

76 WR APPEAL

APPENDIX 1
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P/2087/08/COU



ARBORICULTURAL IMPLICATION AND TREE PROTECTION REPORT

HARROW COUNCIL
TOWN & COUNTRY PLANNING ACT 1990
PLANNING PERMISSION REFUSED

11 AUG 2008

GROUP MANAGER
PLANNING & DEVELOPMENT

76-78 Wellington
Road,
Hatch End

Produced For: Fusion Residential LLP
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Reference: MPH0024/AS
Date: 18 June 2008



visits by the arboriculturalists during construction and a final visit on completion. A reporting procedure should also be implemented and agreed.

This protective method statement scheme can be endorsed by planning conditions, agreement or obligations as any appropriate arrangement between the developer and planning authority. Further discussion between these relevant parties might therefore be necessary in order to finalise this document.

- **Summary**

The design proposal allows for retention of all those trees of amenity value including all of the A, B and B/C grade specimens. This includes the retention of the important Wellingtonia T14 graded A at the front of number 76. The new building will also be set further away from this tree than the existing house and therefore in an approved relationship and setting with the tree.

The new building's car park basement and access ramp will however encroach partially within the Root Protection Area of the Wellingtonia T14. The access ramps will extend no closer than 8m from T14 and the basement car park approximately 7 metres. The total area of excavation within the Root Protection Area will be less than 15% of the total Root Protection Area. The tree is of a robust species tolerant of root disturbance and the existing house is closer than the proposed basement. Limited root growth is anticipated within the basement area therefore and with reference to BS5837 clause 5.2.4 a 15% encroachment will be acceptable and with limited impact upon this specimen. Protective measures however have been outlined to ensure there is no significant impact upon this specimen.

With the careful implementation of these specific and the general protective measures outlined including the installation of ground protection to allow the storage of materials and vehicle access within the Root Protection Areas, the proposal can be constructed while ensuring the safe retention of the sites trees of amenity value and their continued contribution to the local landscape.

This concludes our report but if we can be of any further assistance, or should you require any further information, please do not hesitate to contact us.

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PREDEVELOPMENT TREE SURVEY INSPECTION FORM

REF: MPH0024/AS
 Surveyor: Michael Honey
 Weather:

Inspection date: _____ Contact: _____
 Client: Village Homes
 Site: 76-78 Wellington Road, Hatch End



Tree No	English Name	Height m	DBH cm	Spread m	Vigour	Age	BS Cat 2005	BS RPA 2005	Comments Work
T12a	Malus	5	15	2	N	Middle aged	C		Small orchard tree
T13	Laburnum	5	Multi at 10	2	N	Y	C		Untidy possible self sown group
T14	Wellingtonia	35	160	5 to 7	N	M	A	15m	Very large tree of significance and prominence to the local landscape. Good form. Possible loss of upper leader. Climbing inspection advised. Future installation of lightning conductor recommended
T15	Lawson cypress	7	Multi 25 at base	2	N	M	C		Tree of poor multi stem form with limb displacement
T16	Sycamore	16	50	5 to 7	N	Middle aged	B	6m	Reasonable specimen of some local prominence. One extended unbalanced limb

Notes:

- As per BS5837, "Trees in relation to construction", 2005.
- Height describes the height of the tree from ground level.
- DBH is the diameter of the trunk at 1.5m from ground level or as defined in the text.
- Spread refers to the crown radius from the trunk centre and is expressed as an average or NSEW aspect, as appropriate.
- Age range is represented as Y-young, SM-Semi mature, M-mature, OM-over mature.
- Vigour is described as N- Normal, INT- Intermediate, L- Low or D-Dead and refers to the general condition of the tree.
- BS Cat. refers to BS 5837, 2005 retention category table1, where A category retention most desirable (life expectancy 40 yrs +) B retention desirable (20 yrs +) C could be retained (min. 10 yrs) and R (remove).
- Colours:- A=LIGHT GREEN B=MID BLUE C=GREY R=DARK RED where indicated on plans.
- BS RPA is BS5837, 2005 recommended Root Protection Area given as the radius of a circle equal to that area. The final RPA may not be represented by a circle within tree protector drawings. All construction operations to take place outside this area.
- RPA based upon canopy spread rather than BS5837, 2005 Table 2