



## John Cromar's Arboricultural Company Limited

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S1478-J1-R1

# REPORT

regarding the impact on trees of proposals for development at  
146a Fellows Road, London, NW3 3JH



John Cromar, Dip. Arb. (RFS), F. Arbor A.



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# 1 Instructions

I am instructed by Zoe Gibson to make an assessment of tree amenity value and condition of trees at 146a Fellows Road, London, NW3 3JH and of the impact of a proposal for development (a garden office) on such trees, and to supply an arboricultural methods statement and tree protection plan for use in supporting an application for local planning authority (LPA below) consent. The design and access statement / design summary submitted by RAC Draughting Services describes the scheme.

## 2 Executive summary

The impact on public amenity connected to how trees will be affected by the scheme is found to be negligible.

The scheme will require no trees to be removed.

All retained trees will be easily protected from harm during the project.

## 3 Introduction

### 3.1 The environmental role of Local Planning Authorities

LPAs play an important part in the almost continual balancing act that is part and parcel of contemporary local government. They regulate development in the interests of the community. Increasingly, the environment plays a role in our lives, and strongly affects our health, both mental and physical. This is typically recognised in planning policy determined by LPAs, and the formal planning guidance published by them. LPAs process planning applications in line with this policy and guidance.

### 3.2 British Standards

These continue to play a significant role in the quality of our lives in the UK, by defining minimum standards for many products, and making recommendations where precise, exhaustive specifications are not absolutely possible, for example with services.

### 3.3 British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'

BS 5837:2012 (the Standard, below) is the fourth version in a series, the first being in 1980. This Standard provides a framework for the valuation, in ornamental terms, of trees, and gives recommendations for their protection on building sites.

### 3.4 How the Standard is used by an arboriculturist

It is used as a tool by an arboriculturist, who for the purposes of this type of professional activity, is someone who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction. This is the profession which is concerned, in a wider sense, with the care and cultivation of trees for amenity (all the benefits). An arboriculturist, then, uses the Standard:

- a) to assess the value, in terms of amenity, of the trees on and adjoining a particular site, whether such trees are formally protected or not, for example by reason of being in a Conservation Area or because they are scheduled within a Tree Preservation Order. (Both of these provisions are part of the Town and Country Planning Act 1990, part VIII.);

- b) secondly, to help assess the impact upon the trees of the proposal for development;
- c) lastly, to give ways of protecting retained trees during construction, should the proposal receive planning consent.

### 3.5 How the arboriculturist prepares tree protection methods

In practice, as advances in materials and techniques are rapid, the arboriculturist does not necessarily specify a precise commercial product, but defines the essential components of methods of demolition and construction which often make use of specialized materials. These may be termed 'tree-friendly' methods, meaning that they have as their focus the well-being of the tree. These appear on the tree protection plan(s) appended, typically titled: 'Tree Retention and Tree Protection Measures', and within the text below.

### 3.6 Classification of trees

The Standard recommends a way of classifying trees when assessing their potential value in relation to proposed development. Value means (mainly) *visual* value to the general public. It also allows for other values to be considered such as historic or conservation value. Some surveys may not find any trees of one or more categories.

Table 1 describes, as: 'U', a low-value tree; denoted by a **dark red** outline on plans, the shape of the edge of the tree's crown typically more or less concentric to the trunk position.

It also shows 'A', 'B' and 'C', in descending merit:

- 'A' category, **green** crown outline, are trees of high vitality or good form, or of particular visual importance.
- 'B' category, **blue** crown outline, are good trees but may be of slightly poorer form or be not sited as importantly as 'A' category trees.
- 'C' category, **grey** crown outline are trees of no particular merit, but in adequate condition for retention.

A minimum expected safe useful life is also assessed. Please note that a low value tree may have a very long life expectancy. The two factors are only linked in that, for example, a very high value tree cannot also have a very low life expectancy.

### 3.7 Root protection area

'RPA' below. The RPA is a zone around the trunk of the tree, in which protective measures must be used in order to prevent significant damage to trees.

### 3.8 Use of appended plans

The appended plans have different applications:

- Plan reference no. S1478-J1-P1, shows the spread of the crowns (the upper, leaf-bearing part of trees), and is intended to indicate the relationship of any neighbouring trees to each other. This plan gives a quick reference assessment of value as per section 4, table 1, page 9 of the Standard.
- S1478-J1-P2 is the 'tree protection plan' (TPP) referred to in the Standard (section 3.11). It is colour-coded to indicate where tree-friendly methods are proposed during the overall construction process, which may involve demolition, main construction and landscaping phases.

## 4 Observations

### 4.1 Appraisal identification

My appraisals of observations, discussions and other data are italicised below, in each relevant section and paragraph. This emphasises the clear separation between data and opinion to assist the end-users: client, architect and LPA case and tree officers.

### 4.2 Amenity / Screening by trees and shrubs

The trees in the cohort are not visible from the public realm (Fellows Road), but are sited so as to provide general screening between rear gardens.

*I do not consider any trees actually on the site to be of any significant general public amenity value, but they contribute generally to the character of the Conservation Area. They are mainly of local amenity value to owners / users of the site, and to those of adjoining properties. (See cover photo / photos below).*

### 4.3 Statutory constraints

The site is in the administrative area of London Borough of Camden.

The site stands within the Belsize Park Conservation Area.

No information on TPOs has been found on the local authority website.

### 4.4 Soil assessment

The British Geological Survey (BGS) information for the area indicates that the underlying sub-soil is clay, silt and sand.

*Topsoil within the site appears to derive from the underlying subsoil. I saw no evidence of soil-stripping, trenching, or level-alteration in the recent past, nor did I observe any apparent compaction or drainage problems.*

### 4.5 Measurements on site

Tree heights estimated by scaling pole.

Tree diameters measured as per the Standard, Annex C.

