

150 HOLBORN

PLANNING ADDENDUM

ARBORICULTURAL IMPACT

JULY 2017



IAN KEEN
LIMITED



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**ARBORICULTURAL
METHOD STATEMENT**

**RELATING TO PROPOSED
DEVELOPMENT
UPON LAND AT**

**150 HOLBORN
LONDON**

**Our Reference
JTK/9062/JK**

Revision A

5th June 2017

CLIENT

Pringle Brandon Perkins & Will

1. Statement of purpose

- 1.1 The purpose of this method statement is to demonstrate how works will be undertaken at 150 Holborn, London, to provide for an acceptable arboricultural impact and provide an adequate level of protection for those trees that are to be retained.
- 1.2 This method statement has been produced for Pringle Brandon Perkins & Will in order to inform the planning determination and the construction team. It supersedes any previous method statement.
- 1.3 This method statement merely considers the systems of work in relation to the health and safety of retained trees. It does not address requirements of the Health and Safety Executive that should be considered in detail by those parties involved.

2. Related documents and drawings

- 2.1 This method statement should be read in conjunction with the documents in Table 1 below.

Table 1: Documents referred to

Originator	Title/Reference
British Standards Institute	BS3998:2010:Tree Works - Recommendations
British Standards Institute	BS5837:2012 Trees in relation to design, demolition and construction – Recommendations

and the following drawings in Table 2

Table 2: Drawings referred to

Originator	Drg No	Title	Scale
Perkins and Will	325424-A-04-00 Rev B	Ground Floor Plan	As shown
Perkins and Will	325424-A-04-TY Rev A	Typical Floor Plan	As shown
Ian Keen Limited	9062/01	Tree Constraints Plan	1:200 @ A1
Ian Keen Limited	9062/02 Rev C	Tree Protection Plan	1:200 @ A1

3. Arboricultural issues & implications

- 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 method statement.

- 3.2 The proposed building façade projects marginally closer to trees than the recently consented scheme but still broadly aligns with the existing façade and is therefore close to the crowns of the trees. There is already separation from the building façade and repeat pruning to achieve the circa 2m clearance for working room and future separation is required.
- 3.3 Where trees are located within the site hoarding they shall be protected as shown on the Tree Protection Plan listed above.

4. Tree pruning

- 4.1 Trees 1 and 2 shall be pruned to provide 2m separation from the proposed building façade.
- 4.2 Pruning shall be undertaken in advance of demolition and construction activity to provide the necessary clearance and avoid damage to the retained trees.
- 4.3 Pruning shall be undertaken by London Borough of Camden's term-contractor for tree works in accordance with best practice guidance. Notice shall be given to London Borough of Camden to allow them to schedule the work.
- 4.4 All tree work shall be undertaken in accordance with *BS3998:2010:Tree Work – Recommendations* unless superseded by London Borough of Camden's own requirements for tree work.

5. Tree protection

- 5.1 Where trees are included within the site hoarding the lower stems shall be protected with timber boxing to 2.4m height or to the underside of the lowest branch if lower.
- 5.2 The location and typical detail of the timber boxing is shown on the Tree Protection Plan.
- 5.3 If the trees are excluded from the site hoarding, and remain in the public realm, then they shall not be protected as described above as they are not at exceptional risk of harm from the construction activity.

6. Sequencing of works

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

Stage 1	Undertake tree pruning
Stage 2	Erect protective barriers
Stage 3	Undertake demolition
Stage 4	Implement development construction
Stage 5	Take down protective barriers.

7. Conclusion

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

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SURVEY OF TREES AT 150 HOLBORN , LONDON																							
Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)							Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS 3998	Root protection radius (m)	Root protection area sq.m	
							Single Stem	2-5 stems					More than 5 stems										
			Stem 1	Stem 2	Stem 3	Stem 4		Stem 5	Mean dia	No. stems													
1	London plane	15	6	2	7	6	72								5	5NW	E	B1	>20	Established street tree but crown development compromised on eastern side.	Cut back to provide 2m clearance from proposed building.	8.64	235
2	London plane	15	7	6	7	7	84								5	5NW	E	B1	>20	Established street tree but crown development compromised on eastern side.	Cut back to provide 2m clearance from proposed building.	10.08	319
3	Rowan	5	1	2	2	1		16	5	4	5				1.2	1.2SE	S	C1	>10	Multi-stemmed tree. Crown dieback.	Suggest the tree is replaced.	2.15	15

- Note:
- All tree works undertaken in accordance with BS3998:2010 Tree Work - Recommendations
 - Tree works to be undertaken by London Borough of Camden's term-contractor.

