



Connick Tree Care



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Connick Tree Consultants

ARBORICULTURAL METHOD STATEMENT

OUR REFERENCE	205563/AMS/RT
LOCAL PLANNING AUTHORITY	London Borough of Haringey
CLIENT	McGuinness Architects
PLANNING REFERENCE	unknown
SITE	15 Broadlands Road, Highgate, London. N6 4AE
REPORT BY	Mr Richard Tilling
DATE	12 th January 2023

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ALL DOUCMENTS MUST BE KEPT TOGETHER AT ALL TIMES



1 INTRODUCTION

1.1 INSTRUCTION

Connick Tree Consultants were instructed by Mr Dario Fiorin of McGuinness Architects to provide an Arboricultural Method Statement in accordance with BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations, regarding the proposed development works to construct a concrete pad and install an external Air Conditioning Condenser Unit

1.2 SCOPE OF REPORT

The purpose of this arboricultural method statement is to detail the necessary actions to be taken to ensure that the works detailed above (1.1) does not cause any unacceptable impact to all retained trees within and adjacent to the site.

This method statement has been drawn up to ensure all works undertaken within or adjacent to the RPA of all retained trees, does not result in any unnecessary damage.

This method statement and associated Tree Protection Plan has been based on the survey data obtained on 25th September 2020. Details of all trees within and adjacent to the site can be found in the tree survey schedule attached as **Appendix I**. Their locations of all trees are shown within the Tree Protection Plan attached (205563/TPP) as **Appendix II**.

This arboricultural method statement is formed regarding the protection of retained trees only and should not be read as a definitive engineering or construction method statement for the development.

No information in regard to soil assessment was provided and no investigation taken on site.

1.3 LIMITATIONS AND USE OF COPYRIGHT

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means without our written permission. Its contents and format are for the exclusive use of the person, firm or company to whom it is addressed (and that of any other person, firm or company whose interest was disclosed to us prior to its preparation). It may not be sold, lent out or divulged to any third party not directly involved in this situation without the written consent of Connick Tree Care.

DISCLAIMER: I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.



1.4 CONTACT DETAILS

Table 1 - Identifying contact details

Developer	Mr S Timpson 15 Broadlands Road, Highgate, N6 4AE
Construction Manager	To be confirmed – Details to be shared with all parties once instructed.
Arboricultural Consultant	Richard Tilling Connick Tree Care New Pond Farm, Woodhatch Road, Reigate, RH2 7QH 07870 558252 Richard.tilling@connicktreecare.co.uk
Local Authority	London Borough of Haringey (Planning) Ronald Sheldon/Matthew Gunning 020 84895504



2 PHASING AND RESPONSIBILITIES

It will be the responsibility of the developer to ensure that those development phases identified as potentially impacting upon retained trees are undertaken in line with the sequence set out in **table 2** below:

2.1 SEQUENCE OF WORKS AND SUPERVISION TIMINGS

To ensure the impact upon all trees retained is minimised, all construction works close to or within the Root Protection Area should be completed in line with the following sequence of works and with the identified arboricultural supervision.

Table 2 - Identifying sequence of construction works which effect trees and timings of arboricultural supervision.

Sequence	Works Phase	Arboricultural Supervision.
1	Pre-commencement site meeting.	Yes
2	Excavation for concrete pad within RPA of retained trees	Yes
3	Above ground construction (Scheduled visits)	No
4	Site sign off visit and agreement of removal of tree protection measures.	No

On completion of all arboricultural supervisory site visits, a scanned copy of the completed and signed supervisory form will be made available to the local planning authorities' case officer. Sequences 1 to 4 are discussed in detail within this report.

2.2 RESPONSIBILITIES

2.2.1 SITE OWNER

It will be the responsibility of the site owner to instruct an arboricultural consultant to oversee all tree works and protection measures throughout the construction period.

