Arboricultural assessment & method statement

146-150 Royal College Street, Camden, London

David Cashman DipArb CUEW FArborA MICFor RCArborA

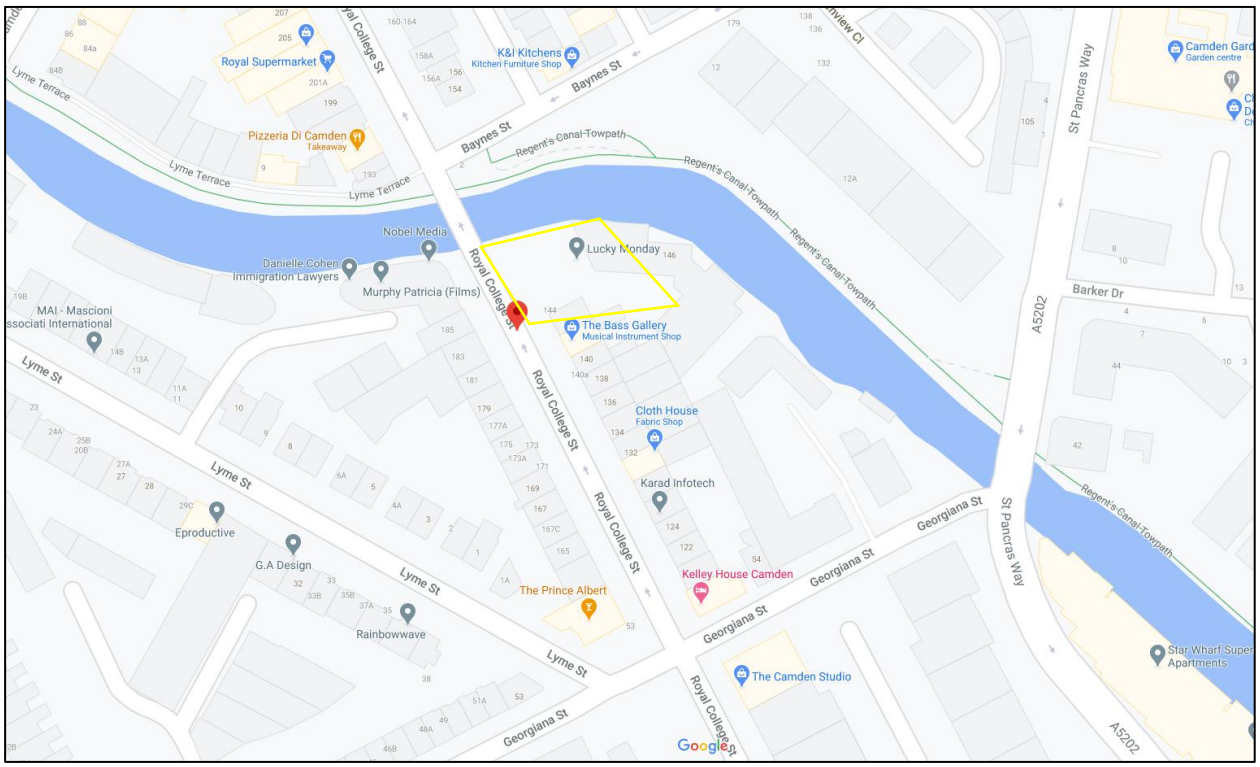
28th April 2021

19268-AA-3-DC

barrell
TREE CONSULTANCY

Site location and report purpose

Site location



This aerial image is supplied courtesy of Google. The yellow line shows the approximate site boundary and is illustrative only.

Report purpose

This arboricultural assessment report provides sufficient information for the Local Planning Authority (LPA) to consider the effect of the proposed development on local character from a tree perspective. It is fully compliant with the BS 5837 advice relating to the planning application stage of the process and it meets national standard planning application validation requirements.

More specifically, the development proposal is for a mixed-use development at 146-150 Royal College Street, Camden, London.

