

TREE PROJECTS

PROFESSIONAL & TECHNICAL ARBORICULTURE

21st July 2022

Spink Partners
4, Syon Gate Way
Brentford TW8 9DD

FAO Ed Ashby

Dear Ed,

Re: 35 Elsworthy Road, London NW3 3BT. Update of Tree Schedule and Tree Protection arrangements.

I write with reference to my previously produced tree schedule and protection plan dated May 2022. My role has been to provide arboricultural advice and guidance regarding trees and other arboricultural features at no 35 Elsworthy Road and, to ensure compliance with planning obligations. On the understanding that this document may need to be circulated to neighbours, the Local Planning Authority ('LPA') and professionals within the design team, I attach a brief summary of my qualifications and experience.

This note provides our update of the situation regarding trees on and adjacent to the premises, as seen during our site visit May 2022 and following discussions

In this respect please find attached the following documents:

Tree Projects tree schedule and tree schedule plan dated May 2022 complete with explanatory notes.
Tree Projects tree protection plan also dated May 2022, revised 21-07-2022 ref changes to trench sheeting

Background Information and Methodology:

The London Borough of Camden granted conditional permission for development by way of planning reference 2014/5463/P on 14th January 2015. Condition 3 stipulates that the 'development permitted shall be carried out in accordance with the approved plans' and [amongst other submissions] the 'Arboricultural Report of August 2014'. There are no further or specific tree related conditions.

The planning permission has been implemented and this has been certified by the LPA with the issue of a Lawful Development Certificate ('LDC') on 10th August 2018, 2018/2010/P.

The Arboricultural Report of August 2014 has been provided to me and was produced by Tim Moya Associates (the 'Moya Report'). The Moya Report is dated 19th August 2014 with the reference 140229-PD-11a.

I have taken the Moya Report as my basis and have re-surveyed trees with reference to British Standard 5837:2012 Trees in Relation to Design Demolition and Construction (BS 5837). Trees were assessed from the ground and, where access was limited, dimensions and condition were estimated. My survey did not constitute a full safety inspection however any defects visible to me at the time of inspection are noted. The same numbering sequence used by Moya is re-used to ensure continuity.

Update to the Moya Report of 2014: There now follows a walk through of changes made to the project tree schedule. Whilst tree stem diameters have been altered to reflect applicable increases in stem girth and Root Protection Area (RPA), these are not considered significant or particularly relevant in context of the permission and LDC. Please refer to the attached Tree Schedule and in particular the notes column alongside the revised Tree Schedule Plan. Note also that shrubs are not deemed to be protected by Conservation Area regulations or, to require specific approval by the LPA prior to removal.

- T2, Lime tree within the front garden of no 33 Elsworthy Road, since removed/ no longer present.
- T3, Cherry plum, since removed/ no longer present.
- S4, Lilac, since removed, no longer present.
- H5, Privet hedge, since removed/ no longer present.
- S6, Mixed shrubs, since removed/ no longer present.
- H7, Privet hedge, since removed/ no longer present.
- S9, mixed shrubs, since removed/ no longer present.
- T10, now S10 as indicates shrubs. To be removed.
- T12, Himalayan Birch, permitted to be removed within 14/5463/P
- S15, Mixed shrubs, to be removed. Note to consider retention of topiary Yew where practicable.
- S16, shrub, to be removed.
- T17, Norway Maple, permitted to be removed within 14/5463/P
- T18, Bird Cherry, permitted to be removed within 14/5463/P
- T21, Cherry Plum, permitted to be removed within 14/5463/P
- S22, Mixed shrubs, to be removed.
- T23, Tree at no 33, now recorded as a Fig, *Ficus carica* not *Ailanthus*.

Following clearance of remaining trees and shrubs to be removed, it is anticipated that the Tree Schedule will be updated to make it more readily accessible and compact by hiding details of since removed plants.

New Tree Protection Plan: A new tree protection plan has been prepared that seeks to match if not exceed the provisions within the Moya Report. Key points of divergence between the Moya and Tree Projects plans are summarised:

- Deletion of trees and shrubs no longer present plus omission of those permitted for removal within 14/5463/P
- Alteration to line of tree protection to reflect minor material amendment to reduce the size of garden basement, currently with the LPA. See support statement of TJR Planning within 22/1085/P for full details. It is noted that the changes allow for a reduction in basement extent and it is considered that there are no tree related implications arising.
- Incorporation of fit for purpose ground protection forward of tree protective barrier: in essence the line of protective barrier is stepped back from the line of construction to facilitate safe working and construction access. This area is to be to ensure no harm to roots beneath: ground protection is to comprise 1200mm wide steel road plates on a 50mm dry mix leveling bed. Whilst this is a divergence from the Moya report, fit for purpose ground protection is a commonly used and approved by LPA's for integrating trees with construction for access and especially, where contiguous piling is to be formed.
- Addition of trench sheeting to control risk of collapse adjacent to/ beneath ground protection
- Addition of protection to London Plane street tree.
- Provision to assess roots, by way of an investigative trench, of off site trees at 37 Elsworthy Road namely *Roninia* trees T19 and T20.

