

20022. 38 Frognal Lane. Hampstead. NW3 6PP

Tree survey and Arboricultural Method Statement. September 2020.

The owners of 38 Frognal Lane have commissioned Charlton Brown Architects to draw up plans to demolish the existing and to build a new house 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 38 Frognal Lane tree constraints and protection plan.

Frognal Lane 38. TPP. September 2020.

The tree protection plan is submitted as a pdf which can be zoomed to any size to reveal fine detail including:

- Existing building footprints.
- Existing built garden features and boundary retaining walls.
- Existing fences and sheds.
- Catalogued trees.
- The normative root protection areas **(RPA)** as described in the BS of selected catalogued trees. Category B (as described in the BS) RPAs are shown as blue circles, category C RPAs are shown as black circles.
- The position of a tree protection fence as described in figure 2 of the BS.
- North point.
- Scale bar.
- Spot levels.
- Drainage covers including invert levels and direction of flow.
- Service covers

38 Frognal lane was visited in June 2020 and trees were catalogued.

Number on plan	Name of Tree	Height estimated in metres. Height of crown clearance estimated in metres.	Stem diameter in mm at 1.5m from base. C- circa	Crown spreads towards cardinal compass points estimated in metres	Estimated remaining contribution in years. Category Grading as per table 1 of BS5837 2012. Comments.
T1	Sycamore	14 4 W	630	N 5.5 E 7 S 3.5 W 5	20+ B ² Crown merges with T2, both T2 and T1 previously topped at 8m, both exhibit good re-growth, T1 bifurcates at 4m.
T2	Red Horse Chestnut	13.5 4 W	730	N 3 E 5 S 4 W 3.5	20+ B ² Attractive garden tree with characteristic burrs on trunk, minor bleeding canker on main stem, tree divides into two stems at 5.5m.
T3	Common Holly	6.5 2 W	135 120	N 1.5 E 1.5 S 1.5 W 1.5	20+ C ¹ Unremarkable twin-stemmed tree mainly hidden at the rear of flower bed.
T4	Sycamore	15 4 E	C. 400 C. 400	N 6 E 5 S 6 W 4	20+ B ² Off-site twin-stemmed tree.
T5	Sycamore	14.5 6 E	C. 430	N 4 E 5 S 3 W 5	20+ B ² Off-site twin-stemmed from 4.5m, heavily pruned in past due to proximity to building.
T6	Horse Chestnut	10.5 2 N	C. 300 C. 200	N 3 E 1.5 S 2 W 3.5	20+ C ¹ Off-site, two separate Ivy-clad stems (two trees?) difficult to evaluate due to Ivy.
T7	Red Horse Chestnut	5.5 2 S	180	N 3.5 E 3 S 4 W 3.5	20+ B ² Street tree managed on behalf of the public by the Borough. More recent planting
T8	Horse Chestnut	13.5 5.5 N	710	N 3 E 2.5 S 3 W 3	<10 C/U ¹⁺² Street tree managed on behalf of the public by the Borough. Heavily reduced, sporadic and chlorotic reaction growth, tree in terminal decline.
T9	Horse Chestnut	15 4 S	500	N 4 E 5.5 S 3.5 W 3	10-20 B ² Street tree managed on behalf of the public by the Borough.

Arboricultural impact assessment.

The LPA consented excavation for a basement at number 38 in 2015 (2014/7752/P).

Rebuilding behind a retained facade was consented in 2019 (2018/5502/P).

A further proposal for the demolition of the existing property and its replacement is the subject of a resolution to grant following the Planning Committee Meeting on 18th June 2020.

All three of these applications were informed by tree reports acceptable to the LPA. These were prepared by Marcus Foster of Arboricultural design and consultancy.

The new ground floor footprint is, in its proximity and effect upon trees, almost identical to the 2020 scheme and should therefore be acceptable to the LPA.

This arboricultural impact assessment updates the tree catalogue and retains tree numbers for T1 & 2 from the Marcus Foster report. Trees to the front and sides of the existing house have also been surveyed.

A plan of the new basement proposal is overlaid on the consented basement on page 4 below.

The new basement proposal is slightly altered at the rear however there is significantly less intrusion into the normative RPA of T2. There is also less intrusion into the normative RPA of T1.

The bulk of the rear garden can be fenced off during construction works and the fenced off area also gives offset to the normative RPA. This fenced area always was more conducive to root growth than the paved over and built areas.

It is considered that this will again be acceptable to the LPA and the rear garden trees can be retained without harm.

Highlighted spot levels on the tree protection plan show that the pavement trees to the front are at a significantly higher contour than the present drive.

