



BS5837:2012

**Trees in relation to design, demolition and construction –
Recommendations**

Arboricultural Method Statement

**Channing School,
The Bank,
Highgate Hill,
London,
N6 5HF**

12 May 2022

Author: Aran Nearn FdSc MArborA

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1. Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 17th March 2022 from Roy Hill to attend Channing School, The Bank, Highgate Hill, London, N6 5HF; grid reference, TQ 28719 87294 (site) to undertake an arboricultural survey a to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of Trees, Tree Constraints Plan, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.

2. Executive Summary

This report describes the extent and effect of the proposed development at Channing School, The Bank, Highgate Hill, London, N6 5HF (“site”) on individual trees and groups of trees within and adjacent to the site.

Trees within the site were surveyed; using a methodology guided by British Standard 5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’ (“BS5837”).

Subsequently, this report has been produced, balancing the layout of the proposed development against the competing needs of trees. This report comprises all of the requisite elements of an arboricultural implications assessment, method statement and supporting plans.



Figure 1: Aerial Image of Site (Bing Maps)

Checklist for Submission to Local Planning Authority

Tree survey	✓
Tree constraints plan	✓
Arboricultural impact assessment	✓
Arboricultural method statement	✓
Tree protection plan	✓

This report and its appendices follow precisely the strategy for arboricultural appraisal intended to provide local planning authorities with evidence that trees have been properly considered throughout the development process.

It is the conclusion of this report that the overall quality and longevity of the amenity contribution provided for by the trees and groups of trees within and adjacent to the site will not be adversely affected as a result of the local planning authority consenting to the proposed development. It is considered that any issues raised in this report, or beyond the scope of it can be dealt with by planning conditions.

3. General Information

Client: Channing School

Site: Channing School, The Bank, Highgate Hill, London, N6 5HF.

Brief proposal description: Formalisation of existing parking area.

Table 1: Documents referred to.

Document	Reference No.
Topographical / Site survey drawing	343.36/PLA57 C
Proposed layout drawing	343.47/PL05 E
British Standard 5837:2012	“BS5837”
Arboricultural Impact Assessment	Arbtech AIA 01
Tree Protection Plan	Arbtech TPP 01

4. Tree Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Grace Rawlinson on 23rd March 2022.

A total of 17No individual trees and 4No groups of trees were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 1)

Table 2: Documents upon which this tree survey has been based.

Document	Originator	Reference Number	Title
Survey Base Drawing	Prime Meridian	343.36/PLA57 C	Proposed Site Plan

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed, though may form part of the survey's management recommendations. Measurements were taken using specialist tapes, laser and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e., not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

5. Arboricultural Impact Assessment

Table 3: Documents upon which this assessment has been based.

Document	Originator	Reference Number	Title
Survey Base Drawing	Prime Meridian	343.36/PLA57 C	Existing Site Plan
Site Plan	Prime Meridian	343.47/PL05 E	Proposed Site Plan

There are a number of issues that may need to be addressed in an arboricultural impact assessment between the trees and the proposed development, these are as follows:

- The effect and extent of the proposed development within the root protection areas (RPAs) of retained trees;
- The potential conflicts of the proposed development with canopies of retained trees; and
- The likelihood of any future remedial works to retained trees beyond which would have been scheduled as a part of usual management.

Table 4: Impacts upon the RPAs of retained trees.

Tree Number	Species	Proposed Structure	Incursion
13	Common Holly	Replacement Hard Surface	RPA
16	Common Holly	Replacement Hard Surface	RPA
17	Common Holly	Replacement Hard Surface	RPA
19	Sycamore	Replacement Hard Surface	RPA
20	Common Lime	Replacement Hard Surface	RPA
21	Sycamore	Replacement Hard Surface	RPA
22	Sycamore	Replacement Hard Surface	RPA
24	Sycamore	Replacement Hard Surface	RPA
25	Sycamore	Replacement Hard Surface	RPA
26	Common Horse Chestnut	Replacement Hard Surface	RPA

These impacts can be seen on the Arboricultural Impact Assessment drawing number Arbtech AIA 01.

Trees to be removed

A total of 1 no individual tree require removal to facilitate the proposed scheme.

A breakdown of all tree removals and pruning works can be seen in Table 8: Summary of Tree Works

Table 5: Number of individual trees to be removed.

U	A	B	C
0	0	1	0

Table 6: Number of groups to be removed.

U	A	B	C
0 (0)	0 (0)	0 (0)	0 (0)

() = partial removal of a group

Canopy cover is ecologically important and the loss of canopy cover by this tree will be mitigated with planting within the development.

6. Arboricultural Method Statement

The purpose of this method statement is to demonstrate how any aspect of the development that has potential to result in loss or damage to a tree may be implemented and provide an adequate level of protection for those trees that are to be retained during the proposed works.

Details of key site personnel, including site / project manager will be submitted to the Council's Tree Officer prior to the commencement of site works.

This method statement is to be approved and agreed to in writing by all key personnel prior to the commencement of site works.

No site personnel are to be present and no demolition, site clearance, building work or delivery of materials is to occur until the protective measures are in accordance with this method statement and the Tree Protection Plan drawing number Arbtech TPP 01.

Protective measures should be in accordance with this method statement and the Tree Protection Plan; drawing number Arbtech TPP 01 will remain unaltered and in situ, unless otherwise specified, for the entire duration of the construction.

Table 7: Documents upon which this assessment has been based.

