

SIDMOUTH STREET
LONDON

ARBORICULTURAL
METHOD
STATEMENT

PREPARED BY
ACD
ARBORICULTURE

ACD
Ecology
Arboriculture
Landscape Architecture

FOR
CREST NICHOLSON

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TABLE OF CONTENTS

1. INTRODUCTION	3
2. TREE PRUNING	3
3. SERVICE ROUTING AND GROUND PROTECTION	3
4. ANCILLARY STRUCTURE-CONSTRUCTION METHODOLOGY	5
5. BIBLIOGRAPHY	6
APPENDIX 1: CBA TREE PROTECTION PLAN MARKUP	7
APPENDIX 2: TRIAL PIT PHOTOGRAPHS	8

1. INTRODUCTION

- 1.1. Crest Nicholson instructed ACD Arboriculture in June 2012 to review the tree protection documents that were submitted with the original application and make recommendations and proposals for a functional solution that will suit Crest Nicholson's operational strategy. Particularly with regards to:
 - 1) Tree pruning
 - 2) Service routing and excavation
 - 3) No-dig construction for ancillary structures.
- 1.2. To achieve this, a meeting with the Tree Officer was held (16th July) and the proposals generally agreed upon. This report formalises the discussion and provides the required level of information to allow the pre-start conditions to be cleared.
- 1.3. All recommendations and proposals follow BS5837:2012 Trees in relation to design, demolition and construction- Recommendations (BSI 2012 British Standards Institute),

2. TREE PRUNING

- 2.1. All large trees on the frontage and western boundary are to be crown lifted to provide five metres of ground clearance and cut back to allow no more than two metres of clearance from the new buildings. This work will be carried out to BS3998 (BSI 2010 British Standards Institute).

3. SERVICE ROUTING AND GROUND PROTECTION

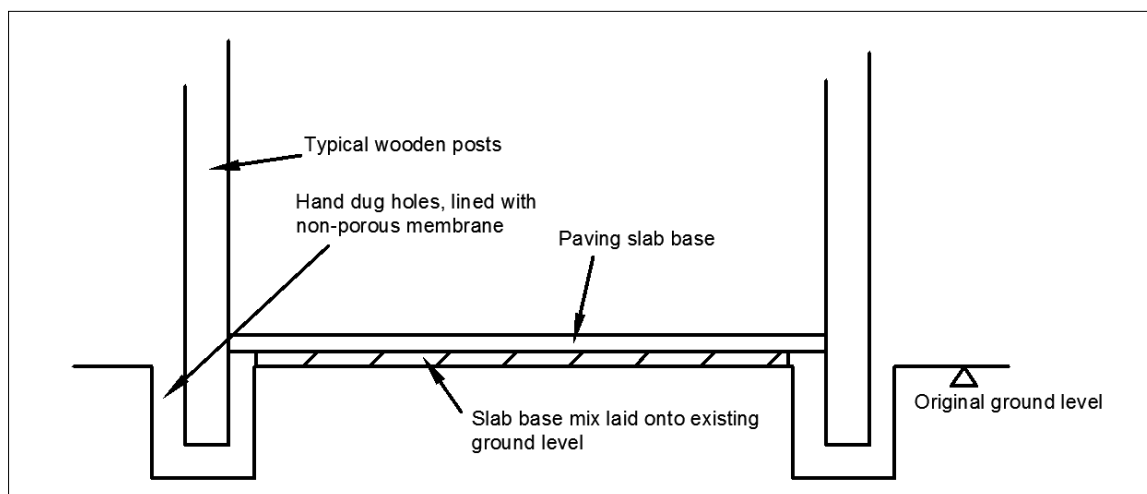
- 3.1. Historically the site was heavily built upon, with hard surface and building covering much of the site. This is particularly relevant where retained trees are concerned, as root proliferation beneath surfaces varies extensively depending upon construction types and profiles.
- 3.2. The submitted tree protection strategy provided by CBA Trees includes a requirement for ground protection where construction access forces encroachment into the notional circular root protection areas (RPAs) of retained trees. This raised an issue, in that the service runs for foul and surface water needed to run through the ground protection area.
- 3.3. Given the nature of the site, and the need to install the drainage, ACD visited site and carried out some investigation into the underlying ground and rooting environment (photos appended). It was found, through digging a trial pit, that there was no development of any visible roots in the underlying strata and that therefore the ground protection was not required, and there would be no impact upon the trees if the services were run through the route shown on the appended plan. The hoarding contractor who was also excavating in the same area supported the

findings, and also noted that all the holes they had dug were made up of densely compacted hardcore.

- 3.4. Therefore it is proposed that the ground protection (both areas shown on CBA documents) is redundant and not necessary for the successful retention of the trees.
- 3.5. The service routing shown on the plan for the northern section of the site, off Sidmouth Street, will then be installed in the margin between the building and the approved tree protection fence line. This approach will not result in any detriment to the large retained trees.
- 3.6. The tree on the southern section of the site, adjacent to Heathcote Road, is in similar situation although there is slightly more soft landscape immediately around the trunk. In this instance the proposed fence line will suffice and again, the ground protection is not required and shall be omitted. The foul and surface water trenches shall be dug hard up against either boundary (as shown on appended plan)

4. ANCILLARY STRUCTURE-CONSTRUCTION METHODOLOGY

- 4.1. There is currently a cycle store approved within the RPA of a retained tree. Traditional construction methods will result in removal of underlying roots and damage to the tree. Therefore, sensitive no-dig methodology shall be adopted.
- 4.2. This specification is suitable for other low impact outbuildings and follows the recommendations of section 7.5 of the British Standard.
- 4.3. Structure to be installed as per engineers approved specification.



