DAVID ARCHER ASSOCIATES
ARBORICULTURAL CONSULTANCY

ARBORICULTURAL IMPACT ASSESSMENT & ARBORICULTURAL METHOD STATEMENT

SITE: 2 Lambolle Road, London NW3 4HP

CLIENT: Mrs S Tappis Offer

February 2015

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1. Arboricultural Impacts.

1.1. **Trees to be removed/pruned:** Three trees are to be removed: False acacia no. 2, Maidenhair tree no. 3 and a Laurel shrub no. 5. These are all small garden trees which are not visible from any public viewpoint. No pruning is required to implement the proposals as the crown of the off-site ash tree has recently been re-pollarded and there is a clearance between ground level and the lowest branch of six metres which is an adequate distance for access for construction and to allow for future growth.

1.2. **Incursions into the Root Protection Area (RPA) of Ash no. 1:** The proposed garden room extends into the RPA of Ash tree no. 1 by 12%. In my opinion due to the difference in level between the adjacent garden and the garden of No. 2 and the presence of the boundary wall there are not likely to be significant numbers of roots within the garden of No. 2. Therefore foundations for the proposed garden room would have a negligible affect on the health and longevity of Ash no. 1. However, as a precautionary measure the foundations have been specified to be a concrete raft, constructed entirely above ground level. To ensure no inadvertent damage occurs during the installation of the raft foundation, this stage of the construction will be supervised by an arboricultural consultant.

1.3. The proposed decking will be erected above the existing soil level using above soil concrete pads or a proprietary above soil support system. The decking will allow water and air to permeate into the ground below.

1.4. **Service Trench:** The proposals include a washroom and therefore there will need to be connections services to support this. The location of this trench is yet to be defined however will be partially within the RPA of Ash tree no. 1. It is proposed that any excavation will be carried out using hand tools only, under arboricultural supervision. As stated at para 1.2, in my opinion there are unlikely to be any significant roots present and therefore the impact on the Ash tree will be negligible.

2. Method Statement.

2.1. **Introduction:** The purpose of this method statement is to detail what actions need to be taken to prevent unacceptable damage occurring to the retained tree on the adjacent site

during the erection of a proposed single storey garden house within the rear garden of No. 2 Lambolle Road, London NW3 4HP.

2.2. This method statement has been drawn up to comply with the planning policies of London Borough of Camden which requires that an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) is submitted as part of the planning application process to demonstrate how any potential damage to retained trees may be mitigated.

2.3. This method statement also complies with the recommendations of British Standard BS 5837: 2012, '*Trees in relation to design, demolition and construction – Recommendations*' (BS 5837).

2.4. This method statement is designed to reflect the principles of the tree protection required for the proposed development and should not be read as a definitive engineering or construction statement for this site. Matters relating to construction detail or engineering performance should be referred to a qualified structural engineer for further information and specification.

3. Liaison & Communication.

3.1. The house owner shall appoint an arboricultural consultant to ensure that the specified tree protection measures are carried out during the entire construction process. A copy of the letter of appointment shall be sent to the Local Planning Authority (LPA).

3.2. Before any works of any description takes place on the site the developer shall convene a pre-start meeting. This should be attended by the house owner's contract manager, the site manager, the groundwork contractor, the arboricultural consultant and, if appropriate, the LPA tree officer. The meeting will be led by the arboricultural consultant who will ensure that contact numbers are exchanged and the methods of tree protection outlined in this statement are fully discussed and explained. Any modifications to this statement arising from this meeting will be recorded and the revision circulated to all parties.

3.3. The house owner shall inform the arboricultural consultant if at any time during the construction process, the site manager is replaced. In this instance the arboricultural consultant will, within 5 days, arrange a meeting with the new site manager to review all the remaining aspects of this method statement.

3.4. A copy of this method statement shall be given to all personnel who have control over works of any nature within the Root Protection Areas (RPAs) of the retained trees

3.5. . The contractor will ensure that adequate instruction is given for the implementation of the protection measures outlined within this statement.

