Arboricultural assessment & method statement

Whittington Hospital (Camden & Islington Trust), Magdala Avenue, London N19 5NF

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TREE CONSULTANCY

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19165-AA6-PB

Site location and report purpose

Site location

This aerial image is supplied courtesy of Google. The yellow line shows the approximate area within which the proposed temporary construction compound will be formed. This detail is for illustrative purposes only and must not be scaled from.

Report purpose

This arboricultural assessment report provides sufficient information for the Local Planning Authority (LPA) to consider the effect of the proposal on local character from a tree perspective. It is fully compliant with the BS 5837 advice relating to the planning application stage of the process and it meets national standard planning application validation requirements.

More specifically, the proposal is for the erection of 4 temporary buildings to accommodate site welfare and office facilities associated with the Camden and Islington New Mental Health inpatient facility currently under construction on the Whittington Hospital site.

This report includes:

- A **Tree protection plan** illustrating tree locations, categories, the location of the proposed construction compound, and the proposed tree protection measures.
- An **Arboricultural assessment** (section 1 of the report) providing an analysis of the tree issues to assist the LPA in assessing the impact on local character.
- An **Arboricultural method statement** (section 2 of the report) describing how retained trees will be protected and managed during the proposed activity.
- **Appendices** (**Appendix 1** – Background administrative information and data collection; **Appendix 2** – Tree schedule and explanatory notes; and, **Appendix 3** – QR Codes for SGNs).
- A companion document to supplement the main report titled ***Manual for managing trees on development sites*** **(Version 3.0)**, which provides explanations of how retained trees will be managed on site in the form of Site Guidance Notes (SGNs) covering the relevant issues.

1 Arboricultural assessment

1.1 Table 1: Summary of trees affected and protected by the proposal

From our review of the constraints and the proposed layout, our assessment of the impact on trees, both during and after development, and those that need protection using special precautions, is summarised in Table 1:

	British Standard 5837 Category		
	A (High quality)	**B (Moderate quality)**	**C (Low quality)**
Remove	None	**T7**	**T6**
Prune	None	**T11, T12, G13**	**T14**
Protect using special precautions See Notes below	None	None	None
Post development pressure to fell	None	None	None

T = Tree, G = Group

Note on types of protection: All retained trees will be protected during development by using existing features, barriers and ground protection, and only those requiring special precautions to limit the impact of encroachment are listed in Table 1.

1.2 The impact of tree removals on local character

Tree T6

This small ornamental tree is located well within the site and is completely obscured from surrounding vantages. Its proposed removal will not pose a risk of adverse impact on landscape character or amenity.

Tree T7

This maturing ornamental tree is part of the formally laid out setting of the specialist hospital unit and is not a tree that predates the existing buildings. It is screened from surrounding vantages by existing trees on, and immediately beyond, the southern and western site boundaries. It is my opinion that the loss of this tree will have no adverse impact landscape character or visual amenity.

1.3 The impact of tree pruning on local character

Trees T11, T12, T14 and group G13

Although these trees will need minor pruning works to provide low level clearance space, these works fall within the bounds of normal management and could justified irrespective of the intention to establish the temporary construction compound. The proposed pruning does not pose an unacceptable risk to the health of these trees and, because their appearance from surrounding viewpoints would remain unchanged, the works will have no detrimental impact on local character or landscape context.

1.4 The impact of works in precautionary areas

All the RPAs of retained trees will be robustly protected and there will be no uncontrolled encroachment during the development activity.

1.5 Post development considerations

My assessment is that there will be no adverse impacts on retained trees once the temporary construction compound is completed and in use. In forming this opinion, I have fully considered matters such as the establishment of overbearing relationships or the restriction of daylight, and concluded that none of the retained trees are likely to interfere with the expected usage and function of the compound.

1.6 Unanticipated upgrading of existing services or installation of new services

Retained trees may be adversely affected by the installation of new services and / or the upgrading of existing services if that work involvement an encroachment into their RPAs. However, given the nature of this proposal (that of a temporary construction compound), it is expected that all services/utilities will be established via above ground routeways (via ducting and pipeage linked to the relevant units/cabins or attached to existing boundary walls) and this will avoid any need for excavation into existing ground levels. This anticipated approach will be confirmed at the precommencement meeting, however in the unlikely event that some below ground excavation is required then all such works will be undertaken in accordance with the guidance set out in SGN 11 *Installing services in RPAs*.

