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Arboricultural Implications Assessment for Rear Garden Studio at West Brook, Barrington Road, London, N8

Clients:

Sinead Galvin & Michael McCammond

Prepared by

Robin Howorth

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

Chartered Arboriculturist

Date of Report :

18th July 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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110 Gloucester Avenue,
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Tel: 07938 679 953

Signed

A handwritten signature in blue ink, appearing to read 'Robin Howorth', written over a light blue grid 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 Arboricultural Impact Assessment based on my 6th June 2023 tree survey and schedule and the proposals for a planning application for single storey studio in the rear garden.



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 GA300 BR1 has been provided and is relied upon.

7 Scope of this report

This report only concerns the trees adjacent to the proposed studio in the rear left corner of the rear garden that are within a distance of the works such that they 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 adjacent houses 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 trees have 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 trees 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 Trees

The trees are located in the rear garden to the rear left corner and are as described as below.

All the relevant information on the trees are contained within this report and the tree protection plan.

16 Proposed Works

The proposed works include the construction of the studio in the rear left corner of the rear garden.

17 Trees

17.1 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, planning reference (ref: HGY/2023/0511).

The studio is 3.7m from the centre of the tree stem.

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.



The tree has healthy leaf/needle cover and there are no visible fungi to the base or lower stem of the tree.

17.2 Horse Chestnut Tree (T2)

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

The tree is a mature specimen situated in the rear corner of the garden in a right side neighbours' rear garden, although the stem of the tree extends into this garden.

The studio is 3.9m from the centre of the tree stem.

It is around 18m in height with a diameter of 120cm.

Its canopy extends 8m to the all sides.

The crown height is at 7m.

The root protection area is 14.4m in radius from the tree stem.

The tree has healthy leaf cover and there are no visible fungi to the base or lower stem of the tree.

18 Discussion of Possible Arboricultural Impacts

18.1 Construction Works

The works will entail the construction of a lightweight garden studio structure.



The only machinery that will be used is a 0.8 tonne machine for the purpose of excavating the mini piles.

The client has confirmed that the remainder of the work will be undertaken without machinery.

It is proposed to dig 18 small diameter screw piled foundations to support the structure.

These screw piles have been chosen to reduce the ground impact within the root protection area and ensure that disturbance is kept to a minimum.

The structure will sit on the screw piles elevated above ground level to avoid ground disturbance.

As per item 7.5.2 in BS:5837 piles are to be located once a site investigation has been used to determine their optimal location whilst avoiding damage to roots of a diameter of 25mm and above (important for the stability of the tree,) by means of hand tools or compressed air soil displacement, to a minimum depth of 600 mm.

The maximum height of the machine is 2m which is lower than the crown heights of both trees (5m and 7m) so will not impact the branches of the trees.

The use of a machine within the root protection area does mean that ground compaction could occur which could in turn lead to damage to the root system.

Mitigation of this risk is discussed below.

Additionally, construction foot traffic and movement and storage of materials could cause damage to the trees particularly the Black Pine tree and its root protection area which is between the construction access and the work area.



19 Tree Protection

As detailed above, an 0.8 tonne machine is to be used to dig the screw piles.

The project engineer has advised that 18mm plywood laid on the ground will be sufficient to avoid ground compaction from this machinery.

18mm plywood sheets (screwed together) should be laid on the ground throughout the root protection area of the Horse Chestnut tree.

The ground in the works access through the root protection area of the Black Pine tree should be covered with 18mm plywood laid continuously to form a walkway to the construction area with fencing to restrict access to the remainder of the root protection area.

The Black Pine lower tree stem up to a height of 2.4m should be protected by a 18mm plywood box fixed without any screw fixings into the tree to stop any impact damage.

