David Clarke Chartered Landscape Architect and Consultant Arboriculturist Limited

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ARBORICULTUAL REPORT:

Arboricultural Method Statement

and

Tree Protection Plan (TPP/LLRWHL/010 A)

In relation to a Planning Approval (Plan Ref: 2017/6480/P)

at:

Land at Liddell Road,
West Hampstead, London

Compiled by:
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1.0 Instruction

1.1 Brief

I have been instructed by my client – West Hampstead Ltd - to provide an Arboricultural Method Statement in relation to the Discharge of Conditions 11 and 18 (as set out below) for a Planning Approval (Plan Ref: 2017/6480/P):

- Condition 11

  `*Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab), details demonstrating how trees shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction.'*

- Condition 18

  `*Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Local Planning Authority prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab). The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved'.*

1.2 The proposed development (Blocks A-C) will be located outside the RPAs of retained trees within this report. Additionally all service runs will be located outside the RPAs of trees to be retained. Therefore no specialised construction techniques are required for these elements in relation to the protection of trees. However relevant methodologies and specifications in relation to the protection and retention of trees are set out within the Arboricultural Method Statement. These should be read in conjunction with the Arboricultural Survey (Appendix A). This has been updated from the survey undertaken for the original Planning Application. The same tree numbers have been used to ensure consistency with the original application. Tree Protection Plan (TPP/LLRWHL/010 A) shows the position of trees and protection measure and the position of welfare buildings and how the site will operate during the site development. The requirement to carry out the development in accordance with the approved details will be enacted by a relevant contractor appointed by the site owner. It is noted that since the original survey 2 no. trees (Birch T025 and T033) are recommended for removal regardless of the site development.

These are predominately dead trees. They are outside the development boundary and their future management will therefore be undertaken by the tree owner. Also 1 no. tree (Acacia TA) will need to be removed to implement the approved development. This is a small self-set tree which has established since the original Planning Approval was granted.

2.0 Introduction

2.1 Qualifications and Experience

2.1.1 My name is David Clarke, I gained a Bachelor of Science Honours Degree in Landscape Management from Reading University in 1993 and I am a Chartered Landscape Architect and Chartered Member of the Chartered Landscape Institute (1998). I hold the Professional Diploma in Arboriculture (RFS) (2012) and I am a Professional Member of the Arboricultural Association. I have 30 years' experience of working in both the private and public sector in relation to arboricultural and landscape issues.

Photograph A – Looking along Maygrove Road showing trees on the bank to the south of the site.

Photograph B – Looking towards the site from the adjacent Peace Park.

2.2 Scope of this Report

2.2.1 The Arboricultural Method Statement and Tree Protection Plan (TPP/LLRWHL/010 A) form the Arboricultural Report which sets out information to support the Discharge of Conditions 11 and 18 of this Planning Approval.

2.2.2 The report is based on the Arboricultural Survey undertaken for the original Planning Application and updated as required. Trees shown to be removed within the site under the current Planning Approval have now been removed and are therefore not included within the updated survey. The updated surveys of the site were undertaken by myself in July 2020 and August 2021 in preparation for the development of the site. These Arboricultural Surveys follow guidance set out in BS BS5837: 2012 `Trees in relation to design, demolition and construction. Recommendations.' Trees are shown on Tree Protection Plan (TPP/LLRWHL/010 A).

2.3 Relevant Background Information

2.3.1 Planning Approval (Plan Ref: 2017/6480/P) forming the basis of this report was granted permission with conditions on 16th January 2018.

2.3.2 It is understood that none of the trees within this report are protected by a Tree Preservation Order (TPO). As set out within the mapping service provided by The London Borough of Camden the site is not located within a Conservation Area. It is recommended that this information on protected trees be confirmed by anyone proposing to undertake any (future) works to trees – both inside and outside the site. This should be undertaken in writing with the Local Planning Authority (LPA) before proceeding with any tree works unless works within this report are agreed as part of the Discharge of Conditions.

2.3.3 Root Protection Areas (RPAs) are a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. The shape of the RPA and its exact location will depend upon arboricultural considerations but the area will normally be represented on a plan as a circle. Pre-existing site conditions or other factors may indicate that rooting has occurred asymmetrically. These are set out as Construction Exclusion Zones and have been calculated as part of the Arboricultural Survey.

2.3.4 Where incursion within an RPA is unavoidable proposals may impinge on RPAs but these should be minimal and specialised construction techniques should be considered to reduce the impact of development. The proposals will relate specifically to the site conditions and each individual tree and its category within the BS 5837 grading system.

2.4 Documents and Information Provided

2.4.1 All layout plans within this report are based upon drawings supplied by Broadway Malyan Architects.

2.4.2 This document has been prepared in accordance with guidance set out in British Standard BS 5837: 2012 `Trees in relation to design, demolition and construction. Recommendations' (BS 5837:2012).

Photograph C – Looking west through the site. Trees along Maygrove Road are to the south (left).

3.0 Retained Trees in Relation to the Approved Development including Assessment of Distribution of Roots of Trees

3.1 The site was a former Industrial Estate which has been developed under Phase 1 for a Secondary School. Phase 2 – to which this report refers – is a mixed-use redevelopment involving the construction of three new buildings: Block A will provide mixed commercial use (Class B1) and Blocks B and C will provide 106 mixed tenure residential units (Class C3) and associated public realm landscaping works. The area that forms Blocks A-C retains some of the ground treatments associated with its previous use. These include areas of concrete – see Photograph C.

3.2 As set out above the RPAs have been calculated as part of the Arboricultural Survey. The shape of the RPA and its exact location will depend upon arboricultural considerations but the area will normally be represented on a plan as a circle. Pre-existing site conditions – such as building footprints, retaining walls, hard surfacing and changes in levels - or other factors may indicate that rooting has occurred asymmetrically.

3.3 With regard to the retained trees within this report there are potential restrictions on their root activity though:

- Retaining walls to the site boundary along Maygrove Road;
- Level changes within and adjacent to the site;
- The surfacing within the area and the previous use of the site.

