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Tree Protection Plan For the Rear Black Pine Tree at Westbrook, Barrington Road, London, N8 8QS

Client:

Sinead Galvin & Michael McCammond

Prepared by

Robin Howorth

B.Sc. M.Sc. MRICS, MICFor.

Chartered Arboriculturist

Date of Report :

8th June 2023



*subsidence and loss adjusters
veteran tree reports
tree root investigations
arboricultural inspections
planning application surveys*

 Institute of
Chartered Foresters
Registered Consultant

Company registration number 13953145



1 Limitations

This report is solely for the use of Sinead Galvin & Michael McCammond, architectural advisors, the local authority planning department and cannot be relied upon by others without the sole approval of the author, Robin Howorth of Treereports.uk Ltd.

Any further enquiries regarding this report should be addressed to:

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Signed

A handwritten signature in blue ink, appearing to read 'R Howorth', is written over a faint, circular, textured background.

Robin Howorth, B.Sc. M.Sc. MRICS MICFor
CHARTERED ARBORICULTURIST
CHARTERED BUILDING SURVEYOR



2 Introduction

This report is based on my tree inspection on 6TH June 2023 in addition to my academic training and professional experience.

Please note all orientation within the report is based on viewing the property and the tree from Barrington road to the front.

3 My Experience

I am a qualified and experienced Chartered Arboriculturist with over 25 years professional practice as a forester and arboriculturist.

I have a B.Sc. (Honours) degree in Forestry and Wood Science from Bangor University and a M.Sc. in Building Surveying from Southbank University, London.

I am a professional member of the Institute of Chartered Foresters.

As part of my ongoing Continual Professional Development, I have completed training in: City & Guilds- tree climbing and aerial rescue: CAVAT- tree valuation: Arboricultural Association (Lantra) – professional tree surveying and Quantified Tree Risk Assessment (QTRA).

In my regular professional life, I am involved with resolving tree related subsidence claims; tree safety inspections and reports; arboricultural implication assessments for planning applications; tree root exposure and mapping and tree and wood decay assessments.

4 Brief

To provide an Tree Protection Plan based on my 6th June 2023 tree survey and schedule and the proposals for a planning application for rear extension to the house.



This report is based on BS 5837: 2012. Trees in Relation to Design, Demolition and Construction - Recommendations.

5 Background information

The property is currently unoccupied.

6 Documents and information provided

The Hains Philips Architects' drawing GA310 BR3 has been provided and is relied upon.

7 Scope of this report

This report only concerns the rear garden Black Pine tree that is within a distance of the works such that it could be affected by the construction works.

No inspection of any other trees was undertaken on the day of the survey.

The inspection and report do not include an assessment of the structure of the house or any possible impact the tree may have or have had upon the structure of the house or utilities such as drains and the like.



8 Mapping

I have not been provided with a topographical survey of the site or locality.

9 Technical references

This arboricultural report is based upon the following technical references;

British Standards Institute 2010 BS3998 Recommendations for tree work.

British Standards Institute. 2012. Trees in Relation to Design, Demolition and Construction - Recommendations BS 5837: 2012 HMSO, London.

10 Limitations

The inspection was carried from ground level.

This inspection relates only to arboricultural aspects with regard to the proposed planning consent for construction works.

All visual observations, exposure or roots and recommendations, relate, to the condition of the trees on the day of the survey.

The tree has been assessed visually.

No advanced decay detection methods were used in the survey.



Where or when unusual weather conditions such as storms or heavy rain; changes in soil; soil levels and changes to surroundings occur, this may lead to deterioration in the tree's health.

10 Time Limit

As trees are biological living organisms and are potentially subject to disease or decline, this report and any recommendations made are limited to a 12 month period.

Any alterations to the site, ground levels and any development proposals or construction works could change the current circumstances and may invalidate this report and any recommendations made.

11 Tree Health

Trees are dynamic structures that can never be guaranteed completely safe particularly as this inspection did not involve the use of advanced internal decay testing with specialist equipment.

Even when trees are in good condition, they can suffer damage under average conditions.

Regular inspections can help to identify potential problems before they become acute.

12 Tree Works

Where tree management work and/or tree surgery is recommended, this is based on maximizing the tree's safe useful life expectancy given its current situation or the safety of persons and surrounding targets.



If no work is recommended, this does not imply that a tree is safe and likewise it should not be implied that a tree would be made safe following the completion of any recommended work.

13 Adjacent buildings or structures

As noted above, this report does not consider the structural condition of existing buildings, nor the impact of the existing tree on their foundations.

If there are concerns over such matters, the advice of a structural engineer should be sought.

14 Brief Site Description

Barrington road is a residential road in North London. The site at Barrington road consists of an existing house that is currently empty.

The rear garden is level and enclosed to all sides.

15 Identification and Location of the Tree

The tree is located in the rear garden to the rear left corner and is as described as below.

All the relevant information on this tree is contained within this report.



16 Proposed Works

The proposed works include the construction of the rear extension 8m from the stem of the tree.

