

Arboricultural Method Statement

16 Marlborough Place, London, NW8 0PA

25th January 2021

Prepared by: Michael Paginton TechArborA

**BS5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION –
RECOMMENDATIONS'**

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REVISIONS:

Date	Rev	Description	Initials
25.01.21	-	First Issue	MGP

1 INTRODUCTION

1.1 LandArb Solutions Ltd have been instructed on behalf of Ms Fadelah Fahd to prepare information required by Condition 4 and 5 attached to application 20/06919/FULL.

1.2 Application 20/06919/FULL covers internal and external alterations to the existing property including landscaping works.

1.3 Condition 4 of application 20/06919/FULL states:

Pre-Commencement Condition. You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any external demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the external development onto the site, until we have approved in writing what you have sent us. You must then carry out the work according to the approved details. (C31CC)

1.4 Condition 5 states:

a. You must arrange for a qualified and suitably experienced arboricultural consultant to supervise the development. You must apply to us for our approval of the supervision schedule. You must apply to us for our approval of the details of such supervision including:

- o identification of individual responsibilities and key personnel.*
- o induction and personnel awareness of arboricultural matters.*
- o supervision schedule, indicating frequency and methods of site visiting and record keeping.*
- o procedures for dealing with variations and incidents.*

You must not start any external demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the external development onto the site, until we have approved what you have sent us. You must then adhere to the approved supervision schedule.

b. You must produce written site supervision reports as detailed in part (a) after each site monitoring visit, demonstrating that you have carried out the supervision and that the tree protection is being provided in accordance with the approved scheme. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/amelioration must be included. You must send copies of each written site supervision record to us within five days of the site visit.

- 1.5 This report comprises an Arboricultural Method Statement (AMS) for the protection of retained trees which could potentially be affected by proposals.
- 1.6 This AMS provides further details relating to tree protection in relation to impacts identified in the submitted Arboricultural Impact Assessment (AIA) Report prepared by LandArb Solutions Ltd that accompanied application 20/06919/FULL.

2 ARBORICULTURAL METHOD STATEMENT

- 2.1 The aim of this AMS is to prevent and/or minimise the potential impacts of demolition and construction works on trees that are to be retained as part of the development. It gives step-by-step guidance and specifications for works which have the potential to result in damage to retained trees.

How the AMS must be used

- 2.2 The AMS must be used as a reference source for site operatives in order to guide tree-related aspects of the proposed development.
- 2.3 Prior to commencing works on site, all site operatives must be briefed by the Site Manager in relation to site procedures and rules that relate to retained trees as well as the content of the AMS.

Key Contacts and responsibilities

- 2.4 The Applicant (Ms Fadelah Fahd) or their appointed representative (Sohail/Hamza El Huni), shall hold overall responsibility for the project and shall appoint professionals and delegate responsibility in relation to the Scheme of Tree Protection as follows:
- 2.5 Site manager/lead contractor - shall hold responsibility to ensure that all key contractors and all other persons working on site have a responsibility to be aware of trees and to abide by tree protection procedures set out within this Arboricultural Method Statement.
- 2.6 Project Arboriculturist – Michael Paginton (LandArb Solutions) - shall be on hand to provide advice and support to the site manager in relation to tree protection.

General site rules for tree protection

- 2.7 Do not independently carry out any activity that is at odds with the site Scheme of Tree Protection.
- 2.8 The areas excluded from development activities by the protection fencing will form a Construction Exclusion Zone (CEZ). In simple terms: **do not carry out any work**

within any Construction Exclusion Zone (CEZ) or RPA (unless set out specifically in this AMS) without prior liaison with the Project Arboriculturist and written authorisation from the Local Planning Authority.

2.9 Within the CEZ outlined above the following will not be permitted:

- No mixing of cement.
- No soil/turf stripping, raising/lowering of ground levels, deposit or excavation of soil or rubble.
- No excavations for services or installation of services.
- No storage of materials, machinery fuel, chemicals or other materials of any other description
- No parking/use of tracked or wheeled machinery.
- No lighting of fires or disposal of liquids.

2.10 No signs, cables, fixtures or fittings of any other description shall be attached to any part of a retained tree.

2.11 Material storage should avoid exposed CEZ/RPAs. Materials can be stored on existing hard surfacing.

Work stages

2.12 The table below lists and describes the key works to be undertaken on site.

2.13 The Project Arboriculturist must be consulted should any change to the sequence of operations that may be necessary, or if any other incidents or breaches occur. The Project Arboriculturist will then evaluate any potential arboricultural impacts that could arise and specify additional tree protection/mitigation measures as required.

2.14 Confirmation that the proposed changes are acceptable within the context of relevant planning permission must be obtained in writing from the local planning authority prior to any new operations on site.

Work stage	Job description
1	Pre-commencement site meeting/Induction
2	Tree removals/pruning
3	Installation of tree protection fencing/ground protection
4	Excavations of rear conservatory and front lightwell.
5	Removal of existing garage and construction of garden room
6	Installation of new garden footpaths and replacement of existing garden path surfaces
7	Removal and replacement of driveway surface
8	Final Landscaping

1) Pre-commencement site meeting

2.15 Prior to the commencement of external works, a pre-commencement meeting will be held between the Applicant (or appointed representative), their appointed builder/contractor and the project arboriculturist to ensure all parties are familiar with the requirement for tree protection on site and content of this AMS. A pre-commencement meeting provides an opportunity to discuss the sequence of events, work stages and identify any issues/problems upfront before works commence.

2.16 The purpose of the meeting is to enable all relevant parties within the project team to meet, to be aware of the requirements of the AMS in relation to external works and to agree a co-ordinated approach to the project.

2.17 Required attendees:

- Building contractor/Site manager (TBC);
- Project Arboriculturist – Michael Paginton (Landarb Solutions)
- Contractors (including arborist) and other relevant parties.

2.18 Matters to be addressed:

- Identification of persons present and exchange of contact information
- Familiarisation with all aspects of the AMS
- Familiarisation with the site in relation to the AMS
- Resolve any potential issues before work commences.

2.19 The LPA tree officer is to be invited to attend. If unable to attend written notification will be issued informing them that the pre-commencement meeting has taken place and timetable for implementation of protection fencing.

2.20 The site manager is to ensure that all operatives are aware of tree protection and are aware of AMS. Site operatives are to sign to confirm that they have been inducted in relation to tree protection.

APPENDIX 1 – SITE INDUCTION FORM

2) Tree Removals and Work

Tree Removals

2.21 The AIA Report submitted as part of application 20/06919/FULL, included a Tree Retention/Removal Plan (Drawing LAS 116_02 E). It set out that proposals would require the removal of the following:

- T15, T16, T17, T18 and T19;
- T1, T6, T7, T8, T9 and T10 are already approved from removal outside of the planning process as part of Conservation Area Notification/TPO application consent.

