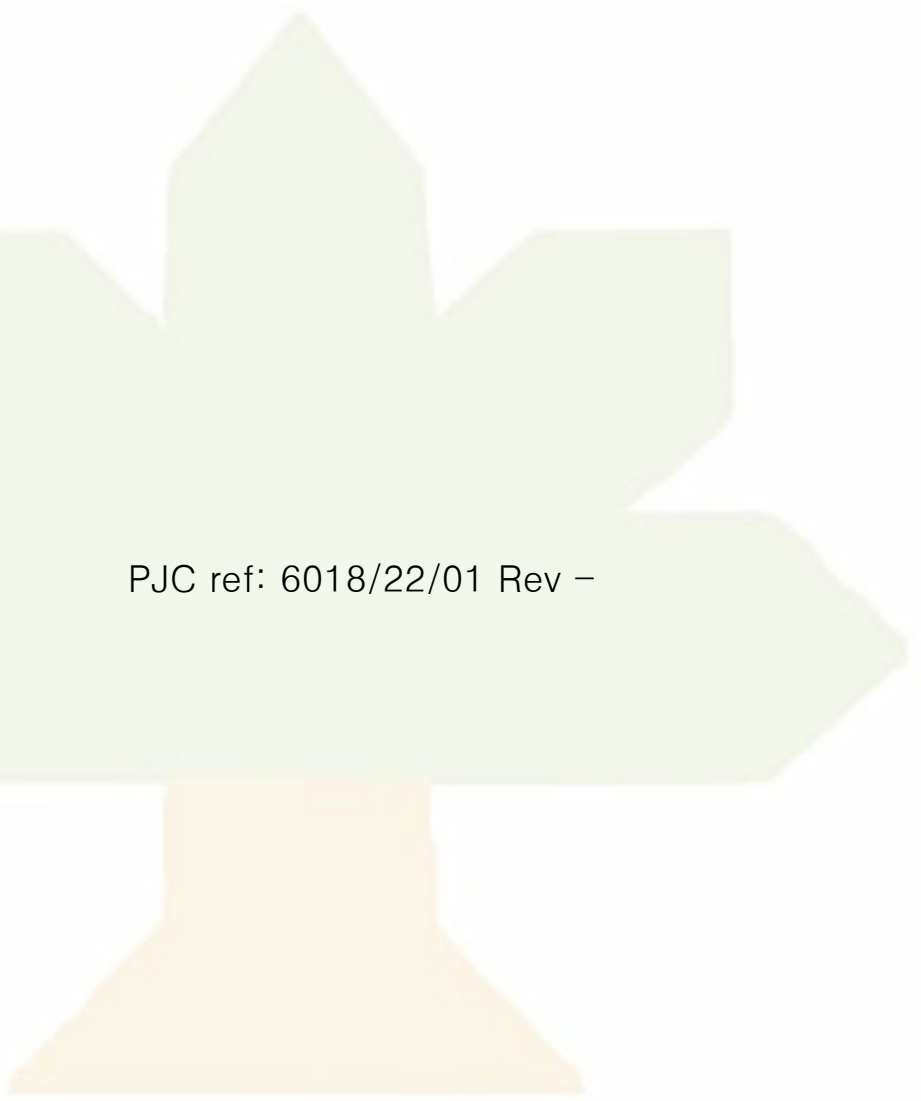


Arboricultural Method Statement Demolition of Belgrove House

Belgrove House
Euston Road
Kings Cross
London

16th March 2022

PJC ref: 6018/22/01 Rev –

A large, stylized graphic of a tree is positioned on the left side of the page. The tree has a thick, light orange trunk and a large, light green canopy with several pointed, leaf-like shapes. It is partially overlaid by a vertical green-to-white gradient bar on the right side of the page.

This report has been prepared by
PJC Consultancy Ltd
on behalf of
Belgrove House Properties Limited

Prepared 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 twelve 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.
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1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy has been instructed by Belgrove House Properties Limited to provide a demolition specific arboricultural method statement required to discharge pre-commencement condition no. 15 of London Borough of Camden planning application reference 2020/3881/P.
- 1.1.2 This report complies with the recommendations of British Standard BS5837:2012, *Trees in relation to design, demolition and construction – Recommendations*.

