150 HOLBORN ABORICULTURAL IMPACT STATEMENT

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APRIL 2016

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IAN KEEN LIMITED

IAN KEEN
LIMITED

ARBORICULTURAL IMPACT ASSESSMENT

AND

METHOD STATEMENT

relating to proposals at
150 Holborn
London

Our Reference
JTK/9062/so

Prepared for:
Perkins + Will
10 Bonhill Street
London
EC2A4QJ

Contents

ABSTRACT

The proposed replacement building is contained within the footprint of the existing building within the ground.

Projection to the southerly and westerly elevation of the proposed building requires minor pruning of retained trees.

Opportunity is provided to plant a replacement tree that can attain greater stature in the streetscene than the existing tree.

The retained trees can be protected during the course of construction.

1. Statement of purpose

1.1 The purpose of this Arboricultural Impact Assessment and Method Statement is to consider the proposal in relation to the trees and to demonstrate how works will be undertaken at 150 Holborn, London, to avoid unacceptable arboricultural impact and provide an adequate level of protection for those trees that are to be retained.

1.2 This document has been produced for Perkins + Will in order to inform the construction team and satisfy the requirements of the Local Planning Authority (LPA), London Borough of Camden. The works are the subject of a planning application and this arboricultural impact assessment and method statement has been prepared to accompany the application.

2. Related documents and drawings

2.1 This document should be read in conjunction with the following documents:

Originator	**Title/Reference**
British Standards Institute	*BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*

and the following drawings:

Originator	**Drg No**	**Title**	**Scale**
Perkin + Will UK Limited	325424/A-04-00 Rev A	General Arrangement Plans Ground Floor	1:200@A1
Perkin + Will UK Limited	325424/A-04-B1 Rev A	General Arrangement Plans Basement Floor	1:200@A1
Ian Keen Limited	9062/01	Tree Constraints Plan	1:200@A1
Ian Keen Limited	9062/02	Tree Protection Plan	1:200@A1

3. Arboricultural impact assessment

3.1 Detail of the trees and their protection are discussed and detailed in the documents, and shown on the drawings, listed above and should be read in conjunction with this document.

3.2 The proposed replacement building occupies the same footprint as the existing building where it enters the ground. As a result the foundations of the existing building will be inhibiting the root spread of the two plane trees (numbers 1 and 2) on the Grays Inn Road frontage. The proposed basement can therefore be constructed without material harm to the two retained trees.

3.3 The superstructure of the proposed building has a projection on the southerly and westerly facades that extends close to the two plane trees. Minor pruning of both trees will be required to provide a separation between them and the proposed building. The impact on tree 2 appears greater on plan than in reality. The portrayal of the crown shape on the plan is ovoid whereas in reality there is a large etiolated limb that constitutes the easterly extent of the crown on this tree. This crown shape is a result of past pruning to ensure separation from the existing building. The real extent of pruning is therefore only minor.

3.4 Tree 3 is not of exceptional quality given the prominent location on Holborn Street. Opportunity, afforded by this development, exists to replace the tree with a specimen of greater merit in the long-term. For example a species of tree that is large at maturity could be accommodated in this location. I would suggest a species other then London plane be selected, perhaps something like an English oak, liquidambar, tulip tree or even hornbeam.

3.5 The retained trees are remote from the core of construction activity and may be excluded from the site by hoarding. If retained within the site hoarding then the stems can be protected by timber boxing. The rooting system can be protected by retaining the paving and/or bedding layer to provide a stable platform for work.

3.6 Given the minimal impact on trees the level of monitoring by an arboriculturist need only be minimal. The onus on complying with the requirements of this document and any planning conditions will lie on those undertaking the project. A failure to adhere to the requirements may result in prosecution for causing damage to the protected trees.

4. Facilitation tree works

4.1 Minor pruning of the two London plane trees is required to provide separation from the proposed building.

4.2 The details of the works are listed in the Schedule of Tree Work at Appendix 1.

4.3 All tree works shall be undertaken in accordance with *BS3998:2010: Tree Works* where applicable.

5. General site care

5.1 To ensure that the trees to be retained are afforded an adequate degree of protection during the works, the following general precautions will be observed:

5.1.1 No fires will be lit on site

5.1.2 No access will be permitted within areas demarcated by protective barriers, unless and only where otherwise approved herein. Ground levels will not be changed within them.

5.1.3 No materials, equipment or debris will be stored within any of the protected areas and no chemicals, petrol or diesel will be allowed to spill where they may contaminate the root protection areas of retained trees

5.1.4 All heavy plant, machinery, cranes and delivery vehicles shall be excluded from the areas demarcated for protection on the Tree Protection Plan.

