S1278-J3-R1

REPORT

regarding the impact on trees of proposals for development
at
35 Templewood Avenue, London, NW3 7UY

JOHN CROMAR'S
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View of tree 2 from the south

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Arboricultural ASSOCIATION
Fellow Member

Company Registration No. 5195523. Registered in England and Wales. Registered Office: The Old School, Titley, HR5 3RN

Contents

1 Instructions

I am instructed by Peter Brown of Studio Three Architects on behalf of clients to make an assessment of tree amenity value and condition of trees at 35 Templewood Avenue, London, NW3 7UY and of the impact of a proposal for development (extension and remodelling of eastern wing including new first floor extension and alterations to elevations and fenestration to non-listed existing dwelling house; refurbishment of retained listed swimming pool structure to enable re-use as swimming pool; associated landscaping, including new garden wall to conceal plant equipment and reinstatement of earth mound around retained listed swimming pool) 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 Studio Three Architects 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 minimal.

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. S1278-J3-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.

- S1278-J3-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 Site visit

I visited the property on 9th April 2024 in order to carry out an inspection. Weather conditions were fair; they permitted adequate inspection.

4.2 Survey method

I used a tree mallet, spade, diameter tape, laser rangefinder, pocket retractable tape, binoculars, scaling pole, tree data recording software, pen, pencil and paper. No trees were climbed: inspection was from ground level.

4.3 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.

4.4 Amenity / Screening by trees and shrubs

Some trees are visible from Templewood Road and West Heath Avenue.

Certain trees listed are of some general public amenity value. Some of these are of strictly local amenity value to owners / users of the site, and to those of adjoining properties. (See cover photo / photos below).

4.5 Statutory constraints

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

Trees on or adjacent to the site enjoy the benefit of a Tree Preservation Order (TPO).

The site stands within the Redington Frognal Conservation Area.

There are Tree Preservation Orders on the site (ref 16H - T42).

4.6 Soil assessment

The British Geological Survey (BGS) information for the area indicates that the underlying sub-soil is Bagshot Formation- sand.

Topsoil within the site appears to derive from the underlying subsoil. I saw no evidence of soil-stripping or trenching. There has been significant level-alteration in the fairly recent past – perhaps in the 1980s. I did not observe any apparent compaction or drainage problems.

4.7 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.

4.8 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 / Height range (m)	Stem diameters (mm)	Radius of RPA if circle (mm)	RPA (m^2)	Comments	Life expectancy (years)	Assessed BS5837 value category
1	horse chestnut	12	600	7200	162.9	Street tree. Prominent location.	20+	B1
2	English oak	12.5	822	9864	305.7	Small trunk cavity noted where a large branch was removed on the western side of the tree at about 3m above ground level (+GL). Tap test directly below the cavity opening somewhat abnormal, indicating an internal cavity. Tap test at base slightly abnormal, probably relating to historic root cutting for the construction of the current building.	20+	B1
3	London plane	12	850	10200	326.9	Subjected to typical street tree pruning with some heavy removal of large limbs over the carriageway. (Consent exists following due notification ref: 2024/1593/T, to prune crown to within about 1.5m of the boundary.)	20+	C1

Tree number	Tree type	Height / Height range (m)	Stem diameters (mm)	Radius of RPA if circle (mm)	RPA (m^2)	Comments	Life expectancy (years)	Assessed BS5837 value category
4	fir	12.5	260	3120	30.6	Good form. Potential for considerable growth, rather restricted root run evident, due to constructed features.	40+	B1
5	Gleditsia triacanthos	5	140	1680	8.9	Very degraded, extremely poor form.	<10	U
6	gum	16–20	325	3900	47.8	Etiolated, dominated by 7. Trunk defects at both 1.7m and about 8m above ground level.	10+	C1
7	gum	15	604	7248	165.0	Large sprawling tree of extremely poor form, dominating the garden. Tree has uncompleted windthrow. Makes some contribution to the Conservation Area.. (Crown pruned back on the east side following due notification to remove the tree ref: 2024/1593/T)	<10	U
8	Weymouth pine	12	380	4560	65.3	Good form, contributing significantly to the street scene.	40+	A2

4.9 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)

View of pruning to tree 7 (Oct 2024)

View of tree 7 pre-pruning (Apr 2024)

View of various trees on site (Apr 2024)

View of tree 4 on site (Apr 2024)

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 sand, typically a non-shrinkable medium.

