



Landmark Trees

ARBORICULTURAL METHOD STATEMENT

41 Frognal
London
NW3 6YD

REPORT PREPARED FOR:

KSR Architects LLP
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Ref: KSR/41FRG/AMS/05

Date: 27th November 2020

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Contents

1.0	INTRODUCTION	3
2.0	PRE-DEVELOPMENT SITE PREPARATION	8
3.0	DEVELOPMENT PHASE	9
4.0	SUMMARY OF PROPOSED METHODS	11
5.0	COMPLETION	12

Appendices

APPENDIX 1	General Guidelines	14
APPENDIX 2	Sample Site Monitoring Sheet	15

1.0 Introduction

1.1 Purpose & Use of the Method Statement

- 1.1.1 This method statement has been prepared for KSR Architects, in support of extant planning applications made to the London Borough of Camden regarding development at 41 Frognaal, London NW3 6YD, and specifically: **2020/0988/P: Approval of Condition 5 (Hard and soft landscaping)**
- 1.1.2 This document lays down the methodology for any proposed landscaping works that may have an effect upon the trees on and adjacent to the site. It is essential within the scope of any contracts related to the development proposals that this method statement is observed and adhered to. It is recommended that this document form part of the work schedule and specification issued to the building contractors and can be used to form part of the contract.
- 1.1.3 Copies of this document will be available for inspection on site. The developer will inform the local planning authority within twenty-four hours if the arboricultural consultant is replaced.

1.2 Terms of Reference

- 1.2.1 We (LT) are instructed by the client, KSR Architects to prepare a method statement for proposed development based on the above planning application with reference to BS 5837:2012 Trees in Relation to Design, Demolition and Construction.
- 1.2.2 For this purpose, the client has supplied us with a site survey plan (1674_Site) and the proposed drawings (2160 11 A series landscape GAs - North Boundaries Detailed_Rev E - Standard).

1.3 Development Proposals & Potential Impacts

1.3.1 The principal proposals comprise site-wide landscaping operations as per the various planning permissions that have been issued for the site and include construction of a retaining wall along the northern boundary, installation of a timber fence / screen also along that boundary, construction of a retaining wall along the southern boundary, installation of a fence along the site's front boundary and various tree plantings.

1.4 Sequence of Works

1.4.1 It is anticipated that these works will be carried following completion of the construction phase of the wider development of the site. This document complements rather than supersedes our 2015 Arboricultural Method Statement AKN/41F/AMS/01 which specifies tree protection measures during that development. As these works will take place during the landscaping phase of the wider development, physical tree protection measures such as fencing or ground protection will not be required to the same extent as during construction activities.

These works and their arboricultural implications are outlined in sequence below

1.5 Site Supervision

1.5.1 On this site, a site manager will be nominated to be responsible for all arboricultural matters on site. A pre-commencement site briefing/meeting between the site manager and arboricultural consultant will be held (see Table 1 below). The site manager's details will be issued to the London Brough of Camden in the minutes / site monitoring report for this meeting. During this meeting all the tree protection methods below will be studied and familiarization with requirements of this AMS. The site manager will also:

- be present on site for the majority of the time;
- have the authority to stop any work that is causing, or has the potential to cause harm to any tree;
- be responsible for ensuring that all site operatives are aware of their responsibilities toward trees on site and the consequences of the failure to observe these responsibilities;
- make immediate contact with the Arboricultural consultant in the event of any tree related problems occurring, whether actual or potential, in accordance with a tree protection protocol (see section 1.6 below).

1.5.2 At this stage, the nominated Key Personnel are as follows:

Adam Hollis
Arboricultural Consultant
Landmark Trees
info@landmarktrees.co.uk

Tel: 0207 851 4544

1.6 Site Monitoring

1.6.1 Landmark Trees are to be retained as Arboricultural Consultants responsible for site monitoring for the duration of the development. As noted above Adam Hollis MSc (Arb) is the key contact, with monitoring occasionally undertaken by James Bell Tech Cert. (subject to any new staff intake). Site supervision will be undertaken by a qualified and experienced arboriculturalist at pre-determined and agreed time intervals as indicated in Table 1 below. In addition to specific task supervision, general monitoring of protection measures will be undertaken at least once per month, coordinated where practical with visits detailed in Table 1.

1.6.2 Routine visits will generally be unannounced. However, the arboriculturalist will also visit subject to advance notification (2 weeks) and agreement to supervise any agreed works within the RPA, in accordance with table 1 below.

