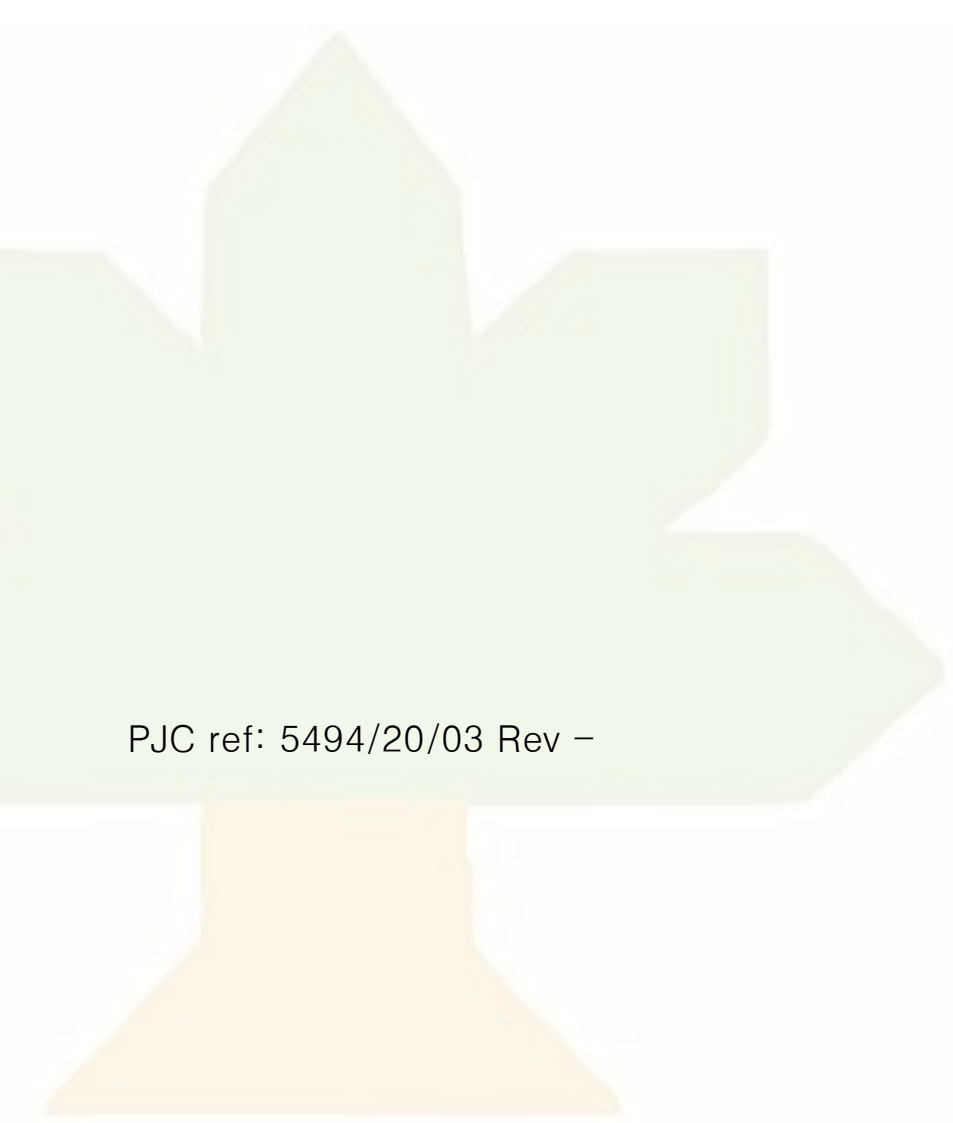


Preliminary Arboricultural Method Statement

Belgrove House
Belgrove Street
London
WC1H 8AA

10th August 2020

A large, stylized graphic of a tree with a light green canopy and a light orange trunk, positioned on the left side of the page.

PJC ref: 5494/20/03 Rev –

This report has been prepared by
PJC Consultancy Ltd
on behalf of
Access Self Storage

**Prepared
by**

Luke White FdSc Arboriculture M.Arbor.A

Luke is an arboriculturist with over seven years experience working within the arboricultural and forestry industry with the latter four years working within consultancy. He gained a foundation degree in arboriculture with distinction from the University of Brighton in 2012 and is a professional member of the Arboricultural Association.

