

Schedule of trees

No	Species	No of Stems	SD* (mm)	Hgt	Crown Rad	CRH	Age	PC	Comments	Life Exp	BS Cat	Sub Cat	RPA m2	RPA Rad (m)
T1	Horse Chestnut	1	300	6	2	2.5	M	Poor	Previously topped at 3.5m. 2.5m regrowth since last pruning	20+	C	2	41	3.6
T2	Horse Chestnut	1	300	8.5	3.5	2.5	M	Poor	Previously topped at 3.5m, suppressed by tree (T3) in garden to rear	20+	C	2	41	3.6
T3	Ash	1	800	25	9	4	M	Fair	Off-site. Dense ivy on stem and advancing into canopy. Previously topped at around 15m	20+	B	1,2	290	9.6
T4	Elm	1	300	9	4.5	1	EM	Fair	Off-site.	10+	C	2	41	3.6
T5	Sycamore	2	210	9	4	2	SM	Fair	Off-site. Stems 180 and 120mm diameter	20+	C	2	20	2.5
T6	Cherry	1	280	9	5	2	M	Fair	Off-site	20+	C	1,2	35	3.4
T7	Maple	1	50	2.5	0.5	1.7	Y	Good	Off-site. Street tree	20+	C	1	1	0.6

All dimensions in metres unless otherwise stated. Dimensions of trees growing outside the site may be estimated. Age categories: Y=Young, SM= Semi-Mature, EM=Early Mature, M=Mature, LM=Late Mature, V=Veteran. PC = Physiological Condition. Root protection areas (RPA) calculated following guidance provided in BS5837:2012. *Stem diameters of multi-stem trees are calculated in accordance with BS5837 section 4.6.

Arboricultural Impact Assessment

17 Oakford Road, London NW5 1AJ

1.1 Instructions:

I am instructed by Joseph Muscat to undertake an arboricultural impact assessment in connection to proposed development works at 17 Oakford Road NW5 1AJ. This will involve:

- undertaking a survey of all significant trees in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. [BS5837]
- assessing their suitability for retention in relation to the development of the site
- where appropriate, making preliminary management recommendations
- assessing the likely impact of the proposed development on trees to be retained

1.2 Documents Supplied:

The following plans have been provided by Block 3 Architects, all dated February 2020, except where noted:

- Site Location Plan and Topographical Survey, drawing number L (90) 000
- Existing Basement and Ground Floor Plans, drawing number L (10) 001
- Existing First to Third Floor and Roof Plans, drawings numbered L (10) 002 and 003
- Existing Elevations and Sections drawings, numbered L (10) 004 and 005
- Proposed Basement and Ground Floor Plans, drawing number L (-) 001 (B)
- Proposed First to Third Floor and Roof Plans, drawings numbered L (-) 002 (A) and 003 (C) (April 2020)
- Proposed Elevations and Sections drawings, numbered L (-) 004 (A), 005(A) and 006 (A) dated April 2020.

1.3 Limitations of Use and Copyright:

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2.0 Proposed Development

2.1 The proposed development involves the refurbishment of the existing building. This will include the demolition of an existing rear extension and the construction of a new two-storey extension in its place.

2.2 The development will not involve the installation of any new underground services.

3.0 Scope and Method of Tree Survey

3.1 The survey was carried out on 12 April 2019 by N R Beardmore F.Arbor.A.

3.2 All trees that could, potentially, be affected by the proposed development were assessed in accordance with guidance detailed in British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' [BS5837]. Whilst other trees are present within the site, they are sufficiently remote from any area of construction activity to be affected and consequently not included in this assessment.

3.3 The survey is based on a ground level tree assessment and examination of external features only – described as the 'Visual Tree Assessment' method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994).

4.0 Existing Trees

4.1 The details of seven individual trees were recorded. Two trees are located within the site and the remainder in adjacent properties, including one situated in the public highway to the front of the site.

4.2 The schedule shown on the Arboricultural Impact Assessment Plan (ref 2005/28/AIA), provides the dimensions of those specimens included in the survey together with an assessment of their condition and life expectancy with specific comments regarding their condition where appropriate. In addition, each tree has been categorised according to its retention value following criteria provided in Table 1 of BS5837. Where trees are located in adjacent properties their dimensions are estimated and any comments relating to their condition based on a remote assessment.

4.3 One tree, an ash (T3), located in the garden to the rear of the site, has sufficient merit and life expectancy to justify a category B grading. All other trees are category C.

4.4 The data collected during the tree survey data provides the basis for identifying the above ground or below ground constraints that may imposed on the site by those trees worthy of retention.

4.5 Below ground constraints are indicated by the root protection area [RPA] for each tree which is calculated in accordance with guidance provided within BS5837. The RPA is the minimum recommended area in square metres that ideally should be left undisturbed around each tree to be retained to ensure that intolerable levels of damage to its roots or rooting environment is avoided. The RPA for each tree is detailed in the schedule of trees and shown on the tree survey plan as red dashed polygons.

4.6 In the case of open grown trees which may have an even, radial root distribution, it is usual to depict the RPA as a circle centred on the stem of the tree. The disposition of roots can however be influenced by a range of site factors such as the foundations of existing buildings or other subterranean features. BS5837 recommends that the influence of such features should be assessed by the arboriculturist and appropriate adjustments ('off-setting') to the RPA should be made without reducing its overall area.

