



Constitution Public House, Camden.

Arboricultural Report

November 2020

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Chapter 1 Introduction

1.01

ACS Consulting is instructed by Young's Brewery Ltd to report on trees and the implications for the proposed development at the Constitution Public House, Camden. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02

In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations.
- A plan showing tree survey information, retention categorisation and root protection areas,
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures,
- A Heads of Terms Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works (where applicable).

1.03

The site was visited during October 2020. A survey of the trees was completed recording: species type, age, height, crown spread, diameter-at-breast-height and, condition.

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Chapter 2 Background

2.01 The Site

The site is a public house on an irregular shaped parcel of land adjacent to the Regent's Canal (Figure 1).

2.02 Statutory Protection/Planning Policies

The application is subject to the Planning Policies of London Borough of Camden. The site is located in a Conservation Area.

2.03 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site suggests the superficial deposits as: Till, Devensian - Diamicton. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions (U).

The Cranfield Soil and Agrifood Institute Soilscales viewer shows soils at the site to be slowly permeable seasonally wet acid loamy and clayey soils.

2.04 Topographical Survey

The arboricultural survey is based on the supplied topographical survey. Where trees have been missed they have been added with a reasonable degree of accuracy.



Figure 1

Chapter 3 Tree Survey

3.01

I have identified trees as individuals and group. The group classification is intended to identify trees that form cohesive arboricultural features either aerodynamically, visually or culturally. Off-site trees and groups that could influence the development potential of the site have been noted.

3.02

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level.

The heights were measured with a digital Hypsometer and the diameters were taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Chapter 4 Development Implications

4.01

The development is described in the design and access statement. In simple terms, it is an application for an extension to the rear and terrace above.

4.02

Whilst it is acknowledged that all trees within the planning process are a material consideration, it is generally accepted that those trees rated as U are excluded from consideration regarding development implications, retained only where they pose no constraint on development.

Impact	Reason	A	B	C
Trees lost for development	Development	0	0	0
Retained trees that may be affected by disturbance	Development	0	0	0
Trees to be pruned	Development	0	T1	0

Loss for Development

None. The trees are located outside of the site.

Retained trees that may be affected by disturbance

The trees are located in the neighbouring properties. The application site is contained within a substantial brick-built wall. (Figure 2) The outdoor area is extensive hard surfacing. It is a reasonable professional assumption that the wall has foundations of sufficient depth to be a barrier to the lateral spread of roots from the trees located in the neighbouring property. The refurbishment of the outdoor area has no implications for the retention of trees.

Pruning

One tree T1 (Figure 3) is to be pruned, sympathetically to the boundary. The tree is located in the garden of No.44 St Pancreas Way. This site is not located in the Conservation Area.



Figure 2

Chapter 4 Development Implications



Figure 3

Secondary Development Pressures

The proposal has been assessed against typical secondary development pressures associated with the genus at the site. The issues are centred around shade and dominance, leaf litter, sap and falling debris. It is often claimed, anecdotally, that trees retained close to buildings or in areas of amenity space cause excessive shading/dominance preventing the reasonable use of the site leading to their premature felling or harsh pruning.

It is my experience, these problems are not as frequent as they are thought to be and there is very little evidence that such pressures ever result in any significant diminution of the treescape. There is no published data to support the contention that trees are being excessively pruned or felled for these reasons.

The proposal has been so located as to minimise secondary development pressures. Shade cast across developments, either by existing or proposed vegetation, is often desirable. Tree shade may be important in reducing daytime temperatures and moderating excessive solar gain. Shade and dominance is not considered to be excessive to the extent that the trees will be placed under pressure to be removed or harshly pruned.

Leaf litter occurs for only short periods of time and easily addressed through proper grounds maintenance and does not justify the loss of trees.