1.7 Summary of impact on local character

This proposal will result in the loss of two individual trees of ornamental context that are located well within the site and obscured from public vantages. All the significant boundary tree cover will remain intact and their appearance of these trees from surrounding viewpoints will remain unaltered. The establishment of the construction compound has the potential to adversely affect retained trees if proper protective measures are not taken. However, if adequate precautions to protect these retained trees are specified and implemented through the arboricultural method statement included in this report, then proposal will have no detrimental impact on the contribution of trees to local character.

For these reasons, we conclude that the formation of the temporary construction compound would not cause an unacceptable or adverse impact on the character and appearance of the area from a tree perspective.

2 Arboricultural method statement

2.1 Site Guidance Notes (SGNs)

This section of the report identifies which trees on this site will be protected and managed, and by what means. This site-specific summary is supplemented by more detailed explanations and descriptions of specific operations set out in the accompanying *Manual for managing trees on development sites*. That document is a compilation of 12 individual SGNs addressing the following tree protection and management issues that regularly arise in the construction phase of development:

- SGN1 *Monitoring tree protection* (www.barrelltreecare.co.uk/technical-guidance/sgn01)
- SGN2 *Fencing protected trees* (www.barrelltreecare.co.uk/technical-guidance/sgn02)
- SGN3 *Ground protection* (www.barrelltreecare.co.uk/resources/technical-guidance/sgn03)
- SGN4 *Pollution control* (www.barrelltreecare.co.uk/resources/technical-guidance/sgn04)
- SGN5 *Site cranes & piling rigs* (www.barrelltreecare.co.uk/technical-guidance/sgn05)
- SGN6 *Height restrictions* (www.barrelltreecare.co.uk/resources/technical-guidance/sgn06)
- SGN7 *Excavating in RPAs* (www.barrelltreecare.co.uk/technical-guidance/sgn07)
- SGN8 *Removing surfacing and structures in RPAs* (www.barrelltreecare.co.uk/technical-guidance/sgn08)
- SGN9 *Installing/upgrading surfacing in RPAs* (www.barrelltreecare.co.uk/technical-guidance/sgn09)
- SGN10 *Installing structures in RPAs* (www.barrelltreecare.co.uk/technical-guidance/sgn10)
- SGN11 *Installing services in RPAs* (www.barrelltreecare.co.uk/technical-guidance/sgn11)
- SGN12 *Landscaping in RPAs* (www.barrelltreecare.co.uk/technical-guidance/sgn12)

NOTE: Each individual SGN can be downloaded by using the links above and the QR Code links in Appendix 3.

2.2 Identification of areas to be protected

The tree protection plan shows the areas where protective measures are necessary. The barrier locations are shown by the heavy black dashed lines, with the construction exclusion zone behind as the lighter black diagonal hatch. The extents of the temporary ground protection measures are shown by a blue fill.

2.3 Arboricultural supervision

An arboricultural consultant will be appointed to advise on the tree management for the site and to attend:

- a pre-commencement meeting before any work starts;
- regular supervision visits to oversee the agreed tree protection, as agreed at the pre-commencement meeting; and
- further supervision visits, as necessary, to oversee any unexpected works that could affect trees.

The detail of how the arboricultural supervision will be carried out is explained in SGN 1 *Monitoring tree protection* in the accompanying Manual.