4. Tree Removals and Pruning.

4.1. The trees listed in the table below shall be felled to ground level; stumps shall be ground out to 450mm below ground level. Works to be in accordance with the British Standard, *'Recommendations for Tree Work'*, BS 3998: 2010.

4.2. No pruning of the retained trees is required to permit construction of the proposed development.

Tree nos.	Work Required	Reason for work
T2	Ash	To enable the proposal
T3	Maidenhair Tree	To enable the proposal
T5	Laurel	To enable the proposal

Table 1 – Tree Removals.

5. Protective Fencing.

5.1. Most of the existing garden is covered in hard paving apart from well-defined shrub beds and circular areas of grass. Due to limited site access no large scale machinery will be able to be used within the project. Therefore, ground boarding of areas within the RPA of Ash no. 1 is to be used.

6. Ground Protection.

6.1. In order to protect the structure of the soil within the RPA of Ash no. 1 adjacent to the area of construction for the garden house, temporary ground protection shall be put into place for the duration of the construction period. This ground protection should be capable of supporting any traffic, pedestrian or mechanical, entering or using the site without being distorted or causing compaction of underlying soil. For pedestrian only movements the ground protection might comprise of heavy duty plywood, on a 100mm depth of woodchip laid onto a

geotextile membrane. The details of the specification for the ground protection is to be agreed at the pre-start meeting.

7. Construction of Foundations.

7.1. The raft foundation for the garden room shall constructed entirely above the existing soil level under the supervision of an arboricultural consultant.

7.2. Footings for the decking shall either be above soil concrete pads or a proprietary above soil support system.

8. Underground services.

8.1. The location of proposed service routes are yet to be defined however any excavation for service connections within the RPA of Ash no. 1 will be carried out using hand tools only under arboricultural supervision.

9. Supervision & Monitoring.

9.1. The arboricultural consultant shall visit the site for the pre-start meeting, during the construction of the raft foundation for the proposed garden room, the decking and for the excavation of a service trench.

9.2. Any alterations or variations in drawings for the site that are in, or within, the RPA of the retained Ash tree shall be referred in the first instance to the arboricultural consultant for his advice. If these changes make any kind of impact on the retained tree the arboricultural consultant shall suggest changes that will either avoid damage to the retained tree or offer solutions to mitigate the impact. Following this consultation, the arboricultural consultant shall issue a revised Tree Protection Plan that reflect the changes.

9.3. Where any operations carried out by the house owner deviate substantially from this method statement, a meeting will be convened between the house owner, the arboricultural consultant and the site manager to determine the best method to mitigate any damage that may have occurred.

Visit no.	Timing of visit	Function carried out
1	At the pre-start meeting.	To confirm the location of the Ground Protection; to explain the tree protection measures and to arrange the timescales for the necessary arboricultural supervision.
2	Following tree felling and the installation of Ground Protection	Check Ground Protection has been installed in the correct location and to the correct standard. Supervision for the excavation of a service trench, construction of the raft foundation and the decking.

Table 2 - Timings of Supervision and Monitoring Visits.

David Archer Associates

February 2014

APPENDIX 1

Tree Schedule

DAVID ARCHER ASSOCIATES
ARBORICULTURAL CONSULTANCY

TREE SCHEDULE

2 Lambolle Road,
London
NW3 4HP

Client:- Ms S Tappis Offer

Date of Survey:- February 2015

Explanatory Notes for the Tree Schedule

Site:- 2 Lambolle Road, London NW3 4HP **Surveyor:- Abi St. Aubyn**

This schedule is based on an inspection carried out by Abi St. Aubyn on Monday the 9th February 2015. Weather conditions at the time were clear and sunny. Deciduous trees were out of leaf.
The information contained in this schedule reflects the conditions of those specimens at the time of inspection. They were inspected from the ground only; they were not climbed and no internal investigations were undertaken, thus no guarantee may be given as to their structural integrity.
As trees are dynamic organisms and subject to continual change no dimensions expressed in this schedule may be relied upon for development purposes for more than 24 months from the date of survey. Estimated dimensions are marked thus; #

1. Tree no: - Expressed in sequential order starting from number 1.

2. Species: - The **c**ommon name as expressed within "*A Field Guide to the Trees of Britain and Northern Europe*" Alan Mitchell (1978).

