

## **TREE SURVEY, ARBORICULTURAL IMPACT ASSESSMENT AND TREE PROTECTION PLAN**

A report to accompany a planning application for the construction of a single storey garden room in the rear garden of 117 King Henrys Road, LONDON, NW3 3RB

**Report by Philip Walker**

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On the instructions of Mitzman Architects

*14<sup>th</sup> February 2020*

MDA reference M04



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## 1. Introduction

- 1.1 Martin Dobson Associates Ltd were instructed by Mitzman Architects on 13<sup>th</sup> September 2019 to carry out a survey of trees on or immediately adjacent to 117 King Henrys Road, LONDON, NW3 3RB. The purpose of the survey was to inform architects of potential tree-related constraints on the site and to provide advice on tree protection during the proposed construction of a single storey garden room to the rear of the property.
- 1.2 The British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides a framework for considering trees in the planning process. It gives guidance on categorising the qualities of trees in order to enable decisions to be made as to which trees are appropriate for retention within a development. It then advises on options for protecting trees to be retained during the development (at all stages including demolition, construction and hard landscaping), and the means of incorporating trees into the developed landscape. This report complies with the recommendations of BS5837.
- 1.3 An online search did not show that this property is within a Conservation Area. However, the protection status of trees should be verified independently prior to carrying out any tree works.
- 1.4 Three trees were surveyed; one of these is considered to be category A and of high value (T1 London plane) and two are regarded as being category C and of low value (T2 apple and T3 cherry).
- 1.5 In general category C trees should not be considered a material constraint to development. The proposed development requires the removal of the two category C trees (T2 apple and T3 cherry). It is proposed that these trees will be replaced by two new trees.
- 1.6 The retained tree will be protected during development. Details of tree protection are contained in this report.

