Heritage House
Heritage Court
Hemingfield

Single story kitchen extension to office building

Arboricultural Method Statement
and
Tree Protection Plan
Revision 1

Prepared at the request of

Mr C Wall

07 March 2023

Wharncliffe Trees and Woodland Consultancy

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Summary

This arboricultural method statement has been prepared to protect a mature sycamore growing in the grounds of Heritage House, Heritage Court, Hemingfield, Barnsley where a single story building extension is proposed.

The tree is growing within a courtyard area surrounded by existing buildings. There are other trees growing to the north of the existing buildings but these could not be impacted by the development and have not been included in this report.

The kitchen extension would encroach into the root protection area (RPA) of the tree. To avoid damage to any structural roots, together with any feeder roots at the end of the structural roots, the extension would need to be built on a raft foundation that allows the building to be constructed on top of the rooting area.

The RPA outside of the proposed kitchen extension area has been surfaced in recent times. This means that the soils outside of the extension area cannot be further compacted by vehicle movements associated with development. An unsurfaced RPA would need to be protected from compaction and other damage during the development by temporary fencing.

This tree will require protection for the above ground parts such as the stem and branches.

Plan 1 is the tree protection plan that shows the position of the tree, its crown spread, RPA and the recommended position of the temporary tree protective fencing.

Section 2 is the arboricultural method statement. This describes how and when the tree protection work should be completed relative to the development work.

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1 INTRODUCTION

1.1 Instruction

Wharncliffe Trees and Woodland Consultancy has been instructed to complete an arboricultrual method statement and tree protection plan to protect one sycamore growing in the southern part of the grounds of Heritage House where an extension to the existing building is proposed. There are other trees to the north of the existing building, but these could not be affected by the development and have not been considered in this method statement.

1.2 Documents and Provided Information

I was provided with the following:

Proposed layout plan Ref 230211-FGL-ZZ-XX-DR-Y Rev 0001. Dated 23 02 23. This included the position of the tree.

A copy of a pre-development arboricultural report by AWA Tree Consultants dated October 2022. Ref; AWA4588.

1.3 Planning Condition

The following planning condition has been recommended for inclusion within the planning consent for application 2022/1147:

No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details
Tree protection plan
Arboricultural method statement

No development or other operations shall take place except in complete accordance with the approved methodologies.
Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

1.4 Relevant Arboricultural Standards

BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

BS3998:2010 Tree Works – Recommendations

1.5 Brief Site Description

Heritage House is a modern building set in a small, modern development to the north of Beech House Road at Ordnance Survey Grid Reference SE 39492 01585. Most of the exterior areas are surfaced.

1.6 Development Proposals

A single story kitchen extension is proposed to the western elevation of one of the existing buildings.

1.7 Limitations

I have not visited the property to assess the tree or to take measurements of the tree.

With the permission of the applicant, I have used the data included in AWA Tree Consultants report (Reference AWA4588) to produce this method statement.

This report takes no account of the impact the tree may have on the soil, such as heave where the tree is removed or shrinkage where the tree is retained.

Any works around the tree such as trenching, pruning, storage of materials and trafficking that has not first been approved by a suitably qualified arboriculturalist will invalidate this report.

2 ARBORICULTURAL METHOD STATEMENT

2.1 Impact assessment

The proposed extension would occupy a large area of the tree's RPA. To proceed with this layout would require the extension to be constructed on a raft foundation that allowed the building to sit on top of the root plate. The raft would need to be designed in such a way that avoided damage to, or removal of, structural roots. These are the roots that provide trees with stability. They also have smaller fibrous roots at their ends that uptake water and nutrients to support the crown.

With regards to protecting the tree from construction work, the RPA of this tree has been mostly covered with hard surfacing in recent times. This means that vehicles movements associated with the development work cannot impact on the roots of this tree. The only impact that the construction work could have would be on the above ground parts of the tree such as the stem and branches.

This tree is subject to a Tree Preservation Order (TPO). Consent was granted in November 2021 to lift the crown to 5.2m above ground level. This should provide adequate clearance for the extension and vehicles associated with the development works.

If any deliveries are to be made using lifting equipment with a height greater than 5.2m these should be made outside the crown spread of the tree.

Tree protective fencing around the entire crown spread would provide additional protection to the crown against deliveries by hiab but the limited space available within the site is also recognised. Provided these deliveries are completed outside the crown spread the fenced area can be reduced.

2.2 Tree Protective Fencing

Given the existing surfacing within the RPA and the height of the crown above ground level, the need for temporary tree protective fencing will be limited. However, some protective fencing will be necessary to avoid damage to the stem and structural limbs of the tree. Bark wounds created by vehicles, machinery or storage of materials is very common to trees on development sites. Such damage can be significant. Fencing will avoid such damage. The position of the fencing is shown on Plan 1.