3.4 Trees along Maygrove Road (T002-T038 and T135-T139

Trees here are either growing on a relatively steep bank between the site boundary and the footpath which runs along Maygrove Road or within this footpath. There is a wall along the site boundary which acts to retain levels here. The levels within the site are approximately 700-1000 mm above the level of the bank. Trial pits (TP102-TP103) were excavated adjacent to these walls to determine the depth of foundations of the walls. The position of the trial pits is shown on the Tree Protection Plan. The analysis of these trial pits showed that the depth of wall foundation in location TP102 was 670 mm with the existing ground level 250 mm below this foundation. The depth of foundation in relation to TP103 was 1000 mm with the existing ground level above this foundation. Existing ground levels within the site predominately consist of a man-made surface – such as tarmac or concrete – with areas of open ground. The underlying soil structure consisted of made ground including brick material and/or brown silty gravelly sand.

3.5 There is hardstanding within the potential RPAs of trees along Maygrove Road. These include the road and footpath surfaces associated with Maygrove Road. The capping of the soils by this surfacing will reduce the availability of resources (such as water) to potential root activity and reduce gaseous exchange between the soils and the atmosphere. Factors such as soil compaction during the construction of the surfacing and the physical presence of hardstanding would also significantly reduce or prevent rooting activity in these areas. It is assumed that the construction of the road surface will have been undertaken to a higher specification due to the increased loads it has to bear. The paving slab construction of the footpath may allow some gaseous exchange or water percolation here.

3.6 Given the existing change of levels and the depth of wall foundations along the site boundary there will be a barrier to root activity here from trees outside the site. It is considered that the road surface will have prevented root activity in this area but that some root activity may have occurred beneath the footpath. Relevant trees here are therefore shown with an asymmetrical RPA where they are constrained by the road surface or along the site boundary. Where trees are not affected by these elements they are shown with circular RPAs.

3.7 Tree to rear of adjacent Block along Maygrove Road – Field Maple (T042C)

This tree is located outside the site and approximately 1500 mm below the ground level of the site. This change in levels is defined by a retaining wall to the site boundary. Though the foundations of this wall could not be determined as part of the Arboricultural Survey they are assumed to be significant due to the soil profile they need to retain. Therefore given the existing change of levels and the depth of wall foundations along the site boundary there will be a barrier to root activity here from the Field Maple. Additionally it is considered that the built footprint of the adjacent block will have prevented root activity in this area. This tree is shown with an asymmetrical RPA where it is constrained by these elements.

3.8 Tree to rear of site adjacent to Peace Park and Railway Line – T71-T78C

These trees are growing in a fenced off area between a sports court within the Peace Park, the railway line and the development site. The hardstanding of the sports court is within the RPAs of some of these trees. The capping of the soils by this surfacing will reduce the availability of resources (such as water) to potential root activity and reduce gaseous exchange between the soils and the atmosphere. Factors such as soil compaction during the construction of the surfacing and the physical presence of hardstanding would also significantly reduce or prevent rooting activity in these areas. However the construction of the sports court may allow some gaseous exchange or water percolation here. The infrastructure that formed part of the previous site usage has now been removed and its previous relationship to and impact on these trees is therefore unknown. Trees here are therefore shown with circular RPAs to present the possible `worse case' situation in relation any impacts of the development on these trees.

3.9 Following the information set out in the Arboricultural Survey and the assessment above the impact on retained trees has been assessed. These impacts include the lowering of ground levels within the site, the installation of new or replacement retaining walls, the installation of surfacing and the introduction of sheet piling adjacent to Block A. The impact on these trees is limited due to the constraints set out above. However care must be taken during the site development to ensure that retained trees are not damaged during the site development.

3.2 Relevant methodologies and specifications in relation to the protection and retention of retained trees are set out within the Arboricultural Method Statement and/or shown on Tree Protection Plan (TPP/LLRWHL/010 A). These include:

- site construction access;
- tree protection fencing;
- Pre-development tree works
- Excavation for Sheet Piling
- the space needed for construction works;
- space for storing (whether temporary or long-term) materials and plant.
- Position of Crane and Operating Procedure
- Reduction in Levels and Retaining Wall Works
- siting of temporary buildings;
- Installation of new surfacing

4.0 Report Limitations

4.1 The report is for the sole use of the client and its reproduction or use by anyone else is prohibited unless written consent is given by the author. The report observations are to be considered as correct at the time of inspection only. Trees are a growing, living organism, and are readily affected by many environmental factors. As such their condition and circumstances can change in a very short period of time. Therefore this report should be construed as valid for an absolute maximum of 12 months from the date of survey provided all factors remain unchanged.

4.2 This is an arboricultural report and as such no reliance should be given to comments relating to buildings, engineering, soils or other unrelated matters. The inspection of trees was undertaken from ground level and they were not climbed. No samples of wood, roots, soils or fungus were taken for analysis. Observations of the trees were confined to what was visible from within the site and surrounding public places. A full hazard risk assessment of the trees was not undertaken.

4.3 The presence of TPOs, a Conservation Area, or other designations, may affect the use of the site and the management of trees on the site. These designations can be served on the application, or adjacent, sites at any time. The landowner, or his representatives, should therefore satisfy themselves as to the presence (or absence) of these designations prior to:

- Undertaking any works to trees on, or adjacent to, the site. Where necessary written permission from the Local Planning Authority will be required prior to undertaking tree works.

- Undertaking any of the works specified in this Arboricultural Report before planning permission is granted.

5.0 General principles for protection of trees during development

5.1 It is important to ensure trees are protected both above and below ground. Guidance is provided in BS 5837: 2012 to protect trees, before, during and after development.

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6.0 General

6.1 This document sets out methodologies and specifications for the protection of retained trees on the site during the approved development. Compliance with this (and subsequent) method statement(s) will be a requirement of all relevant contracts associated with the development. Copies of this document will be available for inspection on site. The developer will inform the local planning authority if the arboricultural consultant is replaced. This report should be read in conjunction with Tree Protection Plan (TPP/LLRWHL/010 A).