With regard to trees T19 and T20, whilst we are implementing a permitted scheme subject to a Lawful Development Certificate, I understand that the owner has requested extra special consideration is given to their care and well being. On this basis whilst it is unlikely that we will encounter significant rooting, prior assessment will provide objective data in this respect.

Yours sincerely,

Nick Bentley, HNDH, RFS Cert Arb.

Enc: Summary of experience and qualifications; Tree Schedule, plan and Explanatory notes; Tree Protection Plan.

Brief qualifications and experience of Nick Bentley

- 1. Qualifications:** HNDH Landscape Design & Horticultural Technology, Credit, Askham Bryan College, York, 1989. RFS Cert Arb 1991 Credit. Professional Tree Inspection, 2006.
- 2. Practical experience:** As gardener, arborist and arboriculturist. Brighton Parks & Recreation Department as trainee gardener. Royal Botanic Gardens Kew (Wakehurst Place) as climbing tree surgeon. 15 years experience Local Government as an Arboricultural Officer: Leicester City Council, Wycombe District Council and latterly 8 years at the Royal Borough of Kensington and Chelsea handling all aspects of public sector tree management and procedures relating to the Town and Country Planning Act 1990 i.e. Development Control, public inquiries and informal hearings, tree preservation procedures and all aspects of control and enforcement thereof. Following a brief spell of 18 months as contracts manager of Arboricultural Association tree surgery contracting company I have sole traded since 2004 as a specialist tree planting and landscape contractor and, consulting arboriculturist for public and private clients
- 3. Continuing professional development:** Member of the Arboricultural Association and Royal Forestry Society and Associate of the London Tree Officers Association. Seminars/ Workshops: 2009: Veteran Tree Management, ISA; Trees and Climate Change, EtaLog, 2008: The Underground Movement, Barcham/ Bartlett seminar; CAVAT in practice training seminar with Chris Neilan/ Tim Moya Assoc; 2007: the Business of Arboricultural Consultancy, Arb Association; Through the Trees to Development, AAIS; 2006; Introducing BS 5837: 2005, Arb Association; Report Writing, Arb Association; Elite Bio-Mechanics, Mattheck/ Symbiosis Consulting; The Future of Tree Risk Management,
- 4. Commissions undertaken:**
 - Planning consultancy to British Standard 5837 Trees in Relation to Design Demolition and Construction; tree surveys and design advice for new builds, underground and above ground extensions, including method statements and tree protection plans.
 - Tree condition surveys and recommendations including data handling through bespoke tree management software solutions.
 - Providing advice on tree preservation matters, tree work applications and sub-contracting tree surgery operations.
 - Tree supply and planting and new hard and soft landscape installations
 - Small scale construction and refurbishment contracts, specialising where tree related considerations apply.
 - Tree root investigations by trench formation and pile spotting by use of non percussive air spade and air vacuum excavation techniques

Tree Projects BS 5837 Survey to 35 Elsworthy Road: Update to schedule of Tim Moya, August 2014, 140229-PD-10																			
Date May 2022																			
CURRENT STATUS: For construction subject (where relevant) to party wall matters. NB, refer to current TPP / Tree Protection Plan																			
no longer present																			
present and scheduled to be removed under authority of 2014/5436/P and reference to arb report of (Tim Moya) August 2014. Requires pre-commencement meeting.																			
to be retained with full protection: Protection as per Tree Projects Tree Protection Plan of May 2022 + Hoarding Detail																			
Ref	Status	Common Name	Latin Name	DBH	Stem Cnt	Height	Low Crown	Nth	Sth	East	West	Age	Life Exp	Condition	BS Cat	Comments	Prelim Mgt Reccom	RPA M2	RPA radius
T1		London Plane	Platanus X hispanica	1040	1	16	5	5	5	5	5	M	20+	Good	B2	Street Tree forward of premises. Maintained by repeat crown reduction	Stem and branch protection required. Refer to TPP.	479.9	12.36
T2		Common Lime	Tilia X europaea	620	1							M		Since removed	N/A	Tree within adjacent front garden, no longer present	remove (hide) within list		
T3		Cherry Plum	Prunus cerasifera	100	1							Y		Since removed	N/A	Front garden, sapling tree/ no longer present.	remove (hide) within list		
S4		Lilac	Syringa spp	150	1							M		Since removed	N/A	Front garden Lilac. No longer present	remove (hide) within list		
H5		Privet hedge	Ligustrum ovalifolium		MS							EM		Since removed	N/A	Front garden hedge,. No longer present	remove (hide) within list		
S6		Mixed shrubs			MS							EM		Since removed	N/A	Front garden. Mixed shrubs. No longer present	remove (hide) within list		
H7		Privet hedge	Ligustrum ovalifolium		MS							M		Since removed	N/A	Front garden. Privet hedge around bin enclosure. 1.7m no longer present	remove (hide) within list		
H8		Hornbeam	Carpinus betulus		MS	3						EM	20+	Good	C2	Neighbours Hornbeam Hedge	Well maintained/ against boundary fence		
S9		Mixed shrubs			MS							EM		Since removed	N/A	Front Garden. Mixed shrub bed no longer present	remove (hide) within list		
S10		Mixed shrubs			MS							SM		Since removed	N/A	Rear garden, mixed small shrubs to be removed.	remove (hide) within list		
T11		Olive	Olea europea	60	2	5		3	3	3	3	Y	20+	Good	C2	Tree due for retention with protection	Protection required	3.3	1.02

