

**Arboricultural Report and Tree Condition Survey for
Proposed Works at
68 Parliament Hill,
Hampstead,
London,
NW3 2TJ**

Prepared for Hanson Architects



A trading name of RG Consultancy Ltd

Prepared by
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Our Ref 1021- 9082 Rev 1
January 2022

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1.0 Introduction

- 1.1 Acting on instructions received from Hanson Architects the property was initially visited on 22nd of September 2021 to undertake a Tree Condition Survey. This report has been prepared to comment on the arboricultural impact of proposed studio building to the rear of the property.
- 1.2 The proposed works are described in detail in other documents submitted with the planning application including the Design and Access Statement. We have been provided with a full set of the proposed drawings which have been prepared by Hanson Architects.
- 1.3 The tree numbers used in this report refer to the tree numbers used in our Tree Condition Survey. Within this report we will comment on the arboricultural impact of the proposed works on the existing tree resource and any measures necessary to ensure the long-term health of the retained trees.
- 1.4 If the recommendations contained within this document are acceptable to the Local Planning Authority then we suggest that they be controlled by planning conditions.

2.0 Site Description and Description of Proposed Works

- 2.1 The existing property and proposed works are described in detail elsewhere in this application. In summary 68 Parliament Hill is a four-storey building, located towards the top of Parliament Hill containing multiple separate dwelling flats split over four floors. To the rear is a terrace area with an area of lawn with some shrubs and hedges and fruit trees to the boundary. To the rear eastern flank of the gardens is a 1m high retaining wall, to the western flank boundary is a brick built wall. To the rear boundary is a 2m high brick wall. The site slopes down hill from front to rear
- 2.2 Beyond the rear boundary is a large poplar and ash tree growing within Hampstead Heath.
- 2.3 This application proposes amalgamating two of the self-contained units into one new wholly self-contained unit with its own access spread over the lower and upper ground floors. This will reduce the overall number of units but will allow for the creation of a large three bedroom family home. Alterations to the front of the house at upper and lower ground are proposed as well as a new side infill extension creating an improved entrance to the new enlarged dwelling. To the rear of the house a new independent garden studio incidental to the main house is proposed as well as new landscaping, fencing and brick walls where required to replace the existing dilapidated and overgrown inaccessible garden.

3.0 Statutory Protection

- 3.1 The property is located in the South Hill Park Estate Conservation Area within London Borough of Camden. The rear boundary of the property is the boundary of the Conservation Area. There is an 'approved' s211 Notification for the removal of T4, T8 and T9 which allows the removal of these trees. See Planning Reference 2021/6169/T. No other protected trees are to be removed as part of these works. The only additional tree to be removed is a small dead plum T7 which is exempt from any protection.
- 3.2 Due to the Conservation Area status all the trees growing within the curtilage of the subject ad neighbouring property (unless exempt) with a stem diameter in excess of 75mm are subject to protection under the Conservation Area. Notwithstanding specific exemptions in general terms, a Conservation Area (CA) prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees or woodlands without submitting 6 weeks prior notification to the local planning authority.
- 3.3 Once the notification is submitted to the LPA, If the LPA wish to stop treeworks from proceeding then a Tree Preservation Order (TPO) must be served, if 6 weeks pass from submission of the CA tree works notification then providing a TPO has not been served the treeworks can be undertaken.
- 3.4 The Conservation Area status does not preclude the presence of Tree Preservation Orders which may also serve to protect the trees.
- 3.5 No other tree removals should be undertaken prior to determination of the planning application without submitting the necessary notification or for TPO'd trees obtaining necessary consent from the London Borough of Camden.
- 3.6 Prior to any treeworks or vegetation clearance being undertaken the possible presence of nesting birds or protected species needs to be considered and if necessary specific ecological advice should be sought. Nesting birds and protected species (including bats and their roosts) are protected from disturbance under the Wildlife and Countryside Act 2017 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitats and Species Regulations 2010.

- 3.7 Where possible vegetation clearance should be scheduled to be undertaken outside the bird nesting season. The 'Bird Nesting Season' is from March until August (Natural England) and it is recommended that vegetation works (tree or hedge cutting) or site clearance should be done outside of the nesting season. When tree or vegetation clearance work has to be undertaken during the nesting season, a pre-treeworks survey needs to be carried out to check for nesting birds by a competent person.