7.0 Phasing of the Works

7.1 The works are proposed to be undertaken in the following phases:

- Pre-Development Works
  Undertake all pre-development tree works: pruning of trees and removal of Acacia (TA)
- Confirm that temporary site structures - such as welfare buildings – can be placed outside the Construction Exclusion Zones or on Ground Protection Measures. Where possible ensure that these are located so that they do not have to be relocated during the site development thereby avoiding unnecessary vehicle movements on site.
- Confirm operation of the development site with relevant contractors and thereby ensure that proposed tree protection measures are suitable and `fit for purpose'. If required modify proposed measures whilst still ensuring the protection of trees.
- Mark out areas for storage of materials and plant outside the Construction Exclusion Zones.
- Construction Phase
  Confirm Tree Protection Measures – Fencing – are in place and fit for purpose prior to commencement of the relevant part of the Construction Phase.
- Commence Construction Phase.
- Undertake regular monitoring of the Tree Protection Measures to ensure they remain fit for the purpose of preventing unnecessary damage to trees. Should any unforeseen damage occur then this should be reported to the Local Planning Authority. Remedial tree surgery should be undertaken at the earliest opportunity as approved by a competent and qualified Arboriculturist.

- Completion of main Construction Phase.
- Removal of Tree Protection Measures.
- Landscaping of the site including the installation of hard standing area within RPA of Silver Maple (T071).
- It is advisable to carry out a further tree survey to identify any remedial tree surgery that may be required. This will include any changes in the condition of the trees that may have occurred from the original survey.

7.2 It is noted that some phases of the work may overlap. For instance landscaping of the site may take place while Tree Protection Measures are still in place.

8.0 Construction Site Access

8.1 Access for construction site traffic will follow the Designated Access Routes which are shown on Tree Protection Plan (TPP/LLRWHL/010 A). These are the existing site access points from Maygrove Road. These are outside the RPAs of retained trees. Therefore no Ground Protection Measures are required – in relation to trees - as part of the site development.

9.0 Pre-Development Tree Works

9.1 (i) Trees along Maygrove Road (Grey Poplars T004-T006, T011-T012, T015, T017, T019, T022-T023 and T034-T035 and Hawthorn (T037)

The canopies of these trees will be pruned back by a maximum of 2.0 m to the northern aspect to create a harmonious relationship to Block C and allow for the erection of scaffolding as part of the site development. This will leave a separation of approximately 4.0 m between the tree canopies and Block C allowing for some regrowth of the trees without impacting on the building (and vice-versa). This separation will be maintained as required. The amount of material to be removed and the diameter(s) of the pruning cut(s) will be the minimum required for the purpose. These works are considered to be minor and insignificant within the current structure and condition of the trees. They will not affect the viability or amenity value of the trees.

9.2 (ii) Tree Adjacent to Block B – Field Maple (T042C)

The canopy of this tree will be pruned back by a maximum of 2.0 m to the northern aspect to create a harmonious relationship to Block B and allow for the erection of scaffolding as part of the site development. This will leave a separation of approximately 2.0 m between the tree canopy and Block B allowing for some regrowth of the tree without impacting on the building (and vice-versa). This separation will be maintained as required. The amount of material to be removed and the diameter(s) of the pruning cut(s) will be the minimum required for the purpose. These works are considered to be minor and insignificant within the current structure and condition of the tree. They will not affect the viability or amenity value of the tree.

9.3 (iii) Trees between Peace Park and the Development Site – Silver Maple (T071 and Norway Maple (T074)

The canopy of Silver Maple (T071) will be crown lifted to 3.0 m above the level of the proposed footpath to the Peace Park. The amount of material to be removed and the diameter(s) of the pruning cut(s) will be the minimum required for the purpose. These works are considered to be minor and insignificant within the current structure and condition of the tree. They will not affect the viability or amenity value of the tree.

9.4 The canopy of Norway Maple (T074) will be pruned back by approximately 3.0-3.5 m to the eastern aspect to create a harmonious relationship to Block B and allow for the erection of scaffolding as part of the site development. All stems to be removed here will be less than 125 mm diameter. The amount of material to be removed and the diameter(s) of the pruning cut(s) will be the minimum required for the purpose. These works are considered to be minor and insignificant within the current structure and condition of the tree. They will not affect the viability or amenity value of the tree.
It is noted that once Block A is complete the canopy spreads of other trees in this area will be pruned as required to create an harmonious relationship to the building.

9.5 All proposed pruning works would follow guidance set out in the relevant British Standard (BS 3998:2010 - `Tree work - Recommendations') and will be carried out by a qualified tree surgeon/arboricultural contractor to ensure that the health, amenity and viability of the trees are maintained. All Arboricultural works should also comply with relevant bio-security measures – such as those set out in the Arboricultural Associations position statement `Biosecurity in Arboriculture and Urban Forestry'.

10.0 Tree Protective Fencing and Barriers

10.1 Root Protection Areas (RPAs) are the minimum areas (in m^2) which should be left undisturbed around each retained tree as Construction Exclusion Zones. These areas have been calculated as part of the Arboricultural Survey. The protective distances where possible will be enforced by the retention of existing boundary treatments or the use of robust protective fencing as outlined in BS 5837: 2012. The fencing will be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree.

10.2 In this instance it is proposed to use the following fencing specifications to protect retained trees. These are shown on the Tree Protection Plan:

- The existing 2.4 m height metal fencing to the site boundary around trees to the north of the site (T071-T078A) will be retained as part of the site development. See Photograph D.

Photograph D – Existing 2.4 m height Fencing to be retained.

- 2.4 m height timber hoarding will be fixed to timber posts set at 2.0-3.0 m centres (See Photograph E below) may be used to secure the site boundaries. This will protect offsite trees alongside Maygrove Road and adjacent to Block B.

- 2.0 m high metal mesh panels attached to a concrete blocks tray will be used to protect Silver Maple (T071). Examples would include Heras fencing (See Photograph F below). The panels will be joined together using a minimum of two anti-tamper couplers to prevent access except for maintenance operations. The distance between the fence couplers will be at least 1.0 m and they will be uniform throughout the fence. Where space does not allow for a full panel to be erected then panels may overlap each other to fill a gap. The panels will be supported on the inner side by stabilizer struts, which will be attached to a base plate secured with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts will be mounted on the block tray. Dust' netting will be fixed to the fencing to prevent airborne material generated during the site development from coating the leaves of trunks of trees.