APPENDIX 2 – APPROVED TREE RETENTION/REMOVAL PLAN

2.22 Removals must be carried out in accordance with BS.3998:2010 Recommendations for tree works, where appropriate, and undertaken by a suitably qualified and competent contractor.

2.23 No other trees are to be removed, with all other being retained. If it becomes apparent that additional tree removals are required, written consent of the LPA must first be obtained.

Tree Works

2.24 The AIA Report submitted as part of application 20/06919/FULL, set out the following tree work;

- Crown clean T4, T5, T11 and T12 of deadwood and make safe any snapped/partially snapped branches.
- Cut ivy on T12;
- Tip reduce T5 on its western side to give at least 1m clearance from the existing building to ensure branches do not come into contact with the building.
- Reduce/re-shape T2 and crown lift to at least 2m.

2.25 All pruning works will be carried out by a qualified Arborist in accordance with BS.3998:2010. All arising will be removed from site as directed by the site manager.

2.26 No other tree work is required to implement proposals. If at any point it becomes apparent that additional tree works are required, the project arboriculturist is to determine the appropriate work necessary and inform the LPA tree officer. No tree works is to occur without written approval from the LPA.

2.27 Tree removals and tree works should be undertaken outside of bird nesting season. If required within bird nesting season, works should only be undertaken following ecological advice and confirmation no nesting birds would be affected.

3) Installation of Tree Protection Fencing and Ground Protection

2.28 Prior to external works commencing on site temporary tree protection fencing (Heras Panels as per BS.5837:2012) are to be installed in primary positions in relation to retained trees T2, T3, T4, T5 and T12 in locations shown on the Tree Protection Plan in Appendix 3.

2.29 Tree protection barriers must be erected prior to the commencement of any site operations. They must remain in place for the duration of all works.

- 2.30 All weather A2-sized notices reading, “CONSTRUCTION EXCLUSION ZONE – NO ACCESS” shall be attached to tree protection barriers.
- 2.31 In relation to T11, given the stem is surrounded by hard surfacing, which is to be removed, heras panels would not be suitable. Therefore, the stem of T11 is to be enclosed in a plywood box to prevent direct contact with the stem.
- 2.32 In order to allow access to the front lightwell to enable excavation for a new air conditioning unit to the western corner of the property frontage, heras fencing will need to be set back meaning a small area of the western part of the RPA of T4 not being protected by fencing. In this area, ground protection (such as ground guards or scaffold boards set upon 100mm layer of bark chippings with geotextile layer underneath) must be installed as a precaution.

APPENDIX 4 – GROUND GUARDS

- 2.33 Fencing in relation to T2, T3 and T12 will need to be adjusted into secondary positions in relation to specific external works. Secondary positions are shown on the tree protection plan and further guidance on when fencing needs to be adjusted is set out in the following sections and specific work tasks.
- 2.34 The above sequence of working events has devised to ensure more destructive works are carried out first leaving existing hard surfacing in places as this acts as ground protection.
- 2.35 There must be no independent deviation from tree protection. Protection measures must remain in place for the duration of external works, unless adjustment is specifically included within this method statement. If it becomes apparent that a deviation of tree protection measures is required that is not discussed in this AMS, the project arboriculturist is to be notified to assess any changes and notify the LPA/obtain written consent.

4) Excavation and construction of rear conservatory

- 2.36 Excavation of the rear conservatory and front lightwell for air-conditioning unit will require a mechanical excavator on site and would be the most destructive to existing ground conditions. As such these external excavation works are to be undertaken first.
- 2.37 Prior to works beginning, all tree protection fencing must be installed in the primary positions. Fencing must remain in place and not be moved. In relation to western RPA of T4, temporary ground guards must be installed as shown on the TPP.
- 2.38 Spoil for excavation works must not be stored within any CEZ or RPA. Existing hard surfacing is to remain in place until excavation works and construction of the foundation/walls of the excavations are built.

5) Removal and replacement of the rear garage with new summerhouse

- 2.39 Before work on this phase of external proposals, temporary tree protection fencing in relation to T12 will need to be adjusted from its primary position to its secondary position. This is to allow clear access to the working area for the removal of the existing garage and construction of a new summer house. Once fencing is in secondary position, ground protection (such as ground guards or scaffold boards set on 100mm layer of bark chippings) is to be installed in the part of the RPA not protected by fencing, as shown on the TPP. Plywood box around the stem of T11 must remain in place.
- 2.40 Once fencing and ground protection is in place, the existing garage structure is to be removed using a top down pull back approach.
- 2.41 The existing brick wall around the pond areas to the west of the existing garage is to be retained. The garage foundation slab is also to be retained in situ.
- 2.42 The new summerhouse will be constructed on the retained concrete slab (See Appendix 5 detail). A copy of the summerhouse/garden room design (timber structure) submitted with the approved planning application is shown in Appendix 6.

6) Garden Footpath installation and replacement.

- 2.43 Before work on this phase of external proposals, ensure tree protection fencing remains in place as per the TPP.
- 2.44 A new pathway is to be constructed around the property on its western side. This new footpath is outside of RPAs.
- 2.45 The existing garden pathway on the eastern side of the property is to be resurfaced (see Appendix 5 detail). The concrete base of the existing pathway is to be retained and concrete tiles removed and replaced with new stone tiles.
- 2.46 As part of the works, the existing planting bed in which T4 and T5 are situated is to be widened, with the extent of the existing pathway to be narrowed slightly.
- Existing brick edging to planting bed to be broken/lifted out using hand wools.
 - Location of the alignment of proposed new edge to the planting bed to be marked/sprayed on existing path tiles so it is clear the area to be removed.
 - Existing tiles/and concrete to be remove dis to be broken and lifted out using hand tools. Care must be taken not to excavate into subbase.
 - New edging will be installed within part of the area where existing pathway has been removed. The new edging must not be excavated deeper than the extent of concrete foundation that has been removed.
 - Once the new path edging is installed, fresh clean topsoil is to be brought in to make up the widened border to match existing level.

7) Driveway replacement

- 2.47 Proposals will require several pedestrian footpaths to be constructed within the RPA of retained trees (including G2, G3, G6, T10, T11 and G47). In these areas, construction will require a no dig method on installation using a above ground cellular confinement system such as Cell Web. Areas where no dig construction is required is shown on the Tree Protection Plan in Appendix 3.

2.48 To avoid and reduce potential severance and disturbance to any roots during driveway removal the following working methods must be employed.