1.2 Relevant planning history

- 1.2.1 Redevelopment of Belgrove House was permitted by London Borough of Camden under application reference 2020/3881/P on 1st November 2021. A preliminary arboricultural method statement was included with the application, but this document required revision following production of the final and detailed construction management plan. This revised demolition specific arboricultural method statement has been produced to part discharge condition no. 15.

1.3 Objectives of report

- 1.3.1 This report has been undertaken with the following objectives:
- To provide detailed protection methodology for retained trees throughout the demolition stage of re-development, including the above ground and below ground parts of the trees as well as their rooting medium.
- 1.3.2 This report includes :
- A demolition arboricultural method statement at section 2 and a demolition specific tree protection plan at Appendix 1.

1.4 Documents and information provided

- 1.4.1 The following documents were used to aid the preparation of this report:
- PJC's Initial Arboricultural Survey reference 5494/20/01 dated 13th March 2020.
 - PJC's Arboricultural Impact Assessment reference 5494/20/02 dated 10th August 2020.
 - PJC's Preliminary Arboricultural Method Statement reference 5494/20/03 dated 10th August 2020.
 - Real PM Limited's Construction Management Plan (First Draft) dated March 2022.

1.5 Limitations of report

- 1.5.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.4. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.

2 ARBORICULTURAL METHOD STATEMENT

2.1 General requirements

- 2.1.1 This arboricultural method statement and tree protection plan shall remain on site for the duration of demolition and be available to site operatives at all times. All demolition operatives at the site shall be briefed about tree related factors as part of their site induction.
- 2.1.2 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 prior to the commencement of demolition.

2.2 Phasing of works

- 2.2.1 To ensure trees are protected throughout the demolition phase of redevelopment, demolition shall occur in the following order:

Table 1: Phasing of works

Works Order	Operation	Notes
1	Installation of tree protection barriers.	Tree protection fencing shall be installed in the locations shown on the demolition tree protection plan and to the minimum specification described in this method statement.
2	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 activities begin.
3	Demolition phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the demolition phase. Hard surfacing within the root protection areas of retained trees, as shown on the demolition tree protection plan, shall be retained and maintained throughout demolition.

2.3 Tree protection barriers

- 2.3.1 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 tree protection fencing and the retention of existing hard surfacing within the root protection area of retained trees.
- 2.3.2 Tree protection fencing shall be installed in the locations shown on the demolition tree protection plan. The specification for tree protection fencing shall be heavy gauge, 2m tall galvanized tube and welded mesh panels, secured to standard scaffold pole uprights and cross-members with wire ties. The uprights shall be driven into the ground until secure (minimum of 0.6m) and supported by scaffold support bars that are clamped to further scaffold uprights (refer to Appendix 2). 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.

- 2.3.3 Timber hoarding may be used in place of tree protection fencing. However, where timber hoarding is constructed within the root protection area of retained trees, it must conform to a 'free standing' specification with no excavated post holes.
- 2.3.4 Signs shall be affixed to the fencing 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.
- 2.3.5 To provide access across the root protection area of retained trees for pedestrians and light vehicular traffic, the existing tarmac and paved surfacing shall be maintained and retained throughout demolition. Areas of existing hard surfacing to be maintained and retained throughout demolition have been hatched light blue and orange on the demolition tree protection plan.
- 2.3.6 The tree protection fencing shall be installed before any plant activity, ground works or demolition activities commence at the site. They shall be maintained in situ until demolition has been completed, at which point, tree protection measures may be moved prior to commencement of construction. 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.
- 2.3.7 The areas protected by tree protection fencing (highlighted yellow on the tree protection plan) or retained hard surfacing (highlighted light blue and orange on the tree protection plan) shall be referred to as the construction exclusion zones. The following restrictions shall apply within the construction exclusion zones:
 - No vehicular access shall be permitted, unless on specified areas of existing hard surfacing.
 - Regular pedestrian access shall be restricted, unless on specified areas of existing hard surfacing.
 - No storage of construction materials shall occur, unless on specified areas of existing hard surfacing.
 - No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur, unless on specified areas of existing hard surfacing.
 - 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.

2.4 Storage and handling of harmful chemicals

- 2.4.1 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.
- 2.4.2 Cement mixing shall always occur outside the construction exclusion zones. If cement mixing is to occur close to the construction exclusion zones, 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.