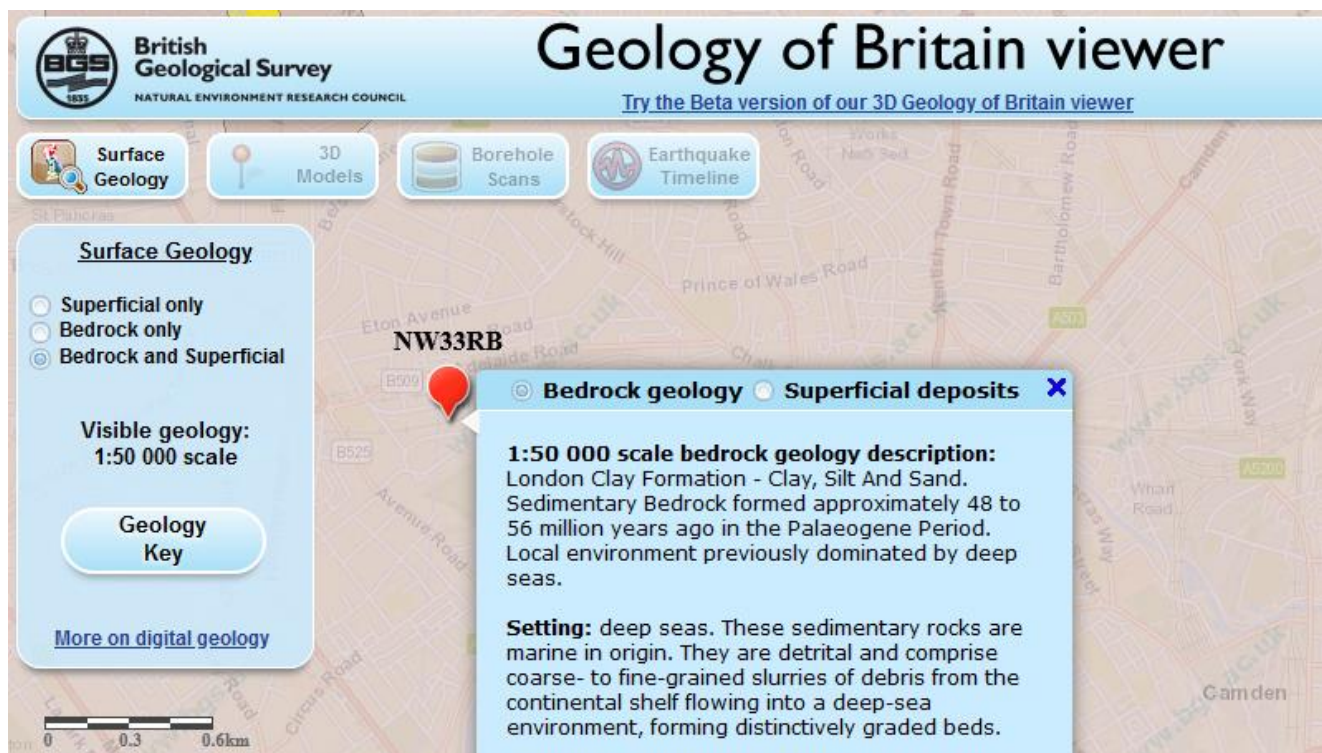
## 2. Tree survey

- 2.1 The tree survey was carried out by Philip Walker on 17<sup>th</sup> September 2020.
- 2.2 Appended at **MD1** is the tree survey schedule which provides details of the three trees present within or immediately adjacent to the property.
- 2.3 The site survey drawing appended at **MD2** shows the positions of the surveyed trees and gives a reasonable indication of their comparative branch spreads. The drawing has been colour coded as follows:
- |  |             |
|--|-------------|
| A trees (high quality and value, minimum 40 years useful life)               | LIGHT GREEN |
| B trees (moderate quality and value, minimum 20 years useful life)           | MID BLUE    |
| C trees (low quality and value, minimum 10 years useful life)                | GREY        |
| U trees (unsuitable or dead/dying/dangerous, less than 10 years useful life) | RED         |
- 2.4 It should be understood that no individual safety inspection has been carried out on any tree. Similarly, any suggestions for tree work should not be taken as a specification for tree works.
- 2.5 Adequate protection, both above and below ground, is essential for trees that are to be retained as part of a development. The British Standard BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* advises that there should be a root protection area (RPA) around trees which is kept free of construction activities by means of an exclusion zone enforced by protective fencing and/or ground protection. The RPA is calculated as the area equivalent to a circle with a radius of 12 times the trunk diameter at a height of 1.5 m above ground level. Based on the tree survey data root protection areas (and radial distances from the trunk to be protected) have been calculated and these are shown as magenta circles around the trees on the tree constraints plan at **MD2** and are tabulated at **MD3**.

### 3. Soil assessment

- 3.1 BS5837: 2012 advises that soil properties should be considered as part of a tree survey report. This is necessary because trees can cause damage to structures founded on soils that shrink and swell with changes in moisture content (principally clays). Such movement is exacerbated by the influence of trees and therefore if a shrinkable soil is suspected foundations should be designed to extend below the likely zone of seasonal moisture change.
- 3.2 The British Geological Survey 1: 50,000 scale map indicates that the underlying geology of the site is shrinkable London Clay Formation – Clay, Silt and Sand (Figure 1). Thus, foundations will need to be designed to take account of trees. If site specific investigations confirm shrinkable clay then foundations should be designed with reference to the National House Building Council's Standards Chapter 4.2 *Building near trees* or similar guidance.

**Figure 1.** British Geological Survey 1: 50,000 scale map showing that the site is underlain by the London Clay Formation – Clay, Silt and Sand





## **4. Arboricultural impact assessment**

- 4.1 The purpose of an arboricultural impact assessment (AIA) is to evaluate the direct and indirect effects of proposed development on trees and, where necessary, to consider appropriate mitigation. It should set out which, if any, trees are to be removed to facilitate the development and should consider the possible effects on retained trees of potentially damaging activities on the site (for example changes in ground level and installation of below ground services). Requirements for access around trees should be considered and potential conflicts identified, for example, where branches overhang the development area and may require pruning.
- 4.2 Mitigation for any issues identified should be proposed and addressed in the arboricultural method statement (AMS).

### ***Tree removals***

- 4.3 The proposed development requires the removal of two category C trees (T2 and T3). They will need to be removed to facilitate the construction of the proposed garden room. Their removal will have a negligible on wider public amenity but will reduce screening between the proposed development and the neighbouring property. For this reason, it is proposed that two new trees will be planted to replace those felled. The specific size and species of the replacement trees can be the subject of a planning condition if planning consent is granted.

