

Appendix B

Tree Assessment Report

HAVERSTOCK HILL

TREE CONSTRAINTS ASSESSMENT

In line with the BS5837 guidelines, 15 trees, were identified either within or directly adjacent to the proposed development area.

Surveyed trees within and directly adjacent to the site boundary include a mix of species, life stages and condition with BS5837 assessments including both Category B and C.

As shown on the Tree Constraints Plan at Appendix 2.0, the majority of trees included in the survey are located just beyond the western perimeter retaining wall and single story garage building, which are both now forming large cracks presumably as a result of tree root growth pressure from the surveyed trees in these locations. The largest area of damage was shown to be adjacent to T8, (Figures 1 and 2) which is very close to both structures.

Fig. 1 Damage to the retaining wall



Fig. 2 Damage to the garage structure



Based on previous trial dig excavations, the foundation depth of the retaining wall is considered to be around 800 mm, and whilst with roots were shown to penetration the site at this depth, the presence of the wall, garage building and the existing hard standing access road in this location, will have significantly impeded root spread onto the site.

Whilst access to the west of the retaining wall was not possible during the survey (due to third party land ownership behind locked gates and fencing), there was shown to be a level difference between the two sides, with the site side being significantly lower. This then going some way to explain why the wall and garage on the site side have been damaged. Although it should be noted that there may be additional reasons for this damage that are not considered within the remit of this report.

Other than potential onsite root spread and associated structural damage (as described above), the other significant constraint to the development of the site is from the notable overhang from a number of the trees in this location (Figure 3). Whilst clear of the existing building, they are shown to be overhanging the site by several meters and in some locations as low as two meters from the site ground level (Figure 4). Many of these trees though show a history of crown pruning and height reduction work, so lend themselves well to future pruning that would provide much improved site

clearance in line with arboricultural best practice, as set out within BS3998: Tree Work Recommendations.

The final trees included within the survey are two newly planted hornbeams within the pavement area of Haverstock Hill and an early mature false acacia which is already showing heavy phototropic growth away from the existing building, meaning any pruning work here to allow for scaffolding and construction space would be minimal.

Fig. 3 Off site tree overhang



Fig. 4 Onsite low overhang from off site trees



Limitations to the survey

As it was not possible to view the trees from the west of the retaining wall, it is not possible to comment on any damage or decay that may be present to any of the surveyed trees. It is therefore advisable to negotiate access to the site for such an inspection, as significant decay or damage to the base or lower stem areas of these trees could present a hazard to the development of the site.

Arboricultural Report JA Consulting July 2016

The previous arboricultural report undertaken for this site was by JA Consulting in July 2016. It is assumed, given the level of detail noted for T8 (T33 in the JA Consulting report), that access to the west of the retaining wall was granted at that time. Specifically, with reference to T8 (T33), the JA Consulting report stated the following:

"T33 has been highlighted as having stem and scaffold decay; it has been graded as U (or at best a low C grade tree) and highlighted for removal. However this tree is an offsite tree (Eton Place) and its removal is not a prerequisite of the proposal. It has also been recently heavily reduced and thereby decreasing the impact of the decay by reducing the wind sails of the canopy"

In terms of the recent Greengage survey, this tree from the site side, was shown to be in good health, so it is not clear as to whether the tree is recovering from the previously stated decay or not. Visually (from the site side) the tree presents as a Category B tree, however given the previous observations of the JA Consulting 2016 report, has been marked down as Category C. This does not though detract from the possibility that the tree may well still be in very poor and deteriorating condition, hence the need for a closer inspection via access to the western side of the retaining wall.

Tree Constraints
Plan showing
existing layout
against
BS5837:2012 tree
categories & Root
Protection Areas

BS5837 Categories
Canopy and stem colour denotes BS5837 category. Pink denotes Root Protection Area.

- Category A (Green)
- Category B (Blue)
- Category C (Green)
- Category U (Dark Red)

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining expectancy of at least 20 years.

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or a stem diameter below 150mm.

Category U
Trees 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.

Main site buildings (existing).



RPA Incursion

Where building foundation lines or subterranean barriers to root spread are known, the RPA can be modified to take account of these incursion.

Only modified RPA's that relate to the main building structure are shown as the depths of the adjacent retaining walls and existing other buildings are unknown. The extent of root spread onto the site in these locations would need to be determined through exploratory digs as described within the main report.