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

Adjoining structures have likely 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.

No need arose in this case to discuss, as I found no significant conflicts with trees worthy of retention, q.v. below.

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 SRP/RPA encroachment by dwelling/structure footprint

No encroachment on the SRP of any retained tree is entailed. Encroachment on the RPA of two retained trees is entailed, as appraised in table below.

Tree no.	Tree	RPA area (m^2)	Area affected (m^2)	% affected	Notes
2	English oak	305.67	16.21	5.30%	new steps, planter and condenser area (Nov 2024)
3	London plane	326.85	15.38	4.71%	new steps, planter and condenser area (Nov 2024)

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 (extended) dwelling is in an almost identical position in relation to the trees as is the existing structure.

The existing structure's position in relation to the existing trees has not generated any obvious or reported requirement to prune trees inappropriately. 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 and general tree pruning

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

A severe lean in the trunk of tree 7 was noted. Crown reduction has been carried out to this tree over the area of the retained and restored swimming pool. I note that permission has been granted to fell this tree, and the client may consider this prudent in future. Alternatively, a regular pruning regime to ensure the spread of the crown is limited is appropriate, subject to regular inspection.

5.7 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, 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:
    - Studio Three Architects drg. no.: 23088_0599, 0600, 1999, 2000

8 Copyright

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
architect	Pete Brown	Studio Three Architects	pete@studiothreearchitects.com	07976555 68	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. Familiarity with building techniques is, naturally, 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 S1278-J3-P1 v1 and S1278-J3-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 7no. methods in this set, to be implemented in the order given unless stated otherwise.

PREPARATION / DEMOLITION

Please read with tree protection plan, S1278-J3 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: ***TREE PROTECTION FENCING (Aim of method: to provide protection for trunks, branches and roots during demolition operations and construction)***
Tree protection fencing shall be erected, consisting of 'Heras' type fencing (weld-mesh panels), each section securely attached to uprights driven at least 0.6m into ground, as per the layout as shown on the plan (pink lines). No ground levels reduction or excavation shall take place within (=the tree side of) the fence lines. The standard rubber supports ('elephant's feet') shall if used, be as per BS 5837:2012 section 6.2.2, figure 3, below; that is, pinned to the substrate with re-bar.

Below the crowns of trees with branches extending to less than 2m above ground level, in order to avoid unnecessary pruning, it is permissible to replace sections with manufactured boards at least 11mm thick (hoarding), attached securely to timber uprights driven at least 0.6m into the ground, providing the finished fence stands at least 1.5m above ground level.

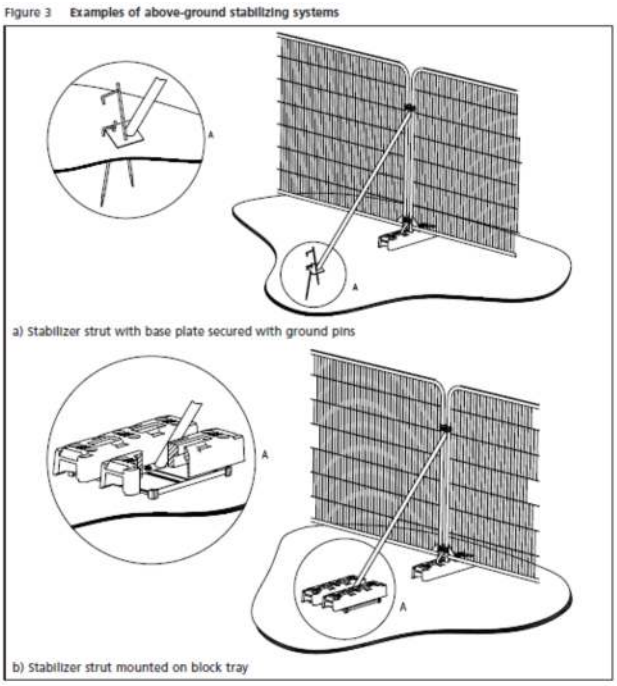


Figure 1 BS 5837:2012 section 6, figure 3

Where required to infill odd sections, tree protection fencing may be varied to >1.8m high hoarding of >11mm thick manufactured board and timber uprights >50mm x 100mm, no part of any of which is to be attached to any tree.

