ARBORICULTURAL IMPACT ASSESSMENT
For amendment to a current planning consent

2 Maresfield Gardens
NW3

1st June 2020

Prepared by Andrew Day HND Arb. M.Arbor.A, CEnv

Scope

The purpose of this report is to provide Arboricultural advice in relation to identifying how the proposed alterations to the existing planning consent, to construct a concrete base for plant housing, bin store, electricity and gas cabinets could impact on the roots of trees that are located off site, and measures to be in place to facilitate the construction while protecting the trees as far as practicably possible.

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1 INTRODUCTION

1.1 Brief:

This report has been prepared at the request of Pinazauer the site architects, on behalf of the site owners who is 2 Maresfield Ltd, to identify how the roots of the Robinia G1, T3, T4, the Oak (T6) and the group of Limes (G5) could potentially be impacted to amend the existing planning consent to install the base for a plant housing and the bin store (also incorporating the electrical and gas). Providing methods to reduce any potential impact where possible.

1.2 Qualifications and experience:

I have based this report on the details provided by the client and the previous arboricultural report by ACS trees ref: ha/an2/2maresfieldgdns and I have come to conclusions in the light of this and my experience. My experience and qualifications in arboriculture and list the details in **Appendix 1.**

1.3 Documents and information provided:

A copy of the arboricultural report ref: ha/an2/2maresfieldgdns

A plan of the proposed layout of the plant housing.

1.4 Relevant background information:

All dimensions relating to the trees have been taken from the arboricultural report provided.

1.5 Scope of this report:

This report is only concerned with the Robinia G1, T3 & T4, the Oak T6 and group of Limes identified as G5. The aim of this report is to identify how these trees could be impacted by installing the base for the plant housing, bin store electrical and gas cabinets and possible solutions to be implemented to ensure the trees are not detrimentally affected.

2 APPRAISAL

2.1 Brief site description:

The area the focus of this report is the rear garden space of the existing property, and a small area to the front. This has previously been cleared with some soil scrapping undertaken, leaving the ground as bare soil. The trees included in this report are off site in adjacent land.

2.2 Condition of the trees:

From the recent photographs sent to me by the architect, it would appear the trees are in good health and have not been adversely impacted by development of the site so far.

2.3 Suitability of the trees for location and management requirements at present:

The two trees could be considered suitable for their location, considering they appear to have been present for a number of years. Where G5 have previously been pollarded, this style of management will need to be undertaken on a cyclical basis, this is likely to be 3 – 5 years. The spread of the Oak will also likely need to be contained, to ensure it does not over dominate the garden setting where it is located or neighbouring properties. This will be the responsibility of the tree owners.

No management is considered necessary at this moment in time.

2.4 Impacts of installing the concrete base for the plant housing on the trees:

I am informed by the project architect that the bases will be made of concrete and will not need to be sunk any deeper than 350mm in the ground to support the plant housing and bin store. Only a partial amount of the RPA (Root Protection Area) of T6 & G5 will need to be occupied by this. BS5837:2012 provides guidance that facilitates the construction of such structures within the RPA of trees where needed, stating that if no more than 20% of the total RPA is covered then it can be acceptable to allow the construction of such shallow hard surfaces. In this case the amount of the RPA of T6 occupied is only 9.94% and for G5 is 13.42%, bring the incursion well under the 20% factor. The same can be said for G1, T3 & T4 where the excavation is minimal and less than 5% of the respective RPA's will be occupied. The amount of excavation required is relatively minimal with roots likely to be already growing perpendicular due to previous hard landscaping surrounding the trees or at a deeper depth. It is unlikely that significant roots from the trees will be impacted to install the concrete base, and none that are likely to impact on their longevity.

3 Method to protect the trees to install the concrete base

3.3.1

Before work commences on site:

- A qualified arborist will be appointed and named as the supervising arborist for the project. This person will liaise with the site manager and ensure that suitable supervision is in place when works to excavate in the RPA (Root Protection Area) and other protection requirements are adhered to.

