

February 2012  
CBA7740 V1

Camden Council



*The Complete Professional  
Arboricultural Consultancy*

## **ARBORICULTURAL DEVELOPMENT STATEMENT**

52-54 Mount Pleasant  
London

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**ARBORICULTURAL DEVELOPMENT STATEMENT**  
**(incorporating Arboricultural Implications Assessment and Method**  
**Statement in accordance with BS5837:2005)**

**Client:** Camden Council

**Site:** 52-54 Mount Pleasant, London, WC1X 0AL

**Arboricultural Consultant:** James Fuller *FDS Arb, ND Arb*

**Date:** February 2012

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**SUMMARY**

The proposal is for the refurbishment of the existing building and the construction of new buildings to the East and West of the courtyard at the site of 52-54 Mount Pleasant, London, WC1X 0AL. The Arboricultural Development Statement (ADS) will demonstrate the protection measures for the retained trees, and should be read in association with the Tree Protection Plan CBA7740.02 which identifies tree retention measures. It follows the initial tree survey, implications assessment and on-going discussions to minimise the impact upon the existing tree stock.

The emphasis of the report is predominantly that of preservation and tree protection. It identifies methodologies to provide protection for trees, to ensure their healthy and safe retention during and post development, as guided by BS5837:2005 and current best practice.

One off-site individual tree (tree 6) can be retained within the development as detailed within this report.

There are 2 (two) trees (trees 3 and 4) that will be lost to facilitate the development.

There are 3 (three) trees (trees 1, 2 and 5) that will be removed for sound arboricultural management regardless of any development proposals.

CBA Trees believes that the trees highlighted for retention within this report can be retained without undue stress on their long-term health.

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### Supporting Information/Appendices

|     |   |
|-----|---|
| CB1 | Tree Survey Schedule and Tree Survey Plan CBA7740.01A |
| CB2 | Root Protection Area Schedule                         |
| CB3 | Tree Protection Plan CBA7740.02                       |
| CB4 | Tree Works Schedule                                   |

### Guiding Principles/Appendices

|     |  |
|-----|--|
| CB5 | Tree Protection Guidance Leaflet   |
|     | Construction Exclusion Zone Site Notice                                      |
|     | Common Causes of Damage During Construction Works                            |
| CB6 | Flow Diagram Summarising the Planning Process for Trees on Development Sites |
| CB7 | Qualifications and Experience  |

## **PART 1 ARBORICULTURAL IMPLICATIONS ASSESSMENT**

### **1.0 INTRODUCTION**

- 1.1 There is a development proposal for the site of 52-54 Mount Pleasant, London, WC1X 0AL. The site is located within a heavily built up area of Central London. It is positioned on the northern corner of the A5200 (Grays Inn Road) and A5201 (Clerkenwell Road). Mount Pleasant Hostel is situated within the Hatton Garden Conservation Area.
- 1.2 The proposal is for the refurbishment of the existing building and the construction of new buildings to the East and West ends of the courtyard.
- 1.3 Document disclosure provided:
  - Topographical Site Survey provided by EC Harris
  - Structural information provided by EC Harris
- 1.4 The client provided the original site plans and locations of the trees, and these have been the basis for the production of subsequent plans. Whilst CBA Trees has had a limited input in defining the contents of the development plan, it broadly conforms to the requirements of Section 4.1.5 of BS5837:2005.
- 1.5 Our advice has been sought on the principles of the development in relation to the potential impact on the existing tree stock, to inform and to facilitate the development layout that is acceptable in arboricultural terms.