Ref	Status	Common Name	Latin Name	DBH	Stem Cnt	Height	Low Crown	Nth	Sth	East	West	Age	Life Exp	Condition	BS Cat	Comments	Prelim Mgt Reccom	RPA M2	RPA radius	
T12		Himalayan Birch	Betula utilis	220	1	9		2	2	2	2	SM		Fair	C2	Tree planned for removal	Permitted via 2014/5436/P	21.9	2.64	
T13		Holly	Ilex aquifolium	250	1	8		2	2	2	2	Y		Fair	C2	Tree due for retention with protection	Refer to TPP: place behind protective barrier	28.3	3	
T14		London Plane	Platanus X hispanica	650	1	16	4	6	6	6	6	M	20+	Good	B2	Ivy clad tree due for retention with protection	Follow tree protection arrangements & method as per TPP. Ivy management and pruning option in context of planning position	191.1	7.8	
S15		Topiary Yew, + mixed shrubs	Taxus baccata	200	1	3	0	1	1	1	1	M	20+	Good	N/A	Mixed shrubs around and beneath Plane T14 planned for retention. Nice topiary Yew	Review in context of landscaping scheme and planning. Retain Yew.			
S16		Box	Buxus sempervirens											SM		Box plant to be removed	remove			
T17		Norway Maple	Acer platanoides	470												C2	Tree planned for removal	Permitted via 2014/5436/P	99.9	5.64
T18		Bird Cherry	Prunus padus	310												C2	Tree planned for removal	Permitted via 2014/5436/P	43.5	3.72
T19		Locust Tree	Robinia pseudoacacia	210	1			2.5	2.5	2.5	2.5	EM		Fair	C2	Tree within neighbours rear garden. Dimensions and condition estimated	Follow tree protection arrangements and working method within TPP	18.1	2.4	
T20		Locust Tree	Robinia pseudoacacia	210	1	10		3	3	3	3	EM		Fair	C2	Tree within neighbours rear garden. Dimensions and condition estimated	Follow tree protection arrangements and working method within TPP	40.7	3.6	
T21		Cherry Plum	Prunus cerasifera	100											M		Tree dead	Permitted via 2014/5436/P	4.5	1.2

