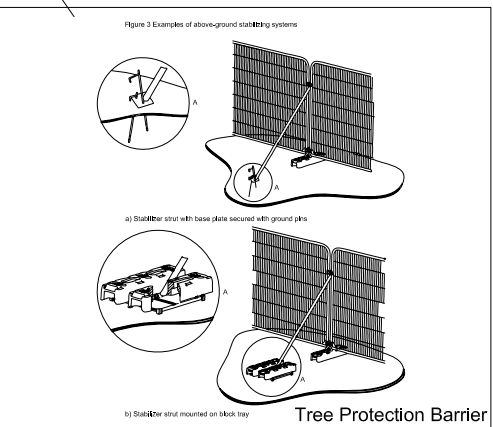
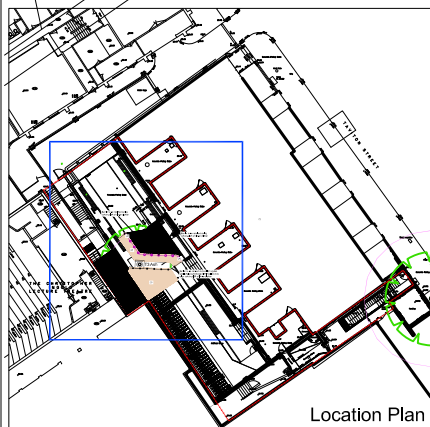


CHRISTOPHER
INGOLD
THEATRE

T3 Ash



NOTES
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General
This illustrative plan is intended to inform the location of protective barriers, other relevant physical protection and highlight precautionary areas in order to minimise the adverse impact of development on retained trees.

Site Boundary
Site boundary

Statutory Designations (trees)
The site lies within Bloomsbury Conservation Area. As such trees over 75mm dbh are subject to statutory protection and six weeks notice must be given to the Council prior to carrying out tree works. The statutory designation of trees may change and it is recommended that the status of trees be checked with the Council prior to carrying out any tree works.

Arboricultural Method Statement
The primary purpose of this plan is to add the preservation of retained trees through setting out the appropriate working practices, demolition techniques and tree protection measures that are to be adopted when demolition and construction works are undertaken in the proximity of trees. The methodology of this Tree Protection Strategy follows a logical sequence of events. Variations to the sequence could significantly reduce the efficiency of the tree protection measures.

This plan should be incorporated into subsequent drawings and method statements used for design purposes or issued for use on site, to ensure that all parties are fully aware of the areas in which access and works may and may not take place.

A summary of tree protection will be provided to all personnel through the Site Induction. This summarises the key precautionary measures and responsibilities of all site personnel to ensure an awareness of trees during site works and that they are successfully protected throughout the demolition and land remediation works. It is the responsibility of the Principal Contractor to ensure that the Tree Protection Plans are implemented on site, maintained during the development process and understood by all site personnel and contractors prior to commencement of works.

Pre-commencement meeting - A pre-commencement meeting shall be held on site prior to commencement of enabling or construction works. This shall be attended by the Client's Representative, Contractor and Project Arboriculturist. The Local Authority Tree Officer will be notified and invited to attend. The methods of tree protection outlined within this statement shall be fully discussed at the meeting, so that all aspects of their implementation and sequencing are made clear to all parties. Precautionary areas will be identified together with any sections of existing walls displaying distortion by roots. Any clarifications or modifications to this statement shall be recorded and circulated to all parties in writing.

- In brief, key work stages will be as follows:
- Stage 1 Pre-commencement meeting.
 - Stage 2 Tree removal and facilitative pruning.
 - Stage 3 Installation of tree protection barriers and ground protection (1).
 - Stage 4 Demolition of boundary wall and foundations.
 - Stage 5 Set back of barrier to position A-A and installation of additional ground protection (2) to allow construction of timber planter.
 - Stage 6 Removal of barriers, temporary ground protection (1 & 2) and existing synthetic lawn.
 - Stage 7 Removal of any extraneous material from surrounding soil including concrete, mortar etc
 - Stage 8 Installation of 'no dig' base for permeable paving using Cellweb (or similar as approved)
 - Stage 9 Removal of existing paving and installation of Boules Area.
 - Stage 10 Remove any extraneous material from surrounding soil including concrete, mortar etc