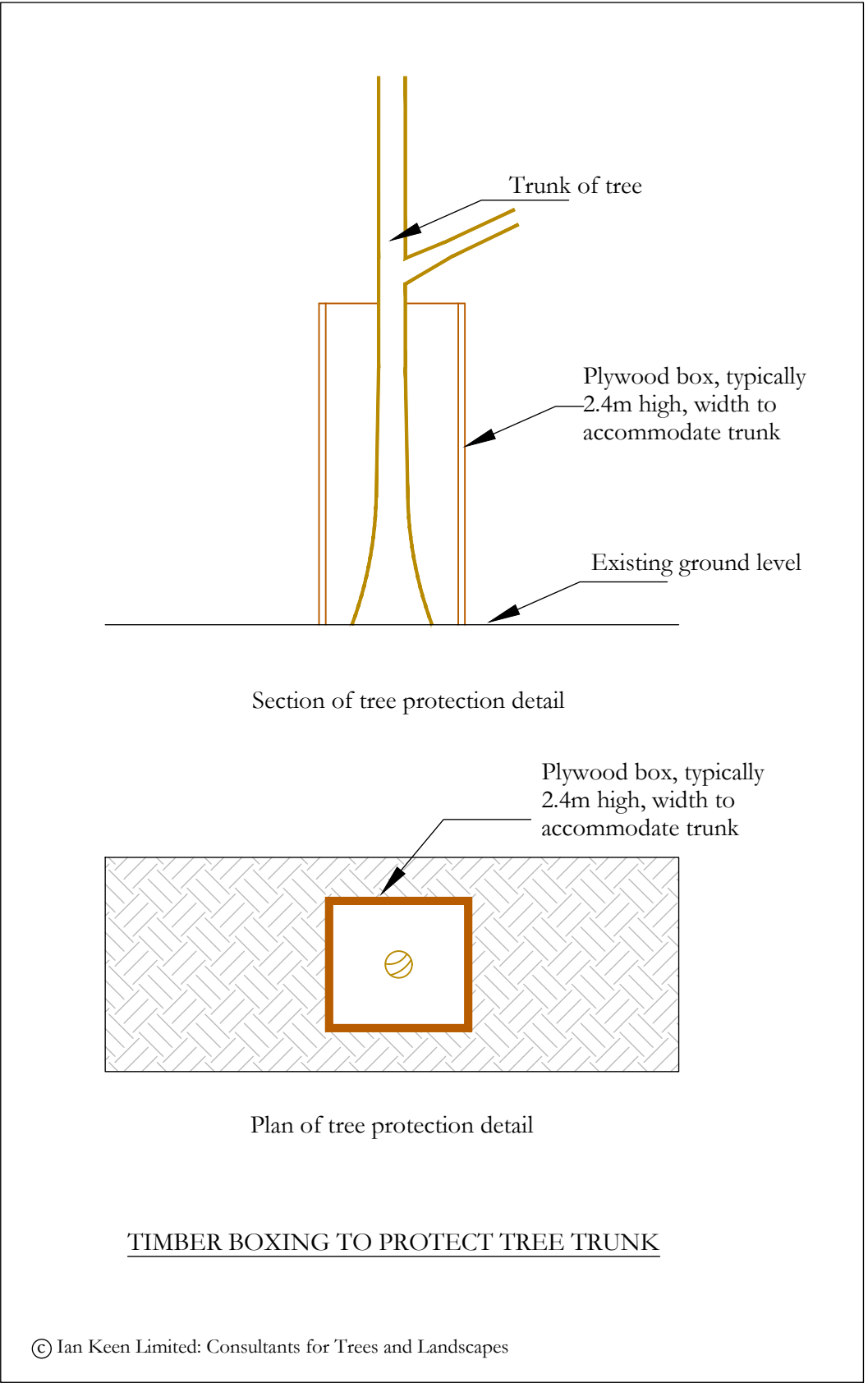
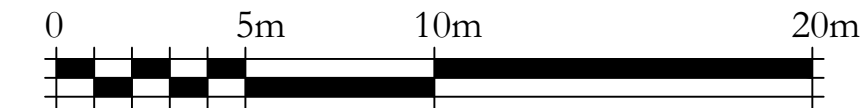
Rev A 12.08.16 jtk
Proposed upper floor elevation line made more prominent and added to key.

Rev B 16.08.16 jtk
Amendments to protection, indication of working space and confirmation of tree works contractor added following meeting with LPA 16/08/16. Truer indication of actual crown spread shown.

Rev C 07.06.17 jtk
New layout imported.

Key to Schedule of Trees	
Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem Dia	All measurements conform to Annex C of BS 5837:2012
	Single stem - Stem diameter in centimetres measured at 1.5m above ground level.
	Multi-stemmed tree with 2 to 5 stems - Diameter of each stem
	Multi-stemmed tree with more than 5 stems - Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	Suffix 'u' denotes an estimated dimension
Age Class	Suffix 'av' denotes an average dimension
	Age Class definitions:
	Y = Young
	S = Semi-mature
	E = Early mature
	M = Mature
	O = Over mature
Category grading and Estimated remaining Contribution (yrs)	Summary of BS 5837: 2012 categorisation:
	1. Trees unsuitable for retention:
	U = those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years
	2. Trees to be considered for retention:
	A1, 2 or 3 = trees of high quality (substantial contribution >40 yrs)
	B1, 2 or 3 = trees of moderate quality (significant contribution >20 yrs)
	C1, 2 or 3 = trees of low quality (but adequate, ie >10 yrs or young trees - until new planting can be established)
	Useful estimated remaining contribution of the tree or tree group
Estimated remaining contribution	Brief description including physiological and structural defects
Condition	Works required to be undertaken on the trees to facilitate the construction of remediate a defect encountered during the survey
Tree Works	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D
Root Protection Radius	Total area of minimum root protection area extrapolated from root protection radius

- Key:
- Existing site features
 - Proposed ground floor
 - Proposed basement
 - Proposed upper floor elevation line
 - Trees retained
 - Timber boxing if trees are contained within working spaces. If excluded from working space no boxing required.
 - 2m working space for scaffold/craning (from 2nd floor upward) adjacent trees



Note:
The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Topographical Survey based on Warner Land Surveys Ltd drawing number L715/0800/P/0001.

Tree number 3 plotted by eye.

Ground Floor Plan and Typical Floor Plan based on Perkins+Will UK Limited project/drawing numbers 325424/A-04-00 Rev B & A-04-TY Rev A.