4.0 Arboricultural Background Information

- 4.1 For all trees but particularly those growing in urban areas, root growth is not predictable. Tree roots are opportunistic they grow most prolifically in areas where conditions are favourable and will be deflected by natural features and man-made structures, when hostile conditions are encountered root growth will be limited.
- 4.2 It is generally agreed that the majority of tree roots, even for a mature tree are found in the top 90cm of the soil and these roots are vulnerable to sudden changes in the rooting environment. These roots absorb the moisture and nutrients needed for growth and contrary to popular belief mature trees in the UK do not have a deep taproot that obtains moisture from great depth.
- 4.3 An ideal soil for tree root growth is about 50% pore space (in urban areas this is often significantly reduced), these pores, the spaces between soil particles, are filled with water and air. Construction activity can compact the soil and can dramatically reduce the amount of pore space. This not only inhibits root growth and penetration but also decreases oxygen levels within the soil and reduces the available soil moisture that is essential to the growth and function of the existing roots.
- 4.4 For retained trees it is essential that the structurally important roots will remain undisturbed, these important larger roots radiate outwards from the trunk, they are characterised by being relatively few in number and tapering rapidly from the base of the tree. Even for mature trees they are only 2-3m in length, at this length they are likely to be 2-5cm in diameter and they have lost their rigidity and physical strength. (See Tree Root Systems AAIS 1995).
- 4.5 The two main possibilities for injury to trees during and following the construction process are from direct and indirect damage.
- Direct Damage can be defined as injury resulting from physical contact including contact with machinery or fire, and excavation of the root area.
 - Indirect Damage can be defined as injury resulting from activities that take place near the tree such as level changes, compaction of the soil, or contamination by chemical spillage in proximity to the root plate.

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- 4.6 The British Standards Institute published BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' this document gives clear and current best practice recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees with structures.

- 4.7 The British Standards Institute published 'BS5837:2012 Trees in relation to design, demolition and construction – Recommendations'. This document gives recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees with structures. Where development is proposed, the standard provides guidance on how to assess the value and quality of trees and to decide which trees are appropriate for retention.
- 4.8 The BS5837 (2012) provides information on the protection of trees during the development process. It includes a calculator for Root Protection Areas (RPA) which aims to ensure a sufficient volume of soil and proportion of the root system is protected to maintain the health and vigour and ensure the longevity of the trees.
- 4.9 The Root Protection Area is not related to the canopy spread of the tree, in simple terms it is an area calculated as a multiple of the trunk diameter. For trees with a trunk diameter in excess of 1250mm the Root Protection Area is capped at a total area of 707m². See Attached Tree Survey Plan in Appendix 1 for further details.
- 4.10 The RPA is in effect a theoretical area that if all the soil and roots around the periphery of the circle were removed there would be sufficient area around the tree to maintain the tree in a healthy condition. The RPA does not show the expected extent of root growth but indicates an area of ground considered necessary to support the tree both at the time of surveying but into the future. Post development the tree will adapt to the changes in its rooting environment providing it has retained a sufficient proportion of its root system and a sufficient area/volume of soil area is available for the tree.
- 4.11 The relative sensitivity of different species of trees to development works is well known and acknowledged within BS5837 (2012) but the RPA formula in BS5837 does not give any weight to different tree species. The RPA is based on the trunk diameter and would be the same for all trees of the same trunk size regardless of species.
- 4.12 The BS Categories referred to in this report are described in detail in Appendix 1. In summary the quality of the trees resource is assessed and the trees are divided into 4 categories based a number of factors including; their condition, remaining life-expectancy, landscape, arboricultural and cultural/conservation value.

Category U: Those in such a poor condition that they cannot realistically be retained.

Category A: Trees of high quality.

Category B: Trees of moderate quality.

Category C: Trees of low quality.

- 4.13 Damage to trees (including their root systems) may impact on their health, stability and or vitality. Damage may result in the partial or complete structural failure of the tree and increases the risk of personal injury. It is therefore essential that if development is permitted this report is read by all parties and the guidelines are followed by the site agent and all contractors, particularly those undertaking groundworks on site.
- 4.14 Appropriate tree protection measures and appropriately specified, supervised and implemented works can significantly reduce the risk of damage to the retained trees.