### **2.0 CLIENT'S BRIEF**

- 2.1 In line with our written quotation and verbal instructions, information has been compiled in accordance with BS5837:2005 *"Guide to Trees in Relation to Construction – Recommendations"* and current best practice advice.
  - To undertake a Tree Survey, appended at CB1.
  - To produce an AutoCAD Tree Survey Plan that relies on the accuracy of the topographical survey provided by the client. (Plan CBA7740.01A appended with the Tree Survey Schedule at CB1).
  - To produce a schedule of Root Protection Areas in accordance with BS5837:2005 Table 2, appended at CB2.
  - To undertake an Arboricultural Implications Assessment (AIA) of the proposed development provided by the client to identify which trees will be lost, which can be retained and suggest mitigating build techniques in order to retain trees.
  - Attend a site meeting with Mike Melley of EC Harris & Alex Hutson Tree Officer for Camden Council to discuss the facilitation pruning requirements of the off-site London Plane Tree (tree 6).
  - Based on the above and further on-going discussions, to provide an Arboricultural Development Statement (ADS) detailing the methodologies for the retention of the tree stock where feasible, in relation to the approved development layout including a Tree Protection Plan CBA774.02 appended at CB3.
- 2.2 The advice provided is in support of the current planning application and has been formulated without discussion with the main construction contractors who at his stage have not been appointed. Once the main contractors are appointed, amendments to this

Method Statement may be required for construction purposes. All amendments will be assessed by the retained arboricultural consultant and approved in writing by Camden Council.

### 3.0 DESCRIPTION OF THE SITE

- 3.1 The site is currently occupied with a 3 storey Edwardian structure. The building is a maze of corridors with unused courtyards located between the buildings. One of these unused courtyards is currently home to 5 (five) trees growing in concrete pots; these trees are all of lower quality. To the East of the site there is an off-site tree (tree 6) located within the gated confines of a separate private building.

### 4.0 THE TREE STOCK

- 4.1 A tree survey was undertaken by CBA Trees on 20<sup>th</sup> October 2011. The tree survey exercise identified 6 (six) individual trees; a Tree Survey Schedule and Plan CBA7740.01A are appended at CB1.

- 4.2 CBA Trees was not instructed to investigate whether trees on or adjacent to the site are protected by a Tree Preservation Order or located within a Conservation Area. The client is advised to obtain written confirmation from Camden Council to establish the legal status of these trees prior to any works being undertaken, outside the remit of an approved planning application.

#### 4.3 Tree Categorisation Method

**Category R =** Trees in such a condition that any value would be lost within 10 years, or should be removed for reasons of sound arboricultural management. There were 3 (three) 'R' grade trees on the site at the time of surveying - trees 1, 2 and 5.

**Note:**

***"Category R trees are those which would be lost in the short term for reasons connected with their physiological or structural condition. For this reason, they should not be a consideration in the planning process."***

**Category A =** Trees of high quality and value: in such a condition as to make a substantial contribution, (40 years or more is recommended). There were no individual 'A' grade trees on or adjacent to the site at the time of surveying.

**Category B =** Trees of moderate quality and value, capable of making a significant contribution for in excess of 20 years. There was one individual 'B' grade tree adjacent to the site at the time of surveying (tree 6) which was given an interim grade and should therefore re-surveyed in line with the advice contained in the Tree Survey schedule at CB1.

**Category C =** Trees of low quality and value which might remain for a minimum of 10 years, or young trees with stems of less than 150mm diameter. There were 2 (two) individual 'C' grade trees in total on the site at the time of surveying - trees 3 and 4.

**Note:**

***"Trees under these categories are trees that should be a material consideration in the development process; the subcategories are intended to reflect arboricultural, landscape and cultural values respectively."***



- 4.4 For a more details of the existing tree stock, refer to the Tree Survey Schedule (appended at CB1).

## 5.0 PROPOSED TREE RETENTION AND TREE LOSS

- 5.1 In accordance with the recommendations contained within BS5837:2005 "*Trees in Relation to Construction*", an experienced arboriculturist has assessed the requirements for tree protection and the Root Protection Area (RPA) (appended at CB2). The implications of the proposed development are detailed below, along with any mitigating measures to ensure the retention of these trees.
- 5.2 As part of the assessment, dimensions have been scaled from the proposed development drawing prepared and modified, to include the relevant Tree Survey data and the information as shown on Plan CBA7740.02, appended at CB3.
- 5.3 Trees 1, 2 and 5 are advised for removal for reasons of sound arboricultural management, regardless of any approved development.