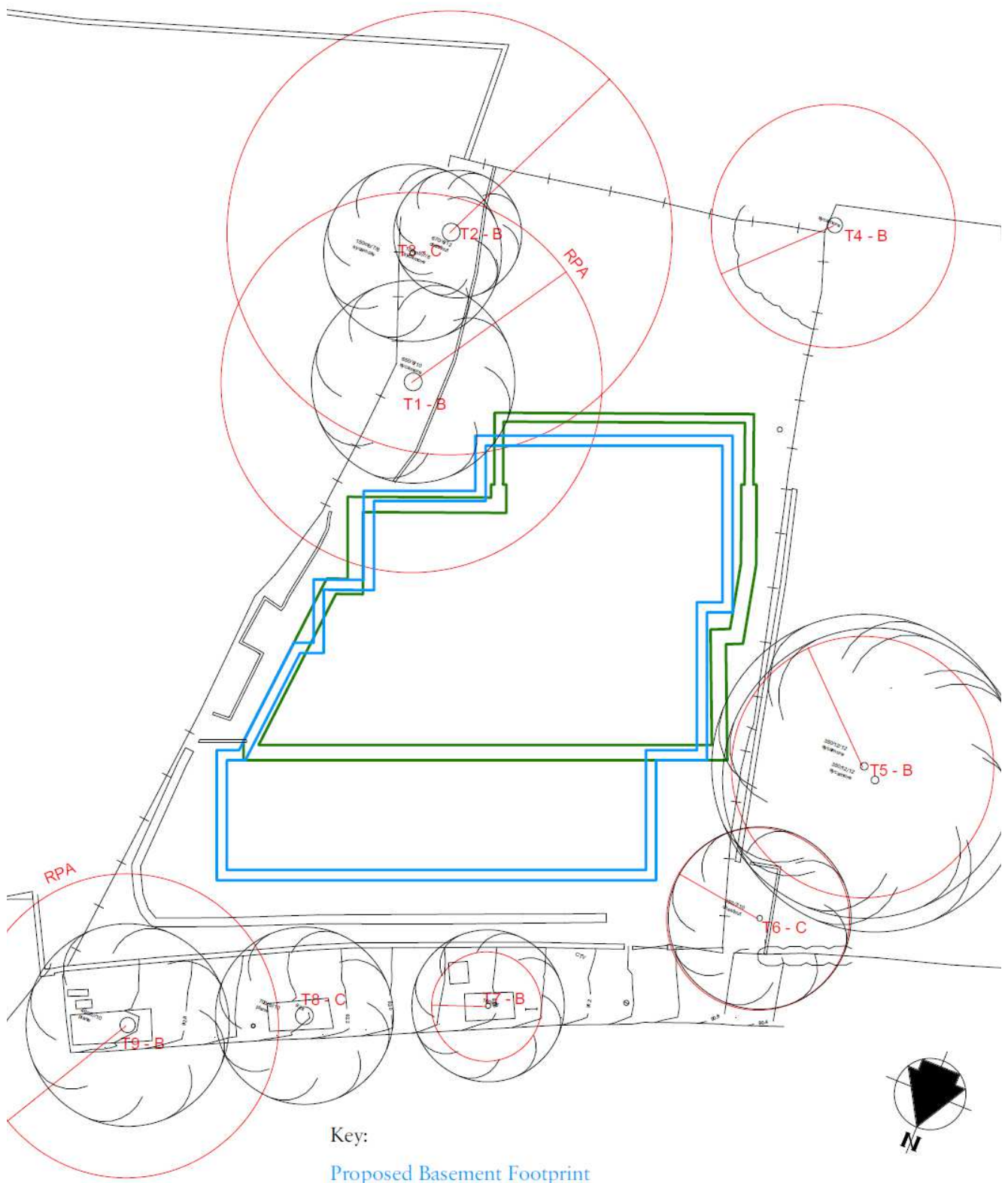
The present drive has been created by excavation and by construction of retaining walls.

It is a considered opinion that these walls represent a partial root barrier due to founding at depth. It is unlikely that there are roots that are essential to the normal functioning of T9 within the part of the site where basement excavation will take place.

T8 is in terminal decline and has been pruned back by the Borough - again the normative RPA of this tree would be reduced by the retaining walls and by the reduction of photosynthetic material - therefore for both reasons normative RPA is academic and is not shown on the tree protection plan.

It is proposed to place the site hoarding between the two northern boundary retaining walls.