10.3 The exact composition of the soil is unknown. Clay soil, for instance, compacts very easily when wet, so it is essential that fenced areas remain undisturbed before and during demolition and construction to prevent root asphyxiation.

10.4 Laminated site warning signs will be attached to the fencing. These signs will state:

'CONSTRUCTION EXCLUSION ZONE – NO ACCESS

No storage of materials or use of machinery should take place within this area. These fences should remain intact unless under instruction from the site foreman following consultation with an Arborist.'

10.5 Tree Protection fencing will be confirmed to be in place before any vehicles enter the site in connection with implementing the project. It will not be removed or relocated until the works are complete except to allow for grounds maintenance operations. Fencing will be maintained to ensure that it remains rigid and complete.

Photograph E – Example of Timber Hoarding Tree Protective Fencing.

Photograph F - Tree Protective Fencing – Heras Fencing

11.0 Position and Operation of Cranes within the Site

11.1 3 no. Tower Cranes will be used as part of the site development. The position of the cranes is shown on the Tree Protection Plan (TPP/LLRWHL/010 A). They will be located on piled concrete bases outside the RPAs of retained trees. An anti collision and zoning system will be used to prevent oversail of the Maygrove Road boundary where trees are located unless in out of service mode. A licence is being sought to oversail the Peace Park. Works to be directed by a banksmen (where required) to prevent damage to the canopies of trees.

12.0 Lowering of Ground Levels and Installation of Retaining Walls

12.1 As part of the approved development ground levels will be lowered within the site in relation to Blocks B and C. These are adjacent to trees along Maygrove Road and Field Maple (T042C). As set out above the presence of the existing level changes and retaining walls along these boundaries will have contained roots to the areas in which they are located. The lowering of the levels can therefore be undertaken – with care – without damaging the roots of these trees. However roots may be present along the southern face of these retaining walls and care will need to be taken when works to replace these walls are undertaken. A methodology to achieve this is set out in the Arboricultural Method Statement. It is noted that there is an option where a new retaining wall is constructed in front of (i.e. to the north) of the existing retaining walls. No roots would therefore be affected by these works.

12.2 Installation of Replacement Retaining Walls

These will be undertaken once the pre-development tree works are complete to avoid any contact between tree canopies and machinery. The change of levels along the southern boundaries of the site will require the removal of the existing retaining walls. The level changes along this boundary will be less than they are now. All machinery or plant used to lower the ground levels and remove the existing retaining walls will operate from inside the site. Where required these will be directed by a dedicated banksman to ensure that no trees are damaged. The wall will be removed in sections and demolished into the site. Each section will be replaced immediately to reduce the potential for the collapse of the soil profile and to prevent any indirect damage to trees – such as through the desiccation of roots.

12.3 Excavation will be undertaken to the required foundation depth of the wall. This will need to be undertaken with care to avoid severing any roots adjacent to the southern face of the wall or within the soil profile. This could affect the long term viability and stability of these trees. If roots are encountered then the excavation will be stopped while these are assessed by an Arboriculturist. Roots larger than 25 mm (or a root mass) must be retained. They will be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes. Works will continue on that section of the wall. Once complete the area will be backfilled to the previous depth of soil. Prior to backfilling, any Hessian wrapping will be removed and retained roots will be surrounded with sharp sand or other loose granular fill, before soil or other material is placed over the roots. This material will be free of contaminants and other foreign objects potentially injurious to tree roots. Roots smaller than 25 mm will be pruned back – preferable to a side branch - to beyond the line of excavation. A proprietary cutting tool such as bypass secateurs will be used to create a clean cut.

13.0 Excavation for Sheet Piling – Norway Maple (T074)

13.1 The footprint of Block A will be located outside the RPAs of retained trees. However in order to retain levels along the boundary sheet piling is proposed here. This will remove approximately 8% of the circular RPA of Norway Maple (T074). As set out in BS 5837:2012 there are soil volumes contiguous with the RPA which the tree can exploit and which will mitigate for this incursion. Additionally the works will take place at approximately 4.0 m from the tree. At this distance there will be few (if any) roots over 20 mm diameter at a distance of 3.0 m from the trunk (Biddle `Tree Root Damage to Buildings Vol 1). The piling can therefore be installed without causing long term damage to this tree as long as the following methodology is used:

13.2 The pre-development tree works set out above will be undertaken prior to this element of the works being undertaken. This will prevent any contact between canopies and machinery. The line of the sheet piling will be marked out on site. Hand held tools or suitable machinery (under direct supervision) will then be used to excavate a trench along this marked out line to a depth of approximately 600-700 mm which is a reasonable depth to expect roots to be encountered. This will be to an approximate length of 8.0 m which is the extent of the circular RPA at this point. Care will be taken to ensure that any roots (including root bark) which are present are not damaged or

severed. Roots which are encountered will be pruned back – preferable to a side branch - to beyond the line of excavation. A proprietary cutting tool such as bypass secateurs will be used to create a clean cut. The sheet piling can then be installed.

13.3 All operations such as vehicle movements, offloading and storage of materials will take place outside the fenced exclusion zones and the canopies of trees. The Piling Rig will be located outside the RPAs of trees.

14.0 Installation of New Surfacing – Silver Maple (T071)

14.1 The approved site layout includes a footpath link to the Peace Park within the RPA of T071. The following specification(s) will be used to protect the rooting area of this tree and ensure any impacts are limited and insignificant.

14.2 The proposed hardstanding will be to a standard construction depth of up to 250 mm. This is within an area where hardstanding may have previously been present. The area of paving will be marked out on site and the top surface removed. Excavation will then take place to the required depth. Roots that are exposed and are to be removed will be pruned back – preferable to a side branch - to beyond the line of excavation. A proprietary cutting tool such as bypass secateurs will be used to create a clean cut. As soon as this operation has taken place measures must be put in place immediately to protect the underlying soil structure and protect roots from direct and indirect damage (such a desiccation). This will mean that the surface will be laid immediately.

14.3 Roots which are exposed, but are to be retained, will be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes. Prior to backfilling, any Hessian wrapping will be removed and the area de-compacted by `forking over' the surface using hand held tools of suitable machinery. Retained roots will be surrounded with sharp sand or other loose granular fill, before soil or the replacement surface is placed over the roots. Building sand is not acceptable due to its high salt content which is toxic to roots. This material will be free of contaminants and other foreign objects potentially injurious to tree roots.