Document	Originator	Reference Number	Title
Survey Base Drawing	Prime Meridian	343.36/PLA57 C	Existing Site Plan
Site Plan	Prime Meridian	343.47/PL05 E	Proposed Site Plan

Tree Works

For reasons of public safety, all tree works referred to herein must be carried out prior to any site personnel commencing works or any building materials being delivered.

Table 8: Summary of Tree Works.

No.	Species	Works	Category
T05	Common Holly	Fell tree to ground level and remove stump	B12

Notes

All tree work is to be undertaken in accordance with British Standard BS 3998:2010, Recommendations for tree work. All arising's are to be removed and the site is to be left as found. Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of tree surgery operations. No equipment or vehicles such as timber Lorries, tractors, excavators or cranes shall be parked or driven beneath the crowns of any retained trees, to prevent subsequent compaction and root death.

Tree Removal

A tree should be felled in one piece only when there is no significant risk of damage to people, property or protected species (see Annex A).

Where restrictions (e.g., lack of space, buildings, other features, land ownership or use, or other trees which are to be retained) cannot be overcome, trees should be dismantled in sections.

This also applies where a tall stump is being retained but where branches are to be removed/pruned.

Extensively decayed trees can be unpredictable when they are being felled, and special precautions should therefore be taken, such as the use of a winch to guide the direction of fall.

Stump Removal - Digging

Stump removal by digging out should include disposal/utilisation of woody material (see Clause 13).

NOTE: Whether done by hand or machine, digging out can cause severe disturbance of the site.

Where possible, when winching out a stump, a ground or other type of anchor should be used rather than a tree to be retained. If there is no alternative to using such a tree as an anchor, appropriate protective measures should be adopted.

After Stump Removal

The hole left by stump removal, whether by digging out or grinding, should be filled with soil or other material. The filling should be appropriate for future site usage and for any surface treatment that is to be installed.

Where future plant growth is desired, the back fill material should be firmed in 150mm layers by treading, avoiding excessive compaction and destruction of the soil structure.

Protected Species

Conservation Status of British Bats

The general consensus in Britain and Europe is that virtually all bat species are declining and vulnerable. Our understanding of population status is poor as there is very little historical data for most bat species. Certain species, such as the horseshoe bats, are better understood and have well documented contractions in range and population size.

Given this general picture of decline in UK Government within the UK Biodiversity Action Plan has designated five species of bats as priority species (greater and lesser horseshoe bats, barbastelle, Bechstein's and pipistrelle). These plans provide an action pathway whereby the maintenance and restoration of the former populations levels are investigated.

Legal Status of British Bats

Given the above position all British bats as well as their breeding sites and resting places enjoy national and international protection.

All bat species in the UK are fully protected under the Wildlife and Countryside Act 1981 (as amended) through inclusion in Schedule 5. All bats are also listed on Annex IV (and some on Annex II) of the EC Habitats Directive giving further, European protection. Taken together the act and Conservation of Habitats and Species Regulations 2012 (as amended)* make it an offence to; intentionally or deliberately kill, injure or capture (take) bats;

- Deliberately disturb bats (whether in a roost or not);
- Damage, destroy or obstruct access to bat roosts;
- Possess or transport a bat or any part of a bat, unless acquired legally;
- Sell, barter or exchange bats, or parts of bats

The legislation although not strictly affording protection to foraging grounds does protect roost sites. Bat roosts are protected at all times of the year whether or not bats are present. Any disturbance of a roost due to development must be licenced.

**the regulations that delivered by the UK's commitments to the Habitats Directive.*

Breeding Birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore, a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate “no-go” buffer zones around such nests – typically out to 100m.

Planning policy guidance on the treatment of species identified as priorities under the biodiversity action programme suggests that local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents and should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations. The conservation of these species should be promoted through the incorporation of beneficial biodiversity designs within developments.

Sequencing of Works

A logical sequence of events is to be observed and shall be phased as follows.

Table 9: Sequence of Events

Stage	Event
Stage 1	Carry out tree works as specified within the summary of tree works
Stage 2	Installation of protective measures in accordance with the approved tree protection plan
Stage 3	Site set up
Stage 4	Undertake and complete demolition works
Stage 5	Undertake and complete construction works
Stage 6	Undertake external landscaping works outside of the construction exclusion zones
Stage 7	Removal of all machinery and materials from site
Stage 8	Arboricultural approval to dismantle and remove tree protection measures
Stage 9	Dismantle and removal of protective measures
Stage 10	Undertake external landscaping works within the construction exclusion zones
Stage 11	Sign off from project arboriculturist

Protective Measures

Protective measures are to be installed immediately following the completion of the tree works and are to be sited and aligned in accordance with the tree protection plan (Arbtech TPP 01) prior to the commencement of any works or the introduction of any machinery or material to site.

Upon installation of the protective measures around the retained trees the project arboriculturist will visit the site to inspect and document the position and specifications of the protective measures.

In the event that the protective measures and their positions do not comply with this arboricultural method statement document number Arbtech AMS 01 (12 May 2022) and tree protection plan drawing number Arbtech TPP 01, the project arboriculturist shall inform the client and fencing contractor so adjustments can be made.

When the protective measures comply with document number Arbtech AMS 01 (12 May 2022) and tree protection plan drawing number Arbtech TPP 01, the project arboriculturist will sign off the protective measures in writing to the client and will send a copy to the fencing contractor, site agent and local authority tree officer.