This report includes:

- A **Tree protection plan** illustrating tree locations, categories, the location of the proposed development.
- An **Arboricultural assessment** (section 1 of the report) providing an analysis of the tree issues to assist the LPA in assessing the impact on local character.
- An **Arboricultural method statement** (section 2 of the report).
- **Appendices** (**Appendix 1** – Background administrative information, and data collection; **Appendix 2** – Tree schedule and explanatory notes; and, **Appendix 3** – QR Codes for SGNs).
- A companion document to supplement the main report titled ***Manual for managing trees on development sites*** **(Version 3.0)**, which provides explanations of how retained trees will be managed on site in the form of Site Guidance Notes (SGNs) covering the relevant issues.

1: Arboricultural assessment

1.1 Table 1: Summary of trees affected and protected by the proposal

From my review of the constraints and the proposed layout, my assessment of the impact on trees, both during and after development.

	British Standard 5837 Category		
	A (High quality)	**B (Moderate quality)**	**C (Low quality)**
Remove	None	T2	G1
Prune	None	None	None
Protect using special precautions See Notes below	None	None	None
Post development considerations	None	None	None

T = Tree: G = Group

1.2 The impact of tree removals on local character

My assessment of the impact of tree removals on local character is as follows:

Trees (Group G1 and tree T2): Group G1 comprises of poor quality closely spaced trees and shrubs of mixed variety. Tree T2 is a borderline moderate quality birch. They can be seen from a public viewpoint but have little potential to improve into the longer term. The proposed new tree planting and landscaping will mitigate their loss and provide an enhancement in the medium to longer term.

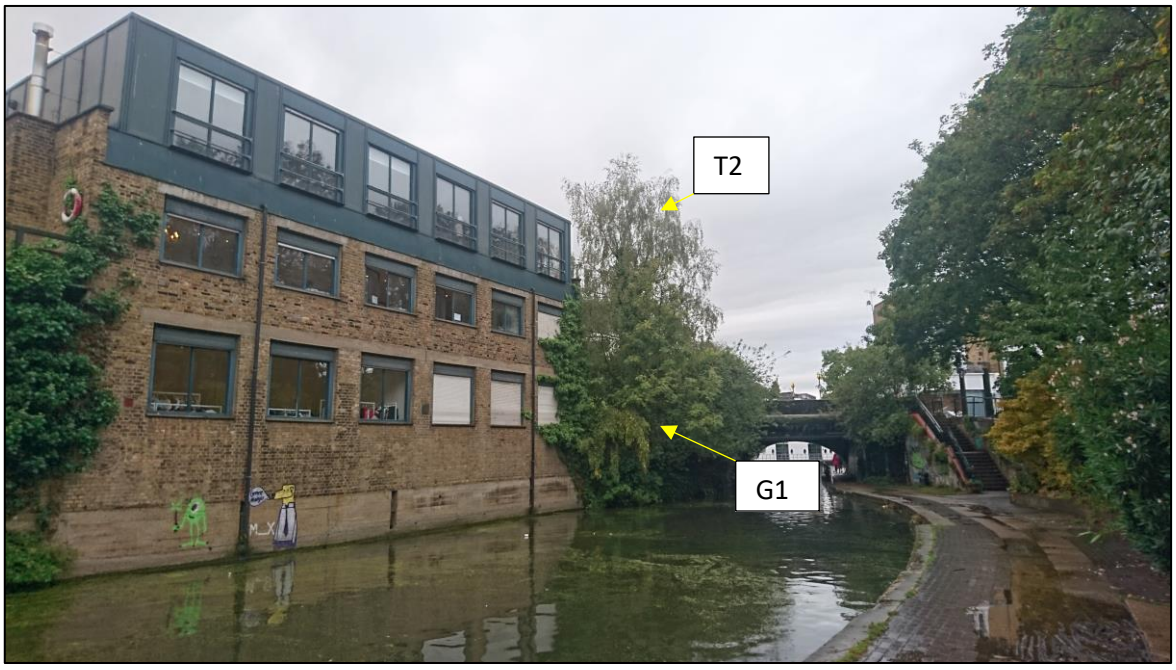


Photo 1: Showing group G1 and tree T2 viewed from the tow path. Tree T2 is a borderline moderate category birch and group G1 consists of low-quality ash, birch, cherry, and laurel. The trees are clearly visible from a public viewpoint but the existing trees on the opposite side of the canal will, to a degree, limit the impact of their loss. In addition, new tree planting and landscaping is proposed as part of the scheme which will have potential for longer term benefits.