3. Height: - Given as an approximate measure, expressed in metres.

4. Trunk diameter: - Measured at 1.5m above ground level and expressed in millimetres; where multiple stems are present they are measured individually and a cumulative total calculated in accordance with BS5837 (2012).

5. Radial Crown Spread: - Distance from the centre of the trunk to each cardinal point of the compass and expressed in metres.

6. Crown Clearance: - Distance from adjacent ground level to the lowest point of the crown and expressed in metres.

7. Crown Break: - Distance from ground adjacent ground level to the first significant branch and expressed in metres. Brackets denote branch orientation.

8. Life Stage:- young; semi mature; early mature; mature; over mature.; Veteran - surviving beyond the typical age range for the species.

9. Physiology: - Health, condition and function of the tree in comparison to a normal specimen of its species and age.

10. Structure:- the structural condition of the tree based on an assessment of any visible roots, trunk and crown, noting the presence of any defects or decay; Good - no significant visible structural defects with a form typical for the species; Moderate - a specimen with only minor defects that are easily remedied or of no long term significance; Poor - significant and irremediable physiological or structural defects that may lead to early or premature decline; Hazardous - significant structural defects of such a degree that there is a risk of imminent collapse or failure.

11. Estimated Years:- Estimate of remaining contribution expressed in years (<10, 10+, 20+, 40+)

12. Comments: - Notes relating to health and condition, structure and form, estimated life expectancy and importance within the local landscape.

13. Category: - A rating given to individual trees based on Table 1 in the British Standard, BS 5837 (2012) "*Trees in relation to design, demolition and construction - Recommendations*".

Category 'A' - Trees of high quality and value; in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category 'B' - Trees of moderate quality and value; those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).