- Existing surface tiles and concrete base slab to be broken up and lifted out using hand tools only.
- Breakup works should begin closest to the summer house and work backwards. No machinery, materials or excavations to occur on the exposed ground following concrete removal.
- Following concrete removal, the sub-base is to be retained and made good where needed. Any hollows or depressions to be filled using clean topsoil or sharp sand to ensure level surface. Existing subbase level must be retained and not dropped or raised.
- A geotextile membrane should be installed on the prepared base.
- The removed concrete is to be replaced with a load bearing cellular confinement system, Cellweb TRP (see appendix 5 detail). The cellweb depth is to be 150mm to match that of the removed concrete and is to be installed in its place and filled using clean angular stone type 4/20. Installation works in this area should be carried out by hand.
- The above ground no dig cellular confinement (cellweb) must be topped with a permeable surface finish. It is proposed to use grass guard blocks for the surface, which will be seeded with ryegrass.
- All works are to be carried out using hand tools only. No heavy machinery is to enter an RPA or exposed ground.

Removal of tree protection fencing

2.49 All construction works are to be completed before any protection fencing is removed.

2.50 Site manager/project arboriculturist is to confirm to the LPA that work has finished prior to decision to remove protection fencing.

Final landscaping

- 2.51 A small amount of soft landscaping work is required within the RPA's of retained trees. This is mainly relating to the planting of new trees/shrubs in accordance with approved Garden Plan.
- 2.52 Landscape work for new planting will only proceed once the main external construction works has been completed and the site conditions are appropriate to allow the tree protection measures to be removed. Before protection fencing is to be removed prior confirmation of appropriate site conditions will be determined by the project arboriculturist and notification/approval given to the LPA.

Arboricultural Monitoring

- 2.53 The site manager will be responsible day to day to ensuring works are carried out in accordance with this AMS. Key monitoring tasks to be undertaken by site manager (with inputs from the project arboriculturist as necessary) will include:

Work stage	Job description	Appointed build contractor/project arboriculturist	Monitoring method
1	Pre-commencement site meeting	Record meeting has occurred and that all parties are aware and understand the AMS and requirements for tree protection.	Project arboriculturist site visit.
2	Tree Removals/Pruning	Ensure removal and pruning works occurred with the AMS.	Site manager to provide site photos to Project Arboriculturist.
3	Erection of tree protection barriers BS.5837: 2012 in primary positions as shown on the TPP and affix CEZ warning notices	Check position and record that tree protection is in place according to Tree Protection Plan.	Project arboriculturist site visit.
4	Excavations of rear and front lightwell/conservatory construction	Monitor fence location and condition of fencing at regular intervals to ensure it remains in place and fit for	Site manager to provide site photos to Project Arboriculturist before works commence show fencing is in place and subsequently on a

		purpose. Record findings. Any breaches must be reported to the project arboriculturist.	weekly basis thereafter to show it remains in place.
5	Removal of existing garage and construction of new summer house	Check position and record that tree protection is in place according to Tree Protection Plan (fencing secondary position and ground protection in place). Ensure protection measures remain in place.	Site manager to provide site photos to Project Arboriculturist before works commence show fencing is in place and subsequently on a weekly basis thereafter to show it remains in place.
6	New and replacement garden paths.	Check position and record that tree protection is in place according to Tree Protection Plan (fencing and ground protection in place). Ensure protection measures remain in place.	Site manager to provide site photos to Project Arboriculturist before works commence show fencing is in place and subsequently on a weekly basis thereafter to show it remains in place.
7	Driveway replacement/resurfacing	Check position and record that tree protection is in place according to Tree Protection Plan. Record removal of concrete base and ensure sub-base is not excavated.	Site manager to provide site photos to Project Arboriculturist before works commence show fencing is in place and subsequently on a weekly basis thereafter to show it remains in place.
8	Removal of tree protection fencing and final landscape tree planting.	Ensure all external construction works are completed. Notify LPA that works are completed 5 days before protection fencing is removed.	Site manager to provide site photos confirming external construction works are finished prior to fence removal.

2.54 The project arboriculturist will provide advice and support throughout the development process in relation to the AMS and retained trees.

2.55 Site visits / the outcome of arboricultural monitoring must be recorded with written and photographic evidence taken as necessary. This will ensure there is an accurate record to demonstrate the effectiveness of tree protection and evidence compliance.

- 2.56 Any breaches/issues that arise must be brought to the project arboriculturist attention immediately. They will then assess any breach and advise on any mitigation to resolve the issue and report to the LPA tree officer.
- 2.57 With regard to the above works detailed within the AMS, it is clear there are no complicated engineering operations that will require on site supervision of individual operations / operations to be watched. For example, rear basement excavation is outside any RPAs, the new summerhouse will be built on the retained garage concrete base slab, new garden paths are outside of RPAs, re-surfaced garden path on east side of property will retain the existing concrete base and replacement driveway will be within footprint of the existing.
- 2.58 Site monitoring will therefore comprise a combination of site visits by the project arboriculturist and photographic evidence provided by site manager as per the above monitoring table.
- 2.59 For pre-commencement meeting and ensuring protection fencing is in place before works commence the project arboriculturist will do an onsite inspection/visit. A site inspection will also be carried out in the event of a breach.
- 2.60 For the remainder of the external works, ensuring fencing and protection measures remain in place is the important issue. The site manager is to provide site photographs to demonstrate fencing is in place before each external work stage begins and weekly photos to show it remains in place. On receipt of photographic evidence, the project arboriculturist will review photos for any breaches.
- 2.61 Records of each site visit / monitoring event or photographic evidence of fencing compliance are to be sent by the project arboriculturist to the LPA within 5 days.

APPENDIX 7 – Site Monitoring Form

APPENDIX 1: SITE INDUCTION FORM

TREE AWARENESS – SITE INDUCTION

SITE NAME:

DATE OF INDUCTION:

Trees are an important part of this development. They must be kept undamaged so that they can fully benefit the finished project well into the future. All persons working on this site have a responsibility to be aware of trees and to abide by tree protection procedures.

How trees can be damaged – think roots!

Above the ground – contacts and impacts with branches and trunk (machine operations eg teleporters, high-sided vehicles, crane use, fixings to trunk, unauthorised cutting back of branches)

Below the ground – root severance (eg soil stripping during site clearance, excavations) and root damage resulting from compaction of soil near trees (eg vehicles, pedestrian, storage of materials). Effects of root damage take time to become obvious, but will result in disfiguring dieback of leaves and branches, or even tree death.

Tree protection procedures

Provided that simple steps are followed most tree protection is straightforward. In general terms:

- Stay out of Root Protection Areas (RPAs). These are the areas of ground surrounding retained trees that are protected by barriers. If you need to go into a RPA, you must first gain authorisation from the Site Manager and follow an agreed works methodology (set out in an approved AMS)
- No construction activity of any description within RPAs, eg soil stripping, cement mixing, services installation, storage of materials etc (unless already agreed as part of an Approved AMS)
- No fires within 20m of trunk of any retained tree/hedgerow
- If work within an RPA is needed, advice must be sought from the project arboriculturist
- If damage to a retained tree/hedgerow does occur, inform the Site Manager, who will then seek advice from the project arboriculturist regarding any remediation measures that may be necessary.