It will be the responsibility of the site owner to ensure that copies of this Arboricultural Method Statement and its appendices are made available to all contractors who are to be engaged with the development. Furthermore, the developer must agree to adhere to these documents in line with the planning consent conditions.

Monitoring by the arboricultural consultant (specified below) does not absolve the Site Owner from a duty to ensure compliance with the agreed tree protection methodology. If at any time the Site Owner becomes aware of breaches of the agreed methodology, he must inform the arboricultural consultant immediately.

With respect to all issues and actions related to trees on site, if the site owner or contractors are unclear what protection measures have been specified the site owner will contact the instructed arboricultural consultant for clarification before proceeding.

The site owner must inform the arboricultural consultant of any intended deviation from the build sequences identified within Table 2 above, as the sequence forms part of the tree protection methodology and changes would therefore require consent from the Local Authority.



The site owner must inform the arboricultural consultant of any intended deviation from the approved foundations or building plans used as the basis for creating this method statement. Evidence of Local Authority approval for the changes will be required along with details of any conditions attached to this approval.

The Site Owner must attend the pre-commencement meeting arranged by the Arboricultural Consultant

The site owner will be responsible for contacting the instructed arboricultural consultant at any time issues are raised related to the trees on site.

2.2.2 MAIN CONTRACTOR

The Main Contractor must attend the pre-commencement meeting arranged by the Arboricultural Consultant.

The Main Contractor must read and agree to comply with this Arboricultural Method Statement and its appendices prior to commencing any work.

The Main Contractor will ensure the build sequences identify within table 2 are completed to ensure that no damage occurs to the trees during the construction processes.

The Main Contractor must ensure that all sub-contractors engaged by the Main Contractor read and agree to adhere to this Arboricultural Method Statement and its appendices.

The Main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.

2.3 ARBORICULTURAL CONSULTANT

The instructed arboricultural consultant will organise the pre-commencement site meeting to review the Arboricultural Method Statement and responsibilities with the Main Contractor and Site Owner.

The Arboricultural Consultant will check the Temporary ground protection has been installed as specified and is in the correct location and must be maintained in position at all times while construction activity is ongoing. The arboricultural consultant will inspect the ground protection at each visit.

The instructed arboricultural consultant will make a site visit to monitor the specific phases of development as outline within Table 2 above and to ensure compliance with the agreed tree protection methodology.

The arboricultural consultant will complete a written site supervision report after each visit and send an electronic copy to the site owner, main contractor and the local planning authorities' case officer within five days of the site visit.



2.4 PRE- COMMENCEMENT SITE MEETING

The construction manager will arrange for a pre-commencement site meeting between the project arboriculturist and the main contractor prior to the undertaking of any construction works on site. This meeting will cover the following:

- Outline the responsibilities of the main contractor in relation arboricultural issues.
- Describe and illustrate the location of all tree protection measures.
- Explain the rational for the tree protection measures and highlight the importance of trees retained within the site.
- To confirm timings of when supervision is required.

3 TREE WORKS

No additional tree works will be undertaken.

3.1 TREE REMOVAL

No tree removals are required to facilitate the proposed development.



4 TREE PROTECTION

To ensure all trees within and adjacent to the site can be successfully retained, suitable tree protection methods will need to be installed prior to works commencing on site. These measures are outlined per tree within table 3 below:

Table 3: Identifying trees to be protected and the required methods.

Tree ID	Protection Methods
T11	Manual excavation and arboricultural supervision.

The specific details of each protection method are described within this method statement and their locations identified within the attached Tree Protection Plan attached as appendix III.

4.1 PROTECTIVE FENCING

No tree protection fencing is required on site as the work is to be undertaken manually with restricted site access.

