SJ Stephens Associates
ARBORICULTURAL, LANDSCAPE & MANAGEMENT CONSULTANTS

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Arboricultural Method Statement

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

Conversion and Extension

At:-

16 Swain's Lane
London
N6 6QS

On behalf of:-

Nadav Kander and Nicole Verity
16 Swain's Lane
London
N6 6QS

Prepared by:

Simon Stephens MA Oxon, Dip Arb(RFS), MArborA, C Env. MICFor
Email: simon@sjstephens.co.uk

Survey Date: 9th May 2024
Report Date: 16th May 2024
Project no: 2290

CONTENTS

1 BACKGROUND

1.1 Planning Permission (ref: 2023/0712/P) has been granted for conversion and extension of 16 Swain's Lane, subject to number of planning conditions. This Arboricultural Method Statement is intended to satisfy planning conditions number 6, relating to tree protection.

1.2 Tree details are shown in the Tree Schedule in Appendix B and on the Tree Protection Plan in Appendix A. This plan also includes tree protection measures, which are specified in the Arboricultural Method Statement in section 5 below. Arboricultural supervision required during construction is detailed in section 6.

1.3 The tree survey was undertaken, and this report has been prepared by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.

1.4 This survey and report have been prepared in accordance with recommendations provided in BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.5 Documentation supplied:

- Topographical Survey
- Prewett Bizley Architects, Proposed Landscape Plan: drawing no259 P3 05
- Camden Council Decision Notice, dated 13-03-2024

2 SURVEY DETAILS AND SCOPE

2.1 The site survey included trees and shrubs, within and adjacent to the red line boundary, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.

2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.

2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule as eg “est 300”.

2.4 At the time of the survey, the weather was overcast, but with no restrictions to visibility. Broadleaf trees were in leaf. There were no limitations to access around the trees within the site.

2.5 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:

- **Number:** an identity number for each tree, prefixed with a “T”, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a “G”.
- **Species**: common name.
- **Tree height**: approximate height in metres.
- **Stem diameter**: diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
- **Branch spread**: approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
- **Canopy clearance**: approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
- **Age class**: Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
- **Condition**: features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
- **Management Recommendations**: recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution**: <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.

- **Category grading**: tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
    - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
    - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
    - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
    - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
    - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

  For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:
    - Subcategory 1: mainly arboricultural values.
    - Subcategory 2: mainly landscape values.
    - Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m^2, as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.

3.2 No soil excavation or root inspection was carried out.

3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.

3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

4.1 The Camden Council website was viewed on 16-05-2024, showing that the site falls within a Conservation Area. Therefore, no tree work that is not clearly shown on the approved site plan and/or supporting documentation must be undertaken without the approval of the Local Planning Authority.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

5.1.1 Planning permission has been granted for the conversion and extension of 16 Swain's Lane. The proposed site plan is included as Appendix F and relevant features have been added to the survey drawing, along with tree details, to create the Tree Protection Plan attached as Appendix A.

5.1.2 A small patio wall is to be constructed to the edge of the patio. As shown in the sketch included on the Tree Protection Plan, this will be constructed on top of the existing concrete slab so will not require footings.

5.1.3 There is an important mature lime tree, T1, in the front garden, shown in the photos in Appendix E. There is also a holly, T2, in the front garden which is showing only moderate vigour. There is also a lime tree, T3, adjacent to the rear garden.

5.2 Construction Access and Site Set up

5.2.1 Construction traffic access is from Swain's Lane.

5.2.2 Materials will be delivered on a 'just-in-time' basis but, where essential will be stored in the front garden after ground protection has been laid, as per section 5.7 below.

5.2.3 Storage of cement, concrete, oil, fuel, bitumen, chemicals or materials – such as treated timber products - that could have toxic leachate must not be permitted within the Root Protection Area of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.

5.3 Tree Work

5.3.1 The only tree work specified is removal of basal growth and minor crown lifting for T1, as detailed in the tree schedule attached in Appendix B.

5.3.2 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.4 Root Protection Areas

5.4.1 Root Protection Areas are shown for all trees in the tree schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

5.5 Tree Protection Fencing

5.5.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, included as Appendix A. This will provide full protection of the Root Protection Areas of all retained trees within the site, other than for:

- the area hatched in blue on the Tree Protection Plan, where No-Dig Construction must be used, as described in section 5.6 below, to protect underlying roots.