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. No breaching or moving of the protective fences shall take place without the approval of an arboriculturist.

Method 3: ***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. Any existing hard surfacing, any existing surface debris, light vegetation, etc., that lies within the zone shall be removed using hand tools only.

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

OR

A 2D geotextile membrane, such as 'Ekotex' shall be laid; 100mm of green-source woodchip; continuously abutted scaffold boards or manufactured boards so as to completely cover this area. This area shall be used for medium-duty access pedestrian access only.

OR

To handle loads imposed by pedestrian-operated plant up to 1 tonne gross weight, a 2D geotextile membrane, such as 'Ekotex' shall be laid, and in sequence; 100mm of green-source woodchip; continuously abutted scaffold boards and a layer of manufactured board at least 25mm thick screwed to the underlying scaffold boards.

OR

To handle loads exceeding 2 tonnes the ground surface shall be covered with TuffTrak® Euromat ground guards or similar appropriate temporary trackway sections. The temporary trackways shall be fixed together with manufacturers' approved fixings. On completion of build phase the ground guards shall be lifted by hand or by plant standing outside the zone. Any scaffold erection shall take its bearing directly off the ground surface via spreader plates/scaffold boards.

CONSTRUCTION

Method 4: ***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 5: ***ROOT PROTECTION and PRUNING (Aim of method: to limit and control root cutting during below-ground installation/construction)***
This method shall apply within only the RPAs (orange shapes/circles) of trees 2 and 3. The excavation shall be made with hand tools only OR under the supervision of an arboriculturist. Any roots encountered shall be trimmed to the edge of excavation using a sharp edge tool such as handsaw or secateurs; the cuts shall be made at right angles to the long axis of the root, and in accordance with BS3998:2010, 8.6. An HDPE membrane shall be placed between any root-bearing soil (i.e., within the RPAs) and any wet concrete to be poured. Impermeable sheeting (to exclude wet concrete) shall be laid and secured locally by temporary weighting / taping as required. Concrete casting shall take place without disturbing this protective layer.

LATE CONSTRUCTION and LANDSCAPING PHASE

Method 6: ***REMEDIAL ROOT TREATMENT (Aim of method: to enhance soil structure and components to facilitate and stimulate new root growth where some root cutting may take place)***
This method shall apply in the zone of green hexagons. Holes in the ground shall be made on a 1m x 1m spacing with a 50mm auger to a depth of 600mm BGL. Screened topsoil (to BS3882:2015 topsoil) mixed with biochar (such as https://www.soilfixer.co.uk/biochar-article) - 5% of the topsoil volume (this equates to about 20 kgs of product per cubic metre of topsoil) shall be backfilled into the augered holes. Earthworm Inoculation Units shall be placed 150mm with their tops below ground level at 3m intervals. The units, which are typically cardboard, shall be earthed in and irrigated.

Method 7: ***LANDSCAPING PREPARATION IN ROOT PROTECTION AREAS (Aim of method: to ensure thrift of topsoil)***
This method shall apply after completion of main build only. 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. Ground preparation within root protection areas shall entail use of hand tools only. 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……

S1278-J3-R-1

End of section 9.4 document

End of main body of report – plans appended.