Indicative section of no-dig construction

4.4. Stages for construction:

- 1) Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work
- 2) Dismantle any tree protection fencing to allow access (to be taken down only when commencement of work is imminent)
- 3) Excavation to establish root post-holes. To be carried out by hand or with an air excavation tool.
- 4) Insert posts and fill holes with concrete
- 5) Lay non-porous membrane over ground to be covered by base slabs
- 6) Spread slab mix on top of membrane and lay slabs.
- 7) Re-erected fencing to protect area until concrete is set
- 8) When post and slabs are dry dismantle fencing and finish off structure.

4.4.1. Arboricultural supervision will be employed during all work within the RPA

5. BIBLIOGRAPHY

BSI (2010). BS3998- Recommendations for Tree Work. London, British Standards Institute.

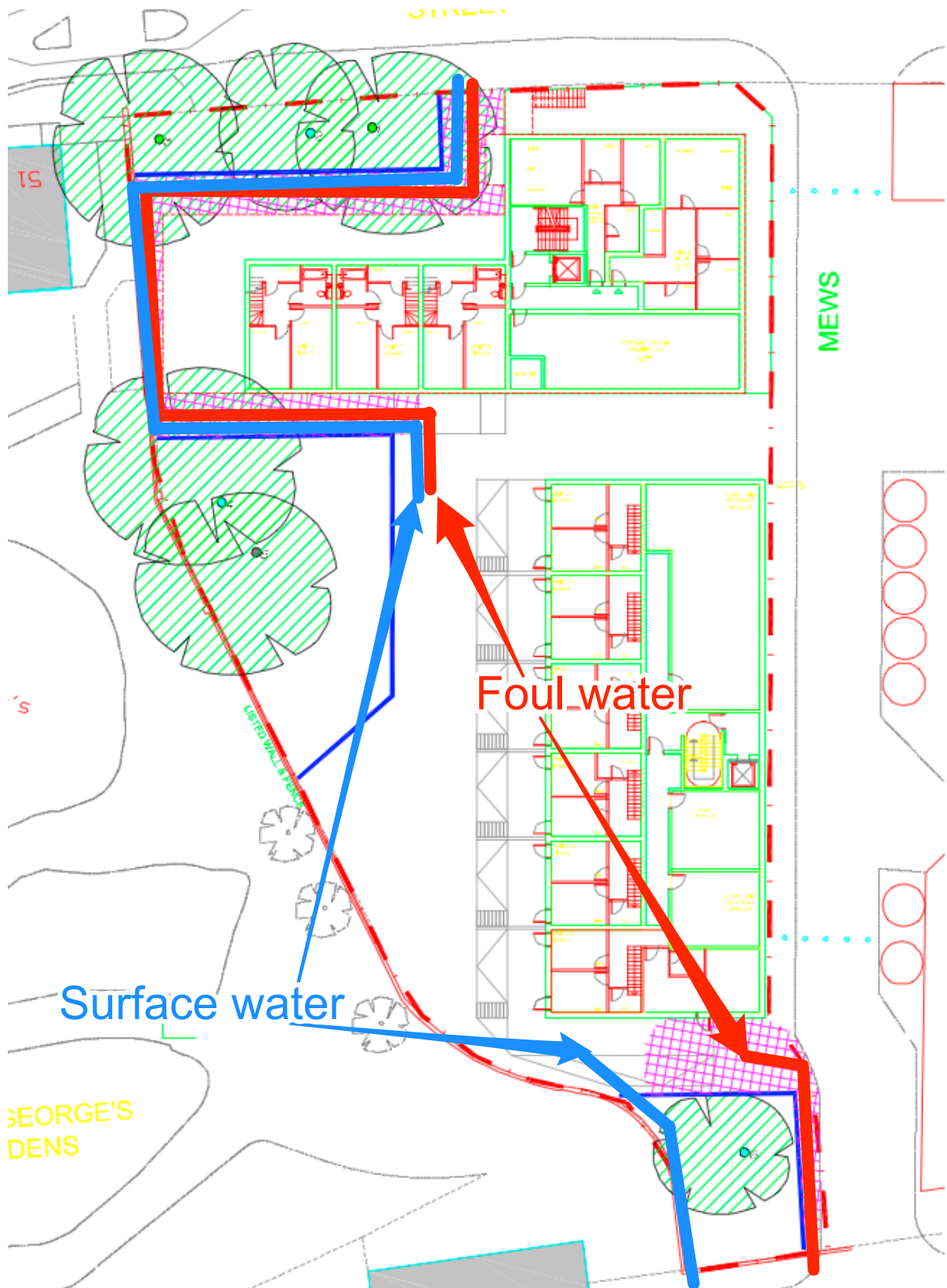
BSI (2012). BS5837: Trees in relation to design, demolition and construction- Recommendations. London, British Standards Institute.

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25 July 2012

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APPENDIX 1: CBA TREE PROTECTION PLAN MARKUP



APPENDIX 2: TRIAL PIT PHOTOGRAPHS





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