- areas shaded cyan on the Tree Protection Plan, indicating Ground Protection Areas, where roots must be protected, as described in section 5.6 below.

- the area cross hatched red on the Tree Protection Plan, where there will be excavation at the edge of Root Protection Area, but where hand excavation must be used, as described in section 5.7, to minimise potential root damage.

5.5.2 Tree works can be completed before Tree Protection Fencing is erected.

5.5.3 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS5837:2012, which is reproduced in Appendix D.

5.5.4 After erection of Tree Protection Fencing and installation of ground protection, 2 days notice must be given to the Local Planning Authority before demolition or construction, including any ground work, starts on site.

5.5.5 Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the arboricultural consultant or the Local Planning Authority.

5.5.6 Weatherproof notices must be fixed to the Tree Protection Fencing, and maintained, stating:-

TREE PROTECTION AREA
KEEP OUT
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS
CONTRAVENTION MAY LEAD TO CRIMINAL PROSECUTION
THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

5.6 No-Dig Construction Area

5.6.1 The No-Dig Construction areas, shown hatched blue on the Tree Protection Plan included as Appendix A, must be constructed without excavation apart from the removal of existing paving and sub-base, which must be carried out by hand. Excavators, dumpers and other site traffic must not be allowed to track on the No-Dig area until roots are protected by the No-Dig surfacing or ground protection panels.

5.6.2 Engineering details must include a cellular confinement system filled with clean stone, which will prevent soil compaction and allow gaseous diffusion to and from underlying roots. A typical section is shown on the Tree Protection Plan. As well as being fit for purpose, the design and methodology must protect tree roots, by following the following construction methodology:-

- Existing paving and sub-base can be removed carefully by hand.
- following leveling with soil or sand, a permeable, non-woven geotextile membrane, must be laid.
- pressure treated timber edging boards, supported by driven stakes must be used.
- a suitable cellular confinement system must then be laid to manufacturers instructions. Products that might be considered include Geoweb, supplied by Greenfix (www.greenfix.co.uk) or Cellweb, supplied by Geosynthetics Ltd (www.geosyn.co.uk).
- the cellular confinement system must be filled with clean (no fines), washed angular, 20/40mm, stone to provide load support, while allowing air and moisture to permeate to the root zone. The depth of the cellular confinement system must be confirmed with the suppliers as being adequate to protect the ground during pile driving operations.

- a further non-permeable, geotextile membrane, or heavy-duty polythene must then be laid before the concrete base is laid.

5.7 Ground Protection Areas

5.7.1 The Ground Protection Area, which is hatched cyan on the Tree Protection Plan, contains hard surfacing which is protecting any underlying roots and which must stay in place during the construction period unless further protection measures are implemented.

5.7.2 The Ground Protection Area, which is shaded cyan on the Tree Protection Plan, contains paved areas where additional ground protection is required to protect from construction traffic. Trakmats, as supplied by either the Marwood Group, (www.marwoodgroup.co.uk) or Ground-Guards, (www.ground-guards.co.uk) or a similar approved product, must be used, laid on a compressible layer of sand or woodchips, laid onto a geotextile, with adjacent panels held together with connectors.

5.7.3 Ground protection must be laid before any construction starts on site and must be maintained in good condition until all construction operations have been completed. Ground protection must be fit for purpose and be replaced with an alternative product if panels start to move or any sign of ground compaction is seen.

5.7.4 New fencing is proposed to the site frontage across the Root Protection Area of T1. Post holes must be dug by hand. Heavy duty polythene must then be used to line holes before concrete is poured, to prevent the toxic affects of concrete on tree roots.

5.8 Hand Dig Area

5.8.1 There is one small area where the patio wall extends beyond the existing concrete where some reduction in levels will be required. This area must be dug to formation level by hand, neatly severing any roots found, using secateurs or a hand saw.

5.8.2 Heavy-duty polythene must be used to line the side of the trench adjacent to the trees, before concrete is poured, to avoid the toxic affects of cement on tree roots.

5.9 Services

5.9.1 Existing services and drainage connections will be utilised.

5.10 Landscaping

5.10.1 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots.