Dated: 8th November 2024

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

John Cromar

Dip. Arb. (RFS), FArborA

JOHN CROMAR'S
ARBORICULTURAL
COMPANY LTD

www.treescan.co.uk
admin@treescan.co.uk

01582 808020
07860453072

10 Plans

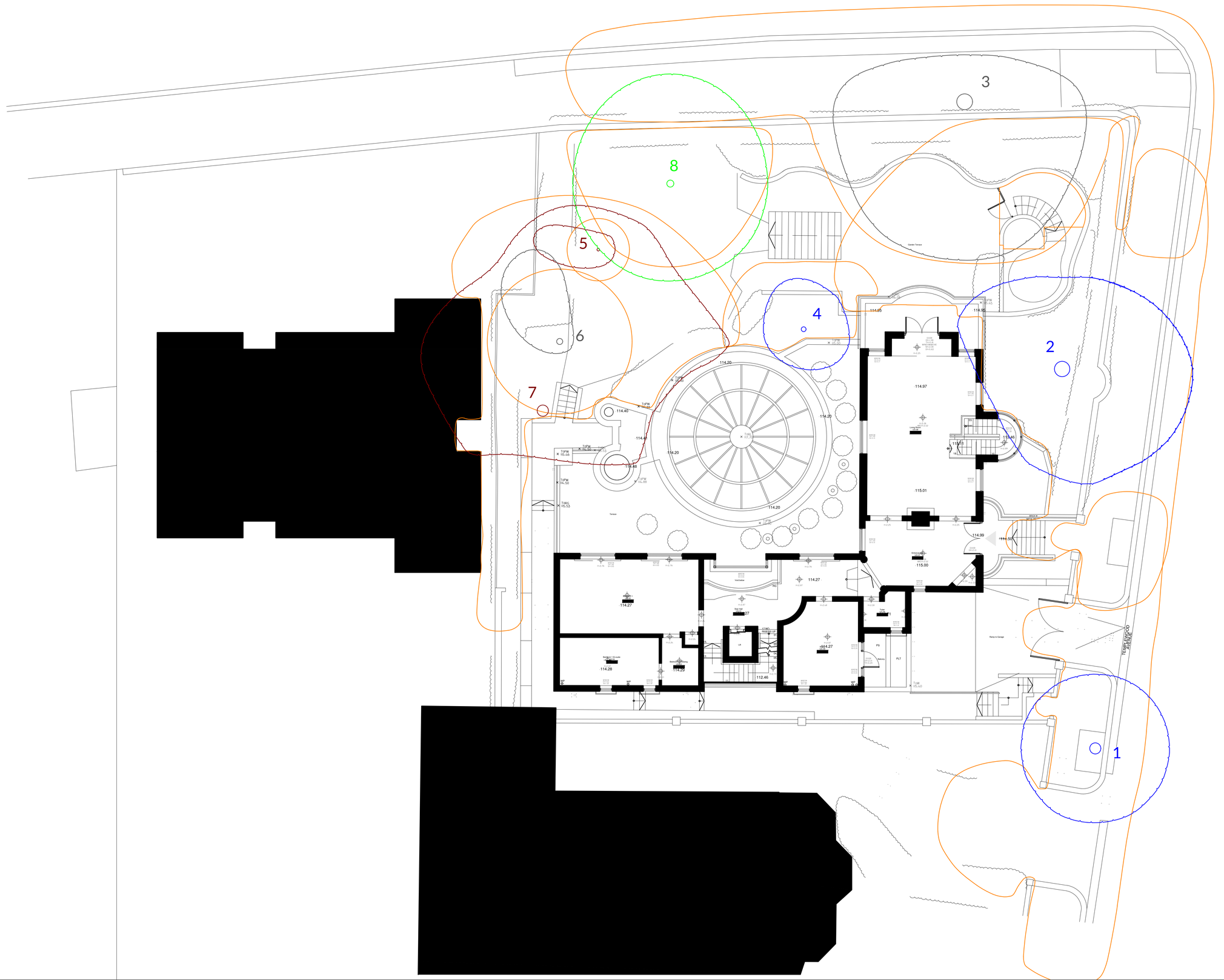
N.b. The scale of the plans is dependent on the paper size on which any hard copy is produced.

S1278-J3-P1 v1

S1278-J3-P2 v1

WEST HEATH ROAD

TEMPLEWOOD AVENUE



JOHN CROMAR'S ARBORICULTURAL COMPANY LIMITED

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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.
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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

STUDIO THREE ARCHITECTS DRG. NO.: 23088_0600 SUPPLIED

SITE ADDRESS

35 Templewood Avenue, NW3 7UY

DRG. REF.	REV. NO.
S1278-J3-P1	v1
SCALE & SIZE	DATE
1:100 @ A1	4-Nov-24

0 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: ***TREE PROTECTION FENCING (Aim of method: to provide protection for trunks, branches and roots during demolition operations and construction)***

Tree protection fencing shall be erected, consisting of 'Heras' type fencing (weld-mesh panels), each section securely attached to uprights driven at least 0.6m into ground, as per the layout as shown on the plan (pink lines). No ground levels reduction or excavation shall take place within (=the tree side of) the fence lines. The standard rubber supports ('elephant's feet') shall if used, be as per BS 5837:2012 section 6.2.2, figure 3; that is, pinned to the substrate with re-bar.

