Landmark Trees

ARBORICULTURAL METHOD STATEMENT

Ground Floor / Lower Ground Floor Flat

62 Parliament Hill

London

NW3 2TJ

REPORT PREPARED FOR:

Pavol Popp

Flat F, 28 Lyndhurst Road

London

NW3 5PB

REPORT PREPARED BY:

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Ref: MEA/62PH/AMS/01

Date: 13th April 2022

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Appendices

1.0 Introduction

1.1 Purpose & Use of the Method Statement

1.1.1 This method statement has been prepared for Pavol Popp, for assistance with the discharge of planning conditions at Ground Floor / Lower Ground Floor Flat, 62 Parliament Hill, London NW3 2TJ: London Borough of Camden draft decision ref. 2021/2777/P dated 9th March 2022 – the decision being subject to a Section 106 Legal Agreement. The document will address the following condition:

> **6.** Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.
>
> **Reason:** To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

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 Lluis Llop of Martin Evans Architects on behalf of the client, Pavol Popp, 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 survey plans (including Existing site survey 39543_01-04_PES) and proposed plans (including Proposed Basement, Lower Ground Floor and Ground Floor plans showing structure over (P5003 101 P1, P5003 102 P1, P5003 103 P1, P5003 104 P1); we have also accessed the formally considered drawings as found on the council's website. We are also reliant upon our own impact assessment report DMFK/62PH/AIA/01a (which was informed by trial pit investigations) and plan overlays of tree constraints contained therein.

1.3 Development Proposals & Potential Impacts

1.3.1 The application relates to the full refurbishment and renovation of the existing ground and lower ground floors including internal structural works and new and amended window and door openings. A new full height basement is proposed (front extents informed by tree constraints) to the side extents of the building above and to project 4.5m from the rear of the existing property, the roof of which will provide a terrace for the lower ground floor spaces. Garage and store space to be removed and replaced with new, smaller garden room & parking platform. ("*External alterations including excavation of single storey basement, enlargement of existing lower ground floor, erection of single storey rear extension with terrace above and erection of rear garden outbuilding with parking space above."* – 2021/2777/P registered 28th July 2021)

1.3.2 The formally considered scheme allows the removal of a Californian lilac (T2) in the front garden and a Japanese maple (T4) in the rear garden subject to replacement planting. Further investigation of trunk decay and the pre-emptive root pruning of one 23mm diameter root of street lime T3 were also advocated in our impact assessment report.

1.3.3 Modifications to the RPAs of street limes T1 & T3 and neighbour's plum T5 have been made to reflect the findings of trial pits and trial excavations (details provided in our impact assessment report DMFK_62PH_AIA-01a) which confirmed the various influences of substantive level changes and intervening wall foundations on root colonisation of the site by these offsite trees.

1.3.4 Thus, the impacts of design are low and unlikely to harm either the resource or the wider South Hill Park Conservation Area. However, the purpose of this method statement is to ensure that no further impacts occur as a result of contractor activity on site, in accordance with the above condition.

1.4 Sequence of Works

1.4.1 The sequence of works will be as follows:

- initial tree works – felling, stump grinding and pruning for working clearances
- installation of Tree Protection Barrier (TPB) & any ground protection
- installation of underground services
- 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, an individual (e.g. the Site Agent) will be nominated to be responsible for all arboricultural matters on site. A pre-commencement site briefing/meeting between the agent and arboricultural consultant must be held (see Table 1 below). During this meeting all the tree protection methods below will be studied and familiarization with requirements of this AMS. The agent will:

- be aware of the arboricultural responsibilities;
- 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 local authority and/or a retained arboriculturalist in the event of any tree related problems occurring, whether actual or potential.

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

Adam Hollis Tel: 07967 117937
Arboricultural Consultant
Landmark Trees
info@landmarktrees.co.uk

Tom Little Tel: 0207 974 4444
Tree and Landscape Officer (Planning)
London Borough of Camden
Tom.little@camden.gov.uk

TBC Tel:
Site Agent

1.6 Site Monitoring

1.6.1 A tree protection protocol will be devised and 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. In addition to the Tree Protection Plan and Arboricultural Method Statement, the protocol should contain a current contact list of the key personnel noted above (subject to any changes and confirmation of key personnel made since the writing of this AMS) and contingency plans covering actions to be taken in the event of accidents or unforeseen incidents involving or affecting retained trees.