2 Arboricultural method statement

2.4 Table 2: Summary of the site operations requiring arboricultural input

For this site, arboricultural input will be needed for the following operations:

Brief operation summary	Trees affected	Location of detailed explanations
Pre-commencement meeting: Meeting on site with all parties to agree protective measures, as described in SGN 1. Will be carried out before any significant site works begin.	All retained trees	SGN 1 *Monitoring tree protection*
Tree felling and pruning: Contractor will carry out agreed works as described in Appendix 2. Will be completed before any significant site works begin.	Fell trees **T6, T7** Prune trees **T11, T12, G13, T14**	Appendix 2
Installing barriers and ground protection: Agreed tree protection measures will be installed and checked, as described in SGN 2 and SGN 3. Will be completed before any significant site works begin.	Fencing for trees **T1, T2, T3, T4, T5, T11, T12, G13, T14, T15, T19, T20, T21** Ground protection for trees **T8, T10, T11, T12, G13, T14**	Tree protection plan, SGN 2 *Fencing protected trees*, and SGN 3 *Ground protection*
Pollution control near retained trees: Any pollution control measures identified during risk assessment will be installed as described in SGN 4. Will be completed before any potential pollutants arrive on site.	All retained trees	SGN 4 *Pollution control*
Regular arboricultural supervision: Provision will be made to carry out and record agreed arboricultural supervision, as described in SGN 1.	All retained trees	SGN 1 *Monitoring tree protection*
Installing services in RPAs: These operations will be carried out as described in SGN 11.	All retained trees	SGN 11 *Installing services in RPAs*
Landscaping in RPAs: These operations will be carried out as described in SGN 12.	All retained trees	SGN 12 *Landscaping in RPAs*
Removing tree protection: Protection can only be removed when there is no risk of damage to retained trees, as described in SGN 1.	All retained trees	SGN 1 *Monitoring tree protection*

The operations summarised in this table, and supplemented by the more detailed explanations set out in the SGNs and the rest of this document, form the arboricultural method statement for this site. The Site Manager will ensure that its details and any agreed amendments are known and understood by all site personnel. Copies of the agreed documents will be available on site. All personnel who could have an impact on trees will be briefed on the specific tree protection requirements as part of the site induction procedures. This requirement will be written into the site management documentation.

If unanticipated issues arise on site requiring work approved by the LPA, but not referenced in the above explanations, for example the unexpected need to install services in RPAs, or landscaping in RPAs, further guidance on how to manage them can be found in the accompanying Manual.

2 Arboricultural method statement

2.5 Construction method statement (heads of terms summary)

A construction method statement is a description of how operations that may affect trees will be carried out to minimise any adverse impact on them. The details of how the site will be managed are construction and contractual matters that can only be finalised once the post-consent detailed planning begins. For that reason, at this stage in the planning process, as explained in clause 5.5.6 of BS 5837, it is normally sufficient to list a heads of terms summary of the issues requiring more detailed consideration once consent is issued. On this site, those issues are likely to include:

1. Preparation of a written site management protocol for dealing with tree issues, to be incorporated into formal site management procedures, and to specifically include induction training for all operatives related to tree protection.
2. The order of work on site, including site preparation, the installation of protective measures, the installation of temporary construction units, establishment and connection of utilities, removal of construction units and the removal of tree protection, and any necessary reinstatement.
3. Erection and maintenance of tree protection measures.
4. Who will be responsible for protecting the trees on site.
5. Detailed proposals for inspecting and supervising the tree protection.
6. How accidents and emergencies involving trees will be managed, including accidental damage to roots and their treatment.
7. Details of facilitation pruning and access into site.
8. The parking arrangements for workers and visitors.
9. A schedule of emergency contact numbers relating to trees.
10. Areas for loading and unloading of materials and storage of materials and plant.
11. Where site facilities will be located and when will they be installed.
12. Pollution control to specifically consider chemical storage and wheel washing facilities in relation to trees.
13. Recycling and storage of waste in relation to trees.
14. Precise services locations, including the method of excavation when near trees.
15. How any unforeseen post-construction impacts relating to trees will be ameliorated.

