Marcus Foster
Arboricultural Design & Consultancy

BA (Hons) | NDArb | Techcert (AA) | MArborA

Arboricultural Method Statement (AMS) (BS5837: 2012)

Site

35 Gloucester Crescent
London
NW1 7DL

Client

Leconfield

Date of Report:

February 2025

Report Reference:

AMS/MF/032/25

Report Prepared by:

Marcus Foster
BA (Hons) NDArb. TechCert (AA) MArborA

Arboricultural ASSOCIATION
Professional Member

Marcus Foster
Arboricultural Design & Consultancy
Tel: + 44 (0) 7812 024 070
Email: mail@marcus-foster.com
www.marcus-foster.com

Contents

1.0 Instructions

1.1 This report has been commissioned by Leconfield to provide an Arboricultural Method Statement (AMS) for proposed utility works at the front of 35 Gloucester Crescent, London, NW1 7DL.

2.0 Introduction

2.1 The document has been prepared to ensure that tree protection measures are applied for the surveyed trees within the subject site.

2.2 This is a site specific AMS produced solely for the physical protection of those trees identified on the plans within the report and is not relevant to any other site or situation.

2.3 This report and the opinions within it have been produced by Marcus Foster, a qualified Arboriculturist and Professional Member of the Arboricultural Association holding a National Diploma in Arboriculture, the Arboricultural Association's Technicians Certificate, Professional Tree Inspection Certificate (LANTRA) as well as a degree in History. Work experience within the industry includes work as a Contracts Manager for an Arboricultural Association Approved Company, a Local Authority Tree Preservation Officer and an independent Arboricultural Consultant.

2.4 The AMS must be made available to all contractors and operatives on the site during the construction process so that they fully understand the importance of the measures set out for tree protection.

3.0 Summary

Tree Survey Overview

3.1 The 2 no. trees (T1-T2) are located at the front of property where works are proposed. Summary photographs are shown below with findings within the Tree Survey Schedule. - Appendix A:

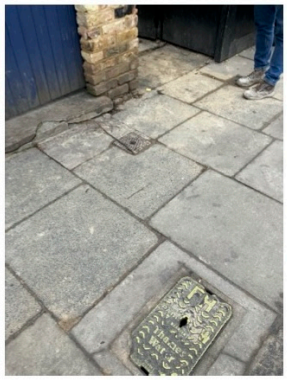
Trees T1 & T2 viewed from highway

Trees T1 & T2 viewed to east

Route of proposed utilities

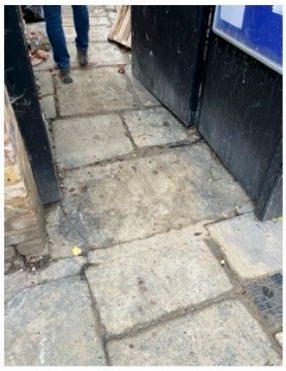
T2 viewed to south

Trees T1 & T2 viewed from highway



Utilitiwes within highway

Route of proposed utilities



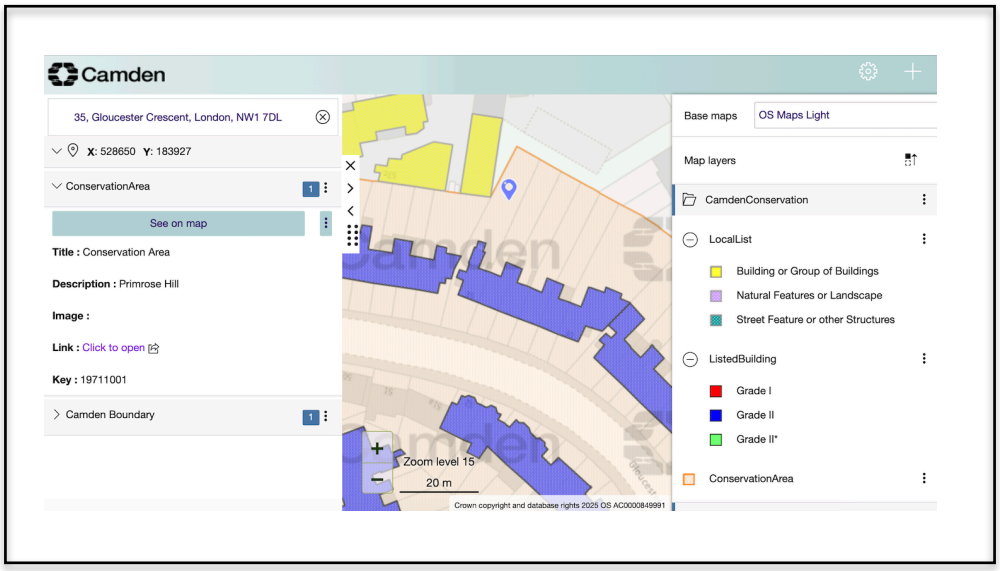
Route of proposed utilities

3.2 The following statutory checks have been made in relation to the trees and their protected status:

CONSERVATION AREA STATUS
Primrose Hill

TREE PRESERVATION ORDER (TPO) STATUS
(TPO Ref: S2) FRONT GARDEN: 2 x London Plane