## 6.0 SUMMARY OF ARBORICULTURAL IMPLICATIONS

- 6.1 The following summary of implications, relates to only those trees which will require mitigation measures to allow for construction operations.
- 6.2 Trees 3 and 4 have been given a low 'C' grade when surveyed under the guidance set out in BS5837:2005 "*Trees in Relation to Construction; Recommendations*". These trees are located underneath the footprint of the proposed development, and will therefore need to be removed to facilitate the construction of the extension. Mitigation planting has been proposed within the central new courtyard, to consist of 7 (seven) new trees as detailed within the landscape proposals.
- 6.3 Tree 6 is an off-site London Plane and has been given a moderate 'B' grade when surveyed under the guidance set out in BS5837:2005 "*Trees in Relation to Construction – Recommendations*". It has been recognised that this tree is very important within the current street scene as it is the only tree that can be seen. It is therefore the wishes of Camden Council that the proposed development only implicates this tree if it is completely necessary.
- 6.4 Due to existing site features, lower ground levels within the site, boundary wall around the site, Mount Pleasant Road behind the boundary wall and the neighbouring buildings boundary wall, it is not thought that any roots from tree 6 will be growing within the proposed development area. The RPA has been amended to try and take into account the existing site features as shown on plan CBA7740.02.
- 6.5 The canopy of tree 6 overhangs the site and will require some facilitation pruning to allow for the building and working space. The amount of pruning was discussed during a meeting with Alex Hutson, Tree Officer for Camden Council on Friday 10<sup>th</sup> February. Alex was happy with the amount of facilitation pruning required. Facilitation pruning is detailed in Section 9.0 of this report and within the Tree Works Schedule (TWS) appended at CB4.
- 6.6 The use of narrower scaffolding will be utilised underneath the canopy of tree 6. This will involve a 1m wide scaffolding specification to reduce the impact of tree 6.



## PART 2 ARBORICULTURAL/CONSTRUCTION METHOD STATEMENTS

### 7.0 PRE-COMMENCEMENT SITE MEETING

- 7.1 A pre-commencement site meeting shall be held prior to any works commencing on site, to agree all approved processes with the arboricultural consultant, the construction personnel and Camden Council. This meeting could be used to formally agree the methods of work, position of site offices, material storage, compounds, parking and tree protection measures prior to commencement of the development and the associated clearance work.

### 8.0 PRE-DEVELOPMENT TREE WORKS

- 8.1 All tree works will be undertaken prior to the commencement of site preparation and construction works.
- 8.2 **All permitted or approved tree work** should be carried out in accordance with the British Standard "*Recommendations for Tree Work*" BS3998:2010, by suitably qualified and experienced professional arborists. Under no circumstances shall site personnel undertake any tree pruning operations. All tree surgery works should be carried out prior to the development of the site, and erection of protective fencing.
- 8.3 With regard to the trees to be retained, if protected by a Tree Preservation Order or within a Conservation Area, prior approval from Camden Council will be required, if any works to these trees are proposed prior to full planning permission being granted detailing the approved tree works.
- 8.4 Consideration should be given to the timing of the proposed tree works to avoid the active growing period of trees. Therefore, all tree work should ideally be carried out during the dormant period from November through to February and then again from June to August. Consideration should also be given to nesting birds, and tree works should not normally be undertaken between March and May; however, care should be taken to inspect trees during the summer months for evidence of nesting birds.
- 8.5 Should additional tree works become apparent during the construction process; written consent will be required from Camden Council prior to these additional works being undertaken.
- 8.6 All tree works that are required to facilitate the development are detailed within the Tree Works Schedule appended at CB4.