5.10.2 Mechanical cultivation eg. rotovating must not be used within the Root Protection Areas of trees. Instead, if required, areas can be dug over by hand, carefully working around any roots found. Although areas can then be seeded or planted with shrubs, this will inevitably lead to competition for moisture and nutrients. Spreading well composted bark mulch or wood chip within Root Protection Areas is preferable to provide the optimal environment for important or vulnerable trees.

5.11 General measures

5.11.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.

5.11.2 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.

5.11.3 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.

5.11.4 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.12 Bat roosts

5.12.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

5.13 Birds

5.13.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

6 ARBORICULTURAL SUPERVISION

6.1 Key personnel

- Contractor: TBC
- Arboricultural Consultant: Simon Stephens tel:07831 341 887, email: simon@sjstephens.co.uk
- Architect: Prewell Bizley tel: 020 7256 2195
- Client: Nadav Kander and Nicole Verity
- Tree Officer: TBC

6.2 Responsibilities

6.2.1 It must be the responsibility of the Site Agent to ensure that the Arboricultural Method Statement is adhered to at all times by site operatives, contractors and hauliers. Tree protection arrangements must form part of the site induction for all staff and sub-contractors.

6.2.2 If any problems arise, the Site Agent must inform the arboricultural consultant who must assess the situation and make recommendations accordingly. If the Arboricultural Method Statement requires revision, the Tree Officer must be informed and approval must be given.

6.2.3 A copy of the Arboricultural Method Statement must be kept on site and must be fully understood by the Site Agent.

6.3 Arboricultural Consultant Input

6.3.1 The retained arboricultural consultant must liaise with the contractor, prior to construction or ground work starting, to ensure that this Arboricultural Method Statement is fully understood and can be complied with in full.

6.3.2 If any revisions are required to tree protection measures, a revised Arboricultural Method Statement must be approved by the Local Planning Authority, prior to construction or ground work starting on site.

6.3.3 The arboricultural consultant must inspect the Tree Protection Fencing and ground protection, prior to construction or ground work starting on site.

6.3.4 The arboricultural consultant must visit site visit during the construction period to check that tree protection measures are in place and to advise on any arboricultural issues. The exact timing of visits will coincide with specific operations on site, where possible.

6.3.5 The arboricultural consultant must recommend appropriate future management of trees, including any tree surgery work and the frequency of future inspection.

6.3.6 The arboricultural consultant must visit site and/or advise on any arboricultural issues at the request of the Local Planning Authority, client, architect or contractor.

6.3.7 The details of any site visit must be recorded using a site visit proforma, with copies circulated to the contractor, client, architect and the local authority Tree Officer, within 3 working days of the visit.

6.4 Variations and Incidents

6.4.1 Any changes to the proposed site plans, including changes to service runs or construction access, must be notified to the arboricultural consultant. If changes are within the Root Protection Areas, or if trees could be affected a revised Arboricultural Method Statement must be prepared and agreed by the Local Planning Authority before work starts.