15.0 Site Organisation and Storage of Materials and Plant (see Tree Protection Plan (TPP/LLRWHL/010 A)

15.1 During the proposed construction works attention will be paid to the protection and well-being of retained trees. The site will be organised in such a manner so as to minimise the effects of the construction work on trees. The operation of the site will be undertaken within the constraints imposed by the protection of retained trees. Where necessary materials will be brought in small loads which are applicable to that phase of the works. Large deliveries will be dropped in the storage areas and moved into the site by hand operated equipment or small machinery.

15.2 All access onto the site will be via the Designated Access Routes (see Tree Protection Plan - TPP/LLRWHL/010 A).

15.3 All temporary site structures – such as welfare buildings and storage containers - will be outside the Construction Exclusion Zones (as annotated on Tree Protection Plan - TPP/LLRWHL/010 A). The movement of vehicles and machinery in relation to this element of the site development will be undertaken under direction of a dedicated Banksman to ensure that trees are not damaged.

15.4 All materials and plant to be used during the Demolition Phase and material generated from this phase will be carefully stored outside of the enforced tree protection areas (see Tree Protection Plan - TPP/LLRWHL/010 A).

15.5 All materials and plant to be used during the Construction Phase will be carefully stored outside of the enforced tree protection areas (see Tree Protection Plan - TPP/LLRWHL/010 A).

15.6 All toxic substances such as oils, bitumen’s and residues from concrete mixing will be retained by effective catchment areas. All storage of chemicals and other substances will take place within a container which will prevent leakage of these materials into the soil. No toxic material will be discharged within 10 m of a tree stem. No fires will be lit within 10 m of a tree stem.

15.7 All contractors parking will be outside the Construction Exclusion Zones.

16.0 Arboricultural Supervision

16.1 All retained trees within this report will be protected by Tree Protection Fencing or Barriers. The trees within this report will in effect be quarantined during the Construction Phases. Proposed supervision and monitoring of the development would therefore predominately relate to ensuring that protective fencing or barriers are properly installed and remain in place and fit for purpose. Additional monitoring may be required for specific elements such as the installation of the replacement retaining walls.

16.2 An initial site visit will take place prior to the development commencing to cover site set up and confirm that Tree Protection Measures are in place or monitor their installation. The Site Foreman will have a responsibility to ensure that Tree Protective Fencing is retained in place and in a good condition. All contractors and others working on site will be aware of the Tree Protection Measures.

16.3 Additional visits may be required depending on matters arising on site or in response to a particular work stage that could affect the trees. The frequency of site visits will be reviewed following each site visit and amended accordingly.

16.4 A report will be made of each site visit and will include any matters arising and action points in relation to the protection of trees. Additionally the Site Foreman will also keep records of matters arising in connection with trees. A record of site visits will be maintained for inspection on site. All variations and incidents will be reported to the arboricultural consultant and the site owner either verbally and/or in writing. Where relevant these will be made available for the Local Authority Tree Officer.

17.0 Conclusion

17.1 This report has set out how the protection of retained trees will be achieved in relation to the Planning Approval.

17.2 There will be incursions within the Root Protection Areas (RPAs) of retained trees to implement the development. Potential impacts include installation of replacement retaining walls and the introduction of surfacing. These works would need to be undertaken in a planned and controlled way to prevent any impact on retained trees. These elements are assessed to be acceptable as long as suitable methodologies are used. These are set out in the Arboricultural Method Statement. The Arboricultural Method Statement shows how retained trees will be protected during the Construction Phase. This will include the use of Tree Protection Fencing.

17.3 This methodology sets out how trees are an important part of the Planning Approval for the site and how protection of retained trees will be achieved. The effect on trees from the proposals will therefore be insignificant providing that the Arboricultural Method Statement is implemented.

17.4 The construction methodologies set out above are sufficient to allow for the Discharge of Conditions 11 and 18 of the Planning Approval.

Appendix A
Arboricultural Survey
Land at Liddell Road, West Hampstead, London

1.0 Introduction

1.1 I visited the application site in July 2020 and August 2021 to inspect trees in relation to the development of the site. These trees are within the area of the approved development and may potentially have some significance to the development. The survey includes the species, size, position and condition of these trees. A full list and description of Survey Terms is given below. Where possible trees were assessed as individual specimens, however, where trees formed distinctive groups within the landscape these were assessed and graded as groups. The position of these trees – together with relevant hedges and shrub masses - has been noted on the accompanying Tree Protection Plan.

1.2 This survey has been prepared following guidance set out in BS 5837: 2012 `Trees in relation to design, demolition and construction. Recommendations'. It seeks to offer guidance in relation to planning application discussions or designs for the site. As suggested by BS5837: 2012 all trees with a stem diameter of less than 75 mm at 1.5 m above ground level were excluded from the survey.

2.0 Description of Survey Terms

2.1 **Tree Reference Number** is the number allocated as part of this Arboricultural Survey. This may be different from other surveys undertaken on the site and the tree may, or may not, be tagged on site.

2.2 **Height** of the tree is measured in metres to the centre of the crown or the highest point of the tree. There is a tolerance of plus or minus 1.0 m.

2.3 **Crown Spread** is taken at compass points N, E, S and W from the centre of the tree stem. This is to the nearest 0.5 m. Where tree canopies spread off-site then estimations (est) have been made. With regard to groups the average canopy spread is given. Where individuals within the group are significantly different from this these are shown on the plan and the maximum spread stated within the report.

2.4 **Stem Diameters** are taken at 1.5 m above ground level unless otherwise stated. Where measurements of trunk diameter are not possible then estimations (est) have been made. This may be due to ivy on the trunk or where trees are not on the application site. The annotation ms refers to multi-stemmed trees.

2.5 **Root Protection Areas** (RPAs) are calculated from stem diameter measurements as set out in BS5837: 2012 `Trees in relation to design, demolition and construction. Recommendations'. RPAs are the areas (in m^2) around each retained tree which contain sufficient rooting volume to ensure the survival of the tree. The area will normally be represented on a plan as a circle or polygon. If shown as a circle the **Radius of Root Protection Area Zone** is included.