3.3 Confirmation of the protected status via Conservation Area status (and TPO) is shown below:



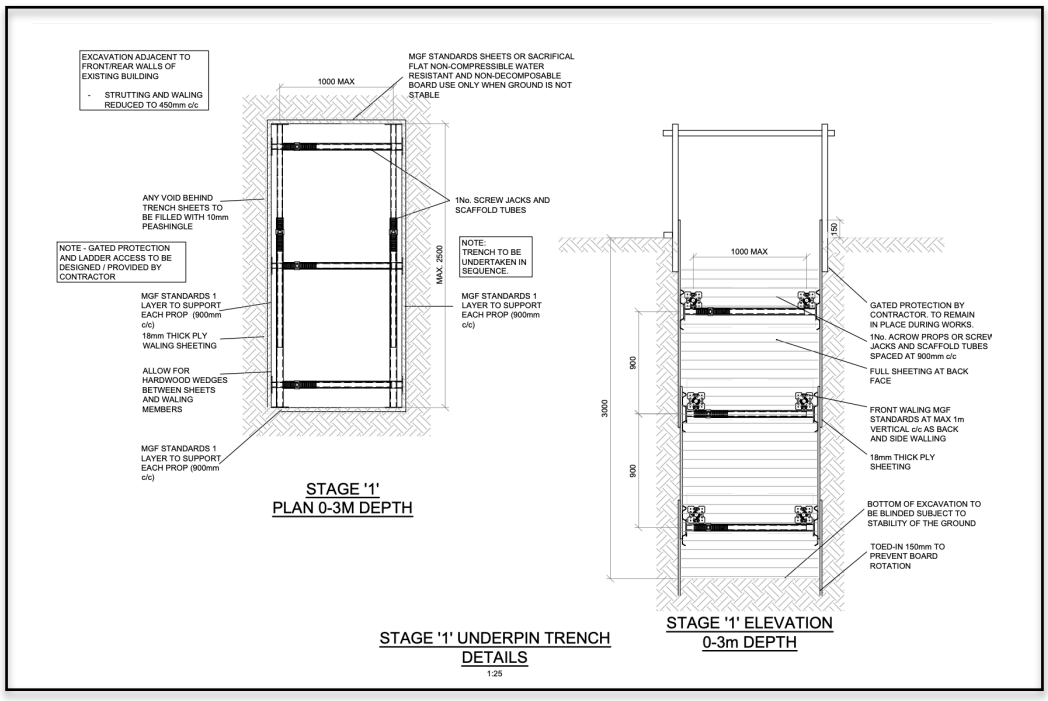
Site & Development Overview

3.4 The trees located within close proximity of this site, which were surveyed by Marcus Foster on 17th December 2024. The site is currently under development and refurbishment, in relation to the approved developments:

London Borough of Camden
Application ref: *2022/4613/P*
Application ref: *2022/5487/L*

It is noted that there are no Tree Reports which have been submitted / relate to the approved development works.

3.5 In undertaking development and refurbishment works, it has been confirmed that the utilities - Storm / Foul water connected to the site from the public highway are irreparably damaged and require updating. In order to undertake these works the replacement shall be required @ 3m depth where the existing services run. In order to implement these works a trench to be undertaken in sequence shall be required as shown below:



EXTRACT FROM:
DWG Ref: 56205_TS1 - DSA Group
Proposed Temporary Trench Section and Elevation Details

3.6 The implementation of the utility works shall be achieved whilst retaining those trees highlighted for retention within the approved reports by taking into account of all tree protection measures highlighted within this Arboricultural Method Statement (AMS) & Tree Protection Plan (TPP).

3.7 Clearly tree root severance shall be required to implement works. However due to size and age of the London plane trees, the severance shall be limited to smaller roots with larger anchorage roots retained at all times. The document will give site specific instructions to protect the trees. The methods are set out in a logical and coherent sequence for ease of understanding and implementation. This report provides this information required to apply and adhere to tree protection measures for the development with principles that are approved and enforced by the local planning authority.

3.8 The TPP - drawing T001, indicates the retained trees and precise locations of protective barriers, ground protection and tree protection measures where applicable.

3.9 This document and the associated TPP will be endorsed by planning conditions, agreement or obligation as appropriate. For the purposes of this report reference has been made to

PROPPING METHODOLOGY
Proposed Temporary Trench Section and Elevation Details
DWG Ref: 56205_TS1 - DSA Group

3.10 Additionally a TPO Tree Works application shall support the AMS where approval is required for

(I) Tree root pruning to facilitate works
(ii) Crown reduction works to mitigate for works undertaken below ground level

4.0 Sequence of Events

4.1 The following sequences are governed by operational constraints and are subject to change. The consulting arboriculturist must be noted of any changes to this schedule prior to implementation where trees / tree protection measures as exiting are likely to be affected.