Appendix 1: Background administrative information and data collection

A1.1 Table 3: Background administrative information

	Background administrative information
Report date & reference	11TH May 2022; 19165-AA6-PB
Tree protection plan reference	19165-8
Instructing client	Camden & Islington NHS Trust
Instructions	Visit the site, assess the relevant trees, prepare a schedule of their details, describe the impact of the proposal on those trees and identify the tree protection issues in an arboricultural method statement with a tree protection plan.
Provided documents	Drawing reference '**CIOBC-BAM-XX-FN-DR-X-0005 Rev 02**', received by email on 6th May 2022.
Report author and credentials	Phillip Brophy is a Chartered Forester (www.charteredforesters.org), and a Registered Consultant of the Arboricultural Association (www.trees.org.uk), and is fully qualified to undertake the assessments in this report (https://www.barrelltreecare.co.uk/who-we-are/).
Report limitations	• A check of publicly accessible information has confirmed the site is located within a designated conservation area. As such no tree works must be undertaken in advance of a formal notification being made to the LPA (and then duly considered through the statutory stated process), or a formal planning consent granted (in response to a wider planning application for the overall construction compound proposal). Given the limited nature of tree related online information held by Camden Borough Council it is advised that a formal request to made to them to ascertain the presence of any extant tree preservation orders on or immediately adjacent to the site. • This report does not consider ecological or archaeological issues, or any other matter beyond the assessment of the trees.
Technical references	In preparing the analysis in this report, we considered the guidance and advice in the following technical references: • Climate Change Act (2008) www.legislation.gov.uk/ukpga/2008/27/contents • Town and Country Planning Act 1990 www.legislation.gov.uk/ukpga/1990/8/contents • National Planning Policy Framework, published by the MHCLG www.gov.uk/government/publications/national-planning-policy-framework--2 • BS 5837 (2012) *Trees in relation to design, demolition and construction – Recommendations*, https://shop.bsigroup.com/ProductDetail • BS 8545 (2014) *Trees: from nursery to independence in the landscape – Recommendations*, https://shop.bsigroup.com/ProductDetail • BS 3998 (2010) *Tree work – Recommendations*, BSI https://shop.bsigroup.com/ProductDetail • *Trees in the Townscape: A Guide for Decision Makers*, published by the Trees & Design Action Group http://www.tdag.org.uk/ • *Trees in Hard Landscapes: A Guide for Delivery*, published by the Trees & Design Action Group www.tdag.org.uk/ • National Joint Utilities Group (2007) Volume 4, Issue 2: *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees* www.njug.org.uk/publications/

Appendix 1: Background administrative information and data collection

A1.2 Table 4: Data collection

	Data collection
Date of site visit	5TH May 2022
People present during site visit	Phillip Brophy
Weather & visibility	Clear, still and dry with average visibility
Limitations to observations	• The inspection of the trees for the purposes of assessing their condition and work requirements was made on the basis that they will be annually inspected in the future to identify any changes in condition and review the original recommendations. For these reasons, the tree assessment advice only remains valid for one year from the date that the trees were last inspected. • All observations were of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level. • Observations of trees outside the site boundaries are confined to what was visible from within the site. • All dimensions were estimated unless otherwise indicated.
Statutory protection through Tree Preservation Orders and Conservation Areas	Our assessment of the trees has been made independently of any statutory protection that may apply. As the site is located within a designated conservation area no works can be undertaken to the existing trees in advance of formal engagement with the LPA.
Tree location and numbering	Each tree and group, was inspected, and the numbering scheme is shown on the tree protection plan. Where pertinent trees were found on site that were not included (or where locations needed to better reflect onsite findings), on the provided land survey, then their approximate positions are illustrated as a brown dot on the tree protection plan.
Crown spreads	We found that some of the crown spreads shown on the land survey were unreliable and did not show a reasonable representation of the spreads we found. Where appropriate we estimated these details according to the guidance in BS 5827, and have duly annotated the tree protection plan to reflect the onsite situation. These radial spreads are estimated to the nearest metre and represent our assessment of the viable crown dimensions that would be retainable after normal management.
Recording of tree data	For each identified tree and group, the information collected was recorded on the tree schedule in Appendix 2 and the tree protection plan.
Compliance of data collection with BS 5837	The data collection is fully compliant with the advice in subsection 4.4.2 of BS 5837. When collecting this information, specific consideration was given to any low branches that may influence future use, age class, physiological condition, structural condition, and remaining contribution. Where appropriate, crown spreads were also noted where they differed from those shown on the provided land survey.
Calculation of RPAs	The RPAs were calculated as recommended in BS 5837, and the nominal RPA radius for each tree is listed in the tree schedule in Appendix 2. Where appropriate, RPAs for trees on the site were adjusted as recommended in BS 5837 and illustrated on the plan.