2.6 **Age Class** - A young tree (Y) is within its first 1/3rd of life expectancy. A middle aged tree (MA) is within its second 1/3rd of life expectancy and a mature tree (M) is within its final third of life expectancy. An Over Mature tree (OM) is beyond its average life expectancy and a Veteran (V) is usually beyond the typical age range for the species but of biological, cultural or aesthetic value.

2.7 **Physiological and Structural Condition** - Trees in a Good Physiological or Structural Condition have no visible problems or significant defects. Those in a Fair Condition have remedial symptoms or defects or where these symptoms or defects are not remedial but will not affect the **Estimate Remaining Useful Contribution** and those in a Poor Condition have defects which are not remedial and removal of the tree should be considered.

2.8 **Comments** give a description of the tree including its general form, description of any physical defects, disease or decay and other appropriate details based on the health, vitality and overall structural integrity. It also includes the environment in which the tree is growing. **Recommendations** for the management of the tree or group will be given where required. Any proposals for removal of trees will need to be agreed with the tree owner.

2.9 A tree of good form has a shape that is typical of the species or has amenity in its own right. A tree with moderate form has been affected by its environment and is not typical of the species and has limited amenity value on its own right though it may have a collective amenity with adjacent trees. A tree with poor form has low quality and may also have structural defects which will affect its long term retention. **Canopy height above ground level** is given where this is applicable.

2.10 **Estimated Remaining Useful Contribution** is the estimated number of years that the tree will continue to make a safe and useful contribution to its surroundings, taking into account its current age, physiological and structural condition and its current location or environment. This assumes that there will be no changes within its immediate environment.

2.11 **Category Grading** - trees have been categorised in accordance with the cascade chart set out within BS5837: 2012 `Trees in relation to design, demolition and construction. Recommendations'.

2.12 The trees inspected as part of this report were inspected from the ground only and were not climbed. No samples of wood, roots, soils or fungus were taken for analysis. Observations of the trees were confined to what was visible from within the site and surrounding public places. A full hazard risk assessment of the trees was not undertaken.

Tree Schedule

This is an updated survey from that submitted with the original Planning Application. For consistency the same tree numbers have been used. Trees removed as part of the approved layout are no longer present and have therefore not been included in this survey.

Tree Ref No.	Species Common Name (Scientific Name)	Height (m)	Stem Diameter (mm) ***Root Protection Area (m^2)***	Radius of Root Protection Area zone (m)	Branch Spread (m)	Age Class	Physiological/ structural Condition	Comments ● Preliminary Management Recommendations within Current Environment	Estimated Remaining Useful Contribution (years)	Category Grading
T002	Horse Chestnut (Aesculus hippocastanum)	8	300 **40.7**	3.6	N – 1.0 E – 3.0 S – 4.0 W – 1.0 all est	MA	Fair/Fair	Growing on bank to Maygrove Road. Single leaning stem growing to east. Suppressed by adjacent Poplar. Covered in ivy – full inspection of tree not possible. • Monitor condition of tree as part of any ongoing tree assessment on the site.	10+	C1
T004	Grey Poplar (Populus canescens)	16	450 **91.6**	5.4	N – 5.0 E – 9.0 S – 7.0 W – 1.0	MA	Fair/Fair	Growing on bank to Maygrove Road. Single leaning stem – one sided to south and east. Previously pruned. Ivy to trunk. • Monitor condition of tree as part of any ongoing tree assessment on the site. Reduce back to previous reduction points on a regular cycle to maintain structural integrity of this tree.	10+	C1
T005	Grey Poplar (Populus canescens)	14	300 est **40.7**	3.6	N – 2.5 E – 3.5 S – 2.5 W – 3.5 all est	MA	Fair/Fair	Growing on bank to Maygrove Road. Previously pruned and reduced to around 10.0 m height. Misshapen trunk. • Monitor condition of tree as part of any ongoing tree assessment on the site. Reduce back to previous reduction points on a regular cycle to maintain structural integrity of this tree.	10+	C1

T006	Grey Poplar (Populus canescens)	16	375 **63.6**	4.5	N – 6.5 E – 3.5 S – 2.5 W – 3.5	MA	Fair/Fair	Growing on bank to Maygrove Road. Previously pruned. Ivy to trunk. • Monitor condition of tree as part of any ongoing tree assessment on the site.	10+	C1
T007	Hawthorn (Crataegus spp)	6	175 **13.9**	2.1	N – 2.0 E – 1.5 S – 1.5 W – 3.5	MA	Fair/Fair	Tree of moderate form. Understorey component. • No preliminary management recommendations at time of survey.	10+	C1
T008	Grey Poplar (Populus canescens)	16	350 **55.4**	4.2	N – 2.0 E – 4.0 S – 5.0 W – 2.0	MA	Fair/Fair	Growing on bank to Maygrove Road. Leaning stem with `dog leg' at 2.0 m height. Large branch stubs from previous pruning. Covered in ivy – full inspection of tree not possible. One sided to east. • Monitor condition of tree as part of any ongoing tree assessment on the site. Reduce back to previous reduction points on a regular cycle to maintain structural integrity of this tree.	10+	C1
T010	Grey Poplar (Populus canescens)	12	397 est (1 x 260 mm and 1 x 300 mm diameter stems) **71.3**	4.8	N – 4.0 E – 3.0 S – 4.0 W – 3.0	MA	Fair/Fair	Growing on bank to Maygrove Road. Leaning stem with trunk break at approximately 1.0 m above ground level. Branch stubs from previous pruning. • Monitor condition of tree as part of any ongoing tree assessment on the site. Reduce back to previous reduction points on a regular cycle to maintain structural integrity of this tree.	10+	C1
T011	Grey Poplar (Populus canescens)	12	230 est **23.9**	2.8	N – 2.0 E – 2.0 S – 3.0 W – 1.0	MA	Fair/Fair	Growing on bank to Maygrove Road. Leaning stem one sided to south. Heavily reduced in the past. Squat form. • Monitor condition of tree as part of any ongoing tree assessment on the site. Reduce back to previous reduction points on a regular cycle to maintain structural integrity of this tree.	10+	C1
T012	Hornbeam (Carpinus betulus)	5	175 **13.9**	2.1	N – 4.0 E – 4.0 S – 4.0 W – 4.0	MA	Good/Fair	Growing on bank to Maygrove Road. Developing tree. • No preliminary management recommendations at time of survey.	10+	C1