1.6.2 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 consultant and officer will further liaise as necessary (perhaps meeting on site) until the officer is satisfied that protection measures are again satisfactory.

1.6.3 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 Ross Gamblin MArborA (subject to any new staff intake). Site monitoring will be undertaken by a qualified and experienced arboriculturalist at pre-determined and agreed tasks as indicated in Table 1 below and the Checklist in Appendix 3.

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

Table 1: Site Monitoring Visits

Supervision Visit No:	Details	Action
Visit 1: **Pre-Development Site Inspection** **(S.2.3 of AMS)**	• To include demolition / construction Site Agent briefing (S.1.5). • 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).	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 hard surfaces/structures within RPA/canopy spread (Ss 3.5 & 3.6) and Arboricultural supervision of construction within RPA/canopy spread**	• Confirm position of any additional temporary tree protection and that temporary tree protection is in accordance with AMS. • Attend any work within RPAs/canopy spread where arboricultural supervision is prescribed by the AMS and any other unplanned incursions into the protection areas (subject to Local Authority agreement as noted above). • 2 weeks prior notice required.	As per Visit 1
Visit 3: **Installation of any new services within RPA/canopy spread (S3.4)**	• Attend any work within RPAs/canopy spread where arboricultural supervision is prescribed by the AMS to ensure work is undertaken in accordance with NJUG provisions or other specification. • Date to be confirmed following formal project planning. • 2 weeks prior notice required.	As per Visit 1
Ongoing Monitoring Visits	• Periodically during 12 months (or longer) of entire project. • Visits will be based intensity of site operations; once a month is considered reasonable. • To be carried out before, between and after detailed visits 2 and 3 above. • Attend site to confirm protective measures are still in place. Ensure attendance is timed for any other key elements of proposed (and any other unplanned) incursions into the protection areas.	As per Visit 1
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 ground protection and protective fencing. Specify any remedial work if necessary.	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)

1.6.4 The arboriculturalist will arrive at the site, check in at the site office and be safely escorted around the site by the site manager, checking the maintenance of tree protection measures. Routine visits will generally be unannounced. However, the arboriculturalist will also visit subject to advance notification and agreement to supervise any agreed works within the RPA / canopy spread.

1.6.5 Supervision of agreed works within the RPA / canopy spread will not necessarily require the arboriculturalist to be present throughout the entire duration of 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). Such supervision would require the arboriculturalist to attend site, if not the whole task, to ensure the arboricultural objectives were met – i.e. to provide oversight and any necessary clarification at the start of, periodically throughout, and at the end of the relevant prescribed operation. However, where specific 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 arboriculturalist. Notwithstanding arrangements for such specific prescribed operations, routine site monitoring in accordance with Table 1 above would be ongoing.

1.6.6 The checklist in Appendix 3 will be kept by the site manager and copies will be made available to the project arboriculturalist/tree officer to show evidence of site monitoring. Landmark Trees will provide a separate site monitoring sheet where remedial action is required, to be circulated to the client, site manager and the Council's tree officer (see Appendix 3).

1.6.7 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.

1.6.8 The LPA's Arboricultural Officer will have free access to the site and report on any problem areas directly to the developer's Project Arboriculturalist, who will then visit the site and make recommendations to the developer on how best to rectify the situation and ensure implementation. 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 LPA 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.

1.6.9 N.B. Landmark Trees will only be responsible for providing monitoring in so far as they fully instructed to do so and regularly paid for such services by the client. In the absence of routine payment (as per our business terms), routine monitoring will cease (temporarily or permanently)

and the LPA 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 LPA.