Pre commencement construction site activities

a) Tree Works

b) Site infrastructure including set up of storage for materials / chemicals / machinery outside of the Construction Exclusion Zone (CEZ) / ground protection area as relevant

c) Tree protection fencing installed

d) Ground protection installed

Development Stage

e) Toolbox talk - supervising arboriculturist

f) General construction works

g) Ground works for Precautionary Area / drop kerb with continued full adherence of tree protection measures as outlined within AMS and TPP

h) Trench works with propping under arboricultural supervision

i) Installation of new service runs and repairs as necessary

Final Development Stage

j) Removal of all tree protection fencing

k) Final landscape works

l) Removal of all materials from site with no waste left within RPA of retained trees

5.0 Arboricultural Method Statement

The tree protection measures are clearly specified within the TPP - drawing T001 (included within Appendix B) and *Section 4* below. In summary the methodology is as follows:

(i) Pre-commencement
(ii) Tree works
(iii) Install tree protection fencing
(iv) Install ground protection to RPA
(v) Trenching via Precautionary Area methodology
(vi) Installation of new service runs and repairs as necessary
(vii) Infill of trench
(viii) Final landscape works within RPA of trees

5.1 **Tree Works**

5.1.1 Tree works are included within *Section 7* and must be carried out at pre-commencement stage where Local Authority approvals are provided.

5.2 **Tree Protection Fencing**

5.2.1 Protection of the trees highlighted for retention must be implemented as explained below and as specified within the TPP - drawing T001:

5.2.2 These measures must remain for the entire construction process in order to provide a comprehensive barrier from the trees

- The areas surrounding the trees must be surrounded by protective fencing as outlined in TPP - drawing T001

- The protective fencing used must be suitable for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.

- This barrier must remain rigid and complete during the entire construction process. Protection is not required surrounding the whole of off site trees as the remainder of the root plate will remain unaffected by virtue of being located within the neighbouring properties

- The type of fencing used must be that as described in Appendix E to provide a Construction Exclusion Zone (CEZ)

- Once the Exclusion Zones have been protected by fencing all weather notices as included in *Appendix D* must be put onto the barrier warning that the area is a construction exclusion zone.

- No heavy plant should come into contact with any part of the canopies of the trees.

- No building materials or chemicals are stored within the tree protection zone as indicated on the TPP

5.2.3 The site notice as included in *Appendix D* summarising the above information must be visible at all times for employees working within the site.

5.3 **Ground Protection**

5.3.1 For ground protection this shall be installed prior to enabling works with commencement of development undertaken with approval of the supervising arboricultural consultant. The following must be adhered to:

- Implementation of 75mm bark mulch layer overlapped with minimum 15mm plyboard surface or load bearing ground protection boards to provide ground protection for development process
- No storage of spoil within this area
- No storage of chemicals within this area

5.3.2 The existing boundary treatment shall be retained AT ALL TIMES during the development process including installation of ground protection.

5.3.3 Where applied, ground protection shall be removed for final landscapes works within the RPA of retained trees.

5.4 **Storage of Construction site related materials, plant and spoil / Site Welfare & Site Office**

5.4.1 A designated storage area / site welfare & office shall be located outside of the RPA of retained trees and within existing hard standing. Strict adherence to this area must be made to this area and any amendment would require written consent from the tree officer.

5.4.2 Site welfare and the site office must shall be located outside of the RPA of retained trees. Strict adherence to this area must be made to this area and any amendment would require written consent from the tree officer.

5.5 **Precautionary Area**

5.5.1 PRECAUTIONARY WORKS AREA IDENTIFIED

A Precautionary area is an area where tree protection for excavations require implementation within RPA of retained trees. The identification of this area ensures any root severance is undertaken with arboricultural supervision and without poor severance of exposed tree roots

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All works within precautionary area highlighted within 'Toolbox Talk'

5.5.2 PHASE 1: AIR SPADE TECHNIQUE

INITIAL 500MM OF EXCAVATIONS UNDERTAKEN USING AIR SPADE TECHNIQUE TO ESTABLISH MAJOR ROOTS AND FURTHER ENABLE METHODOLOGY

7.9.2 Air spade techniques must be operated by qualified contractors with all work and findings documented. Air spades utilise a two-tool air compressor and hand-held lance to dislodge soil, using highly pressurised jets of air. This allows trenches to be excavated without causing the significant root damage associated with the use of conventional digging techniques such as, spade or excavator buckets. Example imagery is shown below:

Example imagery of air spade use for implementing utilities beneath root plate (existing)

7.9.3 Reputable companies providing this service include as follows (list not exhaustive):

https://www.ruskins.co.uk/airspade
http://www.dfclark.co.uk/bionomique-service/air-spade-investigation-and-remediation/
http://www.goroots.co.uk

5.5.3 PHASE 2: HAND DUG TECHNIQUE WITH PROPPING

FURTHER EXCAVATIONS UNDERTAKEN USING HAND TOOLS ONLY

All excavations undertaken by hand - dug to expose larger roots in excess of 50mm diameter

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The hand dug trench undertaken to provide clean face. This shall enable exposure of larger roots in excess of 25mm diameter but no larger than 100mm diameter . All smaller roots shall be severed to enable trench. The following shall apply:

(i) Any roots above 25mm should then be severed cleanly using a sharp pruning saw to enable regeneration with works documented

(ii) Any roots larger than 50mm diameter requiring severance shall require permission from the Consulting Arboriculturist and documented within the Arboricultural Scheme of Supervision

(iii) No tree roots greater than 100mm diameter shall be severed

(iii) Where appropriate the Consulting Arboriculturist shall recommend any further tree works as mitigation for the root pruning

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Any roots left exposed against face of trench during works, including massing of fibrous roots shall be wrapped / covered in hessian and kept damp at all times until soil is re-instated with the following further measures:

(iii) During dormant period (November - March) no further works are required

(iv) During growing season (March - October) in addition to hessian being kept moist the face of trench should be drenched with a soluble seaweed fertiliser to manufacturers application rates on a monthly basis

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(v) Upon completion of works infill shall be with existing soil combined with a fresh loam based topsoil with mycorrhizal fungi addition to promote root growth

5.5.4 For undertaking the excavations within the 'Precautionary Area' guidance below must be adhered to as below

Excavation and dealing with roots
BS5837 (2012) makes provision for undertaking excavations in RPAs, explaining that all excavation must be carried out carefully using spades, forks and trowels, It is important not to damage the bark and wood of any roots. For this area, these tools should be used with no machinery used for the preliminary works.