Certain deposits can be due to a substance called "honeydew", which causes a sticky deposit it usually peaks in late spring and early summer. The substance that drips from the leaves can be an inconvenience, but is essentially just sugar-water, and although unpleasant is harmless and can be washed off most surfaces with warm soapy water. The incidence of "honeydew" is not considered to be such an inconvenience that the retention of trees is threatened. Other issues such as dead wood can be dealt with through normal tree maintenance such as crown cleaning.

Chapter 4 Development Implications

4.03

The over-arching policy guidance in respect of the site is that contained in the London Borough of Camden and their Supplementary Planning Documents and those of Central Government and the London Mayor.

The development accords with the policies and guidance of the council and central Government.

The proposed site layout has no implications for the retention of the neighbouring trees. It conserves and enhances the distinctive elements of landscape character and function retaining their valuable source of ecosystem services.

Chapter 5 Conclusions

5.01

The application site is described in detail in the design and access statement.

5.02

The configuration of the site has resulted in the current layout. The site is constrained by the substantial boundary wall that will act as a barrier to lateral root spread from neighbouring trees.

Overall, the development has a satisfactory relationship with the locale's principal arboreal specimens. The proposed site layout conserves and enhances the distinctive elements of landscape character and function retaining their valuable source of ecosystem services.

5.03

A method statement is appended to demonstrate the scheme is feasible. Certain matters listed therein may alternatively be addressed satisfactorily by means of a condition(s). This requires detailed discussions with the LPA on the principle that conditions should always be used in the first instance as per government guidance and that contained in BS 5837 – 2012 Table B.1 Delivery of tree-related information into the planning system; the method statement fulfils the recommended criteria for arboricultural information.

Appendix A

Contents

Key

BS 5837 2012

Tree data

KEY

Age	<p>Y – Young: Out-planted trees that have not yet established</p> <p>SM – Semi-mature: Established trees up to 1/3 of expected height and crown</p> <p>EM – Early mature: Between 1/3 and 2/3 of expected height and crown</p> <p>M – Mature: Between 2/3 and full expected height and crown</p> <p>FM – Fully mature: Full expected height and crown</p> <p>OM – Over mature: Crown beginning to break-up and decrease in size</p> <p>S – Senescent: Crown in advanced stage of break-up</p>
Physiological Condition	<p>Good – Very few defects a reasonable long life expectancy depending on age class</p> <p>Fair – Some defects giving the tree a shortened life expectancy</p> <p>Poor – Limited life with major problems</p>
Structural Condition	<p>Good – Very few defects</p> <p>Fair – Some defects rectifiable with minor tree surgery</p> <p>Poor – Significant defects rectifiable with major tree surgery or felling</p>
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.
*	Tree subject to TPO.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. <p><i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7</i></p>			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation.	
Trees To Be Considered For Retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits	GREY

Tree Ref No.	Species	Height	Stem Diameter	Branch Spread M				Height of Crown Clearance	Clear Branch Height	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
		M	MM	N	E	S	W	M	M						
1	Sorbus	12	N/K	#4	2	3	4	4.5 (S)	4.5 (S)	EM	Good	Good	Multi-stemmed at 3m - typical of species. A tree of moderate quality and value in the landscape. Work Crown reduce by approximately 1m to the boundary cutting back to suitable lateral branches creating wounds of no more than 30mm in diameter.	20+	B1/2
2	Lime	15	N/K	#3	#3	#2	#1	N/K	N/K	EM	Good	N/K	Located in third party property. Appears to be multi-stemmed at approximately 3m. A tree of moderate quality and value in the landscape.	20+	B1/2
3	Birch	12	N/K	0.5	0.5	0.5	0.5	N/K	N/K	SM/EM	Poor	Poor	Appears to have died.	-	U
4	Ash	15	N/K	2	#3	5	4	N/K	N/K	EM	Good	N/K	Located in third party property. A tree of moderate quality and value in the landscape.	20+	B1/2
5	Ash	12	N/K	2	#3	4	4	N/K	N/K	SM/EM	Fair	N/K	The northern canopy appears to have died. Early Autumn colour. Prominent specimen. A tree of low quality and value in the landscape.	10+	C1/2

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