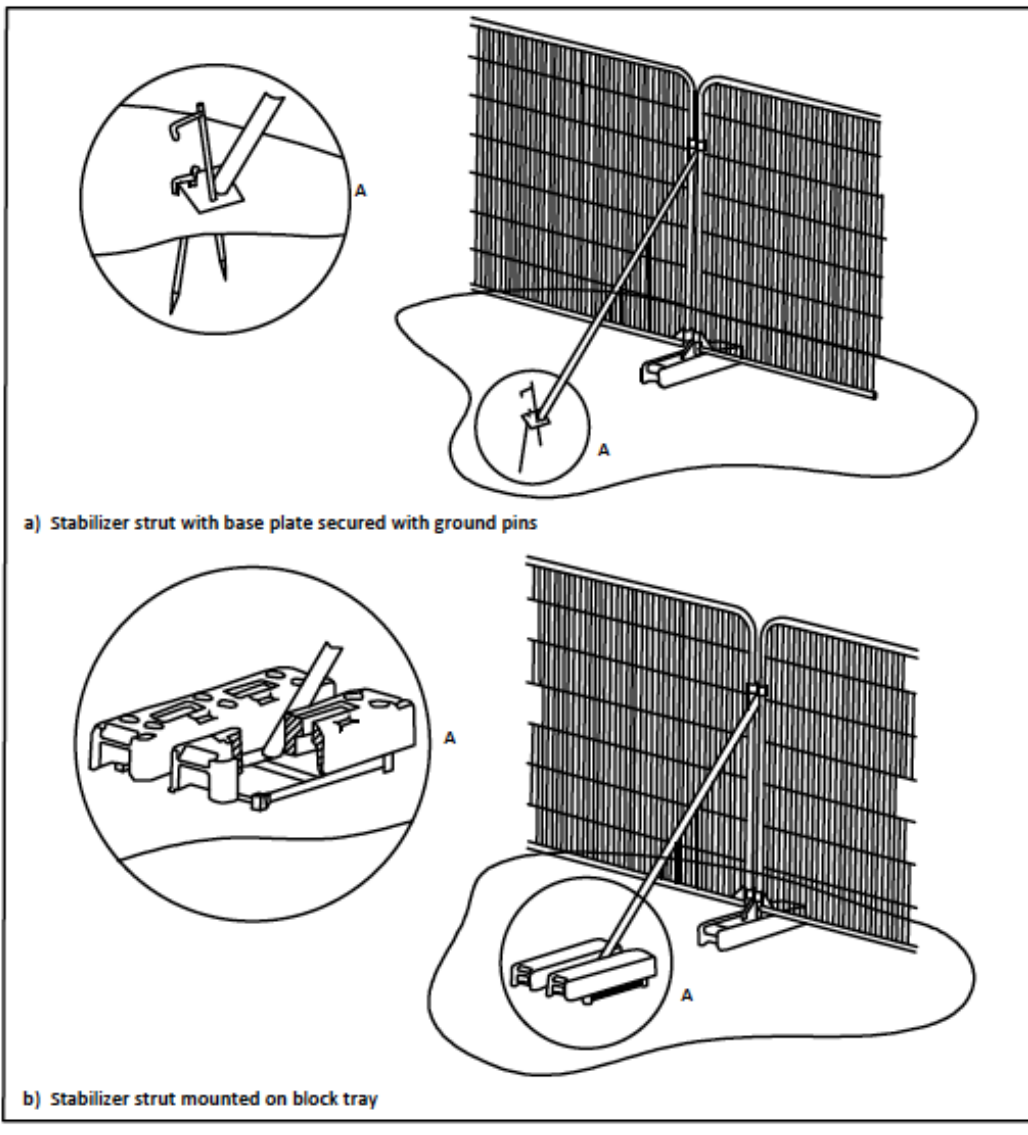
Ref	Status	Common Name	Latin Name	DBH	Stem Cnt	Height	Low Crown	Nth	Sth	East	West	Age	Life Exp	Condition	BS Cat	Comments	Prelim Mgt Reccom	RPA M2	RPA radius	
S22		Mixed shrubs											EM			N/A	Mixed shrubs within boarder to be removed	Remove		
T23		Fig	Ficus carica	250	1			2	2	2	2	SM				C2	Neighbours Tree not seen	Protected behind boundary wall	28.3	3
S24		Grisellina	Grisellinia littoralis	250	1	6		2	2	2	2	EM				N/A	Shrub within neighbours garden	Not significant as protected via RPA of T14	28.3	3
S25		Mixed shrubs	Various	100	MS	5							EM	Fair		N/A	Located on parkland/ within Primrose Hill	Consider protection needs within party wall/ construction method	4.5	1.2