Tree spreads on the plans below are approximately to scale, determined on site, typically by laser rangefinder, direct measurement, pacing, sighting in relation to site features and architect-supplied plan data.

#### 4.6 Tree data table

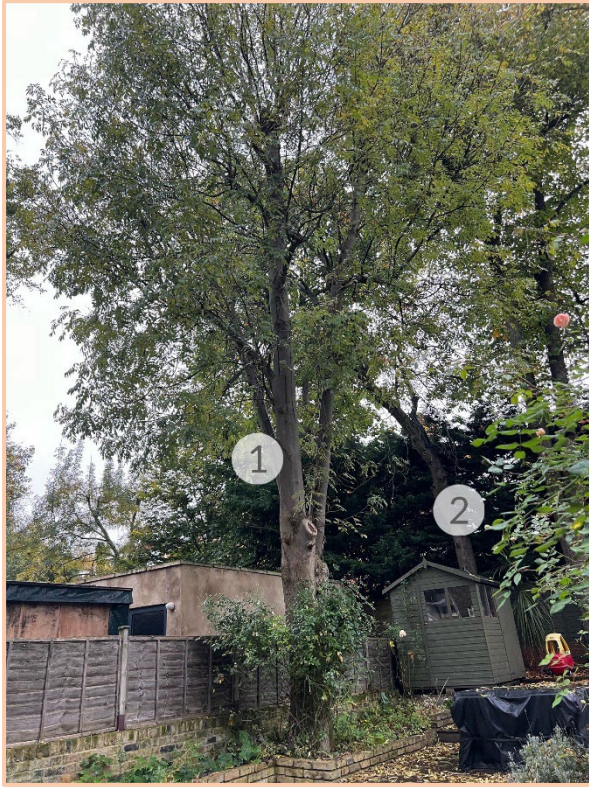
This is the core of the report in terms of site observations. In all cases, in the absence of negative comment below on health/vitality and structure of trees, normal physiological condition (health) and structural condition applies. Unless stated otherwise, 'tap tests' on the trunk-bases, etc., for the sonority typically associated with decay in trees were found to be normal. Unless stated otherwise, no signs of protected species were noted; for example, potential bat roost features (PRFs below). Where no height to lowest branch figure is given, the information appears completely irrelevant to planning determination. The matter of clearance above ground level is discussed under the individual tree entries if this is relevant to planning determination. (For information on other data in the columns, see section 3 above.)

Tree number	Tree type	Height (m)/ Height range	Stem diameters (mm)	Radius of RPA if circle (mm)	RPA (m <sup>2</sup> )	Comments	Life expectancy (years)	Assessed BS5837 value category
1	common ash	11-15	700	8400	221.7	Large trunk cavity; likely historic bonfire damage. Once pollarded to around 2.5m +GL (above ground level) historically but more recently maintained at around 10m. Some epicormic growth noted. Poor form. No sign of Ash Decline ( <i>Hymenoscyphus fraxineus</i> ). Locally prominent. Maintain at reduced height.	20+	C1
2	red horse chestnut	11-15	500	6000	113.1	Strong lean. Poor form: affected by 3.	20+	C1
3	lime	11-15	500	6000	113.1	Etiolated; bifurcates at around 2.5m +GL. Of some screening value, mainly as regards rear elevation of the subject property and the counterparts in Eton Avenue. No direct screening of the site.	40+	B1
4	red horse chestnut	11-15	400	4800	72.4	Poor form: affected by 3. Typical trunk canker present.	20+	C1



## 4.7 Photos

Note on photo labelling- the colour of the numeral identifying trees matches that used for the four BS 5837:2012 tree value categories (see 3.6 above)



Views of trees



## 5 Arboricultural impact assessment (AIA)

### 5.1 RPAs – modifications to shape

I carried out an assessment as per the Standard (section 4.6.2) in connection with the plotting of the RPAs of all trees. This section requires that site conditions such as the locations of various structures, the internal support mechanisms of various trees, etc., are taken into account in determining the likely position of roots. Adjoining structures and features have been noted in this respect. Where applicable, the modified-shape RPA, of equivalent area, has been plotted on the plans appended (shown as shapes bounded by an orange line). The subsoil is likely to be clay, typically a shrinkable medium.

*The shapes of the root systems of trees have probably not been unusually affected by subsoil type.*

*Adjoining structures have likely not affected the RPAs, as indicated on plans.*

*The factor or factors above are duly reflected in the impact assessment and TPP provided.*

### 5.2 Roots and the design

It is usual for discussions between the arboriculturist and architect to take place at an early stage following the arboriculturist's site survey. Modifications, minor or major, to the proposals as first received are typically discussed, with a view to promoting tree retention and health. I discussed one such modification with the owner, who in turn requested the designer to change the position of the proposed structure to provide greater clearance between the structure and retained trees.

*The outcome is to the ultimate benefit of amenity by reason of making conflict between the structure and the trees very unlikely in the assessed design life of the structure.*

### 5.3 The static root plate (SRP) compared with RPA

SRP is an abbreviation for static root plate, (Mattheck, 1991, etc.) and means the structurally significant roots nearest the trunk: the principal roots that hold the tree upright. This is derived from a radial dimension based on trunk diameter near ground level. The RPA is a guide to where physiologically significant roots, those necessary for, primarily, water uptake, are likely to be located.

