



ARBORICULTURAL METHOD STATEMENT:

8 Oakhill Avenue
London
NW3 7RE

REPORT PREPARED FOR:

Carver Farshi

REPORT PREPARED BY:

Adam Hollis
MSc ARB MICFor FArbor A MRICS C Env

Ref: CVFS/8OKH/AMS/02a

Date: 29th October 2021

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Contents

1.0	INTRODUCTION	3
2.0	PRE-DEVELOPMENT SITE PREPARATION	8
3.0	DEVELOPMENT PHASE	10
4.0	SUMMARY OF PROPOSED METHODS	12
5.0	COMPLETION	13

Appendices

APPENDIX 1	Tree Works	15
APPENDIX 2	General Guidelines	17
APPENDIX 3	Sample Site Monitoring Sheet	18
APPENDIX 4	Tree Protection Plan	21

1.0 Introduction

1.1 Purpose & Use of the Method Statement

- 1.1.1 This method statement has been prepared for Carver Farshi, in support of a planning application at 8 Oakhill Avenue, London NW3 7RE: London Borough of Camden planning reference: 2021/2830/P. The document will address the following conditions:
- 1.1.2 This document lays down the methodology for any proposed 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 Carver Farshi 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 (E_Ground) and the proposed drawings (floor plans, structural drawings, Construction Management Plan etc.) as found on the council's website. We are also reliant upon our own impact assessment report CVFS/8OKH/AIA/02a and plan overlays of tree constraints contained therein.

1.3 Development Proposals & Potential Impacts

- 1.3.1 The principal proposals are for: *Installation of replacement front gate together with landscaping to the front garden area and the formation of new access steps.*
- 1.3.2 No a priori RPA modifications have been made in this instance on account of the difficulty in presenting an accurate, reasonable priority area to protect for T2 in particular although it is our working hypothesis that the existing retaining walls will have prevented root growth beyond them.

1.4 Sequence of Works

- 1.4.1 The sequence of works will be as follows:
- initial tree works – husbandry works
 - installation of Tree Protection Barrier (TPB)
 - demolition of existing landscaping
 - main construction
 - removal of TPB
 - soft landscaping

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 Borough 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.
- 1.6.3 A tree protection protocol for contingencies will be integrated into the site induction process at a pre-commencement meeting involving the developer, the arboricultural consultant, the site manager and the Council tree officer as appropriate. The protocol will be that, in the event of any unplanned incursion / accident / spillage within the RPA, the site agent should notify (by telephone) the retained arboricultural consultant immediately. The consultant will provide advice and attend site as soon as possible. This may require the stoppage of all or part of the works in the vicinity of the tree. The consultant will notify the LPA Tree Officer of the nature and extent of damage, the mitigation strategy and likely prognosis. The contact details of the LPA Tree Officer are:

Nick Bell
Tree and Landscape Officer
London Borough of Camden
nick.bell@camden.gov.uk

Tel: 0207 974 4444

- 1.6.4 The site monitoring sheet in Appendix 3 will be used to provide photographic evidence, indicate the remedial action required and timescales for remediation completion. The consultant and officer will further liaise as necessary (perhaps meeting on site) until the officer is satisfied that protection measures are again satisfactory. The action in response to incidents will be commensurate with and appropriate to the nature of any such incident. Any breach of the stipulated timescale for remediation will trigger a further monitoring report.

- 1.6.5 Supervision will not require the arboriculturalist to be present throughout all operations to ensure tasks are carried out as per the approved methodology, but certainly, during the key elements of proposed (and any other unplanned) incursions into the protection areas (subject to LPA agreement and for whatever reasons) to ensure the arboricultural objectives were met. However, where tasks are ongoing, provided the arboriculturalist is satisfied, and after an appropriate briefing, the supervision may be reduced to telephone and email contact between the site manager and Arboricultural consultant.
- 1.6.6 The Local Authority will be accorded free access to the site subject to H&S requirements; as noted at 1.6.3, any problems will be reported directly to Arboricultural consultant, who will then visit the site and make recommendations to the developer on how best to rectify the situation and ensure implementation. As noted in Table 1 below, a final sign-off visit will be carried out at the end of the development and a formal letter sent to both the client and the London Borough of Camden indicating an end to the monitoring period. It is the client's duty to notify LT that the project has been completed, in order to facilitate such an inspection.
- 1.6.7 Landmark Trees will be instructed to provide the above monitoring. In the absence of routine payment (as per our business terms), routine monitoring will cease (temporarily or permanently) and the London Borough of Camden will be informed of the cessation of monitoring. The client will also reserve the right to dismiss Landmark Trees and replace with another arborist, but must inform the London Borough of Camden.

