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2204. Tree Survey and Arboricultural Method Statement.

September 2017.

The owners have commissioned Webbmiehe Architects to draw up plans to rebuild the existing ground floor single storey rear extension on its existing footprint.
The proposal adds a new infill extension on the existing building line.
The proposal also adds a new rear terrace.

In the absence of locally adopted supplementary planning guidance specific to trees British Standard 5837 2012
"Trees in relation to Design, Demolition and Construction – Recommendations"
(BS) is used as the benchmark for tree submissions to the Local Planning Authority **(LPA)** – The London Borough of Camden

Please refer to the proposed building layout drawing number 2204 –PA -009-310717.
This is submitted as a pdf which can be zoomed to any size to reveal fine detail.

The drawing shows.

- scale bar and north point
- drainage and service features
- the position of boundary features.
- existing drive surfaces
- the existing house foot print.
- proposed extension foot print.
- proposed new rear terrace
- finished levels
- the position of catalogued trees and shrubs.
- normative root protection areas **(RPA)** (as described in the BS) of significant trees
- the position of a tree protection fence to be assembled prior to building

Tree catalogue.

No	Common name of tree	Height estimated in metres	Stem diameter in mm at 1.5 metres from base	Radial crown spread	Estimated remaining contribution in years. Category grading as per table 1 of the BS Comments
1	Oak	24	1200	9	40 B
2	Ash	16	400	7	40 C recently pruned.
3	Yew	8	200	2	40 C
4	Holly	4	150	1	40 C

Arboricultural Implications Assessment

The plan layout is compared to the existing site plan (2204 Existing 2993-01).
There is no incursion in to the normative RPA of the Ash due to the proposal.
There is a minimal incursion into the normative RPA of the Oak due to the extension however this area is already hard surfaced.
Comparing the finished level of the terrace to existing levels of the lawned area it will be shown in the arboricultural method statement how the terrace can be built on the small area of lawn required without significant impact on the oak T1.

Both the Oak and Ash have generous offset in other directions and it is clear that land to the north of the trees will remain undisturbed for the foreseeable future.

The Oak and Ash have already been pruned at various stages of their lives and there is more than adequate overhead clearance.
Piling rigs will not be required to build the single storey extension.
Single storey building only requires minimal scaffolding or staging.