Tree Root Severance Guidance
The contractors must be aware of tree protection specifications n relation to tree roots which must be applied as follows:

5.5.5 The works shall be undertaken using hand tools only such as this included below or similar for 'Precautionary Area' as highlighted within the TPP:

5.5.6 Additionally the following shall be relevant:

(I) Where hard landscape structural features may be encountered below ground level, works *a*ppropriate tools may include a pneumatic breaker, crow bar, sledge hammer, pick, mattock, shovel, spade, trowel, fork and wheelbarrow.

(ii) The use of mechanical diggers / machinery is not permitted for the implementation of the trench

(iii) Secatuers and a handsaw must also be available to deal with any exposed roots that have to be cut. Debris to be removed from RPA area shall be removed without disturbance of the RPA / CEZ

6.0 Communication, Monitoring & Compliance

6.1 In ensuring that all Tree Protections Specifications as highlighted within this method statement are fully adhered to at all times, it is important to set out for the long term of the development, communication details for key individuals and tasks that require monitoring. The key individuals are:

SUPERVISING ARBORICULTURIST

Name - Marcus Foster *Arboricultural Design & Consultancy*
Contact - Marcus Foster
Mobile Telephone - 078 1202 4070
Email - mail@marcus-foster.com

In addition the Local Authority must be notified of all supervision site meetings as specified within this report and shall have open access to the site throughout the development

LONDON BOROUGH OF CAMDEN - TREE OFFICER

Name - Arboricultural Services - London Borough of Camden (LBC)
Telephone - 020 7974 5939
Contact - Nick Bell - Tree Officer
Email - nick.bell@camden.gov.uk

6.1 Scheme of Supervision Overview

6.1.1 The consulting arboriculturist shall be appointed to provide supervision of key tree protection measures for the duration of the development. The key phases of development which require arboricultural supervision are as follows:

(i) Approval of tree protection measures
(ii) Approval of terraventing
(iii) Approval of continued tree protection measure with documentation of works

6.1.2 The key individuals appointed for advising and complying with Tree Protection specifications must adhere to the following at all times:

- Relevant parties / key individuals must be advised of any changes in personnel or contractor during the development process.
- Relevant parties / key individuals must be responsible for relaying information regarding tree protection within work force where deemed applicable / relevant

6.1.3 Once the tree protection measures have been installed and for the remainder of the development until final stage of landscape works it must be considered as sacrosanct and must not be removed or altered without prior written consent from the Local Authority tree officer and/or consulting arboriculturist.

6.1.4 The local authority arboriculturist will have free access to the site and forward any concerns / recommendations directly to the consulting arboriculturist.

6.2 **Site visits – Timing and record keeping**

6.2.1 The nature and frequency of the arboricultural supervision and the attendance of the supervising arboriculturist on site will be based upon the construction project timeline, which may in turn be modified by events actually occurring on site.

6.2.2 A written record of all site visits will be made and copies retained by the main contractor and the supervising arboriculturist, with a further copy sent to the designated **LBC within 5 days** of attending site.

6.2.3 The site agent will be able to contact the supervising arboriculturist at any time if any arboricultural matters arise that might need his attention or service.

6.3 **Variations**

6.3.1 A Variation Notice will be issued where any modifications to tree protection measures and construction become necessary. The Notice will set out in writing the problem which led to the change, the modification subsequently required and a confirmation that the modification specified has been properly implemented. The notice will be sent, in writing to the client and Tree Officer

6.3.2 Any variation will need to be agreed in writing by **LBC** before implementation.

6.4 **Enforcement of STOP to works**

6.4.1 The arboricultural consultant and / or Tree Officer has the authority to **STOP** development works should damage to tree roots be occurring and / or where working methodology is not adhering to the specifications outlined within the AMS report. Emergency situations will be notified by phone calls with written confirmation provided that day.

6.4.2 Should a **STOP** of works be implemented the site works may only re-commence with written consent from the **LBC** tree officer with associated obligations.

6.5 **Incidents**

6.5.1 An Incident Notice will be issued if an unforeseen event occurs that compromises tree protection measures or damages a tree. The procedure should be communicated as follows:

Site Manager to report directly to Arboricultural Consultant. Where the site manager is off site a secondary contact must be designated prior to commencement of works to identify any incident. Incident & emergency situations will be notified by phone calls with written confirmation provided that same day

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Arboricultural consultant to identify incident directly to client and / or consulting architect and structural engineer & notify of procedure for remedial actions

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Tree officer to be notified by phonecall and / or email if the former is not achievable the same day of any incident

6.6 **Schedule of Arboricultural Supervision**

ALL SITE VISITS TO PROVIDE ARBORICULTURAL REPORT WITH FINDINGS **WITHIN 5 DAYS** OF ATTENDANCE TO **LBC** TREE OFFICER

PRE-COMMENCEMENT
1 no. Supervision with the following interested parties:
- Arboricultural Consultant
- Main Contractor (Contracts Manager)
- Project Manager

The meeting must take place before any development activity and / or tree works begins to confirm the timing and implementation of tree protection measures including site storage and pertinent operations. Tree protection measures installed as specified within TPP - drawing T001 - and site to be inspected and approved by consulting arboriculturist.

