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TECH CERT (ARBOR. A)

Arboricultural Method Statement: 10b Elizabeth Mews, London, NW3 4TL

30th June 2014

Ref: GHA/MS/1960:14

CONTENTS

Location: 10b Elizabeth Mews, London, NW3 4TL
Ref: GHA/MS/1960:14
Client: Mr Steven Adams
Date: 30th June 2014
Report Prepared by: Glen Harding Tech Cert (Arbor.A)
Date of Inspection: 28th June 2014

Please note that abbreviations introduced in [Square brackets] *may be used throughout the report.*

Instructions

Issued by – Mr Steven Adams

TERMS OF REFERENCE – To survey the subject trees within 10b Elizabeth Mews, London, NW3 4TL, in order to assess their general condition and to provide an arboricultural method statement for the approved development, that safeguards the long term well being of the nearby retained trees and satisfies planning condition number 4 (decision notice ref: 2014/1910/P).

Executive Summary

The proposal for the site is to construct a new conservatory to the North of the existing structure. The retained trees require protection in accordance with industry best practice and BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations, in order to ensure their longevity.

Documents Supplied

Mr Steven Adams supplied the following documents:

1. Existing layout plans
2. Proposed layout plans
3. Existing elevation plans
4. Proposed elevation plans

Scope of Survey

1.1 The survey is concerned with the arboricultural aspects of the site only.

1.2 The planning status of the trees was not investigated in detail.

1.3 A qualified Arboriculturist undertook the report and site visit and the contents of this report are based on this. Whilst reference may be made to built structure or soils, these are only opinions and confirmation should be obtained from a qualified expert as required.

1.4 Trees in third party properties were surveyed from within the subject property, therefore a detailed assessment was not possible and some (if not all) measurements were estimated.

1.5 No discussions took place between the surveyor and any other party.

1.6 The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994)

1.7 The survey was undertaken in accord with British Standard 5837: 2005 Trees in relation to construction – Recommendations (BS5837).

1.8 Pruning works will be required to be in accord with British Standard 3998 – 2010 (Tree Work - Recommendations).

1.9 Underground services near to trees will need to be installed in accord with the guidance given in BS5837 together with the National Joint Utilities Group Booklet 4: 2007 Guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG4).

1.10 Where hard surfacing may be required in close proximity to trees, BS5837: 2012, and the principles of Arboricultural Practice Note 12: Through the Trees to Development (AAIS) 2007 (APN12) with regards to "no dig" surfacing will be employed.

1.11 Reference is made to the National House Building Council Standards, 2003, chapter 4.2: Building near trees (NHBC).

1.12 The client's attention is drawn to the responsibilities under the Wildlife and Countryside Act (1981).

Survey Method

2.1 The survey was conducted from ground level with the aid of binoculars.

2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

2.3 No soil samples were taken.

2.4 The height of each subject tree was estimated using a clinometer.

2.5 The stem diameters (SD) were measured in centimetres at 1.5 metres above ground level for single stems, and just above the root flare for multistemmed trees. Where access was difficult the diameters were estimated.

2.6 The crown spreads were measured with an electronic distometer. Where the crown radius was notably different in any direction this has been noted on the Plan (appendix A), or in the tree table (Appendix B).

2.7 The Root Protection Area (RPA) for each tree is included in the tree table, both as an area, and as the radius of a circle.

2.8 All of the trees that were inspected during the site visit are detailed on the plan at Appendix A. Please note that the attached plans are for indicative purposes only, and that the trees are plotted at approximate positions. The trees on this plan are categorised and shown in the following format: COLOUR CODING AND RATING OF TREES:

Category A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. Colour = light green crown outline on plan.

Category B – Trees of moderate quality with an estimated remaining life expectancy of at least 40 years. Colour = mid blue crown outline on plan.

Category C – Trees of low quality with an estimated remaining life expectancy of at least 40 years, or young trees with a stem diameter below 150mm. Colour = uncoloured crown outline on plan.

Category U – Those in such a condition that they cannot realisitically be retained as living trees in the context of the current land use for longer than 10 years. Colour = red crown outline on plan.