Photo 2: A closer view of group G1 and tree T2. The general quality is poor with little potential to improve.

Photo 3: A closer view showing the poor form of group G1 growing close to the bank of the canal.

Photo 4: This shows an example of a dawn redwood (*Metasequoia glyptostroboides*) which was planted in front of Barrell Tree Consultancy's office in 2008. This species is particularly well suited to grow close to buildings due to its upright architectural form and light foliage. It can reach a height which can contribute to the wider amenity without creating an unreasonable relationship with the new building.

1.3 The impact of tree pruning on local character

No trees will be pruned because of this development and so there will be no impact on local character for that reason.

1.4 Post development considerations

My assessment is that there will be no adverse impacts on retained trees once the development is completed and occupied.

1.5 New tree planting to enhance local character

As part of the scheme, a comprehensive landscape design has been submitted by Gluckmansmith to include the new specimen dawn redwood as a direct replacement for tree T2. In addition, extensive new shrub planting to mitigate the removal of group G1 and provide a more sustainable and enhanced green strategy. All new trees will be specified and planted in accordance with the recommendations in BS 8545 (2014) *Trees: from nursery to independence in the landscape – Recommendations*.

1.6 Summary of impact on local character

This proposal will result in the loss of a small number of trees that are largely low category because of their poor condition or small size. There is space for tree planting and a comprehensive new landscape scheme is included as part of the proposal. This scheme, including the planting of a specimen dawn redwood, will significantly enhance the contribution of this site to local character and more than compensate for the loss of existing trees. The overall impact of the proposal on local character will be low and limited to the short term only. Indeed, the new sustainable planting proposals will increase the potential of the site to contribute to local character well beyond the short term.

For these reasons, I conclude that the proposed development would not cause an unacceptable or adverse impact on the wider amenity, and therefore the character and appearance of the area. Furthermore, it fully aligns with the broad guidance set out in the National Planning Policy Framework.

2: Arboricultural method statement

2.1 Site Guidance Notes (SGNs)

This section of the report identifies which trees on this site will be protected and managed, and by what means. This site-specific summary is supplemented by more detailed explanations and descriptions of specific operations set out in the accompanying *Manual for managing trees on development sites*. That document is a compilation of 12 individual SGNs addressing the following tree protection and management issues that regularly arise in the construction phase of development:

- SGN 1 *Monitoring tree protection* (https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn01?stage=Stage)
- SGN 2 *Fencing protected trees* (https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn02?stage=Stage)
- SGN 3 *Ground protection* (https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn03?stage=Stage)
- SGN 4 *Pollution control* (https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn04?stage=Stage)
- SGN 5 *Site cranes & piling rigs* (https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn05?stage=Stage)
- SGN 6 *Height restrictions* (https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn06?stage=Stage)
- SGN 7 *Excavating in RPAs* (https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn07?stage=Stage)
- SGN 8 *Removing surfacing and structures in RPAs* (https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn08?stage=Stage)
- SGN 9 *Installing/upgrading surfacing in RPAs* (https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn09?stage=Stage)
- SGN 10 *Installing structures in RPAs* (https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn10?stage=Stage)
- SGN 11 *Installing services in RPAs* (https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn11?stage=Stage)
- SGN 12 *Landscaping in RPAs* (https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn12?stage=Stage)

NOTE: Each individual SGN can be downloaded by using the links above and the QR Code links in Appendix 3.