### 5.4 Assessment of superficial and fully suspended encroachment

Some surface change to the RPA around various trees is proposed. The matter of surface-only installation in RPAs or fully suspended encroachment requires careful consideration. The Standard currently (in section 7.4.2.3) restricts permanent ground-bearing hard surfacing of any existing unsurfaced ground within the RPA of trees to be retained to 20% of the unsurfaced portion of the RPA. This stipulation is, unfortunately, quite arbitrary, and is not supported by any published research. It is necessary to draw on the now-considerable body of professional experience in this matter. New materials and methods have been developed and continue to be developed that assist in promoting the successful retention of trees in association with constructed features. It should be noted that the Standard (section 7.4.2) supports 'up and over' methods of construction where appropriate. The principle and practice of this method has recently been updated and illustrated in 'The Use of Cellular Confinement Systems Near Trees: A Guide To Good Practice', Arboricultural Association Guidance Note 12 (September 2020). I have developed and used similar methods for many years within my company, engaging with the manufacturers and designers of the materials as these became



available. This has facilitated the retention of mature trees very close to construction activities. The proposals (see Methods below) also include a fully suspended structure only.

*In view of the above, as the changes do not involve significant root cutting, and in view of tree-friendly methods as proposed below, I see no basis to conclude that the trees will suffer harm, if these methods are followed carefully.*

## **5.5 Perception of trees by building users**

The proposed structure is not continuously habited.

*In view of the above I conclude that shading by and perception of trees have been considered (as the Standard (sections 5.3.4 and 5.6.2.6) recommends) and appear not to be negative factors.*

## **5.6 Superstructure and tree appraisal – tree pruning**

In accordance with the Standard, section 4.4.2.5 (f), I note from the drawings supplied that no encroachment by the superstructure on the crowns of retained trees will occur.

## **5.7 Access clearance**

*I note from my site visit and the plans received that no retained tree conflicts with pedestrians, construction traffic, nor end-user vehicles.*

## **5.8 Tree removal considerations in the Standard**

In conserving trees on development sites, expected best practice is as in the Standard (section 5.1.1):

“Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification: attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.”

Thus, implicit in the process are decisions about tree removal. This is often perfectly reasonable and provides space for new trees. No trees are proposed removed.

*The above advice appears to have been considered in formulating proposals for development in this case.*

## **5.9 Planting**

Please see plan S1478-J1-P2 for the location of proposed planting:

A= rowan (*Sorbus aucuparia*) 6-8cm girth 15L pot

*The soil type indicated by BGS data and soil condition as appraised places no significant constraint on species selection for tree planting. Overall, the proposed tree planting will play a minor role in providing for future local amenity, and will make a positive contribution to biodiversity and amenity.*

## **5.10 Policy compliance**

The LPA website was searched for relevant policy documents and supplementary planning documents (SPDs). I am aware of

- [Camden Planning Guidance \(Trees\)](#)
- [Camden Local Plan](#)

- Camden Planning Guidance (Design)

It is of course ultimately for planners to determine compliance with planning policy.

*I submit that the proposals in this report, encompassing tree protection methods in accordance with the principles of British Standard 5837:2012, and new planting, will, if implemented, facilitate fair compliance with relevant policies relating to trees.*

## 6 Conclusion

### 6.1 Summary

I conclude that the impact by the scheme proposed on the amenity provided by trees, subject to implementation of the arboricultural method statement's contents, will, overall be negligible.

### 6.2 Note to LPA

I invite the LPA to consider, if it is minded to grant consent, the incorporation of the specific *order of implementation* of the **Arboricultural method statement** below into any Conditions applied. Such measures are likely to maximise tree protection. Finalised details of tree-handling on site during construction is typically a matter requiring the input of a main contractor within CDM regulations, and these matters in practice almost always follow planning consent, as it is typical for no contractor to have been appointed prior. The writer is willing to prepare a Construction Issue version of the AMS in due course.

## 7 Sources and relevant documents used

- Ground-level inspection
- Supplied plans:
  - R. A. C. Draughting Services drg. ref.: 763/D001
  - R. A. C. Draughting Services drg. ref.: 763/D002 rev. A

## 8 Copyright

Copyright of the report above is retained by the writer. It is a report for the sole use of the client(s) named above. It and associated plans may be copied and used by the client and the LPA in connection with the above instruction only. Its reproduction or use in whole or in part by anyone else without the written consent of the writer is expressly forbidden. The AMS below, including schedule of tree work and the plan or plans, may be reproduced to contractors for the purpose of tendering, and for setting out and maintaining tree protection measures on site.

## 9 Arboricultural method statement (AMS)

### 9.1 Overview

The methods required involve not only physical arrangements on site but effective administration prior to implementation. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of the finished development. If conflicts between any part of a tree and the building(s) arise in the course of building works these can often be resolved quickly and at little cost if an arboriculturist is consulted promptly. Lack of such care is often apparent quickly and decline and death of such trees can wreck design aims. It can of course also affect saleability, and reflects poorly on the construction and design personnel involved.

I propose that arboricultural administration takes place as outlined below. Needless to state the MC must fully comply with these proposals for them to be effective. This involves proper initial contact with the retained arboricultural consultant, followed by persisting contact, throughout the contract, until at least late landscaping stage.

### 9.2 Administration

#### A. Identification of key personnel in order of responsibility for tree protection on site

Role	Name	Company	E-mail	Mobile	Landline
site manager	TBC	TBC	TBC	TBC	TBC
main contractor	TBC	TBC	TBC	TBC	TBC
designer	TBC	RAC Draughting Services	rac977@aol.com	0777176 4333	TBC
arboriculturist	John Cromar	John Cromar's Arboricultural Co. Ltd.	johncromar@treescan.co.uk	07860 453072	01582 808020

#### B. Induction and personnel awareness of arboricultural matters

Prior to commencement a meeting will be held on site between the arboriculturist and the site manager (who will be required to sign the awareness document 9.4 below) and during which meeting all the tree protection methods, materials, order and integration with the build programme will be considered. This document, confirming awareness on the part of personnel of the various items, will be retained for the LPA.

#### C. Inspection of and supervision schedule for tree protection measures, frequency and methods of site visiting and record keeping

At site possession, the tree protection measures applicable to the works, as detailed in this report will be inspected by the arboriculturist and signed off if compliant. An initial inspection will take place; a monthly inspection will take place routinely; unannounced site inspections may also be carried out. Additionally, the arboriculturist shall attend site as required by architect, or site agent, or the LPA. *All reports on site visits to be copied to the LPA within 5 days of site visit.* These reports to be compiled, and an end of project summary produced, together with any recommendations for future action.