If the protective measures become damaged or there is any accident or emergencies involving trees, these areas are to be cordoned off immediately with high visibility plastic mesh fencing. The site agent is to photograph and document the damage and inform the project arboriculturist immediately after the incident and all work within in this area is to cease until the project arboriculturist has made a visit to the site. Any and all damaged sections of protective measures shall be replaced within 48 hours of the initial incident.

The protected area is sacrosanct and will not be invaded by the storage of materials, mixing of concrete or other products, accessed by machinery, equipment or pedestrians or in any other way disturbed by construction activity.

The protective measures will remain in place until the completion of stage 8 (see Sequencing of Works), there after they will be carefully dismantled only with the agreement of the project arboriculturist and or the local authority tree officer.

The existing site boundary measures are to be retained for the duration of the development. If for any reason the existing boundary measures are not to be used protective barrier fencing is to be installed along the line of the boundaries and is only to be removed upon the written permission of the project arboriculturist or LPA tree officer upon the completion of the development or immediately prior to the installation of the permanent boundary measures.

No equipment, vehicles or plant shall operate beyond the tree protection fencing. Booms, hoists and rigs should be kept as far away from the canopies of retained trees at all times. Where it is

necessary to operate within 5m of a tree canopy, it will be done with the utmost caution and under the control of a banks man. Damage to trees will be considered a breach of this tree protection plan, which in turn could be a breach of planning permission.

Protective Barrier Fencing

Protective barrier fencing should be appropriate for the intensity and proximity of the development to protect trees where development activity is in close proximity.

Default specification: To comprise either 2.4m wooden site hoarding; or a 2.3m high scaffold framework, well braced to resist impacts, with uprights to be spaced at a maximum of 3.0m intervals and driven into the ground by a minimum of 600mm. On to this, standard anti-climb welded mesh panels are to be securely fixed to each other with at least two scaffold clamps and to the scaffold frame work with wire.

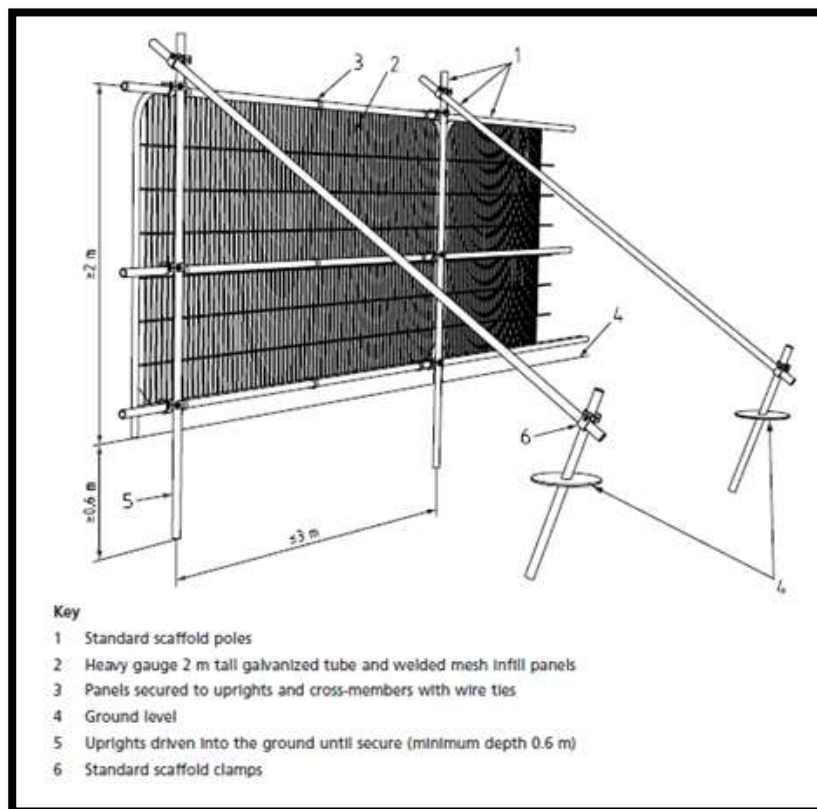


Figure 2: BS5837:2012 - Figure 2, Default specification for protective barriers.

Secondary specification: To comprise of 2m tall welded mesh panels on rubber or concrete feet. Panels are to be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The panels should be supported on the inner side by stabiliser struts, which should be attached to a base plate and secured with ground pins.

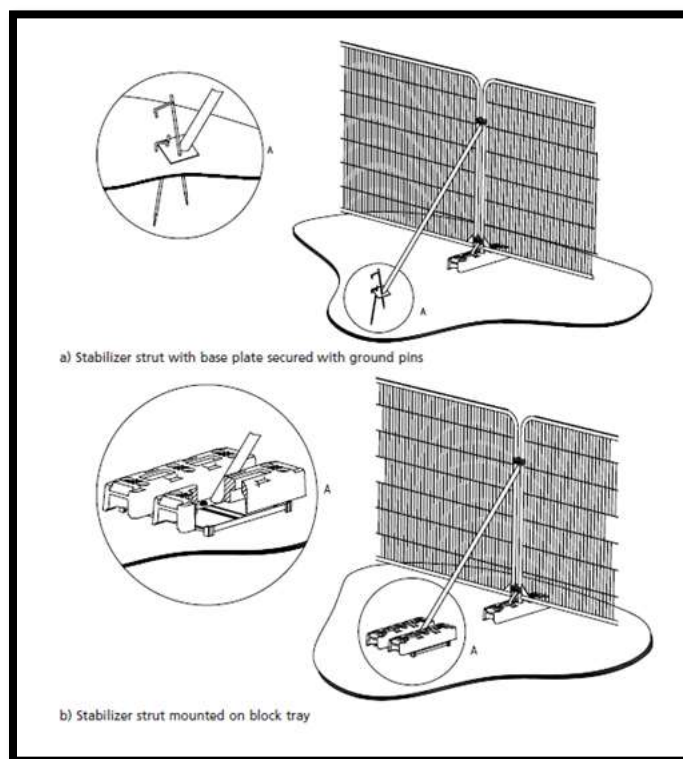


Figure 3: BS5837:2012 - Figure 3, Examples of above-ground stabilising systems.

