



Arboricultural Implication Assessment (AIA)

An Arboricultural Implication Assessment derived from the Tree Survey and Report ref 210911 relating to improvement works to Hirayama Conservation Studio

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Documents referenced:	Tree Survey and Tree Constraints Plan – Ref: 210911 Tree Condition reports 210912a & b Drawing number 201B dated 13.04.21 Proposed Hirayama Studio Plans
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Contents

1.	INTRODUCTION	3
1.1	AIMS OF THIS ASSESSMENT:	3
1.2	ASPECTS NOT DEALT WITH WITHIN THIS ASSESSMENT	3
2.	IMPLICATIONS OF PROPOSED DEVELOPMENT ON CURRENT TREE POPULATIONS.....	3
2.1	DESCRIPTION OF PROPOSED DEVELOPMENT	3
2.2	CONSIDERATIONS OF THOSE TREES THAT WILL BE AFFECTED BY THE PROPOSED BUILD	4
2.3	DESIGN MODIFICATION OF TRENCHES AND MAPPING OF EXISTING ROOT SYSTEMS	ERROR!
	BOOKMARK NOT DEFINED.	
2.4	INSTALLATION OF PROTECTIVE BARRIERS.	5
2.5	CONSIDERATION OF ECOLOGICAL CONCERNS.....	5
3.	CHANGE IN SITE USE AND TREE MANAGEMENT IMPLICATIONS.....	5
3.1	THE IMPLICATIONS OF THE POTENTIAL GROWTH AND/OR NUISANCE OF THE TREES WITHIN THE NEXT 10 YEARS.....	5
3.2	POTENTIAL ROOT DAMAGE TO INFRASTRUCTURE	5
4.	CONCLUSIONS	5
	APPENDIX 1: LIMITATIONS OF ARBORICULTURAL IMPLICATION ASSESSMENT	6

1. Introduction

1.1 Aims of this Assessment:

The aim of this Arboricultural Implication Assessment (AIA) is to consider how works to improve the Hirayama Studio on the east side of the British will interact and co-exist in the present and the future with trees on the site.

The AIA addresses and considers issues such as above and below constraints, alternatives to tree loss and infrastructure requirements. It also considers such issues as end use of space, the need to prune or remove trees due to excessive shade or encroachment and whether it is possible to plant new trees.

1.2 Aspects not dealt with within this Assessment

Please also refer to Appendix 1.

The AIA does not include an Arboricultural Method Statement (AMS).

This AIA does not consider issues relating to boundary lines and the proposed structures. It may be that such issues effect ownership of trees but the assessment does not deal with this issue. (Issues of boundary line dispute and/or ownership of vegetation may require a land registry search and reference to local records. (This can be conducted if so requested).

2. Implications of Proposed Development on current Tree Populations

2.1 Description of Proposed Development

From my understanding, the proposed works involve the following:

1. Repairs to the existing building which include repair to the roof, guttering and rain water dispersal. Repairs to walls and plastering as well as internal repairs and alterations.
2. External works to include repair and clean paving to front entrance of build, reduction of ground levels on north facing elevation by up to 400mm to allow repair of damp course.

These works are ascertained as of drawing number 201B dated 13.04.21 Proposed Hirayama Studio Plans

2.2 Considerations of those trees that will be affected by the proposed build

Tree no.	Species	Removal due to		Mitigation required		Details of how proposed installation of Electric Substation and associated trenches will affect the tree
		Works	Condition	Canopy	RPA	
T16	London Plane	N/A	N/A	N/A	N/A	No issues
T17	London Plane	N/A	N/A	N/A	N/A	No issues
T18	London Plane	N/A	N/A	N/A	N/A	No issues
T19	Lime	N/A	N/A	N/A	N/A	The RPA of this tree is shown as modified on the TCP and TPP to indicate the probable rooting area of the tree, taking into consideration the surrounding infrastructure. The access to the works area is marginally impinged yet it is my understanding that there are no proposed works within this area that will affect the tree roots. The area impinged is approx. 5%. No mitigation is deemed necessary. The protective fencing will be sufficient.
T20	Ash	N/A	✓	N/A	N/A	Fell and remove stump. Please refer to Tree report ref 210912a
T21	Robinia	N/A	✓	N/A	N/A	Fell and remove stump. Please refer to Tree report ref 210912b
T22	Robinia	N/A	N/A	N/A	N/A	No issues
T23	Holm Oak	✓	N/A	N/A	N/A	Removal of tree to allow lowering of soil levels, to allow improvement to build in relation damp course levels