The crowns of those trees that are proposed for removal, or trees where the crown spread is deemed insignificant in relation to the proposed development are not always shown on the appended plan; however their stem locations are marked for reference.

All references to tree rating are made in accordance with BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations', Table 1

The Site

3.1 The site is located on Elizabeth Mews in the Primrose Hill area of North West London.

The Subject Trees

4.1 The details of the subject trees are set out in the Schedule at Appendix B.

4.2 The overall quality of the trees is good.

4.3 Of the eight individual trees, and groups of trees surveyed, two have been assessed as BS 5837 category B, with the remaining six trees being assessed as BS 5837 category C.

The Proposal

5.1 The proposal for the site is to construct a new conservatory to the North of the existing structure.

5.2 The proposed location of the above structures can be seen on the appended plan.

Method Statement and Procedures for Development Works

6.1 TREE PRUNING / REMOVAL

A list of all tree works that are required (including trees to be removed) is included in the tree table at Appendix B. Pruning / removal has only been specified for the following reasons:

- Where work is necessary to implement the approved scheme.
- Where works are required for safety reasons.
- Where work is required to improve tree form, or improve the appearance of overgrown areas of the site.

Where any tree work is needed, this work will be in accordance with British Standard 3998 – 2010 (Tree Work - Recommendations).

6.2 TREE PROTECTION BARRIERS

It is essential for the future health of the trees to be retained on site, that all development activity is undertaken outside the root protection zone of these trees, whenever this is practical. The position of the proposed protective fencing for the site is shown on the plan 'Appendix A' by a pink line. The position of the fence is to be marked out with biodegradable marker paint on site and agreed with appropriate representatives from the LPA and contractor. The fencing will be erected **prior** to any works in the vicinity of the trees and removed only when all development activity is complete. The protective fencing will be as (or similar and fit for purpose) that shown in BS 5837 (see Appendix C).

The Fence must be marked with a clear sign reading:

"Construction Exclusion Zone – No Access".

6.3 GROUND PROTECTION

An area of the rear garden will require ground protection to ensure that soil erosion or excessive compaction does not occur. The areas where this protection is required are outlined in orange hatching on the appended plan. This area will be covered with a permeable membrane, with 100mm layer of compressible woodchip overlaying it; an 18mm marine ply boards will then be secured on top of the woodchip to allow a 1.5tonne mini-digger to access the area without causing major compaction or soil erosion.

6.4 DELIVERY AND STORAGE OF BUILDING MATERIALS

Due to the limited on-site storage space, it may be necessary for bulk deliveries to be split into smaller deliveries. The use of a "just in time" delivery method can also be adopted to reduce the time materials are stored on site before use.

6.5 SITE HUTS, WELFARE FACILITIES AND STORAGE OF EQUIPMENT, MATERIALS AND CHEMICALS

All site huts will be positioned outside of the retained trees RPA's.

6.6 MIXING OF CONCRETE

All mixing of cement / concrete must be undertaken outside of the RPA of all of the retained trees.

6.7 INCOMING SERVICES AND SOAKAWAYS

The existing drainage system has been assessed as suitable for re-use, and it is assumed that the electric and gas cabling is also satisfactory. Any new underground services near to trees will however need to be installed in accord with the guidance given in BS5837 together with the National Joint Utilities Group Booklet 4: 2007 Guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG4). When within the RPA of any retained tree, any new service trenches should be excavated using an airspade to avoid any damage to roots. Care must then be taken to ensure the new services are installed so as to avoid any roots present.

6.8 ON SITE SUPERVISION

A detailed supervision programme will be devised by the developer and retained Arboriculturalist, ensuring that Arboricultural supervision is present at the appropriate periods during construction. It is therefore deemed necessary for the retained arboriculturalist to visit the site at the following critical points:

- Following tree pruning to ensure work is completed to the correct specification. **Date and time yet to be agreed, however once confirmed, these dates will be sent to the Local Planning Authorities Arboricultural Officer.**

- Erection of protective fencing to ensure it is constructed to the correct specification at the required proximity to ensure the healthy retention of the trees. **Date and time yet to be agreed, however once confirmed, these dates will be sent to the Local Planning Authorities Arboricultural Officer.**

- Installation of the ground protection to ensure it is constructed to the correct specification at the required proximity. **Date and time yet to be agreed, however once confirmed, these dates will be sent to the Local Planning Authorities Arboricultural Officer.**

- In addition to the above, random inspections of the site may also be undertaken during construction to ensure the Arboricultural responsibilities are being fulfilled by the developer. A full, written assessment of each visit will be sent the Local Panning Authority and copied to the developer at the expense of the applicant. Any issues relating to tree protection will subsequently be addressed immediately.