### 9.0 FACILITATION PRUNING

- 9.1 It has been recognised that tree 6 requires facilitation pruning to allow for the construction of the proposed development. The pictures below have been included to show the approximate locations the branches will be pruned back to as discussed on site with Alex Hutson Tree Officer for Camden Council.



- 9.2 Photograph 1: view of the lowest branch on the West of the tree and where it is to be pruned back to.

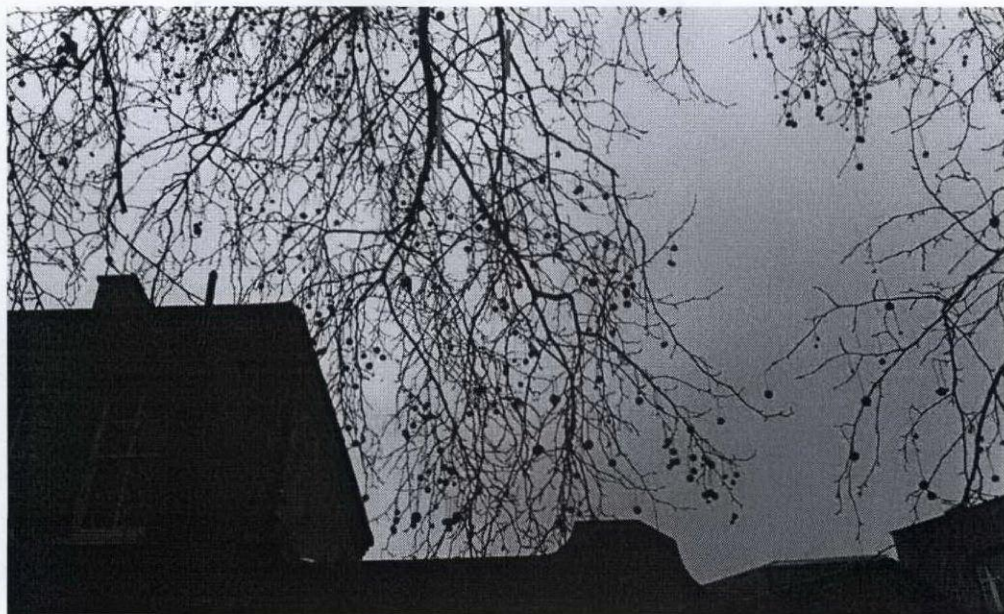


- 9.3 Photograph 2: view of the second branch to be pruned on the West side.





- 9.4 Photograph 3: view of the third branch to be pruned on the West side.



#### **10.0 AVOIDING DAMAGE TO STEMS AND BRANCHES**

- 10.1 Care shall be taken when planning site operations, to ensure that wide or tall loads, or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Such contact could result in serious damage to them, and might make their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees, will be conducted under the supervision of a banksman, in order to ensure adequate clearance from trees is maintained at all times.

#### **11.0 SITE MONITORING AND SUPERVISION**

- 11.1 On-going arboricultural site monitoring for the duration of the proposed development in close proximity to tree 6 should be carried out by a qualified and experienced arboriculturist at pre-determined and agreed time intervals, and governed by the type, timing, location and intensity of site works.
- 11.2 It will take the form of regular inspections (to be agreed, but at least one visit per month during the construction phase of the development is advised), the aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Camden Council and its Tree Officer.
- 11.3 Any defects requiring rectification shall be notified to the contractor/site manager and the client.
- 11.4 In addition, a site logbook for tree protection measures is kept to record all stages of the development from the erection of the protective fencing, right through to the completion of the project. This will be made available to the arboricultural consultant and Camden Council if required, to show evidence of continuous site monitoring.

**Example pro-forma**

| Date     | Activity                            | Checked | Comments/<br>damage<br>noted | By whom | Signed | Action<br>taken |
|----------|-------------------------------------|---------|------------------------------|---------|--------|-----------------|
| 13/11/11 | Erection of protective<br>fencing   |         |                              |         |        |                 |
| 20/11/11 | Inspection of protective<br>fencing |         |                              |         |        |                 |

- 11.5 The Camden Council Tree Officer (or appropriate representative) will have agreed access to the site, and will report on any problem areas directly to the developer's retained arboriculturist, who will then visit the site and make recommendations to the developer on how best to rectify the situation and ensure the implementation.

