Landmark Trees

ARBORICULTURAL METHOD STATEMENT:

The Hoo

17 Lyndhurst Gardens

Hampstead

NW3 5NU

REPORT PREPARED FOR:

Private Client c/o c/o Jaga Developments (London) Ltd

Venture House

Evans Road

Liverpool

L24 9PB

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Ref: JDL/17LDG/AMS/03a

Date: 25th August 2023

Contents

Appendices

1.0 Introduction

1.1 Purpose & Use of the Method Statement

1.1.1 This method statement has been prepared for Jaga Developments (London) Ltd, for assistance with the discharge of planning conditions at The Hoo, 17 Lyndhurst Gardens, Hampstead NW3 5NU: "Dismantling and rebuilding of southern boundary wall to match the existing like-for-like" London Borough of Camden planning permission nos.: 2023/0033/P and 2023/0084/L – decisions granted 22-05-2023. The document will address the following condition:

4. Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

1.1.2 This document lays down the methodology for any proposed works that may have an effect upon the trees on and adjacent to the site. It is essential within the scope of any contracts related to the development proposals that this method statement is observed and adhered to. This document will form part of the work schedule and specification issued to the building contractors and will be used to form part of the contract.

1.1.3 Copies of this document will be available for inspection on site. The developer will inform the local planning authority within twenty-four hours if the arboricultural consultant is replaced.

1.2 Terms of Reference

1.2.1 We (LT) are instructed by the client to prepare a method statement for proposed development based on the above planning application with reference to BS 5837:2012 Trees in Relation to Design, Demolition and Construction.

1.2.2 For this purpose, the client has supplied us with a site survey plan (53583_01_2D Topo Survey (24-05-19) REV A); drawings of the existing wall (1129C Existing Wall to SE Boundary); plus the other consented drawings / documents (design and access statement, heritage impact assessment, etc) as found on the council's website; and drawings of the proposed wall (1130F Proposed Wall to SE Boundary). We are also reliant upon our own impact assessment report JDL/17LDG/AIA/03a and plan overlays of tree constraints contained therein.

1.3 Development Proposals & Potential Impacts

1.3.1 The principal proposals are for dismantling and rebuilding of southern boundary wall – which is a retaining wall running between the application site and Elim Mansions, 15 Lyndhurst Gardens. There are trees on both sides of the dilapidated existing brick wall with a marked ground level difference between each side.

1.3.2 There is a group of lime trees close to the wall within 15 Lyndhurst Gardens. Trial pit investigations (detailed in our earlier JDL/17LDG/AIA/03a report) demonstrated that, despite the presence of occasional pioneering roots, the neighbour's high quality lime tree group G11 is not rooting significantly into the application site - the existing boundary wall forms a significant barrier to rooting from the adjacent G11. This is not to say that occasional roots have not penetrated through the wall or undermined it, however, and it is likely that significant roots are running along the southern face of the wall. Accordingly, the removal and rebuilding of the wall must be undertaken in a controlled manner.

1.3.3 There are 3 trees beside the wall within the application site. Two trees (ash T12 and yew T13) were shown for removal in previously consented plans ("*Change of use from Class D1 use (non-residential institution) to Class C3 Use (residential) as 2 x 5-bedroom units, and 1 x 4-bedroom unit, internal alterations, external alterations including a new glass link element and lowering of basement level, hard and soft landscaping including the removal of 10 trees, a summer house with internal cycling parking, a bin store, a cycle store and other associated works*." – planning refs: 2019/6151/P & 2019/6305/L – date of decision 29/09/2021). Removal of the third tree (holm oak T18) was implicit in the south wall planning approvals 2023/0033/P and 2023/0084/L as it is not possible to dismantle and rebuilt the wall with the poor quality holm oak retained in situ - however, a s211 notice of intent for its removal has separately been registered under reference 2023/3174/T.

1.3.4 There are a number of different planning permissions for various redevelopment proposals at this site. The purpose of this method statement is to ensure that no further impacts occur as a result of contractor activity on site in connection with the consented dismantling and rebuilding of the south boundary wall, in accordance with the above conditions.