- Ground protection is in place as outlined below, to accommodate movement over the RPA during these works.

3.3.1 No excavation works will take place within the RPA unless permission is granted by the local authority to do so. The hand dig method statement provided, will be adhered to at all times. **The supervising arborist will be present at all times during this work.**

3.3.2 If roots are encountered in the excavations in the RPA, the supervising arborist will undertake the root pruning. The roots will be suitably covered to prevent contamination or drying out. If roots are able to be retained, they will be suitably protected with the foundation designed around them. Where roots are to be pruned clear and covered, the supervising arborist will advise on this as the job progresses as part of the supervision schedule.

3.3.3 Once the base excavations have been completed, this will be lined with a non-porous material to ensure any toxins from the concrete do not leach into the soil. Details of this lining will be provided to the council if required.

3.3.4 The ground surrounding the bases once installed will be inspected by the supervising arborist. If felt necessary, this will be de-compacted either by hand forking, air spade or terraventing, whatever is deemed suitable.

4 Ground Protection

4.1 If access across the RPA is required where hard surfacing is not present or it is felt additional protection is required, the following ground protection measures will be implemented as required.

For pedestrian traffic:

A single thickness of scaffold boards placed on top of a scaffold frame so as to form a suspended walkway (similar to diagram 2), or boards laid on to a geotextile membrane with a layer of wood chips 100m in thickness.

For pedestrian operated plant up to 2 tonnes:

Interlinked ground protection boards of plywood or similar at least 2.5cm thick, laid onto a geotextile membrane on a bed of wood chip 150mm in depth.

For wheeled or tracked traffic exceeding 2 tonnes gross weight:

Metal tracking designed and fit for purpose, pre-cast concrete slabs or similar, laid to an engineering specification on a compression resistant layer e.g. wood chips that will likely spread the weight of the load and prevent compression of the soil underneath.

4.2 **AT NO POINT WILL THE GROUND WITHIN THE RPA BE LEFT UNPROTECTED IF ACCESS IS REQUIRED IN THIS SACROSANCT ZONE.**

5 CONCLUSIONS

- The trees appear to be in a healthy condition with no ill effects as a result of the current works on site. No management works are considered necessary at present.

- The area of the RPA of G1,T3, T4, T6 & G5 to be occupied by the base of the housing unit, is a lot less than 20% of the total area of their respective RPA's. Therefore, in line with the guidance of BS5837:2012 it would be acceptable to install this in the location shown.

- Given the minimal excavation required, location of the trees, the careful working methods able to be employed and surrounding hard landscape, it is feasible no significant roots will be impacted by this proposal.

- The methods of careful working provided to install the concrete base, can be applied to ensure no adverse impact to the trees are permitted and allow the project to continue.

6 OTHER CONSIDERATIONS

Trees subject to statutory controls:

I have not been made aware of any trees that are the subject of tree preservation order or any other restrictions. I suggest that the local authority is contacted to confirm if any are protected and kept updated with any proposed tree works so as to form a good working relationship and to prevent misunderstandings or contravention of protection measures. This statement is meant for readers of this report as an advisory, to make sure they make the relevant checks so as not contravene any protection status the trees may have.

Andrew Day HND Arb
For Andrew Day Arboricultural Consultancy Ltd.

HAND DIG METHOD STATEMENT

PROJECT: 2 Maresfield Gardens, NW3

- The area to be excavated will be inspected by a professional arborist to assess the likely proximity of root activity and concentration prior to the commencement of any works. All relevant authorized personnel to be informed and required permissions gained before work commences.

- If hand digging is not possible/practicable a method of excavation will be agreed and undertaken by a suitably qualified person for example air spading or a competent digger operator etc., in the presence of a qualified arborist.

- During excavation great care will be taken to minimize damage to retained roots, including the bark around the roots.

- All roots greater than 25mm diameter should be retained and worked around. Where clumps of smaller roots (including fibrous roots) are found these are to be retained.

- Roots with a diameter in excess of 25mm must not be severed without permission from an Arborist.