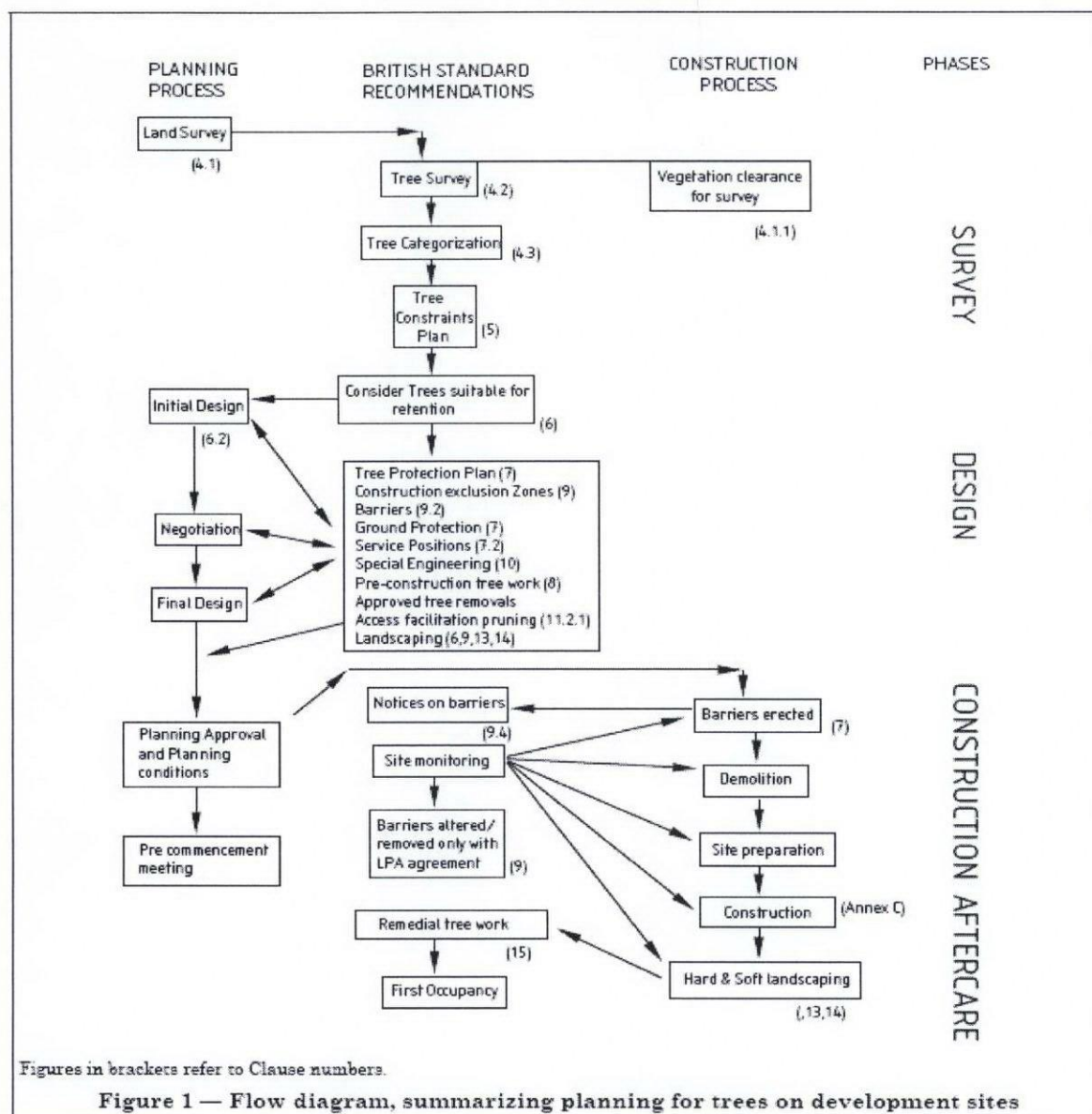
**12.0 REPORT DAMAGE TO TREES AND TREE PROTECTION FENCING**