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) <u>To be repeated prior to Construction Phase</u>	<ul style="list-style-type: none"> To include Site Agent briefings (S.1.5) prior to both demo <u>AND</u> construction phases. To confirm position of protective fencing and that it has been erected in accordance with AMS (S.2.2 and Tree Protection Plan in Appendix 4); To check any pre-demolition/construction ground protection is in place. 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: Demolition of existing landscaping	<ul style="list-style-type: none"> Attend any demolition activities where 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	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).
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. <u>Pre-start landscape meeting</u> with main contractor to confirm ongoing tree protection measures. 	TBC as project develops	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).
Final Site Visit - Completion of construction phase supervision visit (S.5)	After it has been confirmed that the construction phase is complete, allow removal of temporary protective fencing and ground protection. Specify any remedial work if necessary.	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). Provide signed arboricultural checklist (see Appendix 3)

2.0 Pre- Development Site Preparation

2.1 Arboricultural Works

2.1.1 All works must be carried out by a competent arborist in accordance with BS 3998: 2010 and any other prevailing good professional practice including BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations.

2.1.2 No specific works are recommended to facilitate development although the severing of the ivy overcoming T9 is recommended. These specific works are listed in Appendix 1.

2.2 Installation of Tree Protection Barrier

2.2.1 The Root Protection Area (RPA) indicates the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. The default position is for the RPA's to be fully fenced off to form the boundary of the Construction Exclusion Zone (CEZ), an area based on the RPA, from which access is prohibited for the duration of the project, including the storage of any works materials and equipment.

2.2.2 A Tree Protection Barrier [TPB] comprising steel mesh panels of 2.4m in height ('Heras') should be erected to protect trees within the front garden. These panels will be mounted on a scaffolding frame as shown in Figure 1 below (this is also Figure 2 of BS5837: Trees in Relation to Design, Demolition and Construction in paragraph 6.2.2.2). Street trees, T1 & 3 will be separated from the site by the site hoarding across the front boundary, and will have further self-supporting boxed hoarding, 2.4m in height, around their planting pits to protect against site access collision.

2.2.3 The TPB's are to be erected before any work (other than tree surgery) commences on site, are to remain *'in situ'* undamaged for the duration of all work or each phase, and only to be removed once all work is completed. If any work is deemed necessary prior to the erection of fencing a Landmark Trees representative should be informed to enable their presence to oversee the work being carried out.

2.2.4 The location of the RPAs and TPB's are shown in the Tree Protection Plans at Appendix 4.

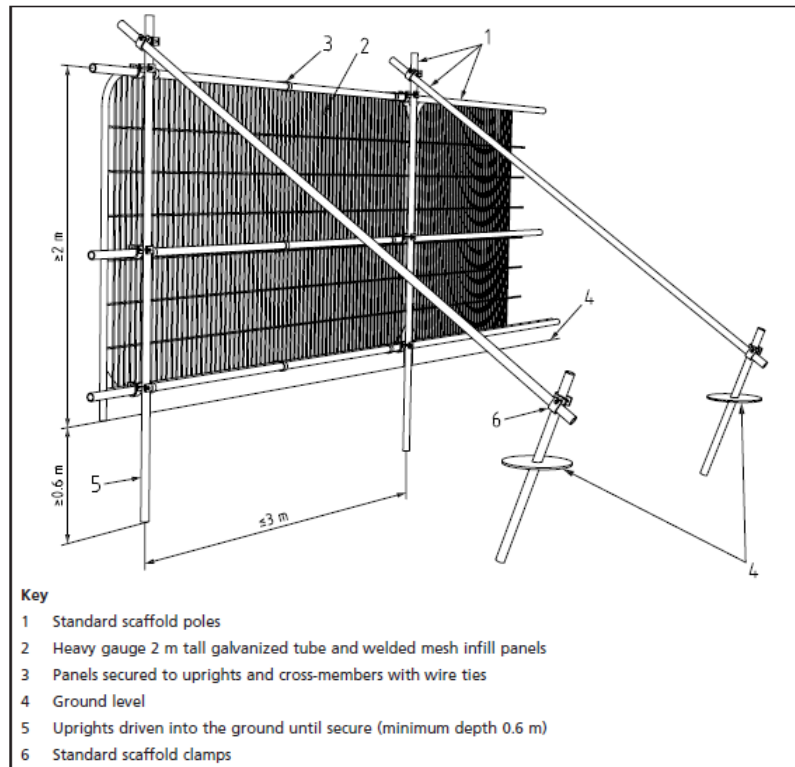


Fig. 1 Tree Protection Barrier Specification
(Source: Figure 2 from BS5837 - Default specification for protective barrier)

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. the demolition of existing landscaping, and the expansion of the 'island' T2 stands in.

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. 3.6 (demolition of surfaces) and S. 3.7 (construction) will be required.