Remember

Planning Authority enforcement action needs to be avoided:

- 'Breach of Conditions' notices can prevent a site from being signed-off.
- 'Temporary Stop Notices' halt site operations and result in associated high costs.
- Several Trees are subject to a Tree Preservation Order (TPO). Any unauthorised works that result in loss or damage to TPO trees can lead to a prosecution.

Be aware of tree protection and stick to the procedures within the AMS. Tree protection is important. If in doubt –ask!

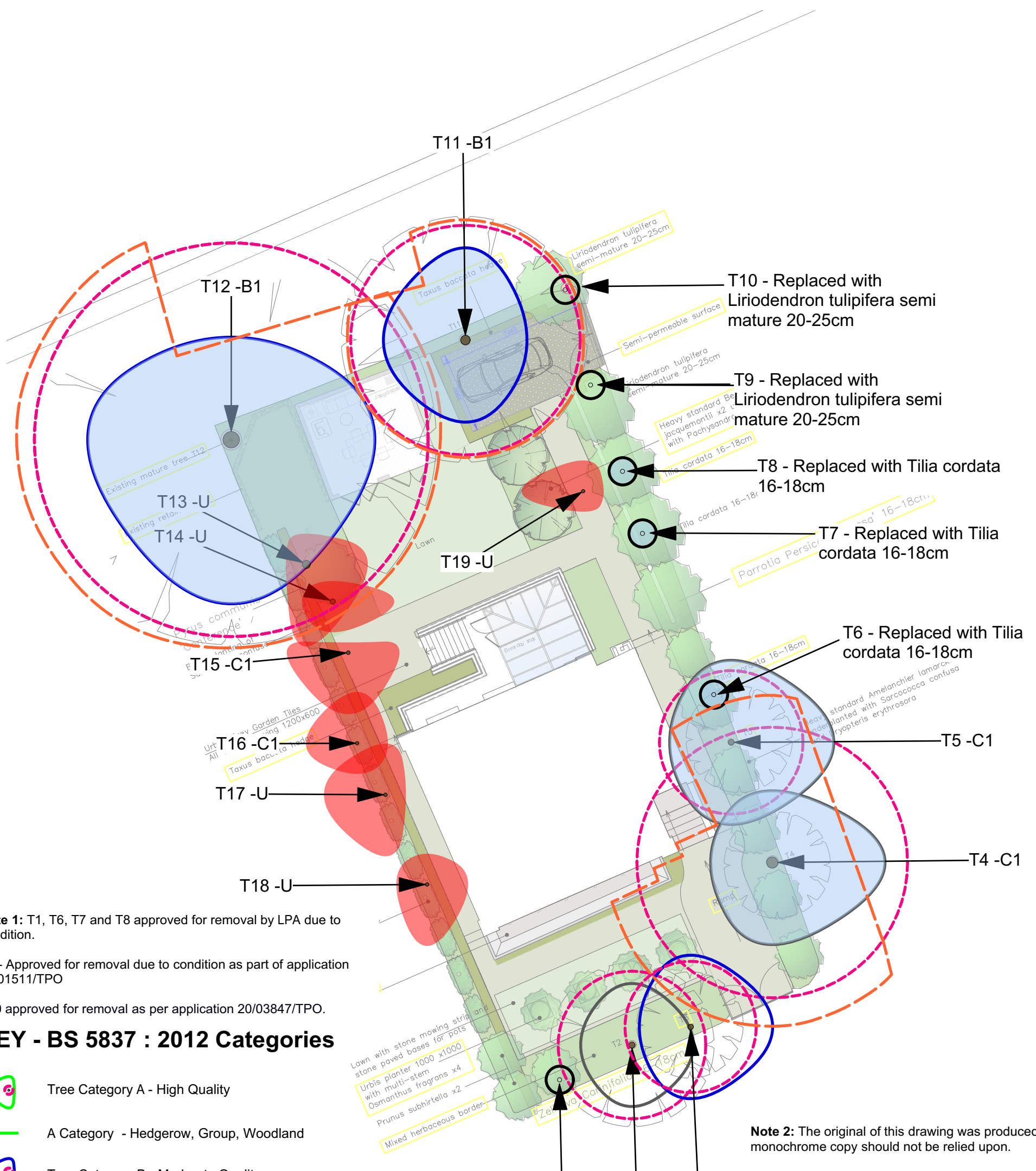
I have received site induction in tree awareness and tree protection procedures and am familiar with requirements of the approved Arboricultural Method Statement.

PRINT NAME

SIGN

DATE

APPENDIX 2: TREE RETENTION/REMOVAL PLAN



Note 1: T1, T6, T7 and T8 approved for removal by LPA due to condition.

T9 - Approved for removal due to condition as part of application 20/01511/TPO

T10 approved for removal as per application 20/03847/TPO.

KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Preservation Order (TPO)
- Survey Item to be Removed

Note 2: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	14/2/20
A	Second issue - Revised garden layout	11/3/20
B	Third issue	14/5/20
C	Fourth issue	27/5/20
D	Third issue	11/6/20
E	Fourth issue	26/10/20