1	551531rSept20_TCPex_DV1.dwg	03/09/20
No.	Revision/Issue	Date

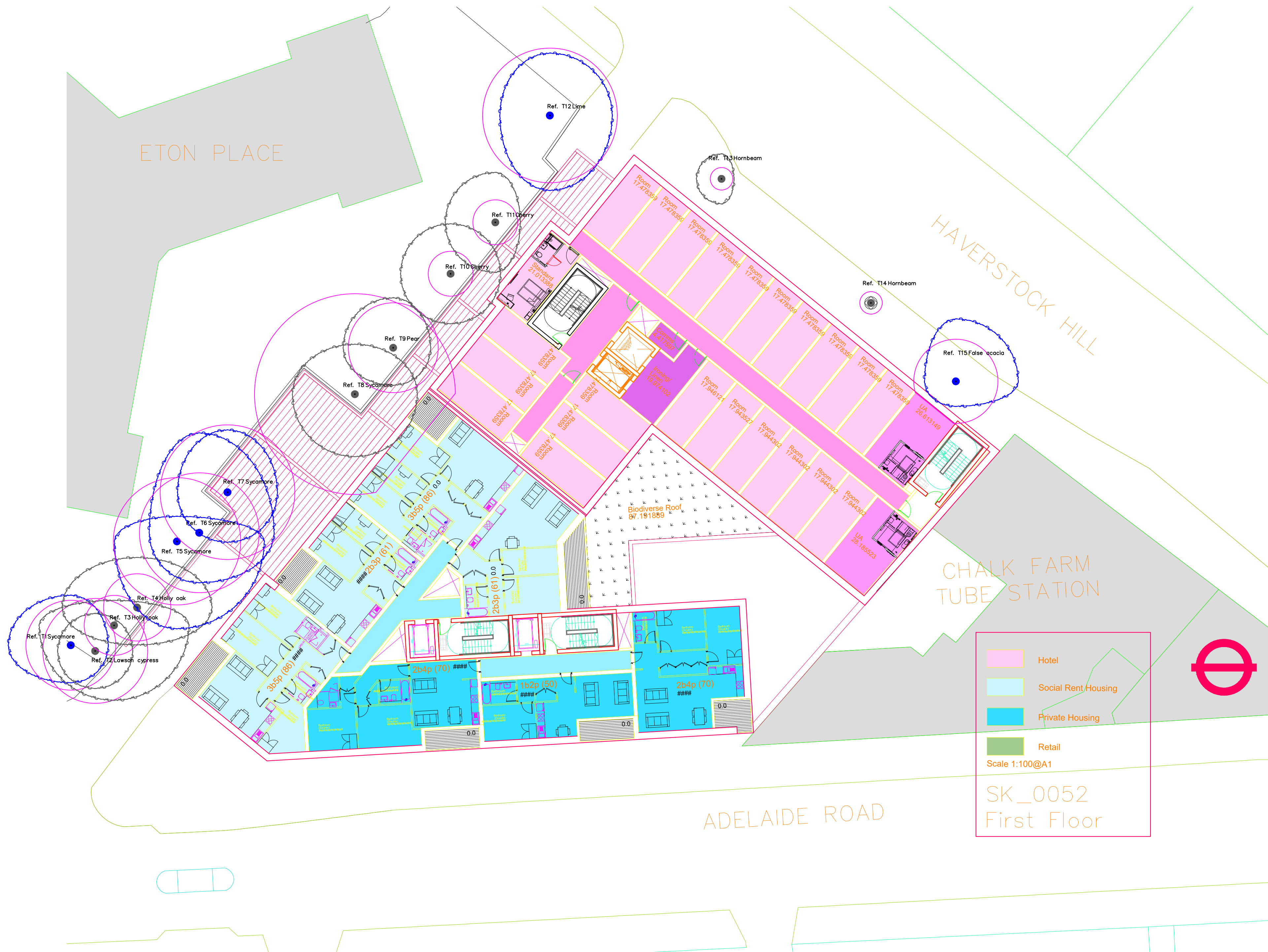
Greengage

9 Holyrood Street
SE1 2EL
Tel: 0203 544 4000

Project Name and Address
5-17 Haverstock Hill
LB Camden

Project Haverstock Hill	Sheet 1 of 1
Date 03/09/2020	
Scale 1:200 at A2	





Tree Constraints
Plan showing
proposed layout
against
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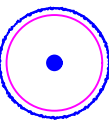
- Category A (Green)
- Category B (Blue)
- Category C (Green)
- Category U (Dark Red)

Category A



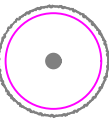
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category E



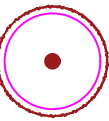
Trees of moderate quality with an estimated remaining expectancy of at least 20 years.