Signage denoting the words “*tree protection area*” at 5.0m intervals should be fixed to the protective barrier fencing (See Appendix 2).

Protective fencing is to be removed **ONLY** with the written permission of the arboricultural consultant and approval of the local planning authority (LPA).

Demolition

Prior to the demolition of the existing site features, all tree works are to have been completed, tree protection measures are to be in place as per Arbtech Consulting Ltd. tree protection plan document number Arbtech TPP 01 and have been signed off and a copy of the demolition method statement has been submitted and approved by the project arboriculturist and LPA tree officer, to ensure that there is no conflict with this method statement.

All demolition work within or immediately adjacent to RPAs or canopies of retained trees is to be undertaken under the direct on-site supervision of an arboriculturist.

Hard Surfacing

Where it is required for hard surfacing is to be removed and or re-surfaced within the RPAs of retained trees it is to be undertaken under direct on-site arboricultural supervision, during the landscaping phase of the development.

The wearing course will be broken up using a handheld pneumatic breaker, hand tools and wheelbarrows to break up and remove the surfacing. Where is necessary to remove the subbase, this is to be undertaken using a fork to loosen the material and moved using shovels and wheelbarrows.

In some situations, and at the discretion of the arborist it may be possible to use an excavator using a hydraulic breaker and a suitably sized toothless grading bucket. If an excavator is to be used it must be situated outside of the RPAs, on top of the hard surfacing working away from the RPAs or from ground boarding.

Whichever system is used there is to be **NO** disturbance of the soil beneath. If roots are found they are to be covered over with damp hessian and a layer of either sharp sand, wood chip or topsoil will be applied as soon as practicably possible to prevent desiccation.

Existing Underground Services

Existing services within the site should be retained wherever possible. Where existing services within RPAs require upgrading, the upmost care must be taken to minimise disturbance, and where feasible trenchless techniques are to be employed, and only where necessary should open excavations be considered.

Construction

Prior to the construction of the proposed development, a copy of the construction method statement should have been submitted and approved by the project arboriculturist and LPA tree officer, to ensure that there is no conflict with this method statement.

All excavations and construction work within or immediately adjacent to RPAs or canopies of retained trees is to be undertaken under the direct on-site supervision of an arboriculturist.

Hard Surfacing – Trees 13, 16, 17, 19, 20, 21, 22, 24, 25 & 26.

New hard surfacing to be situated within the RPAs of retained trees is to be designed in conjunction with arboricultural advice to accommodate the likely loading. The design should not require excavation and the construction will be situated entirely above the existing ground level. The existing sub-base will be utilised, and a porous wearing course will be installed.

Prohibition

- Mechanical digging or scraping is not permitted within a defined root protection area or within areas cordoned off by protective barrier fencing.
- No access will be permitted within the protected areas;
- No materials, equipment or debris will be stored within any of the fenced areas, or against the fencing;
- Fires are not permitted within 10m of any vegetation.
- Leaning objects against or attaching of objects to a tree is not permitted.
- Machinery, plant and vehicles are not permitted to be washed down within 10m of vegetation.
- Chemicals and materials are not to be transported, stored, used or mixed within a root protection area or within areas cordoned off by protective barrier fencing.
- Cement silos, mixing site to be situated within a bunded area to prevent pillage/leaking of chemicals harmful to trees. These areas are to be sited well clear of protected trees.
- Refuelling of plant or machinery is prohibited within 10m of the construction exclusion zones.
- It is essential that allowance should be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees.
- Where machinery is to be used within 5m of retained tree canopies a banks man will be required at all times whilst setting up, moving or operating within this distance of retained trees canopies.
- Storage of all caustic material and chemicals are to be situated well clear of protected areas and preferably on lower ground if slopes are present, or to be situated within a bonded area to prevent any spills or leaks entering the ground.

Site Management

The site manager will be responsible for briefing and inducting all personnel who will be working on any stage of this development and especially those who will be working within or adjacent to the canopies or RPAs of retained trees; and will make them aware of, and provide a copy of this method statement and tree protection plan drawing number Arbtech TPP 01; this is to include but not exclusively the movement and or operation of plant, excavations, unloading deliveries, mixing and or pouring of cement and concrete.

The site manager will be responsible for the day to day running and protection of all retained trees and for liaising with the project arborist about any tree related matters and prior to any works that may or will affect the RPAs or canopies of retained trees; this is to include but not exclusively the movement and or operation of plant, excavations, unloading deliveries, mixing, pouring and storage of all caustic materials that may cause harm to retained trees.

Any incidents of damage to retained trees or of tree protection measures will be documented by the site manager who will then report these incidents to the project arboriculturist immediately and make sure that works within this area cease until the project arborist has had an opportunity to inspect the damage and where appropriate, agree a mitigation plan with the local planning authority tree officer.