Below the crowns of trees with branches extending to less than 2m above ground level, in order to avoid unnecessary pruning, it is permissible to replace sections with manufactured boards at least 11mm thick (hoarding), attached securely to timber uprights driven at least 0.6m into the ground, providing the finished fence stands at least 1.5m above ground level.

Where required to infill odd sections, tree protection fencing may be varied to >1.8m high hoarding of >11mm thick manufactured board and timber uprights >50mm x 100mm, no part of any of which is to be attached to any tree.

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. No breaching or moving of the protective fences shall take place without the approval of an arboriculturist.

Method 3: ***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. Any existing hard surfacing, any existing surface debris, light vegetation, etc., that lies within the zone shall be removed using hand tools only.

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

OR

A 2D geotextile membrane, such as 'Ekotex' shall be laid; 100mm of green-source woodchip; continuously abutted scaffold boards or manufactured boards so as to completely cover this area. This area shall be used for medium-duty access pedestrian access only.

OR

To handle loads imposed by pedestrian-operated plant up to 1 tonne gross weight, a 2D geotextile membrane, such as 'Ekotex' shall be laid, and in sequence; 100mm of green-source woodchip; continuously abutted scaffold boards and a layer of manufactured board at least 25mm thick screwed to the underlying scaffold boards.

OR

To handle loads exceeding 2 tonnes the ground surface shall be covered with TuffTrak® Euromat ground guards or similar appropriate temporary trackway sections. The temporary trackways shall be fixed together with manufacturers' approved fixings. On completion of build phase the ground guards shall be lifted by hand or by plant standing outside the zone. Any scaffold erection shall take its bearing directly off the ground surface via spreader plates/scaffold boards.

CONSTRUCTION

Method 4: ***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 5: ***ROOT PROTECTION and PRUNING (Aim of method: to limit and control root cutting during below-ground installation/construction)***

This method shall apply within only the RPAs (orange shapes/circles) of trees 2 and 3. The excavation shall be made with hand tools only OR under the supervision of an arboriculturist. Any roots encountered shall be trimmed to the edge of excavation using a sharp edge tool such as handsaw or secateurs; the cuts shall be made at right angles to the long axis of the root, and in accordance with BS3998:2010, 8.6. An HDPE membrane shall be placed between any root-bearing soil (i.e., within the RPAs) and any wet concrete to be poured. Impermeable sheeting (to exclude wet concrete) shall be laid and secured locally by temporary weighting / taping as required. Concrete casting shall take place without disturbing this protective layer.