LANDARB SOLUTIONS

Project:
16 Marlborough Place, London

Description:
Tree Retention and Loss Plan

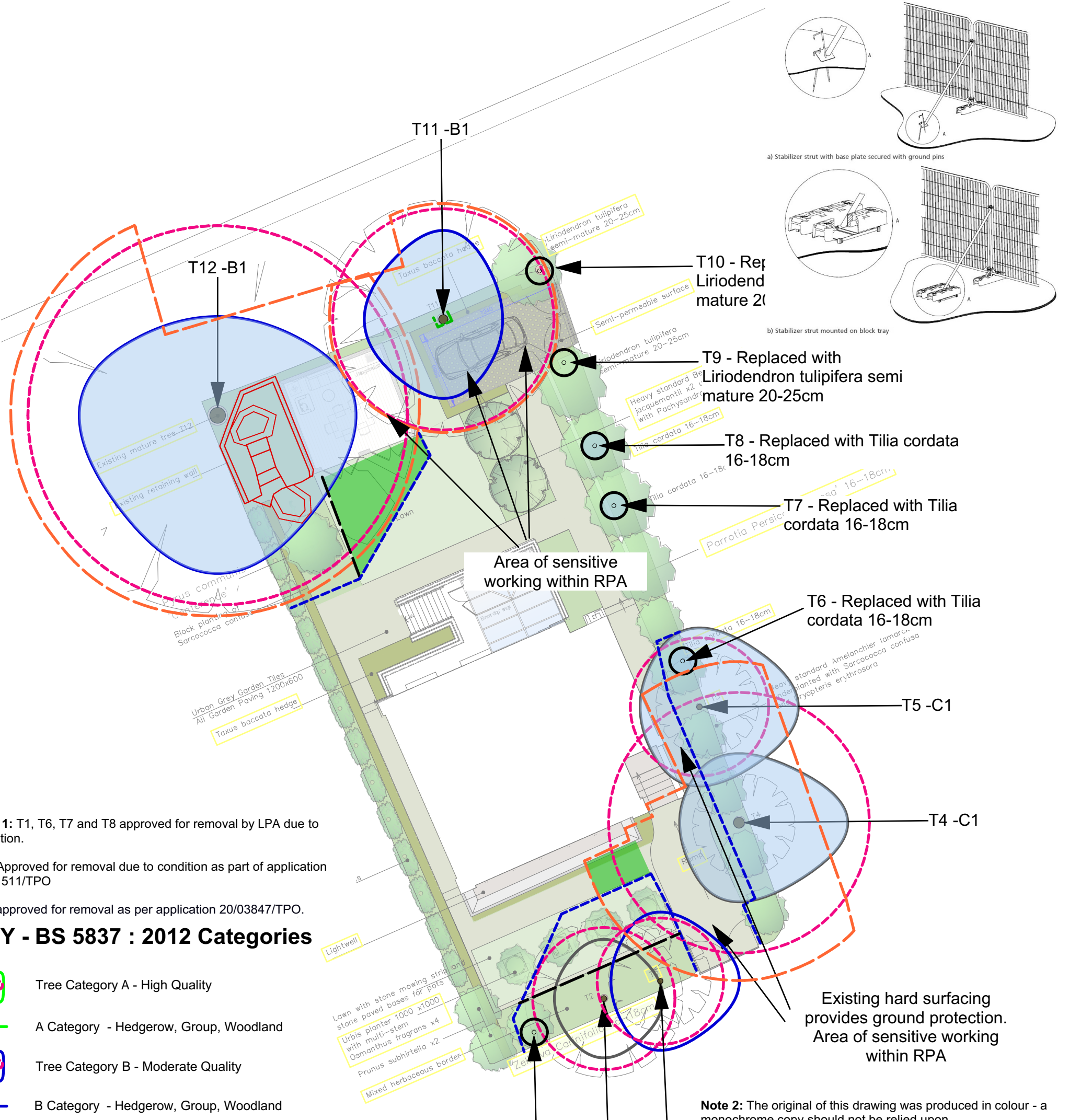
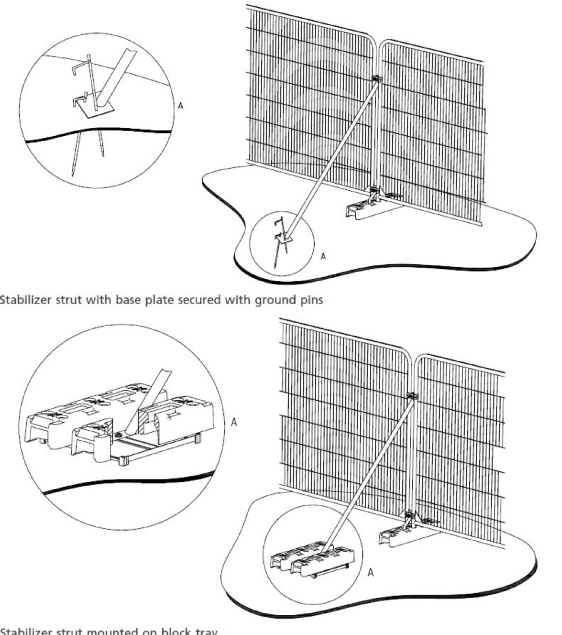
Status:
For Planning

Scale: **1:200 @A3** Drawn I Checked **DP MP** Date: **26/10/2020**

Job Number: **LAS 116** Drawing Number: **02** Revision: **E**



APPENDIX 3: TREE PROTECTION PLAN



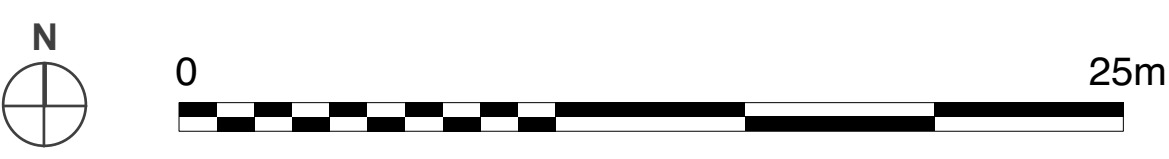
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KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
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- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Preservation Order (TPO)
- Tree Protection Barrier to BS:5837:2012 Primary Location
- Tree Protection Barrier to BS:5837:2012 Secondary Location
- Plywood Box
- Temporary Ground Protection to BS:5837:2012

Note 2: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	14/2/20
A	Second issue - Revised garden layout	11/3/20
B	Third issue	14/5/20
C	Fourth issue	27/5/20
D	Third issue	11/6/20
E	Fourth issue	26/10/20
F	Fifth issue	25/1/21



LANDARB SOLUTIONS

Project:
16 Marlborough Place, London

Description:
Tree Protection Plan

Status:
For Planning

Scale: **1:200 @A3** Drawn I Checked **DP MP** Date: **25/01/2021**
 Job Number: **LAS 116** Drawing Number: **03** Revision: **F**

APPENDIX 4: GROUND GUARDS

MultiTrack



RAPID INSTALLATION

Lay approximately
50 mats per hour.*

TOUGH

Virtually indestructible HDPE
polymer supports all vehicle types.

EASY TO HANDLE

Lightweight 39kg mats easily
handleable with two workers.

MULTI-TREAD

Roadway, Walkway and Smooth tread
options cater for various vehicular and
pedestrian needs.

ENVIRONMENTALLY FRIENDLY

Made from 100% recycled
plastic and fully recyclable.

GUARANTEED UNBREAKABLE

Lifetime guarantee against breakage by
vehicles up to 120 tonnes (T&Cs apply).



