

Arboricultural Method Statement

Site: 70 Lady Margaret Road, London

Date: 25/10/2023 | Revision: 1 | CCL ref No: 11413

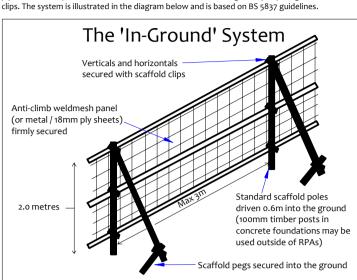
Tree Protection Barriers

The In-Ground System

The purpose of tree protection barriers is to keep construction activity away from Restricted Activity Zones or Construction Exclusion Zones. They must be appropriate to the nature and proximity of activity within the site. The barriers must be erected prior to the commencement of all activity including demolition, soil stripping and delivery of materials and demolition (except where existing Ground Protection Measures structures require demolition to enable the barriers to be installed). Barrier systems are specified below and are to be installed according to the legend on the Tree Protection Plan.

be robust enough to withstand occasional knocks by plant machinery and, once installed, will remain of construction traffic. Otherwise, it will be reinforced or replaced with adequate ground protection Vertical scaffold poles are driven into the ground, onto which are affixed horizontal scaffold poles Unless specified otherwise, ground protection will consist of 24mm OSB boards laid at double

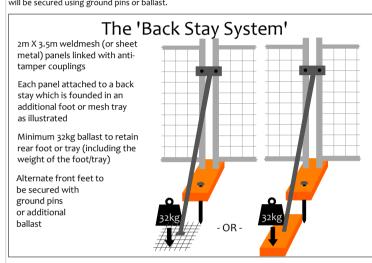
and diagonal bracing struts. Weldmesh panels (or similar – e.g. Heras type fencing panels, or 18mm+ thickness and screwed together to prevent slippage. The ground will be made even by raking, and by plywood boards) are secured to this scaffold framework using sturdy clips e.g. standard scaffold adding a 100mm of sand or woodchip, wherever vehicular access is proposed. Where only pedestr



The Back-Stay System —— This system will be installed where indicated by a dashed purple line on the Tree Protection Plan. It is more practical over existing hard surfaces or where the fencing needs to be moved to enable permitted activities within a Restricted Activity Zone. This system is able to withstand occasional knocks by machinery and must not be relocated except with the consent of the site manager and the

approval of the local authority. Within this system, weldmesh fencing panels (minimum height 2m) are affixed into rubber or concrete feet and clipped together with anti-tamper couplers. Two couplers should be used, spaced at least 1m apart. Alternate panels will be attached to a diagonal back stay connected to an additional foot or baseplate secured with ground pins or additional ballast. Where ground pins are not used, the total weight of the foot/plate plus ballast must total no less than 32kg. Where it is not possible to install diagonal struts (such as very close to a hedge) then the front feet

Tree Works Specification will be secured using ground pins or ballast.



Suitable weather-proof notices are to be displayed to identify tree protection zones. They must state the purpose of the fencing and that it will not be moved, or traversed, other than by authorised

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Removal of Tree Protection Barriers Removal of protective fencing or ground protection measures will only be done after all major on work is complete and their removal has been approved by the appointed arborist.

Within Restricted Activity Zones, soils containing roots may be subject to compaction due to general construction activity (including pedestrian activity and use of plant machinery). In order to minimise compaction, it is proposed to ensure that a suitable load-spreading surface is in place at all times. This system will be installed where indicated by a solid purple line on the Tree Protection Plan. It will

Any existing hard surfacing may be retained where engineers consider it adequate to spread the load

> traffic will occur, boards or planks may be laid directly onto the ground or supported by a scaffold framework. The scaffold will be founded on poles driven into the ground and/or onto blocks (to raise the scaffold) with additional couplings to make the framework secure. Where engineers consider OSB boards to be inadequate (e.g. for large plant machinery where the

> tracks may chew up the timber) sturdier ground protection measures will be installed such as road plates, or 100mm of 7–40mm angular gravel installed in 3D cellular confinement system (e.g. If a piling mat is required, specifications will be agreed between engineers and the project arborist. The ground protection measures will be installed and approved before commencement of

demolition and construction activity and before the arrival of plant machinery or materials. They shall

remain in place until all heavy construction activity is complete or until they are due to be replaced

Construction Exclusion Zones Within Construction Exclusion Zones the following restrictions apply:

- Tree Protection Barriers will be erected and maintained throughout the entire projec as indicated on the Tree Protection Plan and under the header -Tree Protection
- These will remain in place at all times except when authorised landscaping works are being undertaken. At such times, adequate ground protection measures will be nstalled, and excavation shall be limited to that required for new planting. Furthermore, the project arborist will be consulted prior to any works being
- No construction activity or excavation will occur unless agreed otherwise by the project arborist and local authority.
- No vehicles or plant machinery will be driven or parked. • No tree works, other than those specified on this document will be undertaken.
- No chemicals or cement washings will be permitted. · No temporary structures will be installed.
- No fires will be permitted

• No alterations of ground levels or conditions will occur.