BS 5837: 2012 - Explanatory Notes to tree survey schedule

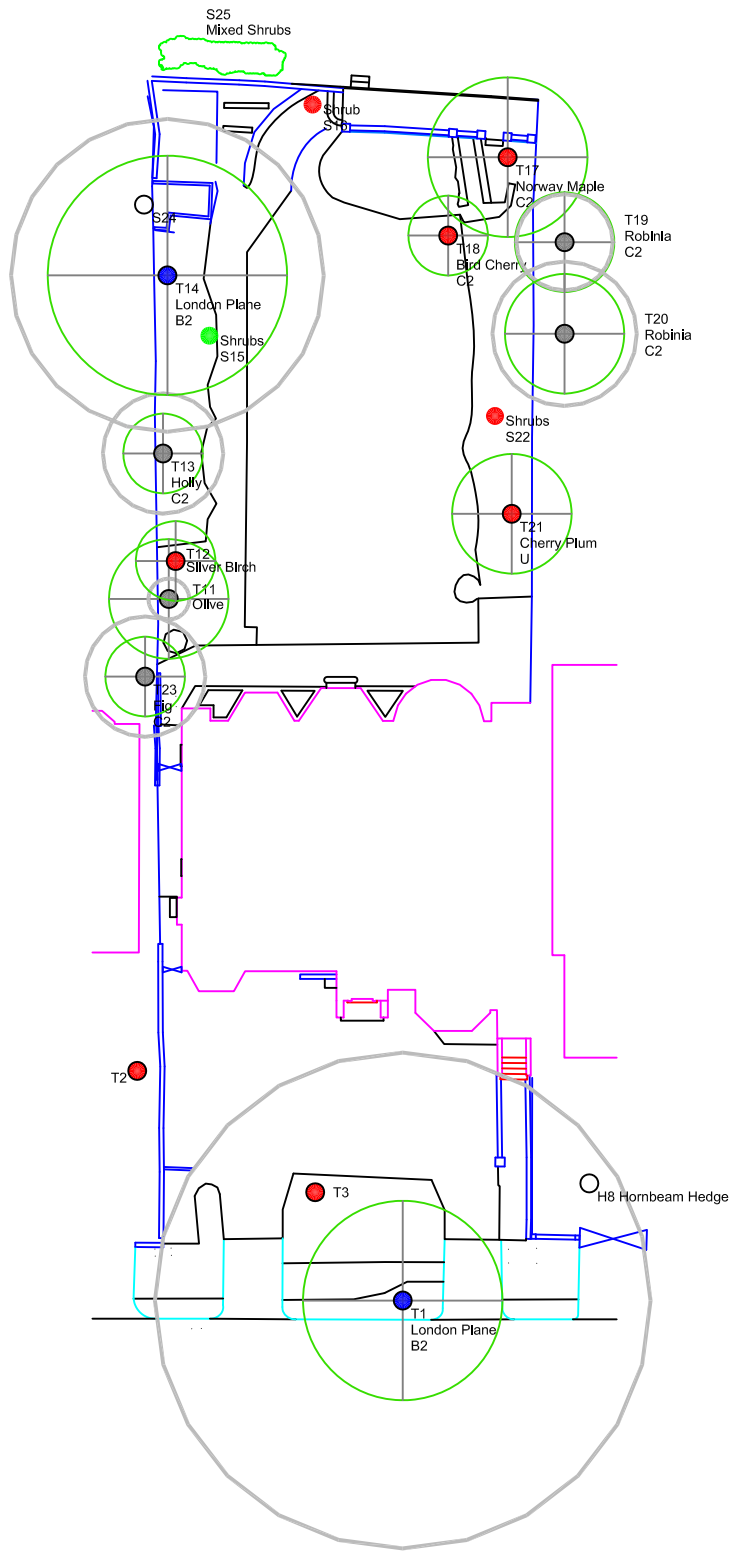
- **Tree reference (tag) number:** Individual trees are referred to by a 'T' prefix to a number, i.e. T1, T2 etc. Collections or distinct groups of trees may be assigned a G prefix to denote presence of a 'group'. Prefixes and 'SB' (shrub) ST (Stump) and 'H' (Hedge) show further arboricultural features
- **Name/ Latin:** Species identification is based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name after. The botanical name is followed by the abbreviation spp if only the genus is known or CV for Cultivar if assumed to be such and cultivar name not known.
- **Measurements/estimates:** Stem and Height dimensions are taken by tape or laser unless indicated. (DBH in mm/ Height in m)
- **Tree Stem DBH (Diameter Breast Height) is used to calculate Root Protection Area (RPA):** Measured at 1.5m above adjacent higher ground level using a specially calibrated 'diameter tape' and recorded in millimetres. Low branching trees are measured at the waist if lower than 1.5m. If two or more stems are present breaking from ground level, each stem is measured and relative locations described where possible using cardinal points. If taken lower than 1.5m for practical purposes the reading height is given.
- **Height:** Height given approximately to the nearest 0.5m, May be derived from compensating lines of sight.
- **Stem Cnt = Stem Count:** number of stems observed (informs calculation of RPA taking account of difference between single stem [SS] and multi-stemmed trees [MS])
- **Low crown Height:** the generalised height of the crown above ground level, usually branch ends.
- **First Significant Branch & Bearing:** Height of first significant branch and direction of growth.
- **Branch Spread:** Crown spread is measured and given to the nearest metre or half metre from the face of the trunk to the tips of the live lateral branches, measured towards the cardinal points. Usually measured by pacing. For trees managed by pollard regime crown may be to pollard extent: check tree schedule.
- **Age Class:** Y=young, SM= Semi Mature, EM=Early Mature, M=Mature, OM=Over Mature, V=Veteran. Age is estimated from visual indicators and experience and it should only be taken as a provisional guide. Age estimates often need to be modified based on further information such as historical records or local knowledge.
- **Life Expectancy:** the estimated remaining contribution (to amenity)/ safe useful life expectancy in years. (< 10, 10+, 20+, 40+) a tree with less than 10 years safe useful life will ordinarily need to be felled unless retained for habitat purposes within an excluded area.