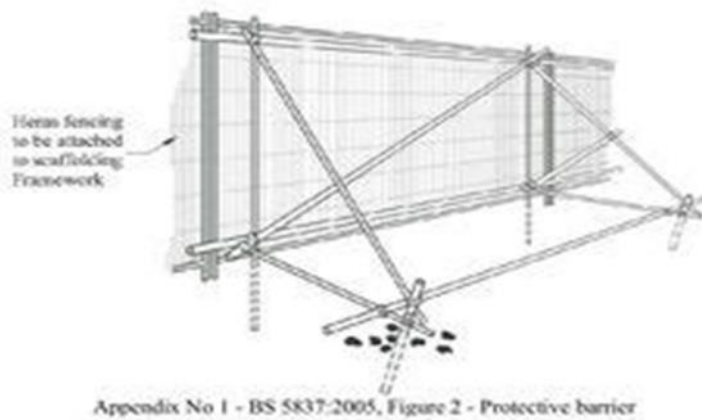
This plywood should be kept in situ throughout the construction process and only removed on completion of the works.

No storage of construction materials is to be allowed within the protected root area.

The rear section of the root protection area of the Horse Chestnut tree should be treated as a construction exclusion area protected by fencing.

The root protection area of the Black pine where plywood is not laid on the ground is to be protected by fencing to stop construction traffic and personnel from entering this area.

All the fencing is to comply with the minimum standard of figures 2 and 3 of British Standard BS 5837:2012 Trees in relation to development – recommendations as below and as shown on the tree protection plan drawing.



20 Arboricultural Method Statement

- a) Fencing is to be erected to provide a construction exclusion area to the rear section of the garden 2m from the stem of the Horse Chestnut tree as shown on the tree protection plan drawing.
- b) Fencing is to be erected to provide site access route within the root protection of the Black Pine tree and to prohibit access to part of its root protection area as shown on the tree protection plan drawing.
- c) The fenced root protection areas should have a sign "CONSTRUCTION EXCLUSION ZONE – NO ACCESS TO THIS AREA". These signs are to be maintained in position for the duration of the works.
- d) 18mm plywood is to be laid on the ground where access is required within the root protection area under the Black Pine tree.
- e) 18mm plywood is to be laid on the ground within the root protection area of the Horse Chestnut tree where works are to be undertaken.
- f) An 18mm plywood box is to be fitted to protect the lower 2.4m section of the stem of the Black Pine tree.



- g) Photographs are to be taken throughout the construction works showing the protection measures as described above and to be kept on record and provided on demand to the Local Authority tree officer upon request.
- h) The contractor is to inform the client of the need for arboricultural input if any damage to adjacent trees occurs with at least 5 working days' notice by email so that a written record is available to Local Authority tree officer if required.
- i) The reporting of the above required arboricultural input is to be the responsibility of the contractor and depending on the frequency of site inspections, the project manager/Architect.
- j) If there are any amendments to the proposed work, the amendments must be subject to the project Chartered Arboriculturists' review.
- k) Any additional digging, ground disturbance or construction work of any type within the protected root areas must only be undertaken with a Chartered Arboriculturists' guidance, supervision and written agreement.
- l) The client's contact details are as follows: Sinead Galvin & Michael McCammond, sinead@stacklondon.co.uk; sinead@stacklondon.co.uk ; tel no. 0203 637 7628.

21 Conclusion

Whilst construction works within root protection areas are to be avoided if possible, the use of screw piles to reduce ground and root disturbance in addition to the fencing, tree stem protection and ground protection will mitigate the effects of this work.

With the controls in place as discussed above, as shown on the tree protection plan, and implemented during the construction works and to completion, no adverse effects on the two trees should result from the work.



22 Recommendations

I recommend that the main contractor should be informed of the requirements of this report at the soonest opportunity and prior to works commencement.

23 Statutory Controls

It has been confirmed that the property and garden is not within a conservation area.

The Horse Chestnut tree is subject to a tree preservation order (TPO).

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.

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 local authority 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.