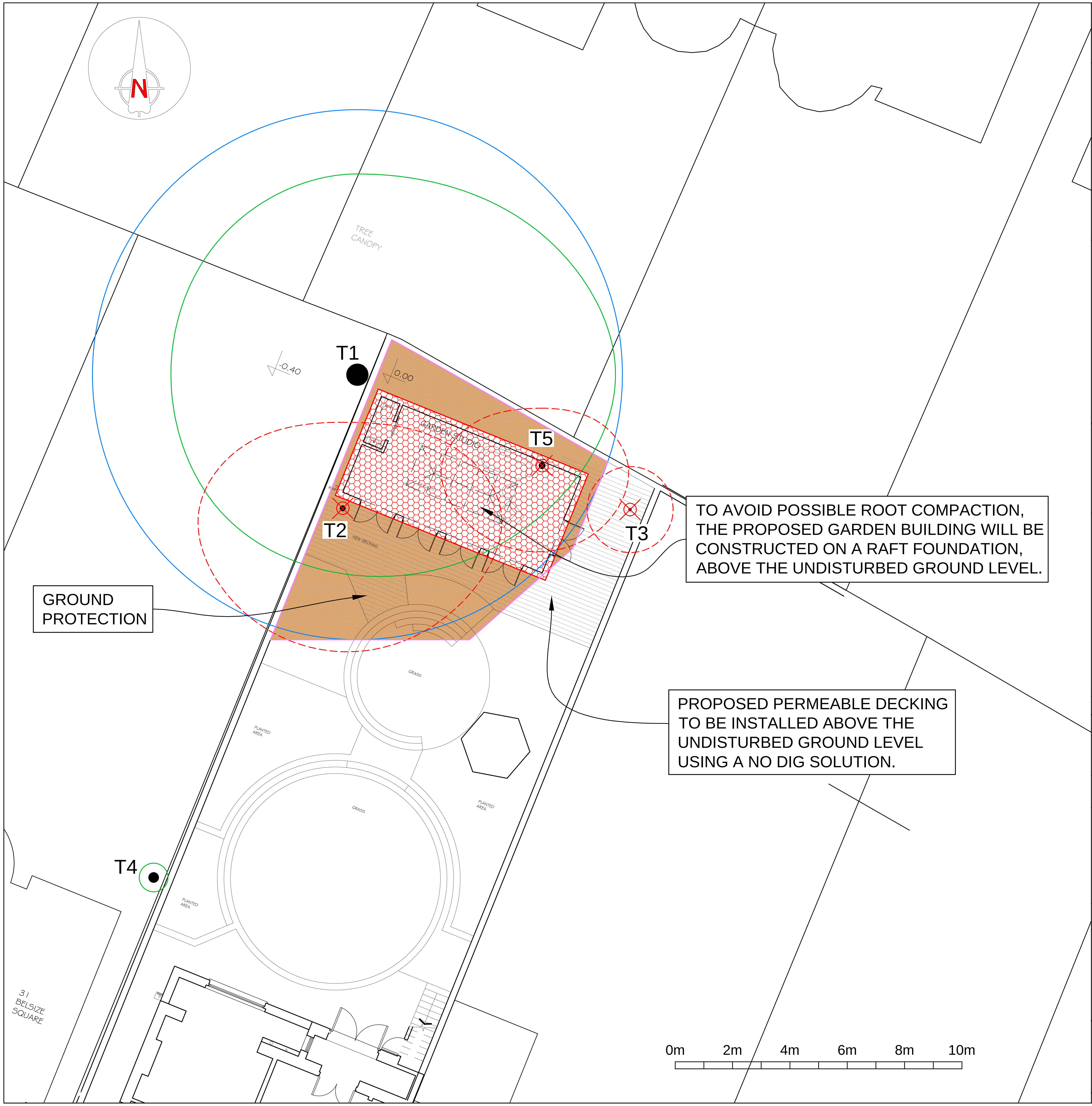
Category 'C' - Trees of low quality and value; currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.

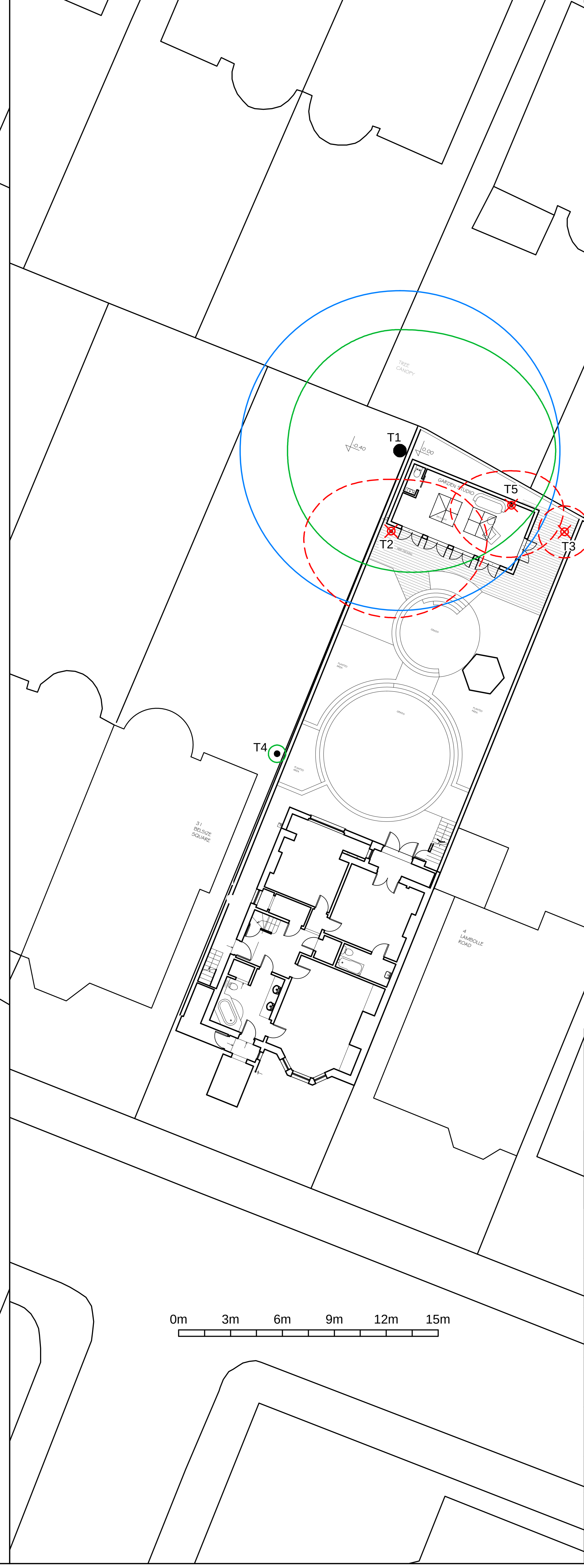
Category 'U' - Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboriculture management.