1.4 Sequence of Works

1.4.1 The sequence of works will be as follows:

- initial tree works – felling and stump grinding for working clearances
- installation of Tree Protection Barrier (TPB) & ground protection
- demolition of existing wall
- construction of replacement wall
- removal of TPB
- landscaping

These works and their arboricultural implications are outlined in sequence below

1.5 Site Supervision

1.5.1 On this site, a site manager will be nominated to be responsible for all arboricultural matters on site. A pre-commencement site briefing/meeting between the site manager and arboricultural consultant will be held (see Table 1 below). The site manager's details will be issued to Camden Council in the minutes / site monitoring report for this meeting. During this meeting all the tree protection methods below will be studied and familiarization with requirements of this AMS. The site manager will also:

- be present on site for the majority of the time;
- have the authority to stop any work that is causing, or has the potential to cause harm to any tree;
- be responsible for ensuring that all site operatives are aware of their responsibilities toward trees on site and the consequences of the failure to observe these responsibilities;
- make immediate contact with the Arboricultural consultant in the event of any tree related problems occurring, whether actual or potential, in accordance with a tree protection protocol (see section 1.6 below).

1.5.2 At this stage, the nominated Key Personnel are as follows:

Adam Hollis Tel: 0207 851 4544
Arboricultural Consultant
Landmark Trees
info@landmarktrees.co.uk

1.6 Site Monitoring

1.6.1 Landmark Trees are to be retained as Arboricultural Consultants responsible for site monitoring for the duration of the development. As noted above Adam Hollis MSc (Arb) is the key contact. Site supervision will be undertaken by a qualified and experienced arboriculturalist at pre-determined and agreed time intervals as indicated in Table 1 below. In addition to specific task supervision, general monitoring of protection measures will be undertaken at least once per month, coordinated where practical with visits detailed in Table 1.

1.6.2 Routine visits will generally be unannounced. However, the arboriculturalist will also visit subject to advance notification (2 weeks) and agreement to supervise any agreed works within the RPA, in accordance with table 1 below.

1.6.3 A tree protection protocol for contingencies will be integrated into the site induction process at a pre-commencement meeting involving the developer, the arboricultural consultant, the site manager and the Council tree officer as appropriate. The protocol will be that, in the event of any unplanned incursion / accident / spillage within the RPA, the site agent should notify (by telephone) the retained arboricultural consultant immediately. The consultant will provide advice and attend site as soon as possible. This may require the stoppage of all or part of the works in the vicinity of the tree. The consultant will notify the LPA Tree Officer of the nature and extent of damage, the mitigation strategy and likely prognosis. The contact details of the LPA Tree Officer are:

Tom Little Tel: 0207 974 4444
Tree and Landscape Officer (Planning)
London Borough of Camden
Tom.little@camden.gov.uk

1.6.4 The site monitoring sheet in Appendix 2 will be used to provide photographic evidence, indicate the remedial action required and timescales for remediation completion. The consultant and officer will further liaise as necessary (perhaps meeting on site) until the officer is satisfied that protection measures are again satisfactory. The action in response to incidents will be commensurate with and appropriate to the nature of any such incident. Any breach of the stipulated timescale for remediation will trigger a further monitoring report.

1.6.5 Supervision will require the arboricultural consultant to be present during the key elements of proposed incursions into the protection areas, and likewise for any unplanned incursions which the LPA have approved. If the arboricultural consultant is satisfied and that the specific task is proceeding in accordance with the methodology set out in the AMS, after an appropriate briefing, the supervision for the task may be reduced to telephone and email contact between the site manager and arboricultural consultant. Ongoing routine site monitoring continues as per Table 1.

1.6.6 The Local Authority will be accorded free access to the site subject to H&S requirements; as noted at 1.6.3, any problems will be reported directly to Arboricultural consultant, who will then visit the site and make recommendations to the developer on how best to rectify the situation and ensure implementation. As noted in Table 1 below, a final sign-off visit will be carried out at the end of the development and a formal letter sent to both the client and Camden Council indicating an end to the monitoring period. It is the client's duty to notify LT that the project has been completed, in order to facilitate such an inspection.