****FAST, EASY, ECONOMICAL***
Install approximately 50 mats
per hour with a team of
4 plus forklift driver.

GroundGuards®

+44 (0)113 267 6000
info@ground-guards.co.uk
www.ground-guards.co.uk

MultiTrack



MultiTrack mats are the strongest in their category



Mats are easily moved using a HandiHook



Standard no-tools joiners quickly clip the mats together



Low profile joiners for walkways plus bolted joiners



SafeStore stillages hold 25 mats

fully recyclable

Overall Size: 2435 x 1215 x 13mm (plus treads)

Surface Area: 2.95m²

Weight: 39kg

Tread Options: Roadway, Walkway and Smooth, or a combination

Connectors: 10 joining points. A choice of standard clip joiners, low profile joiners or bolted joiners, plus anchor pins

Packed in: Stillage of 25 mats

Stillage Pack: Weight: 1105kg

Dimensions:
2550 x 1260 x 900mm

Fire Rating: UL94 HB

Slip Testing: BS7976 part 2

Deflection: Tested on varying CBR ground conditions using a 300mm diameter steel platen with 6 tonnes load to simulate the pressure of an HGV wheel

Ground CBR 11.35% : Deflection 17.68mm

Ground CBR 8.58% : Deflection 20.41mm

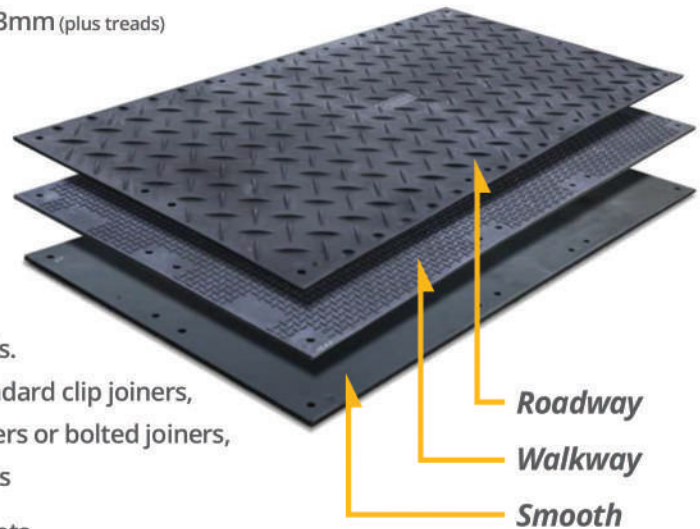
Ground CBR 4% : Deflection 22.00mm

Guarantee:

MultiTrack temporary roadway mats are guaranteed for life against breakage up to 120 Tonnes UDL (Uniformly Distributed Load).

It is the user's responsibility to assess the load-bearing capacity of the ground, and to only operate vehicles within the weight that the ground is capable of safely supporting. Ground-Guards Ltd accepts no liability whatsoever for any damage, loss or injury arising from the ground conditions on which these products are used.

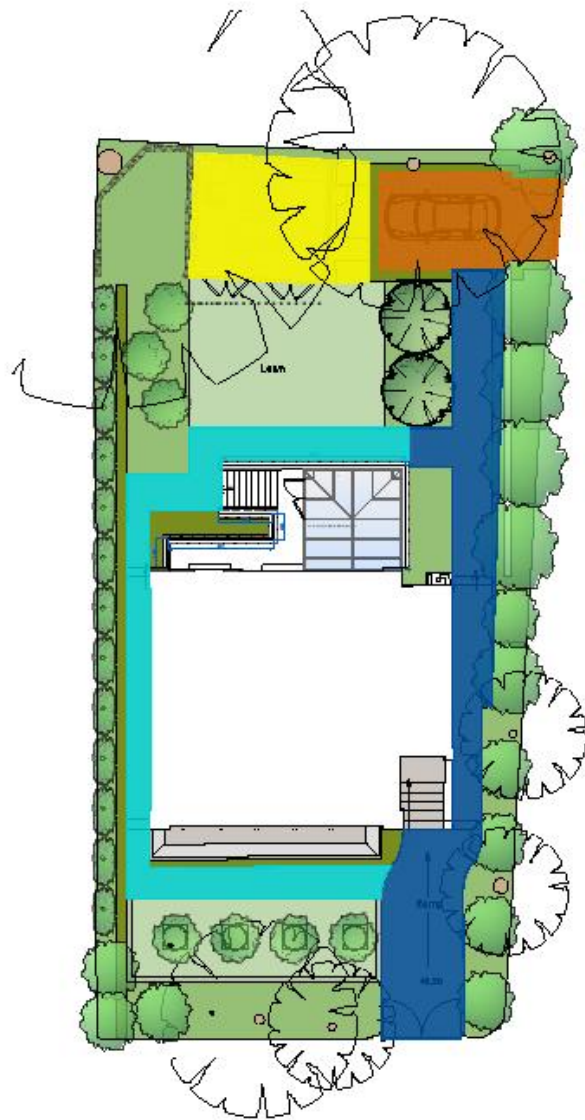
MultiTrack mats are not suitable to use for bridging purposes. Damage caused by mechanical equipment (e.g. cuts by digger buckets) or sharp protrusions beneath the mats is not covered by this guarantee.



GroundGuards[®]

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www.ground-guards.co.uk

APPENDIX 5: EXTERNAL LANDSAPE SURFACING DETIALS



- Existing slab to be retained and new garden room to be reinstated above existing slab.
- New hardscape pathways (All outside RPA's).
- Existing pathway foundations to be retained and new hardscape laid above.
- As per the council's recommendation, existing foundation and paving to be removed by hand with handheld equipment and foundation level to be replaced with permeable surface - Grassguard Textured Paving without any further excavation.



0 10m

All dimensions to be checked on site before construction, please report any discrepancies found.

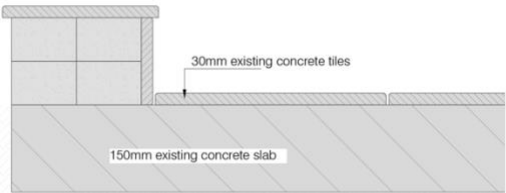
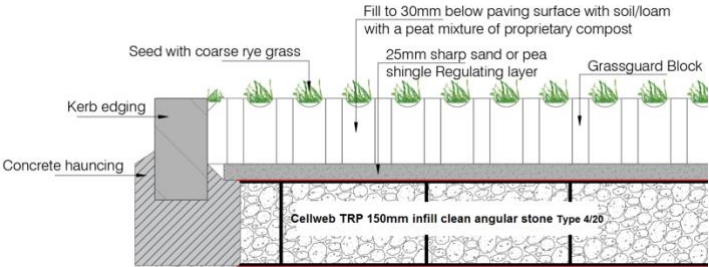
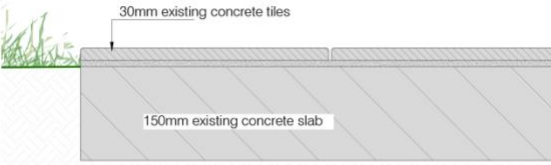
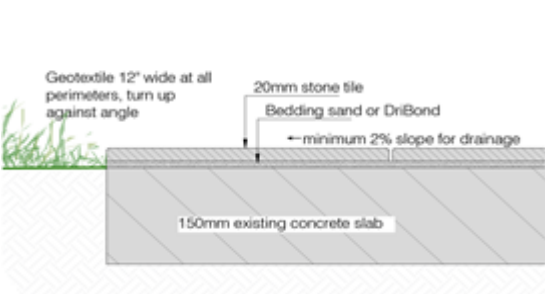
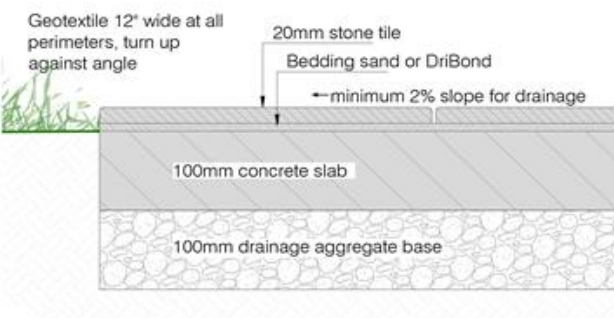
General Notes