Table 1: Site Monitoring Visits

Supervision Visit No:	Details	Lead in Time Required by LT	Action
Visit 1: Pre-Development Site Inspection (S.2.3 of AMS)	<ul style="list-style-type: none"> To include Site Agent briefings (S.1.5) prior to removal of tree protection measures employed for wider site development. To check any tree works have been undertaken in accordance with this AMS (S.2.1. and Appendix 1). Determine if further tree work is required and seek required permission if necessary. To check site facilities/access are in accordance with the AMS (S.3.3). 	Minimum 2 weeks	Issue a brief report with findings to Architect, Tree Officer and Main Contractor within 5 days of site supervision visit (Site Monitoring Sheet in Appendix 3).
Visit 2: Installation of screen footings within RPA	<ul style="list-style-type: none"> Attend any excavation within RPA's where arboricultural supervision is prescribed by the AMS to ensure work is undertaken in accordance with its specification. Date to be confirmed following formal project planning. 2 weeks prior notice required. 	Minimum 2 weeks	As per Visit 1
Visit 3: Excavations for bin store / underpinning works within RPA	<ul style="list-style-type: none"> Attend any excavation within RPA's where arboricultural supervision is prescribed by the AMS to ensure work is undertaken in accordance with its specification. Date to be confirmed following formal project planning. 2 weeks prior notice required. 	Minimum 2 weeks	As per Visit 1
Ongoing Monitoring Visits	<ul style="list-style-type: none"> Periodically during 12 months (or longer) of entire project and <u>prior to construction phase</u>. Visits will be based on intensity of site operations, but at a minimum of monthly visits. Attend site at least once per month to confirm protective measures are still in place / can be removed at appointed times. Ensure attendance is timed for any other key elements of proposed (and any other unplanned) incursions into the protection areas. 	TBC as project develops	As per Visit 1

2.0 Pre- Development Site Preparation

- 2.1 As the works considered herein are ancillary to the wider development of the site, no pre-development site preparation is necessary.
- 2.2 As it is clearly necessary to remove the Heras fencing that served as a Tree Protection Barrier during construction activities to allow the landscaping works to take place, there will now be a reliance on the use of ground protection to prevent damage to trees through soil compaction. As with the landscaping works undertaken to the rear of the property, the landscape contractor will contact Landmark Trees for a briefing to discuss the protective measures comprising netlon fencing to exclude pedestrian access and ground protection where access is required. It is anticipated that this will be undertaken on a bespoke item-by-item basis.
- 2.3 The aforementioned ground protection will comprise a 75mm deep layer of woodchip topped with plyboards.

3.0 Development Phase

3.1.1 The following general precautions will apply:

- No fires shall be made on any part of the site, or within 20m of any tree to be retained.
- No spilling or pouring of fuels, oils, solvents, tar shall be made on any part of the site.
- No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10 metres of the trunk of a tree that is to be retained.
- No spillage or discharge of wet mortar or concrete shall be made on any part of the site.
- No storage of materials shall be made within the protective fences.
- No breaching or moving of the protective hoarding without the approval of an arboriculturist.

3.1.2 The procedures for dealing with variations and incidents are detailed in S1.6.

3.2 Working within Root Protection Areas (RPA)

3.2.1 Although the default position is to exclude all construction activity from the RPA, this degree of protection is not entirely possible on the site: it is necessary to perform some works (in part) within the RPA i.e. installation of timber screening structure.

3.2.2 All involved parties will need to be made aware of the deficiencies. In these instances, careful and supervised working, as described in sections, S. 3.7 (construction) will be required.

3.3 Site Access, Accommodation & Storage

3.3.1 Site access and accommodation will be as per the existing arrangement with an additional storage area in the north-eastern corner of the site on ground protected as per paragraph 2.3.

3.3.2 Adequate allowance must be made for vehicle heights and ground clearance, where tree canopies overhang access routes. Any further pruning for working clearances must be discussed first with the arboriculturist; once agreed in principle these works should be approved by the appropriate tree officer and approved in writing by the LPA.

3.4 Routing & Installation of Services

3.4.1 No service installation is required.

3.5 Changes in Grade

3.5.1 No changes in level are proposed.

3.6 Demolition Measures.

3.6.1 No demolition activities are proposed.

3.7 Construction Measures

Detailed method statements and risk assessments will be obtained from all specialist subcontractors involved in the new build and these will be scrutinised by the site agent to ensure the AMS requirements have been considered therein.

3.7.1 The footings for the timber screening structures along the northern and front boundaries will be manually pre-excavated to the required depth and root-pruned (as applicable) under arboricultural supervision within RPAs. In the unlikely event of discovering roots >25mm diameter, they should only be cut under arboricultural supervision. Should a root be encountered whose severance would compromise the future health or stability of its parent tree, it will be necessary to relocate the footing to a root-free area and vary the length of the slatted timber used locally to compensate for this. Please note that I have already been to site to supervise parts of this excavation along the front boundary.