- **Physiological condition:** An assessment of the general health of a tree considering vigour, extension growth, crown density and presence of pathogens. G=Good, F=Fair, P=Poor, D=Dead
- **Category Grading:** the grade of the tree utilising the cascade chart for tree assessment within BS 5837:2012 Trees in Relation to Design, Demolition & Construction. Trees are graded on arboricultural, landscape and cultural/ conservation qualities. The assessed quality of a tree is ascribed by this letter whilst numeric sub categories define where the quality lies without conferring additional value. Simplified definitions are:
 - **Category U, Unsuitable for Retention; 'Trees in such a condition that they cannot realistically be retained in the context of the current land use [or their condition] for longer than 10 years'. (Trees would probably be removed for reasons of sound arboricultural management in any event). Coloured red**
 - Category A: 'Trees of high quality with an estimated remaining life expectancy of at least 10 years.' Coloured green.
 - **Category B: 'Trees of moderate quality with an estimated remaining life expectancy of at least 20 years' Coloured 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 150mm'. Coloured grey
 - Sub categories 1, 2 or 3 assign respectively: 1; mainly arboricultural qualities, 2: mainly landscape qualities, 3; mainly cultural values including conservation. Note: for example an A1 tree has the same retention priority as an A2 tree. A Some trees may qualify under more than one criterion.
- **Comments:** observations that may supplement assessments of condition or otherwise be significant.
- **Preliminary Management Recommendation:** Advice regarding tree surgery etc. Key: NW = No work. RP= Reduce to Previous Reduction Points. CR% = Crown Reduce (by % or m). CL = Crown Lift (to specified height AGL). CT = Crown Thin (by %). **Priority** (where specified) Priority 1 = Urgent works ASAP and certainly within 1 Month. Priority 2 = Complete within 12 months. Priority 3 = Non critical works to complete within 2 to 3 years.
- **RPA m2:** The Root Protection Area in square metres required by BS 5837.
- **RPA radius:** the radius of a circle of size equivalent to the RPA m2. The radius is taken from the centre of the tree plot.
- **RPA square:** the length of sides of a square equivalent to the RPA m2. the centre of the trunk of the tree to be positioned in the centre of the square