2.2 Arboricultural supervision

An arboricultural consultant will be appointed to advise on the tree management for the site and to attend:

- a pre-commencement meeting before any work starts;
- regular supervision visits to oversee the agreed tree protection, as agreed at the pre-commencement meeting; and
- further supervision visits, as necessary, to oversee any unexpected works that could affect trees.

The detail of how the arboricultural supervision will be carried out is explained in SGN 1 *Monitoring tree protection* in the accompanying Manual.

2.4 Table 2: Summary of the site operations requiring arboricultural input

For this site, arboricultural input will be needed for the following operations:

Brief operation summary	Trees affected	Location of detailed explanations
Pre-commencement meeting: Meeting on site with all parties to agree protective measures, as described in SGN 1. Will be carried out before any significant site works begin.	All trees	SGN 1 *Monitoring tree protection*
Tree felling and pruning: Contractor will carry out agreed works as described in Appendix 2. Will be completed before any significant site works begin.	Fell trees **G1 & T2**	Appendix 2

The operations summarised in this table, and supplemented by the more detailed explanations set out in the SGNs and the rest of this document, form the arboricultural method statement for this site. The Site Manager will ensure that its details and any agreed amendments are known and understood by all site personnel. Copies of the agreed documents will be available on site. All personnel who could have an impact on trees will be briefed on the specific tree protection requirements as part of the site induction procedures. This requirement will be written into the site management documentation.

If unanticipated issues arise on site not referenced in the above explanations, further guidance on how to manage them can be found in the accompanying Manual.

Appendix 1: Background administrative information and data collection

A1.1 Table 3: Background administrative information

	Background administrative information
Report date & reference	28th April 2021; 19268-AA-3-DC
Tree protection plan reference	**19268-4**
Instructing client	Cumbrae Properties (1963) Ltd
Instructions	Visit the site, assess the relevant trees, prepare a schedule of their details, describe the impact of the proposal on those trees and identify the tree protection issues in an arboricultural method statement with a tree protection plan.
Provided documents	Topographical survey, drawing number '**1929_P_00_100 Rev A'** , received by email on 23rd April 2021, and layout drawing number '**1929_P_00_100 Rev A'**, received by email on 23rd April 2021.
Report author and credentials	Dave Cashman has taken and passed the LANTRA Professional Tree Inspection course (https://www.lantra.co.uk/awards/product/professional-tree-inspection), is a Chartered Forester (www.charteredforesters.org), and a Registered Consultant of the Arboricultural Association (www.trees.org.uk), and is fully qualified to undertake the assessments in this report (https://www.barrelltreecare.co.uk/who-we-are/).
Report limitations	• We have not checked if there is any statutory protection on the trees because this can delay the production of the report. If any tree works are proposed before a planning consent is given, then the possible existence of any statutory protection must be checked with the LPA. • This report does not consider ecological or archaeological issues, or any other matter beyond the assessment of the trees.
Technical references	In preparing the analysis in this report, we considered the guidance and advice in the following technical references: • Climate Change Act (2008) www.legislation.gov.uk/ukpga/2008/27/contents • Town and Country Planning Act 1990 www.legislation.gov.uk/ukpga/1990/8/contents • National Planning Policy Framework, published by the MHCLG www.gov.uk/government/publications/national-planning-policy-framework--2 • BS 5837 (2012) *Trees in relation to design, demolition and construction – Recommendations*, BSI www.shop.bsigroup.com/ • BS 8545 (2014) *Trees: from nursery to independence in the landscape – Recommendations*, www.shop.bsigroup.com/ • BS 3998 (2010) *Tree work – Recommendations*, BSI www.shop.bsigroup.com/ • *Trees in the Townscape: A Guide for Decision Makers*, published by the Trees & Design Action Group http://www.tdag.org.uk/ • *Trees in Hard Landscapes: A Guide for Delivery*, published by the Trees & Design Action Group www.tdag.org.uk/ • National Joint Utilities Group (2007) Volume 4, Issue 2: *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees* www.njug.org.uk/publications/

