

LAND TO THE REAR OF
2 & 4 SHOOT-UP HILL
CAMDEN
LONDON

ARBORICULTURAL
IMPACT
ASSESSMENT



for

NOTTING HILL
GENESIS

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1. Executive Summary

- 1.1. The site is formed of the land to the rear of 2-4 Shoot-Up Hill and has a site area of approximately 0.028 hectares. The development site is comprised of the existing single-storey garage and car repair workshop, facing Maygrove Road, the eastern portion of unused garden space for 04 Shoot-Up Hill and a small section of 02 Shoot up Hill's existing garden (both properties are owned by Notting Hill Genesis). Tree cover is predominately self-seeded low-quality individuals with limited landscape value. The proposed development comprises a four-storey residential block of dwellings.
- 1.2. This impact assessment is intended to evaluate the direct and indirect effects of the proposed design on the trees on site, and where necessary recommends mitigation.
- 1.3. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 1.4. All of the trees proposed for removal are in the lower two categories, C and U, and are not of a quality that should represent any constraint to development.
- 1.5. Number of trees to be removed as a direct result of the current design (see section 4 for details):

BS Category	Number of individual trees	Tree Groups
U	~	~
A	~	~
B	~	~
C	7	~

- 1.6. Replacement trees are proposed on the site frontage to mitigate for the loss of the lime pollards.
- 1.7. The relationship between the proposed development and trees is sustainable and does not result in any situations which may result in unreasonable pressure to prune requests from future occupants.
- 1.8. The Arboricultural Method Statement (AMS) has been compiled in conjunction with the Tree Protection Plan (TPP) for the purpose of feasibility and planning, as per Figure 1 of BS5837:2012. These detail any mitigation which will be necessary to ensure the protection of retained trees throughout the development.

2. Introduction

- 2.1. ACD Environmental was instructed in January 2021 to prepare the following impact assessment by Notting Hill Genesis.
- 2.2. This report is based on the recommendations given in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 2.3. Data is extracted from, and reference should be made to, the tree survey which preceded this report. (ACD Ref: GEN22015tr)
- 2.4. This assessment is based upon the supplied layout drawing, reference 956-P-1000 Proposed Site Plan.
- 2.5. Reference should be made to the Arboricultural Method Statement (GEN22015ams) and Tree Protection Plan (GEN22015-03)
- 2.6. The controlling authority is Camden Council, who can be contacted at:

Planning, Camden Council, Camden Town Hall, London, WC1H 8ND. (020) 79744444

3. Arboricultural Impact Assessment

- 3.1. The site is formed of the land to the rear of 2-4 Shoot-Up Hill and has a site area of approximately 0.028 hectares. The development site is comprised of the existing single-storey garage and car repair workshop, facing Maygrove Road, the eastern portion of unused garden space for 04 Shoot-Up Hill and a small section of 02 Shoot up Hill's existing garden (both properties are owned by Notting Hill Genesis). The proposed development comprises a four-storey residential block of dwellings.
- 3.2. This impact assessment is intended to evaluate the direct and indirect impacts on the trees on the site in relation to the proposed development. Where appropriate mitigation is proposed, with details given of any issues to be addressed by the arboricultural method statement to ensure the development is acceptable in arboricultural terms.
- 3.3. Any potentially damaging activities proposed in the vicinity of retained trees are identified, such that mitigation to significantly reduce or avoid this impact can be detailed in the Arboricultural Method Statement and Tree Protection Plan as recommended in BS5837:2012 section 5.4.2.
- 3.4. The tree survey for the site is at Appendix 2 of the Tree Report for the site ACD reference GEN22015tr.
- 3.5. Those trees which are to be removed are shown with a red dashed canopy outline, and a dashed emblem around the trunk on the Tree Protection Plan ACD reference GEN22015-03.

3.6. Evaluation of impact of proposed tree losses

Table 1: Trees to be removed as a direct consequence of development.

BS Category	Number of individual trees	Tree Groups
U	~	~
A	~	~
B	~	~
C	7	~

- 3.6.1. Those trees which are to be removed are shown with a red dashed canopy outline, and a dashed emblem around the trunk on the Tree Protection Plan ACD reference GEN22015-03.
- 3.6.2. All the trees proposed for removal are in the two lower categories (C & U) and as such it is judged that they are not of a quality that should present any constraint to development of the site.
- 3.6.3. The existing lime trees on the site frontage are to be removed to facilitate the construction work required on the property front. The removal of these trees will be mitigated for with the planting of three replacement trees to emulate the existing tree line.