3.3 Site Access, Accommodation & Storage

3.3.1 Site access will be as per the existing arrangement. Site accommodation and material storage will utilise the site interior away from tree RPA.

3.3.2 Delivery lorries will be excluded from RPA's by hoarding and retained hard surfacing. 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 We understand no alterations to services are proposed.

3.5 Changes in Grade

3.5.1 No changes in level within RPAs are proposed.

3.6 Demolition Measures.

3.6.1 The demolition of the retaining wall delineating the western edge of the 'island' T2 stands in will be removed using hand tools only under arboricultural supervision. Spoil from this operation shall be stored on the existing pathway until its removal from site. The exposed soil face shall not be disturbed in any way and shall be covered with hessian to prevent excessive drying. If necessary, the exposed soil will be retained using a suitable geotextile and timber supports.

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 No construction activities within RPAs are proposed.

3.7.2 The topsoil used to infill the expanded 'island' T2 stands in will be good quality and free from disease and foreign objects. It will be of a soil type similar in its properties and PH level to that of the existing soil.

3.8 Removal of Ground Protection & Post Construction Landscaping & Treatment

3.8.1 The tree protection may be removed upon completion of the construction phase and any site machinery has been removed from the RPA.

3.8.2 Before any landscaping works are carried out, there shall be a site meeting between (as a minimum) the retained arboriculturist and the landscaping manager to discuss tree protection measures.

3.8.3 All landscaping and associated ground works within RPA will be carried out manually and carefully with due regard for soil and root protection, avoiding changes of ground levels or deep digging. Mechanised cultivation must not be used within any RPA's. If existing soft vegetation is to be removed, this shall be done using hand tools only.

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>	<u>Trees Affected</u>
General site access, material storage etc.	Physical protection to acceptable standards.	Paras 2.2.1 & 3.3.3 Tree Protection Plan in Appendix 4	All retained trees within front garden
Demolition of existing landscaping within RPA	Use of hand-held tools only	Section 3.6	T2

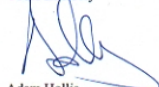
5.0 Completion

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

29th October 2021For and on behalf of **Landmark Trees**

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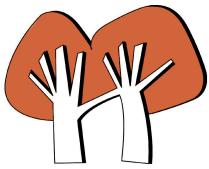
APPENDIX 1: ARBORICULTURAL WORKS

Notes for Guidance:

1, 2, 3 - Urgent (ASAP), Standard (within 6 months), Non-urgent (2-3 years)

- RP - Pre-emptive root pruning of foundation encroachments under arboricultural supervision.
- CB - Cut Back to boundary/clear from structure.
- CL# - Crown Lift to given height in meters.
- CT#% - Crown Thinning by identified %.
- CCL - Crown Clean (remove deadwood/crossing and hazardous branches and stubs).*
- CR#% - Crown Reduce by given maximum % (of outermost branch & twig length)
- DWD - Remove deadwood.
- Fell - Fell to ground level.
- FInv - Further Investigation (generally with decay detection equipment).
- Pol - Pollard or re-pollard.
- Mon - Check / monitor progress of defect(s) at next consultant inspection which should be <18 months in frequented areas and <3 years in areas of more occasional use. Where clients retain their own ground staff, we recommend an annual in- house inspection and where practical, in the aftermath of extreme weather events.
- Svr Ivy / Clr Bs - Sever ivy / clear base and re-inspect base / stem for concealed defects.

*Not generally specified following BS3998:2010



Site: 8 Oakhill Avenue

Date: 07/08/2019

Surveyor(s): Adam Hollis

Ref: CVFS_8OKH_AIA

Appendix 1

Recommended Tree Works

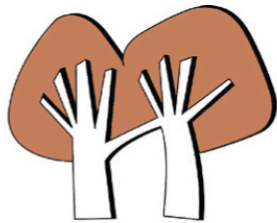
Landmark Trees

Tree No.	English Name	B.S. Cat	Height	Ground Clearance	Crown Spread	Recommended Works	Comments/ Reasons
9	Birch	C	11	4.0	3331	Svr Ivy	Strangled by creepers Recommended husbandry 3

APPENDIX 2: 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 3: SAMPLE SITE MONITORING SHEET



Landmark Trees

Site Monitoring Report Sheet

Client:		Planning Ref:	
Local Authority:		Date:	
Site Address:			
Proposal:			
Visit Checklist	Y/N		Y/N
Tree protection barrier (TPB) in place		TPB as per approved	
Ground protection (GP) in place		GP as per approved	
TPB / GP breached		Trees damaged	
Site Agent briefed by LT			
LT briefed by Site Agent			
LPA informed			
Remedial action required			
Comments			
Recommendations			
Outcome			
1			
2			
3			
4			