LATE CONSTRUCTION and LANDSCAPING PHASE

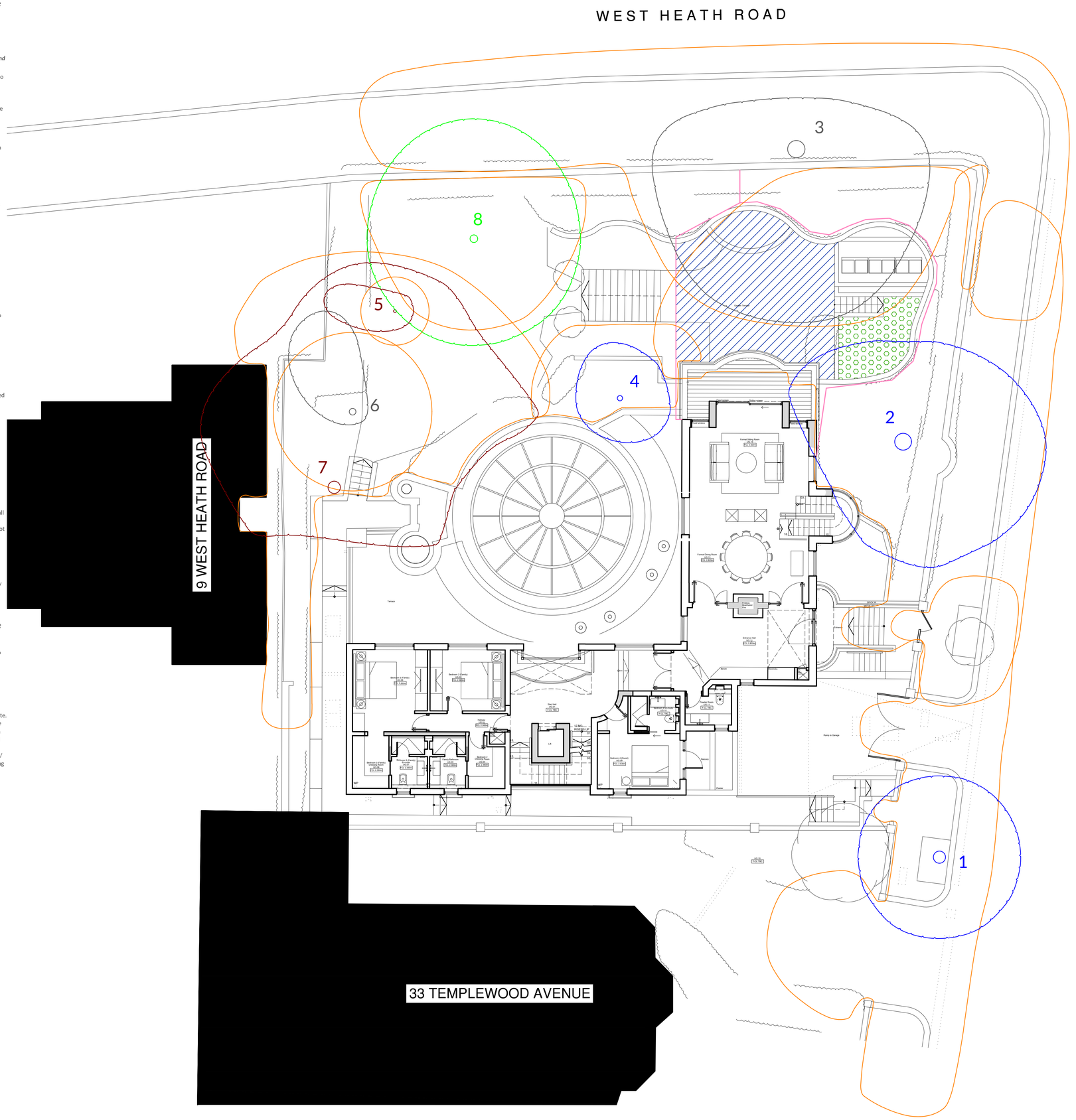
Method 6: ***REMEDIAL ROOT TREATMENT (Aim of method: to enhance soil structure and components to facilitate and stimulate new root growth where some root cutting may take place)***

This method shall apply in the zone of green hexagons. Holes in the ground shall be made on a 1m x 1m spacing with a 50mm auger to a depth of 600mm BGL. Screened topsoil (to BS3882:2015 topsoil) mixed with biochar (such as https://www.soilfixer.co.uk/biochar-article) - 5% of the topsoil volume (this equates to about 20 kgs of product per cubic metre of topsoil) shall be backfilled into the augered holes. Earthworm Inoculation Units shall be placed 150mm with their tops below ground level at 3m intervals. The units, which are typically cardboard, shall be earthed in and irrigated.

Method 7: ***LANDSCAPING PREPARATION IN ROOT PROTECTION AREAS (Aim of method: to ensure thrift of topsoil)***

This method shall apply after completion of main build only. 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. Ground preparation within root protection areas shall entail use of hand tools only. 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).



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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 (Construction Phase)

NOTES
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TEXT
FOR FULL METHOD DETAILS PLEASE SEE REPORT

BASED ON
STUDIO THREE ARCHITECTS DRG. NO.: 23088_2000 SUPPLIED

SITE ADDRESS
35 Templewood Avenue, NW3 7UY

DRG. REF.	REV. NO.
S1278-J3-P2	v1
SCALE & SIZE	DATE
1:100 @ A1	8-Nov-24

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