4.7 In this case, whilst it is possible that the foundations to the boundary walls between the gardens may have had some influence on actual root development it is likely that this is not significant and no off-setting is considered necessary.

5.0 Impact of Proposed Development

5.1 The proposed development does not require the removal or pruning of any trees. Furthermore, as all parts of the existing building and the proposed extension are outside the root protection areas of all trees, the works involved in demolition and construction present little risk of direct conflict.

5.2 Consequently, provided that the tree protection measures detailed in the accompanying Arboricultural Method Statement and shown on Tree Protection plan are implemented and strictly maintained during construction, there should be no impact whatsoever on existing trees.

Key

Existing tree (T prefix), tree group (G) or significant hedge (H). Colour coded according to BS5837 quality assessment criteria (see Table 1)

Root protection area, derived from guidance within BS5837, any offsetting is specifically noted.

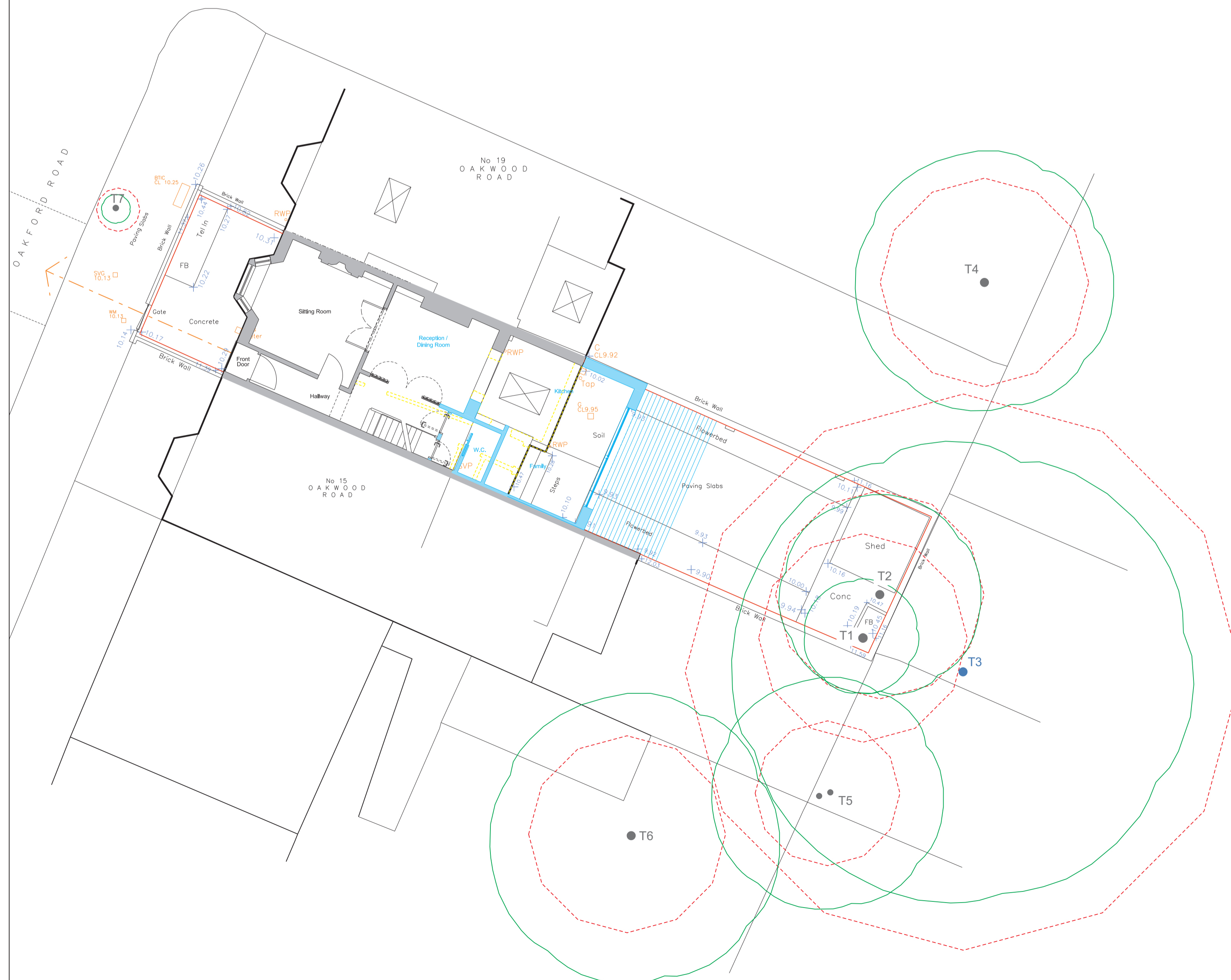
Existing levels

Existing underground services

Structures to be demolished

Proposed structures

Notes relating to specific arboricultural issues



BS 5837 Tree Categorisation (from BS5837: 2012, Table 1)

- 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 10 years
- Category A:** Trees of high quality with an estimated life expectancy of at least 40 years
- Category B:** Trees of moderate quality with an estimated life expectancy of at least 20 years
- Category C:** Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Site:
**17 Oakford Road
London
NW5 1AJ**

Title:
**Arboricultural Impact Assessment
Plan**

Please check all dimensions on site and notify us of any discrepancies. This drawing was prepared in colour, do not rely on monochrome copies.
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Scale: 1: 100 @ A1

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