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

2.5 Contractor facilities

- 2.5.1 Contractors cabins and welfare facilities shall be installed along Belgrove Street in the areas hatched dark blue on the tree protection plan. These facilities have been positioned well away from retained trees.

2.6 Access and egress

- 2.6.1 The construction management plan provides details of site access and egress. Primary loading zones have been provided along Belgrove Street and Crestfield Street in the areas hatched light green on the tree protection plan. These primary loading areas have been sited well away from retained trees. A gated small goods loading zone will be created along Argyle Square to the south of Belgrove House. The height of vehicles using the small goods loading zone shall be restricted to 3.5m in height, to avoid accidental damage to the crowns of retained trees. A free standing height restriction barrier set at 3.5m shall be installed at both ends of Argyle Square to prevent accidental access.

2.7 Demolition of existing building

- 2.7.1 Demolition of the building will be carried out from top down using plant lifted onto the roof slab (subject to loading capacity checks of the hollow pot floors); and will progressively be undertaken down to ground floor level. Roof mounted plant will be removed during the initial crane lift where possible.
- 2.7.2 The building will have a full scaffold installed 2.5m off all perimeter faces, to allow access and protection to all levels of the building. The scaffold will be fully sheeted to mitigate the escape of dust and noise to the surrounding areas. Where needed, the crown of retained trees shall be temporarily tied back to allow unhindered installation of scaffold.
- 2.7.3 The structural demolition will be carried out progressively from roof level using a number of machines including large excavators with hydraulic hammer attachments. The demolished structure will be progressively removed from site in bulk skips with vehicles initially via the loading zone off Belgrove Street.
- 2.7.4 Once the demolition has been completed to the ground level slab, some temporary structural supports will need to be installed to allow the ground floor slab to be demolished while ensuring that the existing retaining walls do not collapse. The remaining ground floor and fit out slabs can then be removed.

2.8 Services

- 2.8.1 Prior to demolition the incoming services will be capped off to allow the safe demolition to take place. No below ground service works are envisaged required during demolition.

2.9 Pre-commencement arboricultural consultancy input

2.9.1 Prior to the commencement of works, arboricultural input will be required for the following aspects of development:

1) Review of the final and frozen construction management plan.

2.9.2 This demolition arboricultural method statement and tree protection plan shall be updated to accommodate any change to the construction management plan that may have ramifications to tree protection methodology. The revised information submitted to the local authority tree officer for approval.

2.10 Pre-commencement meeting

2.10.1 A pre-commencement meeting shall be held between the demolition 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. The purpose of the pre-commencement meeting shall be:

1. To clarify the demolition specific tree protection methodology with the site manager.
2. To sign off that the demolition specific tree protection measures have been installed in the correct locations and to the agreed specification. To agree revised locations subject to the phasing of the development.
3. To agree with the local authority arboricultural officer the type and timings of arboricultural monitoring necessary.

2.10.2 Following this meeting, if the local authority arboricultural officer has not been able to attend, an email outlining the actions discussed will be sent to the tree officer for approval. If necessary, a revised tree protection plan and method statement will be issued for approval.

2.11 Arboricultural supervision

2.11.1 Following correct installation of tree protection measures, no arboricultural supervision is envisaged necessary during the demolition.

2.12 Arboricultural monitoring

2.12.1 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.

2.12.2 In addition to the above, a system and programme of onsite monitoring by the appointed arboricultural consultant shall be agreed with the Local Authority Arboricultural Officer. The form and frequency of site monitoring shall be agreed at the pre-commencement meeting