6. Sequencing of works

6.1 A logical sequence of events is to be observed as follows:

Stage 1	Erect protective barriers as shown on drawing 9062/01 (specifications given in Section 7).
Stage 2	Undertake construction of building
Stage 3	Take down protective barriers and complete landscape works.

7. Protective barriers

7.1 The trunk of the tree shall be protected to a height of 2.4 metres above ground level with a box, constructed of plywood, around the trunk. A typical detail showing the barrier is shown on the Tree Protection Plan.

7.2 The protection shall remain in place throughout the construction activity until landscape operations require its full or partial removal (see section 11). No other construction activity will take place within those areas formerly protected by the barrier (see Section 5).

8. Treatment of existing hard surfaces

8.1 Existing hard surfaces are to be retained (although the paving surface may be removed and set aside for re-laying) during the construction phase. Retention during construction will ensure the underlying rooting environment is protected.

8.2 If removal of the hard surface is required as part of the project then care must be taken. Roots often exist in the substrate below hard surfaces and extreme care must be taken to avoid damage to them.

8.3 In the vicinity of trees 1 and 2 there is existing paving. This shall be lifted by hand. Once the paving has been removed a pilot hole shall be dug by hand to ascertain the depth of sub-base material. The removal of sub-base material may then proceed using a small excavator using an untoothed grading bucket down to approximately 50mm above the bottom of the sub-base.

8.4 The remaining sub-base shall then be removed using hand tools.

8.5 The excavators may only operate from existing areas of hard surface.

9. Creation of new hard surfacing within root protection areas

9.1 No new areas of hard surface are proposed within root protection areas.

9.2 Replacement hard surfacing shall be undertaken without the need for further excavation. The void formed as a result of removing the existing paving and sub-base shall be utilised to form new sub-base and paving.

9.3 The replacement hard surface may therefore be constructed without the need for special measures relative to the trees.

10. Excavations within root protection areas

10.1 No excavations are proposed within the root protection area of retained trees.

11. Reinstatement and landscaping

11.1 Adjacent retained trees the resinstatement and landscape is limited to any repairs or replacement of paving (see section 9).

12. Planning, communication and monitoring

12.1 Given the minimal impact on trees the need for monitoring by an arboriculturist is also minimal.

12.2 A pre-commencement meeting will take place on site attended by the appointed arboricultural consultant, the tree contractor, the site manager and the local authority arboricultural officer (if they wish to attend). The purpose of this meeting is to ensure that everyone fully understands the implications of the arboricultural method statement and to agree on finer points of detail prior to any works commencing.

12.3 The appointed arboricultural consultant shall directly monitor the works at the following key stages:

12.3.1 Confirmation of placement of protective barriers

12.3.2 Removal of final layer of paving sub-base (if undertaken)

12.4 At the completion of each monitoring visit the appointed arboricultural consultant will circulate a short report to the client, site and the local authority arboricultural officer to inform of progression.

12.5 Monitoring visits will be undertaken by the arboricultural consultant at intervals commensurate with site progress to make sure that all tree protection measures are in place. A record of these visits will be kept and maintained for inspection on site.

12.6 Should any problems arise on site, the site manager will immediately inform the appointed arboricultural consultant who will assess the situation and make recommendations accordingly. If any modifications to the method statement are proposed, the arboricultural consultant will immediately advise the local authority arboricultural officer.

12.7 The site manager will brief all site personnel on the implications of the arboricultural method statement. A copy of this method statement will be available on site at all times. The progress reports detailed in paragraph 12.4 will be kept with the method statement so that both are readily available for inspection.

12.8 A list of contacts is attached at Appendix 2.

13. Conclusion

13.1 If the provisions of this arboricultural impact assessment and method statement are complied with in full, the proposed works will be able to proceed without significant detrimental impact to retained trees.

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APPENDIX 1

Schedule of tree works

Schedule of tree works

Tree number	Species	Action
1	London plane	Prune to provide 2m clearance from proposed building
2	London plane	Prune to provide 2m clearance from proposed building
3	Rowan	Consider removal and replacement with a more suitable specimen

APPENDIX 2

List of contacts

LIST OF CONTACTS

Site Address:	150 Holborn, London, EC1N 2NS	
Site Manager: *		**Tele No: ***
Developer:		
Address:		
Contact Name: *		Tele No:
Arboricultural Consultant:	Jago Keen, MSc, Dip. Arb. (RFS), MArborA, MICFor	
Address:	Redlands Farm, Redlands Lane, Ewshot Farnham, Surrey GU10 5AS	
Tele No:	01252 850096 (office)	07836 279935 (mobile)
Local Authority Tree Officer	To be advised	
Address:	Camden Reception 5 Pancras Square London N1C 4AG	
Tele No:	020 7974 4444	

* To be inserted