### ***Tree pruning***

- 4.4 No pruning work is required to facilitate the proposed development as there is sufficient space between the proposed building and the retained tree to avoid conflicts. Whilst pruning of T1 is not considered necessary it is recommended that branches overhanging the garden should sensitively be cut back to the boundary ensuring that cuts are made to a suitable growth point. This will reduce drop of leaf litter and branch debris onto the roof structure. London planes are extremely tolerant of pruning and it is considered that the limited reduction will have no impact on the health of the tree.

### ***Tree protection***

- 4.5 The footprint of the proposed garden room is entirely within the RPA of T1. It is therefore proposed that the garden room will be constructed on a piled raft. This will avoid the need for a continuous trench for conventional footings and will create 'hit and miss' situation which will minimise root loss. The floor slab of the garden room will be constructed on the piles, above existing ground level, with removal of existing topsoil which does not exceed 100 mm. It is considered that sensitive construction will mean that there will be no material harm caused to the tree. To ensure that the soil and roots are not harmed during installation of the piles and floor slab the project consultant will attend during these sensitive procedures.
- 4.6 Space will be needed for construction workers to access the building area and therefore a part of the RPA of T1 will be protected by ground protection. The purpose of ground protection is to create a physical barrier between the soil and construction activities and to create a load-suspension platform to prevent compaction of the underlying soil. The remainder of the RPA is outside of the property boundary and separated by a 2 m brick wall and fence which will serve as a construction exclusion zone.

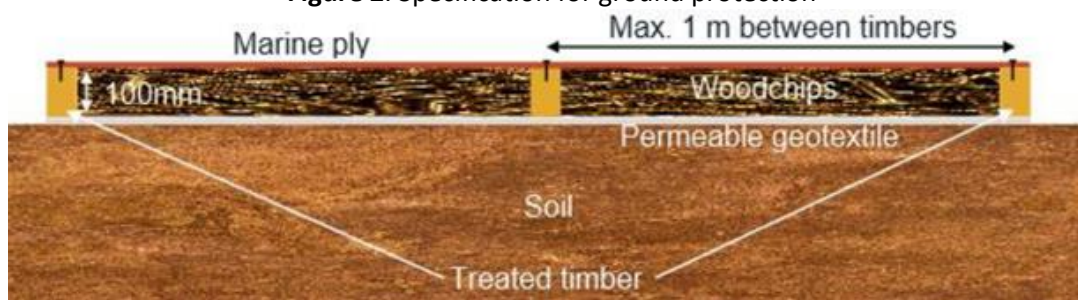
## 5. Arboricultural method statement and tree protection plan

- 5.1 Trees can very easily be damaged during construction activities through their branches being broken by construction traffic passing close to the canopy or by root severance during the digging of foundation or service trenches. The majority of roots are to be found in the upper 600 mm of soil and so even relatively shallow trenches can sever a significant number of roots growing across the direction of the trench. Similarly, the diameter of tree roots tapers sharply within a few metres of the trunk of a tree, so that what might seem to an uninitiated site worker to be an insignificant root (perhaps only a few centimetres in diameter) may actually be highly important.
- 5.2 Tree roots can also be damaged indirectly, often inadvertently, through soil compaction, which disrupts soil structure and can lead to root death through the development of anaerobic soil conditions. Spillage of toxic materials (e.g. oil or diesel) can also result in root damage and ultimately the death of a tree. Protection of the soil around trees by means of a construction exclusion zone (CEZ) is therefore vitally important in order to preserve roots undamaged.

### Fencing and ground protection

- 5.3 The existing boundary wall and fence will serve as protective fencing.
- 5.4 In order to allow access for construction workers around the development it is proposed that part of the RPA will be protected by ground protection. This area, shaded blue on the tree protection plan (**MD4**), will be covered by a permeable geotextile such as Terram. Onto this will be placed treated timber (100 mm x 80 mm) at spacings of no more than 1 m. The area between the timber bearers will be filled with a compressible material such as woodchips and will then be covered by 20 mm thick marine ply which will be screwed down onto the timber (Figures 2 and 3). The plywood may need to be coated with a non-slip paint.