The site manager may designate another person to take charge of briefing and inducting process of new site personnel or visitors in his absence.

If the site manager is replaced or is absent from site for more than three consecutive working days, the project arborist will be informed, and a prestart meeting will be held with the new or acting site manager.

It is the responsibility of the site manager to ensure that the planning conditions attached to the planning consent are adhered to at all times and that a monitoring regime and supervision of any works within or adjacent to the RPAs are adopted.

If at any time pruning works are required other than those previously approved, permission must be sought from the LPA tree officer and once permission is granted, they are to be carried out by a suitably qualified person in accordance with BS3998:2010 Tree work – Recommendations.

Services

Existing services within the site should be retained wherever possible. Where existing services within RPAs require upgrading, the upmost care must be taken to minimise disturbance, and where feasible trenchless techniques are to be employed, and only where necessary should open excavations be considered.

Where new services are to be introduced into the site they should be located outside of RPAs, where they will not interfere with tree roots. If any excavations are required within the RPAs all trenches are to be excavated by hand and radially to the tree trunks under direct on-site arboricultural supervision and are to be carried out under NJUG guidelines.

Final positions of any proposed services should be verified and approved by the arboricultural consultant and local authority tree officer before implementation.

New Underground services

Trenching for installation of underground services and drainage routes could sever any roots that may be present and as such adversely affects the health of the tree. For this reason, particular care should be taken in routing and methods of installation of all underground services. All underground services and drainage routes should be located so that no excavations are required within RPAs.

Where it has been impossible to keep underground services from passing through RPAs or within close proximity to trees, these sections are to be installed in one of three ways in accordance with the guidance set out in National Joint Utilities Group guidelines (NJUG 4), under on-site arboricultural supervision.

Trenchless Techniques

There are three main types of trenchless techniques, these include, guided and unguided boring and pipe replacement by lining or bursting. These allow for the installation, maintenance or renewal of underground services, without the disturbance of soil in which roots are likely to be growing. Starting and receiving pits for the boring machinery are to be located outside of the RPAs of any retained trees, with the bore depth being maintained at a minimum depth of 600mm below the existing ground level.

Techniques involving external lubrication of the equipment shall use no material other than water as other lubricants could contaminate the soil (e.g., oil, bentonite, etc.).

Manual Excavation

Excavation within RPAs will be undertaken by hand under direct on-site arboricultural supervision of the required depth of the foundation; Or to a minimum of 600mm deep of any excavation, whether for proposed foundations, hard surfacing or underground services. The total depth of the manual excavation will be determined by the arboriculturist whilst on site.

The soil is to be loosened with the aid of a fork or pickaxe and then cleared with the aid of an Air-spade, Air-vac and or shovel. Any roots found will be cleanly severed by the arboricultural consultant with either a hand saw or secateurs.

Any roots found with a diameter of less than 25mm shall be cleanly severed by the arboricultural consultant. Any roots of 25mm and above shall be excavated around without damaging them; the arboricultural consultant shall decide if it's feasible or necessary to retain the root, if not it shall be severed.

The edge of the excavation closest to the trees will be covered with damp hessian to prevent soil collapse or contamination by concrete.

Soil beneath the depth may be sheet piled, regular piled or excavated deeper. Machinery may be used for this providing that it is situated outside of the RPA or has appropriate ground protection in place to move around on and work upon.

Broken Trench – Hand Dug

This technique combines both trenchless techniques and manual excavation where excavation is unavoidable. Excavations should be limited to where there is clear access around and below the roots. All trenches shall be excavated by hand with the same precautions taken as for manual excavation. Open section of trench should only be large enough to allow access for linking to the next section.

Landscaping

The ratio of trees removed to trees replanted should not necessarily be 1:1. Instead, the ratio should take into consideration the available space for tree growth and development in order to ensure the trees are physically suited to the site at maturity. A specification for and notation relating to the precise alignment of replacement trees will be contained in the landscape proposals.

Landscaping around retained trees may only be carried out once all tree protection measures have been removed (planting, turfing, fencing etc.).

All excavations within the Root Protection Areas shall be undertaken by hand and without reducing current ground levels unless it is agreed in writing with the LPA. At no time is the use of a rotavator permitted within the RPAs of retained tree.

Any tree roots discovered will be left in-situ and shall not be cut or otherwise damaged. Where possible, the soil structure within the Root Protection area shall be preserved.

No works will be carried out within the RPAs of any trees if the soil moisture is of such a level that soil compaction may be likely. Should the soil become compacted or has poor structure which would hinder the development of the existing trees and plants or any new plantings the arboriculturist should be consulted about soil decompaction techniques.

Monitoring and Supervision

Where trees have been identified within this method statement and tree protection plan drawing number Arbtech TPP 01 for retention, there should be an auditable system of arboricultural monitoring. This is to extend to arboricultural supervision whenever demolition or construction activity is to take place within or adjacent to any canopy or RPA.

The development's tree protection measures are to be monitored and all demolition and construction works to be undertaken within or adjacent to the RPAs of retained trees are to be supervised by project arboriculturist, who should be retained to record and report observations to the council at appropriate intervals.

Pre-commencement Site Meeting

Prior to the commencement of any works or machinery and materials arriving on site a pre-commencement site meeting involving the project arborist, landowner or agent, site manager, contractors and engineer (as appropriate) and the relevant LPA officers will be held to ensure that all aspects of the arboricultural method statement and tree protection are understood and for all parties to swap contact details (see Appendix 3).