1.7 Statement Adoption

1.7.1 It is recommended that, in due course, acceptance of the recommendations in this report is demonstrated by, for example, the architect specifying in writing to the building contractor that tree care conditions apply in execution of the contract, and by an estimate or written undertaking from the contractor to the architect demonstrating that the practical aspects of tree protection recommendations have been priced in to the job. If conflicts between any part of a tree and the building arise in the course of development these can often be resolved quickly and at little cost if a qualified arboriculturist is consulted promptly. Lack of such care is often apparent quickly and decline and death of such trees can spoil design aims and can, of course, affect saleability and reflects lack of best practice. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of the finished development.

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 Specific works recommended to facilitate development are the removal of trees T2 and T4. The root pruning of the Council owned / maintained lime T3 will need to be agreed with the Council's Tree Officer. These specific works to facilitate development and other husbandry works are listed in Appendix 1.

2.2 Installation of Tree Protection Barrier

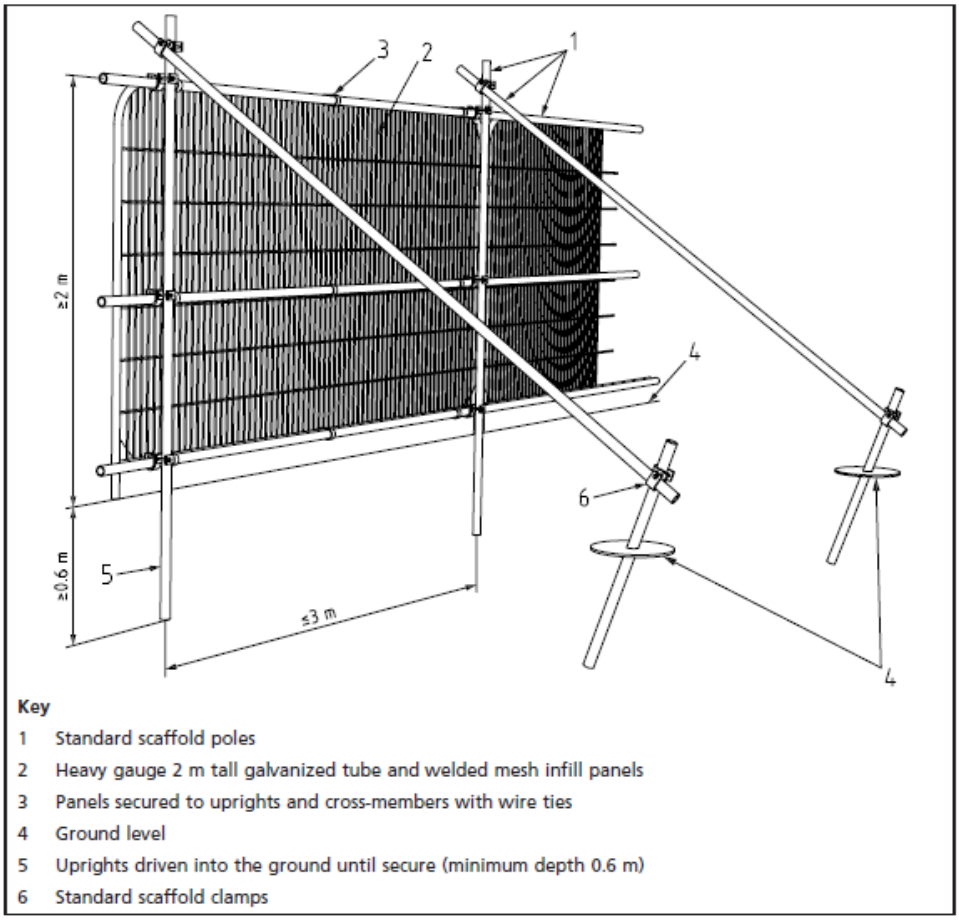
2.2.1 BS5837: (2012) Trees in Relation to Development stipulates the following:
6.2.2.1 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.

2.2.2 Trial pit investigations demonstrated that potential root incursion had been constrained by the various influences of substantive level changes and intervening wall foundations, so modifications to the RPAs of street limes T1 & T3 and neighbour's plum T5 have been made to reflect the findings of trial pits and trial excavations (details provided in our impact assessment report DMFK_62PH_AIA-01a). However, as the canopy of the neighbour's plum T5 overhangs the site protection will be necessary to minimise the risk of damage to above ground parts of this tree. Any further pruning for working clearances must be discussed first with the arboriculturalist; once agreed in principle these works should be approved by the appropriate tree officer, where necessary by the tree owner, and approved in writing by the LPA.