Tree no.	Species	Height	Trunk Diameter	Crown Spread	Crown Clear-ance	Crown Break	Age	Physi-ology	Structure	Life Expec-tancy	Comments	Cate-gory
T1	Ash	22	770	N: 7 E: 9 S: 7 W: 6.5	6	4(E)	Mature	Average	Moderate	40+	Off-site tree growing adjacent to boundary wall of 0.45m in height from the garden of No. 2; ground levels appear to have been built up within the neighbouring garden by composting and therefore it was not possible to ascertain the height of the wall; although the base of the tree appears to be growing at least c. 1m below the level of the garden of No. 2; wall cracked adjacent to the trunk of the tree indicating some distortion of the wall which is likely to be attributed to root growth; recently pollarded with pruning wounds between 80-120mm diameter; broad dominant crown; glimpsed view from Lambolle Road between a gap in houses; of low landscape value due to limited public views of the tree and of no more than moderate quality.	B1
T2	Locust Tree	12	200	N: 3 E: 5.5 S: 5 W: 5	3	2(E)	Semi-Mature	Average	Moderate	40+	Small tree; of low landscape value and moderate quality.	C1
T3	Maidenhair Tree	6	110	1.5	2	2(S)	Young	Average	Moderate	40+	Small tree growing adjacent to garden structure.	C1
T4	Elder	8	365	0.5	0	0	Over-Mature	Dead	Hazardous	<10	Off-site shrub; dead with Wisteria growing up into it; adjacent wall of c.1.8m in height and is likely to be a root barrier; fungal fruiting bodies (*Ganoderma* brackets) adjacent to the wall and the trunk near ground level; cavity at 0.5m to 1m from ground level; screwdriver inserted 450mm from the uppermost point of the cavity up into the trunk; in a hazardous condition within falling distance of a communal garden; recommend removal on the basis of good arboricultural management.	U
T5	Cherry Laurel	5	130, 115, 130 & 80	N: 2 E: 3 S: 3 W: 3.5	2.5	0.5(N)	Mature	Average	Poor	40+	Multi-stemmed garden shrub; of low quality and low landscape value.	C1

APPENDIX 2

Tree Protection Plan





GROUND PROTECTION

To be installed prior to any demolition or construction works. If for pedestrian traffic then wooden boards or scaffold boards laid over a compressible layer such as woodchip, of sufficient depth to dissipate any loading.

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Project: 2 Lambolle Road, London, NW3 4HP.					
Client: Mrs Tappis Offer					
Drawing: TREE PROTECTION PLAN					
Based on: Proposed Site Plan					
Drawing No: TPP 01				Rev: -----	
Date: Feb 2015		Scale: 1:100 & 1:200 @ A2		Drawn: MR	
Tree nos.:	● T1	Canopies of trees:		Trees to be removed:	
Category 'B' RPA:		Ground protection:		Above soil raft foundation:	

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