

**13 Kemplay Road . Hampstead. NW3 1TA**

**1923. Tree survey and arboricultural method statement. February 2022.**

The owners of number 13 have commissioned Charlton Brown Architects (**CBA**) to draw up plans to extend number 13, the proposal includes a lower ground floor. A previous consent in 2018 (2015/4373/P) rehearsed tree protection.

In the absence of adopted local supplementary planning guidance specific to trees British Standard 5837 2012 "Trees in relation to Design, Demolition and Construction – Recommendations" (**BS**) is used as the criterion for tree submissions to the Local Planning Authority (**LPA**), the London Borough of Camden.

Please refer to the 13 Kemplay Road. Tree protection plan. February 2022. (**TPP**)

The tree protection plan is submitted as a pdf which can be zoomed to any size to reveal fine detail including:

- Existing building footprints.
- Existing built garden features and boundary walls.
- Existing fences.
- Catalogued trees.
- The normative root protection areas (RPA) (as described in the BS) of catalogued trees.
- The position of a tree protection fence as described in figure 2 of the BS.
- North point.
- Scale bar.
- Spot levels.
- Drainage covers including invert levels and direction of flow.
- Service covers

## Tree catalogue

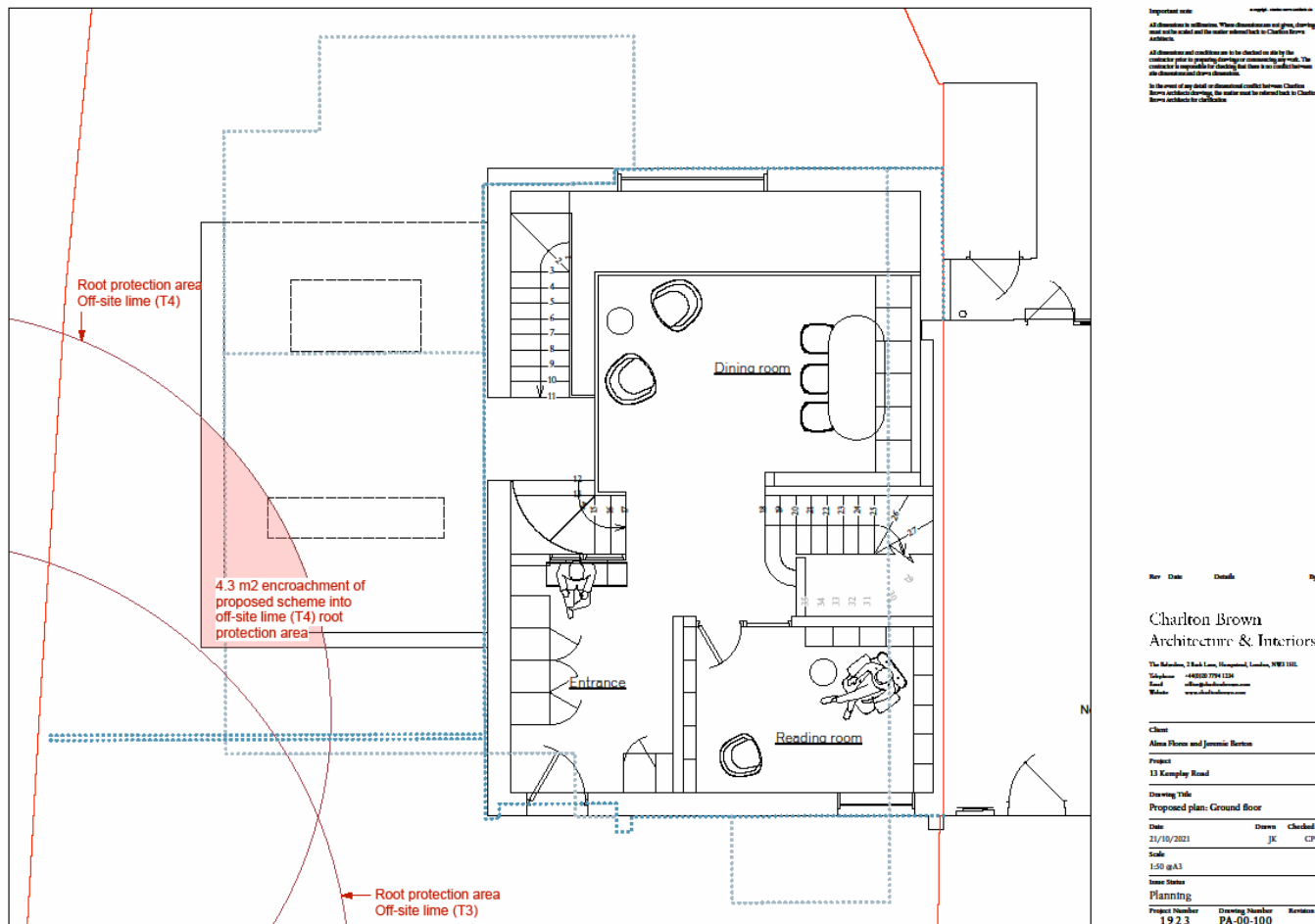
No	Common name of tree	Height estimated in metres	Stem Diameter in mm at 1.5 metres from base	Branch spread towards compass points estimated in metres	Estimated remaining contribution in years. Category grading as per table 1 of the BS Comments
1	Sycamore	18	570	N 6 E 5 S 6 W 6	20 B
2	Sycamore				To be removed via section 211 notice 2020/1015/T
3	Lime	18	570	N 2 E 2 S 2 W 2	40 B
4	Lime	18	540	N 2 E 2 S 2 W 2	40 B

## **Arboricultural Implications Assessment**

The Limes are part of a group of 3 in the car park of the adjacent Rosslyn Hill Chapel. These were reduced and reshaped in circa 2016.



