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20<sup>th</sup> November 2020

John Grabowski  
29 Powlett Place,  
London  
NW1 8DR

Dear John

**29 Powlett Place, NW1 8DR – rear Sycamore tree**

Further to my inspection of Wednesday 11<sup>th</sup> November 2020, I wish to report as follows:

Please note all orientation is given as if facing the property and gardens from the front.

This report is based on BS 5837: 2012. Trees in Relation to Design, Demolition and Construction - Recommendations.

**1 Inspection**

There is a young vigorous unpruned Sycamore tree situated in the left side neighbours' rear garden.



*building surveys; party walls;  
tree reports arboricultural inspections &  
surveys*



Company registration number 6594560



This tree is around 7.1m from the existing rear extension and 3.4m from rear garden wall.

The tree height is 13m height with a diameter of around 40 cm.

The tree canopy extends to 4.6m to the South (closest to the house), 5m to the North, 4m to the East and 5m to the West.

The height of the tree canopy is 3.8m.

There is soil around the circumference of the tree with a patio laid on hardstanding concrete in the garden of No.29 laid around 3m from tree for the full width of the garden.

This is a Category B tree based on its location, species, distance from the houses and suitability for long term retention.

## **2 Proposed Works**

The proposed works comprise of the construction of a rear extension to a maximum of 6.45m from the tree and new patio excavated to a depth of 440mm and a length of 2.65m from the house with a maximum distance of 3.8m from the tree.

## **3 Possible impact of the proposed construction works on the Sycamore tree**

The root protection area for this tree is 4.8m in radius from the tree stem.

The presence of the existing patio means that there is an impeded rooting area on the South side of the tree, closest to the house. The edge and extent of the patio is 3m from the tree.



The existing patio is laid within around 6% of the root protection area.

The proposed patio is to extend 1 m into the root protection area following the lifting of the existing patio. The new patio will then be 3.8m from the tree. This is already made up ground and covered with the existing patio and sub base.

Item 5.3.1 b) in BS:5837 notes that if works are planned within the existing root protection area then mitigation measures can be used to improve the soil environment that is used by the tree for growth.

The new patio will encroach into the root protection area by a maximum of 3% of the total root protection area.

Beyond the new patio, the garden soil will be reinstated to increase the potential rooting area of the tree. There is a potential to therefore increase the favourable ground conditions for root growth by 3% of the root protection area.

The changes in ground level and disturbance to the above-mentioned rooting area is only to be carried out with hand tools under arboricultural supervision by a chartered arboriculturist.

The canopy of the tree on the South side close to the construction works extends to 4.6m from the house.

There will not be a requirement for tree branch pruning as the height of the tree canopy is 3.8m which is significantly higher than could be disturbed or damaged by the patio construction work.

The construction work at a distance of 6.45m from the tree will not impact on the above or below structure of the tree.

#### **4 Tree protection**

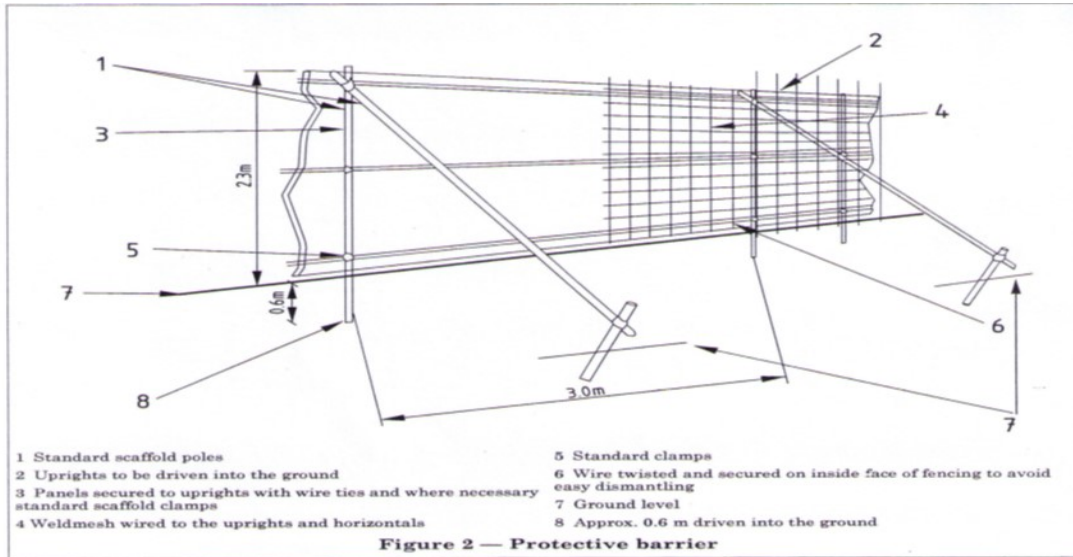
The root protection area beyond the new patio should be fenced off as an exclusion area with no construction work, stored materials or access for the duration of the works.



## 5 Arboricultural method statement

The following tree protection measures are to be implemented.

1. Fencing to form an exclusion zone will be erected at a distance of 3.8m from the tree stem to separate the construction area from the root protection area. The fencing must comply with the minimum standard of figures 2 and 3 of British Standard BS 5837:2012 Trees in relation to development – recommendations as shown below.
2. A sign shall be erected on the exclusion zone fencing stating that 'No access to this area is allowed for any construction activities, storing materials or machinery'.
3. Any tree roots to a maximum of 25mm in diameter, if required, may be pruned back, as per item 7.2.3 in BS:5837 allows (making a clean cut with secateurs or handsaw or similar). Any larger roots should only be cut under the direct supervision of a chartered arboriculturist.
4. The contractor is to inform the project manager of the need for arboricultural input with at least 5 working days' notice by email so that a written record is available to council officers if required.
5. The arboriculturist will provide written dated site notes detailing the work carried out in the root protection area and photographs by email to the project manager when attending site to provide a written & photographic record which will be available to council officers if required.
6. The reporting of the above required arboricultural input is to be the responsibility of the contractor and depending on the frequency of site inspections, the project manager/Architect.
7. No machinery or diggers are permitted within the tree root protection area.
8. The changes in ground level and disturbance within the rear most 1m section of the patio is only to be carried out with hand tools under arboricultural supervision by a chartered arboriculturist.



## **Figure 1 – tree protection fencing**

## **6 Statutory Constraints**

Checks should be made to confirm if the property is located in a Conservation Area and if there is a tree preservation order covering this tree.



No cutting of the tree may be carried out without written approval from the local authority planning department.

## **7 Conclusion**

There will be a minor encroachment into the tree root protection area.

However, there will also be an improvement to the tree root area with the removal of the existing patio.

This small scale encroachment is deemed acceptable as the remainder of the tree rooting area offers a good rooting environment in the soil of this and adjoining gardens.

There will be no disturbance to the tree branches due to the works.

The above method statement details the protection measures required to seek to ensure that there are no adverse effects upon the tree.

Please consider the above and if you wish to discuss further, please do contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Robin Howorth'.

Robin Howorth, MRICS MICFor  
**CHARTERED ARBORICULTURIST**  
**CHARTERED BUILDING SURVEYOR**