



AD/JC-1/LBC/909

30th January 2025

Quality Hotel

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Quality Hotel

5-7 Frogna1

London NW3 6AL

ARBORICULTURAL METHOD STATEMENT

(prepared in conjunction with Treeline Arboriculturalists – BS5837.2012)

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1.0 General

- 1.1 Draffin Associates Environmental Design (DA), acting for Quality Hotels was initially instructed in January 2025 to appraise the land at 5-7 Frognal London NW3 6AL and prepare a detailed tree report with tree protection to satisfy the relevant detailed planning conditions.
- 1.2 This document now forms part of the supporting information for the application to London Borough Camden Council (LBC) by the applicant for the proposed delivery area/ landscape improvements utilising the existing access driveway on the site that now extends to approx 0.08 ha.
- 1.3 The south-west facing street frontage contains part of a mature street tree canopy that is designated TPO. The access driveway zone is at ground level with a stepped access to the raised podium landscape garden. The proposal includes parking delivery area improvements together with landscape terrace improvements.
- 1.4 This **arboricultural method statement (AMS)**, prepared in conjunction with Treeline Arboriculturalists follows our tree condition survey and is based on the Felix Lewis Architects (FLA) site layout and topographic survey December 2024. Additional details have been submitted under separate cover by FLA.
- 1.5 This document sets out the methodology and procedures to be adopted for tree protection throughout the construction programme. It is designed for use by the appointed contractor. **2 no. Key progress meeting stages** are indicated to provide the appointed project arborist opportunity to clarify any special additional tree protection measures necessary following site inspection. It is noted that a separate construction method statement will be produced by the appointed contractor to satisfy highway, health and safety issues. Should there be any variations necessary to this document these should be agreed with LBC prior to the construction enabling groundworks commencement.
- 1.6 Existing features
- All construction works/tree protection to be in accordance with BS 5837 - 2012 code of Practice for 'trees in relation to demolition, design & construction'.
 - All construction tree protection works to be inspected by the site manager, contractors retained project engineer and arborist to ensure compliance with the agreed AMS.
 - All construction works/tree protection to be in accordance with BS 5837.2012.

- All retained trees to be protected with approved fencing prior to any construction work. This will be immediately after the agreed advanced treeworks have been completed.
- All tree surgery to be undertaken by the appointed arborist.
- The contractors working area will be agreed with the LPA and clearly fenced off prior to all construction work. Arrangements to be agreed for materials storage/ parking/ site setup/ concrete mixing area prior to construction.
- All essential groundworks excavation near retained trees to be carried out in accordance with NJUG (National Joint Utilities Group) volume 4 - 2007 'Guidelines for installation and maintenance of utility services in proximity to trees'.
- The site manager will be responsible for the day to day running of the site, the protection of all retained trees, briefing all site personnel working within root protection area (RPA) or canopies of retained trees making them aware and providing a copy of the AMS.
- Any incidence of damage to retained trees will be documented by the site manager, who will report incidences to the project arborist immediately and cease works in this area until appropriate mitigation has been agreed with the LPA.

2.0 PRE-START TREE PROTECTION (PRIOR TO HANDOVER TO THE GROUNDWORKS CONTRACTOR)

- 2.1 The contractor should erect new tree protection as indicated on **dwg no. 909/01** to be 2.1m HERAS READIFENCE supported on a stabilised strut ground pinned to ensure a fixed position throughout construction. Appropriate tree protection zone signage should also be displayed and securely fixed to fencing. **(in accordance with BS 5837.2012 p21. fig 3)**
- 2.2 The contractor should install temporary ground protection to the existing pavements/ parking area to permit construction vehicle access and materials storage within the site. 'Ground Guards' or similar linked rigid sheet product should be considered securely fixed on a compressible layer to avoid damage to existing tree roots. Any enabling tree canopy pruning works should be agreed on site with the project arborist.

**2.3 PROGRESS MEETING 1 – SITE MANAGER/ ARBORIST/ ENGINEER/
PRE-START TREE PROTECTION – prior to GROUNDWORKS COMMENCEMENT**

To check and sign off setting out, tree protection fencing, site access and signage.

To agree trees/ hedging for retention and permit removal of other vegetation.

To agree the enabling treeworks programme as set out in the tree report management works.

To confirm site set up arrangements – contractors working area, vehicle access, site hut, compound, concrete mixing area & materials storage location.

To confirm roadside access parking arrangements.

- 2.4 The appointed arborist will carry out enabling treeworks as agreed at Progress Meeting no.1.
The site manager will advise LBC of the construction groundworks programme.

3.0 DEMOLITION/ DEVELOPMENT SITE SET UP - TREE PROTECTION WORKS

- 3.1 The proposed development will not involve the removal of surveyed trees. Mature TPO street trees Tree T1 (Grade C) and offsite T2 (Grade B) overhang the front garden and driveway/ parking area and require tree root protection measures throughout demolition and construction works. Tree protection fencing and temporary ground protection as stated are to be adopted. It is understood that a TPO crabapple tree within the canopy of T2 has been previously removed and will require replacement for condition purposes.