All Dimensions To Be Checked And Verified On Site. Please Report Discrepancies And Any Discrepancies To The Designers Immediately.
 All Works To Comply With Current Building Regulations
 If Printed From A PDF This Drawing is Not To Scale And is Therefore For Reference Only

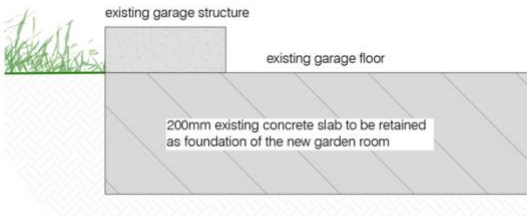
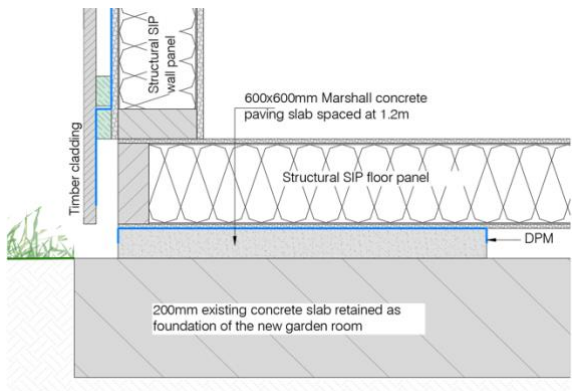
No.	Date	Revised By	Comments

Client: **Ms. Fadelah Fahd**

Project: 16 Marlborough Place St John's Wood, London NW8 9PA	Designed: AS	Project No:
	Checked: AS	Scale: 1:50 @ A1 1:100 @ A1
Drawing Title: Garden Hardscape Layout As Proposed	Checked: —	Drawing No: 199
	Date: 05.02.20	Revised: —
	Issued For: Review	

Existing	Proposed	Comments
<p>Driveway: Orange zone</p> 		<p>Retain slab on driveway until all lightwell enlargement works are complete to protect RPAs.</p> <p>Remove concrete tiles and carefully breakup existing slab using handheld equipment and carefully remove debris of site.</p> <p>Replace this with a 150mm Cellweb cellular confinement root protection system and new permeable Grassguard block from Marshalls. Specs attached.</p>
<p>Exiting Pathways: Blue zones</p> 		<p>Remove carefully all existing concrete tiles from existing pathways.</p> <p>Retain concrete slab layer and relay new 200mm external stone tiles.</p>
<p>New Pathways: Cyan zones</p> <p>N/A</p>		<p>New hardscape pathways (All outside RPA's).</p>

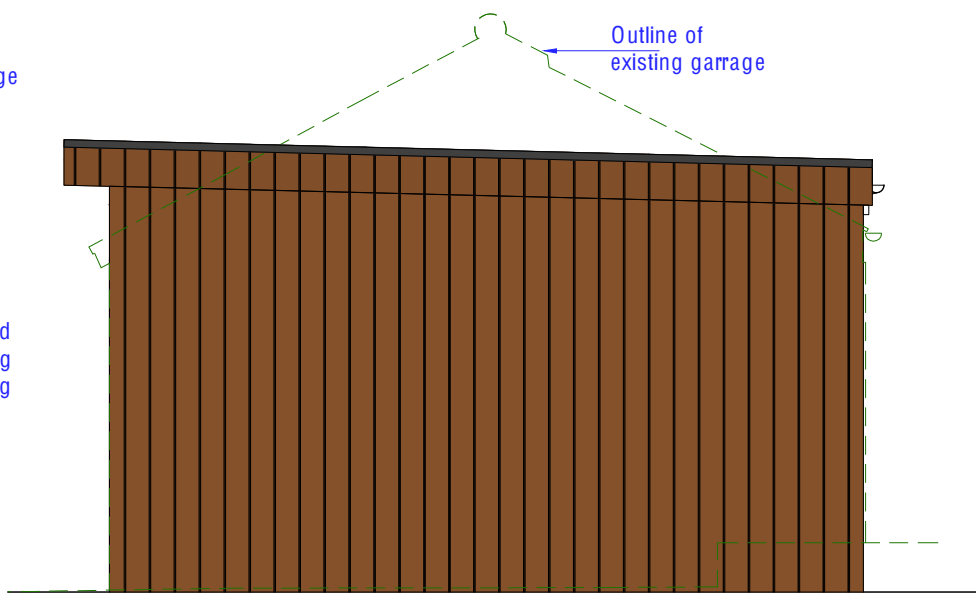
Existing	Proposed	Comments
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<p>Summer House: Yellow zone</p>  <p>existing garage structure</p> <p>existing garage floor</p> <p>200mm existing concrete slab to be retained as foundation of the new garden room</p>	 <p>Timber cladding</p> <p>Structural SIP wall panel</p> <p>600x600mm Marshall concrete paving slab spaced at 1.2m</p> <p>Structural SIP floor panel</p> <p>DPM</p> <p>200mm existing concrete slab retained as foundation of the new garden room</p>	<p>The existing foundation of the garage room will be retained as is and used as foundation for the new garden room.</p>
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APPENDIX 6: SUMMER HOUSE DETAIL