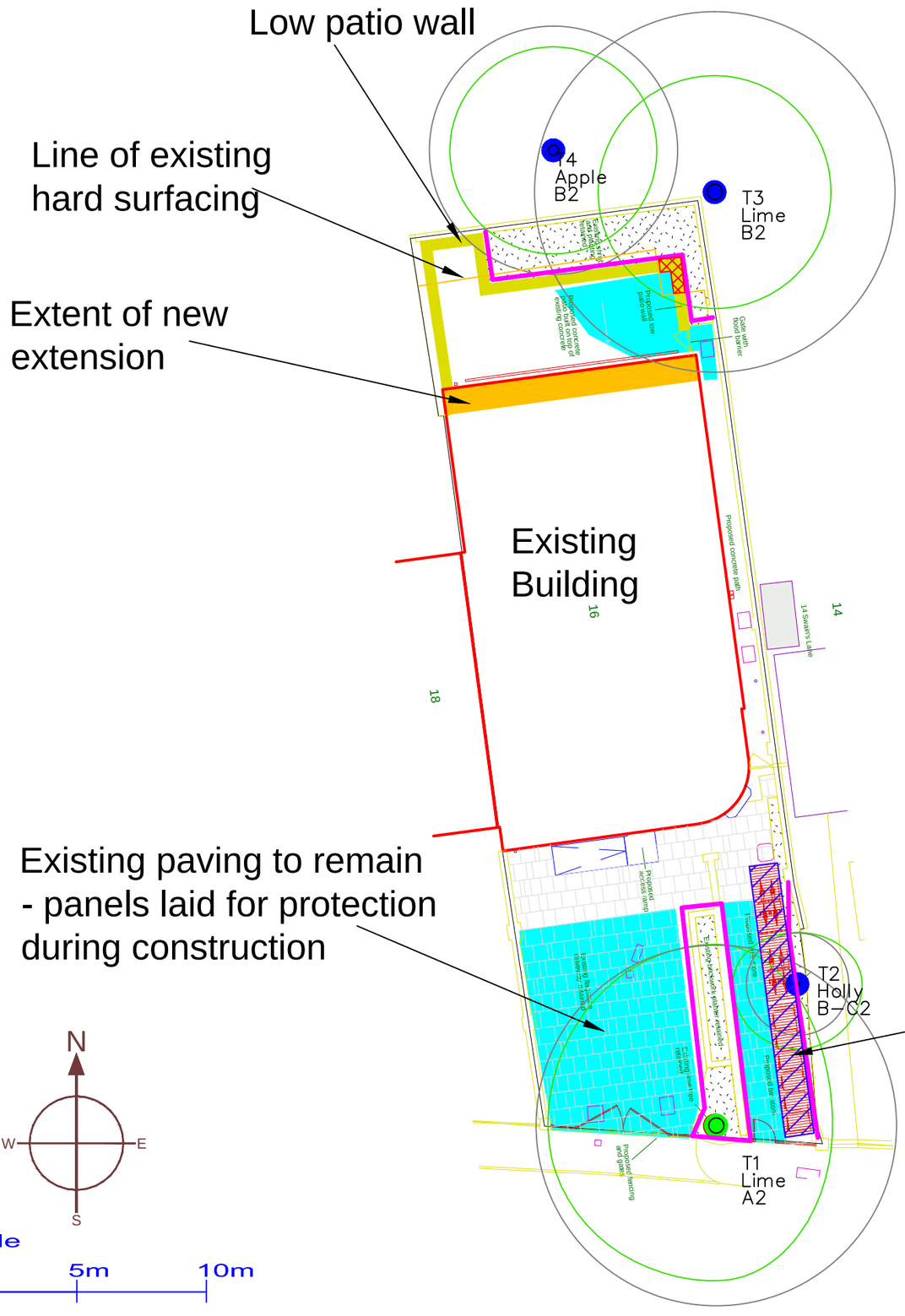
6.4.2 Any unexpected incidents on site that could affect trees must be notified to the arboricultural consultant immediately. Such incidents include, for example, finding roots outside areas of Tree Protection Fencing, spillage of any contaminants or damage occurring to the stems or branches of trees.

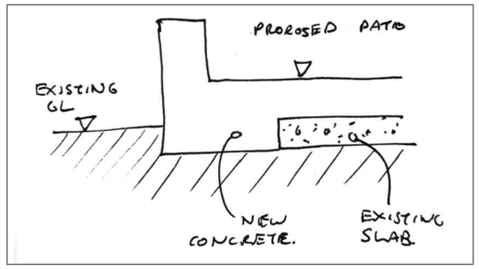
6.4.3 If the arboricultural consultant considers that the incident could affect the future health of trees, the Local Planning Authority must immediately be informed. In any case, the arboricultural consultant must provide guidance to site staff and, if necessary, attend site. Details of all incidents, and any action taken in mitigation must be included in the next site visit report.