5.0 Arboricultural Discussion

- 5.1 The significant trees in terms of landscape and amenity value and contribution to the character and appearance of the wider area are the off-site mature poplar T1 and off-site mature ash tree T2 growing beyond the rear boundary within Hampstead Heath. The proposed construction works are outside the theoretical root protection area of these trees, which are located beyond the rear boundary wall. A small shed is proposed to replace the existing shed and this can be installed on a shallow slab without impacting on these trees.
- 5.2 With regard to the known tree species characteristics we recommend the Corporation of London are contacted to remind them of their duty of care responsibilities in terms of inspecting and management of these trees. The poplar has an ivy-covered lower trunk which prevents a full inspection of this tree.
- 5.3 The off-site trees located with the neighbours garden are the T3 is a box leaved ash tree growing to the rear of 70 Parliament Hill and T5 a small plum tree, T10 a previously reduced Mimosa tree both growing to the rear of 66 Parliament Hill. These trees are a sufficient distance from the proposed works to be unaffected by the proposed works .
- 5.4 The quality of the trees growing within the garden of the subject property is low. T4, T6, T8, T9 are small mature fruit trees growing along the flank boundary between 68 and 66 Parliament Hill. They are in variable condition with some decay observed in old pruning wounds. These trees are growing in close proximity to the 1m high boundary wall. Due to their size and location these trees have no public amenity value and they a very limited value within the Conservation Area. There is an 'approved' s211 Notification for the removal of T4, T8 and T9 which allows the removal of these trees. See Planning Reference 2021/6169/T. No other protected trees are to be removed as part of these works. The only additional tree to be removed is a small dead plum T7 which is exempt from any protection.

- 5.5 The proposed garden studio is located close to the northern flank boundary within the rear garden of 70 Parliament Hill. The proposed works can be undertaken without impacting on the health, stability or longevity of the retained trees. All works will be undertaken from within the site with ground levels within the neighbours' garden retained as existing.
- 5.6 T7 is a small dead tree growing centrally within the rear garden which is to be removed.
- 5.7 The proposed replacement shed will be built on a concrete slab that is above ground level to avoid damage to tree roots.
- 5.7 Subject to planning a detailed site-set-up drawing showing all temporary works and a detailed construction methodology will be prepared by the appointed contractors, this will be reviewed by the Arboricultural Clerk of Works to ensure the works do not impact on the retained trees. Section 6 of this report gives an outline of the proposed Arboricultural Method Statement (AMS) a detailed AMS can be secured by use of Standard Planning Conditions.

6.0 Summary of Tree Protection Measures

6.1 This section aims to give the basic guidelines for the successful retention of the retained trees within the proposed development. In addition a detailed Arboricultural Method Statement will be prepared; this will address the tree protection measures during the enabling, groundworks, construction and landscape phases of the works including details of all underground services and temporary site works. Prior to any works commencing on site a detailed construction methodology will be prepared by the appointed contractor and this will be reviewed by the Arboricultural Clerk of Works.

6.2 The main points of note regarding the tree protection measures during the proposed works are listed below:

- **An Arboricultural Clerk of Works (ACoW) will be appointed to ensure that the retained trees are considered during the preparation of the construction methodology and are successfully protected during the proposed works.**
- **Prior to any works commencing on site a meeting will be held with the site agent, client representative, main contractor and ground-workers to discuss the Tree Protection Measures associated with this project.**
- **Trees identified for removal as per the approved s211 Notification will be clearly marked with spray paint.**
- **All tree protection measures including The Tree Protection Fencing and Temporary Ground Protection will be installed prior to enabling works, groundworks, demolition or construction works commencing and will remain in situ during the construction programme. No works will be undertaken until the Tree Protection measures have been inspected by the ACoW.**
- **No Machinery will overhang or pass over the line of the Tree Protection Fencing.**
- **The Tree Protection Plan will be on display in the site agent's office.**
- **Any variations to the agreed construction methodology that may impact on the retained trees or the ground around the retained trees will be reviewed by the ACoW**
- **The removal or movement of Tree Protection Fencing will only be undertaken following discussion with, and receipt of written confirmation from the ACoW.**
- **All works (including Landscaping works) within the fenced-off Tree Protection / Construction Exclusion Zone and as identified on the Tree Protection Plan will be specified to avoid excavation, level changes and damage to the root system of the retained trees.**