2.3 Installation of Protective Barriers.

If works are progressed it will be necessary to install protective barriers to protect trees on the site from all construction operations as well as denote the areas that must not be excavated, disturbed or used for storage. This can be achieved with the use of Protective barriers. The protective barriers will remain in-situ throughout the development and only removed when construction has been completed. The specification of the Protective Barriers will be sufficiently robust to prevent access into the Construction Exclusion Zones and in accordance with BS5837:2012.

2.4 Consideration of Ecological concerns

No ecological concerns have been raised in relation to the works or the trees on the site and none were noted at the time of the survey. Ecological considerations that involve EU Habitats Directive will overrule any Arboricultural recommendations as given within this report.

3. Change in Site Use and Tree Management Implications

3.1 The Implications of the Potential Growth and/or Nuisance of the Trees within the next 10 years

It is not considered that the trees to be retained will cause issue as of the proposed changes to the build within the next 10 years. Works that will be required to the trees will relate to ongoing cyclical pruning in relation to the existing infrastructure.

3.2 Potential root damage to Infrastructure

This report does not consider the implications of trees, whether retained or removed, indirectly on the proposed development.

4. Conclusions

The Arboricultural Method Statement (AMS) is commonly required to fulfil planning conditions and is generally drawn up with a finalised Tree Protection Plan (TPP) once all design details are known.

The AMS will take into consideration construction operations undertaken in the vicinity of the trees. It will deal with such issues as site access, intensity of construction activity, space needed for works, location of materials and installation of service runs.

Appendix 1: Limitations of Arboricultural Implication Assessment

Limitations of the Arboricultural Implication Assessment

Please also refer to sections 1.2 and 1.3 at the beginning of this report.

- This Assessment is based upon information obtained from the Tree Survey.
- All dimensions and measurements are based upon the previous data collected from the survey and from the design drawings as provided.
- This Assessment considers the possible implications to proposed future built structures. Suggestions may be given outlining alternative proposals for building layout. Such suggestions must be considered by the Architect/ Designer/or Engineer before implementing any of the suggestions.

Data on which the Assessment is based

- Validity, accuracy and findings of the report will directly relate to the accuracy of information provided at the time of the survey.
- No checking of independent data provided will be undertaken. This is particularly relevant with regards to scaled maps and drawings provided to Writtle Forest Ltd.

Validation of the Assessment

- The Assessment considerations/ findings in this tree report are valid for one year.
- Such considerations/ findings will become invalid if any building works are undertaken, soil levels are altered or tree work undertaken.
- If there are any alterations to either the property or soil levels, or if tree works are carried out, it is recommended that a new tree survey/report is undertaken.

Trees in relation to other Properties:

- This assessment only considers the trees in relation to the site and the proposed structures as identified.
- The Assessment only considers those trees as are relevant to the proposed structures. Comment is not made with regard to trees in relation to structures beyond the boundaries as identified, (third party property).
- Issues with regard to neighbouring property and trees on the site considered maybe relevant if new planting is considered or required.
- Damage to, or possibility of damage to, any other structure that is not referred to within the report is not considered unless otherwise specified. This includes both neighbouring structures and any other structure on the property.

Trees in Relation to Subsidence, Heave and Direct damage

- This report does not deal with issues relating to subsidence or heave in relation to any built structures and surrounding vegetation. However, it may be prudent to consider the effects of heave on any property if trees are removed.
- Unless information relating to soils is presented or if the client has instructed the assessment to consider the type and depth of foundations, then this is not considered within the assessment.

Trees subject to statutory controls:

- Where trees are covered by a Tree Preservation Order or are located in a Conservation Area it will be necessary to consult the local authority before any tree works, other than certain exemptions, can be carried out.
- The works specified above are necessary for reasonable management and should be acceptable to the local authority. However, tree owners should appreciate that the local authority may take an alternative point of view and have the option to refuse consent.

Trees are subject to changes outside man's control:

- Trees are living organisms subject to changes outside man's control.
- Changes to ground water conditions will affect the root growth of a tree. Such changes are not always the result of man's influence and other factors may be involved.

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