1.6.7 Landmark Trees will be instructed to provide the above monitoring. In the absence of routine payment (as per our business terms), routine monitoring will cease (temporarily or permanently) and Camden Council will be informed of the cessation of monitoring. The client will also reserve the right to dismiss Landmark Trees and replace with another arborist, but must inform Camden Council.

Table 1: Site Monitoring Visits

Supervision Visit No:	Details	Lead in Time Required by LT	Action
Visit 1: Pre-Development Site Inspection (S.2.3 of AMS) To be repeated prior to Construction Phase	• To include Site Agent briefings (S.1.5) prior to both demo AND construction phases. • To confirm position of protective fencing and that it has been erected in accordance with AMS (S.2.2 and Tree Protection Plan in Appendix 3); • To check any pre-demolition/construction ground protection is in place. • To check any tree works have been undertaken in accordance with this AMS. • Determine if further tree work is required and seek required permission if necessary. • To check site facilities/access are in accordance with the AMS (S.3.3).	Minimum 2 weeks	Issue a brief report with findings to Architect, Tree Officer and Main Contractor within 5 days of site supervision visit (Site Monitoring Sheet in Appendix 2).
Visit 2: Dismantling of existing wall (S3.6)	• Attend any demolition activities where supervision is prescribed by the AMS to ensure work is undertaken in accordance with its specification. • Date to be confirmed following formal project planning. • 2 weeks prior notice required.	Minimum 2 weeks	Issue a brief report with findings to Architect, Tree Officer and Main Contractor within 5 days as per visit 1
Visit 3: Installation of mini-piling within RPA (S3.7)	• Attend any excavation within RPAs where arboricultural supervision is prescribed by the AMS to ensure work is undertaken in accordance with its specification. • Date to be confirmed following formal project planning. • 2 weeks prior notice required.	Minimum 2 weeks	Issue a brief report with findings to Architect, Tree Officer and Main Contractor within 5 days as per visit 1
Visit 4: Rebuilding of new wall (S3.7)	• Attend any construction activities where supervision is prescribed by the AMS to ensure work is undertaken in accordance with its specification. • Date to be confirmed following formal project planning. • 2 weeks prior notice required.	Minimum 2 weeks	Issue a brief report with findings to Architect, Tree Officer and Main Contractor within 5 days as per visit 1
Ongoing Monitoring Visits	• Periodically during 12 months (or longer) of entire project and prior to construction phase. • Visits will be based on intensity of site operations, but at a minimum of monthly visits. • Attend site at least once per month to confirm protective measures are still in place / can be removed at appointed times. Ensure attendance is timed for any other key elements of proposed (and any other unplanned) incursions into the protection areas. • Pre-start landscape meeting with main contractor to confirm ongoing tree protection measures.	TBC as project develops	Issue a brief report with findings to Architect, Tree Officer and Main Contractor within 5 days as per visit 1
Final Site Visit - Completion of construction phase supervision visit (S.5)	After it has been confirmed that the construction phase is complete, allow removal of temporary protective fencing and ground protection. Specify any remedial work if necessary.	Minimum 2 weeks	Issue a brief report with findings to Architect, Tree Officer and Main Contractor within 5 days as per visit 1

2.0 Pre- Development Site Preparation

2.1 Arboricultural Works

2.1.1 All works must be carried out by a competent arborist in accordance with BS 3998: 2010 and any other prevailing good professional practice including BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations.

2.1.2 Specific works recommended to facilitate development are the removal of trees T12, T13, and T18 to allow sufficient access to enable dismantling of the wall and foundation construction including mini-piling. The removal of these three trees will mean that the vast majority of the dismantling and rebuilding can be undertaken from The Hoo's side of the boundary, thus ensuring maximum protection measures can be put in place to safeguard the high-quality lime trees in group G11.

2.1.3 We note that the removal of T12 and T13 is consented under separate planning consents and that the removal of T18 was implicit in the south wall planning approvals 2023/0033/P and 2023/0084/L as it is not possible to dismantle and rebuilt the wall with the poor quality holm oak retained in situ - however, a s211 notice of intent for its removal has separately been registered under reference 2023/3174/T.

