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ARBORICULTURAL METHOD STATEMENT

FOR

TREE PROTECTION

AT

NO. 13 & 13A WEST HAMPSTEAD MEWS
LONDON
NW6 3BB

By

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Council: Camden
Planning Application No.: 2014/1182/P & 2015/2898/P
Status: Granted subject to Conditions
Conditions Covered in this Statement: No. 5

Our Ref: J 47.35
18th February 2016

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APPENDIX:

1. INTRODUCTION

Broad Oak Tree Consultants Ltd. have received instructions through Farrell Design Studio to produce the arboricultural information necessary to meet the requirements of Condition No. 5 of the grant of consent for Application No. 2014/1182/P and 2015/2898/P.

Condition No. 5 is as follows:

5 *Prior to the commencement of any works on site, details demonstrating how the Horse Chestnut tree 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 BS 5837:2012 "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.*

This Statement is based on the Farrell Design Studio "General Arrangement Site Plan, drawing no. JH-1063-SP1 Rev C. This drawing has been produced in conjunction with Broad Oak Tree Consultants Ltd. who have advised on the ground protection measures and fencing locations indicated on this plan. A copy of the above referenced plan is included in Appendix 1 for reference purposes.

This statement sets out the methodology for proposed works with the potential to affect trees. Compliance with this Arboricultural Method Statement will be a requirement of all relevant contracts associated with the development. All contractors will be responsible for undertaking their own risk assessments with regard to any of the works detailed in this Arboricultural Method Statement.

2. TREE PROTECTION FENCING

Prior to any works commencing on 13 & 13a the site hoarding as indicated on the Farrell Design Studio "General Arrangement Site Plan, drawing no. JH-1063-SP1 Rev C, hereinafter referred to as "The Plan", will be installed.

All materials will be walked in to site with no machinery access allowed.

All post excavations will be to the minimum dimensions necessary and undertaken by hand tools only or hand held Augers. Post locations are to be at the maximum distance from any tree stem achievable within the alignments shown on The Plan.

Along the boundary of the garden of No. 88 within which three trees are indicated the hoarding panels will be topped with semicircular foam where contact with outer tree branches will occur and the branches carefully flexed up over the hoarding.

As indicated on the above photograph branch overhang of the access past the sub station is limited and relatively raised, comprising fine outer branches that will flex up over hoarding panels.

3. GROUND PROTECTION MEASURES

Once protective fencing is in place ground protection measures will be installed in the areas indicated on The Plan. For clarification these will cover all of the ground from the entrance gate to West Hampstead Mews past the three trees shown on The Plan to 2.5m past the last stem. From the area of existing hard standing ground protection measures will be installed along the entire section past the Horse Chestnut tree and rear wall of No. 13.

The area shown hatched on the Tree Protection Plan is to be covered in a geotextile, over which 100mm of woodchip is to be placed, topped with minimum 12mm thickness non slip surfaced man made boards or side butting scaffold boards. Ground protection to be installed and removed at the same time as protective fencing.

Once the protective fencing is in place and areas of ground protection have been installed then equipment for the site compound area and scaffolding can be brought in to the working space.

All fencing and ground protection measures are to remain in place until all works on No. 13 & 13a have been completed and the site compound area cleared. Fencing will be removed first then ground protection measures on a rolling back basis from No. 12 West Hampstead Mews back to the entrance next to the sub station.

4. DEMOLITION OF NO. 13

All demolition works will be undertaken utilising soft strip of the roof and hand held equipment for the outer walls. This will avoid potential machinery contact with the canopy of the Horse Chestnut and the risk of falling debris causing stem damage.

Break out of existing foundations will be undertaken by manually operated breakers and all arising materials removed by hand. The existing concrete floor within the building footprint can be broken out by machine as the risks of any roots being present immediately beneath the building footprint are very low due to the inhospitable conditions.