ENABLING / COMMENCEMENT / COMPLETION
Up to 5 no. Site visits during development process to monitor the following:
- Approval of Site Storage / Access /Welfare
- Approval of Working Methodology
- Approval of Ground Protection
- Monitoring of tree protection measures

POST COMPLETION
Surveying of trees with summary report - completed 12 months following completion

7.0 Tree Works Schedule

7.1 Any tree work should be carried out to BS 3998; 2010 Recommendations for Tree Work. Tree works to be confirmed at pre-commencement stage and undertaken with Local Authority approval only.

TREE WORKS SCHEDULE 35 Gloucester Crescent, London, NW1 7DL				
Tree No.	Common Name	BS5837 Category	Tree Works	Reason for works
T1	London plane	B	Reduce to 3m below existing and established pollard points Re-pollard any remaining pollard points Root prune selective roots 50mm - 100mm to facilitate trench and propping works	General works and where additional height reduction works are to mitigate root pruning works associated with utility repair works
T2	London plane	B	Reduce to 3m below existing and established pollard points Re-pollard any remaining pollard points Root prune selective roots 50mm - 100mm to facilitate trench and propping works	General works and where additional height reduction works are to mitigate root pruning works associated with utility repair works

NOTE: Wildlife & Habitat Protection Guidelines
The tree work specifications included within this report do not provide an exemption from the requirements to comply with the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000, or any acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests, whilst being built or in use. It must be noted that failure to comply with the Acts may result in a criminal prosecution.

APPENDICES

Appendix A

Tree Survey Schedule
(BS5837: 2012)

35 Gloucester Crescent, London, NW1 7DL

Tree Canopy Colour Key: BS5837: 2012

- Category A
- Category B
- Category C
- Category U

Tree Survey Key: BS5837: 2012

- Number: an identity number which cross-references locations shown on the plan in Appendix A with the schedule in Appendix B.
- Species: listed by common names
- Tree Height: height in metres (m)
- Tree Spread: spread in metres (m)
- Stem diameter: measured in millimetres (mm) and taken at 1.5m above ground level
    - (e) denotes estimated diameter due to off site location
- Age Class: Y (young); EM (early-mature); M (mature); OM (over-mature)
- Vigour: G (good); F (fair); P (poor); D (dead)
- Structural Condition: G (good); F (fair); P (poor); D (dead)
- General Condition Specific comments relating to each tree
- Estimated Remaining Contribution (years)
- BS5837 Category Grading
- Protection Distance m2 Area (where applicable – BS5827: 2012)
- Protection Distance Radius (where applicable – BS5827: 2012)

BS5837:2012 TREE SURVEY
SITE: 35 Gloucester Crescent, London, NW1 7DL | SURVEY DATE: 17th December 2024

Tree No	Species	Height (m)	DBH (mm)	Spread (m) N/E/S/W	Age	Structural Condition	Vitality	BS5837 (2012) Rating	Remaining Contribution (years)	Comments / Structural Condition	First branch height (m)	First canopy height (m)	Root Protection Area (RPA) m2	Root Protection Area (RPA) Radius (m)
T1	London plane	20	1000 (e)	5 4 5 5	M	F	G	B1	20+	Significant and mature butt sited against boundary wall to south. Front garden location. Tree leans to south with main union at 4.5m height. Lapsed pollard from 5-6m height. High pollards at 7-14m height; lapsed reduction 4-6 years	6	6	452.45	12.0
T2	London plane	20	1200 (e)	6 5 5 4	M	F	G	C1	10+	Significant and mature butt sited against boundary wall to south. Front garden location. Lean to east with crown to east also. Lapsed pollard from 4-6m height. High pollards at 7-14m height; lapsed reduction 4-6 years	6	6	651.58	14.4

Appendix B

DWG T001
Tree Protection Plan (TPP)