6.3 Arboricultural Site Supervision

- 6.4 To ensure that the construction process is undertaken with minimal disturbance to the retained tree stock, an Arboricultural Clerk of Works (ACoW) as recommended within BS5837 will be appointed to undertake regular inspections of the site.
- 6.6 The Arboricultural Clerk of Works role shall be to:
- a. To assess the specification and methodology of the proposed works and ensure these works have the minimum impact on the retained trees.
 - b. Brief the workers on the necessity to protect the retained trees.
 - c. To ensure the agreed methodology is followed by direct on-site supervision.
 - d. To prune roots using clean sharp pruning tools during manual excavation (if necessary).
 - e. To provide direction on tree protection issues as they arise.
 - f. To monitor and photograph the works undertaken.
- 6.7 Prior to works commencing a site meeting will be held with the site manager and the Arboricultural Clerk of Works (ACoW). The purpose of this meeting is to brief the site manager on the arboricultural issues to be considered, agree the programme of work and the location tree protection fencing, temporary ground protection and review specification and working methodologies in proximity to retained trees.
- 6.8 All site operatives are briefed on the Tree Protection Issues as part of the induction process. Arboricultural monitoring site visits will be undertaken at regular intervals during the construction process.
- 6.9 During the works site regular site visits will be undertaken with the maximum interval between site visits of 4 weeks.
- 6.10 Within 5 days of the visit, the Local Authority tree officer will be notified by email of all visits undertaken.
- 6.11 To deal with any issues involving trees, the Arboricultural Clerk of Works will provide a contact number that will be answered during all the hours of works on site. The London Borough of Camden tree officer will be informed of any accidents, incidents or emergencies involving trees.

6.12 Tree Protection Measures

- 6.13 It should be noted that access to this site is restricted with pedestrian access only into the rear garden. To prevent the proposals impacting on the health, stability or longevity of any of the retained trees the main requirement is the installation of suitable tree protection fencing, to protect the above ground part of the trees and to prevent compaction of the underlying subsoil in some parts of the site. In addition if required temporary ground protection can be installed to allow access without compacting the soil.
- 6.14 Tree protection fencing must be erected and temporary no-dig ground protection if required must be installed prior to any enabling works, demolition, or ground-works commencing, and remain in place throughout construction. The Tree protection fencing temporary ground protection should only be removed only after completion of the construction works.
- 6.15 Within the fenced off Tree Protection Area;
- No excavation by any means.
 - No level changes + or -
 - No storage of plant or materials.
 - No storage or handling of any chemicals including cement washings.
 - No Pedestrian, Machinery or Vehicular Access.
 - Underground service routes will be located outside the Fenced off area.
- 6.16 Clear notices are to be fixed to the outside of the fencing with words such as 'TREE PROTECTION AREA – NO ACCESS OR WORKING WITHIN THIS AREA'. See Appendix 2.
- 6.17 Prior to any works commencing on site the Tree Protection Fencing will be erected. Any plant or vehicles engaged in the works will operate outside the fenced off Tree Protection Areas.
- 6.18 The location of the site office, welfare facilities, storage area needs to be confirmed but this will be located outside the Root Protection Area (RPA). The Tree Protection Plan will be finalised when the site set-up /site logistics plan is available.
- 6.19 Dismantling the protection barriers around retained trees may be required to allow completion of landscaping works. The removal of the Tree Protection Fencing is not an opportunity for machinery to access the previously fenced off area.
- 6.20 The landscaping works will be subject to a detailed landscaping methodology which will be reviewed by the ACoW prior to any landscaping works commencing on-site.

7.0 Conclusion

- 7.1 There is an 'approved' s211 Notification for the removal of T4, T8 and T9 which allows the removal of these trees. See Planning Reference 2021/6169/T. No other protected trees are to be removed as part of these works. The only additional tree to be removed is a small dead plum T4 which is exempt from any protection.
- 7.2 The British Standard BS5837:2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. The protection of retained trees during the proposed development works can be achieved by continuing to follow the recommendations in BS5837:2012 and by use of standard planning conditions.
- 7.3 Based on the guidelines contained in BS5837 (2012), the known tree species characteristics, the location of the trees and the design of the proposed works, provided the works are undertaken following the guidelines and advice as outlined in this report and as outlined in a subsequent Arboricultural Method Statement, it is my opinion that the proposed works can be undertaken without adversely impacting on the health and long-term future of the retained trees.
- 7.4 Prior to any works commencing on site the construction methodology will be reviewed by the Arboricultural Clerk of Works and a detailed site specific Arboricultural Method Statement will be prepared. The Arboricultural Method Statement will include details of the following:
- All tree protection measures (Tree protection fencing and temporary ground protection)
 - All temporary works (Site Facilities)
 - All Works within the Root Protection Areas of the retained trees
 - Provision of Arboricultural Site Supervision during proposed works
- 7.5 If deemed necessary details on new tree planting can be secured by use of a standard landscaping condition.