**D. Procedures for dealing with variations and incidents**

As C above. Additionally, the architect shall inform the arboriculturist of any design variations or variation intention of tree protection; also, the site manager shall inform the arboriculturist if he intends to vary or deviate from the agreed tree protection methods or timing. Action in response to incidents will be commensurate with and appropriate to the nature of any such incident.

**E. The order of work on the site, including demolition, clearance and building**

As per tree protection methods below.

**F. How problems will be reported and solved**

Any breaches of tree protection measures shall constitute a Tree-Related Incident ('TRI'), a report on which will be copied to architect, client and LPA. A remedial action notice will be served by the arboriculturist and copied to all parties. Timescales for remediation completion shall be monitored. *All reports on site visits will be copied to the LPA within 5 days of site visit.* 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 TRI report.

**G. How accidents and emergencies involving trees will be dealt with**

Dependent on nature of incident; as above; an e-mail with photographic inclusion will be sent by the site agent. The arboriculturist or staff will attend site to appraise the situation and determine remedial action. A TRI report will be issued, as above.

### **9.3 Implementation on site**

It is proposed that the methods specified below are followed in their entirety. Please note that the methods are referenced by various colours, lines and hatches on the tree protection plans appended. The scale of the plans is dependent on the paper size on which any hardcopy is produced.

It is highly important to tree health and vitality that construction activities are carried out strictly in accordance with the tree-friendly construction methods below. It is widely not understood outside the arboricultural profession, for example, that a single traverse of a root protection area by a mechanical excavator can cause significant and permanent damage to trees, even if this is not visible immediately afterward.

N.b. The methods below are intended to be read not only by the instructing client, but also by all others concerned with processing and determining of the application. Following planning approval, the methods are finally intended for full implementation on site by the main contractor or in some cases by a DIY builder. A degree of familiarity with the language of basic building techniques is assumed. I will of course explain any unfamiliar arboricultural term – see contact details on cover page, and at the end of the report.



## 9.4 Tree-friendly construction methods and awareness document

Section 9.4 including all the methods below should be printed out; the plans to full scale, and kept readily to hand on site. (To be read and duly completed:) I the undersigned builder / site agent / main contractor have been given a copy of the tree protection measures reproduced below and the plans S1478-J1-P1 v1 and S1478-J1-P2 v1 with which they are to be read. I have studied these tree protection measures on site with the arboriculturist. I have asked questions if I have been unsure about the practicability or safety of any measure. Any queries arising have been resolved. I see no reason why the tree protection should not be implemented as outlined below and undertake to take all reasonable steps within my remit to promote their installation and retention for the duration required, as outlined below.

There are 8 no. methods in this set, to be implemented in the order given unless stated otherwise. Any breaches shall constitute a TRI, in accordance with 9.2 F, G above.

### PREPARATION / DEMOLITION

Please read with tree protection plan, S1478-J1 P2, appended.

#### **Method 1: WELFARE FACILITY (Aim of method: to facilitate compliance with HSE regulations whilst providing protection for trees during demolition operations and construction)**

The placement in terms of whereabouts on site of the structure is flexible: no pruning of tree branches to accommodate the superstructure shall take place. No reduction whatever in existing ground levels shall take place in RPAs (orange shape/circles on plans). Timber bearers such as modern or re-purposed railway sleepers shall be laid directly on the ground surface. Alternatively the floor and superstructure supporting frame shall be supported by micro-piles such as StopDigging or Great British Ground Screw Company Ltd. proprietary or similar micro-piles inserted with hand tools only. Trial pits to determine micro-pile locations shall be dug with hand tools only. N.B. The precise location of piles is flexible. Probes such as screwdrivers or steel rod < 10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. No roots over 20mm diameter shall be cut. No connection to services of any kind shall be made below ground level in RPAs (orange shape/circles on plans): all services in and out shall be above ground level.

#### **Method 2: ACCESS WAY DEFINITION (Aim of method: to define an access route, prevent straying into root protection areas and minimise landscape and lawn disturbance where very low construction pressure is reasonably envisaged.)**

This method applies as indicated by pink lines on plans. 100mm diameter tops fencing stakes shall be placed at 4m intervals driven at least 0.6m into ground. Plastic barrier material 1m in height shall be stapled to the stakes.

No ground levels reduction or excavation shall take place within (=the tree side of) the fence lines.

No construction machinery on tracks or wheels shall enter the fenced-off zone(s).

No fires shall be made on any part of the site, or within 20m of any tree to be retained. No storage of materials shall be made within (the tree side of) the protective fences.

**Method 3: DEMOLITION (Aim of method: to prevent asphyxiation and contamination of roots during demolition operations)**

This method shall apply generally / in the zones outlined orange on plan. Demolition shall be carried out with hand tools or hand-held power tools only. Arisings shall be removed for disposal off site. None shall be spread in root protection areas (orange shapes/circles).

**Method 4: GROUND SURFACE HANDLING and PROTECTION (Aim of method: to provide protection for roots during demolition operations and construction)**

This method shall apply in the zones hatched blue on plan. NO levels reduction shall take place. This includes no 'scraping up' with a mechanical excavator or otherwise. Continuously abutted scaffold boards or manufactured boards shall be laid so as to completely cover this area. This area shall be used for light-duty access such as foot traffic only and light, modular type of construction, e.g. garden studio construction only.

## CONSTRUCTION

**Method 5: SERVICE TRENCHES (Aim of method: to limit and control root damage during services installation close to tree roots)**

N.b. This applies to ALL services: Electricity, gas, water, etc. Existing services shall be utilised wherever possible.