Once a commencement date has been confirmed for works on site, a representative from the applicant will contact the relevant officer from the local planning authority to arrange a pre-start site meeting. During this meeting, future requirements for site supervision will be agreed. The records of future site monitoring will be recorded on the site monitoring sheet at appendix D, and submitted to the local planning authority for their records.

6.9 OTHER TREE PROTECTION PRECAUTIONS

- No fires lit on site within 20 metres of any tree to be retained.
- No fuels, oils or substances with will be damaging to the tree shall be spilled or poured on site.
- No storage of any materials within the root protections zone.

6.10 DISMANTLING PROTECTIVE BARRIERS
Protective barriers must only be completely removed when all machinery, and equipment has left site. A minimum of seven days notice must be given to the local planning authority prior to dismantling works begin.

Conclusion

7.1 In conclusion, the principal arboricultural features within the site can be retained and adequately protected during development activities.

7.2 Subject to precautionary measures as detailed above, the proposal will not be injurious to trees to be retained.

Recommendations

8.1 The site works should progress as follows to ensure the healthy retention of the trees.

a. Tree works, in accordance with BS3998
b. Installation of all tree protection measures.
c. Construction.
d. Soft landscaping.

8.2 Site supervision – An individual e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:

e. Be present on the site the majority of the time.
f. Be aware of the arboricultural responsibilities.
g. Have the authority to stop any work that is, or has the potential to cause harm to any tree.
h. Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
i. Make immediate contact with the local authority and / or retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.

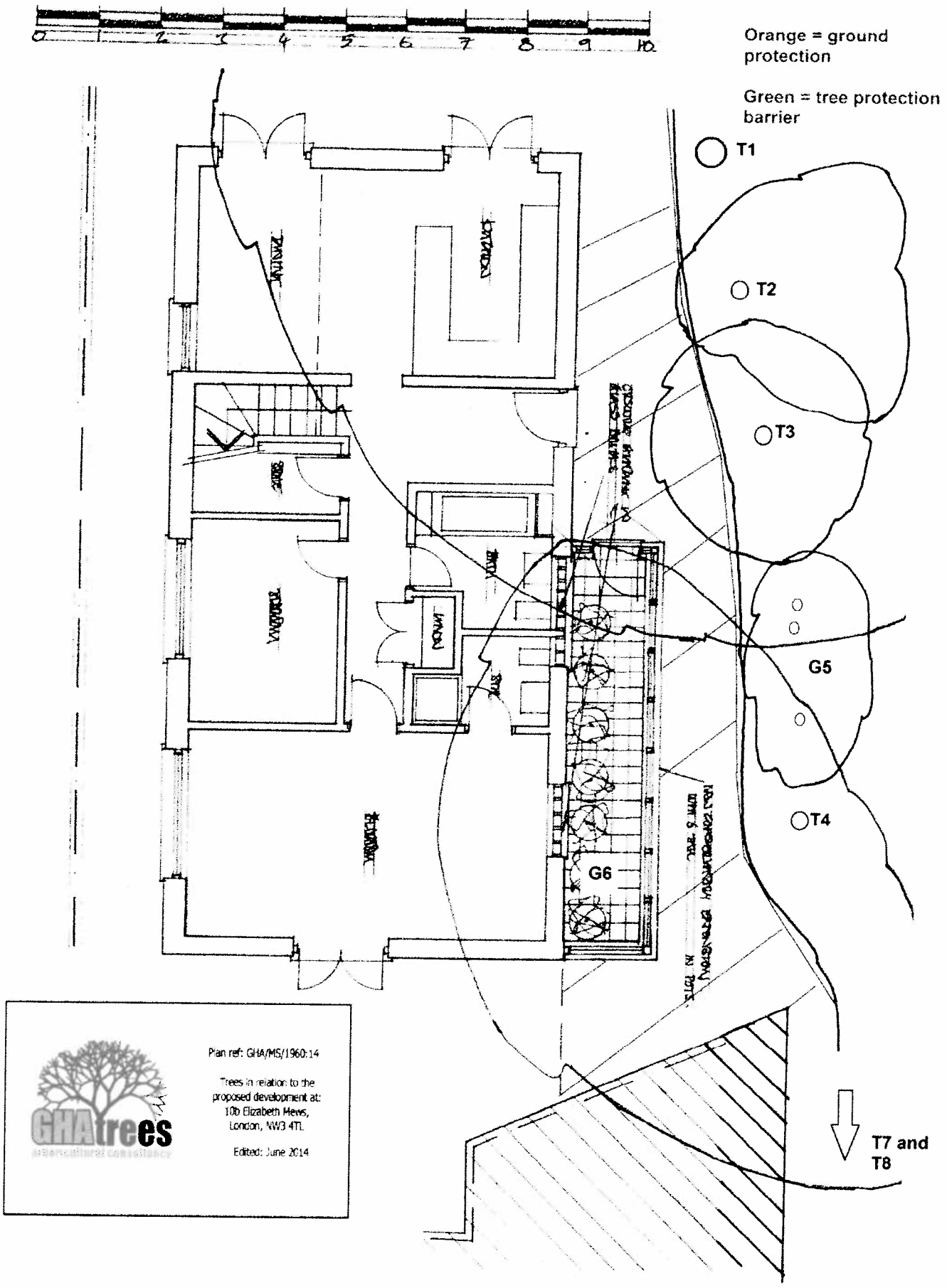
8.3 It is recommended, that to ensure a commitment from all parties to the healthy retention of the trees, that details are passed by the architect or agent to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