35 Gloucester Crescent, London, NW1 7DL

Tree Canopy Colour Key: BS5837: 2012

- Category A
- Category B
- Category C
- Category U

RPA 14.4m

T2

T1

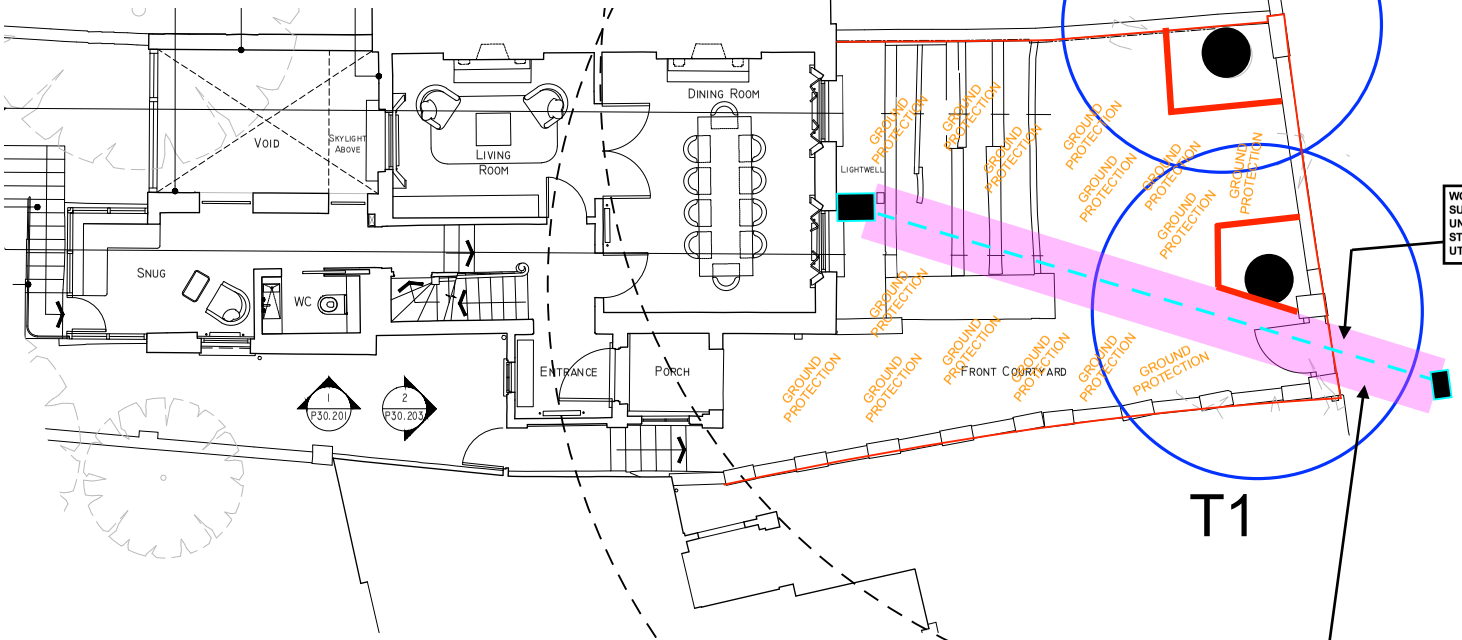
RPA 12.0m

BASAL SHUTTERING TREE PROTECTION SPECIFICATION

KEY ——

The fencing must fully enclose the main stem and initial buttress roots of the tree by being constructed as a self supporting structure to the following specifications:

Minimum height: 2.4m
Plywood Specification: 25mm thickness, external grade
Supporting Structure: 4" x 2" softwood timbers to form structure within shuttering
NOTE: - No ground supports permitted
- Structural integrity of structure to be determined by building contractor and approved by supervising



WORKS OUTSIDE OF SUBECT SITE UNDERTAKEN BY STATUTORY BODY / UTILITIES COMPANY

PRECAUTIONARY AREA TOOLS - REFER TO AMS

KEY

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
– – –	RPA RADIUS

TREE PROTECTION KEY

	EXISTING UTILITIES MANHOLE Within subject property and off site within highway
	EXISTING UTILITY CONNECTIONS Existing connections to be replaced on existing line / depth due to failure
	PRECAUTIONARY AREA All works undertaken in accordance with AMS within Scheme of Arboricultural Supervision
	TREE PROTECTION FENCING All works undertaken in accordance with AMS within Scheme of Arboricultural Supervision
	GROUND PROTECTION Existing hard landscapes retained / ground protection boards applied

0 1 2 3 4 5

SCALE: 1:100

BS5837 (2012) TREE SURVEY NOTES
1. In accordance with BS5837(2012) this drawing is a colour coded schedule and should not be read in black and white
2. If received electronically it is the recipients responsibility to print this drawing to correct scale. Only written dimensions should be used where not printed to scale.
3. This drawing should be read in conjunction with all other relevant drawings and specifications
4. Marcus Foster Arboricultural Design & Consultancy accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided

Rev.	Date		Checked

JOB TITLE: 35 Gloucester Crescent, London, NW1

DWG TITLE: Tree Protection Plan

SCALE: 1:100 @ A3

DATE: Feb 25

JOB NO: AMS/MF/032/25

DWG NO.: T001

T: 0781 2024070
mail@marcus-foster.com
www.marcus-foster.com
Marcus Foster
TREE CONSULTANCY

Appendix C:
Tree Protection Notice

Generic Tree Protection Notice
(BS5837: 2012):