**Figure 2.** Specification for ground protection



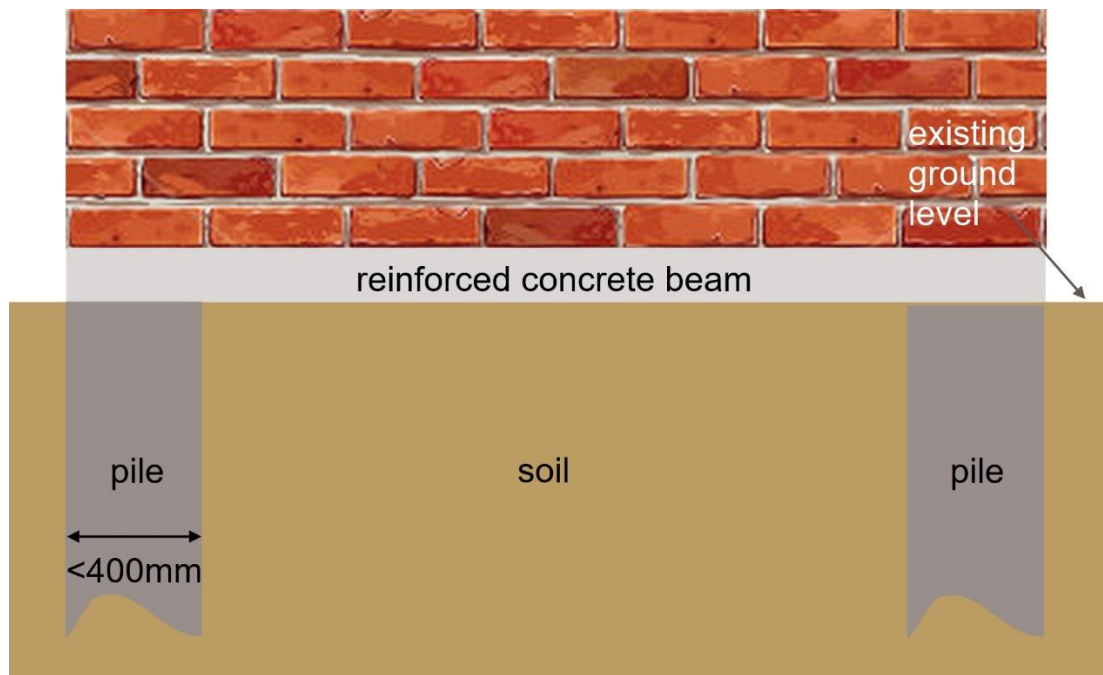
**Figure 3.** Plywood sheeting used as ground protection.



## Pile and beam foundations

5.5 Pile and beam foundations will be designed by a structural engineer but are intended to minimise ground disturbance and root severance by avoiding excavating a continuous trench (Figure 4). Piles will be installed by a mini piling rig and will not exceed 400 mm diameter. Concrete beams will be installed at depths of no more than 100 mm below existing ground level. The specific position of the piles will be determined by hand digging in the proposed pile location. If roots larger than 25 mm diameter are encountered the position of the pile will be moved.

**Figure 4.** Illustrative diagram to show pile and beam foundation construction.



## Arboricultural supervision

5.6 A project arboricultural consultant will be appointed to oversee tree protection for the duration of the construction works. The project arboriculturist will be consulted on any issues that may arise concerning trees and will visit the site as often as necessary to ensure that trees are protected and/or at the following key stages:

- Prior to contractors commencing works on site in order to meet with the site manager to ensure that the principles of tree protection are understood and the procedure, timescale and materials for installation of tree protection are agreed;
- Following installation of tree protection but prior to any works commencing on site to confirm that it is fit for purpose;
- During installation of piles and floor slab;
- At any time that there are potential conflicts with tree protection.

5.7 A pre-start meeting should be held on site with the project arboriculturist and the contractor's representative(s) so that the precise details of the schedule of works together with details of installation of tree protection can be agreed and personnel induction carried out. The site manager will be fully briefed on tree protection measures and procedures before any workers



or sub-contractors are permitted onto the site. Following induction, a copy of the Induction Sheet (**MD5**) will be provided to and be signed by the site manager in recognition of acceptance of their role in enforcing day to day tree protection.

- 5.8 All contractors involved in the project have a duty to comply with all the specified tree protection measures and all workers will be provided with induction by the site manager and be required to sign an Induction Sheet confirming they have understood the protection measures. Signed sheets will be kept on site for inspection.
- 5.9 No enabling works will take place until after the meeting has been held and tree protection has been installed, inspected and approved as fit for purpose.
- 5.10 Ground protection will not be removed under any circumstances during construction unless with the express approval of the local authority. If in any doubt the site manager must contact the nominated arboricultural consultant.