2.2.3 A Tree Protection Barrier [TPB] comprising steel mesh panels of 2.4m in height ('Heras') should be erected to protect the tree(s) immediately adjacent to the rear garden. These panels will be mounted on a scaffolding frame as shown in Figure 1 overleaf (this is also Figure 2 of BS5837: Trees in Relation to Design, Demolition and Construction in paragraph 6.2.2.2). Street trees T1 and T3 (and others nearby) will be separated from the site by the hoarding along the boundaries, and T1 & 3 will have further self-supporting boxed hoarding, 2.4m in height, around their planting pits to protect against site access collision.

2.2.4 In locations where construction of the approved lower ground floor / ground floor footprint would otherwise be within the 'fenced off area', the Figure 1 type of fencing can be substituted with inverted crash deck protection positioned directly below the underside of the lower branches as shown in Figure 2 overleaf. In such circumstance, the inverted crash deck would be cantilevered /

supported off the scaffolding. The essential purpose of the barrier is to protect overhanging branches from damage.



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

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

Fig. 2 Inverted Crash Deck Tree Protection Barrier Specification (N.b. there is no piling at this site)

2.2.5 The TPBs 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.

2.2.5 The only other exception is the completion of soft landscaping but if any excavations, however minor, are to be carried out as part of soft landscaping within RPAs, an arboricultural assessment must be carried out beforehand and any arboricultural protection measures incorporated. The TPB should carry waterproof warning notices denying access within the RPA.

2.2.6 The Tree Protection Plan in Appendix 4 illustrates where the protective fencing will be located to form the boundary of the Construction Exclusion Zone (CEZ). The CEZ is an exclusion zone and suitable steps will be taken to prevent access by pedestrians and vehicles and the storage of any works materials and equipment will be located outside of the CEZ. Where areas of the RPA lie outside the CEZ, ground protection measures will be required.

2.3 Pre-Development Site Inspection

2.3.1 Upon completion of the tree works and installation of the protection measures, the standard of work can be checked by the retained arboricultural consultant who can then liaise with the local authority. If there are any amendments to either the tree works or additional protection measures, they will be agreed at this meeting and confirmed in writing.

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, with the routine inspections, unannounced visits and supervisory visits highlighted in Table 1. It is also noted that the arboriculturist shall attend site as required by architect, or site agent, or the LPA; any breaches

of tree protection measures will be the subject of a site monitoring report, which will be copied to architect, client and LPA. The site monitoring sheet in Appendix 3 will be used to provide photographic evidence (if required), indicate the remedial action required and timescales for remediation completion. 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.

3.2 Root Protection Areas (RPA) and canopy spread

3.2.1 The Root Protection Area (RPA) is a desirable zone of protection around the trees' rooting system and these have been marked on the plan in Appendix 4. Modifications to the RPAs of street limes T1 & T3 and neighbour's plum T5 have been made to reflect the findings of trial pits and trial excavations (details provided in our impact assessment report DMFK_62PH_AIA-01a) which confirmed the various influences of substantive level changes and intervening wall foundations on root colonisation of the site by these offsite trees – the modified RPAs, which are shown in orange, do not encroach into the site boundaries.

3.2.2 In this instance, the crown spread of off-site trees affects a greater area within the site than root spread. In particular, although the street trees are pollarded, it should be noted that the canopy of plum T5 (which stands to the north of the site) extends 3m to the west (towards the existing house); 4m to the south (towards Tanza Road); and 5m to the east (towards the garage), it has a ground clearance of 2.5m. Any further pruning for working clearances must be discussed first with the arboriculturalist; once agreed in principle these works should be approved by the appropriate tree officer, where necessary by the tree owner, and approved in writing by the LPA.

3.2.3 Given the proximity of off-site trees and partially overhanging canopies, all involved parties will need to be made aware of the need for careful and supervised working, as described in sections S. 3.4 (routing of services), S 3.5 (changes in grade) and S. 3.6 (demolition) and S. 3.7 (construction) to minimise the risk of tree damage.