Fencing should be the first operation of the development work and must be in place before any other operations take place. Removing the tree protective fencing should be the last operation once all other work has been completed.

The standard of fencing recommended is included in Appendix 2 of this report. This is Figure 3 in BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations.*

2.3 General Tree Protection Measures

To avoid damage to the tree the following activities shall not be permitted:

- Dumping or storing materials of waste, whether in a skip or on the ground within the fenced area;
- Temporary buildings, sheds, or offices within the fenced area without prior discussion with an arboriculturalist and agreement of the LPA;
- Storage of materials, equipment, plant, fuel or cement within the fenced area;
- Bonfires within 10m of the outer edge of the crown or RPA;
- Refuelling mechanical equipment or mixing of cement within the fenced area;
- Washing cement mixers within or uphill of the RPA;
- Vehicles and plant within the fenced off area;
- Raising the soil level without prior discussion with an arboriculturalist and agreement of the Local Planning Authority (LPA);
- Excavations within the RPA;
- Redirection of surface water runoff into or out of the RPA.

2.4 Services

New service routes are unlikely because this is an extension to an existing building. Nevertheless, all services shall be routed outside the RPA.

The guidance contained within Streetworks UK Volume 4 Street Works UK Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees shall be followed at all times. Publications - Streetworks.

2.5 The protection works in chronological order

1. Crown lift the tree to 5.2m in accordance with the consent from November 2021 if this has not already been completed.
2. Erect the tree protective fencing as shown on Plan 1.
3. Construct the foundations on a raft system that has been designed to avoid damaging or severing tree roots.
4. Complete the remainder of the construction work.
5. Remove the tree protective fencing when all other works have been completed.

3 LEGAL CONSIDERATIONS

3.1 Protected trees

According to Barnsley Metropolitan Borough Council's website which was checked on 16 February 2023, the tree included in this report is protected by a Tree Preservation Order. Consent was granted in November 2021 to crown lift the tree to 5.2m above ground level. This consent will remain valid for a period of two years from this date. After this time consent will need to be reapplied for if the work is not completed.

All other work, with the exception of a very limited number of exemptions, will require consent from the local planning authority.

3.2 Wildlife conservation legislation

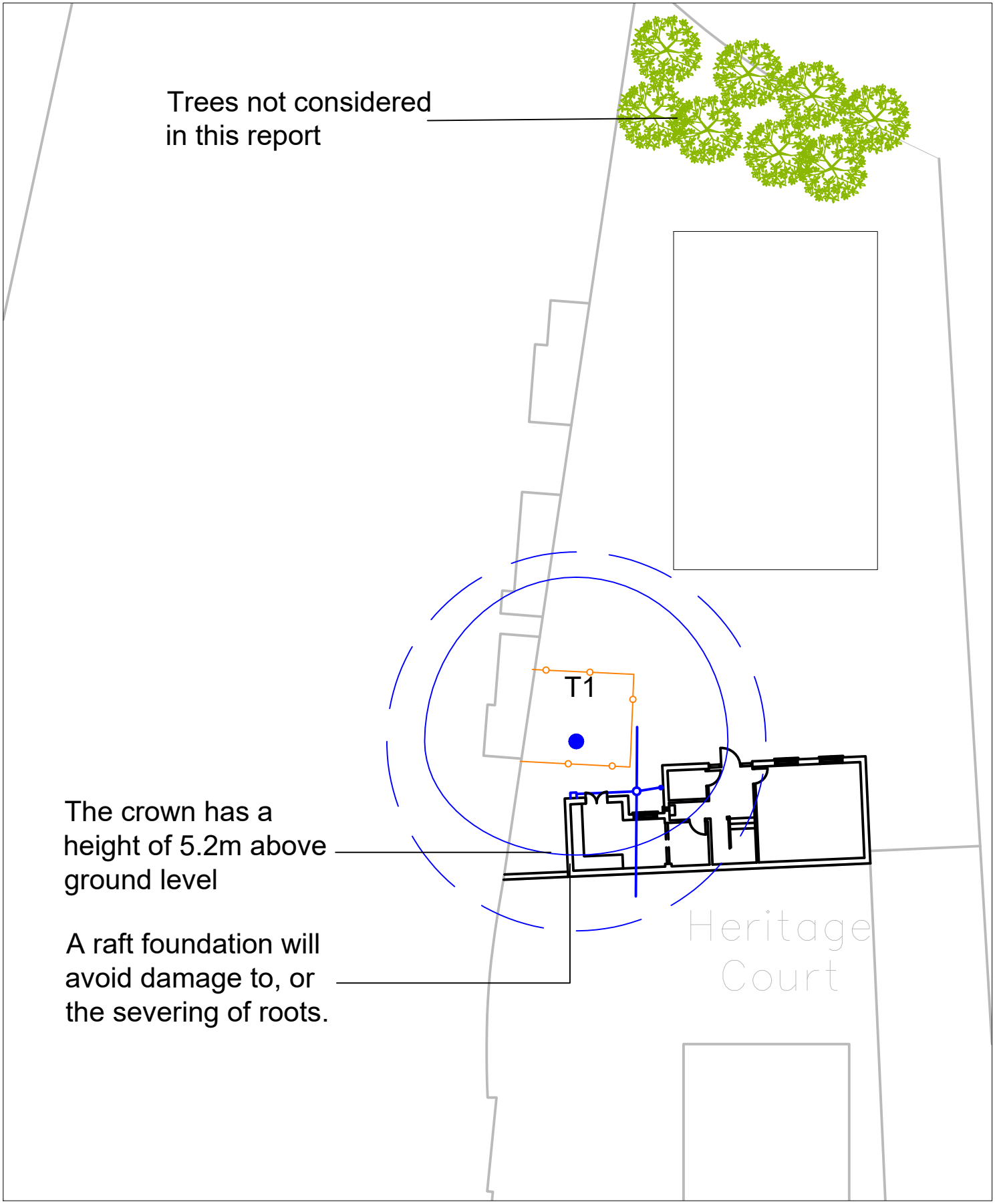
Breeding birds are protected, together with bats and their roosts are, whether their roosts are in use or not.