Peter Wilkins BA (Hons) MArborA. MEnvSc CEnv

Ruskins Group Consultancy

27th January 2022

Appendix 1

Tree Condition Survey

Tree Survey Plan

Photographs

Tree Condition Survey for Proposed Works at 68 Parliament Hill, Hampstead, London, NW3 2TJ

Prepared for Hanson Architects



A trading name of RG Consultancy Ltd

Prepared by
Peter Wilkins BA(Hons) MArborA MEnvSc CEnv
Our Ref 1021- 9082 Rev1
October 20219 Revised January 2022

1.0 **Introduction**

Acting on instructions received from Hanson Architects, the property was visited on 22nd of September 2021 to undertake a Pre-Development Tree Condition Survey in relation to the proposed works at the subject property. We have assessed the condition of trees located within and close to the boundary of the site that are considered relevant to the proposed works

2.0 **Survey Methodology**

We have surveyed all the individual trees and groups of trees located within and close to the boundary of the site. The objective of the survey is to collect tree data relevant to the proposed redevelopment of the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations' based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, *'The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.'* (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees is shown on the attached drawing. A detailed inspection of individual trees with respect to decay, defects and hazard is not included. However, trees found to be in a structurally dangerous condition are identified.

TABLE 1

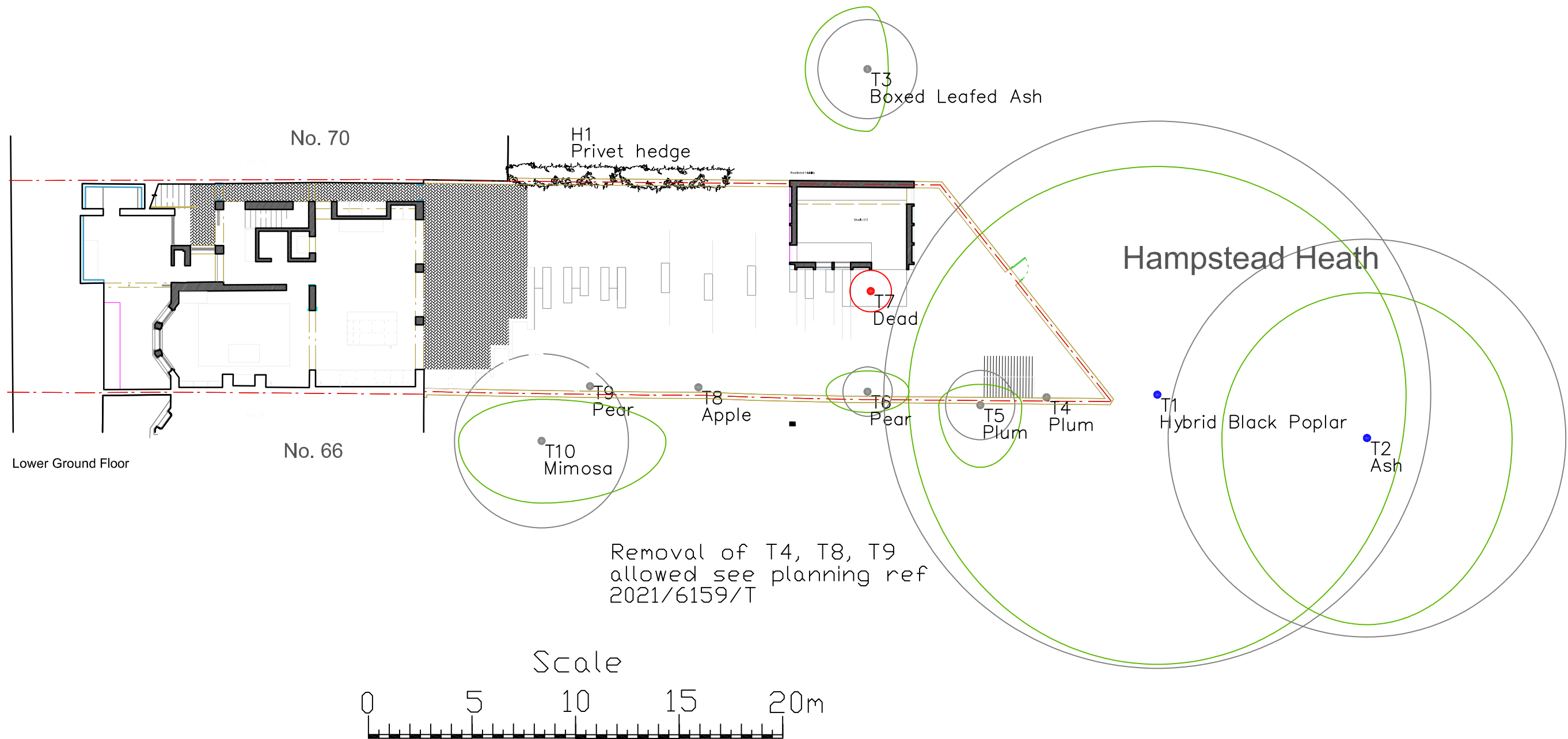
Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Recommendations	BS Cat
T1	Hybrid Black Poplar	30	1100*	1	12	11	12	13	M	A	A	40+	A mature Corporation of London owned tree growing within Hampstead Heath beyond the rear boundary of the property. Historically this large tree has been reduced and there is some decay observed in the old pruning wounds. This tree cannot be inspected due to the dense ivy growth around the base of the trunk.	No Works	B3
T2	Ash	24	800	1	7	7	7	9	M	A	A	40+	A mature Corporation of London owned tree growing within Hampstead Heath beyond the rear boundary of the property. There is some limited deadwood and dieback within the canopy. The long-term future of this tree is equivocal due to Ash Dieback Disease.	No Works	B3
T3	Boxed Leafed Ash	9	200	1	3	3	1	3	M	A	A	20-39	A small mature ornamental, tree growing within the rear garden of the neighbouring property.	No Works	C1