- If roots are encountered, the Arborist must conduct the root pruning and inform the relevant person to suggest mitigation works to the tree(s) if required. If severance is unavoidable roots must be cut back using a sharp tool, leaving the smallest wound possible.

- If there is a possibility of infection being passed from one specimen to another, tools will be sterilized in an appropriate method to reduce the risk of cross contamination.

- When backfilling an inert granular material mixed with topsoil or sharp sand (not builder's sand) is to be used around the retained roots. Unless an alternative backfill substrate has been agreed with in writing by the appropriate authorized personnel.

- If roots are to be left exposed for a period of longer than 1 hour (dependent on weather conditions), then a covering of dampened Hessian or similar material is to be used to cover the exposed roots. Any changes to this practice are to be authorized by a qualified arborist.

- All levels are to be returned to the original plane after any excavation unless specific design and relevant permission has been authorized.

- A qualified Arborist is to be on site to supervise during any operations within the protection zone.

Brief qualifications and experience of Andrew Day

I hold a Higher National Diploma in Arboriculture. I have been working in the field of arboriculture for approximately 10 years, spending time as a contracting arborist undertaking all aspects of practical arboriculture both in the UK and Europe. I have also worked within local government as a tree officer working for a variety of local authorities. I have a broad experience of both the practical and theoretical aspects of arboriculture having worked within the public and private sector.

1. Qualifications:

Higher National Diploma in Arboriculture (1996)

NPTC (National Proficiency Training Council) units 20, 21 and 22

Lantra professional tree inspection certificate

2. Practical experience:

Prior to establishing my company, I worked for a private Arboriculture company for three years undertaking many practical aspects of Arboriculture. I moved on from this to become a local authority tree officer for five years, my duties included consultation on planning matters with regard to trees, advice to the general public, managing the council's tree stock and liaising with other professionals on Arboricultural related issues. I was approached by an established tree contracting and consulting company in Essex to develop and run the consultancy department as their principle consultant which I did for three years.

LIMITATIONS AND QUALIFICATIONS

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Unless specifically mentioned the report will only be concerned with ground inspections. No below ground inspections will be carried out without prior confirmation from the client that such works should be undertaken. This report is for the purposes of identifying the constraints of trees in relation to development and not a health and safety assessment of the trees. A cursory assessment of the trees health and condition will be recorded, but this is not to be taken as a detailed assessment of its structural condition, health, and management recommendations in relation to this. A separate tree inspection regime focusing on these aspects will need to be undertaken if this is required.

The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available during the inspection process. No checking of independent data will be undertaken, Andrew Day Arboricultural Consultancy will not be responsible for the recommendations within this report where essential data are not made available or are in accurate.

This report will remain valid for one year from the date of inspection but will become invalid if any tree works not recommend within the report are undertaken, soil levels around the trees are altered in any way and if any building works which were not disclosed during the inspection are undertaken. If extreme weather changes occur such as heavy winds, snow etc., the trees will need to be re-inspected to ensure their condition has not been affected or has altered from the initial inspection details obtained.

If any of the above occurs, then it is strongly recommended that a new tree inspection is carried out.