These methods shall apply generally within any RPA (orange shapes/circles).

- 1) The trench shall be opened with an air-spade to required depth. Roots 20mm or more in diameter unearthened shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of trench is dug. Services shall be worked under/over/around/between roots so as not to cut or damage any larger than 20mm diameter.  
OR
- 2) The trench shall be dug with hand tools only. Probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. No roots over 20mm diameter shall be cut. Roots 20mm or more in diameter unearthened shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of trench is dug. Services shall be worked under/over/around/between roots so as not to cut or damage any larger than 20mm diameter.

**Method 6: SUSPENDED TIMBER SUPERSTRUCTURE (Aim of method: to minimise root disturbance)**



This method shall apply in the zone of **magenta hexagons** on plan. No reduction whatever in existing ground levels shall take place. The floor and superstructure supporting frame and approach steps shall be supported by micro-piles such as StopDigging or The Great British Screw Pile Company proprietary type (see left) or similar micro-piles inserted with hand tools only. Trial pits to determine micro-pile locations shall be dug with hand tools only. N.B. The precise location of micro-piles is flexible to some degree in plan along the members of the ensuing supporting frame. Probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. No roots over 20mm diameter shall be cut. The supporting frame shall be placed and the superstructure erected above.

## LATE CONSTRUCTION and LANDSCAPING PHASE

**Method 7: TREE PLANTING AREA (Aim of method: to ensure thrift of new planting)**

This method shall apply after completion of main build only. Ground preparation for tree planting areas shall entail removal of hard surfacing using hand tools or hand-held power tools only, the removal of degraded or compacted or contaminated soil to a depth of at least 0.45m below finished surrounding ground level. The base and sides of the pit shall be forked over to at least one hand fork's spit in depth. Screened topsoil (to BS3882: 2015 topsoil) with biochar (such as <https://www.soilfixer.co.uk/biochar-article>) - 5% of the topsoil volume shall be used as planting medium. This equates to about 20 kgs of product per cubic metre of topsoil (to BS3882: 2015 topsoil) to a maximum depth of 0.45m within 1.3m of the trunk location of each tree to be planted. Soil handling of any kind shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. Tree planting shall be in accordance with British Standard 8545:2014 'Trees: from nursery to independence in the landscape - Recommendations' - Recommendations' ('the Standard' below). This enshrines good arboricultural practice: the tree shall be planted so that the root collar lies at finished ground level, shall be short-staked and tied with proprietary tree tie or otherwise stabilised in accordance with the Standard, section 10.5. The ground surface shall be mulched within 0.75m of the trunk location in accordance with the Standard, section 11.5.7, with composted organic material.

**Method 8: LANDSCAPE PREPARATION IN ROOT PROTECTION AREAS (Aim of method: to ensure thrift of topsoil)**

This method shall apply after completion of build only, in the zones hatched **blue** on plan. Operations shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. The ground surface shall be thoroughly hand-forked over in vertical mode only to one spit's depth (250mm). Care shall be taken not to damage tree roots greater than 20mm diameter. Weed treatment if required shall be via BASIS qualified operatives. Surface debris shall be removed by hand to barrow and disposed of off-site. No wheeled or tracked plant shall be used: hand-held power tools may be used. (Outside root protection areas, mechanical cultivation shall be permitted.) The finishing

soil horizon where additional planting medium is required shall be composed of biochar (see: <https://www.soilfixer.co.uk/biochar-article>) mixed with topsoil (to BS3882:2015 topsoil) - 5% by volume (equating to 20 kgs of product per cubic metre of topsoil), which shall be laid by hand-barrow: no mechanical plant shall over-run the loose-tipped material. All handling of soils/soil-mix shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. The mix shall be laid to finish to required levels and allowed to settle via mist irrigation / watering-in / natural rainfall. The ground surface shall be worked to a fine tilth with hand tools prior to planting. No mechanical compaction whatever shall be used. Levelling and minimal consolidation shall be by hand tools / foot and board only, or naturally. Earthworm Inoculation Units (see: <https://www.wormsdirectuk.co.uk/product/worm-colonies-lawn-areas/>) shall be placed with their tops 150mm below ground level at 5m intervals in all soil build-up areas. The units, which are typically cardboard, shall be earthed in and irrigated.

(All design subject to engineering approval, but used on other sites and known to be practicable and reliable).

Name [print]:

For construction company:

Date:

Signature.....

S1478-J1-R-1

End of section 9.4 document



End of main body of report – plans appended.

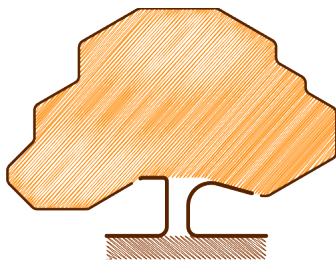
Dated: 31 October 2024

Signature (for John Cromar's Arboricultural Co. Ltd.)

A handwritten signature in black ink that reads "John Cromar". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

John Cromar

Dip. Arb. (RFS), FArborA



JOHN CROMAR'S  
ARBORICULTURAL  
COMPANY LTD

[www.treescan.co.uk](http://www.treescan.co.uk)  
[admin@treescan.co.uk](mailto:admin@treescan.co.uk)

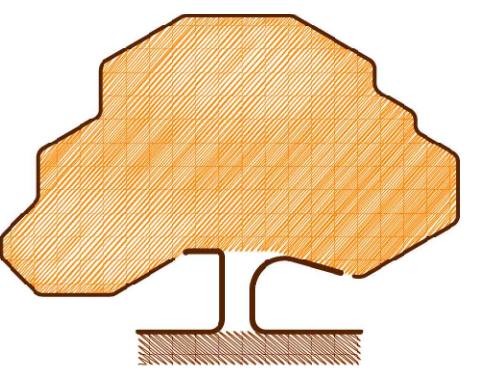
01582 808020  
07860453072

## 10 Plans

N.b. The scale of the plans is dependent on the paper size on which any hard copy is produced.