30th June 2014
Signed:

Glen Harding
For and on behalf of GHA Trees

01753643760 / 07884056025

Appendix A


0 1 2 3 4 5 6 7 8 9 10
Orange = ground protection
Green = tree protection barrier
T1
T2
T3
G5
T4
G6
T7 and T8
Plan ref: GHA/MS/1960:14
Trees in relation to the proposed development at: 10b Elizabeth Mews, London, NW3 4TL
Edited: June 2014

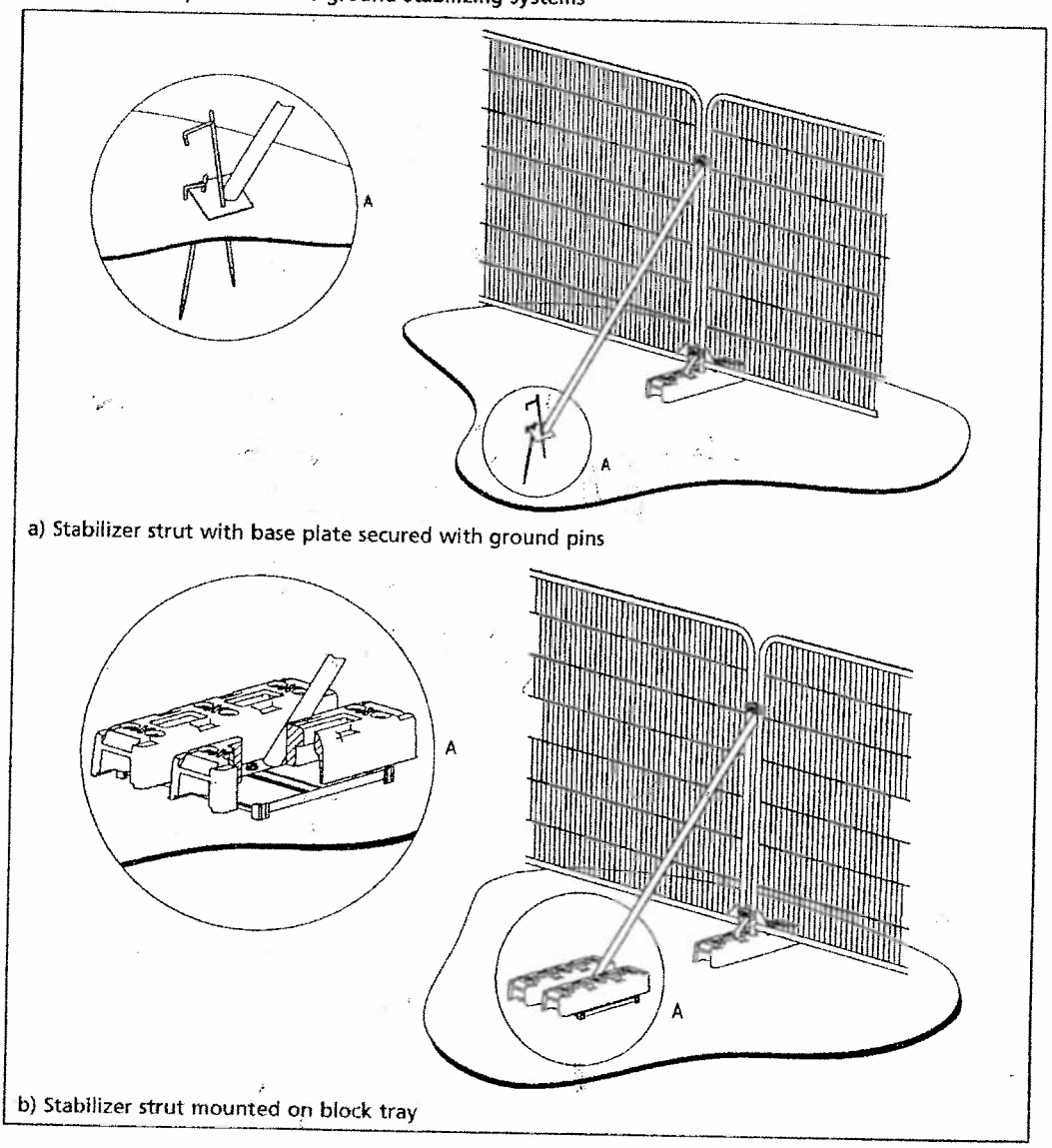
Appendix B

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T1	Sycamore	20+	770	1	9.24	8	8	8	8	M	4	20-40	B1	No visible defects.
T2	Elder	4	120	1	1.44	3	3	1	1	M	2 (North)	10-20	C1	Small tree of limited value.
T3	Hawthorn	5	120	1	1.44	2	2	2	2	M	3	10-20	C1	Small tree of limited value.
T4	Silver birch	16	300	1	3.60	1	6	6	6	M	5 (South)	20-40	B1	Recommend: remove 2x lowest limbs.
G5	Eucalyptus and acacia	3	20	1	0.24	1	1	1	1	Y	2	10-20	C2	Small trees of limited value.
G6	Small shrubs	2	20	1	0.24	2	2	2	2	MA	0	10-20	C2	Small shrubs of limited value. Recommend: shrubs to be removed as needed.
T7	Privet	6	141	2	1.70	2	2	2	2	M	2	10-20	C1	Small tree of limited value.
T8	Viburnum	3	28	2	0.34	1	1	1	1	M	2	10-20	C1	Small tree of limited value.

KEY :
Tree No: Tree number (T= individual tree, G= group of trees, W= woodland)
Crown = the leaf bearing part of the tree
Diameter: MS = Multi-stemmed
Age class: Young (Y), Middle aged (MA), Mature (M), Over mature (OM), Veteran (V)
Height (Ht): Measured in metres +/- 1m

Appendix C

Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

Appendix D

Site Monitoring Sheet

Site:			
Project:			
Client:		**Contact:**	
Site monitoring inspection date:		Name of inspector:	
Notes:			
Action required to rectify any issues:			
Date Action taken:			
Site monitoring inspection date:		Name of inspector:	
Notes:			
Action required to rectify any issues:			
Date Action taken:			
Site monitoring inspection date:		Name of inspector:	
Notes:			
Action required to rectify any issues:			
Date Action taken:			