2.2 Installation of Tree Protection Barrier

2.2.1 The Root Protection Area (RPA) indicates the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. The default position is for the RPAs to be fully fenced off to form the boundary of the Construction Exclusion Zone (CEZ), an area based on the RPA, from which access is prohibited for the duration of the project, including the storage of any works materials and equipment.

2.2.2 In this case, in addition to measures to protect the G11 lime group growing in immediate proximity to the south boundary wall, as the 'red line' of the application site encompasses such a narrow strip it will be necessary to install tree protection measures beyond the red line to ensure adequate protection to retained trees growing elsewhere that may otherwise be at risk of damage from e.g. delivery and storage of materials and installation of welfare facilities.

2.2.3 A Tree Protection Barrier [TPB] comprising steel mesh panels of 2m in height ('Heras') shall be erected to protect trees growing in the garden to the south and west of The Hoo and preclude contractor access to the remainder of the garden area in which trees are located. As there is a requirement for pedestrian access to the construction zone from the Elim Mansions 15 Lyndhurst Gardens, there will also be similar TPB erected at the edge of the ground protection (see 2.3 and Appendix 3) so as to prevent contractor access any further into the grounds of 15 Lyndhurst Gardens and to ensure the safety of residents. These panels will be mounted on concrete or rubber feet as shown in Figure 1 below (this is also Figure 3b of BS5837: Trees in Relation to Design, Demolition and Construction in paragraph 6.2.2.2). The fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The distance between the fence couplers should be at least 1 m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts mounted on block trays. Trees standing in group G11 will have further self-supporting boxed hoarding, 2.4m in height, around their individual stems. This hoarding shall be at least 19mm in thickness, no part of this hoarding may be affixed to the trees themselves.

2.2.4 The TPBs are to be erected before any work (other than tree surgery) commences on site, are to remain *'in situ'* undamaged for the duration of all work or each phase, and only to be removed once all work is completed. If any work is deemed necessary prior to the erection of fencing a Landmark Trees representative should be informed to enable their presence to oversee the work being carried out.