S1478-J1-P1 v1

S1478-J1-P2 v1



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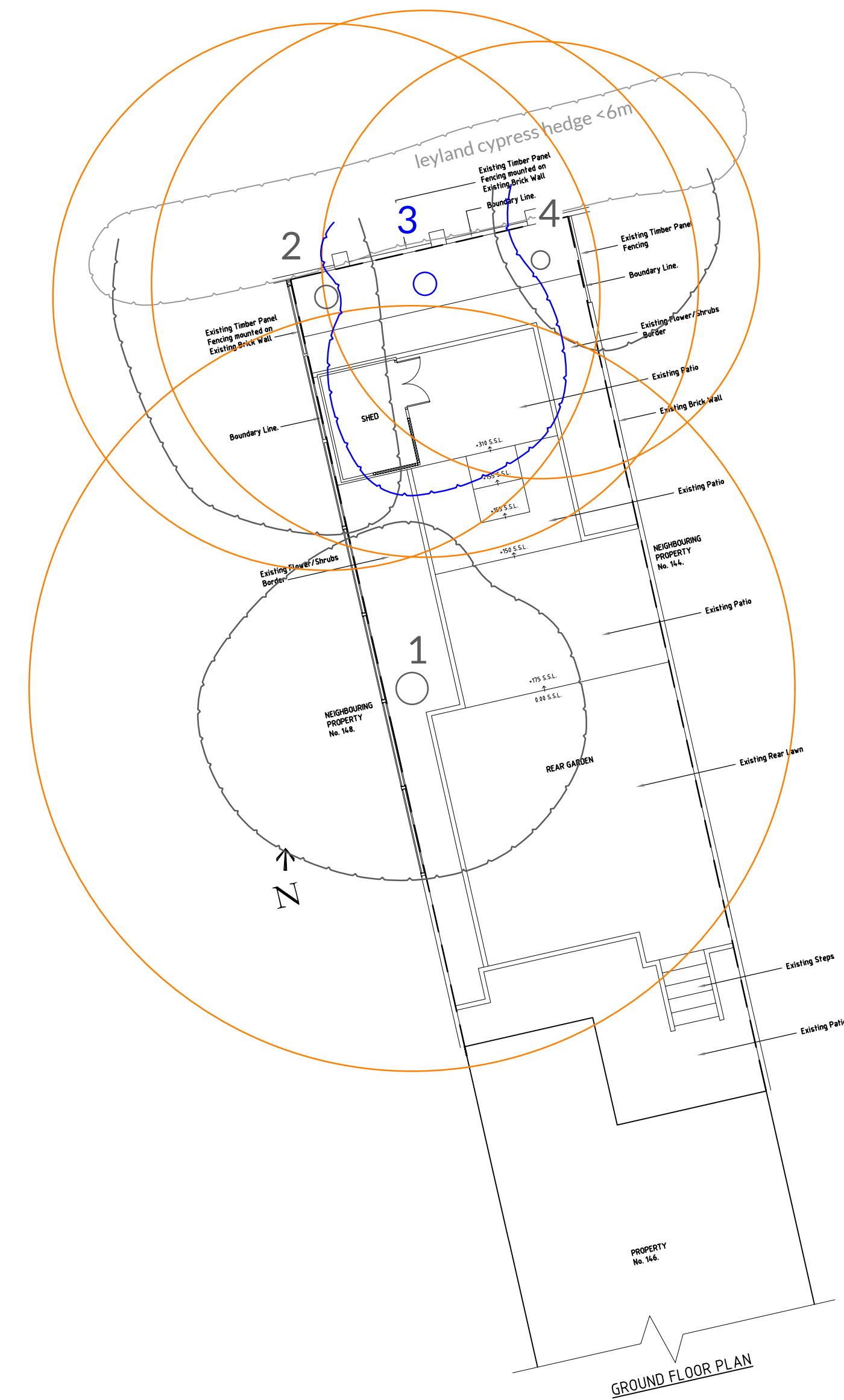


KEY TO COLOURS /  
LINETYPES USED IN  
RELATION TO TREES

GREEN - High Value (A)  
BLUE - Moderate Value (B)  
BLACK - Low Value (C)  
RED - Very short life  
expectancy (U)  
ORANGE SHAPES: Root  
Protection Areas

Spread and trunk colours  
correspond directly to  
those used in British  
Standard 5837:2012,  
Table 2.

TOOTHED LINE: Tree spread line



DRG. NAME  
**TREE VALUE  
ASSESSMENT  
(AS PER BS  
5837:2012) &  
ROOT  
PROTECTION  
AREAS**

NOTES  
Do not use for setting out purposes.  
All dimensions to be checked on site.

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printed at ISO A1 size.

The original of this drawing was produced in colour - a  
monochrome copy should not be relied upon.

TEXT  
FOR FULL DETAILS OF TREE VALUE  
PLEASE SEE REPORT

BASED ON  
R. A. C. DRAUGHTING SERVICES DRG.  
NO.: 763/D001 SUPPLIED

SITE ADDRESS  
146a Fellows Road, London, NW3 3JH

DRG. REF. 51478-J1-P1  
SCALE & SIZE 1:100 @ A1  
0

REV. NO. v1  
DATE 31-Oct-24  
5

The methods below typically each have a unique colour code and hatch or other reference to the plan, for example, **pink** lines indicate where fences to protect trees should be positioned.