#### ***Burning of waste***

- 5.11 No fires will be lit on site within 3 m of root protection areas due to the danger of scorching of leaves and branches of overhanging trees.

#### ***Space for machinery, parking of vehicles, storage of materials and site huts***

- 5.12 All machinery required on site will operate outside of root protection areas or from the ground protection. Site accommodation, if required, will be located outside root protection areas.
- 5.13 Delivery vehicles will park on the road and materials will be unloaded by crane or delivered through the house. Storage of materials will be outside the root protection area of T1.

#### ***Services***

- 5.14 The proposed layout of incoming (water, gas and electricity) and outgoing (foul sewer) services is not yet established. Any excavation for installation of services will be at the front right corner of the garden building. If it is necessary for a trench to be dug through an RPA the trench will be hand dug and care will be taken to preserve all roots encountered which are larger than 25mm diameter.

#### ***Tree works***

- 5.15 The removal of T2 and T3 and the shortening back of branches of T1 will be undertaken as preliminary works and will be carried out by suitably qualified arboriculturists to the standards set out in BS3998: 2010 *Tree works – recommendations*.

#### ***Landscaping***

- 5.16 Once construction has demonstrably finished (to the satisfaction of the project arboriculturist) ground protection may be removed in order to allow final landscaping to be undertaken. Two replacement trees will be planted as part of landscaping works in a location to be determined at the time.

## **6. Conclusions**

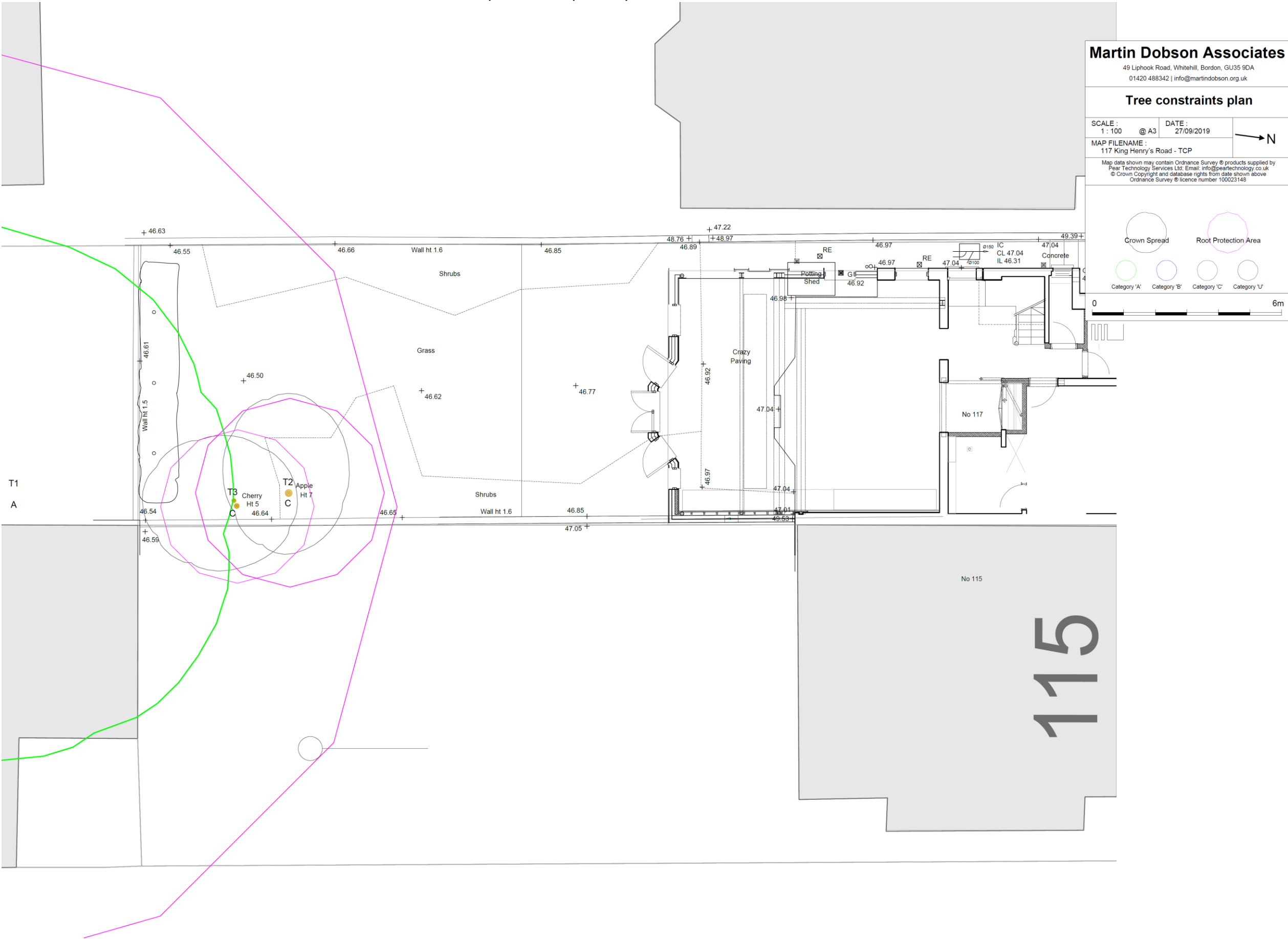
- 6.1 A BS5837: 2012 survey of three trees has been carried out at 117 King Henrys Road, LONDON, NW3 3RB. One tree (T1 London plane) is considered to be category A and of high value and the remaining two (T2 apple and T3 cherry) are considered to be category C and are of low value.
- 6.2 The proposed development requires the removal of two category C trees (T2 and T3).
- 6.3 The trees to be retained will be protected during development and methods for ensuring their protection have been described.
- 6.4 It is considered that the proposed development will pose no threat to trees to be retained and is sympathetic to the leafy character of the area.