**Checked
by**

Peter Davies FdSc Arboriculture M.Arbor.A

Peter has a Foundation Degree in Arboriculture from the University of Brighton and is a professional member of the Arboricultural Association. He has over ten years experience in the arboricultural industry, originally working as a groundsman and feller, and progressing into consultancy. He is a Lantra accredited professional tree inspector.

Sussex office:

Rocks Yard, Victoria Road,
Herstmonceux, Hailsham,
East Sussex, BN27 4TQ
Tel: 01323 832120

E: contact@pjconsultancy.com

Kent office:

Unit 1, Hanover Mill,
Mersham, Ashford,
Kent, TN25 6NU
Tel: 01233 225365

W: www.pjconsultancy.com



CONTENTS

1 Introduction

2 Arboricultural method statement

Appendices:

1. Tree Protection Plan (Demolition & Construction)
2. Tree Protection Plan (Landscaping)
3. Example Tree Protection Warning Sign

1 INTRODUCTION

1.1 This preliminary arboricultural method statement is written in conjunction with arboricultural survey ref. PJC/5494/20/01, arboricultural impact assessment ref. PJC/5494/20/02 and construction management plan ref. 2020.07.30 Rev 04 created by Real PM Ltd.

1.2 **Instruction:** PJC Consultancy has been instructed by Access Self Storage to provide a preliminary arboricultural method statement in accordance with BS5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*', for proposed construction works at Belgrove House, Belgrove Street, London.

1.3 **Objective of this report:** In order to safeguard retained trees on site during development works it is necessary to implement a tree protection strategy. The objective of the following arboricultural method statement is to provide protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium. This report is concerned with the protection of all retained trees at the site including trees around the curtilage with the potential to be impacted by the construction works.

1.4 **Limitations of report:** This document is based on the plans and information made available to the author on the date of the report. Updates to the arboricultural method statement and Tree Protection Plans will be required following detailed design stage of development including the engineers specification for replacement hard landscaping within the root protection area of retained trees and the routing of services.

1.5 **Contents of report:** This report includes the following:

- Arboricultural Method Statement
- Tree Protection Plans

2 ARBORICULTURAL METHOD STATEMENT

2.1 General requirements: The arboricultural method statement and Tree Protection Plans shall remain on site for the duration of demolition, construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.

2.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

2.3 Phasing of works: To ensure trees are protected throughout the development, the proposed development shall occur in the following order:

Table 1: Phasing of works

Works Order	Operation	Notes
1	Initial tree works.	The tree works contractor shall undertake the access facilitation pruning specified in the arboricultural impact assessment. Completion of these works will be required to enable the installation of scaffolding.
2	Installation of tree protection barriers.	Prior to the commencement of demolition or construction works, site hoarding shall be installed as detailed in the construction management plan and Tree Protection Plans and tree warning signs affixed to hoarding on the southern boundary as shown in Appendix 4.
3	Pre-commencement meeting.	The project arboriculturist shall attend a site meeting with the site manager. The local authority arboricultural officer shall be notified so they may also attend. The above pre-start arboricultural works shall be signed off by the project arboriculturist during the meeting. The meeting shall occur before any plant activity, ground works or demolition/construction activities begin.
4	Demolition phase.	The site hoarding shall be maintained, and the construction exclusion zones observed throughout the demolition phase. Hard surfacing within the root protection area of trees T1, T2, T3 and T4 shall be retained and maintained throughout the demolition phase.
5	Primary construction phase.	The site hoarding shall be maintained, and the construction exclusion zones observed throughout the construction phase. Hard surfacing within the root protection area of trees T1, T2, T3 and T4 shall be retained and maintained throughout the demolition phase.
6	Excavation of tree pits within root	The site hoarding shall be maintained, and the construction exclusion zones observed throughout this phase. Tree pits that occur within root protection areas

	protection area of T2 and T3.	shall be completed by hand and under the strict supervision of the project arboriculturist.
7	Hard landscaping phase.	The site hoarding shall be maintained, and the construction exclusion zones observed throughout the hard landscaping phase. Replacement hard landscaping shall be completed using sympathetic methodologies stipulated within this method statement.