Notice to be clearly shown on tree protection fencing
AT ALL TIMES

Appendix D

Tree Protection Fencing Specification

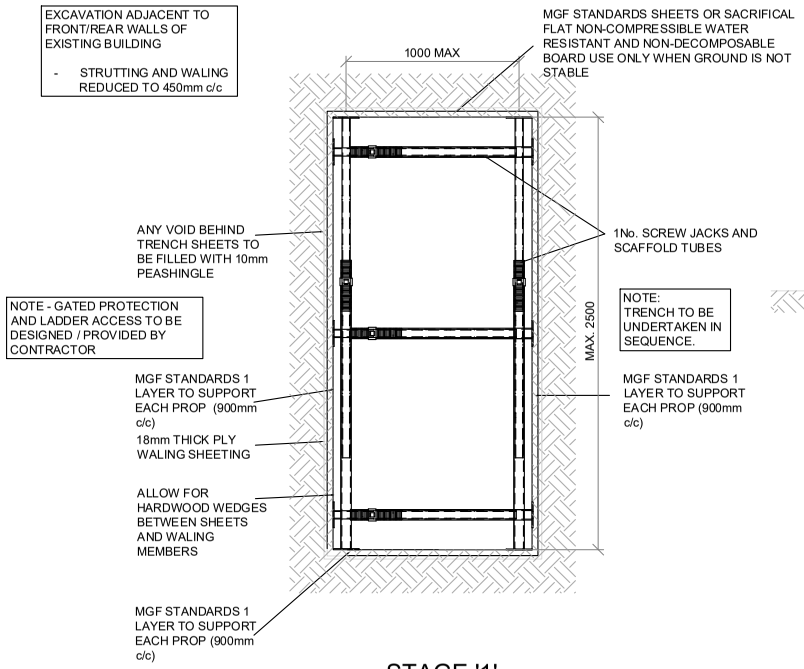
Basal Shuttering Tree Protection Fencing Example

Basal shuttering offers immediate protection for the lower main stem and initial root plate of a tree where exposed with a porous surface. This method of tree protection does not offer protection to the root plate of a tree where surfaces are exposed / development works are being undertaken within the Root Protection Area of a tree. however, it does offer immediate protection to the main stem and provides vital clearance between the tree and construction site activities such as storage of materials, ad hoc toilet usage and compaction of exposed soft landscaped ground (in addition to many other additional construction site activities.

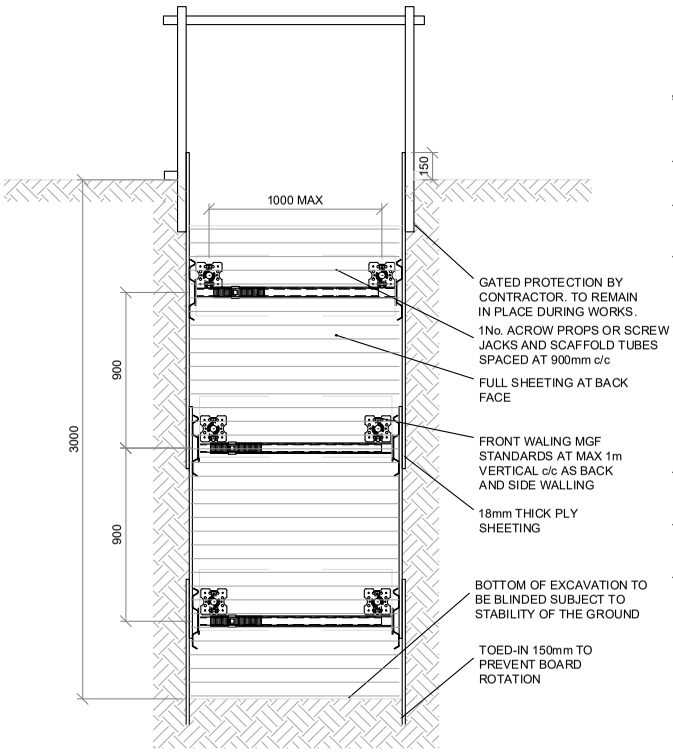
Photograph taken by Marcus Foster within City of Westminster, 2015

Appendix E:
Structural / Trench Dig Strategy
Plan Drawing

DWG Ref: 56205_TS1 - DSA Group
Proposed Temporary Trench Section and Elevation Details



STAGE '1'
PLAN 0-3M DEPTH



STAGE '1' ELEVATION
0-3m DEPTH

STAGE '1' UNDERPIN TRENCH DETAILS
1:25

TEMPORARY WORKS NOTES:

7. THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR MAINTAINING THE STABILITY OF ALL EXISTING BUILDINGS AND STRUCTURES, WITHIN AND ADJACENT TO THE WORKS, AND OF ALL THE WORKS FROM THE DATE OF POSSESSION OF THE SITE UNTIL PRACTICAL COMPLETION OF THE WORKS

8. THE CONTRACTOR SHALL DESIGN, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS AND SHALL ADVISE BOTH THE ARCHITECT AND STRUCTURAL ENGINEER AT LEAST TEN WORKING DAYS FROM COMMENCEMENT OF THE WORKS, OF HIS PROPOSALS FOR TEMPORARY SUPPORTS AND SEQUENCE OF CONSTRUCTION FOR THE WORKS. THESE PROPOSALS SHALL BE SUPPORTED BY DESIGN CALCULATIONS IF REQUESTED.

UNDER NO CIRCUMSTANCES WILL ANY STRUCTURAL ALTERATIONS BE CARRIED OUT PRIOR TO THE STRUCTURAL ENGINEER COMMENTING ON THE CONTRACTORS TEMPORARY WORKS PROPOSALS

9. THE DESIGN OF TEMPORARY WORKS SHALL INCLUDE AN ASSESSMENT OF THE LOADS TO BE RESISTED AND IS TO BE UNDERTAKEN BY A COMPETENT PERSON. DUE REGARD SHALL BE GIVEN TO LATERAL STABILITY AS WELL AS TO THE SUPPORT OF VERTICAL LOADS.