Basement Comparison



Key:

Proposed Basement Footprint

Previously Consented Basement Footprint

Consent Ref: 2014/5915/P

(consent for basement level swimming pool excavation)

Expired on 11th May 2019

1:200 @ A4

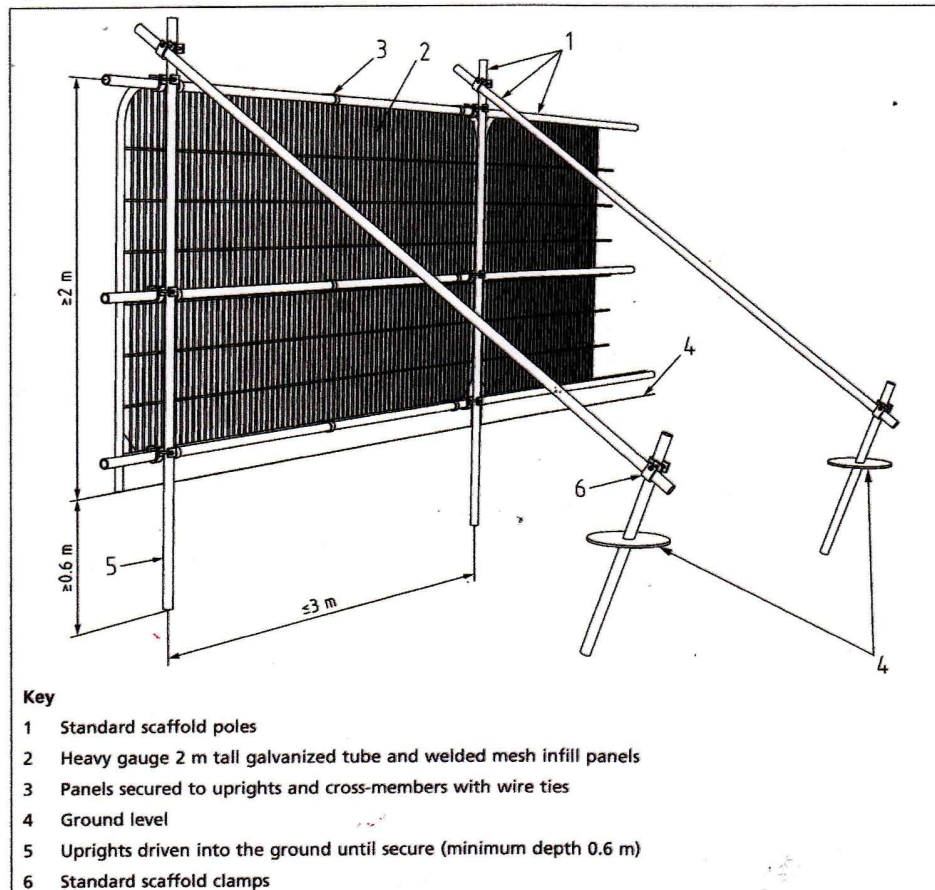


With the following Arboricultural Method Statement the proposed new basement can be built within the aims and intentions of the BS.

Arboricultural Method Statement. Sequence of Events

1. A Construction Exclusion Zone will be established in the rear garden by assembly of a default tree protection fence as prescribed in British Standard 5837 (2012). The position of this fence is shown on the tree protection plan.

Figure 2 Default specification for protective barrier



The tree protection fence will have signs attached.



The construction exclusion zone will be maintained and monitored throughout the building process.

2. Site hoarding will be assembled between the two retaining walls on the northern boundary.

3. Ground protection in the form of 150mm depth of fresh wood chip overlaid with shuttering ply (with anti slip strips) will be placed in the area between the tree protection fence and the existing paved area in the rear garden.

4. The existing house will be stripped out and dismantled to ground level within its own foot print.

5. Please refer to the construction method statement.

Basement piling will take place with the rig standing wherever possible on existing hard surfaces and floor slabs. Piling will not require access facilitation pruning however care must be taken by piling contractors to ensure that the boom is tilted away from T1 when the machine is being moved in this area.

6. Build out elevations and roof. Cement will be mixed on newly laid floor plates or on the front drive.

7. When wet trade works are complete (usually internal plastering). The tree protection fence can be dismantled.

Notes.

The tree protection plan shows the outfall for drainage and used water. The new system will be connected here.

All other services are to the front and will be reconnected from within the curtilage.

All landscaping works to be using hand held tools only.

Rotary cultivators will not be used in any part of the construction exclusion zones.

All grass seeding to be done with a "waterwise" mix.

Organic mulches are preferred to geotextiles.

The owners contractor will appoint a site arboriculturalist whose first visit will be to supervise the assembly of the tree protection fence.

client	site address	proposal	consent notice	LPA	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
<div style="display: flex; justify-content: space-between;"> signed date of next visit </div>

Tim Price. M.arbor.A.