Back-braced Block & Mesh Tree Protective Fencing

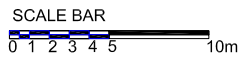
Figure 3 Examples of above-grounds stabilizing systems



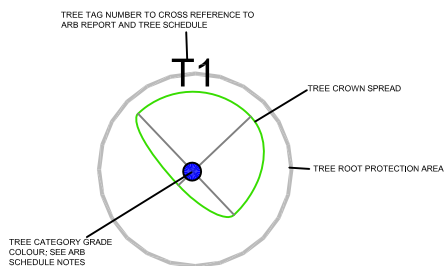
Extract from 2014 Tim Moya Report to 35 Elsworthy Road



KEY TO TREE SYMBOLS



- TREES AND SHRUBS TO BE REMOVED
- ● ● TREES AND SHRUBS TO BE RETAINED



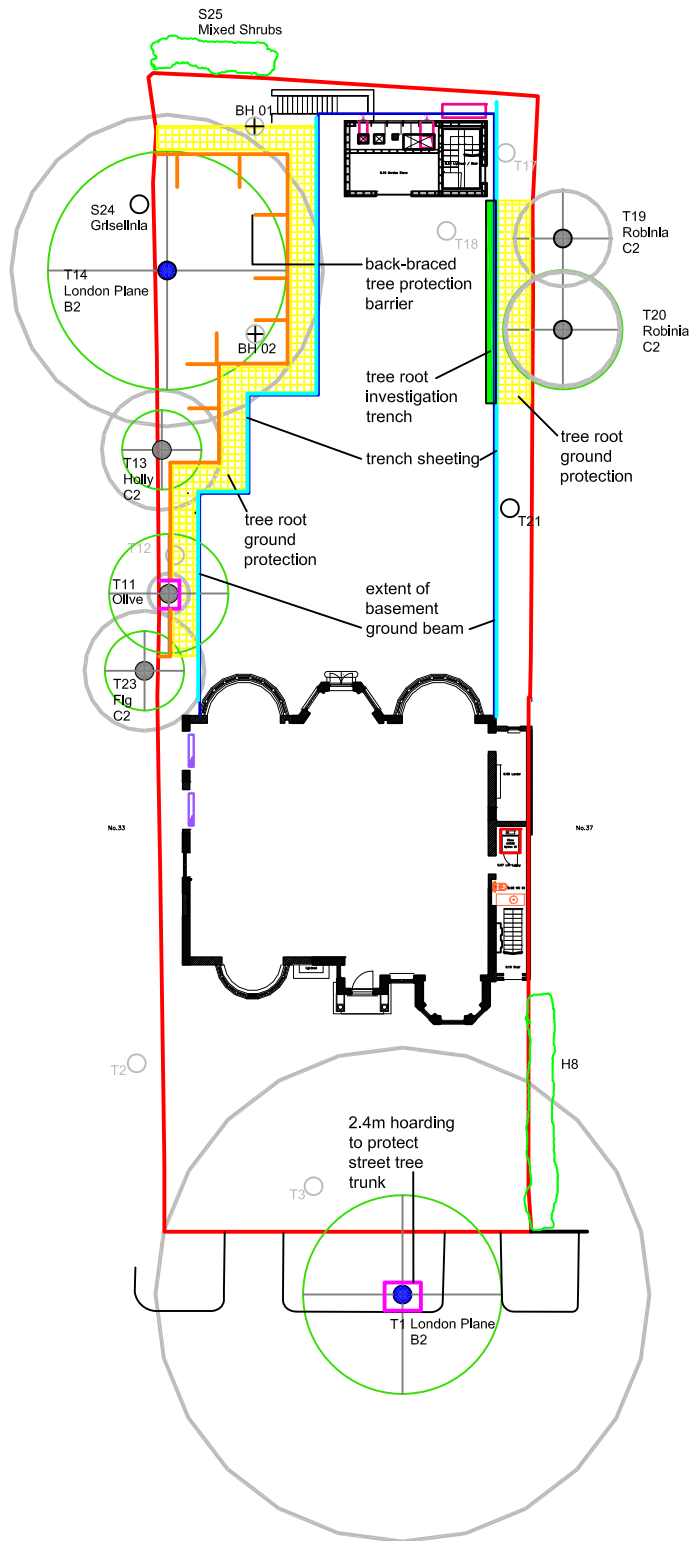
TREE SCHEDULE PLAN

35 Elsworth Road, London NW3 3BT
 TREE PROJECTS,
 22d OLD PARK AVENUE
 LONDON SW12 8RH

TSP/TPP/ER MAY 2022- REV A

E: treeprojects@hotmail.com M: 07788 726 720

DO NOT DIRECTLY SCALE- USE PROVIDED MEASUREMENTS / SCALE BAR OR REFER TO ARBORICULTURIST



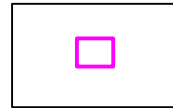
TREE PROTECTION ARRANGEMENTS



TREE ROOT GROUND PROTECTION AND WORKING EDGE BY 1200MM WIDE STEEL ROAD PLATES ON 50MM DRY MIX BED, SET OUT PRECISELY WITH REFERENCE TO GROUND BEAM AND TRENCH SHEETING.



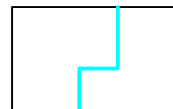
BACK-BRACED TREE PROTECTION BARRIER BY PROPRIETARY BLOCK AND MESH SYSTEM AS PER TREE SPECIALISTS DETAIL.



TREE HOARDING TO PROTECT TRUNK 2.5M HIGH TIMBER STUD FRAME SHEATHED IN 18MM PLYWOOD, STUD FRAME CAN BE FRICTION CLAMPED TO TREE STEM BY 4 X 2 TIMBERS WRAPPED IN THICK WAD OF HESSIAN.



TREE ROOT INVESTIGATION TRENCH TO 1M DEPTH TO BE OVERSEEN BY PROJECT TREE SPECIALIST IN ACCORDANCE WITH TREE-ROOT-SAFE EXCAVATION TECHNIQUES.



TRENCH SHEETING TO ABUT OUTER FACE OF GROUND BEAM, IN-BOARD AND ADJACENT TO STEEL ROAD PLATES ABOVE (WHERE APPLICABLE).

METHOD

CAREFULLY CLEAR UNWANTED SHRUBS BY CUTTING TO GROUND LEVEL THEN CLEAR STUMPS BY CAREFUL MACHINE EXCAVATION, SUPERVISED BY TREE SPECIALIST WHERE WITHIN TREE RPA.