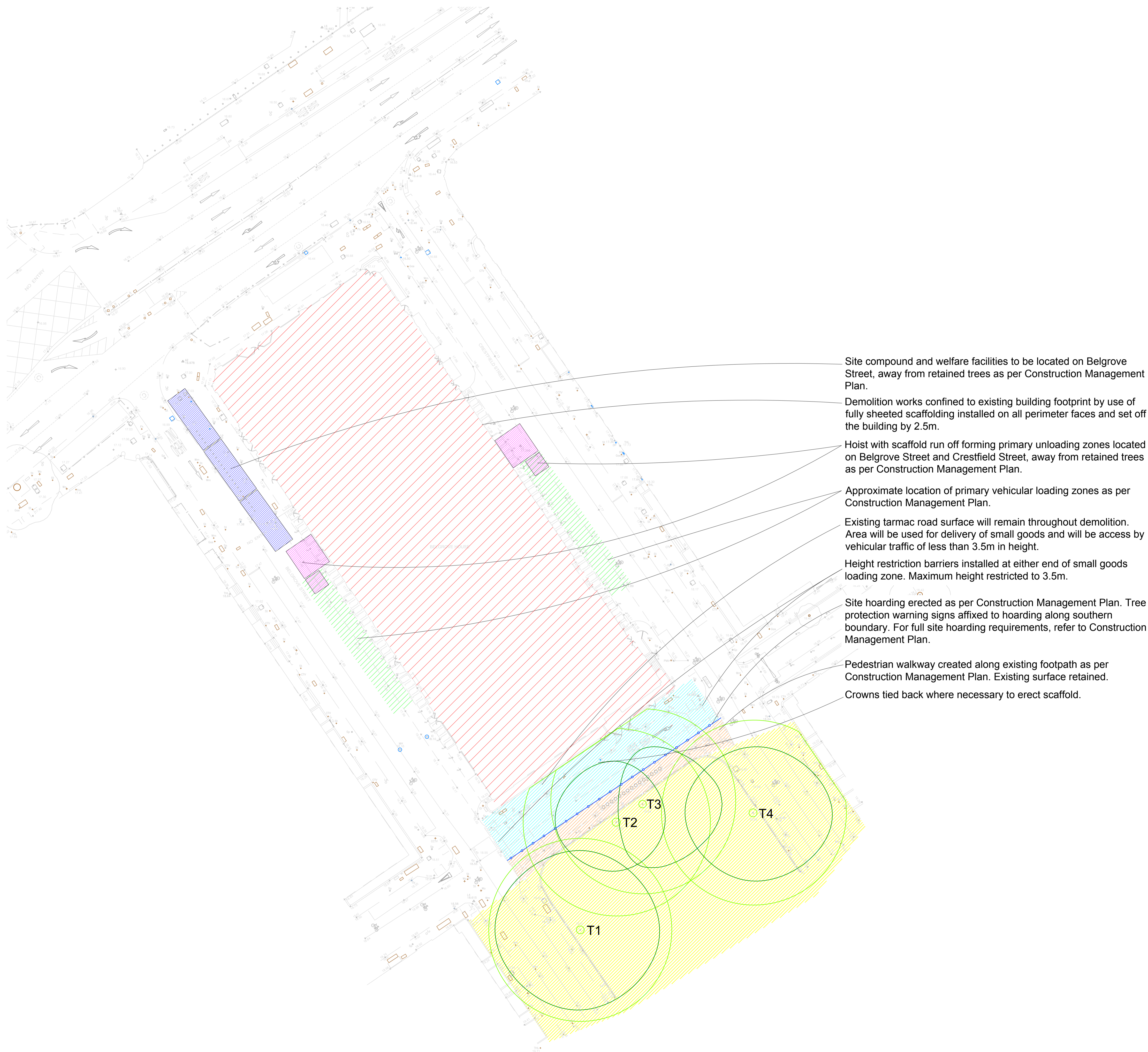
2.13 Process if an unforeseen issue relating to trees arises

2.13.1 If significant root growth is disturbed during demolition 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.

- 2.13.2 If at any time during the demolition 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.
- 2.13.3 The supervising arboriculturist shall be appointed by the demolition 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.

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Appendix 1: Demolition Tree Protection Plan



Site compound and welfare facilities to be located on Belgrove Street, away from retained trees as per Construction Management Plan.

Demolition works confined to existing building footprint by use of fully sheeted scaffolding installed on all perimeter faces and set off the building by 2.5m.

Hoist with scaffold run off forming primary unloading zones located on Belgrove Street and Crestfield Street, away from retained trees as per Construction Management Plan.

Approximate location of primary vehicular loading zones as per Construction Management Plan.

Existing tarmac road surface will remain throughout demolition. Area will be used for delivery of small goods and will be access by vehicular traffic of less than 3.5m in height.












Height restriction barriers installed at either end of small goods loading zone. Maximum height restricted to 3.5m.

Site hoarding erected as per Construction Management Plan. Tree protection warning signs affixed to hoarding along southern boundary. For full site hoarding requirements, refer to Construction Management Plan.