## PREPARATION / DEMOLITION

**Method 1: WELFARE FACILITY** (Aim of method: to facilitate compliance with HSE regulations whilst providing protection for trees during demolition operations and construction)

The placement in terms of whereabouts on site of the structure is flexible: no pruning of tree branches to accommodate the superstructure shall take place. No reduction whatever in existing ground levels shall take place in RPAs (orange shape/circles on plans). Timber bearers such as modern or re-purposed railway sleepers shall be laid directly on the ground surface. Alternatively the floor and superstructure supporting frame shall be supported by micro-piles such as StopDigging or Great British Ground Screw Company Ltd, proprietary or similar micro-piles inserted with hand tools only. Trial pits to determine micro-pile locations shall be dug with hand tools only. N.B. The precise location of piles is flexible. Probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. No roots over 20mm diameter shall be cut. No connection to services of any kind shall be made below ground level in RPAs (orange shape/circles on plans); all services in and out shall be above ground level.

**Method 2: ACCESS WAY DEFINITION** (Aim of method: to define an access route, prevent straying into root protection areas and minimise landscape and lawn disturbance where very low construction pressure is reasonably envisaged.)

This method applies as indicated by **pink** lines on plans. 100mm diameter tops fencing stakes shall be placed at 4m intervals driven at least 0.6m into ground. Plastic barrier material 1m in height shall be stapled to the stakes.

No ground levels reduction or excavation shall take place within (=the tree side of) the fence lines.

No construction machinery on tracks or wheels shall enter the fenced-off zone(s).

No fires shall be made on any part of the site, or within 20m of any tree to be retained. No storage of materials shall be made within (the tree side of) the protective fences.

**Method 3: DEMOLITION** (Aim of method: to prevent asphyxiation and contamination of roots during demolition operations)

This method shall apply generally / in the zones outlined **orange** on plan. Demolition shall be carried out with hand tools or hand-held power tools only. Arisings shall be removed for disposal off site. None shall be spread in root protection areas (orange shapes/circles).

**Method 4: GROUND SURFACE HANDLING and PROTECTION** (Aim of method: to provide protection for roots during demolition operations and construction)

This method shall apply in the zones hatched **blue** on plan. NO levels reduction shall take place. This includes no 'scraping up' with a mechanical excavator or otherwise. Continuously abutted scaffold boards or manufactured boards shall be laid so as to completely cover this area. This area shall be used for light-duty access such as foot traffic; only and light, modular type of construction, e.g. garden studio construction only.

## CONSTRUCTION

**Method 5: SERVICE TRENCHES** (Aim of method: to limit and control root damage during services installation close to tree roots)

N.b. This applies to ALL services: Electricity, gas, water, etc. Existing services shall be utilised wherever possible.

These methods shall apply generally within any RPA (orange shapes/circles).

1) The trench shall be opened with an air-spade to required depth. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of trench is dug. Services shall be worked under/over/around/between roots so as not to cut or damage any larger than 20mm diameter.

OR

2) The trench shall be dug with hand tools only. Probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. No roots over 20mm diameter shall be cut. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of trench is dug. Services shall be worked under/over/around/between roots so as not to cut or damage any larger than 20mm diameter.

**Method 6: SUSPENDED TIMBER SUPERSTRUCTURE** (Aim of method: to minimise root disturbance)

This method shall apply in the zone of **magenta hexagons** on plan. No reduction whatever in existing ground levels shall take place. The floor and superstructure supporting frame and approach steps shall be supported by micro-piles such as StopDigging or The Great British Screw Pile Company proprietary type or similar micro-piles inserted with hand tools only. N.B. The precise location of micro-piles is flexible to some degree in plan along the members of the ensuing supporting frame. Probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. No roots over 20mm diameter shall be cut. The supporting frame shall be placed ahead of the superstructure erected above.

## LATE CONSTRUCTION and LANDSCAPING PHASE

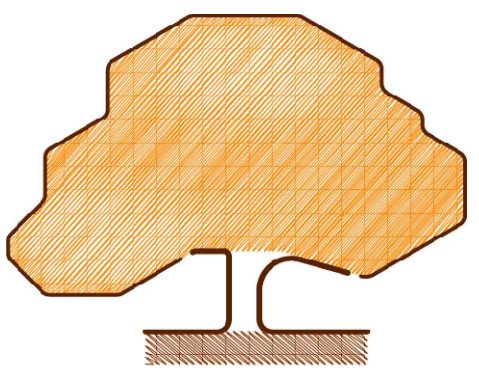
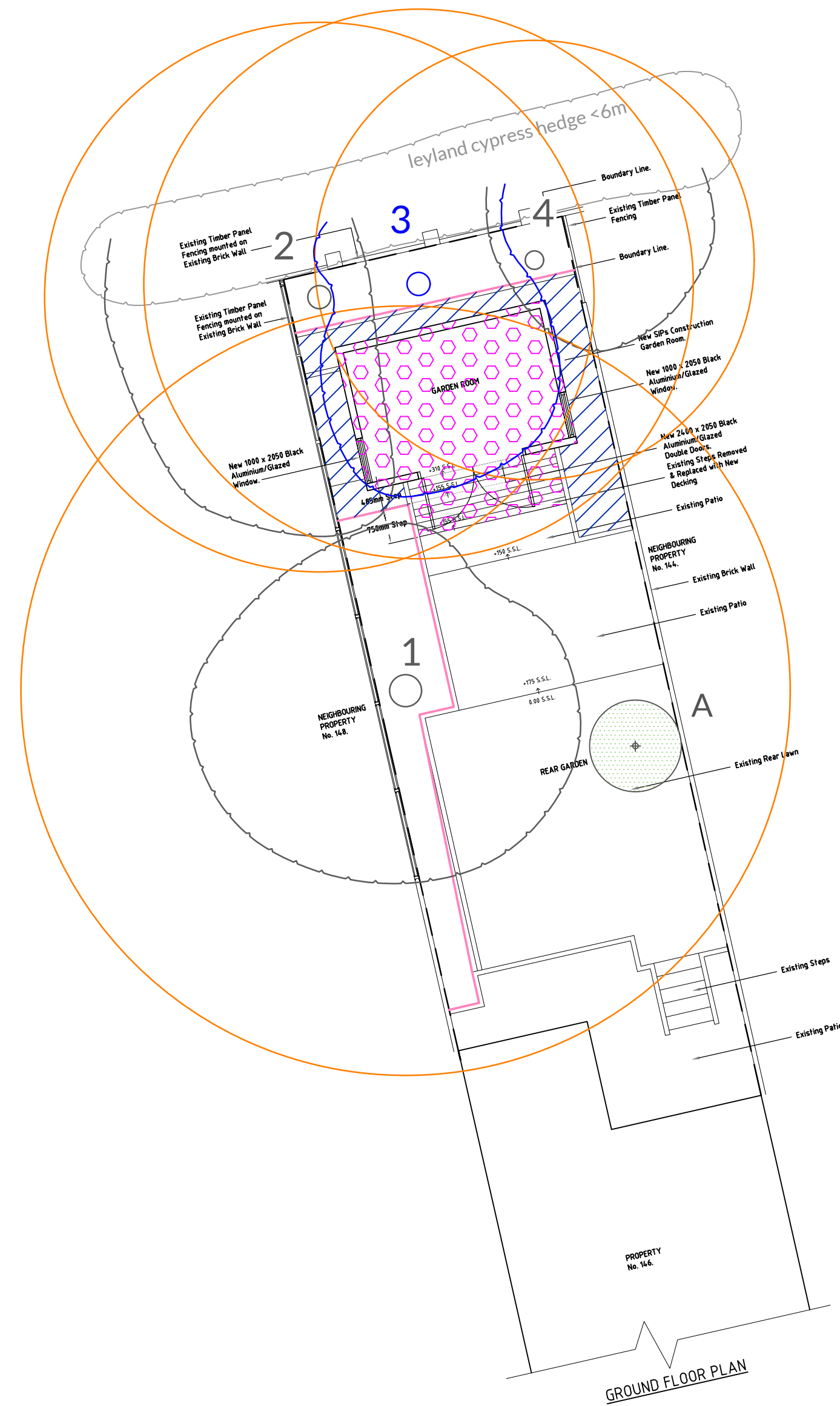
**Method 7: TREE PLANTING AREA** (Aim of method: to ensure thrift of new planting)