2.4 Initial tree works: The access facilitation pruning specified in the arboricultural impact assessment shall be carried out as the first stage of development. Pruning must not exceed the specification stipulated within the arboricultural impact assessment. Any requirements for access facilitation pruning which have not been anticipated on the date of this report shall be discussed at the pre-commencement meeting with the project arboriculturist and be communicated to the local authority arboricultural officer.

2.5 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.

2.6 The tree works contractors should carry out all tree works to BS3998: 2010 '*Tree works – recommendations*' as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance.

2.7 It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

2.8 Tree protection barriers: The root protection areas of retained trees must be left free from disturbance, and protected from contamination or compaction during the proposed works. Protection shall comprise of site hoarding.

2.9 Site hoarding will double up as tree protection fencing. Site hoarding shall be installed in the locations shown on the Tree Protection Plans and in the locations/specification stipulated within the construction management plan. The specification for site hoarding shall be fully decorated and suitably illuminated 2.4m high hoarding. Where this occurs within the root protection area of retained trees, posts must be fixed directly to the ground without the requirement for post hole excavation. Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed in writing with the local authority arboricultural officer.

2.10 Tree protection warning signs shall be affixed to hoarding along the southern boundary as shown in Appendix 3 to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.

2.11 The site hoarding shall be installed before any plant activity, ground works or demolition/construction activities commence at the site. They shall be maintained in situ throughout the entire re-development and only be removed once all construction activities

in the vicinity have been completed, and excess construction materials and plant machinery have been removed from site. Any damage that occurs to the tree protection barriers during the construction period must be rectified immediately, prior to other construction activities recommencing in the vicinity.

2.12 The areas protected by tree protection fencing (highlighted yellow on the Tree Protection Plans) or temporary ground protection shall be referred to as the construction exclusion zone. The following restrictions shall apply within the construction exclusion zone:

- No vehicular access shall be permitted unless on adequate temporary ground protection measures that have been agreed with the project arboriculturist.
- Regular pedestrian access shall be restricted unless on suitable ground protection measures agreed with the project arboriculturist.
- No storage of construction materials shall occur.
- No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur.
- No harmful chemicals shall be stored or handled.
- No fires shall be permitted.
- No mechanical excavation including regrading of levels shall occur.
- There shall be no change in ground level unless undertaken under the supervision of the project arboriculturist.
- No construction activities including installation of new permanent hard standing shall be undertaken unless otherwise specified in this method statement.

2.13 **Storage and handling of harmful chemicals:** Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.

2.14 Cement mixing shall always occur outside the construction exclusion zone. If cement mixing is to occur close to the construction exclusion zone, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.

2.15 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zone unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

2.16 **Contractor facilities:** Construction management plan ref. 2020.07.30 figure 13, provides details in regards to access and egress and contractors compound and welfare facilities. These facilities have mainly been located away from retained trees. However, an unloading area has been shown in the site's southern extents along Argyle Square, within the root protection area and under the crown of London plane T2 and T3. Vehicular traffic utilising this unloading zone must be restricted to a maximum of 4m in height. To minimise impacts to the root network of retained trees, the existing tarmac surface within the root protection area of T2 and T3 shall be retained and maintained throughout demolition and primary construction phases. In addition, this unloading zone is not considered suitable for

crane access, due to overhanging crowns. Cranes must pick up from the Belgrove Street or Crestfield Street unloading zones only.

2.17 Demolition of existing building: Demolition of the above ground parts of the building shall be completed to methodologies stipulated within the construction management plan. All demolition arisings must be stockpiled outside the rooting area of retained trees, unless on areas of existing hard surfacing.

2.18 Construction of new building: Construction of the new building shall be completed to methodologies stipulated within the construction management plan.