• All hazardous materials (including non-essential cement products) will be forbidden • Removal of hard surfaces, structures or turf will be done using hand operated tools only and supervised by the project arborist.

The following table specifies the tree works which will be required prior to the commencement of

Tree Reference	Action Required	Notes			
Mixed shrubs and climbers	Remove specimens closest to development area.	Stumps of trees within the RPAs of retained trees shall be removed with a stump grinder NOT a mechanical excavator.			
Т5	Remove.	N/a			
Tı	Crown lift to 4m on the side facing the proposal.	Branches to be pruned back to a secondary branch junction or the branch collar wherever possible.			

Trees to be removed are indicated by a thin, dashed line.

Restrictions in Specific Zones Restricted Activity Zone

construction. The following restrictions shall apply:

 No vehicles or plant machinery will park or operate unless a suitable load spreading surface is in place. The load spreading surface will be installed and/or maintained as

Site Hoarding throughout the entire demolition and construction phase or until any new will apply: permanent hard surfacing is installed. Any pedestrian activity (other than very

• Ground levels will be maintained as existing. occasional) will also require a suitable load spreading surface.

• Removal of existing structures such as walls, steps and hard surfaces (where

 No excavation will occur in this zone without consulting the project arborist.

 Roots in excess of 10mm will be pruned with sharp secateurs. • Existing ground levels will be retained undisturbed or raised by no more than 150mm.

Ground levels may only be raised using granular topsoil (not rich in clay) or where hoarding. It will be undertaken by a reputable tree surgeon working to BS 3998 (2010). new surfacing is proposed. No raising of ground levels whatsoever will occur within Site hoarding may be installed in place of the specified tree protection measures subject to the No new permanent or temporary structures will be erected other than those shown on the planning application documents.

Note: The planning application documents and specification.

on the planning application documents unless approved by the local authority.

Siting of Cabins Underground services will not be installed in this area without prior consultation with

Cabins will be located outside of Construction Exclusion Zones and Restricted Activity Zones unless

Cabins will be located outside of Construction Exclusion Zones and Restricted Activity Zones unless

roots in excess of 10mm that need to be severed will be pruned with secateurs. • Storage of materials and spoil will be avoided unless it has been agreed with the project arborist that the ground protection measures are adequate to ensure no soil compaction or contamination occurs. All hazardous materials (including non-essential No excavation will occur within Root Protection Areas to enable cabins to be installed. cement products) will be forbidden. No fires will be permitted.

General Restrictions - Throughout the Site

Preparatory Works

No demolition, removal of surfaces, or soil stripping will commence until the protective fencing and

Any roots in excess of 10mm which are severed will be neatly pruned back with secateurs. This ground protection measures are installed to the satisfaction of the local authority.

No fires will be permitted beneath any tree canopy or within 5m of any tree stem, branch or foliage. No fires will be permitted within any Construction Exclusion Zone or Restricted Activity Zone. No fires will be permitted in the vicinity of any exposed tree roots.

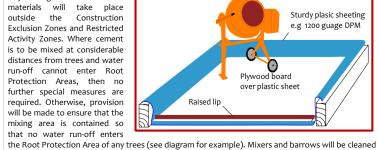
Canopy Protection

- In order to protect tree canopies the following restrictions will apply throughout the site: • No machinery in excess of 2m will pass beneath the canopy of any tree without being carefully
- If materials require installation or delivery beneath tree canopies, this will be done without the use of overhead cranes. • If materials are to be installed or delivered close to tree canopies (but not beneath them) and a crane is required, they will be carefully marshalled in order to ensure that branches are not accidentally damaged.

Storage of Spoil and Materials

Storage of materials and spoil will be avoided in any Construction Exclusion Zones and Restricted Activity Zones unless it has been agreed with the project arborist that the ground protection measures are adequate to ensure no soil compaction or contamination occurs. All hazardous materials (including non-essential cement products) will be forbidden.

Hazardous Materials Any mixing of cement based materials will take place outside the Constructio Exclusion Zones and Restricted Activity Zones. Where cemen is to be mixed at considerable distances from trees and water Protection Areas, then n further special measures are required. Otherwise, provision will be made to ensure that the mixing area is contained s that no water run-off enters



within this area.