Appendix 1: Background administrative information and data collection

A1.2 Table 4: Data collection

	Data collection
Date of site visit	26th September 2019
People present during site visit	Alex Needs
Weather & visibility	Clear, still and dry, with average visibility
Limitations to observations	• The inspection of the trees for the purposes of assessing their condition and work requirements was made on the basis that they will be annually inspected in the future to identify any changes in condition and review the original recommendations. For these reasons, the tree assessment advice only remains valid for one year from the date that the trees were last inspected. • All observations were of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level. • Observations of trees outside the site boundaries are confined to what was visible from within the site. • All dimensions were estimated unless otherwise indicated.
Tree Preservation Orders (TPOs), Conservation Areas, and tree categorisation	TPOs cannot always be reliably interpreted from the documentation to identify which trees are protected, especially as time passes and site conditions change from when they were originally made. It is common for TPO plans to be inaccurate and schedules often become out of date as trees die or are removed. Frequently, trees deteriorate and, although they may be technically protected by the TPO, are in such poor condition or causing such unreasonable inconvenience that their suitability for retention becomes questionable. In a planning context, if poor trees are assessed as unsuitable for retention, then it would be inappropriate to show them as a material constraint in development planning. For these reasons, although TPOs do need to be considered, they do not form the primary basis for tree categorisation. Poor quality trees assessed as not worthy of retention will be shown as such, irrespective of whether they are protected or not. Similarly, good quality trees that are not protected will still be shown as material constraints. The same rationale will be applied to Conservation Areas.
Tree location and numbering	Each tree, and group, was inspected, and the numbering scheme is shown on the tree protection plan. Where important trees were found on site that were not included on the provided plan, their approximate positions and canopy extents are indicated on the plan.
Recording of tree data	For each identified tree, and group, the information collected was recorded on the tree schedule in Appendix 2 and the tree protection plan.
Compliance of data collection with BS 5837	The data collection is fully compliant with the advice in subsection 4.4.2 of BS 5837. When collecting this information, specific consideration was given to any low branches that may influence future use, age class, physiological condition, structural condition, and remaining contribution. Where appropriate, crown spreads were also noted where they differed from those shown on the provided land survey.
Calculation of RPAs	Following the recommendations in Table D1 of BS 5837, the diameter of each tree was rounded up to the next 2.5 cm increment, with the radius of a nominal circle and the resultant RPA taken directly from that table. This information is listed for each tree in the tree schedule in Appendix 2.

Appendix 2: Tree schedule and explanatory notes

NOTE: Colour annotation is A & B trees with green background; C & U trees with blue background; trees to be removed in red text.

Tree No	Species	Height (m)	Diameter (cm) @ 1.5m	Maturity	Low Branches	Category	Notes	Tree Works	RPA radius (m)	RPA area (m2)
All retained trees & hedges								Carry out safety check and lift over site to 3-4m as necessary.		
G1	Birch, ash, cherry, Portugal laurel	10	25	Maturing	-	C	On canal bank, unable to access base	Fell	3.0	28
T2	Birch	15	40	Maturing	-	B	On canal bank, unable to access base, ivy clad trunk	Fell	4.8	72

Appendix 2: Tree schedule and explanatory notes

Explanatory Notes

- **Abbreviations:**
  G: Group
  T: Tree

- **Botanical tree names:**

Ash	: *Fraxinus excelsior*
Birch	: *Betula pendula*
Cherry	: *Prunus* sp
Portugal laurel	: *Prunus lusitanica*