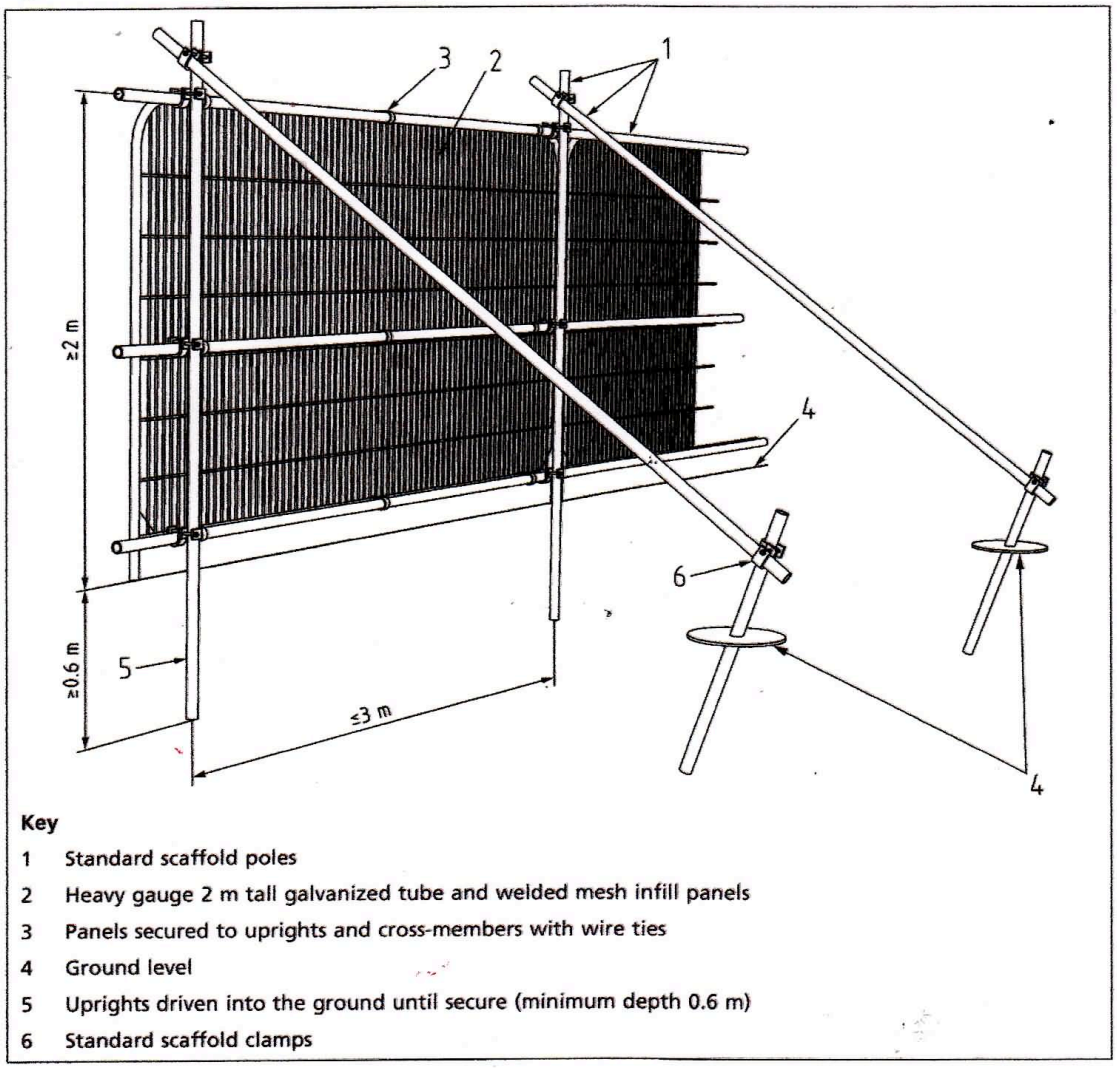
Number 31 is already fully serviced.

The arboricultural method statement will out line how any impact on the Oak T1 will be minimised.

Arboricultural Method Statement. Sequence of Events.

1. A tree protection fence will be assembled in the position shown on the tree protection plan.
The specification for the tree protection fence is found in figure 2 of BS5837.
the fence will remain in place until all building works are complete.

Figure 2 **Default specification for protective barrier**



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

The area enclosed by the fence is known as the construction exclusion zone and will not be used for any activity relating to building including storage of materials.

2. The small are of lawn on the building side of the tree protection fence will be coved with fresh wood chip to at least the level of the adjacent brick setts.
The reason for woodchip is

- to minimise compaction
- to act as a blotter
- to kill the grass below it in order to remove it easily by hand.

3. All demolition works will be carried out within the footprint of the building using top down fold back methods. Access for powered machinery is limited by the width of the existing garden side gate and as such most of the work will be carried out using hand held tools.

4. Wherever possible existing brick setts to the north of the foot print will be retained. The extension footings will be dug and floor slab laid.

5. Build out the extension.

6. Remove woodchip and remaining brick setts.
Carefully screef of up to 150 mm of topsoil to create bed for the new rear terrace. This will be done with a hand tool such as a mattock. It is unlikely that roots over 25mm will be encountered - any roots will be pruned back at 90 degrees to their axis at the edge of excavation.
Set edging boards.
Lay a permeable geotextile such as Mypex over terrace foot print.
Fill entire area with washed sand and when settled lay pavers onto the sand.
The joints will not be grouted and can be either blinded by sand or planted with say Chamomile.

7. Remove tree protection fence.

Notes.

Cement will not be mixed in an area where liquids could percolate to roots.

Lawn levels can be raised however it is important that any added soil is fleeted toward the base of trees to avoid any burying up of any part of the stem.

Any lawn reseeding could be carried out using a “waterwise” grass mix.

Tim Price. M.arbor.A