Pedestrian walkway created along existing footpath as per Construction Management Plan. Existing surface retained.

Crowns tied back where necessary to erect scaffold.

Key:

-  Root protection area of category A tree to be retained
-  Canopy of retained tree
-  Topographical survey base drawing
-  Existing tarmac surface to be retained and maintained intact throughout demolition.
-  Pedestrian walkway created utilising existing hard surface.
-  Construction exclusion zone
-  Tree protection fencing/hoarding
-  Location of contractors cabins and welfare
-  Location of hoist and scaffold run off
-  Primary vehicular loading zones
-  Extents of building to be demolished

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

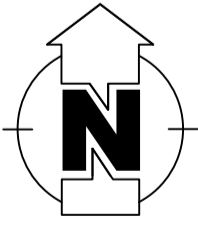
Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. no. PJC/6018/22/01 contains further information for each tree.

This drawing is to be read in conjunction with Construction Management Plan dated 8th March 2022 and compiled by Real Pm Limited

This drawing should be viewed in colour.

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

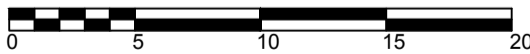
Client and site:
Belgrove House Properties Limited
Belgrove House
Euston Road
Kings Cross
London.



Drawing title: Tree Protection Plan (demolition)

Date drawn: 15/03/2022

Scale: 1:300 at A1



Drawn by: LW

Checked by: PD

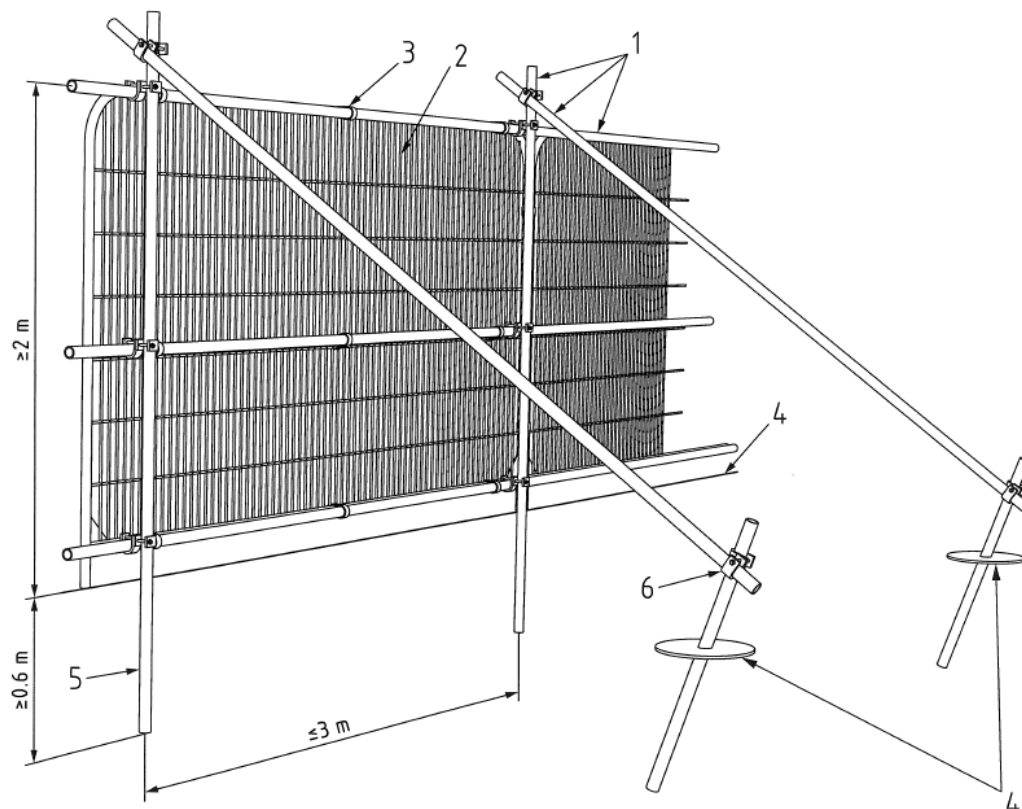


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Appendix 2: Tree Protection Fencing Specification



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

Appendix 3: Example Protective Fencing Sign