Appendix 2: Tree schedule and explanatory notes

NOTE: Colour annotation is B trees with green background; C trees with blue background; trees to be removed in red text.

Tree No	Species	Height (m)	Diameter (cm) @ 1.5 m	Maturity	Low Branches	Category	Notes	Tree Works	RPA radius (m)	RPA area (m2)
All retained trees								Carry out safety check and lift over site to 3-4 m as necessary.		
T1	Birch	14	25	Maturing	-	B	Group context, ornamental planting	-	3.0	28
T2	Birch	14	27.5	Maturing	-	B	Group context, ornamental planting	-	3.3	34
T3	Birch	13	20	Maturing	-	B	Group context, ornamental planting	-	2.4	18
T4	Birch	13	25	Maturing	-	B	Ornamental planting, noted damage to footpath	-	3.0	28
T5	Birch	13	22.5	Maturing	-	B	Marginal moderate quality tree due to ease of replacement	-	2.7	23
T6	Rowan	4	10	Maturing	-	C	Small ornamental	Fell	1.2	5
T7	Birch	14	25	Maturing	-	B	-	Fell	3.0	28
T8	Sycamore	18	50	Maturing	-	B	Located within adj land, no access possible	-	6.0	113
T9	Elm	13	30	Maturing	-	C	Unsustainable due to species	-	3.6	41
T10	Tree of heaven	18	47.5	Maturing	-	C	Poor structural form, very close to existing building	-	5.7	102
T11	Lime	18	55	Maturing	-	B	Ivy clad	Crown lift over site by up to 4 m	6.6	137

Appendix 2: Tree schedule and explanatory notes

Tree No	Species	Height (m)	Diameter (cm) @ 1.5 m	Maturity	Low Branches	Category	Notes	Tree Works	RPA radius (m)	RPA area (m2)
T12	Lime	18	45	Maturing	-	B	Ivy clad	Crown lift over site by up to 4 m	5.4	92
G13	Lime	18	45	Maturing	-	B	Some marginal lower quality trees within	Crown lift over site by up to 4 m	5.4	92
T14	Lime	18	30	Maturing	-	C	Low vitality throughout canopy	Crown lift over site by up to 4 m	3.6	41
T15	Lime	18	60	Maturing	-	B	Located within adj land, no access possible	-	7.2	163
T16	Birch	16	35	Maturing	-	B	Ornamental planting	-	4.2	55
T17	Birch	16	20	Maturing	-	B	Marginal moderate quality tree due to ease of replacement	-	2.4	18
T18	Birch	15	35	Maturing	-	B	Ornamental planting	-	4.2	55
T19	Scots pine	4	7.5	Young	-	C	Ornamental planting, high ease of replacement	-	0.9	3
T20	Scots pine	11	15	Young	-	B	Marginal moderate quality tree due to ease of replacement	-	1.8	10
T21	Scots pine	7	7.5	Young	-	C	Ornamental planting, high ease of replacement	-	0.9	3

Appendix 2: Tree schedule and explanatory notes

Explanatory Notes

- **Abbreviations:**
  G: Group
  T: Tree

- **Botanical tree names:**

Birch	: *Betula pendula*
Elm	: *Ulmus* sp
Lime	: *Tilia* sp
Rowan	: *Sorbus aucuparia*
Scots pine	: *Pinus sylvestris*
Sycamore	: *Acer pseudoplatanus*
Tree of heaven	: *Ailanthus altissima*

