



RGS-Arboricultural Consultants

ARBORICULTURAL METHOD STATEMENT

UCL Bentham House, Endsleigh Gardens, London WC1

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19th Nov 2015

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Appendix 1 : Aerial image, Application Site Plan & Photographs (A3)

1.0 Introduction

RGS was instructed by Gilbert Ash (client) to provide a site specific arboricultural method statement to support an application to discharge condition 10 of the planning approval notice for demolition and construction works at UCL Bentham House, 4-8 Endsleigh Gardens WC1.

The planning condition is as follows: *"Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.*

Reason: *To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy".*

The following statement relates to only one tree, a London Plane, which is not located within the site but on adjacent land at No.3 Endsleigh Street, to the rear of Bentham House.

2.0 Existing Site Context

The current built form at Bentham House can be seen at appendix 1, along with photos of the subject tree.

The tree is a mature London Plane (*Platanus x acerifolia*) located some 2.5 – 3.0 metres southeast of the boundary of Bentham House; it is approximately 20 metres in height with a stem diameter at 1.5m above ground of approximately 850mm. The crown is variously asymmetrical (see site plan at appendix 1) and the tree is generally of poor form, largely the result of repeated pruning works over a number of years; to the northwest the crown extends beyond the boundary with Bentham House by approximately 2.5 metres. The tree appears to be of normal vigour and has no obvious significant structural defects (*access to the land upon which the tree is located was not possible; therefore all conclusions as to the condition of the tree are of a preliminary nature*).

Given the stem diameter of the tree a Root Protection Area of 327 sq.mtrs. would under normal circumstances be required (based on BS 5837 recommended calculations). Clearly, such an area of undeveloped or uncompromised land neither exists nor could be achieved or maintained in this context, largely because

....of the pre-existing built form surrounding the tree and thereby severely constricting its root development. It is impossible to determine from visual above ground observation where the roots of the tree might be, but suffice to say that it is surviving well enough and with good vitality despite its compromised location. *(copies of drawings supplied to us have confirmed that a contiguous bored pile wall was constructed in the 1970s in order to create the existing basement level, thereupon which was constructed a reinforced concrete slab to support the lower ground floor level).*

3.0 Proposed Works

The approved planning proposal includes the demolition the existing lower ground floor level (and above), and to replace this with a multi-storey extension supported upon additional piled foundations – see engineers’ and architects’ drawings for full details. In respect of the tree this will involve extensive excavation/piling works and above ground construction involving craning operations, all of which could potentially impact upon the tree.

4.0 Relevant Legislation

The Bentham Hose site (and the adjacent land upon which the subject tree is located) are within a designated Conservation Area; as such the local planning authority has the option to consider making a Tree Preservation Order (TPO) if they conclude that the tree is under threat or may be irreparably damaged. Similarly, no work can be undertaken to the tree without a formal response from the authority following a notice of intent to carry out works or a formal discharge of relevant planning conditions.

5.0 Arboricultural Method Statement (in sequence of completion)

This statement is made subject to the provisions of the Construction (Design and Management) Regulations 2015 (CDM 2015)

5.1 Facilitation Pruning: Reduce crown of tree T1 (London Plane) on northwest side back to boundary line – works to be in accordance with British Standard 3998:2010 'Tree Work – Recommendations' and undertaken only by a contractor approved by the Arboricultural Association under their Approved Contractor scheme. **N.B.** *Whereas this work is permissible under the landowner's common law right of abatement it is advised that the landowner responsible for the tree is consulted.*

5.2 Demolition & Construction works :

Prevention of physical damage to the above ground parts of the tree will be ensured by the employment of a dedicated banksman who will be responsible for overseeing craning and piling operations; in particular those that take place in close proximity to the tree, which will have previously been pruned back to the boundary line.

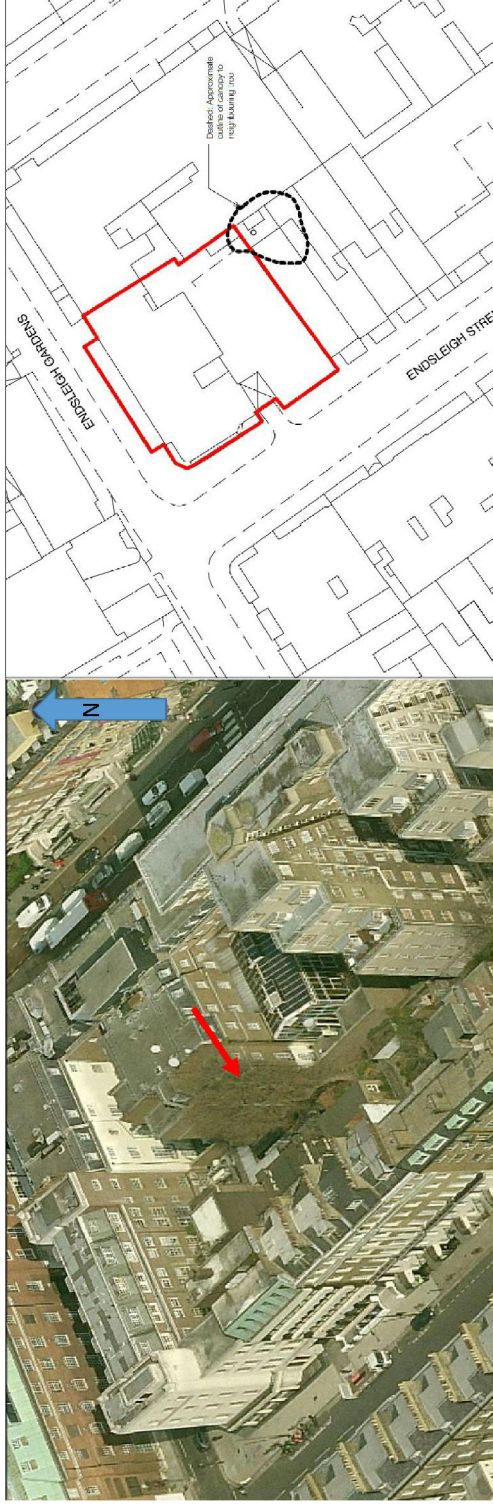
Since it is not expected that any tree roots will have encroached into the Bentham House site from the adjacent land, for the reasons stated at 2.0 above, the protection of roots will not be an issue on this development.

5.3 Post-Construction inspection :

Following completion of all construction works on site the appointed arboriculturist will carry out a visual inspection of the tree and advise the project manager if any reparative pruning works are required – if this proves to be necessary a works specification will be provided by the arboriculturist and an appropriate notice submitted to the local planning authority, whereupon the appointed tree work contractor (5.1 above) will be re-engaged.

This statement has been compiled by Robert C Yates (Principle Consultant at RGS-Arboricultural Consultants)

Appendix 1 : Top : Aerial Image & Application Site Plan showing location of subject tree T1 – Bottom : Photos of subject tree taken from application site



Photos, looking southeast