T015	Grey Poplar (Populus canescens)	10	300 est **40.7**	3.6	N – 5.5 E – 4.0 S – 3.0 W – 4.0 all est	MA	Fair/Fair	Growing on bank to Maygrove Road. Leaning stem. One sided to east. Wound to east around lost branch. • Monitor condition of tree as part of any ongoing tree assessment on the site.	10+	C1
T017	Grey Poplar (Populus canescens)	10	400 est **72.4**	4.8	N – 6.0 E – 7.0 S – 3.0 W – 4.0 all est	MA	Fair/Fair	Growing on bank to Maygrove Road. Leaning stem. Main branch fork at 6.0 m height. One sided to east. • Monitor condition of tree as part of any ongoing tree assessment on the site.	10+	C1
T018	Grey Poplar (Populus canescens)	8	100 est **4.5**	1.2	N – 2.5 E – 2.0 S – 1.0 W – 2.0	Y	Good/Good	Growing on bank to Maygrove Road. Developing tree. • No preliminary management recommendations at time of survey	10+	C1
T019	Sycamore (Acer pseudoplatanus)	15	400 est **72.4**	4.8	N – 3.0 E – 4.0 S – 4.0 W – 3.5	MA	Fair/Fair	Growing on bank to Maygrove Road. One sided to south. Covered in ivy – full inspection of tree not possible. Dieback through the crown. Growing close to T020. • Monitor condition of tree as part of any ongoing tree assessment on the site.	10+	C2
T020	Grey Poplar (Populus canescens)	14	325 **47.7**	3.9	N – 4.0 E – 5.5 S – 5.0 W – 2.0	MA	Fair/Fair	Growing on bank to Maygrove Road. Leaning stem with `dog leg' at 4.0 m height. Dieback within upper crown. One sided to east. Growing close to T019. • Monitor condition of tree as part of any ongoing tree assessment on the site. Consider reduction of tree to reduce weight loading on `dog leg' and remove areas of dieback.	10+	C2
T022	Grey Poplar (Populus canescens)	15	400 est **72.4**	4.8	N – 4.5 E – 5.0 S – 6.0 W – 4.0	MA	Fair/Fair	Growing on bank to Maygrove Road. Leaning stem. Previously pruned and reduced • Monitor condition of tree as part of any ongoing tree assessment on the site. Reduce back to previous reduction points on a regular cycle to maintain structural integrity of this tree.	10+	C1

T023	Grey Poplar (Populus canescens)	15	420 est **79.8**	5.0	N – 5.0 E – 7.0 S – 6.0 W – 4.0	MA	Fair/Fair	Growing on bank to Maygrove Road. Leaning stem with `dog leg' at 3.0 m above ground level. • Monitor condition of tree as part of any ongoing tree assessment on the site.	10+	C1
T024	Common Hawthorn (Crataegus monogtna)	4	200 est **18.1**	2.4	N – 1.0 E – 1.0 S – 3.0 W – 3.0	MA	Fair/Fair	Growing on bank to Maygrove Road. Trunk breaks at 1.0 m above ground level. Crown weighted to south and west. • Monitor condition of tree as part of any ongoing tree assessment on the site.	10+	C1
T025	Silver Birch (Betula pendula)	9	150 est **10.2**	1.8	-	-	-	Predominately dead. • This tree could be retained on site as a standing dead wood resource for its wildlife benefits. This will depend on an assessment of the risk to pedestrians using the adjacent footpath. Alternatively the tree could be retained on site as dead log piles and replaced with a suitable tree species.	Less than 10	U
T027	Hornbeam (Carpinus betulus)	8	320 **46.3**	3.8	N – 4.0 E – 4.0 S – 5.0 W – 4.5	MA	Good/Good	Growing on bank to Maygrove Road. Single stem – well balanced crown. • No preliminary management recommendations at time of survey	20+	B1
T031	Red Oak (Quercus rubra)	10	220 **21.9**	2.6	N – 3.0 E – 3.5 S – 4.0 W – 4.0	Y	Good/Good	Growing on bank to Maygrove Road. Single stem – well balanced crown. • No preliminary management recommendations at time of survey	20+	B1
T032	Field Maple (Acer campestre)	7	250 **28.3**	3.0	N – 2.0 E – 3.0 S – 5.0 W – 2.0	MA	Fair/Good	Growing on bank to Maygrove Road. Single stem. • No preliminary management recommendations at time of survey	20+	B1

T033	Silver Birch (Betula pendula)	8	150 est **10.2**	1.8	-	-	-	Predominately dead. • This tree could be retained on site as a standing dead wood resource for its wildlife benefits. This will depend on an assessment of the risk to pedestrians using the adjacent footpath. Alternatively the tree could be retained on site as dead log piles and replaced with a suitable tree species.	Less than 10	U
T034	Grey Poplar (Populus canescens)	12	433 est (1 x 240 mm and 1 x 380 mm diameter stems) **84.8**	5.2	N – 6.0 E – 8.0 S – 7.0 W – 6.5 all est	M	Good/Fair	Growing on bank to Maygrove Road. A two stemmed tree that relies on 035 for shelter and visual context: together 034 and 035 make an important 4 stemmed group, with a well balanced crown spread. Previously part reduced. Reduce back to previous reduction points on a regular cycle to maintain structural integrity of this tree. • Monitor condition of tree as part of any ongoing tree assessment on the site.	20+	B2
T035	Grey Poplar (Populus canescens)	12	505 est (1 x 250 mm and 1 x 360 mm diameter stems) **115.4**	6.1	N – 6.0 E – 8.0 S – 7.0 W – 6.5 all est	M	Good/Fair	Growing on bank to Maygrove Road. A two stemmed tree that relies on 034 for shelter and visual context: together 034 and 035 make an important 4 stemmed group, with a well balanced crown spread: • Monitor condition of tree as part of any ongoing tree assessment on the site.	20+	B2
T036	Lombardy Poplar (Populus nigra `Italica')	18	750 est **254.5**	9.0	N – 3.0 E – 3.5 S – 3.0 W – 3.0	M	Good/Fair	Growing on bank to Maygrove Road. Single upright stem which appears stable and undecayed: well balanced narrow crown. Minor dead wood present. • Monitor condition of tree as part of any ongoing tree assessment on the site.	20+	B1
T037	Hawthorn (Crataegus monogyna)	4	120 est **6.5**	1.4	N – 2.5 E – 2.5 S – 2.5 W – 2.5	Y	Fair/Fair	Growing on bank to Maygrove Road. Moderate form. • No preliminary management recommendations at time of survey	10+	C1
T038	Ash (Fraxinus excelsior)	12	270 **33.0**	3.2	N – 2.5 E – 4.0 S – 4.5 W – 4.0	MA	Fair/Fair	Growing on bank to Maygrove Road. Lower end `B' Category. • No preliminary management recommendations at time of survey	20+	B1

