent of concreting. Present drainage increases the rain shadow effect of the pavers.



Detail of garden building foundations and associated built garden features.

The basement will be formed using sheet metal piling which can be set and pulled within 0.5 metres of a tree protection fence. The basement will be dug to air and propped. Most structural supporting roots of the Beech will be within 2 metres of the base of the tree which is at distance from the piling line.

Fibrous roots will be severed by the pile driving operations however it is anticipated that the Beech will have already exploited improved conditions in the rear garden by the time the existing house has been demolished and piling begun.

Building contractors will appoint a site monitoring arboriculturalist to ensure that the correct sequence of events as laid out in the arboricultural method statement are adhered to.

The Copper Beech will not be harmed throughout the building process and will benefit from improved permeability in the rear garden.

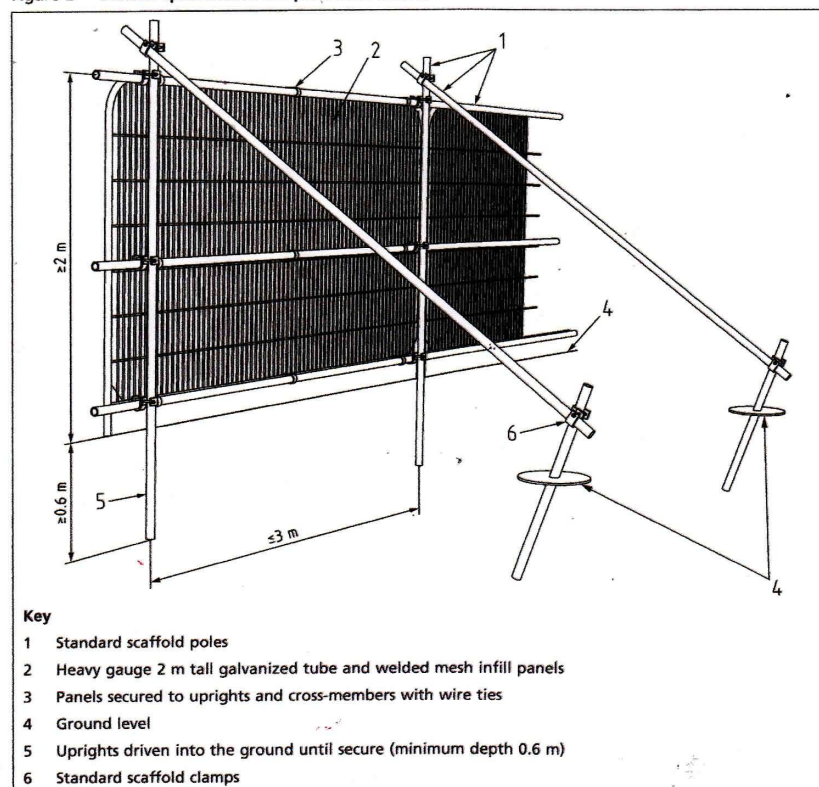
Arboricultural method statement

Prior to any other building works the built features in the rear garden will be removed. This work will be done using hand held tools only.

A rubber tracked power barrow can be used.

- Cover lawned area with shuttering ply.
 - Strip out and dismantle garden building roof and elevations within its own footprint.
 - Fragment and remove raised beds. Fragment foundations and remove by hand.
 - Remove shrubbery.
 - Repair all rear garden fences.
 - Fragment and remove garden building slab from south west to north west.
 - Lift pavers and fragment concrete footings.
 - Remove plywood sheets.
 - Make good all levels by addition of topsoil
 - Seed or turf.
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- Assemble the tree protection fence in the position shown on the plan.

Figure 2 Default specification for protective barrier



- Remove front garden shrubbery and T5
- Demolish existing house within its own foot print.
- Set basement piles and build out new house.
- Build new front walls, drive and planting beds.
- Remove tree protection fence.
- Construct decking
- Front and rear garden planting.

Arboricultural site monitoring report sheet

client	site address	proposal	consent notice	LPA LB Camden	visit date
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Check List

tree barrier in place Y N	tree barrier as approved	tree barrier breached	action requested
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ground protection in place	ground protection as approved	tree damage since last visit	action requested
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comments	
signed	date of next visit

Tim Price. M.arbor.A.