Tree Roots - The majority of tree roots are typically concentrated within the top 600mm of soil. Excavation, washings or cement near trees is likely to cause root damage. This may have an adverse impact on the trees health and stability. Any tree roots exposed during operations should be treated at once. Exposed roots smaller than 25mm diameter may be pruned back, preferably to a side branch, using proprietary cutting tools. In the event that roots are required to be pruned, sharp cutting tools are to be used to ensure the minimum damage is caused. Clean cuts can result in the redevelopment of fine roots. Poor untidy cuts can, however, result in root die back and decay. No roots greater than diameters of 25mm are to be pruned without prior agreement with the Local Authority Tree Officer.

Tree Works - All tree works will be carried out by a competent person experienced in arboriculture and in accordance with BS 3998 Tree Work - Recommendations (2010). Prior to commencement of tree works all responsibilities under the Wildlife & Countryside Act (1981), as amended by the Countryside and Rights of Way Act 2000 must be observed. No tree works are to take place within the bird nesting season (March to August) unless a survey undertaken by a suitably experienced person establishes that active nests are absent.

T3 Ash - Crown thin by 20% including removal of deadwood or defective branches.

All arisings to be removed from site
Tree Protection - Following the completion of tree removal or facilitative tree works, tree protection barriers and ground protection as specified will be installed to protect all retained trees. All tree protection barriers must be fit for purpose. The barriers will be erected PRIOR to any works in the vicinity of the trees or the delivery of machinery, materials, plant or equipment to the site or any adjacent land thereto. The area excluded from activity by the barriers forms the Construction Exclusion Zone. Where appropriate, site hoarding will be aligned with the barriers to form the Construction Exclusion Zone.

- Root Protection Area**
- Type 1 Barriers - Will consist of weldmesh panels on rubber or concrete feet and secured with two anti-tamper couplers installed so that they can only be removed from inside the fence. The panels should be supported on the inner side by stabilizer struts secured with ground pins unless similar fencing is agreed with the Local Planning Authority see Default specification for protective barrier (extract of Fig.3 BS5837 2012).
 - Type 2 Barriers - Will consist of marine grade sheet ply forming a free standing box excluding the trees trunk from accidental physical damage.

Once the barriers have been properly installed and erected in position, the fenced area is to be considered sacrosanct and must not be removed or altered in any way without prior approval from the Project Arboriculturist or Local Authority Tree Officer. **Inspection of fencing:** The Project Arboriculturist shall be informed as soon as the construction exclusion zone has been fenced so that it can be inspected and the adequacy deemed appropriate and in accordance with the approved Method Statement.

All weather notices identifying tree protection barriers and the Construction Exclusion Zone are to be fixed to the outside of all tree protection barriers.

Within the Construction Exclusion Zone: No excavation or changes in soil levels unless specified within the approved plans. No storage of plant, equipment or materials. No Spillage or discharge of chemical substance, cement washings or other materials

Temporary Ground Protection - Temporary access within the RPA will be required during demolition of the boundary wall and installation of the timber planter. Ground protection for pedestrian movements only within the RPA will be constructed in the form of a single thickness of boards placed on top of a compressible layer so as to suspend the walkway. For pedestrian operated plant upto a gross weight of 2t, properly interlinked ground protection boards placed on top of a compression resistant layer laid onto a geotextile membrane.

Demolition of existing wall and foundation - Appropriate handheld machinery will be used to break-up and remove the existing wall or foundation. Where the wall or foundation is close to roots or original soil levels, handheld non mechanised tools will be used to prevent unnecessary damage to the tree roots. Excavation will not exceed beyond the existing sub-base. Where concrete or stone has become occluded within a root, the object will be retained in-situ and the Project Arboriculturist consulted. Immediately following demolition and removal of debris or overburden, exposed roots will be covered by dry hessian sacking. Where re-instatement of the trench is delayed by more than 48hrs, the excavation will be back-filled with a with good quality topsoil (General Purpose Grade) accorded to BS 3882.