**APPENDIX MD1**  
Tree survey schedule (BS5837: 2012)

Tree No.	Species	Height (m)	Trunk diameter (mm)	N (m)	E (m)	S (m)	W (m)	Height of crown clearance (m)	Age class	Physiological condition	Structural condition	Useful life	BS5867 Grade	Comments
T1	London plane	25	1250	8	5	10	7	7	Mature	Good	Good	>40 yrs	C	Measurements estimated
T2	Apple	8	250	3	2	2	2	2.5	Mature	Good	Fair	10 to 20 yrs	C	
T3	Cherry	7	244	2	3	2	2	2.5	Mature	Fair	Fair	10 to 20 yrs	C	One dead stem

APPENDIX MD2

Tree constraints plan (TCP) showing existing plot layout with tree numbers, BS5837: 2012 colour codes (A – Green, B – Blue, C – Grey, U - Red) and root protection areas (magenta circles). The plan has been provided separately as a PDF at a scale of 1: 100 @ A3.



### APPENDIX MD3

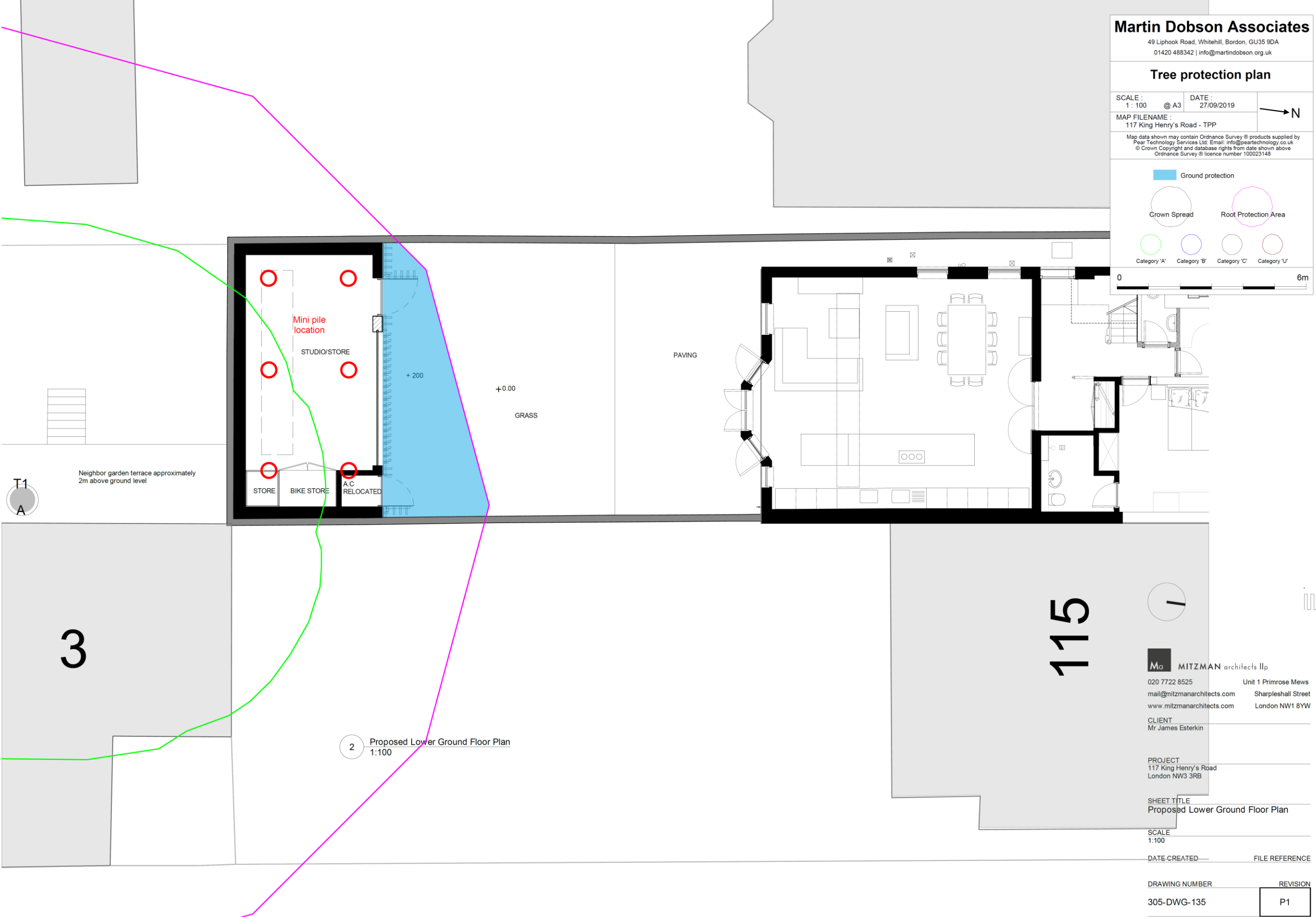
#### BS5837 schedule of root protection areas

Tree No.	Species	Trunk diameter (mm)	BS5837: 2012 Root protection area, RPA, (m <sup>2</sup> )	BS5837: 2012 Radial protection distance (m)
T1	London plane	1250	707.0	15.0
T2	Apple	250	28.3	3.0
T3	Cherry	244	26.9	2.9



APPENDIX MD4

Tree protection plan (TPP) showing retained trees, tree numbers and root protection areas (magenta circles). The location of ground protection is shown as blue shading and mini pile locations as red circles. The plan has been provided separately as a PDF at a scale of 1: 100 @ A3



## APPENDIX MD5

# TREE AWARENESS – SITE INDUCTION SHEET

SITE NAME: 117 King Henrys Road, LONDON, NW3 3RB

Trees are an important part of this development and all trees noted on the Tree Protection Plan are protected by planning conditions and by virtue of being in a Conservation Area. Trees must not be damaged in any way, including indirectly through compaction/contamination of soil, so that they can fully integrate into the finished project and stay healthy well into the future. All persons working on this site have a responsibility to be aware of trees and to abide by tree protection procedures.

### How can trees can be damaged?

*Above the ground* – contacts and impacts with branches and trunk (for example by machine operations: piling rigs, high-sided vehicles, crane use, fixings to trunk, unauthorised cutting back of branches). Make sure there is adequate clearance under the tree canopy and don't stray close to the trunk. Damage to bark allows infections to enter the tree.

*Below the ground* – roots spread out from the trunk horizontally at shallow depth and are therefore easily damaged. Vehicle and pedestrian movements and storage of materials on unprotected ground causes compaction, especially in wet weather, and must be avoided. Soil stripping during site clearance or landscaping is prohibited in root protection areas. The effects of root damage may take some time to become obvious, but can result in disfiguring dieback of leaves and branches, or even death.