4.2 TEMPORARY GROUND PROTECTION

No temporary ground protection is required as all access will be pedestrian in nature and within a rear garden with restricted access

5 FORMATION OF NEW FOUNDATIONS WITHIN THE RPA OF RETAINED TREES

The required excavations to facilitate the development must be undertake with precaution and to the guidance stated below. This is to prevent any further impact occurring to the retained tree T11

- The foundations of the proposed development will be excavated to a depth of 800mm with the use of hand tools only under the supervision of the project arboriculturist.
- All roots identified will then be pruned back to the edge of the trench using clean and sharp secateurs or pruning saw, by the supervising arboriculturist. The pruned ends will then be protected with damp hessian, and an impermeable polythene membrane.
- After completing the above procedure, concrete will be poured manually as per contractor's requirement to form the foundation. .
- Housekeeping will be carried out at the end of each working day to remove surplus / waste construction and unsuitable soils materials from the site



6 ARBORICULTURAL SUPERVISION

On site supervision will be undertaken by the appointed Arboricultural Consultant outlined the contact details table (table 1) within Section 1.4 of this report.

The appointed Arboricultural Consultant is suitably qualified as per the London Borough of Haringey' specification for the arboricultural supervision role. If for any reason the current appoint Arboricultural Consultant is unavailable those replacing them must also be an Arboricultural Association registered consultant, or who has the level of qualifications and experience to be registered.

Prior to any works on a site an initial pre-commencement meeting will be undertaken with the project arboriculturist and member of the construction team, to outline all the requirements within the method statement.

Records of all visits will be completed using Connick Tree Care's standard supervision form (attached as Appendix IV) and these will be issued to the developer and the LPA case officer within 5 working days.

The arboricultural consultant shall directly supervise all works which have to be undertaken within the RPA's These include:

- Excavation and Formation of foundation within RPA of retained trees

The arboricultural consultant will be given a minimum of 2 working days' written notice of the commencement of any of the construction phases identified above.

Any variations from the methodology set out in this statement and particularly changes to supervision timings must be highlighted to the arboricultural consultant who will assess the impact and inform and seek writing approval from the LPA tree officer prior to the commencement of any works in relation to the change.

If the developer, construction manager or main contractor become aware of any incident that could have impacted upon the protected trees they must immediately report the incident to the project arboricultural consultant. The project arboricultural consultant will have sole discretion to decide whether an immediate site visit is required to assess the incident and will report the incident and any findings to the LPA case officer.

On completion of all works on site, the supervising Arboricultural Consultant will attend site and provide a final sign off, ensuring the remaining trees are in a viable condition.

7 GENERAL PRECAUTIONS

Damage to trees can occur during any stage of the construction process as such the following general precautions must be adhered to throughout the whole construction process.

7.1 UTILITIES

All utilities will be connected above ground with no trenching within the rear garden area



7.2 SITE FACILITIES

The position of the site office and toilets will be located within the property boundary. The front driveway will be used for the site facilities.

Any re-siting of these facilities during the course of proposed development will need to be approved in writing by the Local Authority Tree Officer.

7.3 STORAGE SPACE

There will be no spoil or construction material stored upon unmade ground within the RPA of any retained trees or shrubs on the site. The location of the storage area will be agreed with the arboricultural consultant during the pre-commencement meeting.

7.4 HAZARDOUS MATERIALS

No mixing or storage of hazardous materials will take place within the RPA of retained trees.

Any hazardous materials will be stored off site and only brought into the development area outside when required.

When undertaking the mixing of materials adjacent to the RPA of retained trees, a mixing tray will be used to ensure any spillage cannot leak into the soil and contaminate the tree root protection area.