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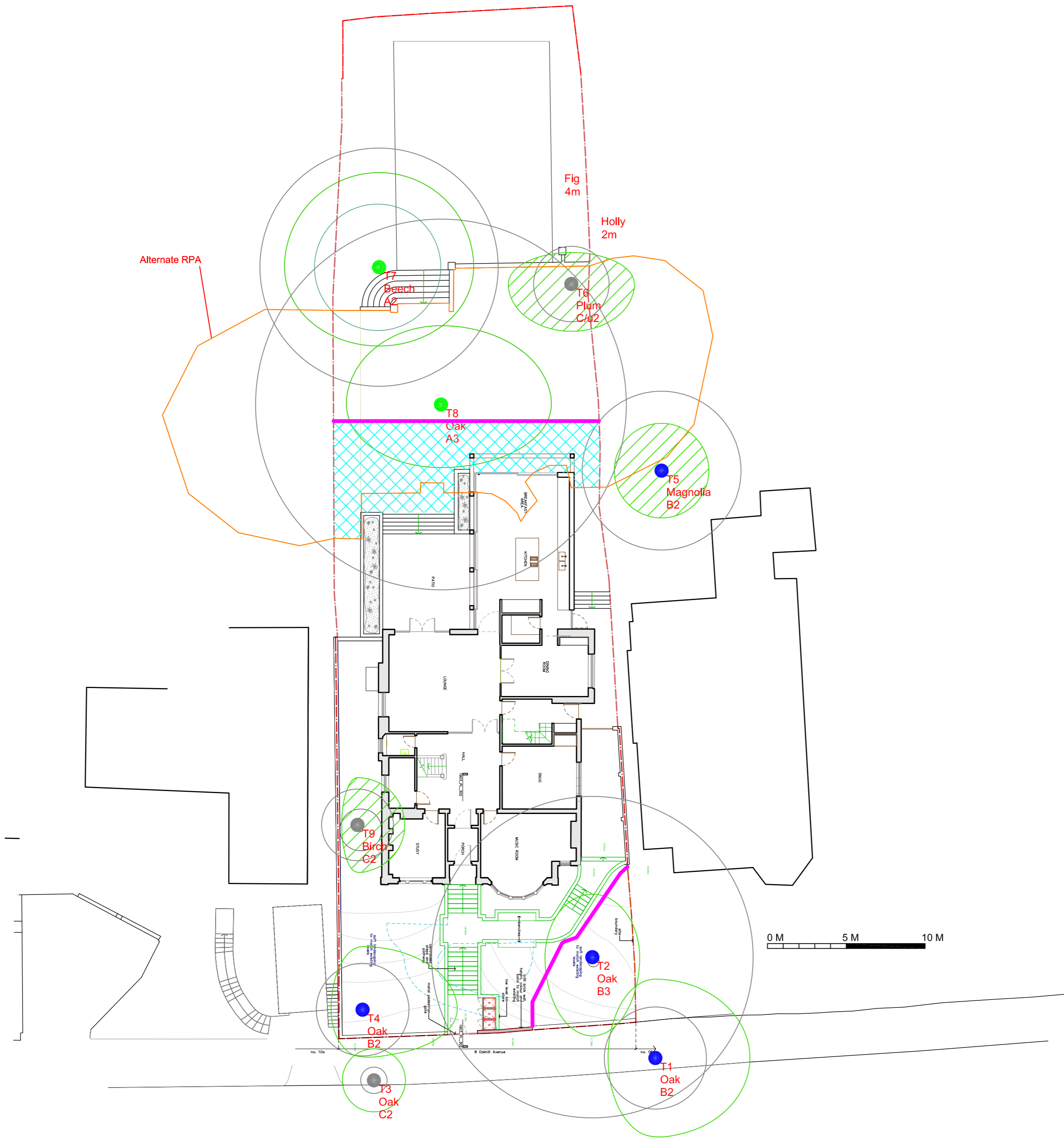
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Arboricultural Supervision Sign off Checklist

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			

APPENDIX 4: TREE PROTECTION PLAN



Proposed Ground Floor Plan

NOTE:
 This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.
 Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.
 Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).

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Site: 8 Oakhill Avenue	1:200@ A2
Drawing Title: Tree Protection Plan	October 2021

Key:

- Category A High Quality (Green dot)
- Category B Moderate Quality (Blue dot)
- Category C Low Quality (Red dot)
- Category U Trees Unsuitable for Retention (Grey dot)
- Tree Protection Fencing (Pink hatched area)
- Root Protection Area (Red dashed line)
- Crown Spread (Green circle)
- Tree Number (Number in red)
- Species (Species name in red)
- Category (Category letter in red)
- Tree Position Approximate (not shown on original survey) (Green circle with diagonal lines)