2.19 Excavating building footings within root protection areas: Engineered tree planting pits encroach the root protection area of T2 and T3, as shown on the Tree Protection Plan (Landscaping). Tree pit excavations shall be completed as the initial phase of landscaping as their final locations will be dependent on revealed root growth. Excavations will need to be completed by hand or by using air displacement equipment (air lance) and under the strict supervision of the project arboriculturist. If significant root growth is revealed (roots above 25mm in diameter), the pit location shall be moved to an area that is void of significant root growth. If root growth appears prolific within the works area and moving the pit becomes problematic, the pits will need to be omitted from the design and trees planted in a new location outside of root protection areas. Roots revealed that are less than 25mm in diameter shall be cleanly pruned using secateurs to leave the smallest feasible wound. Small clean pruning wounds require less energy from the tree to heal and reduce the chance of infection by tree pathogens.

2.20 Removing existing hard standing from root protection areas: The existing tarmac and concrete slab surface within the root protection area of T1, T2, T3 and T4 shall provide ground protection for both pedestrian and construction traffic throughout re-development. Access across the root protection area of retained trees shall be prohibited when the surface has been removed, therefore it is important that this is undertaken as the final phase of re-development once the primary construction has been completed and the Argyle Street unloading zone is no longer required.

2.21 The existing wearing course shall be broken up using controlled hand tools (e.g. pneumatic breaker) and removed from the root protection areas by hand. If it is deemed impractical or unsafe to achieve this using hand tools only, plant machinery operated under the supervision of the project arboriculturist may be used instead. The machine must be fitted with a grading bucket (without teeth) and be operated from outside the root protection areas unless on a retained area of hard standing. If roots are revealed during this operation, use of the machine must immediately cease and the operation shall be continued by hand.

2.22 The existing sub-base shall be reused (augmented as necessary) for the new surface. The new surface shall be installed directly on top of the existing sub-base to minimise impacting upon shallow roots and reduce the risks associated with excavation. If an increase of level is required, the project arboriculturist shall be notified of the requirements and a sympathetic solution sought.

2.23 Services: The routing of new services for the development is not available on the date of this report. These must be signed off by the project arboriculturist before implementation. Wherever possible, the services must completely avoid the root protection areas of retained

trees. Where this is not feasible, the arboriculturist shall provide an arboricultural method statement (to be signed off by the local authority arboricultural officer before implementation) detailing any sympathetic methodologies that are required to minimise damage to tree roots (as described in NJUG4 '*Guidelines for the planning, installation and maintenance of utilities in proximity to trees*' and BS5837: 2012).

2.24 Arboricultural supervision: Arboricultural supervision will be required for the following stages of development:

- Prior to commencement of works, the project arboriculturist shall review the routing of new services (including services required for any street furniture or external items) and either confirm there will be no encroachment into root protection areas, or provide an arboricultural method statement detailing how the services can be installed sensitively. It will be the responsibility of the contractor to provide the details of new services to the arboriculturist.
- A pre-commencement meeting shall be held between the contractors and the project arboriculturist. The local authority arboricultural officer shall be given reasonable notice of the pre-commencement meeting so they may also attend. A site visit record shall be provided to the local authority arboricultural officer within five working days of the pre-commencement meeting visit. The purpose of the pre-commencement meeting shall be:
 1. To clarify the tree protection methodology with the site manager and discuss any arboricultural concerns.
 2. To sign off that the pre-commencement tree works have been completed as specified in the arboricultural impact assessment, and to agree any additional requirements for access facilitation pruning which have not been anticipated prior to the meeting.
 3. To sign off that the site hoarding has been installed in the correct locations and to the agreed specification.
 4. To discuss landscaping requirements within the root protection area of retained trees.
- Prior to implementation, the project arboriculturist shall sign off that the engineers specification for the new surfaces to be installed within root protection areas complies with arboricultural requirements.
- The project arboriculturist shall visit site prior to the commencement of hard landscaping works within the root protection area of T1, T2, T3 and T4 and discuss sympathetic construction methodologies to ensure all are aware of arboricultural requirements.
- The project arboriculturist shall supervise tree planting pit excavations within the root protection areas of trees T2 and T3 and provide guidance on their locations as required.
- The site manager shall provide a monthly update to the project arboriculturist including photographic evidence that the tree protection barriers are intact and that the construction exclusion zones have been observed.