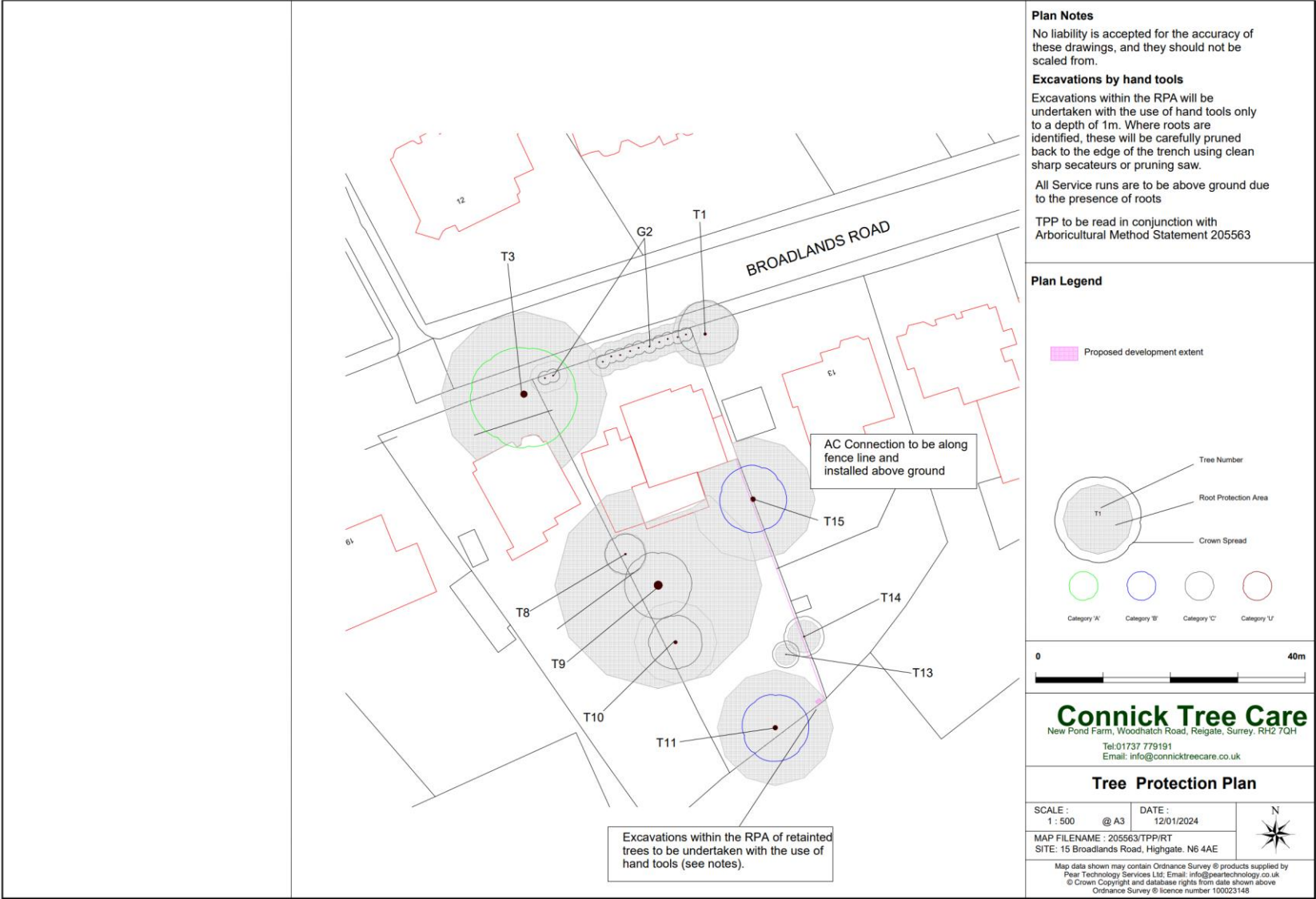
APPENDIX I TREE SURVEY SCHEDULE

Tree no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Height of crown clearance (m)	Height and direction of first branch (m)	Age class	Overall Physiological condition	Overall Structural condition	RPA radius (m)/ Area (m ²)	Observations/Comments	Estimated remaining contribution (years)	Category grading
T1	Sweetgum (<i>Liquidamber styraciflua</i>)	12.5	400	5	3	3m,n	Semi-mature	Good	Good	4.8 72.3	Tree in neighbouring property of number 13. Boundary wall is cracked, possibly due to tree roots, liaise with neighbour to ensure tree does not become an issue	>40 yrs	C
G2	Laurel Hedgerow	4	180	1	1	1m,n	Semi-mature	Fair	Fair	2.6 14.7	Boundary hedge of laurel, maintained lower growth with grown out tops, requires management to bring back into regular form.	20 to 40 yrs	C
T3	London Plane (<i>Platanus x hispanica</i>)	18	1000	7	4	4m,w	Mature	Good	Good	12 542.7	Tree in neighbouring property of number 17, crown pruning wounds evident	>40 yrs	A
T4	Previously removed	-	-	-	-	-	-	-	-	-	Number retained to maintain consistency with previous planning application	-	-
T5	Previously removed	-	-	-	-	-	-	-	-	-	Number retained to maintain consistency with previous planning application	-	-
T6	Previously removed	-	-	-	-	-	-	-	-	-	Number retained to maintain consistency with previous planning application	-	-
T7	Previously removed	-	-	-	-	-	-	-	-	-	Number retained to maintain consistency with previous planning application	-	-
T8	Silver Birch (<i>Betula pendula</i>)	12	260	3	3	3m,w	Semi-mature	Good	Good	3.1 30.6	Asymmetric leaning stem to west, growing on boundary fence line, full inspection restricted by wood stacked at base	20 to 40 yrs	C
Tree	Species	Height	Stem	Branch	Height of	Height	Age class	Overall	Overall	RPA	Observations/Comments	Estimated	Category