2.2.5 The location of the RPAs and TPBs are shown in the Tree Protection Plans at Appendix 3.

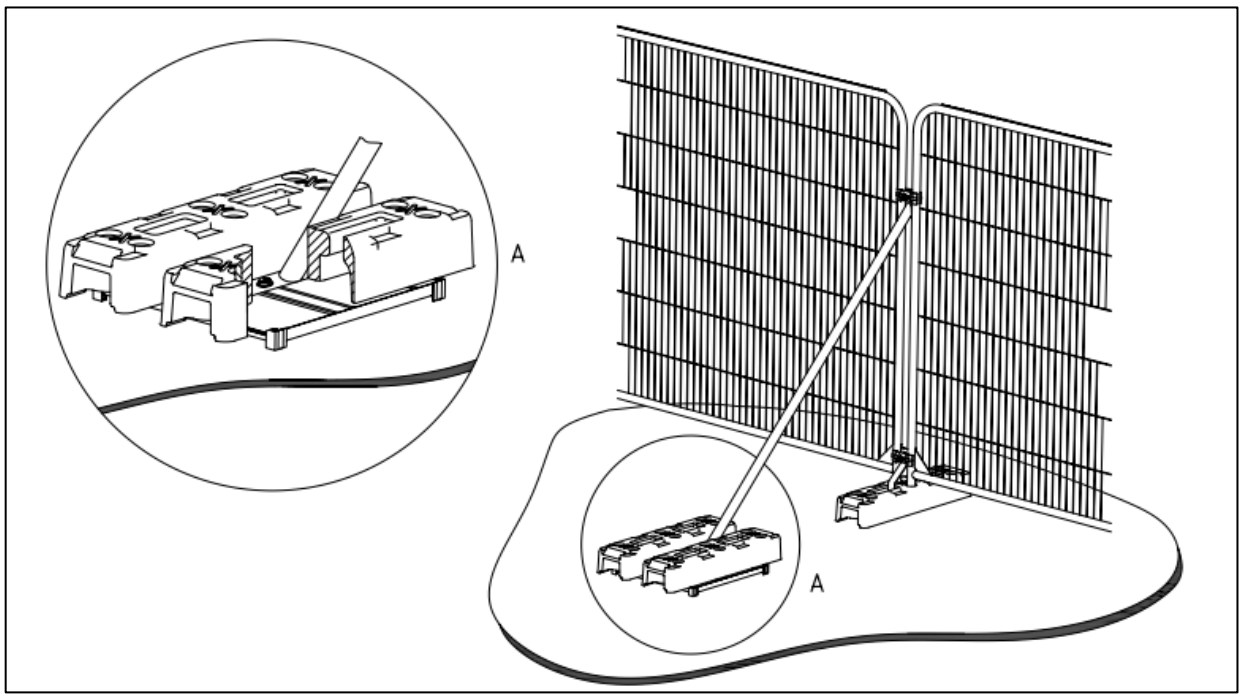

Fig. 1 Tree Protection Barrier Specification
(Source: Figure 3b from BS5837 - Default specification for protective barrier)

2.3 Ground Protection

2.3.1 Extant areas of RPA that cannot be fenced off and therefore lie outside the CEZ must be protected with fit-for-purpose ground protection. The purpose of the ground protection is to protect the roots and the soil structure so that tree root functions remain unimpaired. The temporary ground protection should be capable of supporting the anticipated loading without becoming distorted or causing compaction of the underlying soil. The key principle is not to excavate in the presence of roots and to provide a porous surface to promote healthy soil water relations for future root growth.

2.3.2 In the garden of 15 Lyndhurst Gardens, the strip of land between the CEZ and line of the boundary wall containing G11 RPA will be protected to allowing pedestrian access only, but must additionally be strong enough to adequately support any materials or equipment placed thereon. The temporary ground protection will be placed on top of the existing ground and not involve any penetration into the rooting zone (e.g. for anchorage). Although it would be possible to use a cellular confinement system, given the relatively small scale and likely short duration of works plus the land being outside the applicant's control, the ground protection should take the form of interlocking Ground Guards or similar laid on 100mm of bark mulch. This system has the advantage of providing adequate ground protection, but is relatively straightforward to lift and replace, plus can be transported off site on completion for possible use elsewhere. The same measures will be used to protect the access route to the working area.

2.3.4 The location of ground protection is shown in the Tree Protection Plans at Appendix 3. As per paragraph 2.2.4, this ground protection is to be installed before any work (other than tree surgery) commences on site, is to remain *'in situ'* undamaged for the duration of all work until the landscape phase and only to be removed once all construction work is completed.

2.4 Soil Mitigation

2.4.1 As per paragraph 5.3b of BS5837, mitigation measures to improve the soil environment that is used by a tree for growth should be provided when RPAs are encroached. In this instance, subject to the agreement of the owners of Elim Mansions, 15 Lyndhurst Gardens, a compost tea will be applied to the soft ground between G11 and the wall to improve rooting conditions.

3.0 Development Phase

3.1.1 The following general precautions will apply:

- No fires shall be made on any part of the site, or within 20m of any tree to be retained.
- No spilling or pouring of fuels, oils, solvents, tar shall be made on any part of the site.
- No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10 metres of the trunk of a tree that is to be retained.
- No spillage or discharge of wet mortar or concrete shall be made on any part of the site.
- No storage of materials shall be made within the protective fences.
- No breaching or moving of the protective hoarding without the approval of an arboriculturist.

3.1.2 The procedures for dealing with variations and incidents are detailed in S1.6.

3.2 Working within Root Protection Areas (RPA)

3.2.1 Although the default position is to exclude all construction activity from the RPA, this degree of protection is not possible on the site: it is necessary to perform the dismantling and rebuilding of the wall wholly within the RPA of the lime trees in G11.

3.2.2 All involved parties will need to be made aware of the deficiencies and the particular need to ensure that the high quality trees are not damaged - careful and supervised working, especially as described in sections S. 3.6 (demolition) and S. 3.7 (construction), will be required.