- 3.6.4. These trees are consistent with having been planted as part of the historic landscaping for the current site layout or they are self-seeded given the lack of on-site management, and their value is specific to that context. Given the comprehensive redevelopment of the site, it is judged that the trees are not of a quality that should compromise the design layout.
- 3.6.5. In terms of the effects of the tree loss required to implement the design, the trees to be removed are located well within the interior of the site and are all unremarkable trees of very limited merit. Therefore, it is reasoned that their removal will not have any significant adverse impact on the surrounding area. Any impact and loss of amenity which may be felt locally will only be short term.
- 3.6.6. In relation to the conception and design of development proposals, BS5837:2012 section 5.1.1 states: The constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognised that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.
- 3.6.7. It is therefore deemed acceptable to remove the listed trees and, as part of the detailed landscape design for the scheme, include suitable and sustainable replacements as and where appropriate.

3.7. **Trees to be pruned**

- 3.7.1. No pruning works are required to implement the development, and tree surgery works are not anticipated (excluding tree removals). Should any become necessary it should comply with BS3998:2010 Tree Work or more recently accepted arboricultural good practice, and be approved by Camden Council prior to any commencement.

3.8. **Demolition**

- 3.8.1. To ensure damage does not occur to trees highlighted for retention, tree protection fencing must be installed prior to any plant machinery entering site whatsoever. This should be subject to a pre-commencement site meeting between the developer, their project arboriculturist and a representative from the Local Authority. No special demolition procedures need be observed on this site, other than respecting the tree protection fencing.

3.9. Shade and future pressure to prune

3.9.1. The site layout has been assessed in terms of shading and future pressure to prune. Given the orientation of the site, and the relationship between the proposed buildings and the retained trees, the juxtaposition is viable for long-term tree retention, and it is considered that shading by trees is unlikely to be a concern to future residents. The lime tree on the site frontage have been cyclically managed as street trees and should continue to be so.

3.10. Services

3.10.1. It is fundamental to tree protection that infrastructure design is sensitively approached, as trenching close to trees may damage roots and affect tree health and stability. Details of services have not been provided at the time of writing. The Tree Protection Plan, showing the constraints posed by retained trees will be passed to the infrastructure engineers to inform their design, ensuring that all services avoid areas of potential conflict. As per BS5837:2012 Figure 1, once further details become available as part of the detailed/technical design for the site, the TPP and AMS will be revised to incorporate these details for services for inclusion in the Tender documentation.

3.11. Levels and Landscaping

3.11.1. Full details of any changes in ground levels on site remain to be finalised. Any alterations to levels close to trees may damage roots and affect tree health and stability. Unless no-dig methodology is proposed for installation of surfaces within RPAs the original levels in these areas must be noted, retained, and integrated into the engineering design of the site. Landscaping operations within the RPAs of retained trees must be carried out in a sensitive manner and be subject to a detailed method statement and arboricultural supervision.

4. Conclusion & Recommendations

- 4.1. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Adequate protection can be provided to ensure all retained trees are protected throughout the development.
- 4.2. Any comments and recommendations made in section 3 should be noted and due consideration be given to the phasing and operational impact (and viability) of special construction techniques.
- 4.3. The Arboricultural Method Statement (GEN22015ams) has been compiled in conjunction with the Tree Protection Plan (GEN22015-03) for the purpose of feasibility and planning, as per Figure 1 of BS5837:2012. Once further engineering details become available as part of the detailed/technical design for the site, the TPP and AMS will be revised to incorporate these for inclusion in the Tender documentation.
- 4.4. The AMS includes details of all tree protection measures discussed within this report and provision for site supervision, monitoring and reporting throughout the development.
- 4.5. Any fencing and other tree protection measures should be erected after tree surgery but before any demolition or construction contractor enter the site, and before any soil stripping takes place. It is recommended that protection measures are monitored during the development process by a representative of ACD or an alternative consultant acceptable to the LPA, who should be responsible to both the developer and the LPA for the enforcement of the protection as agreed by both parties.
- 4.6. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within areas to be protected and the protective fencing must remain in position for the duration of the construction process.
- 4.7. Surgery may also be required in order to allow trees to be retained close to structures, to allow access for construction or future site traffic, or in the interests of the future health and safety of the trees and users of the site. Detailed recommendations for surgery should be provided prior to site commencement. All surgery should comply with BS3998:2010 or more recently accepted arboricultural good practice.

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26 May 2021

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