no.		(m)	diameter (mm)	spread (m)	crown clearance (m)	and direction of first branch (m)		Physiological condition	Structural condition	radius (m)/ Area (m ²)		remaining contribution (years)	grading
T9	Western Balsam Poplar (<i>Populus trichocarpa</i>)	28	1260	3	6	9m,n	Mature	Good	Fair	15.1 718.2	South east low stem with low resonance from base to 1.5m in height by cut stubs. Further delaminated bark to west at base to 800mm. Delaminated bark at base to north west stem between buttresses at ground level to 500mm. Tight bifurcated stem union at 4-5m. Crown has been reduced historically	10 to 20 yrs	C
T10	Atlas Cedar (<i>Cedrus atlantica</i>)	15	500	4	3	1m,e	Semi-mature	Good	Good	6 113.1	Growing on boundary fence line, asymmetric crown with southerly bias due to competition with poplar. Minor ivy on lower stem obscuring full inspection	>40 yrs	C
T11	Sycamore (<i>Acer pseudoplatanus</i>)	20	700	5	5	5m,s	Mature	Good	Ivy	8.4 221.7	Full inspection restricted due to location and ivy, tree overhangs playing field	>40 yrs	B
G12	Previously removed	-	-	-	-	-	-	-	-	-	Number retained to maintain consistency with previous planning application	-	-
T13	Cheal's Weeping Cherry (<i>Prunus Cheals Weeping</i>)	3	130	2	2	1.5m,n	Young	Good	Good	1.6 7.6	No visible defects	>40 yrs	C
T14	Common Yew (<i>Taxus baccata</i>)	7	200	3	2	1m,w	Semi-mature	Good	Good	2.4 18.1	No visible defects	>40 yrs	C
T15	Common Lime (<i>Tilia europaea</i>)	15	750	5	4	4m,w	Mature	Good	Good	9 254.5	On boundary line, unsure of ownership, basal area obscured so full inspection of the tree could not be carried out, crown previously managed.	>40 yrs	B

APPENDIX II

TREE PROTECTION PLAN



205563 15 Broadlands Road Arboricultural Method Statement.



APPENDIX III SAMPLE STANDARD ARBORICULTURAL SUPERVISION FORM

Arboricultural Supervision

Site inspection sheet

Site Location:			
Reason for Inspection			
Inspection by & date:		Job/Planning reference:	
Observations:			
Required actions:			
Site representative:		Signature:	