3.3 Site Access, Accommodation & Storage

3.3.1 Given the constrained size of the application 'red line', site accommodation and material storage will utilise other parts of The Hoo's garden away from any tree RPA. Site access will be across the existing access roadway serving The Hoo from Lyndhurst Gardens as far as possible. However, given the level difference on either side of the boundary wall, there will be a limited requirement for contractor access from 15 Lyndhurst Gardens, thus there will also be a pedestrian access route for contractors across the garden of 15 Lyndhurst Gardens.

3.3.2 Delivery lorries will be excluded from RPAs by physical protection measures. Adequate allowance must be made for vehicle heights and ground clearance, where tree canopies overhang access routes. Any further pruning for working clearances must be discussed first with the arboriculturalist; once agreed in principle these works should be approved by the appropriate tree officer and approved in writing by the LPA. Materials can be unloaded onto existing hard surfaced ground (driveway) outside RPAs and stored in areas of The Hoo's garden away from protected trees.

3.3.3 The existing bricks will be re-used as far as possible, so delivery of new materials should be limited. As described in S. 3.6, the existing wall will be carefully dismantled and the bricks will be stored within the garden of The Hoo outside RPAs of retained trees. Any bricks that are dismantled from and / or then subsequently used for rebuilding from the 15 Lyndhurst Road side of the boundary will be temporarily stored on the sufficiently robust ground protection and moved to (or from) the main storage area on a regular basis – there will be no 'long-term' storage of bricks or other construction materials and equipment at 15 Lyndhurst Gardens.

3.4 Routing & Installation of Services

3.4.1 This is not relevant to the consented dismantling and rebuilding of the south boundary wall. Any temporary builders' supply will be routed outside the RPA of any retained tree.

3.5 Changes in Grade

3.5.1 No changes in level are proposed, the scheme maintains the existing level differences between the two sides of the boundary wall.

3.6 Demolition Measures.

Detailed method statements and risk assessments will be obtained from all specialist subcontractors involved in the dismantling and these will be scrutinised by the site agent to ensure the AMS requirements have been considered therein.

3.6.1 Demolition of structures within what would otherwise be an RPA will proceed with due caution to avoid unnecessary damage to trees. Such measures apply to the dismantling of the existing dilapidated wall.

3.6.2 The existing wall will be broken out carefully using hand tools only. The trial pit investigations demonstrated that, although the existing boundary wall forms a significant barrier to rooting from the adjacent G11, occasional roots have penetrated through or undermined the wall - it is likely that significant roots are running along the southern face of the wall. Not only will it be necessary to minimise the risk of damage to these roots, but it is to be noted that the bricks are to be re-used as far as possible in the rebuilding.

3.6.3 The dismantling of the wall, particularly at and below ground level, will be carried out under direct arboricultural supervision. Should any root pruning be necessary, it will only be undertaken will under direct arboricultural supervision. In the event of discovering clusters of fibrous roots and / or roots >25mm diameter, they may only be cut in consultation with the retained arboriculturalist and with the approval of the Local Authority Tree Officer.

3.6.4 If it is necessary to leave below ground faces exposed for longer than two hours, roots exposed during the wall dismantling operation larger than 25mm diameter should be wrapped in damp, clean hessian sacking to prevent desiccation and exposure to extreme temperature fluctuations. Before backfilling (after arboriculturalist inspection), any hessian wrapping should be removed and any preserved roots, surrounded with loose granular fill, before the remaining fill is added. The material should be free from contaminants injurious to plant health (see 3.7.7 below).

3.6.5 As far as possible, the dismantling of the wall will be carried out from The Hoo side of the boundary. As described at S. 3.3.3, for works that need to be undertaken from the 15 Lyndhurst Gardens site, any bricks and / or equipment would be moved from the temporary to the main storage area on a regular basis.

3.6.6 Should levels of dust build-up on trees occur, it may be necessary to seek the advice of Landmark Trees on remedial measures, e.g. hose down the tree(s) immediately following any significant accumulation of dust.

3.7 Construction Measures

Detailed method statements and risk assessments will be obtained from all specialist subcontractors involved in the rebuild and these will be scrutinised by the site agent to ensure the AMS requirements have been considered therein.