Category C



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Category L



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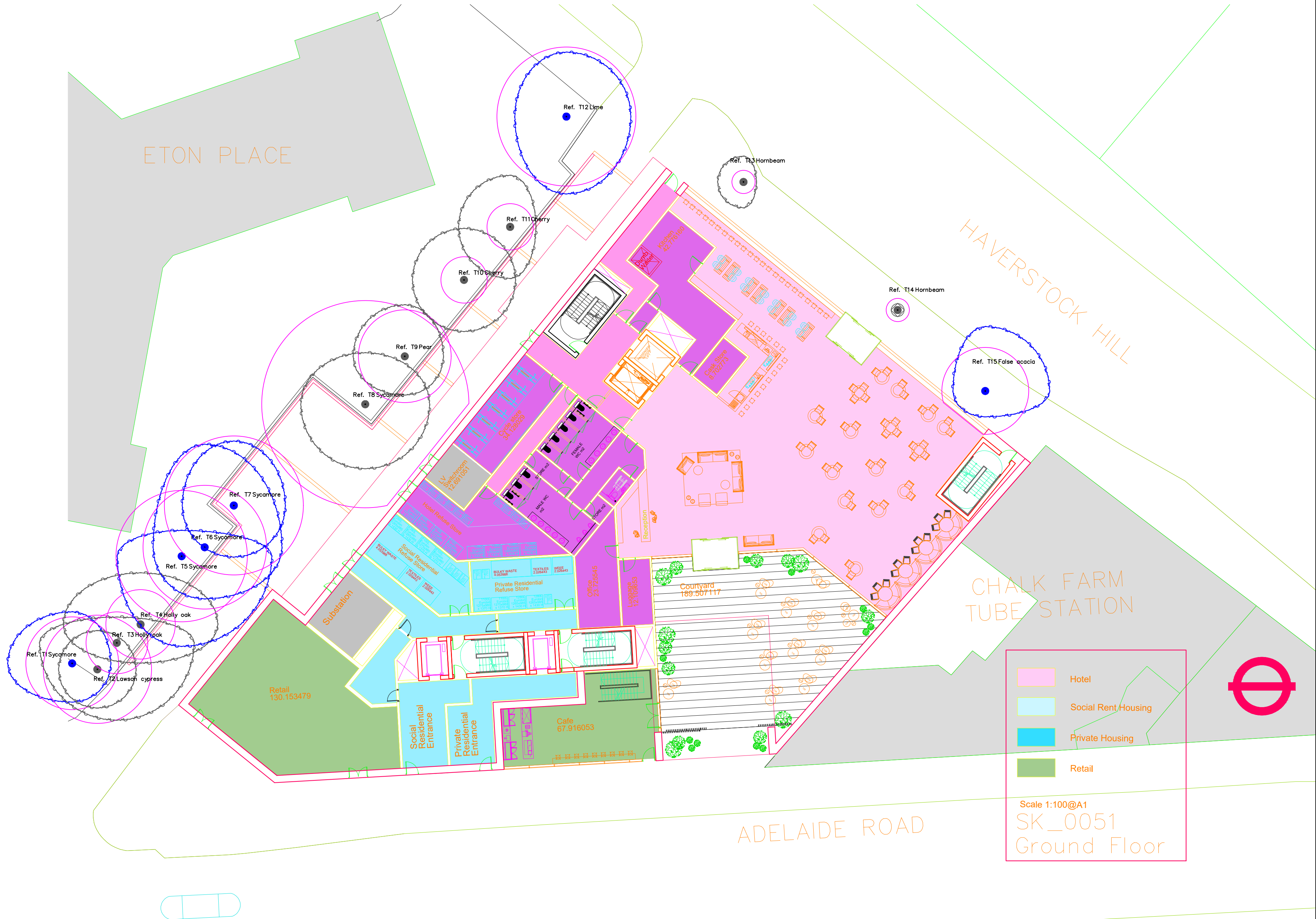
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