Area of existing concrete to be retained. - Area of concrete to be retained

Installation of timber planter - Within the RPA the timber planter will be self supporting in accordance with the Landscape Architects specification and manufacturers guidelines. Immediately prior to construction tree protection barriers will be set back to position A-A and additional temporary ground protection within the RPA installed (2). Prior to backfilling the planter with soil a protective pipe will be placed around the trunk to provide a 200mm stand-off and protect the trunk, (see Hard Landscape details by BD Landscape Architects).

Installation of 'no dig' concrete paving using Cellweb (or similar as approved)

Within the RPA, hard surfacing will be installed using a three dimensional cellular confinement system such as Cellweb by Geosynthetics in accordance with the engineers and manufacturers recommendations and the principles laid out in BS5837 (2012) 7.4 Permanent hard surfacing within the RPA.

Immediately prior to the the hard surfacing being installed Type 2 protective barriers will be installed to provide physical protection to the trees trunk and remaining tree protection barriers will be dismantled. Ground protection and the synthetic lawn will be removed. Where exposed or surface roots are present, the roots will be covered with sharp sand and the Project Arboriculturist will be consulted. All major protrusions such as rocks and demolition material shall be removed minimizing ground disturbance. All hollows will be filled with sharp sand.

A permeable separator will then be laid on the soft ground and the cellular confinement system laid on top and pegged into place. Where the confinement system joins conventional construction (concrete or paving) the cellular confinement system shall be extended three or four cells outside the RPA and filled with a compactable material or concrete to provide a stable transition.

The cellular confinement system will then be filled in accordance with manufacturers' guidelines using 'no fines' aggregate 20/40. This should be topped at one end of the cellular confinement system and spread so that handheld machinery moves forward on the already filled cellular confinement system and not directly on the unfilled cellular confinement matting or soft ground. The fill will then be compacted to ensure binding and avoid rutting.

The final surface will be of porous design. Paving slabs be dry-bedded on the sub-base with 6mm grit filled joints.

Storage of materials - All materials for construction purposes shall be stored within the designated works compound outside of the root protection area and on existing hard surfacing.

Landscaping works - All landscaping works, soft and hard, should be carried out as the last process of development.

All landscaping operations within the RPA will accord with the principles setout within this Method Statement. If cultivation of the soil or making up of levels is required as part of the approved plans, cultivation of the existing soil level should not exceed 50mm depth and must at all times be by hand.

Excavation for trees or shrubs must be carried out using hand held tools only to prevent damage to underlying roots. Where roots over 25mm are present the roots should be carefully pushed aside or the planting station filled and a new pit excavated void of roots.

Any agreed soil re-profiling required to achieve the finished levels around trees will be carried out by hand with good quality topsoil (General Purpose Grade) in accordance with BS 3884 - Specification for topsoil and under a watching brief by the Project Arboriculturist.

ARBORICULTURAL MONITORING & RECORDING
All works within the Root Protection Area (RPA) and close to the crown extents of retained trees will be carried out under an Arboricultural Watching Brief by the Project Arboriculturist.

The agreed work stages and scope of arboricultural monitoring shall be informed by this Method Statement. It is the responsibility of the Client to appoint a Project Arboriculturist and agree the level of monitoring and recording prior to commencement.

The frequency of site visits will be determined by the work stage and operations prior to commencement of each stage. As a minimum, a site visit will be made at the commencement of each stage and within one week of commencement of works on site. Following completion of each work stage, the appointed Project Arboriculturist will circulate a report to the Site Manager within two weeks. The reports shall be retained to form an auditable log for inspection by the LPA at such time as is requested.

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TAVITON STREET, LONDON**

Drawing
**TREE PROTECTION PLAN &
ARBORICULTURAL METHOD STATEMENT**

Scale 1:100 Date JAN '16 Drawn AR

Drawing No. tf1009/TPP/300 Revision

Drawing sheet size - A3