7 REFERENCES

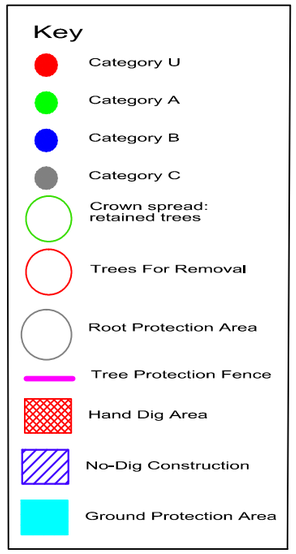
- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *Common sense risk management of trees (FCMS024). Published by the National Tree Safety Group (www.ntsgroup.org.uk)*
- *The use of Cellular Confinement systems near Trees: a guide to good practice Arboricultural Association Guidance Note 12*

APPENDIX A





Sketch demonstrating construction of patio wall on top of existing slab with no need of footings



BS 5837: TREE CATEGORY GUIDE

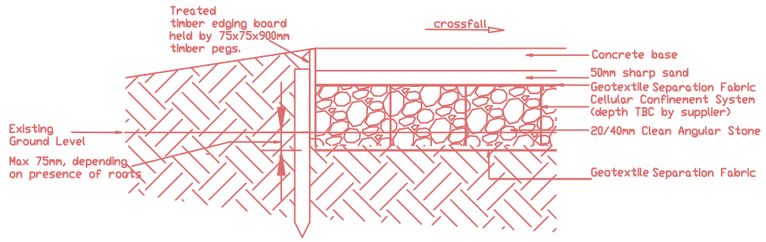
Category U: Unsuitable for retention, trees with less than 10 years life expectancy.

Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation.

Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained.

Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not significantly constrain the layout.

Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting.



CONSTRUCTION DETAIL FOR NO-DIG AREAS

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JOB TITLE	16 SWAIN'S LANE
DRAWING TITLE	TREE PROTECTION PLAN
DRAWING NUMBER	2290–01
REV	
REVISIONS	
SCALE	1:200 at A3
DATE	MAY 24
DRAWN BY	sjss

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara -nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect -ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T1	Lime	21	580	7	6	4.5	6.5	1.7	Early mature	Good vigour, despite some small minor deadwood. Attractive tree in prominent position. Basal growth. Multiple stems from 4m. Paving to drive is lifting - probably due to underlying roots.	Remove basal growth. Lift canopy to provide 3m clearance over drive and footpath and 5m clearance over road.	>40	A2	7.0	152
T2	Holly	7.5	165	2	2.5	2.5	2.5	1.7	Early mature	Reasonable vigour, but foliage beginning to thin. Competing with T1.		15-30	B-C2	2.0	12
T3	Lime	18	est 580	4.5	4.5	4.5	4.5	1.6	Early mature	Growing in adjacent site behind 1.6m brick boundary wall. Crown reduced in past.		>40	B2	7.0	152
T4	Apple	9.5	est 400	4	4	4	4	2	Mature	Growing in adjacent garden approx 2.5m the other side of 1.7m brick boundary wall. Dense ivy. Good vigour.		20-40	B2	4.8	72

BS 5837:2012, Table 1 Cascade chart for tree quality assessment

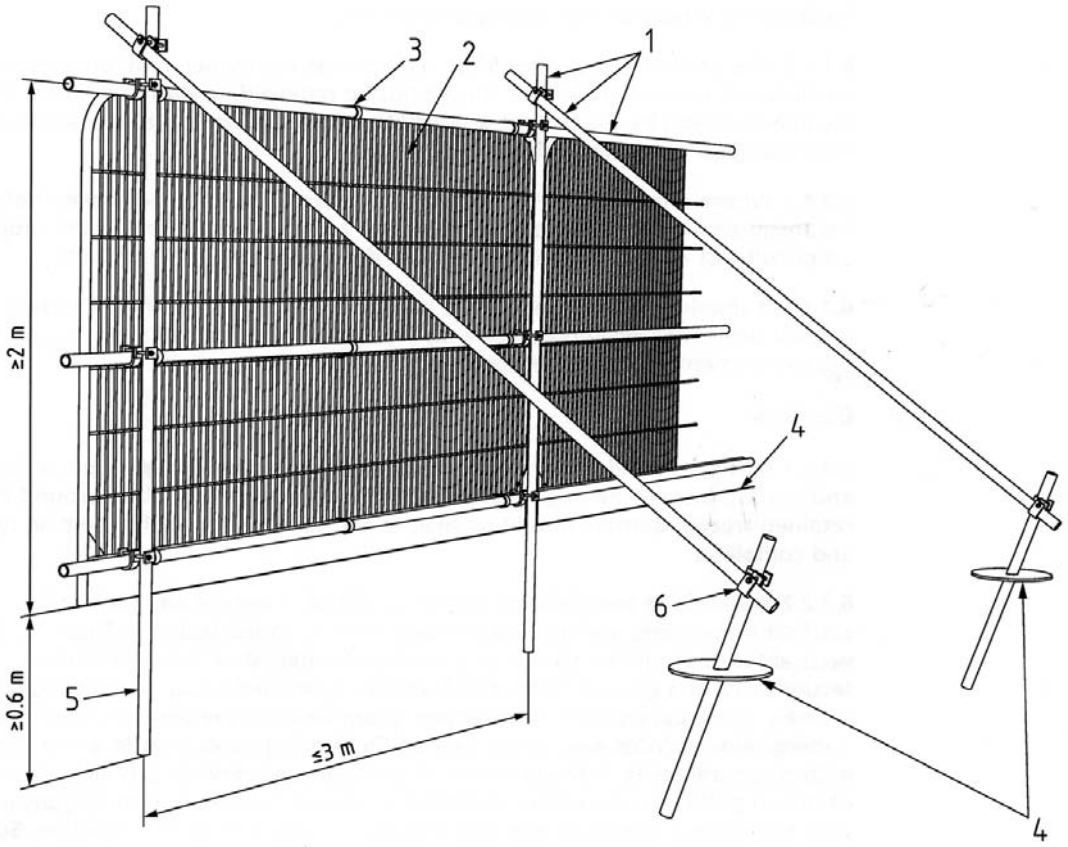
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Default specification for protective barrier