- 3.2 THE GROUNDWORKS/DRAINAGE CONTRACTOR SHOULD TAKE SPECIAL CARE TO AVOID UNNECESSARY GROUND DISTURBANCE OR COMPACTION WITHIN SHALLOW UNPROTECTED TREE ROOT PROTECTION AREAS.
WORKS TO BE CARRIED OUT BY HAND UNLESS AGREED OTHERWISE WITH THE PROJECT ARBORIST.ORIGINAL BOUNDARY GROUND LEVELS TO BE RETAINED WITHIN TREE ROOT PROTECTION AREAS AT ALL TIMES.
WHERE ROOT DISTURBANCE OCCURS ALL ROOTS EXPOSED BELOW 25MM SHOULD BE CUT BACK CLEANLY TO REDUCED LEVELS - ALL LARGER ROOTS SHOULD BE WORKED AROUND AND COVERED WITH FREE DRAINING INERT GRANULAR MATERIAL CONSISTING OF TOPSOIL AND SHARP SAND TO A MAXIMUM 300MM DEPTH (IN SOFT LANDSCAPE AREAS)

- 3.3 The proposed landscape improvements are located within the RPA of mature street trees T1 & T2.

- 3.4 Demolition – where retained trees stand within or adjacent the podium planter to be replaced the demolition should be undertaken by hand within the footprint of the existing planter to minimise root disturbance. Any dust accumulating on leaves should be washed off by hose carefully without damage to the retained branch canopy.
- 3.5 The contractor should take precautions for the immediate working zone noting hotel vehicle and pedestrian access, any concrete mixing areas required and machine working arrangements. All potential leachate spills should be avoided within the lower RPA zones. Mitigation boundary infill hedging or replacement matching fencing should be adopted where temporary working access dictate essential removal for construction. It is noted that the delivery parking area will be extended and this could be utilised in advance for construction access.
- 3.6 The podium brick planter reconstruction may include temporary working access that may encroach on the edge of T1, T2 RPA. Temporary ground protection should be adopted using butted scaffold boards/ 'Ground Guards' on a compressible layer to safeguard the root protection zone allowing for construction materials storage/ vehicular access. (see diagram on dwg no. 909/01).
- 3.7 The proposed brick planter reconstruction is located at the edge of the RPA of mature offsite Maple tree T2 RPA. Should the contractor require below ground access within T2 RPA for the planter reconstruction then site investigations will be undertaken by the project arborist.
- 3.8 The project arborist will then verify the areas for exploratory excavation using 'airspace' equipment to confirm the rooting influence of tree T2 effected in liaison with the project engineer. A temporary sump area is recommended to receive the surplus arisings from the 'airspace' works at the limit of the investigation zone.
- 3.9 Based on the engineering setting out, any exposed roots should then be reviewed/ treated by the project arborist before any further construction is commenced.
- 3.10 Special low invasive brick planter foundation construction and working access arrangement may be required to minimise impact on tree roots and the project engineer and arborist should agree the most appropriate design solution and construction method. (see BS5837.2012 - Clause 7.5.2) Consideration should be given to adjusting the modified ground levels to allow for any major roots retention/ special foundation design. This could include raft or pad and beam foundation construction.

**3.11 PROGRESS MEETING 2 – SITE MANAGER/ ARBORIST/ ENGINEER/
DEVELOPMENT SITE - TREE PROTECTION WORKS**

To confirm completion of enabling tree works and installation of site setup arrangements.

To confirm completion of demolition works including any hard break out.

To confirm installation of all standard tree protection fencing as programme.

To confirm driveway, parking tree protection and utilities access margin.

To agree areas of temporary special ground protection and check setting out/ installation.

4.0 ENGINEERING PRACTICAL COMPLETION

**4.1 PROGRESS MEETING 3 – SITE AGENT/ ENGINEER
Before TREE PROTECTION FENCING REMOVAL**

To check and confirm as built finished external works are in accordance to project engineer's specification

To agree removal of tree protection and snagging of all local details of ground engineering/ external works adjacent mature trees.

To agree handover of site tree care to the owner's retained arboricultural contractor.

To agree any landscape mitigation installation required by LBC including boundary screening / enclosure infilling.

5.0 NEW LANDSCAPE WORKS

- 5.1 All landscape ground works within RPA should be undertaken by hand to avoid root damage/ ground compaction. No machinery should be used.
- New boundary fencing should be close board/ post & rail or similar to minimise excavation.
- Post holes dug within RPA should be relocated to avoid major roots over 25mm diameter.
- Any brickwalling within RPA should have low invasive foundation design subject to air spade investigation findings agreed with the project engineer and arborist. All post hole or other foundation concrete works should utilise impermeable membrane to avoid lime leachate spillage in adjacent soil.
- All landscape works including reinstatement to satisfy the latest relevant British Standard including supply of materials, operations on site and management.
- All landscape works to be constructed in accordance with LBC approved landscape scheme.

6.0 SUMMARY SITE PRECAUTIONS

No mechanical digging or scraping within defined RPAs.

No fires to be lit within 10m from the edge of the retained tree canopy.

No access permitted within the CPZ or tree protective fencing.

No materials, equipment or debris to be stored within the CPZ or RPAs of retained trees.

Notice boards, utility cables or other site fittings will not be attached to retained trees.

Materials that may contaminate the soil will not be permitted to operate or allow runoff into the RPAs of retained trees or soils.

Site operations must be carried out in such a way to avoid damage to the aerial part of retained trees.

APPENDIX

- A Tree condition survey/ constraints – **schedule**
- B Tree impact study – **schedule**
- C Detailed tree constraints/ protection plan - **dwg no. 909/01.**
- D Site monitoring sheet