- 12.1 Should any damage be caused to trees noted for retention, either by the above works or as the result of any other action, the damage should be reported to the site supervisor immediately. The site supervisor shall report up the chain of responsibility to the retained consultant arboriculturist, or in the absence of such an appointment, to an appropriately qualified arboriculturist, to enable remedial measures to be implemented as necessary and as agreed with Camden Council.
- 12.2 Should protective fencing become damaged so as to impair its function in protecting trees, all work shall cease in the vicinity of the damage, until the fence has been returned to standard.

**13.0 PHASING OF DEVELOPMENT**

- 13.1 The process of the development should follow that of Figure 1 of BS5837:2005 in addition to any additional site-specific considerations and factors that need to occur, or be implemented in any one phase.





- 13.2 Existing trees on and adjacent to the site have been broadly assessed in accordance with BS 5837:2005 *"Trees in relation to Construction –Recommendations"*. At the survey and design stages, consideration has been given to the possible implications of development on existing trees, and how these effects can be minimised.
- 13.3 Compliance with this Method Statement will ensure that all retained trees on and adjacent to the site are maintained in a healthy and safe condition, both during and post construction.
- 13.4 There are several phases of development on this site, each phase will follow the above process to ensure that detrimental affects to retained trees and landscape areas are minimised.

#### 14.0 CONSTRUCTION WORK TIMINGS

- 14.1 This is for determination by Camden Council.

## 15.0 CONCLUSIONS

- 15.1 The proposal is for the refurbishment of the existing building and the construction of new buildings to the East and West of the courtyard at the site of 52–54 Mount Pleasant, London, WC1X 0AL, have been assessed broadly in accordance with British Standard 5837:2005 – *"Trees in Relation to Construction – Recommendations"*.
- 15.2 It is our opinion that the trees identified for retention can be afforded due respect and provided adequate protection, ensuring their safe and healthy retention during the development process.
- 15.3 A total of one off-site individual tree (tree 6) can be retained within the development as detailed within this report. There are 2 (two) trees (trees 3 and 4) that will be lost to facilitate the development. There are 3 (three) trees (trees 1, 2 and 5) will be removed for sound arboricultural management regardless of any development proposals.
- 15.4 It is our opinion that the loss of the trees will not have a detrimental effect on the local visual amenity, or significantly alter the visual treed character of the local area, once a landscaping scheme that includes quality trees, selected to suit the site conditions and the space available, is implemented.
- 15.5 Provided the recommendations included within this report are strictly adhered to, CBA Trees believes the trees highlighted for retention within this report can be retained without undue stress on their long-term health.

## 16.0 CONTACT LIST

- 16.1 It is suggested that points of contact and lines of communication are established prior to commencement of the works on site including:-
- Arboricultural Consultant
  - Project Architect
  - Highways Engineer
  - Structural Engineer
  - Drainage Engineer
  - Landscape Architects
  - Camden Council's Tree Officer
  - Camden Council's Planning Case Officer
  - Site Supervisor and Foreman
- 16.2 It is advised that the site supervisor establishes their own listing of contact details at the pre-start site meeting, and displays this in their office for general use as necessary.

## 17.0 BIBLIOGRAPHY

- British Standard 5837:2005 –  
*"Trees in Relation to Construction – Recommendations"*
- British Standard 3998:2010 –  
*"Recommendations for Tree Work"*
- National Joint Utilities Group Publication Volume 4 –  
*"Guidelines for the planning, installation and maintenance of utility services in proximity to trees"*



- Wildlife and Countryside Act 1981
- Town and Country Planning Acts