Figure 2

Key

1. Standard scaffold poles
2. Heavy gauge 2 m galvanised tube and welded mesh infill panels
3. Panels secured to uprights and cross-members with wire ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 m)
6. Standard scaffold clamps



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

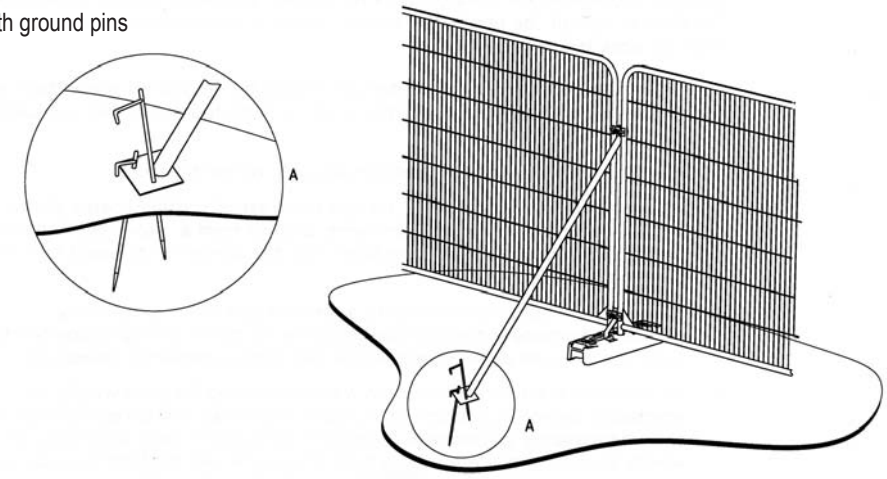
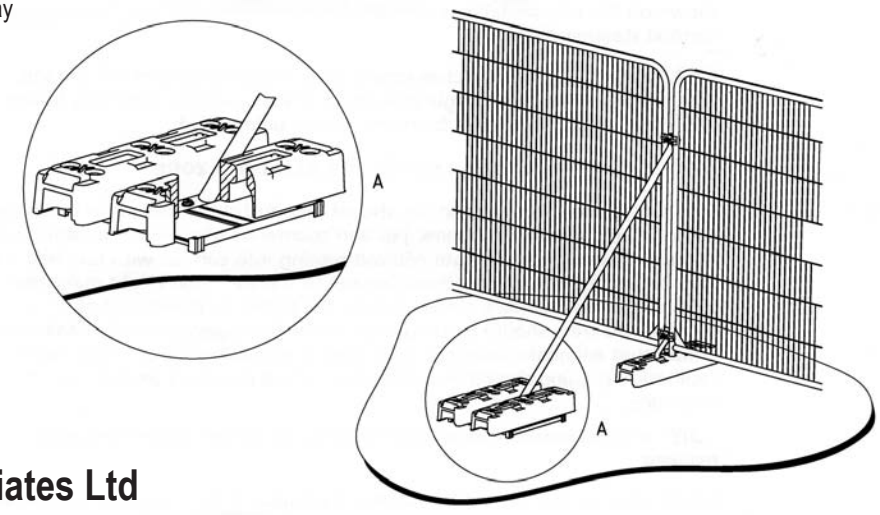
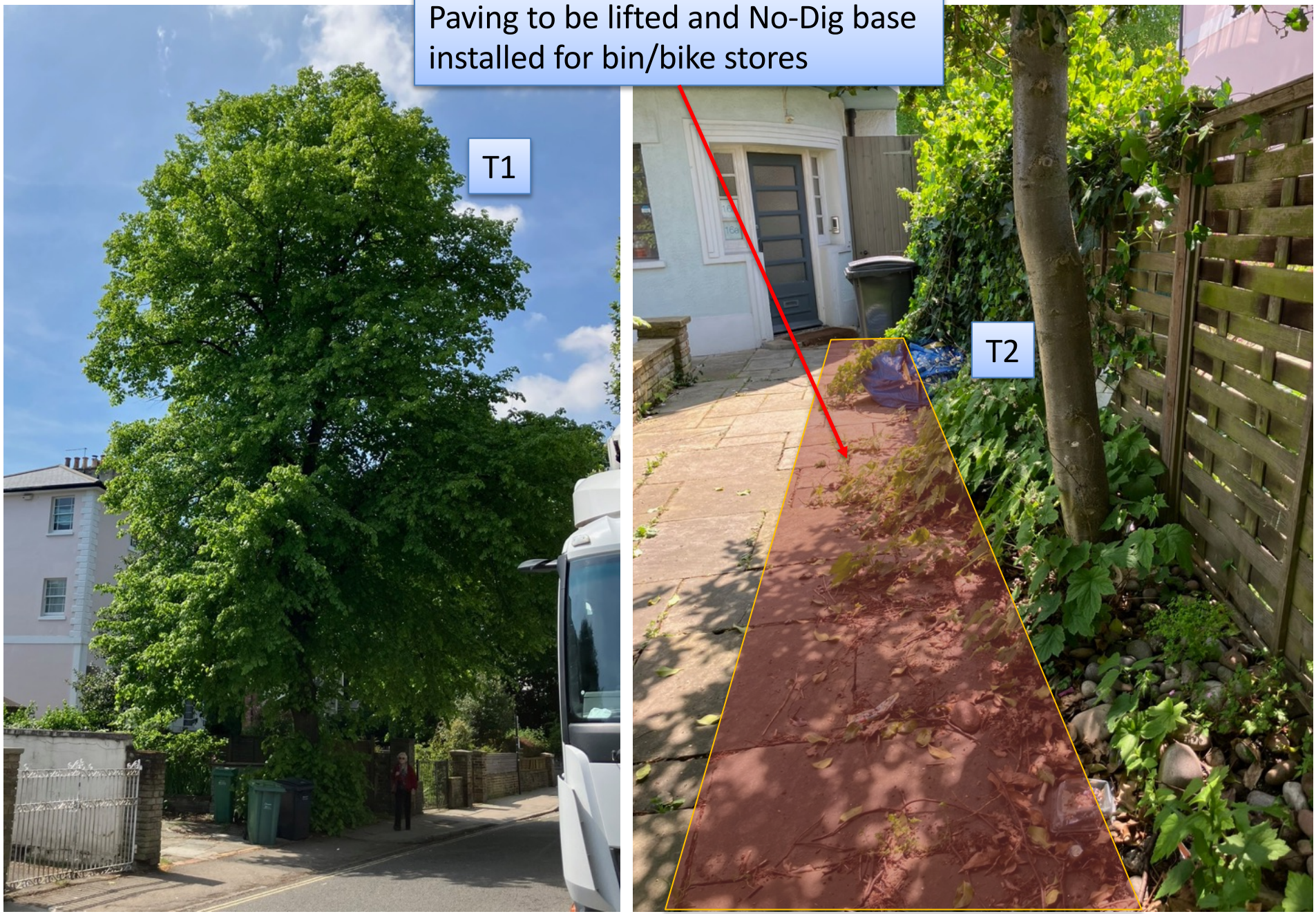