All other chemicals hazardous to tree health, including petrol and diesel, will be stored in suitable containers as specified by current COSHH Regulations, and kept away from Root Protection Areas

General Restrictions - Continued

Within this zone, tree roots are likely to be present where access will be required to facilitate

No underground services (Illcululing Soakaways) will be included in an included in a specific Method

Exclusion Zones or Restricted Activity Zones unless done so in a manner detailed in a specific Method No underground services (including soak-aways) will be located in any part of the Construction Statement and approved by the local authority.

- specified under the heading Ground Protection Measures. This will remain in place If site hoarding shall be installed over the Root Protection Area of any tree, the following restrictions
- Post holes will not exceed 300mm x 300mn applicable) will be undertaken using hand tools or a mechanical excavator operating from outside the Restricted Activity Zone and carefully marshalled by the project

 • Post holes will be excavated using hand tools or by a post-hole auger attached to plant machinery sited outside of Root Protection Areas.
 - Roots in excess of 25mm will be retained wherever possible.

• If roots are encountered in excess of 25mm diameter, they will be retained wherever possible and protected with damp sacking during times that they are unearthed. Any roots in excess of 10mm that need to be severed will be pruned with secateurs.

The cabins will be founded on a suitable load spreading surface. Fence Posts or Decking Posts

If permanent fencing or decking is to be installed within Root Protection Areas, the following

• All post holes will be excavated by hand and kept as narrow as possible (maximum diameter • Exploratory post holes will be dug before committing to post / panel positions. If any roots in excess of 25mm are encountered they are to remain intact and the post hole will be relocated slightly. The fencing system must permit such flexibility (i.e. where fixed panel widths are used,

all post holes must be excavated before committing to the final location). shall encourage healing and reduce the likelihood of infection. Walls will be avoided over Root Protection Areas, unless their foundations are spanned over roots

Tree Consultancy 01422 316660

Timing of Operations Phase Order Activity Planning conditions relating to trees to be identified and discussed with the Project Arborist and Site Manager. All specified tree removal and pruning to be undertaken (see Header -Tree Works Schedule). Install the tree protection barriers (fencing and ground protection boards - see Headers - Tree Protection Barriers and Ground Construction Phase Pre-Commencement site meeting: Tree protection barriers inspected. Additional protection measures to be agreed. Variances to be agreed. Location of underground services to be agreed. Boundary treatments to be agreed. Extents of excavation to be agreed. Scaffold restrictions to be agreed. Scope of future inspections / monitoring to be agreed. Arboricultural Method Statement to be revised and approved (if necessary). Protection measures confirmed acceptable by the Local Authority Demolish existing structures and remove existing surfaces where applicable. Install new buildings, hard surfaces and services taking into account restricted activities as specified in this Arboricultural Construction

mitigation agreed. Ground conditions to be assessed and ground remediation to be agreed.

Remove protective barriers (fencing and ground protection measures as applicable).

treatments, pedestrian surfaces, decking and any proposed tree planting.

Site meeting with Project Arborist. Landscaping restrictions to be agreed. Condition of retained trees to be assessed and

Undertake restricted landscaping operations within Root Protection Areas, including (where applicable) boundary

Personnel and Accountability

This table should be completed at the Pre-Start Meeting or earlier

Construction

Post-

Position	Name	Contact Phone & email	Roles				
Project Manager	Insert Details	Insert Details	Liaising with site manager & project arborist regarding any potential is relating to trees (including pre-start clarification of the Arboricultural Method Statement). Scheduling of meetings, excavations and inspections (including project arborist and local authority tree officer where applicable). Overseeing this monitoring schedule. Instructing the project arborist and arranging access. Liaising with local authority regarding discharge of planning conditions variances to the Arboricultural Method Statement. Reporting to the local authority following site inspections and any variancidents.				
Site Manager	Insert Details	Insert Details	Day to day monitoring of tree protection measures. Induction of all contractors. Reporting to the Project Manager and the Appointed Arborist of any incidents or potential variations to the agreed tree protection measures.				
Project Arborist	Crown Tree Consultancy	08000 14 13 30 0203 797 7449 Info@crowntrees.co.uk	Liaising with LPA Tree Officer over technical arboricultural matters. Upon instruction the arborist shall inspect the tree protection barriers including ground protection measures and produce a short report for the project manager to submit. Upon instruction the arborist shall attend any specified site visits and inspections and produce a short report for the project manager to subm				
Local Authority	London Borough of Camden	Tree Officers: Rav Curry & Nick Bell 0207 974 3770	Approval of the Arboricultural Method Statement and site monitoring reports. Liaising with the appointed arborist on all technical arboricultural matters. Liaising with the Project Manager to agree suitability of tree protection measures and any variations. Enforcement. Discharge of planning conditions relating to trees.				
Additional Contact	Insert Details	Insert Details	Insert Details				