This method shall apply after completion of main build only. Ground preparation for tree planting areas shall entail removal of hard surfacing using hand tools or hand-held power tools only, the removal of degraded or compacted or contaminated soil to a depth of at least 0.45m below finished surrounding ground level. The base and sides of the pit shall be forked over to at least one hand fork's spit in depth. Screened topsoil (to BS3882:2015 topsoil) with biochar (such as <https://www.soilfixer.co.uk/biochar-article>) - 5% of the topsoil volume shall be used as planting medium. This equates to about 20 kgs of product per cubic metre of topsoil (to BS3882:2015 topsoil) to a maximum depth of 0.45m within 1.3m of the trunk location of each tree to be planted. Soil handling of any kind shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. Tree planting shall be in accordance with British Standard BS45:2014 'Trees: from nursery to independence in the landscape - Recommendations' - Recommendations' ('the Standard' below). This enshrines good arboricultural practice: the tree shall be planted so that the root collar lies at finished ground level, shall be short-staked and tied with proprietary tree tie or otherwise stabilised in accordance with the Standard, section 10.5. The ground surface shall be mulched within 0.75m of the trunk location in accordance with the Standard, section 11.5.7, with composted organic material.

**Method 8: LANDSCAPE PREPARATION IN ROOT PROTECTION AREAS** (Aim of method: to ensure thrift of topsoil)

This method shall apply after completion of build only, in the zones hatched **blue** on plan. Operations shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. The ground surface shall be thoroughly hand-forked over in vertical mode only to one spit's depth (250mm). Care shall be taken not to damage tree roots greater than 20mm diameter. Weed treatment if required shall be via BASIS qualified operatives. Surface debris shall be removed by hand to barrow and disposed of off-site. No wheeled or tracked plant shall be used: hand-held power tools may be used. (Outside root protection areas, mechanical cultivation shall be permitted.) The finishing soil horizon where additional planting medium is required shall be composed of biochar (see: <https://www.soilfixer.co.uk/biochar-article>) mixed with topsoil (to BS3882:2015 topsoil) - 5% by volume (equating to 20 kgs of product per cubic metre of topsoil), which shall be laid by hand-barrow; no mechanical plant shall over-run the loose-tipped material. All handling of soils/soil-mix shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. The mix shall be laid to finish to required levels and allowed to settle via mist irrigation / watering-in / natural rainfall. The ground surface shall be worked to a fine tith with hand tools prior to planting. No mechanical compaction whatever shall be used. Levelling and minimal consolidation shall be by hand tools / foot and board only, or naturally. Earthworm inoculation Units (see: <https://www.wormdirectuk.co.uk/product/worm-colonies-lawm-areas/>) shall be placed with their tops 150mm below ground level at 5m intervals in all soil build-up areas. The units, which are typically cardboard, shall be earthed in and irrigated.

(All design subject to engineering approval, but used on other sites and known to be practicable and reliable).



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Table 2.

### PROPOSED NEW PLANTING:

Where applicable, this is  
indicated by **green stipple**  
within roundels (trees) or  
other shapes, e.g., for  
hedges. For key to the  
letters designating  
locations, please see  
report.

DRG. NAME

## TREE RETENTION & TREE PROTECTION MEASURES

NOTES

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TEXT

FOR FULL METHOD DETAILS  
PLEASE SEE REPORT

BASED ON

R. A. C. DRAUGHTING SERVICES DRG.  
NO.: 763/D002 rev. A SUPPLIED

SITE ADDRESS

146a Fellows Road, London, NW3 3JH

DRG. REF.

S1478-J1-P2

SCALE & SIZE

1:100 @ A1

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REV. NO.

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