The Limes are showing the typical resilience and toughness that make them the survivors in towns. The photograph above shows the base of T3. There is a low brick retaining wall demarcating the boundary of number 13 and the Chapel. Spot levels on the TPP show a rise in contour towards number 13.



The CBA site layout plan above shows the footprint of the proposed ground floor and the roof of the lower ground floor. (The dotted blue line shows the 2018 consent).

By reference to annex D of the BS the normative RPA of T4 will be more or less 130 square metres. The excavation for the lower ground floor shows an ingress of 4.3 square metres into the normative RPA. IE less than 4%

It is likely that there is a profusion of rooting along the base of the boundary retaining wall and given the success of Limes in towns it is likely there will be Lime roots in the garden of number 13. This of course was rehearsed in the 2018 application.

The plan above shows significantly less ingress than previously consented.

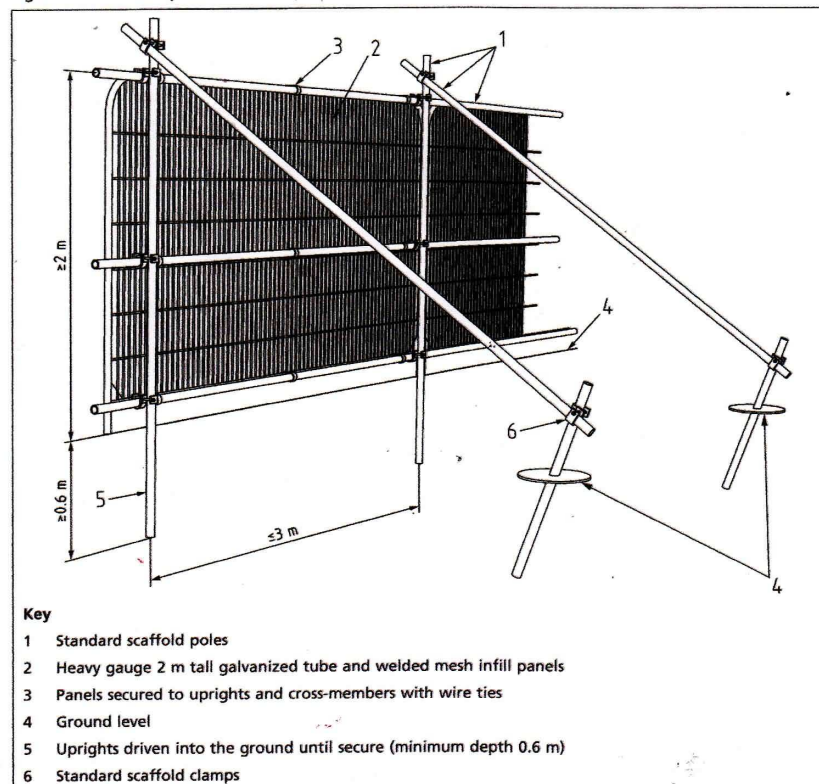
It is a considered view that the ingress proposed will not cause unacceptable harm to the Lime T4.

## **Arboricultural Method Statement.**

Constructors will appoint a site arboriculturalist to help set up the tree protection fence and monitor trees throughout the building process.

1. Clear overgrowth, old garden junk and sheds.
2. Remove Sycamore T2.
3. Making note of the water stopcock. Remove all paving in the northern eastern area of the garden. Demolish the low wall to the west of this area. These are marked in red on the TPP. This work will be carried out with hand held tools only.
4. Fence the gap in the northern boundary. Fill the entire formerly paved areas with topsoil up to grade with the remainder of the garden. Sow with "waterwise" grass seed.
5. Create a construction exclusion zone by assembling a fence as per figure 2 of the BS. The position of this fence is shown on the TPP. It follows clearly identifiable features and will stay in position until all site works excluding external paving are completed.

Figure 2 Default specification for protective barrier



6. Excavations/ piling for the lower ground floor will be carried out from within the consented footprint.
7. Existing services will be tapped into outside of the construction exclusion zone.
8. All subsequent paving works must be done using hand held tools only. Pavers will be set on sand and not concrete.

**Site monitoring report sheet**

client	site address	proposal	consent notice	LPA	visit date
	13 Kemplay			LB Camden	

**Check List**

tree barrier in place	tree barrier as approved	tree barrier breached	action requested
<b>Y    N</b>			

ground protection in place	ground protection as approved	tree damage since last visit	action requested

comments

signed	date of next visit
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Tim Price.    M.arbor.A.