2.25 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be

considered significant root growth. It should be remembered that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.

2.26 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.

2.27 The supervising arboriculturist shall be appointed by the contractor. It will be necessary for the arboriculturist to report to the local planning authority on the outcome of the site visits as well as any unforeseen tree related issues.

Contact details

Sussex office:

Rocks Yard
Victoria Road
Herstmonceux
Hailsham
East Sussex
BN27 4TQ

Tel: 01323 832120

Kent office:

Unit 1
Hanover Mill
Mersham
Ashford
Kent
TN25 6NU

Tel: 01233 225365

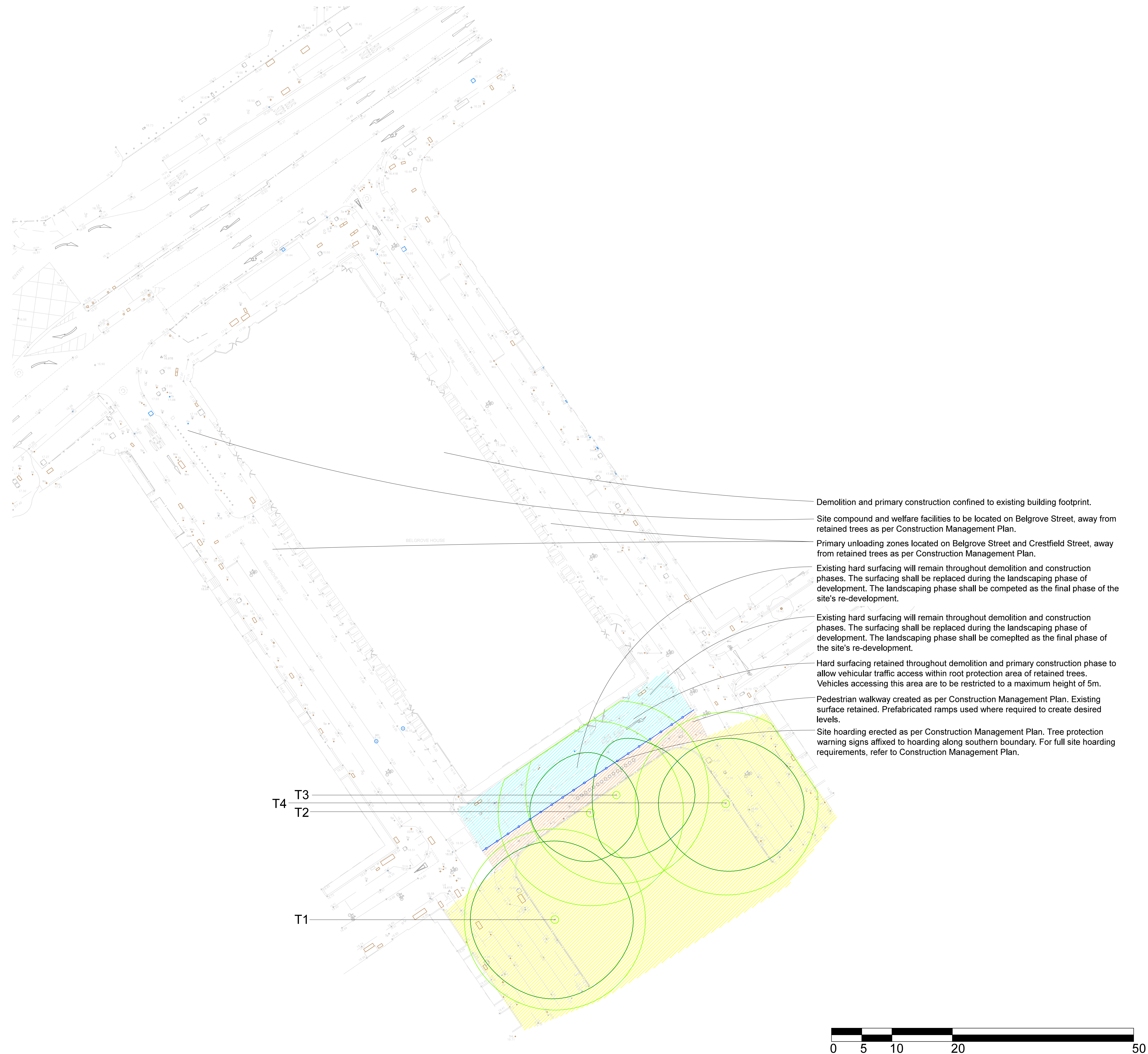
Author: Luke White

Date: 10th August 2020








E-mail: luke@pjcconsultancy.com

APPENDIX 1

Tree Protection Plan (Demolition & Construction)



Key:

-  Root protection area of category A tree to be retained
-  Canopy of retained tree
-  Topographical survey base drawing
-  Existing hard surface to be retained and maintained throughout demolition and primary construction phases
-  Pedestrian walkway created utilising existing hard surfacing
-  Construction exclusion zone
-  Tree protection fencing

*** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.**

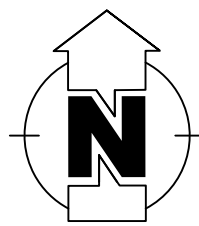
Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. no. PJC/5494/20/02 contains further information for each tree.

This drawing is to be read in conjunction with landscaping ground floor plan drawing ref. 667.20.01 (*Bradley-Hole Schoenaich, 2020*)

This drawing should be viewed in colour.

Drawing no: PJC/5494/20/C Rev: - Sheet number: 1 of 1

Client and site:
Access Self Storage
Belgrove House
Belgrove Street
London.
WC1H 8AA



Drawing title: Tree Protection Plan (demolition and construction)

Date drawn: 10/08/2020

Scale: 1:300 at A1

Drawn by: LW

Checked by: PD



Sussex
The Rocks Yard, Victoria Road, Herstmonceux,