Monitoring and Supervision Schedule

The initial monitoring visit will be to check that the tree protective measures are in the correct location and as specified within the approved method statement; if so to sign off their installation.

There after monitoring visits are to take place at regular intervals, to ensure that tree protection measures are in place and are functioning as designed or whenever necessary to undertake works to be carried out under arboricultural supervision. The frequency of the monitoring visits is to be determined with the LPA tree officer at the pre-commencement site meeting.

A record of all arboricultural monitoring and supervision visits will be kept and any faults will be logged, this will then be copied to the site agent, developer and local planning authority in a digital format.

If during the course of the development, it is necessary for areas to be re-designed so that they would require changes to the approved arboricultural method statement or tree protection plan and so affecting retained trees the project arborist and LPA tree officer will be invited to attend a site meeting with all relevant parties. Prior to any changes being implemented these must have been approved in writing by the LPA tree officer.

Supervision

The arboricultural consultant will be required to attend site to directly supervise all demolition and construction works that are to be undertaken within or adjacent to the RPAs of all retained trees and will be advised a minimum of 72 hours prior to the commencement of any works that require his attendance, these will include:

1. Pre-commencement site meeting.
2. Location of protective measures.
3. Replacement of hard surfacing within the RPAs of tree T06, T07, T08, T09, T10 & T11.
4. Any demolition and or excavations within or adjacent to RPAs, including foundations, hard surfacing or underground services (a non-exhaustive list).
5. Arboricultural sign off and removal of protective measures.

Completion Meeting

Once all construction works have been completed all materials and machinery has been removed from site the project arborist shall be informed and will invite the LPA tree officer to meet on site to discuss the process and discuss any final remedial works that may be required and to sign the development off so that the protective measures may be removed.

Arboricultural Monitoring and Supervision Sign Off Checklist

Channing School, The Bank, Highgate Hill, London, N6 5HF

Tree Number	Task	Date Completed	Signed (Project arboriculturist)	Signed (Site Manager)
All	Pre-commencement site meeting			
All	Sign off of the location and specification of the protective measures			
All	Completion of demolition			
13, 16, 17, 19, 20, 21, 22, 24, 25 & 26	Replacement of hard surfacing			
	Any / Additional excavations (as required)			
All	Completion of ground works			
All	Completion of construction			
All	Removal of machinery and materials from site			
All	Dismantle & removal of protective measures			
All	Completion of Landscaping			
All	Sign off from project arboriculturist			

Appendix 1: Tree Survey Schedule

BS5837:2012 Tree Survey

Arbtech Consulting Ltd

Client: Channing School
 Project: Channing School
 Survey Date: 23/03/2022
 Surveyor: Grace Rawlinson



Unit 3
 Well House Barns
 Chester
 Cheshire
 CH4 0DH
 Phone: 0808 168 3719

Tree and Tag No Species		Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC	
			No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
G01														
A Group		8.5	1	100	N	3	7	Y	A: 4.5	Fair	C: Fair		C.1	
- -					E	2	4		R: 1.19		S: Fair	A group comprised of Pussy willow, Elder and Horse chestnut. Compacted ground and visible surface roots around all trees. The willow at the northern end of the group has a wound on the northern stem extending from the base to 0.3m, it is approximately 50% occluded; a second wound is located on the southern stem at 0.5m, 200mm in length x 100mm diameter and is starting to occlude. The north east willow has an animal burrow to the east extending 1500mm under the base of the tree; the tree is in decline with multiple dead stems, three limbs have new growth however it accounts for less than 20 leaves. The other three willows have vigorous regenerative growth; deadwood present throughout all canopies, average 40mm diameter and 1m in length. South east of the willows is a nearly dead coppice, most likely spindle; regenerative growth was evident in the upper canopy however it accounted for less than 5% canopy coverage. A young horse chestnut is located to the south of the group; to the south west, a young elder coppice and to the south east a single elder with a stem lean of approximately 40 degrees to the west .	10+ yrs	
					S	3	7				B: Fair			
					W	3	6							
G02														
A Group		5	1	90	N	2	2	Y	A: 3.7	Good	C: Good		C.1	
- -					E	2	2		R: 1.08		S: Not visible	Mixed species boundary group including Elder, Holly, Firethorn and small leafed lime. Ivy extends along the entire base of the group and up most stems to 2m. Building materials and rubbish around the base prevented a detailed inspection	10+ yrs	
					S	2	2				B: Not visible			
					W	2	2							
Age Classifications:		N	Newly planted	EM	Early Mature			Condition:		C	Crown	Stems:	Ø	Diameter
	Y	Young		M	Mature					S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature		OM	Over Mature					B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment				
G03														
A Group	11	1	250	N	4	2	EM	A: 28.3	Good	C: Good	Off site mixed species group.			B.1.2
- -				E	2	2		R: 3		S: Good				
				S	5	2				B: Not visible				
				W	5	2								
G04														
A Group	14	1	360	N	4	7	SM	A: 58.6	Fair	C: Good	Off site group comprised of Yew and Holly; located on land sloping to the south west; earth was falling away around all tree bases exposing surface roots. All the yew have wounds from the base to 1.5 or below; the widest wound was 350mm in diameter; al the wounds are starting to occlude.			C.1.2
- -				E	4	7		R: 4.31		S: Fair				
				S	4	7				B: Fair				
				W	4	7								
11														
Common Ash	11	1	300	N	4	5.5	SM	A: 40.7	Good	C: Good	Located on raised bed 0.5 meters above site level. Ground recently disturbed around base in order to plant fuchsia hedge. Stem lean of approximately 15 degrees from base to north. Stem bifurcates at 5.5m. Historical stem removal at 2m; wound fully occluded, approximately 200mm diameter. Wound to north at 3m, 400mm in length by 250mm diameter; a second wound at 4m, approximately 800mm in length by 250mm diameter; both are starting to occlude. Historically crown reduced to current dimensions.			C.1.2
<i>Fraxinus excelsior</i>				E	5	6		R: 3.59		S: Fair				
				S	5	5.5				B: Good				
				W	3	5.5								
12														
Bay	9	10	379	(Eq) N	3	2	SM	A: 65.2	Good	C: Good	Bay coppice located in raised bed 0.5m above site level. Base not able to be fully inspected due to dense suckers extending out 1m around entire base. The earth around the base has been disturbed and more soil potentially recently added. Recently crown lifted to current dimensions; wounds have not started to occlude; largest wound 50mm diameter. Wound to northern stem, 350mm length by 100mm diameter, 80% occluded. Minor deadwood through out lower canopy measuring 10mm diameter by 1m in length . Crown reduced to current dimensions. Asymmetrical crown due to neighbouring tree to the east.			B.1.2
<i>Laurus nobilis</i>				E	2	4		R: 4.55		S: Good				
				S	4.5	3				B: Not visible				
				W	4	2								
Age Classifications: N Newly planted EM Early Mature Y Young M Mature SM Semi-mature OM Over Mature														
Condition: C Crown S Stem B Basal area														
Stems: Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition														
ERC: Estimated Remaining Contributio														