3.3 Site Access, Accommodation & Storage

3.3.1 Site access and accommodation will be as per the layout within our Tree Protection Plan (Appendix 4), making use of the demolished garage slab and areas available within the existing garden and retained parts of lower ground floor. Because of the change in levels across the site, use will be made of a scaffold bridge to provide access the garden and ground floor at the rear of the house.

3.3.2 The existing garage will be demolished and the slab base retained for access, deliveries, storage and skip purposes. The base will be propped with Acrows for support.

3.3.3 Hoarding will be erected around site boundaries, with gates erected to allow access for deliveries and materials. Lorries will reverse in to load / unload.

3.3.4 Storage will be on the slab base, with additional storage available in the rear garden away from protected trees.

3.3.5 The slab base is a storey higher than the lower ground floor rear garden (with a 2m drop from the back of the slab). Because of the change in levels across the site, a scaffold access bridge will be built to the ground floor at the rear of the house and to provide access to lower parts of the garden.

3.3.6 Access will be for pedestrian and mini plant (dumpers, diggers etc) as necessary.

3.3.7 Spoil will be conveyed by belt to a skip positioned on the slab base.

3.3.8 Site welfare facilities will be located in the lower ground floor garden room beneath the garage slab.

3.3.9 The existing street trees, limes T1 and T3, will be protected from construction traffic with 2.4m high hoarding.

3.3.10 Many site activities are potentially damaging to trees e.g. material storage, parking, soil compaction and the use of plant machinery. In this latter example, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage the canopies of trees in use.

3.4 Routing & Installation of Services

3.4.1 We have not at this time been supplied by the applicant with full service details, although understand existing services will be extended from the main building.

3.4.2 Every effort should be made to ensure that the routing and instillation of services avoid the RPA at the design stage; however, if unavoidable then it may be possible, with written permission from the LPA, to implement the provisions of BS5837 and NJUG VOLUME 4 (e.g. radial trenching and /or mole trenching) under arboricultural supervision.

3.4.3 The positioning of photovoltaics will have regard for overhanging canopies of existing trees and vegetation and, whilst regular minor formative pruning and litter picking may be reasonable (subject to obtaining necessary consents / notifications), shall not necessitate significant branch pruning to the detriment of the tree stock and wider conservation area.

3.5 Changes in Grade

3.5.1 The upper layer of top soil contains the majority of a tree's roots and if this is disturbed by a reduction in ground level, serious damage can be caused. If such soil is to be disturbed within the CEZ / RPA, it will be done only with hand tools and the supervising arboriculturalist will be informed if roots are exposed.

3.5.2 In this case, the modified RPAs do not encroach within the site boundaries. However, if ground levels should need to be marginally altered within the modified RPA of any tree, prior agreement must be sought from the Tree Preservation Officer and given in writing by the LPA.

3.6 Demolition Measures.

3.6.1 To minimise the risk of canopy damage, any existing hard surfacing that needs to be removed within the CEZ will be removed with light plant by a skilled machine operator, operating below the height of the branch spread with sufficient allowance for clearance, working away from the canopy. Any pruning required for working clearance will need to be agreed in accordance with section 3.2.2 above.

3.6.2 Demolition materials and arisings will be conveyed to a skip located on the slab base of the demolished garage. Skips will be delivered and collected via skip lorry reversing onto the slab base.

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 Any work within the canopy spread of the neighbouring plum T5 must avoid causing branch damage to the tree. In particular, where scaffolding needs to be erected off the back of the new build, care will be taken to ensure the canopy of the plum T5 is adequately protected. Any pruning required for working clearance will need to be agreed in accordance with section 3.2.2 above.

3.7.2 Concrete will mainly be supplied pre-mixed, with some minor / ad hoc mixing on the garage slab.

3.7.3 Foundations will mainly be underpinned, with some conventional trenching - there will not be any piling.

3.7.4 During the construction phase and throughout dry periods on site regular hosing down will be carried out to control dust pollution. In the event of dust build up on trees occurring arboricultural advice will be sought and if necessary remedial measures such as hosing down the trees will be taken.

