TREETEC
Scorrier Redruth Cornwall TR16 5AT

49 Downshire Hill. Hampstead . NW3 1NX

22005. Tree survey. December 2022.

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.

The owners of number 49 have commissioned Charlton Brown Architects **(CBA)** to draw up plans to refurbish and extend the house and garden room.
Please refer to CBA sheet sets 22005.
The proposal includes garden design by Jonathan Snow.

Please refer to the Downshire Hill . Tree survey plan. December 2022.
(22005 TSP)

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

- Existing building footprints.
- Existing boundary walls.
- Existing fences.
- Existing built garden features.
- Scale bar.
- Spot levels.
- Drainage and service covers.
- Catalogued trees.
- The normative root protection area **(RPA)** (as described in the BS) of selected trees.

Number 49 was visited in July 2022 to catalogue trees.

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	Silver Birch	14	200	N 2 E 3 S 1 W 3	40 B
2	Silver Birch	14	270	N 3 E 3 S 2 W 2	40 B
3	Cherry	5	400	N 3 E 4 S 2 W 5	40 C
4	Horse Chestnut	16	1000 estimated	N 4 E 5 S 6 W 4	40 B In the garden of number 48
5	Silver Birch	16	350 estimated	N 4 E 4 S 3 W 4	40 B In the garden of number 48
6	Holly	8	200	N 1 E 1 S 1 W 2	20 C
7	Ash	20	900 estimated	N 10 E 7 S 4 W 4	10? C In the garden of Hopkins House Local evidence suggests that this tree may eventually become unsound due to Ash dieback .
8	2x Cherry	3	80	N 1 E 1 S 1 W 1	40 C
9	Apple	3	150	N 2 E 1 S 1 W 1	40 C

Arboricultural implications assessment.

T4 is a Horse Chestnut growing in the garden of number 48.
The proposal extends the centre of the southern elevation by 1.6 metres and the patio by 2.4 metres.
Spot levels on the TSP show a brick wall of 1 metre height forming the boundary between numbers 49 & 48. There is a significant contour drop into the garden of number 48. The brick wall is buttressed in the garden of number 48 in order to retain the garden of number 49.
Due to change in levels and the historically deep founded boundary wall it is unlikely that there are roots of the Horse Chestnut that are essential for the normal functioning of the tree growing in the garden of number 49.
The minimal excavations required to build the small extension and to prepare the ground for the patio extension will not impact the Horse Chestnut at all.
(The new patio is at the same level as existing and the adjacent lawn is lower).

The garden design removes the small Cherry T8. This Cherry cannot be seen from anywhere the public have unrestricted access.
The proposal replaces the existing garden room with a slightly larger room with an asymmetrical footprint. This will involve minimal excavation adjacent to the boundary wall with number 48. The same logic applies to the neighbours Silver Birch T5 as to the Horse Chestnut T4. The drop in contour and existing boundary wall preclude significant Birch roots this side of the boundary. The garden room proposal will not impact the Birch.

There is also a historic brick wall between number 49 and Hopkins House.
It is a considered opinion that this wall is less of a root barrier than the one adjacent to number 48.
This end of the garden gives an indication of the original contour prior to any levelling to create gardens on Downshire Hill and the adjacent gardens at Hampstead Hill.

Holly T6

There was excavation to construct the existing garden room. The pad on which the garden shed is standing and the land adjacent to Hampstead Hill Gardens is retained by railway sleepers (sleeper wall). These retained areas will remain undisturbed by the proposal.

Slight excavation will take place adjacent to the boundary of number 48 for landscape planting next to the new garden building however this will not impact the Holly T6 or the Ash T7.

The Holly T6 is not really big enough to have put down substantial new roots after the excavation for the existing garden building. The existing garden building must to a certain extent be a rain shadow. Logic dictates the Holly would root towards Hampstead Hill Gardens rather than all of the way down the sleeper wall and under the building.

Similar logic applies to the Ash T7, however the Ash is big enough to put roots down the sleeper wall after excavation for the existing garden building. There is however no visible evidence of this.
These Ash roots however would have had to have come under the foundations of the historic brick wall many years ago and a lot of these would be through intractable London clay.
It proposed to leave the sleeper wall in place just in case there are Ash roots here.

Aerial images indicate the Ash has significant root offset in its own and other adjacent gardens.

It is becoming difficult to see Ash as a planning constraint due to the increasingly common appearance of the fungus Hymenoscyphus fraxineus.
This causes die back in the crown and rapid degradation of timber.
Should the Ash T7 at Hopkins House show confirmed symptoms of Ask dieback it would become an actionable nuisance due to gardens within falling distance of branches and stems. It would have to be dismantled whilst it is still safe to climb.
The impact of Ash dieback on Ash populations is becoming similar to the impact of Dutch Elm disease to Elm populations in the 1970s.

The owners proposals can be built within the aims and intentions of British Standard 5837.

Notes on garden method.

The garden of number 49 is completely enclosed and this means that garden works cannot use large machinery. Existing garden walls prevent access to neighbours trees.
The retained tree most at risk of damage is Cherry T3. The most practical way to protect this tree is to leave existing paving in place until the new garden building is in place. The lower stem of the Cherry could be enclosed in a plywood box to prevent anything being stacked next to it.

Garden design method would describe how to protect the roots of Cherry T3 when adjacent paving is removed. Basically hand held tools and blunt bars only. Any raising of levels here would ensure that soil or mulch is fleeted towards the base of this tree to avoid burying up of any part of the stem.

[redacted]

Tim Price M.arbor.A

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