Tree and Tag No Species		Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
			No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
13														
Common Holly <i>Ilex aquifolium</i>	7	2	247	(Eq)	N	1.5	2	SM	A: 27.6	Good	C: Good			B.1.2
					E	3	2		R: 2.96		S: Good			20+ yrs
					S	3.5	2				B: Fair			
					W	1.5	2							
14														
Common Holly <i>Ilex aquifolium</i>	9	2	311	(Eq)	N	4	4	SM	A: 43.9	Good	C: Good			B.1.2
					E	3	2		R: 3.73		S: Good			20+ yrs
					S	3	2				B: Fair			
					W	4	2							
16														
Common Holly <i>Ilex aquifolium</i>	8	2	282	(Eq)	N	4	2	SM	A: 35.9	Good	C: Good			B.1.2
					E	2.5	2		R: 3.38		S: Good			20+ yrs
					S	3	2.5				B: Fair			
					W	3	2.5							
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature	Condition:		C S B	Crown Stem Basal area	Stems:	Ø (Eq)	Diameter Equivalent stem diameter using BS5837:2012 definition	ERC:	Estimated Remaining Contributio	

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
17													
Common Holly <i>Ilex aquifolium</i>	8	2	340 (Eq)	N	4	4	SM	A: 52.2 R: 4.07	Fair	C: Fair S: Fair B: Good	Twin stemmed from 0.3m with U-shaped union; northern stem has a lean of approximately 30 degrees; both stems bifurcate at 2m, each with a U shaped union and branch bark ridge. Historical pruning wounds, all fully occluded or 90% occluded, on average 80mm in diameter . Crown reduced and lifted to current dimensions. Asymmetrical crown due to companion trees. Stem to the north has two wounds, one at the base and another 0.5m both exposing decaying sap wood; the canopy of northern stem is in decline with sparse yellowing leaves, declining branches and deadwood (approximately 1.5m in length by 50mm diameter); the first major limb coming of the northern stem, at 1.5m, has good vigour.	C.1.2 10+ yrs	
18													Estimated Measurements
Sycamore <i>Acer pseudoplatanus</i>	14	1	300	N	4	10	M	A: 40.7 R: 3.59	Good	C: Good S: Ivy B: Not visible	Offsite tree. Located next to boundary fence on bank sloping to the south; earth is falling away to the south. Detailed inspection of stem was prevented due to proximity of fence. Twin stemmed from 0.3m with U-shaped union; northern stem has a lean of approximately 30 degrees; both stems bifurcate at 2m, each with a U shaped union and associated branch bark ridge. Historical pruning wounds, all fully occluded or 90% occluded, on average 80mm in diameter.	B.1.2 20+ yrs	
19													Estimated Measurements
Sycamore <i>Acer pseudoplatanus</i>	14	2	372 (Eq)	N	4	10	M	A: 62.6 R: 4.46	Good	C: Good S: Ivy B: Not visible	Offsite tree. Located next to boundary fence on bank sloping to the south; earth is falling away to the south east. Detailed inspection of stem was prevented due to proximity to fence and presence of Ivy from 2.5m to apex. Stem bifurcates at 0.5m; included union with bark ridge; due to the proximity of the fence the south western stem diameter could not be properly measured, current measurement is an estimate.	B.1.2 20+ yrs	
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature			Condition:	C S B	Crown Stem Basal area		Stems: Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition ERC: Estimated Remaining Contributio		