East Sussex, BN27 4TQ.
t 01323 832120

Kent
Unit 1, Hanover Mill, Mersham, Kent, TN25 6NU.
t 01233 225365
w: www.pjconsultancy.com

APPENDIX 2

Tree Protection Plan (Landscaping)



Planting pits within root protection areas to be excavated by hand controlled tools or utilising air displacement equipment (air lance) and under strict arboricultural supervision. If significant roots are revealed during the excavation, the planting pits shall be moved to an alternative location or omitted from the design.

Replacement hard landscaping within root protection areas shall occur above the existing hard surface/sub-base. Sympathetic methodologies shall be adopted during hard landscaping as stipulated within the arboricultural method statement. No reduction of ground levels shall occur unless permitted by the project arboriculturist.

- Key:**
- Root protection area of category A tree to be retained
 - Canopy of retained tree
 - Topographical survey base drawing
 - Pedestrian walkway created utilising existing hard surfacing
 - Construction exclusion zone
 - Tree protection fencing

*** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.**

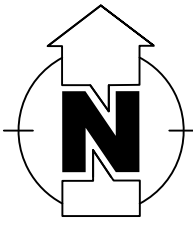
Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. no. PJC/5494/20/02 contains further information for each tree.

This drawing is to be read in conjunction with landscaping ground floor plan drawing ref. 667.20.01 (*Bradley-Hole Schoenaich, 2020*)

This drawing should be viewed in colour.

Drawing no: PJC/5494/20/D Rev: - Sheet number: 1 of 1

Client and site:
Access Self Storage
Belgrove House
Belgrove Street
London.
WC1H 8AA



Drawing title: Tree Protection Plan (landscaping)

Date drawn: 10/08/2020

Scale: 1:300 at A1

Drawn by: LW

Checked by: PD



Sussex
The Rocks Yard, Victoria Road, Herstmonceux,
East Sussex, BN27 4TQ.
t 01323 832120

Kent
Unit 1, Hanover Mill, Mersham, Kent, TN25 6NU.
t 01233 225365

w: www.pjcconsultancy.com

APPENDIX 3

Example Tree Protection Warning Sign