### Tree protection procedures

Provided that the simple steps below are followed most tree protection is straightforward:

- Stay out of tree Construction Exclusion Zones (CEZs). These are the areas of ground surrounding retained trees that are protected by barriers and/or ground protection. If you need to go into a CEZ, you must first gain authorisation from the Site Manager.
- No construction activity of any description within CEZs, e.g. soil stripping, cement mixing, services installation, storage of materials etc.
- No fires within 20m of trunk of any retained tree.
- If authorised to work within a CEZ, for example, for installation of an above-ground no-dig driveway you must follow the procedures set out in the **Arboricultural Method Statement**.
- If damage occurs, you must inform the Site Manager who must, in turn, inform the project arboriculturist.

### Planning Authority enforcement action needs to be avoided:

- 'Breach of Conditions' notices can prevent a site from being signed-off.
- 'Temporary Stop Notices' halt site operations and result in associated high costs.
- Wilful damage/destruction of TPO/Conservation Area trees can result in company and/or individual prosecutions - fines can be anything up to £20,000 (County Court fines are unlimited). Remember that fines may apply to the person committing the offence as well as the site owner and main contractors!

I have received site induction in tree awareness and tree protection procedures

PRINT NAME

SIGN

DATE

## APPENDIX MD6

### Qualifications and Experience

Dr Martin Dobson has been engaged in research and advisory work on trees since graduating in 1986 with a BSc (Hons) Degree in Biology. Subsequent postgraduate research led to the award of a Doctor of Philosophy (DPhil) Degree in Tree Physiology in 1990.

Postgraduate studies began in 1986 at the University of Ulster and continued in 1987 at the Forestry Commission's Research Station in Hampshire and focussed on the influence of air pollution on trees. Upon completion of this research in 1989 Dr Dobson was employed by the Forestry Commission and worked in both the Tree Pathology and Environmental Research Branches. During the next six years he was responsible for Department of Environment research contracts focussing on air pollution, climate change, de-icing salt damage to trees, woodland establishment on landfills and tree root research. He has authored two books: *De-icing Salt Damage to Trees and Shrubs* and *The Potential for Woodland Establishment on Landfill Sites*. He concluded his time at the Forestry Commission as Project Manager for research into the interaction between trees, roots and clay soils which included laboratory investigations, testing of root barriers and a three-year field-scale monitoring programme investigating the influence of woodland and grassland on the moisture status of clay soils.

In 1995 Martin joined the Arboricultural Advisory and Information Service as a senior Arboricultural Advisor. The AAIS advised the (then) Department of the Environment on matters concerning amenity trees and was the principal source of technical advice and information to the arboricultural profession as well as landscape architects, engineers, the horticultural industry and private individuals. A large proportion of advisory work focussed on issues relating to tree diseases and interactions between trees and buildings.

In 1997 Martin started an arboricultural consultancy practice specialising in subsidence and tree root claims, planning and development, tree safety and disease diagnosis. He was a local authority retained consultant providing expertise on tree protection practice and legislation from 1999 - 2006 and has dealt with several thousand Tree Preservation Order and Conservation Area applications.

He has extensive experience as an Expert Witness in the High Court, County Court and Magistrates Court. Notable recent cases he has been involved in include *Robbins v London Borough of Bexley* and *Khan v London Borough of Harrow* and Kane.

From 1995 to 2011 he was an examiner for the Professional Diploma in Arboriculture for the Royal Forestry Society/ABC Awards and he is currently an assessor for the Arboricultural Association Registered Consultant scheme. He has been a guest lecturer for the Middlesex University Countryside Management MSc course and for Portsmouth University. Together with Dr Giles Biddle he has devised and teaches introductory and advanced courses on trees and subsidence and co-presents seminars on trees and climate change with Professor Andy Moffat for the Arboricultural Association.

In addition to over 30 publications in scientific and technical journals he is the author of *Arboriculture Research and Information Note 130/95/ARB Tree Root Systems*, and leading author of:

*Driveways Close to Trees*. Arboricultural Practice Note 1. AAIS, Farnham.

*Trees in Dispute*. Arboricultural Practice Note 3. AAIS, Farnham.

*Root Barriers and Building Subsidence*. Arboricultural Practice Note 4. AAIS, Farnham.

He is a Fellow and Registered Consultant of the Arboricultural Association and is a Member by examination of the Expert Witness Institute.