3.7.1 The foundations of the new wall will be shallower than that of the existing wall, with a raised ground beam at existing ground level the neighbour's side that will be on mini-piles positioned to avoid any roots and have a toe to hold the outer skin of the brickwork.

3.7.2 The main width of the ground beam will be up to 500mm, extending for the toe. The toe will be of a depth to allow for the reinforcing bars.

3.7.3 The ground beam will be installed such that its lower edge will be above the highest root encountered. A reinforced concrete retaining wall will be built off this ground beam, which will be clad to the south in a single skin of facing brickwork to match the existing, up to the level of The Hoo's garden. The rebuilt wholly brick boundary wall would sit above this. The single skin section will be in English Garden Wall Bond to match the existing; the upper part of the wall would be in Flemish Garden Wall Bond to match the existing. The wall would be circa 340mm (13.5") thick overall, and topped with saddleback copings.

3.7.4 The ground beam will sit on mini-piles of maximum diameter 300mm, at notional 1.8m centres – the pile locations will be adjusted as necessary to avoid any tree roots exposed by hand-digging at the wall dismantling stage.

3.7.5 Behind the reinforced concrete retaining wall will be a zone of free draining granular fill, above (and beyond) which will be a 300mm topsoil zone.

3.7.6 The rebuilding of the wall will be carried out under direct arboricultural supervision. Should any root pruning be necessary, it will only be undertaken under direct arboricultural supervision. In the event of discovering clusters of fibrous roots and / or roots >25mm diameter, they may only be cut in consultation with the retained arboriculturalist and with the approval of the Local Authority Tree Officer.

3.7.7 If it is necessary to leave below ground faces exposed for longer than two hours, roots exposed during the wall rebuilding operation larger than 25mm diameter should be wrapped in damp, clean hessian sacking to prevent desiccation and exposure to extreme temperature fluctuations. Before backfilling (after arboriculturalist inspection), any hessian wrapping should be removed and any preserved roots, surrounded with loose granular fill, before the remaining fill is added. The material should be free from contaminants injurious to plant health.

3.7.8 During the construction phase and throughout dry periods on site regular hosing down will be carried out to control dust pollution. In the event of dust build up on trees occurring arboricultural advice will be sort and if necessary remedial measures such as hosing down the trees will be taken.

3.8 Removal of Ground Protection & Post Construction Landscaping & Treatment

3.8.1 The tree protection may be removed upon completion of the construction phase and any site machinery has been removed from the RPA.

3.8.2 Subject to the agreement of the owners of 15 Lyndhurst Gardens, a compost tea will be applied to the soft ground between G11 and the wall to improve rooting conditions.

3.8.3 Before any landscaping works are carried out, there shall be a site meeting between (as a minimum) the retained arboriculturist and the landscaping manager to discuss tree protection measures.

3.8.4 Any landscaping and associated ground works within RPA will be carried out manually and carefully with due regard for soil and root protection, avoiding changes of ground levels or deep digging. Mechanised cultivation must not be used within any RPAs. If existing soft vegetation is to be removed, this shall be done using hand tools only.

4.0 Summary of Proposed Methods

4.1 Table of Impacts and Mitigation

4.1.1 The table below summarises the main areas where trees could become damaged by the proposed development and the methods that need to be adopted in order to prevent such damage:

Table 2: Summary of Proposed Methods

Impact	Mitigation	Reference	Trees Affected
General site access, material storage etc.	Ground and fencing protection to acceptable standards.	Paras 2.2 & 2.3 Tree Protection Plan in Appendix 3	All retained trees
Dismantling of existing wall within RPA	Using hand tools only, arboricultural supervision	Section 3.6	G11
Damage to roots caused by rebuilding wall	Arboricultural supervision, careful positioning of mini-piles	Section 3.7	G11

5.0 Completion

5.1 Completion Meeting

5.1.1 Following completion of the works listed above, a Landmark Trees consultant will conduct a walkover survey of the trees to review any defects or signs of ill-health, and inform the local authority in a final report as per Table 1. It is the client's duty to notify LT that the project has been completed, in order to facilitate such an inspection. A separate LT post-development tree inspection is recommended to facilitate a constructive meeting.