Site Monitoring Schedule

Site Monitoring Schedule						
Inspection	Site Attendees	Comments				
Pre- Start Desk-top To occur prior to any works taking place on the site.	N/A.	Project Manager and Site Manager to study this Method Statement & contact the Project Arborist to clarify all protection measures.				
Pre-Start Meeting After tree works completed & tree protection barriers / ground protection measures installed and prior to any other activity, inc. demolition & soil stripping.	Project Manager, Site Manager, Project Arborist, relevant contractors. Tree Officer invited.	Tree protection fencing locations & specification checked. Ground protection measures checked. Contractors to be inducted to all relevant aspects of the Arboricultural Method Statement. Responsibilities checked and acknowledged. Adherence to the Arboricultural Method Statement to be discussed and agreed. Report on findings to be provided by the arborist and sent to the local authority tree officer by the project manager				
Monthly Inspection and Reporting To occur once per calendar month throughout the entirety of the project until the local authority agree that tree protection measures may be removed.	Site Manager and Project Arborist*	Tree protection fencing locations & specification checked. Ground protection measures checked. Past month, present and future month – activities and adherence to Arboricultural Method Statement discussed an checked. Report on findings to be provided by the Project Arborist and sent to the local authority by the Project Manager.				
Post-Construction Meeting Post external construction activity but prior to removal of fencing & landscaping operations.	Site Manager, Project Arborist. Tree Officer invited.	Retained trees inspected. Ground conditions assessed and mitigation measures agreed where appropriate. Further landscaping operations and restrictions to be agreed.				

*Where agreed with the L.A. it may be acceptable to supply photographs of the fencing to avoid the necessity for a site visit.

Tree Data Schedule

Reference G = Group H = Hedge	Age & Species	Height(m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E	Scaled Tree Diagram (m)	Notes		(Independent of any development proposals)		Physiological Condition	Amenity Value Life Expectancy (yrs)
∞ ○ ⊥		I	5	Dia	S					Inspect Freq	Structural Condition	Retention Category
T1	Semi-Mature Sycamore		21	3 4 2.5	25	Other: Limited inspection, dimensions estimated. Recorded stem	No action required.		Moderate Good	Low 40+		
	Acer pseudoplatanus.				4			diameter is equivalent for three stems (13cm, 12cm, 12cm).	n/a	3	Good	C
T2	Early-Mature Ash Fraxinus excelsior.	12	3.5	38	5 5 5	25	Position: History: Defects: Other:	Situated on third party land. Previously topped at 5m. No significant defects observed. Limited inspection, dimensions estimated.	No action required		Moderate Good Good	Low 40+
FF	riaxilius exceisioi.	eisior.)		· ·	n/a	3	Good	
Т3	Early-Mature Cherry	9	2.5	28	4 4 4	[15	Form: History:	Single stemmed and vertical with a poorly formed crown. Previously topped at 6m.	No action required		High Good	Low 40+
	Prunus sp.								n/a	3	Fair	C
Т4	Early-Mature Sycamore Acer pseudoplatanus.	13	4	40	4·5 5 5 4·5	25	Position: Other:	Situated on third party land. Limited inspection, dimensions estimated.	No action r	equired.	Moderate Good Good	Moderate 40+
Т5	Mature Cherry Prunus sp.	11	5	32	5 5 3.5 3.5	25	Form: History:	Twin-stemmed at 3m with a compact crown. Multiple pruning wounds due to crown reduction & crown lifting.	No action r		Moderate Good Good	Low 40+
Т6	Early-Mature Ash Fraxinus excelsior.	13	4	50	4 4 4	15	Position: History: Other:	Situated on third party land. Recently heavily reduced. Limited inspection, dimensions estimated.	No action r		Moderate Good Good	Low 40+



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Tree Protection Plan

BS 5837 Root Protection Area (radius = 12xstem diameter Root Protection Area needing amendment due to site conditions, e.g. presence of exising road or building. for for site conditions

Root Protection Area having been amended to account G2 = Group No 2 H3 = Hedge No 3

Category A tree O Category B tree Category C tree Category U tree

Tree Retention Categories

ellent form. Retention of these trees is highly desirable. Usually maturing trees, or younger trees with good form. Retense trees is desirable though less than Category A trees arkable trees of low quality and merit. Individual specimen:

Trees unsuitable for retention due to their very poor condition

CCL 11413 Tree Protection Plan (Existing Layout with Proposals Overlaid) 70 Lady Margaret Road, NW5 2NP Paper Size: A1