T4	Plum	6	200	1	5	3	1	3	M	A	A	20-39	A small mature fruit tree growing within the rear garden of the subject property	Remove as per s211 Notification. See Planning Reference 2021/6169/T.	C1
T5	Plum	6	140*	1	2	1	2	3	M	A	A	20-39	A small mature fruit tree growing within the rear garden of the neighbouring property, (66 Parliament Hill).	No Works	C1
T6	Pear	6	100	1	2	1	2	1	M	A	A	20-39	A small mature fruit tree growing within the rear garden of the subject property	No Works	C1
T7	Dead	5	150	m/s	1	1	1	1					A dead tree growing centrally within the rear garden of the subject property.	Dead tree Remove	U
H1	Privet Hedge	5	50	m/s	1	1	1	1	SM	A	A	40+	A third-party owned mature privet hedge growing to the flank northern boundary of the garden. This hedge is located on raised ground beyond a brick built retaining boundary wall.	No Works	C3

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Recommendations	BS Cat
T8	Apple	8	240	1	2	3	3	2	M	A	A	10-19	A mature fruit tree growing within the rear garden of the subject property.	Remove as per s211 Notification. See Planning Reference 2021/6169/T.	C1
T9	Pear	10	350	1	6	2.5	3	3	M	A	A	10-19	A mature fruit tree growing within the rear garden of the subject property. This tree has some cavities within old pruning wounds	Remove as per s211 Notification. See Planning Reference 2021/6169/T.	C1
T10	Mimosa (Acacia dealbata)	10	350	1	4	2	6	3	M	A	A	40+	A mature ornamental tree growing within the rear garden of the neighbouring property, (66 Parliament Hill). This tree is growing in close proximity to the rear elevation of the neighbouring property. This tree has been reduced and has a spreading canopy formed by the regrowth.	No Works	C1

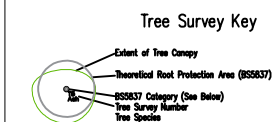
Cascade chart for tree quality assessment

Trees unsuitable for retention (See Note)				
Category and definition	Criteria (including subcategories where appropriate)			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 category U trees (e.g. 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 declineTrees 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>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>			Red
Trees to be considered for retention				
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
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 those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant 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 See Table 2 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 value	Grey

Tree Survey Plan



- Tree to be Retained
- Dead Tree to be removed



Category II - Red Stem Disc
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.