UNDERTAKE ACCESS FACILITATION PRUNING TO T11 OLIVE, T13 HOLLY, T14 LONDON PLANE, TREE SPECIALIST TO BE PRESENT AT COMMENCEMENT OF WORK

INSTALL TREE TRUNK PROTECTION TO TREES T1 & T11; FREE-STANDING TIMBER STUD FRAME TO 2.4M SHEATHED IN 18MM PLYWOOD, STUD FRAME FXED TO TREE STEM BY WAY OF 4X2 FRICTION CLAMPED TIMBER WRAPPED IN THICK WAD OF HESSIAN AT POINT OF STEM CONTACT.

ACCURATELY SET-OUT FOR: GSHP, BASEMENT CAPPING BEAM AND, TRENCH SHEETING.

INSTALL GSHP, UTILISE SAFE TREE ROOT EXCAVATION TECHNIQUE IN PROXIMITY TO T14 AS TREE SPECIALIST TO BE PRESENT AT COMMENCEMENT OF WORK.

INSTALL TRENCH SHEETING EXCEPT IN PROXIMITY TO ROBINIA T19 AND T20, PROCEED TO INSTALL STEEL ROAD PLATES TO BUT WITH TRENCH SHEETING AND LAY ON LEAN DRY MIX BED. INSTALL TREE PROTECTIVE BARRIER AS PER TREE SPECIALIST DETAIL USING PROPRIETARY BACK BRACING TO BLOCK AND MESH FENCING. TREE PROTECTION TO BE INSPECTED AND SIGNED-OFF BY TREE SPECIALIST.

UNDER SUPERVISION OF TREE SPECIALIST:

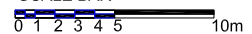
WITH TREE SPECIALIST IN ATTENDANCE, EXCAVATE TRENCH IN ALONG BACK LINE OF CAPPING BEAM WHERE CLOSE TO RPA OF T19 AND T20, RETAIN ALL ROOTS GREATER THAN 25MM DIAMETER, EXCAVATION TO BE BY MIN-MICRO EXCAVATOR WITH TOOTHLESS BUCKET, START AT ONE END OF TRENCH, WHERE ROBINIA ROOTS ENCOUNTERED (YELLOW ROOTS), UNDER-CUT BY HAND AND PUSH LOOSE SOIL INTO CLEARED PORTION OF TRENCH, EXCAVATION AND PROCEED BY HAND WITH MACHINE CLEARANCE AND WITH CARE. TREE SPECIALIST TO PROVIDE TREE ROOT INVESTIGATION REPORT AND RECOMMENDATIONS, IF SIGNIFICANT OR A PLETHORA OF SMALL ROOTS ARE ENCOUNTERED THAT COULD IMPACT TREE STABILITY, ANTICIPATED REMEDY IS CROWN REDUCTION PRUNING, INSTALL TRENCH SHEETING.

INSTALL REMAINING TREE PROTECTION TO T19 AND T20 THEN MAINTAIN ALL TREE PROTECTION INTACT THROUGH SUBSTANTIAL CONSTRUCTION UP TO COMMENCEMENT OF LANDSCAPE OPERATIONS. TREE SPECIALIST TO INSPECT AT 6 WEEKLY INTERVALS DURING BASEMENT FORMATION WORKS UP TO COMMENCEMENT OF LANDSCAPING.

GENERALLY: NO MATERIALS OR MACHINERY WHATSOEVER TO BE STORED OR STACKED OR USED WITHIN FENCED TREE PROTECTIVE AREA; NO CHANGES IN SOIL LEVEL WITHIN ANY AREA OF TREE ROOT GROUND PROTECTION OR FENCED AREAS, NO UN-BUNDED LIQUIDS TO BE STORED WITHIN 5M OF ANY TREE ROOT PROTECTION AREA.

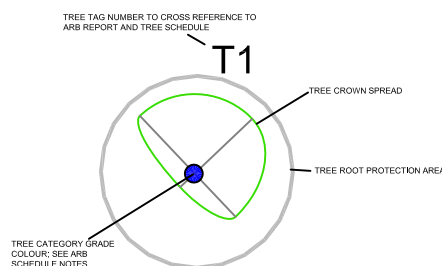
CONTACT TREE SPECIALIST NICK BENTLEY IN EVENT OF ANY TREE RELATED EMERGENCIES OR NEED TO ALTER PROTECTION ARRANGEMENTS.

SCALE BAR



KEY TO TREE SYMBOLS

- ● ● TREES AND SHRUBS TO BE RETAINED
- TREES REMOVED SINCE PLANNING TREE SURVEY



TREE PROTECTION PLAN

35 Elsworthy Road, London NW3 3BT
 TREE PROJECTS ,
 22d OLD PARK AVENUE
 LONDON SW12 8RH

TSP/TPP/ER MAY 2022- REV B
 20 JULY 2022 - trench sheeting relocated
 E: treeprojects@hotmail.com M: 07788 726 720

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