5. FOUNDATION FORMATION

The new foundations have been designed to a pile and beam configuration utilising circa 35cm diameter piles and 60cm to 75cm square ground beams. Along the back wall nearest the Horse Chestnut four number evenly spaced piles with 60cm square ground beams are proposed with a total depth of circa 80cm below ground level. This depth is anticipated to be very similar to the depth of the existing foundations, given the size and age of the building.

Any additional excavation depth for the ground beam formation level along the rear wall of No. 13 will be undertaken using hand tools only. Any roots encountered will be neatly cut back to the excavation face nearest the tree to minimise wound size and tissue exposure.

The piling rig used will be chosen based on measured clearance heights beneath the Horse Chestnut canopy where limited overlap with the building footprint occurs. If the chosen piling rig height is within 1m of the lowest branch of the Horse Chestnut its manoeuvring will be controlled by a Banksman or similar responsible person to ensure no accidental contact occurs.

6. CONSTRUCTION OF REPLACEMENT BUILDING

The canopy overhang of the Horse Chestnut is limited and towards the rear corner of the building. Consequently the risks of any contact damage occurring are very low.

Any risks are only associated with the craning in of any beams and/or roof trusses, as the building outline and height are the same as existing.

Any craning in of materials will be supervised by a banksman or similar responsible person located on the scaffolding with direct radio contact with the crane operator. This will ensure any crane movements are kept clear of the Horse Chesnut crown.

7. SERVICES/DRAINAGE

All drainage and service runs are internally routed with no requirement for any excavations around the perimeter of the footprint of No. 13. As such there is no risk of damage or disturbance to roots of the Horse Chestnut or any other trees.

APPENDIX 1

14 to 18

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ACCESS TO WEST END LANE

ACCESS TO BROADHURST GARDENS

54.0m

EXISTING GATE TO BE REMOVED
DURING CONSTRUCTION &
REINSTATED UPON COMPLETION

2.5 WIDE SCAFFOLD ZONE

3m HIGH HOARDING

GATE

GATE

WEST HAMPSTEAD MEWS

EXISTING CHERRY TREE
TO BE TIED BACK/ PROTECTED

SUB-STATION

13a

3m HIGH HOARDING

EXISTING CONIFERS
TO BE PROTECTED

2.5 WIDE SCAFFOLD ZONE

GROUND PROTECTIVE SHEETING

88

GROUND TO HAVE GEOTEXTILE WITH 100mm
WOODCHIP OVER TOPPED BY MINIMUM 12mm
PLYWOOD TO PROTECT FROM COMPACTION

2.5 WIDE SCAFFOLD ZONE

13

12

10

8

W/C

SITE STORAGE/ STAFF
ACCOMMODATION

SITE
COMPOUND
AREA

86

HOARDING TO BE
PROVIDED BY
OWNERS OF 86

EXISTING
HARD STANDING

2.5 WIDE SCAFFOLD ZONE

GROUND TO HAVE GEOTEXTILE WITH 100mm
WOODCHIP OVER TOPPED BY MINIMUM 12mm
PLYWOOD TO PROTECT FROM COMPACTION

GROUND TO HAVE GEOTEXTILE WITH 100mm
WOODCHIP OVER TOPPED BY MINIMUM 12mm
PLYWOOD TO PROTECT FROM COMPACTION

EXISTING HORSE
CHESTNUT TREE

MINIMUM 3m HIGH HOARDING
TO SIDE OF SCAFFOLD & REMAINDER
TO HAVE PROTECTIVE SHEETING/ NETTING

LOCATION OF SAMPLE PANEL
OF PRCPOSED BRICKS

MINIMUM 3m HIGH HOARDING
TO SIDE OF SCAFFOLD & REMAINDER
TO HAVE PROTECTIVE SHEETING/ NETTING

84

MITIGATION MEASURES FOR
ROOT PROTECTION AREAS
TO BE CONFIRMED BY ARBORIST

ROOT PROTECTION AREA

82

88

86

0 2.5 5 7.5 10 12.5

General Arrangement
Site Plan

Client:
Mr. Harouni

Date:
Oct 2015

Scale:
1:250 @ A3

Drawing No:
JH-1063- SP1 rev C

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