Tree and Tag No Species		Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC	
			No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment				
20												Estimated Measurements			
Common Lime <i>Tilia europaea</i>		14	1	550	N E S W	6 6 6 6	6	M	A: 136.9 R: 6.6	Good	C: Good S: Ivy B: Not visible	Boundary tree located between wood panel fence and wire mesh fence. Dense suckers around base extending out by 1m to the south east / south west; largest sucker measures 10mm diameter by 3m in length. Buttress roots extend down by 1m to the south/ south-east / south-west. Detailed inspection of stem was prevented due to proximity to fence and presence of Ivy from 2.5m to apex and stem not visible due to boundary fence and ivy from 2.5m to apex. Deadwood throughout canopy.			B.1.2 20+ yrs
21												Estimated Measurements			
Sycamore <i>Acer pseudoplatanus</i>		14	1	500	N E S W	4 4 4 4	10	M	A: 113.1 R: 6	Good	C: Good S: Ivy B: Fair	Offsite tree. Located next to boundary fence on bank sloping to the south; earth is falling away to the south east. Detailed inspection of stem was prevented due to proximity to fence and presence of Ivy from 2.5m to apex. Stem lean of approximately 30 degrees to south east. Asymmetrical crown due to companion trees.			B.1.2 20+ yrs
22												Estimated Measurements			
Sycamore <i>Acer pseudoplatanus</i>		8	1	180	N E S W	4 2 2 4	7	Y	A: 14.7 R: 2.16	Good	C: Good S: Fair B: Not visible	Offsite tree; located between wood panel fence and wire mesh fence; stem grows through wire mesh fence which has become included in the stem; stem lean of approximately 15 degrees to the south up to 1.5m, stem then grows phototrophically from 1.5m to north creating a C shaped curve in the stem. Asymmetrical crown due to neighbouring tree.			C.1.2 10+ yrs
23												Estimated Measurements			
Common Holly <i>Ilex aquifolium</i>		5	1	180	N E S W	2 2 2 2	2	Y	A: 14.7 R: 2.16	Good	C: Good S: Good B: Good	Off site tree; located next to boundary fence; detailed inspection of stem was prevented due to proximity to boundary fence; ivy on stem from 2.5m to apex; situated on bank sloping to the south.			C.1.2 10+ yrs
Age Classifications:		N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature	Condition:		C S B	Crown Stem Basal area	Stems:		Ø (Eq)	Diameter Equivalent stem diameter using BS5837:2012 definition	ERC: Estimated Remaining Contributio	

Tree and Tag No Species		Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC	
			No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment				
24											Estimated Measurements				
Sycamore <i>Acer pseudoplatanus</i>		14	1	270	N	4	10	M	A: 33 R: 3.24	Good	C: Good S: Ivy B: Good	Offsite tree. Located next to boundary fence on bank sloping to the south; earth is falling away to the south east. Detailed inspection of stem was prevented due to proximity to fence and presence of Ivy from 2.5m to apex. Stem lean of approximately 30 degrees to south east. Triple stemmed from base; stem unions are included; included bark from base to 1.5m which along with proximity of boundary fence meant that only the first stem could be measured, the second two measurements are estimates. Asymmetrical crown due to companion trees.			B.1.2 20+ yrs
25											Estimated Measurements				
Sycamore <i>Acer pseudoplatanus</i>		14	1	240	N	4	10	M	A: 26.1 R: 2.88	Good	C: Good S: Good B: Not visible	Offsite tree. Base not visible due to leaf litter and deadwood debris. Stem lean of 10 degrees to east. Dead ivy cut away from base to apex. Asymmetrical crown due to neighbouring trees.			B.1.2 20+ yrs
26											Estimated Measurements				
Common Horse Chestnut <i>Aesculus hippocastanum</i>		16.5	1	810	N	6	4	M	A: 296.9 R: 9.72	Good	C: Good S: Good B: Not visible	Offsite tree. Located next to boundary fence on bank sloping to the south. Base not fully visible due to ivy. Stem bifurcates at 6m; U-shaped union with a stem bark ridge; stem torsion from base to 6m. Historically crown lifted to current dimensions; all wounds are occluded or 90% occluded.			A.1.2 40+ yrs

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
27												
Common Holly <i>Ilex aquifolium</i>	11	1	540	N	5	2	M	A: 131.9 R: 6.47	Good	C: Good S: Good B: Good	See Comment :: See Comment	B.1.2 20+ yrs
28												
Plane <i>Platanus Spp.</i>	20	1	1160	N	8	10	OM	A: 608.8 R: 13.92	Good	C: Good S: Fair B: Good	Off site tree located next to boundary wall. Base visible not fully visible to the south west due to shrubs and plant material. Stem lean of approximately 15 degrees to the north east. Excessive bark growth up to approximately 10m as associated with age and species. Crown reduced over the road to the north; wounds are starting to occlude; wounds on average approximately 100mm in diameter.	A.1.2.3 40+ yrs
Age Classifications: N Newly planted EM Early Mature Y Young M Mature SM Semi-mature OM Over Mature Condition: C Crown S Stem B Basal area Stems: Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition ERC: Estimated Remaining Contributio												

Appendix 2: Tree Protection Notice

(To be printed at A3 or larger)

Tree Protection Area

KEEP OUT

Do not move this fence

(TOWN & COUNTRY PLANNING ACT 1990)

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR
ARE THE SUBJECT OF A TREE PRESERVATION ORDER.**

**CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL
PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION
OF THE LOCAL PLANNING AUTHORITY**




Arbtech Consulting Limited.
Unit 3, Well House Barn, Chester Road, Chester, CH4 0DH
<https://arbtech.co.uk> - 01244 661170

Appendix 3: Contact Details

Name	Position	Company	Contact
	Client		
	Agent / Project Manager		
	Tree Officer		
	Arboricultural Consultant	Arbtech Consulting Ltd.	01244 661170 https://arbtech.co.uk
	Site Manager		
	Main contractor		

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