- **BS 5837 (2012) compliance:** All data has been collected based on the recommendations set out in subsection 4.4 of BS 5837.
- **Tree inspections and site limitations:** Each tree was subjected to a quick visual check level of inspection. Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. Climbing inspections are not carried out during this level of inspection and, if heavy ivy is present, tree condition is assessed from what can be seen from the ground. A separate note is recorded if further investigation may be required to clarify its status.
- **Crown spreads:** The default is to use the crown spread dimensions shown on the land survey, unless there are obvious anomalies. If spreads are found to be unreliable, they are estimated to the four compass points, listed in the schedule, and shown on our plan. All crown spreads are estimated to the viable branch extent, i.e., the spread that would be sustainable if the tree was under a normal garden management pruning regime. The final choice of the most appropriate way to record crown spread is at the discretion of the consultant.
- **Dimensions:** All dimensions are estimated unless otherwise indicated with an asterix (*) after the figure.
- **Species:** Species identification is based on visual observations. Where there is some doubt over tree identity, sp is noted after the genus name to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted and not all the species present may be listed.
- **Height:** Height is estimated to provide a broad indication of the size of the tree.
- **Trunk diameter:** Trunk diameter is estimated or measured (with a diameter tape), at the discretion of the consultant, and is normally rounded up and recorded in 2.5 cm increments as advised in BS 5837 Table D1. Estimates may be made where access is restricted, direct measurement is prevented because of ivy on the trunk, or the tree is assessed as low quality. The point of measurement and the adjustments for stem variations are as advised in Figure C1 of BS 5837. Individual diameters for multiple stems are recorded in the notes, with the calculated cumulative diameter recorded in the diameter column.
- **Maturity:** In planning context, maturity provides a simplistic indication of a tree's ability to cope with change and its potential for further growth. For the purposes of this report, young indicates a potential to significantly increase in size and a high ability to cope with change, maturing indicates some potential to increase in size and a medium ability to cope with change, and mature indicates little potential to increase in size and limited ability to cope with change.
- **Low branches:** Any low branches that would not be feasible for removal during normal management and should be considered as a design constraint are noted here and explained in the notes.
- **Category:** Our assessment automatically considered tree physiological/structural condition (BS 5837, 4.4.2.5h), and so these are not listed separately in the schedule. Additionally, the category accounts for the remaining contribution (BS 5837, 4.4.2.5i) as greater than 40 years for A trees, greater than 20 years for B trees, at least 10 years for C trees and less than 10 years for U trees, so this is also not listed separately in the schedule. Category A, B and C trees are automatically listed as sub-category 1 unless otherwise stated.
- **Notes:** Only relevant features relating to physiological or structural condition and low branches that may help clarify the categorisation are recorded. If there are no notes, then the presumption should be that no relevant features were observed.

Appendix 2: Tree schedule and explanatory notes

- **Tree works:** The recommended tree works are based on the quick visual check level of inspection and only intended to address significant hazards identified during that inspection. The following points should also be considered before carrying out any works:
  1. **Reporting during work operations:** In the context of the preliminary nature of the tree inspection, any defects that may affect tree safety discovered by the contractor when carrying out the work recommendations should be reported to the supervising officer. Modification to the schedule of works may be required because of these reports. The contractor should be specifically instructed on this point.
  2. **Implementation of works:** All tree works should be carried out to BS 3998 *Recommendations for Tree Work* as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire GL10 3DL; phone 01242 522152; website www.trees.org.uk.
  3. **Statutory wildlife obligations:** The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.
  4. **Stumps:** Stumps to be removed within the RPAs of retained trees should be ground out with a stump grinder to minimise any disturbance unless otherwise authorised by the supervising officer.
- **RPAs:** The RPAs were calculated as recommended in BS 5837, and the nominal RPA radius for each tree listed, irrespective of any modifying factors. Where appropriate, RPAs for trees on the site may have been adjusted as recommended in BS 5837 and illustrated on the plan.
- **Future tree safety inspections:** Due to the time that may elapse between the original survey and the start of development, all trees should be re-inspected as part of the standard risk management process before any works start on site. Our assessment of the trees was carried out on the basis that a re-inspection would be carried out within a year of the assessment visit and our advice on tree condition must be reviewed annually from the date of that visit.

Appendix 3: QR Codes for SGNs (Scan with reader to download)

SGN 1 *Monitoring tree protection*	SGN 2 *Fencing protected trees*	SGN 3 *Ground protection*
SGN 4 *Pollution control*	SGN 5 *Site cranes & piling rigs*	SGN 6 *Height restrictions*
SGN 7 *Excavating in RPAs*	SGN 8 *Removing surfacing and structures in RPAs*	SGN 9 *Installing/upgrading surfacing in RPAs*
SGN 10 *Installing structures in RPAs*	SGN 11 *Installing services in RPAs*	SGN 12 *Landscaping in RPAs*

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