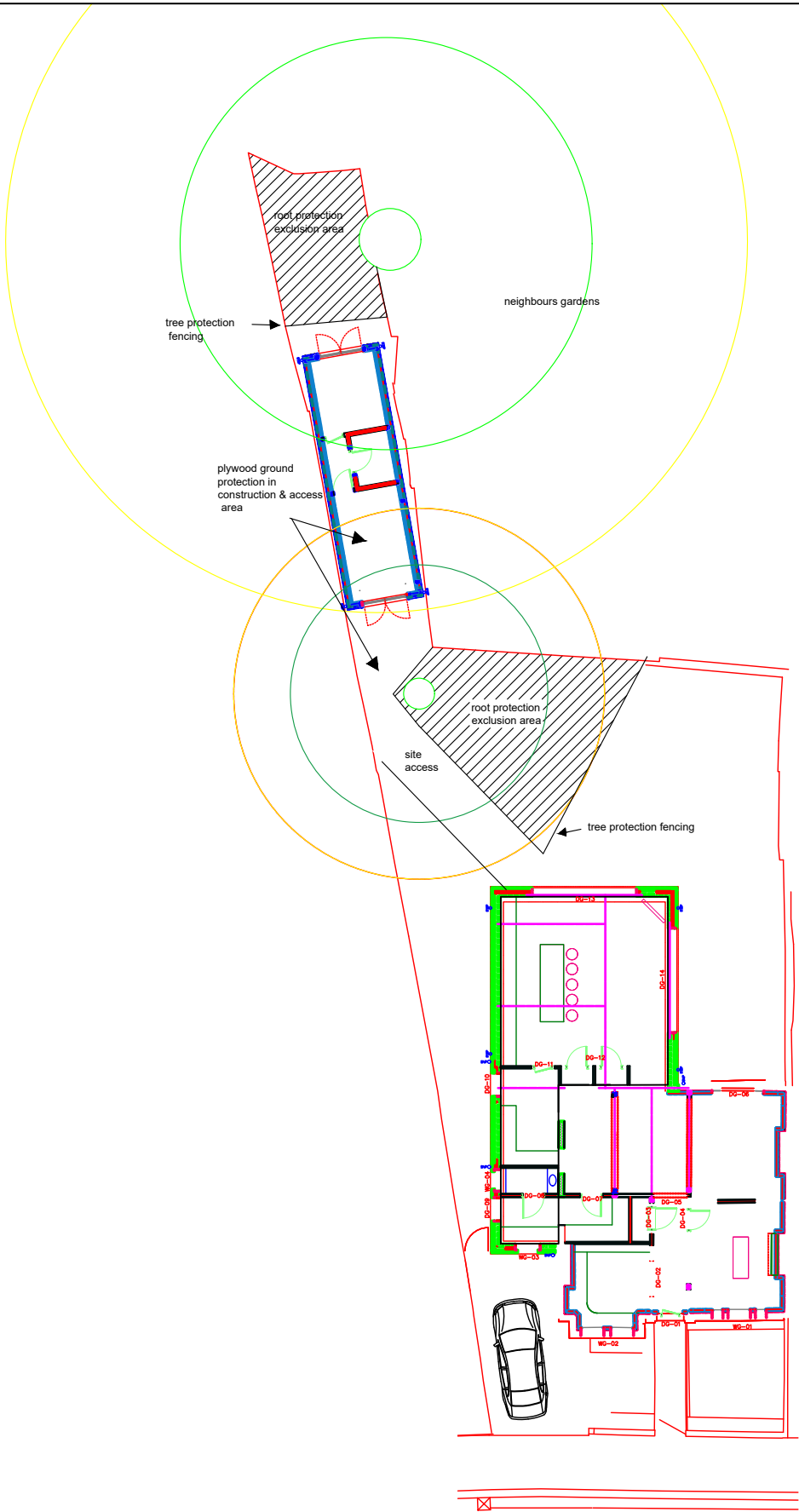
The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, provide statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.



24 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



KEY

Tree protection fencing

Construction exclusion area

Category A tree stem & canopy

Root protection area

Rear Garden Studio
Westbrook
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18.7.2023	drawn by RNH
drg. tree protection plan	