T042C	Field Maple (Acer campestre)	15	450 est **91.6**	5.4	N – 5.0 E – 5.0 S – 5.0 W – 5.0 all est	M	Good/Good	Offsite tree located approximately 1500 mm below the level of the site. Full inspection of tree not possible. Single upright stem. Well balanced crown. • No preliminary management recommendations at time of survey	20+	B1
T071	Silver Maple (Acer saccharinum)	12	495 est (8 x 175 mm diameter stems{mean} **110.9**	5.9	N – 6.0 E – 6.0 S – 6.0 W – 7.0 all est	M	Good/Fair	Offsite trees growing within fenced off area between Peace Park and the site. Full inspection of tree not possible. Multi-stemmed tree. • No preliminary management recommendations at time of survey	20+	B1
T072	Silver Maple (Acer saccharinum)	14	350 **55.4**	4.2	N – 6.0 E – 6.0 S – 6.0 W – 7.0 all est	M	Good/Good	Offsite trees growing within fenced off area between Peace Park and the site. Full inspection of tree not possible. • No preliminary management recommendations at time of survey	20+	B1
T073	Norway Maple (Acer platanoides)	14	400 est **72.4**	4.8	N – 6.0 E – 6.0 S – 6.0 W – 7.0 all est	M	Good/Good	Offsite trees growing within fenced off area between Peace Park and the site. Full inspection of tree not possible. • No preliminary management recommendations at time of survey	20+	B1
T074	Norway Maple (Acer platanoides)	12	500 est **113.1**	6.0	N – 6.0 E – 7.0 S – 6.0 W – 5.0 all est	M	Good/Good	Offsite trees growing within fenced off area between Peace Park and the site. Full inspection of tree not possible. Canopy to below 1.0 m above ground level over site. • No preliminary management recommendations at time of survey	20+	B1
T075	Lime (Tilia spp)	12	300 **40.7**	3.6	N – 4.0 E – 4.0 S – 4.0 W – 4.0 all est	MA	Good/Good	Offsite trees growing within fenced off area between Peace Park and the site. Full inspection of tree not possible. • No preliminary management recommendations at time of survey	20+	B1

T076	Lime (Tilia spp)	12	400 est **72.4**	4.8	N – 4.0 E – 4.0 S – 4.0 W – 4.0 all est	MA	Good/Good	Offsite trees growing within fenced off area between Peace Park and the site. Full inspection of tree not possible. • No preliminary management recommendations at time of survey	20+	B1
T077	Lime (Tilia spp)	12	350 **55.4**	4.2	N – 4.0 E – 4.0 S – 4.0 W – 4.0 all est	MA	Good/Good	Offsite trees growing within fenced off area between Peace Park and the site. Full inspection of tree not possible. • No preliminary management recommendations at time of survey	20+	B1
T078	Lime (Tilia spp)	12	300 **40.7**	3.6	N – 4.0 E – 4.0 S – 4.0 W – 4.0 all est	MA	Good/Good	Offsite trees growing within fenced off area between Peace Park and the site. Full inspection of tree not possible. • No preliminary management recommendations at time of survey	20+	B1
T078C	Lime (Tilia spp)	12	300 **40.7**	3.6	N – 4.0 E – 4.0 S – 4.0 W – 4.0 all est	MA	Good/Good	Offsite trees growing within fenced off area between Peace Park and the site. Full inspection of tree not possible. • No preliminary management recommendations at time of survey	20+	B1
T0135	Maidenhair Tree (Gingko biloba)	7	150 **10.2**	1.8	N – 2.0 E – 2.0 S – 2.0 W – 2.0 all est	Y	Fair/Fair	Growing within footpath along Maygrove Road. • No preliminary management recommendations at time of survey	10+	C1
T0136	Claret Ash (Fraxinus oxycarpa `Raywood')	14	420 **79.8**	5.0	N – 4.0 E – 6.0 S – 8.0 W – 7.0 all est	M	Good/Fair	Growing within footpath along Maygrove Road. Crown weighted south. • No preliminary management recommendations at time of survey	20+	B1
T0137	Claret Ash (Fraxinus oxycarpa `Raywood')	16	400 **72.4**	4.8	N – 2.0 E – 4.0 S – 7.0 W – 7.0 all est	M	Good/Fair	Growing within footpath along Maygrove Road. Damage to trunk and within crown. • Monitor condition of tree and manage accordingly.	20+	B1

T0138	Claret Ash (Fraxinus oxycarpa `Raywood')	12	410 **76.0**	4.9	N – 3.0 E – 5.0 S – 6.0 W – 4.0 all est	M	Good/Fair	Growing within footpath along Maygrove Road. Damage to trunk and within crown. • Monitor condition of tree and manage accordingly.	20+	B1
T0139	Ash (Fraxinus excelsior)	10	150 **10.2**	1.8	N – 2.0 E – 3.0 S – 3.0 W – 2.0 all est	Y	Fair/Fair	Growing within footpath along Maygrove Road. Moderate form. • No preliminary management recommendations at time of survey	10+	C1
TA	False Acacia (Robinia pseudoacacia)	5	150 **10.2**	1.8	N – 2.0 E – 2.5 S – 2.0 W – 2.0 all est	Y	Good/Fair	Developing tree which has self-set within the site. • No preliminary management recommendations at time of survey	10+	C1