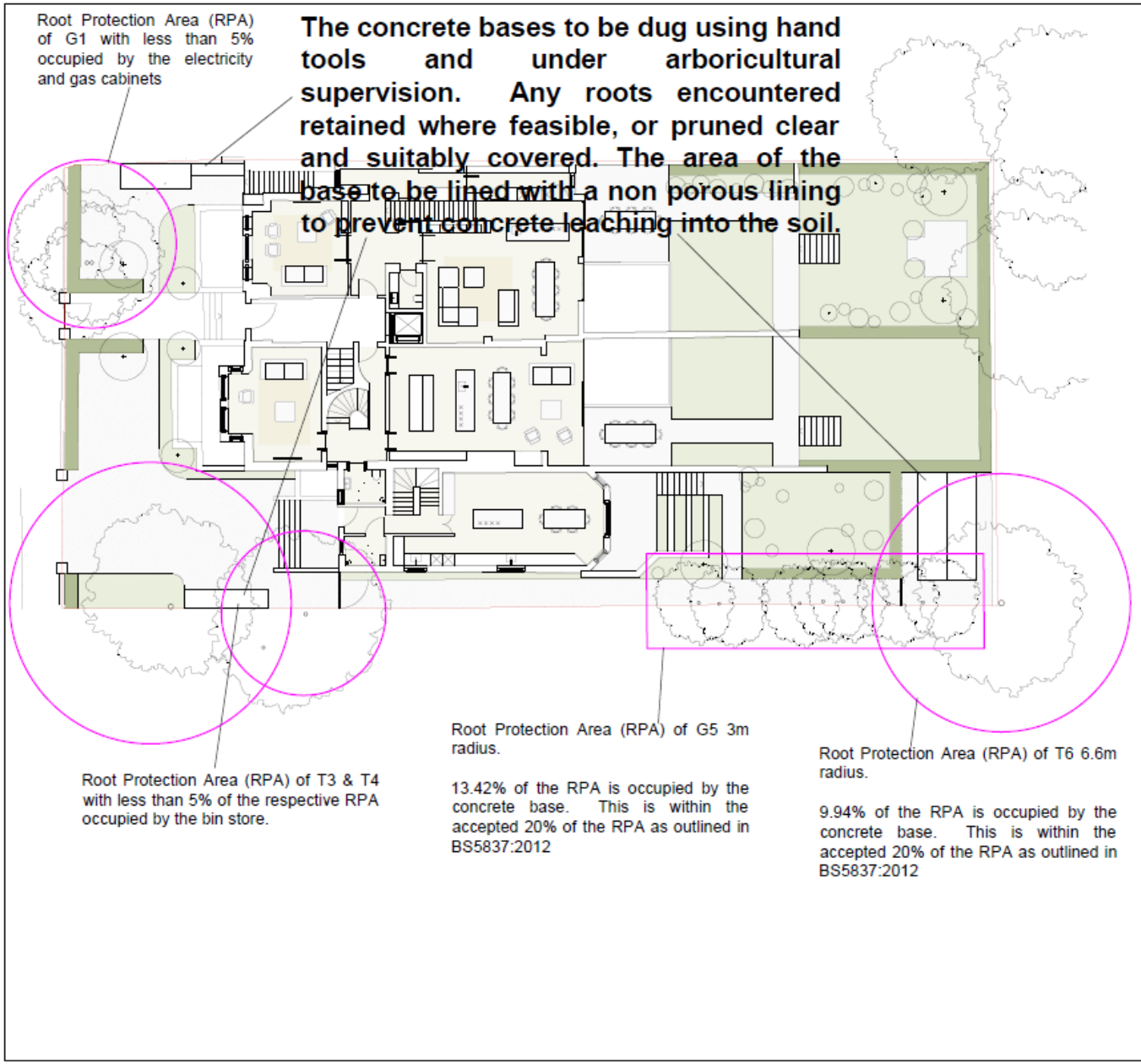
It will be appreciated, and deemed to be accepted by the client that the formulation of the recommendations for the management of the trees will be guided by the following:

1. The need to avoid reasonable foreseeable damage
2. The arboricultural considerations – Tree safety, good Arboricultural practise and aesthetics.

The client is deemed to have accepted the limitation placed on the recommendations by the sources quoted in the attached report. Where time constraints or the client limits sources, this may lead to an incomplete quantification of the risk.

TREE CONSTRAINTS PLAN

(Not to Scale. Please refer to separate A3 plan if scaling is required)



KEY

Please refer to the original tree report that accompanied the planning application for this site, for further details on the tree species, crown spread and other dimensions.

Root Protection Area (RPA) - Based on Simple Radius from Tree

TREE CONSTRAINTS PLAN

CLIENT: 2 Maresfield Ltd

PROJECT: 2 Maresfield Gardens, NW3

DATE: 1st June 2020

SCALE: 1:200 A3

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