Category A - Green Stem Disc
Those of high quality and value: -
in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested). Category A to include Veteran and Ancient trees

Category B - Blue Stem Disc
Those of moderate quality and value: -
those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C - Grey Stem Disc
Those of low quality and value: - currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

68 Parliament Hill
Hampstead
NW3 2TJ

Tree Survey Plan
for
Hanson Architects

Ruskins Tree Consultancy
01277 849890 info@ruskins-tree-consultancy.co.uk
www.ruskins-tree-consultancy.co.uk

Scale See Scale Bar
Date 13/10/2021
Project No. 0921 9082
Dwg. No. TSP-01

Drawn by
PW
Checked by
JFG

Photographs



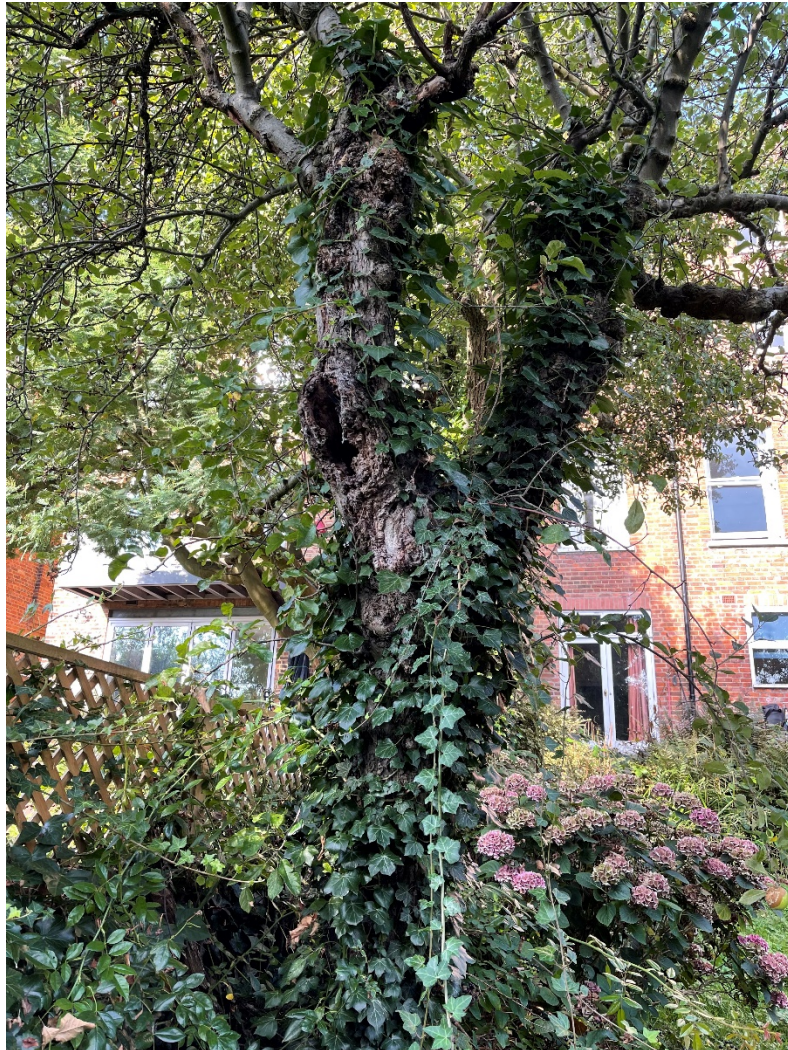
Photograph 1 22 September 2021

View from Hamstead Heath of the off-site hybrid black poplar T1 growing beyond the rear boundary of the subject property.



Photograph 2 22 September 2021

View of the dead tree T7 growing within the garden of the subject property.



Photograph 3 22 September 2021

View of the pear tree T9 growing within the garden of the subject property. This tree is to be removed as per 'approved' s211 Notification. See Planning Reference 2021/6169/T.