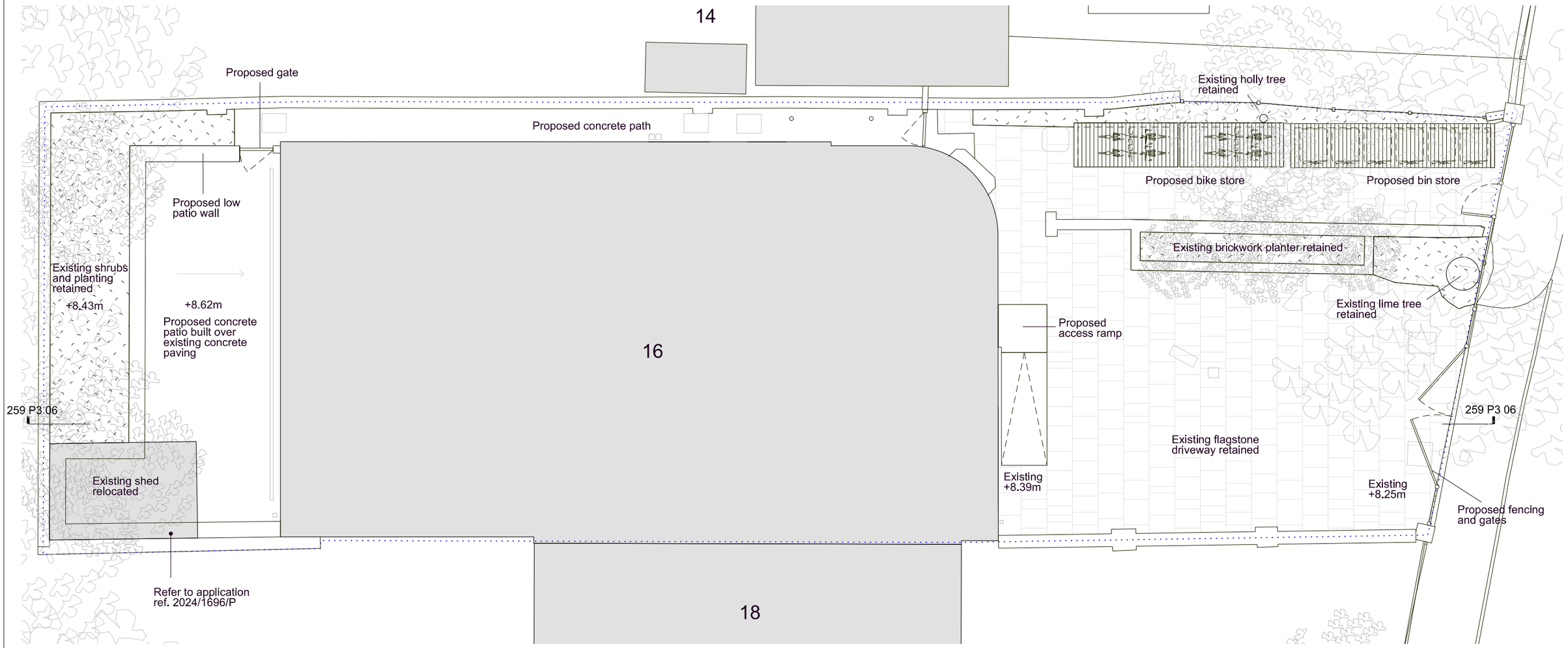
Figure 3b

Stabiliser strut mounted on block tray




Paving to be lifted and No-Dig base installed for bin/bike stores
T1
T2

Appendix Eii)



Proposed Landscape Plan

Legend

Assumed Boundary

N

1m 2m 4m 6m 8m

1. This drawing is not for construction.
2. This drawing is copyright of the architect.

Drawing Status:
Planning

Revision		Date
A	Planning issue	28.05.24

prewett bizley architects
118a London Wall London EC2Y 5JA 020 7256 2195
rp@ prewettbizley.com www.prewettbizley.com

Project
16 Swain's Lane
London N6 6QS

Drawing
Proposed Landscape Plan

Scale
1:100 @ A3
1:50 @ A1

Date
May 2024

Drg. no.
259 P3 05

Revision
A