10. THE CONTRACTOR IS TO FAMILIARISE HIMSELF WITH THE BUILDING AND ITS STRUCTURE SO THAT HE IS AWARE OF THE NATURE AND MAGNITUDE OF THE LOADS TO BE SUPPORTED.

11. PARTICULAR CARE IS TO BE TAKEN TO ENSURE THAT TEMPORARY PROPS REMAIN ADEQUATELY SEATED AND TIGHTENED SO THAT SUPPORT TO THE STRUCTURE ABOVE IS NOT ALLOWED TO YIELD DURING BUILDING OPERATIONS.

12. THE CONTRACTOR IS TO ENSURE THAT ANY TEMPORARILY PROPPED STRUCTURE IS ADEQUATELY WEDGED, PINNED OR PACKED OFF THE PERMANENT WORKS USING SUITABLY SIZED AND SPACED STEEL SHIMS FIXED IN POSITION PRIOR TO REMOVAL OF ANY TEMPORARY SUPPORTS. IN ADDITION THE CONTRACTOR SHALL ENSURE THAT LOADS ARE TRANSFERRED FROM TEMPORARY SUPPORTS/PROPS TO THE PERMANENT STRUCTURE WITHOUT RESULTING IN EXCESSIVE DEFLECTION/MOVEMENT OF THE TEMPORARY OR PERMANENT STRUCTURE. THE CONTRACTOR SHALL ASSESS THE NEED FOR JACKING OR PRE-DEFLECTION OF PERMANENT STRUCTURAL MEMBERS PRIOR TO TRANSFERRING LOADS FROM TEMPORARY SUPPORTS/PROPS TO ENSURE THAT DEFLECTIONS OF THE PERMANENT STRUCTURE, WHEN LOADED, DOES NOT RESULT IN EXCESSIVE DEFLECTION DUE TO SLACK CONNECTIONS OR ANY DAMAGE (INCLUDING CRACKING) TO ANY OF THE PERMANENT STRUCTURES OR BUILDINGS, ETC. THIS REQUIREMENT IS ESPECIALLY SIGNIFICANT WHEN DEALING WITH CANTILEVER BEAMS/STRUCTURES AND CORNER 'BOX FRAMES'

13. THE CONTRACTOR SHALL ENSURE THAT ANY COMPLETED OR PARTIALLY COMPLETED STRUCTURAL ELEMENT IS NOT OVERLOADED. DETAILS OF DESIGN LOADS MAY BE OBTAINED FROM THE STRUCTURAL ENGINEER UPON REQUEST.

14. ALL TEMPORARY WORKS TO SUPPORT THE SIDES OF EXCAVATIONS FOR NEW FOUNDATIONS SHALL BE DESIGNED IN ACCORDANCE WITH BS 8000 PART 1: 1989 AND ANY OTHER APPROVED DOCUMENTS.

15. EXCAVATIONS SHALL IN NO CIRCUMSTANCES ENCROACH WITHIN 45º OF THE BOTTOM NEAR SIDE OF ANY EXISTING FOOTING.

Notes

1. IF IN DOUBT - ASK!! **DO NOT SCALE**
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS AND ENGINEERS DRAWINGS.
3. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS, CODES OF PRACTICE AND BUILDING PRACTICE. ALL DIMENSIONS TO BE CHECKED PRIOR TO STARTING THE WORKS ON SITE.
4. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. CONTRACTOR TO ASCERTAIN THE LOCATION OF SERVICES ON SITE PRIOR TO STARTING THE WORK.
6. ALL DIMENSIONS FOR CONSTRUCTION ARE TO BE OBTAINED FROM SITE MEASUREMENTS OR ARCHITECTS SETTING OUT DRAWINGS PRIOR TO MANUFACTURE/BUILDING.

CDM 2015 DESIGNER NOTES

IN ADDITION TO THE HAZARDS, AND RISKS NORMALLY ASSOCIATED WITH THE TYPE OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING SIGNIFICANT RISKS AND INFORMATION.

CONSTRUCTION:

1. N/A

FOR INFORMATION RELATING TO END USE, MAINTENANCE, DEMOLITION, SEE THE HEALTH AND SAFETY FILE.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO ORDERING / FABRICATION OF MATERIALS AND COMMENCEMENT OF WORKS

PRELIMINARY

CONTRACT
35 GLOUCESTER CRESCENT

TITLE
PROPOSED TEMPORARY TRENCH SECTION AND ELEVATION DETAILS

REV	DESCRIPTION	BY	DATE
P1	FIRST ISSUE	XX	XX.XX.XX

DRAWN	CHECKED	APPROVED	DATE	SCALE
BC	JM	TG	JAN 25'	AS SHOWN @ A3

DRAWING NUMBER			
24	56205_TS1	P1	

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Marcus Foster BA (Hons) NDArb. Tech Cert (AA) MArborA

Appendix F: References

1. BS5837: British Standard: Trees in relation to design, demolition and construction - Recommendations, British Standard (2012)

2. Principles of Tree Hazard Assessment and Management, Lonsdale, D. (Department for Transport, Local Government and the Regions, 1999)

3. The Body Language of Trees, Mattheck, C. and Breloer, H. (HMSO, 1994)

4. Trees in Britain, Philips, R. (Pan Books, 1978).

5. Diagnosis of Ill Health in Trees, Strouts, R. and Winter, (TSO, 1994)

6. NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2), (November 2007)

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