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 when all drainage and service runs have been installed and any site machinery has been removed from the canopy spread of retained trees.

3.8.2 The landscape impact of tree loss will be offset by the landscape proposals which will be submitted separately pursuant to conditions. Any new planting schemes adopted should consider aspects of the site such as current design, layout and future use. Consideration should also be given to the soil type, climate and overall character of the landscape.

3.8.3 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.

3.8.4 All landscaping and associated ground works within the canopy spread of retained trees will be carried out with due regard for and avoiding damage to overhanging branches.

3.8.5 Nuisance deposition can be further mitigated with routine maintenance, light pruning / deadwooding.

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

Impact	Mitigation	Reference	Trees Affected
General site access, material storage etc.	Ground and canopy protection to acceptable standards.	Paras 2.2 & 3.3 Tree Protection Plan in Appendix 4	All retained trees
Damage to overhanging branches caused by demolition / construction within canopy spread.	Canopy protection to acceptable standards Ensuring adequate clearance	Sections 2.2, 3.2, 3.3 & 3.7	T5
Damage to overhanging branches caused by services within canopy spread	Ensuring adequate clearance	Section 3.4	T5

5.0 Completion

5.1 Completion Meeting

5.1.1 Following completion of the works listed above, a Landmark Trees consultant will meet with a local authority representative and agree upon any remedial works deemed necessary. It is the client's duty to notify LT that the project has been completed, in order to facilitate such an inspection.

5.1.2 A separate LT post-development tree inspection (with specific reference to trees identified in the Appendix 1 schedules) is recommended to facilitate a constructive meeting and to monitor the health of some of the more senescent trees on site.

5.1.3 Any works agreed in the above meeting will be confirmed in writing and will be performed to BS 3998: 2010 Tree Works.

5.1.4 Landmark Trees recommend that any work proposed post development is checked to avoid penalty for performing illegal work on a protected tree.

5.1.5 As noted at 1.7 above, it is recommended that, in due course, acceptance of the recommendations in this report is demonstrated by, for example, the architect specifying in writing to the building contractor that tree care conditions apply in execution of the contract, and by an estimate or written undertaking from the contractor to the architect demonstrating that the practical aspects of tree protection recommendations have been priced in to the job.

5.1.6 If conflicts between any part of a tree and the building arise in the course of development these can often be resolved quickly and at little cost if a qualified arboriculturist is consulted promptly. Lack of such care is often apparent quickly and decline and death of such trees can spoil design aims and can of course affect saleability and reflects lack of best practice. Trees that have been the recipients of careful handling during demolition / construction add considerably to the appeal and value of the finished development.

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

Landmark Trees

Site: 62 Parliament Hill
Date: 26/2/21

Surveyor(s): Adam Hollis
Ref: DMFK_62PH_AIA

Appendix 2

Recommended Tree Works To Facilitate Development

Hide irrelevant
Show All Trees

Tree No.	English Name	B.S. Cat	Height	Ground Clearance	Crown Spread	Recommended Works	Comments/ Reasons
2	Lilac, California		3			Fell	To facilitate development
4	Maple, Japanese	C	4	2.5	3123	Fell	Restricted rooting To facilitate development