Consideration should be given to the presence of protected species prior to any proposed tree removal or maintenance. This will include breeding birds, principally between March and August, and bats at any time of year.

Tree surgeons should also be aware of their duties under legislation to protect wildlife and carry out their site assessment and work accordingly.

Appendix 1

Tree Protection Plan



Plan 1 Tree Protection Plan showing the proposed layout

Scale 1:200 @ A4

Key

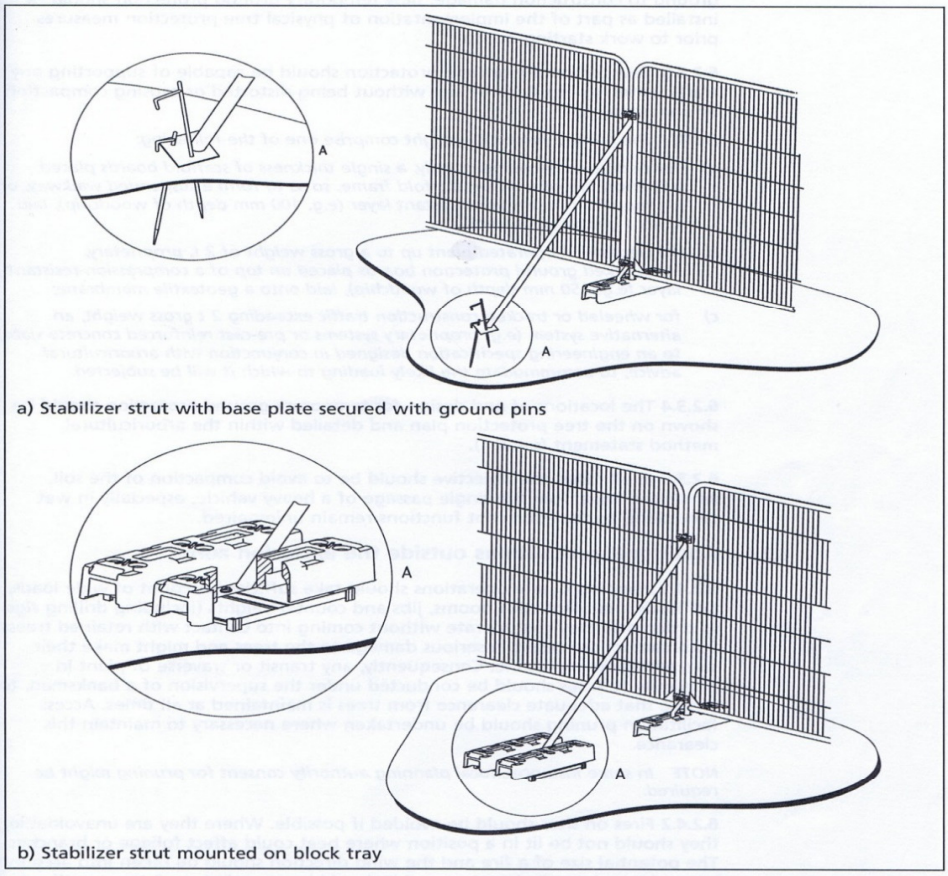
Category B crown
Category B stem
Category B RPA

Tree protective fence

Appendix 2

Tree Protective Fencing

Figure 3 **Examples of above-ground stabilizing systems**



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

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