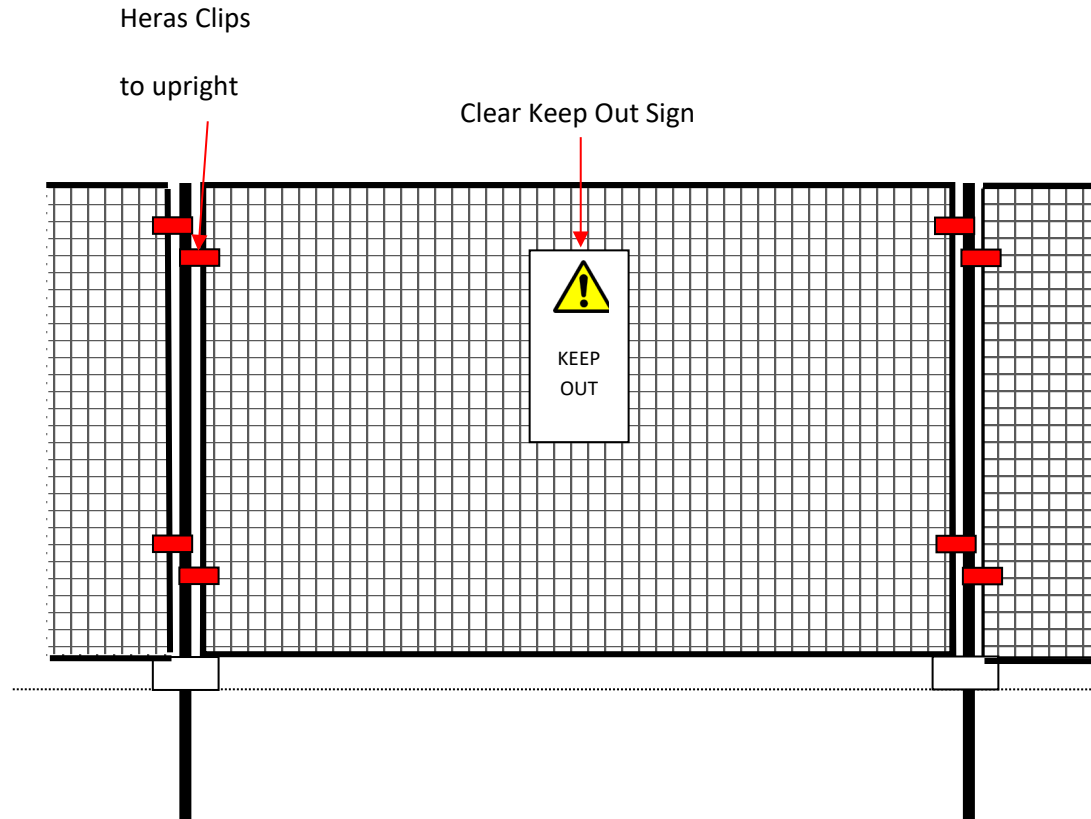
Appendix 2

Tree Protection Fencing Specification

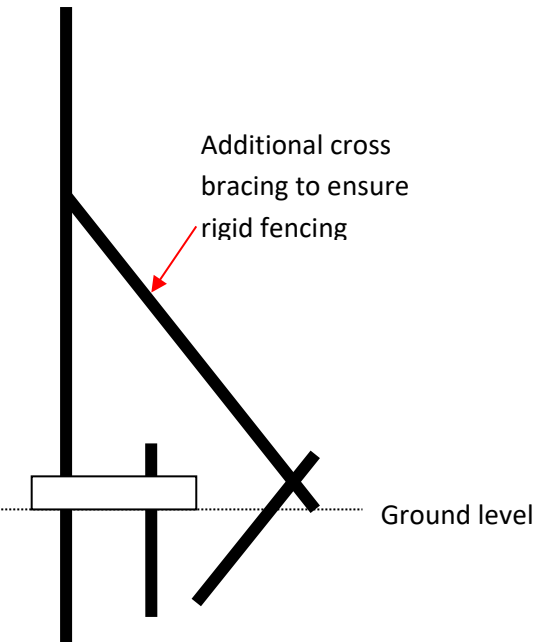
Tree Protection Fencing Notice

Tree Protection Fencing Specification

Elevation



Section



Tree Protection Fencing should be erected as per the Tree Protection Plan

With the fencing erected prior to any demolition or enabling works commencing or materials being delivered to site.

If concrete or rubber feet are used these must be pinned to the ground to prevent movement.

TREE PROTECTION AREA



PLEASE KEEP OUT

The trees in this area are protected by Statutory Protection and / or Planning Conditions. Any works in this fenced off area may result in damage to the above ground parts or root system of these trees.

Damage to these trees is a criminal offence and breach of the planning consent and may lead to a criminal prosecution. and / or enforcement action.

Any works in this area must be undertaken as per the Arboricultural Report.

Please contact info@ruskins-tree-consultancy.co.uk for further information.