3.7.2 Excavation of the outer limits of the proposed bin store to the north of the new dwelling will be carried out manually. It is not anticipated that any significant roots will be encountered during the extension of the bin store due to its position on the far side of the existing construction from the adjacent T9.

3.7.3 The underpinning of the existing walls will also be carried out manually under arboricultural supervision. Should significant roots be encountered whose severance would compromise the ongoing health and stability of the tree, they are to be retained with the foundations for the retaining wall (and attached steps) locally adapted accordingly.

3.7.4 The retaining structure on the southern boundary is outside the RPA of any retained tree and therefore specialist construction methods are not required.

3.8 Soft Landscaping

- 3.8.1 Following the developing phase, impacted trees within the site boundary, identified for such treatment, will receive remedial soil remediation treatment: deep root fertiliser / mycorrhizal injection and surface mulching: this would apply particularly to the central copper beech at the front.
- 3.8.2 Any further landscaping works should avoid the changing of ground levels or deep digging. Mechanised cultivation such as tractor-mounted rotoavation must not be used within the RPA's of existing trees.
- 3.8.3 Heavy machinery should not be used in the vicinity of any retained trees.
- 3.8.4 If herbicides are to be used they should be appropriate to their purpose and not in such a way as to damage any retained trees or vegetation; they must be applied by a suitably qualified person i.e. a holder of a recognised 'certificate of competence'.

4.0 Summary of Proposed Methods

4.1 Table of Impacts and Mitigation

- 4.1.1 The table below summarises the main areas where trees could become damaged by the proposed development and the methods that need to be adopted in order to prevent such damage:

Table 2: Summary of Proposed Methods

<u>Impact</u>	<u>Mitigation</u>	<u>Reference</u>
Damage to roots caused by soil compaction	Netlon fencing and ground protection	Section 2.0
Damage to roots caused by footing excavations within RPA.	Manual excavation of footing locations with pre-emptive root pruning / footing relocation as necessary	Section 3.7

5.0 Completion

5.1 Completion Meeting

- 5.1.1 Following completion of the works listed above, a Landmark Trees consultant will conduct a walkover survey of the trees to review any defects or signs of ill-health, and inform the local authority in a final report as per Table 1. It is the client's duty to notify LT that the project has been completed, in order to facilitate such an inspection. A separate LT post-development tree inspection is recommended to facilitate a constructive meeting.

Signed

Yours sincerely

Adam Hollis
MSc Arb FArborA MICFor HND Hort
Chartered Forester
Fellow & Registered Consultant of Arboricultural Association

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Adam Hollis MSc ARB MICFor FArbor A

27th November 2020

For and on behalf of **Landmark Trees**

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APPENDIX 1: GENERAL GUIDELINES

- 2.1 All work must be to BS 3998:2010 - '*Recommendations for tree work*'.
- 2.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors, and will be covered by adequate public liability insurance.
- 2.3 Any defects seen by a contractor or the client that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 2.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this method statement are carried out under the supervision of a Landmark Trees consultant.
- 2.5 It is advisable to have trees inspected by a consultant regularly. On this site it is recommended that these inspections are made every year.

APPENDIX 2: SAMPLE SITE MONITORING SHEET

Arboricultural Supervision Sign off Checklist

Tree No (s)	Project Phase	Task	Date Completed	Signed (Project arboriculturist)	Signed (Site Manager)
	Pre-commencement	Pre-commencement site meeting to include site manager briefing (S.1.5)			
	Pre-commencement	Confirm the location and specification of the protective measures is in accordance with AMS & Tree Protection Plan (TPP)			
	Pre-commencement	Confirm any tree works have been undertaken in accordance with this AMS (S.2.1/ App 1) and determine if further tree work is required			
	Pre-commencement	Seek required permission for further tree works if necessary.			
	Installation of any new services	Attend any excavation within RPA's where arboricultural supervision is prescribed by the AMS (S3.4) to ensure work is undertaken in accordance with NJUG provisions or other specification.			
	Demolition	Demolition of hard surfaces/ structures within RPA (S3.6) Confirm position of any additional temporary ground protection and that temporary ground protection is in accordance with AMS.			
	Completion of Demolition	Sign off of the demolition phase			
	Construction	Supervised manual excavation of foundations			
	Construction	Installation of 'No Dig' hard surfacing			
	Construction	Additional excavations (if required)			
	Completion of Construction	Completion of construction			
	Post Construction	Removal of machinery and materials from site			
	Post Construction	Dismantle & removal of protective measures			
	Landscaping	Completion of Landscaping			
	Project Completion	Sign off from project arboriculturist			