- **BS 5837 (2012) compliance:** All data has been collected based on the recommendations set out in subsection 4.4 of BS 5837.
- **Tree inspections and site limitations:** Each tree was subjected to a quick visual check level of inspection. Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. Climbing inspections are not carried out during this level of inspection and, if heavy ivy is present, tree condition is assessed from what can be seen from the ground. A separate note is recorded if further investigation may be required to clarify its status.
- **Crown spreads:** Crown spread dimensions are not listed in the tree schedule because they are illustrated on the land survey base to all the plans in this document. Where crown spreads of significant trees on site are found to deviate from those shown on the provided land survey, we have noted it in the text of the report and annotated it on our plans.
- **Dimensions:** All dimensions are estimated unless otherwise indicated with an asterix (*) after the figure.
- **Species:** Species identification is based on visual observations. Where there is some doubt over tree identity, sp is noted after the genus name to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted and not all the species present may be listed.
- **Height:** Height is estimated to provide a broad indication of the size of the tree.
- **Trunk diameter:** Trunk diameter is estimated or measured (with a diameter tape), at the discretion of the consultant, and recorded in 2.5cm increments as advised in BS 5837 Table D1. Estimates may be made where access is restricted, direct measurement is prevented because of ivy on the trunk, or the tree is assessed as low quality. The point of measurement and the adjustments for stem variations are as advised in Figure C1 of BS 5837.
- **Maturity:** In planning context, maturity provides a simplistic indication of a tree's ability to cope with change and its potential for further growth. For the purposes of this report, young indicates a potential to significantly increase in size and a high ability to cope with change, maturing indicates some potential to increase in size and a medium ability to cope with change, and mature indicates little potential to increase in size and limited ability to cope with change.
- **Low branches:** Any low branches that would not be feasible for removal during normal management and should be considered as a design constraint are noted here and explained in the notes.
- **Category:** Our assessment automatically considered tree physiological/structural condition (BS 5837, 4.4.2.5h), and so these are not listed separately in the schedule. Additionally, the category accounts for the remaining contribution (BS 5837, 4.4.2.5i) as greater than 40 years for A trees, greater than 20 years for B trees, at least 10 years for C trees and less than 10 years for U trees, so this is also not listed separately in the schedule. Category A, B and C trees are automatically listed as sub-category 1 unless otherwise stated.
- **Notes:** Only relevant features relating to physiological or structural condition and low branches that may help clarify the categorisation are recorded. If there are no notes, then the presumption should be that no relevant features were observed.
- **Tree works:** The recommended tree works are based on the quick visual check level of inspection and only intended to address significant hazards identified during that inspection. The following points should also be considered before carrying out any works:
  1. **Reporting during work operations:** In the context of the preliminary nature of the tree inspection, any defects that may affect tree safety discovered by the contractor when carrying out the work recommendations should be reported to the supervising officer. Modification to the schedule of works may be required because of these reports. The contractor should be specifically instructed on this point.

2. **Implementation of works:** All tree works should be carried out to BS 3998 *Recommendations for Tree Work* as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire GL10 3DL; phone 01242 522152; website www.trees.org.uk.
3. **Statutory wildlife obligations:** The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.
4. **Stumps:** Stumps to be removed within the RPAs of retained trees should be ground out with a stump grinder to minimise any disturbance unless otherwise authorised by the supervising officer.

- **Future tree safety inspections:** Due to the time that may elapse between the original survey and the start of development, all trees should be re-inspected as part of the standard risk management process before any works start on site. Our assessment of the trees was carried out on the basis that a re-inspection would be carried out within a year of the assessment visit and our advice on tree condition must be reviewed annually from the date of that visit.

Appendix 3: QR Codes for SGNs (Scan with reader to download)

SGN 1 *Monitoring tree protection*	SGN 2 *Fencing protected trees*	SGN 3 *Ground protection*
SGN 4 *Pollution control*	SGN 5 *Site cranes & piling rigs*	SGN 6 *Height restrictions*
SGN 7 *Excavating in RPAs*	SGN 8 *Removing surfacing and structures in RPAs*	SGN 9 *Installing/upgrading surfacing in RPAs*
SGN 10 *Installing structures in RPAs*	SGN 11 *Installing services in RPAs*	SGN 12 *Landscaping in RPAs*

barrell
TREE CONSULTANCY

Field House Fordingbridge Business Park Fordingbridge Hampshire SP6 1BD
☎ 01425 651470 ✉ info@barrelltreecare.co.uk www.barrelltreecare.co.uk