17 Black Pine Tree

The Black Pine is a Category A tree due to its size, maturity and its apparent healthy condition.

The tree is a mature specimen situated 16m from the existing house and 8m from the proposed rear extension.

It is around 18m in height with a diameter of 60cm.

Its canopy extends 5m to the North, South and West sides and 2m to the East side.

The crown height is at 5m.

The root protection area is 7.2m in radius from the tree stem.

18 Discussion

To protect this tree, fencing is to be erected to the edge of the root protection area.

The root protection of this tree extends further than the canopy and therefore tree protection fencing to the edge of the root protection area will also protect the canopy.

The root area of this tree is to be protected by fencing during the works and to completion as below.

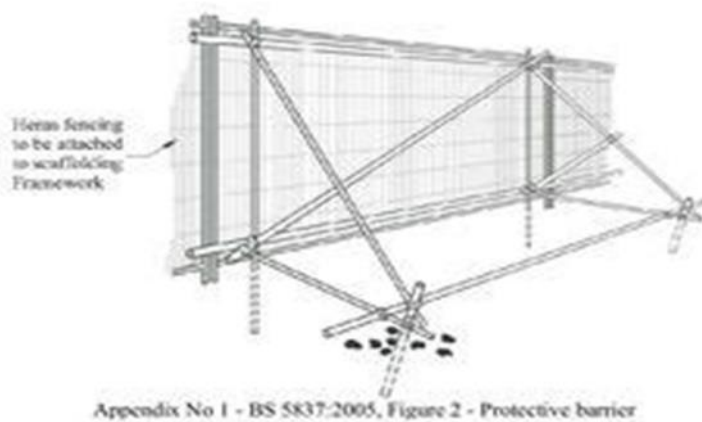


No access, works or storage of construction materials are to be allowed within the protected root area.

19 Tree Protection

The mature Black Pine tree should be protected by fencing which complies with the minimum standard of figures 2 and 3 of British Standard BS 5837:2012 *Trees in relation to development – recommendations* as below.

No works are to be undertaken within the protected root area of the tree (7.2m from the tree stem).



20 Conclusion

- The tree protection area outlines the theoretical location of the roots which makes up the root protection area which in turn creates the construction exclusion zone.
- The root protection area/ construction exclusion zone for the tree is to be measured a 7.2metres in radius from T1.



- Photographs of the tree protection fencing in place is to be provided and monitoring of the adherence to the tree protection plan should be carried out on a 2 monthly basis to confirm that the this requirement of the planning consent is undertaken. This monitoring should be undertaken by a Chartered Arboriculturist will site notes emailed to the client for reference and record purposes.
- The fenced root protection area should have a sign "CONSTRUCTION EXCLUSION ZONE – NO ACCESS TO THIS AREA". This sign is to be maintained in position for the duration of the works.

21 Recommendations

I recommend that the main contractor should be informed of the requirements for the tree fencing to be erected at the soonest opportunity and prior to works commencement.

22 Statutory Controls

It has been confirmed that the property and garden is not within a conservation area. However, no tree pruning or removal works are to be carried out without local authority approval.

It is strongly advised that prior to undertaking any work on the trees written consent is granted from the local authority via an application or through the planning process.

A tree preservation order, referred to as a 'TPO', is an order made by a local planning authority ('LPA') in respect of trees or woodlands.

The principal effect of a TPO is to prohibit the: cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the LPAs consent. The cutting of roots is potentially damaging and so, in the Secretary of State's view, requires the LPAs consent.



Anyone who, in contravention of a TPO, wilfully damages a tree in a way that is likely to destroy it is guilty of an offence. Anyone found guilty of this offence is liable, if convicted in the Magistrates Court, to a fine of up to £20,000. In serious cases a person may be committed for trial in the Crown Court and, if convicted, is liable to an unlimited fine.

Conservation Areas are areas of special architectural or historical interest with a character or appearance that is desirable to preserve or enhance. Trees may often contribute to the special character of the area.

All trees in a Conservation Area are subject to controls which enable the LPA to protect the special character of the area created by the trees. If trees have a specific Tree Preservation Order (TPO) on them, then the normal Tree Preservation Order controls apply.

You must give the LPA 6 weeks' notice, in writing, of your intention to do any work to trees in a Conservation Area. You must not carry out any work during the six week period, which starts from the date of receipt of your notification by the council, unless you receive written permission to do so. Work which is not exempt and is carried out without formal notification or within the six week period without the written consent of the council is illegal. The LPA may prosecute offenders and fines of up to £20,000 for each tree may be imposed by the Magistrates Court in the event of offenders being convicted of an offence. If proceedings are instituted in the Crown Court fines are unlimited. There is a duty to replace any tree removed without permission.

The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, provide 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.

23 Tree Pruning or Removal 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:

Arboricultural Association, The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire, L10 3DL, Tel: +44 (0)1242 522152, admin@trees.org.uk. www.trees.org.uk/contractors.htm