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Landmark Trees is the trading name of Landmark trees Ltd. Registered in Wales. Reg No. 3882076

APPENDIX 1: GENERAL GUIDELINES

2.1 All work must be to BS 3998:2010 - '*Recommendations for tree work*'.

2.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors, and will be covered by adequate public liability insurance.

2.3 Any defects seen by a contractor or the client that were not apparent to the consultant must be brought to the consultant's attention immediately.

2.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this method statement are carried out under the supervision of a Landmark Trees consultant.

2.5 It is advisable to have trees inspected by a consultant regularly. On this site it is recommended that these inspections are made every year.

APPENDIX 2: SAMPLE SITE MONITORING SHEET

Landmark Trees

Site Monitoring Report Sheet

Client:		**Planning Ref:**	
Local Authority:		**Date:**	
Site Address:			
Proposal:			

Visit Checklist	**Y/N**		**Y/N**
Tree protection barrier (TPB) in place		TPB as per approved	
Ground protection (GP) in place		GP as per approved	
TPB / GP breached		Trees damaged	
Site Agent briefed by LT			
LT briefed by Site Agent			
LPA informed			
Remedial action required			

Comments

Recommendations

Outcome		
1		
2		
3		
4		

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Tel: 0207 851 4544

London Office: 20 Broadwick Street, W1F 8HT, London
Registered Office: Grange Cottage, All Cannings, Devizes, Wiltshire, SN10 3NR

Arboricultural Supervision Sign off Checklist

Tree No (s)	Project Phase	Task	Date Completed	Signed (Project arboriculturist)	Signed (Site Manager)
	Pre-commencement	Pre-commencement site meeting to include site manager briefing (S.1.5)			
	Pre-commencement	Confirm the location and specification of the protective measures is in accordance with AMS & Tree Protection Plan (TPP)			
	Pre-commencement	Confirm any tree works have been undertaken in accordance with this AMS (S.2.1/ App 1) and determine if further tree work is required			
	Pre-commencement	Seek required permission for further tree works if necessary.			
	Installation of any new services	Attend any excavation within RPA's where arboricultural supervision is prescribed by the AMS (S3.4) to ensure work is undertaken in accordance with NJUG provisions or other specification.			
	Demolition	Demolition of hard surfaces/ structures within RPA (S3.6) Confirm position of any additional temporary ground protection and that temporary ground protection is in accordance with AMS.			
	Completion of Demolition	Sign off of the demolition phase			
	Construction	Supervised manual excavation of foundations			
	Construction	Installation of 'No Dig' hard surfacing			
	Construction	Additional excavations (if required)			
	Completion of Construction	Completion of construction			
	Post Construction	Removal of machinery and materials from site			
	Post Construction	Dismantle & removal of protective measures			
	Landscaping	Completion of Landscaping			
	Project Completion	Sign off from project arboriculturist			

APPENDIX 3: TREE PROTECTION PLAN

connected to existing Foul water.

T2 Pride of India C2

T4 Ash C2

T5 Cherry U

T3 Dead Viburnum U

G6 Lime A2

T1 Ash B2

T17 Plane C2

Monstera 3m

Temporary Crossover Location

Material Drop Off Zone

T18 Oak U

G7 Buddleia

H8 Cypress C2

H8 Cypress C2

T9 Dead Chestnut U

Japanese Knotweed

H8 Cypress C2

T14 Oak C2

T15 Laurel

T16 Ash+Elder C2

T13 Yew C2

T12 Ash C2

G10 Sycamore C2

G11 Lime A2

Access

Site Compound Area - Stacked Cabins including:
Site Office.
Meeting Room.
Site Welfare.
Storage
Skip Location

No access

NOTE:
This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.

Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).

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Site: 17 Lyndhurst	1:100@ A1
Drawing Title: Tree Protection Plan	August 2023

Key:
- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unsuitable for Retention
- Ground Protection

Category — Crown Spread; Alternate RPA; Tree Number; Species; Category
Root Protection Area
Tree Position Approximate (not shown on original survey)
Tree Felled To Facilitate Development
Tree Protection Fence
Existing Wall