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 AND ARBORICULTURAL SUPERVISION SIGN OFF CHECKLIST

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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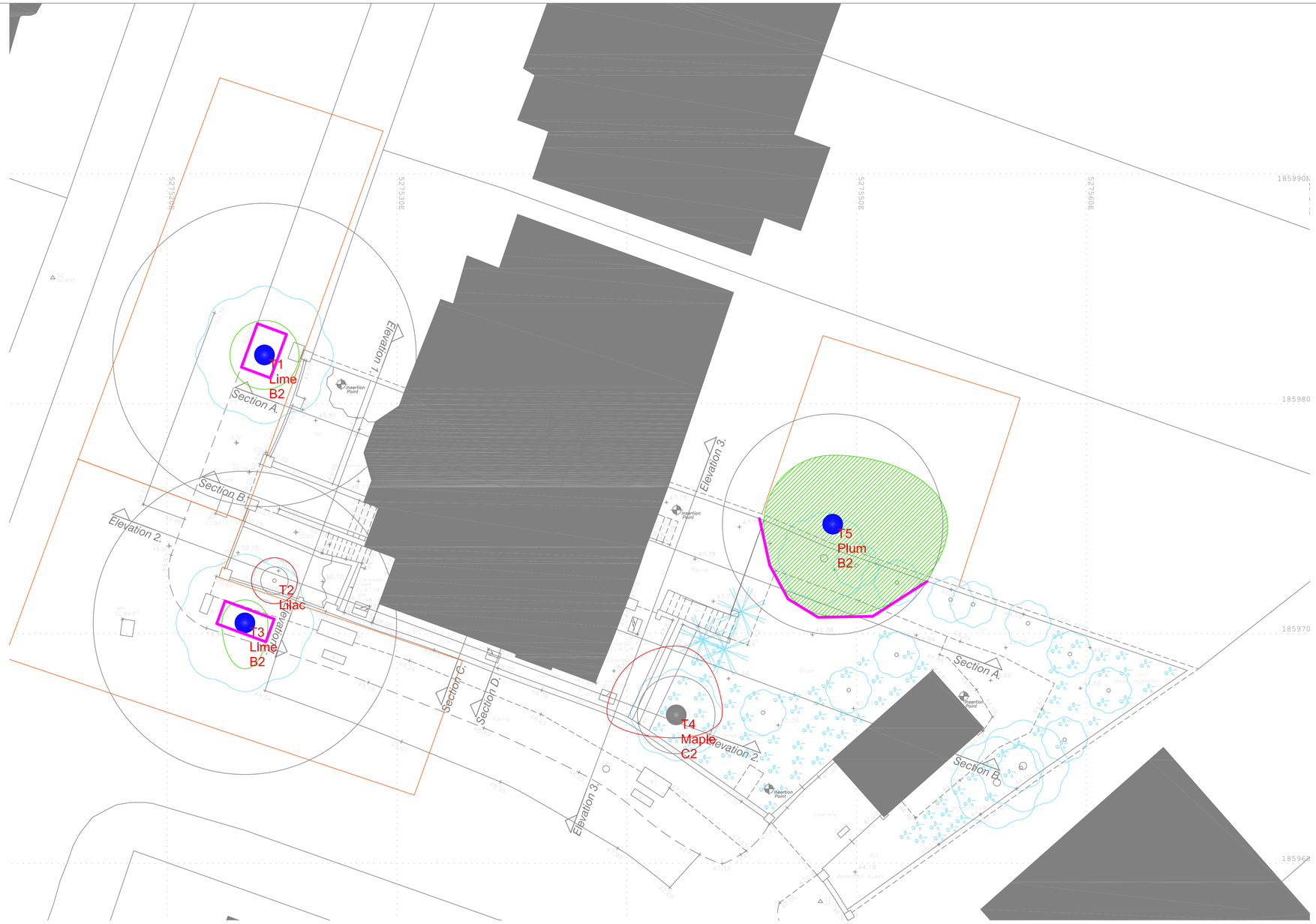
Registered Office: Grange Cottage, All Cannings, Devizes, Wiltshire, SN10 3NR

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 installation within RPAs / canopy spread 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 / canopy spread (S3.6) Confirm position of any additional temporary tree protection and that temporary tree protection is in accordance with AMS.			
	Completion of Demolition	Sign off of the demolition phase			
	Construction	Supervised adequate scaffolding clearance of retained trees			
	Construction	Check if requirement for any additional pruning			
	Construction	Check for appropriate consent / notification for any additional pruning (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 Lower Ground Floor Plan

N

W E

S

5m 10m

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).

Landmark Trees

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Site: 62 Parliament Hill	1:100@ A1
Drawing Title: Tree Protection Plan	April 2022

Key:

- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unsuitable for Retention
- Tree Felled To Facilitate Development

Category
Root Protection Area
T3
Birch
B2
Crown Spread
Tree Number
Species
Category

Tree Protection Barrier In Accordance With Section 2.2