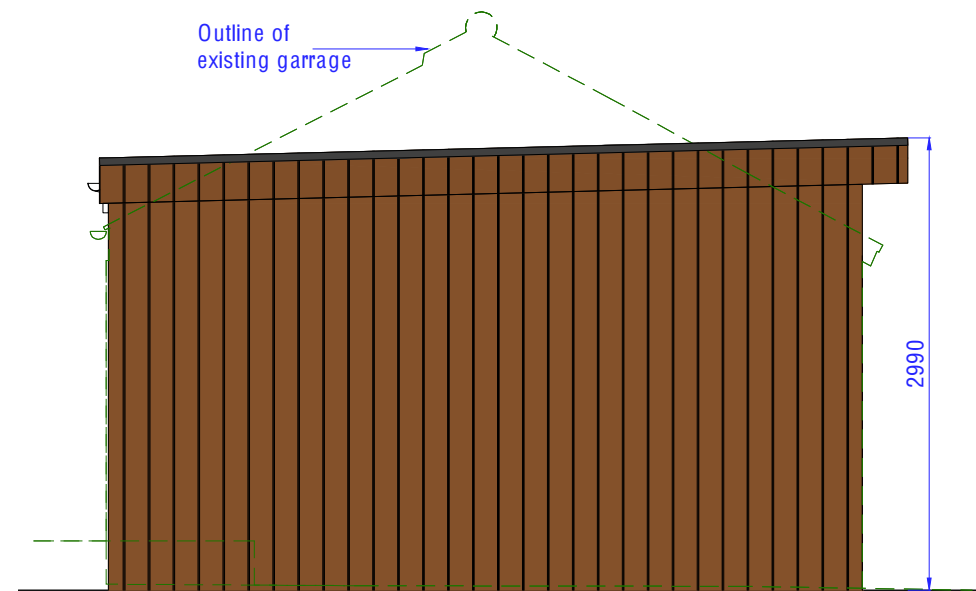
1. Front Elevation (South)



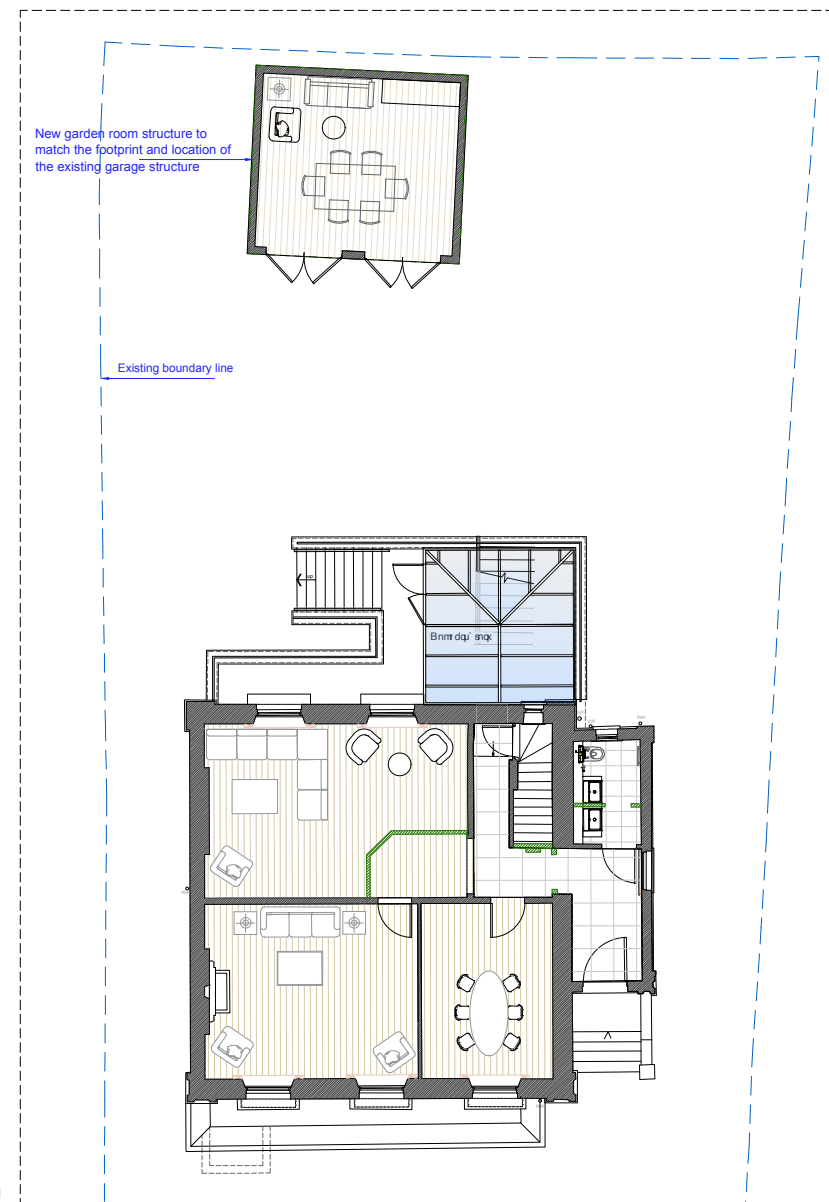
2. Right Hand Side Elevation (East)



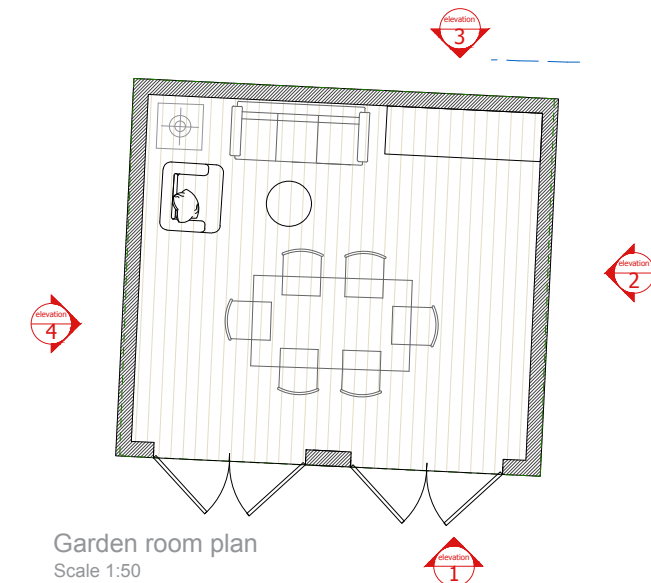
3. Rear Elevation (North)



4. Left Hand Side Elevation (West)



Garden room location
Scale 1:100



Garden room plan
Scale 1:50

General Notes

All Dimensions To Be Checked And Verified On Site. Please Report Omissions And Any Discrepancies To The Designers Immediately.

All Works To Comply With Current Building Regulations

If Printed From A PDF This Drawing Is Not To Scale And Is Therefore For Reference Only

Rev.	Date	Revised By	Comments

Client
Ms. Fadelah Fahd

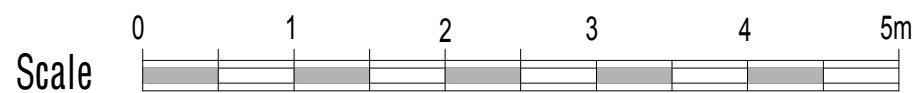
Project 16 Marlborough Place St John's Wood, London NW8 0PA	Designed: AB Drawn: AS	Project No: Scale: 1:25 @ A1 1:50 @ A3
Drawing Title Garden Room Plan And Elevations As Proposed (flat roof)	Date: 28.02.20	Drawing No: 207 A Revision: A
Issued For: Review		



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SW19 7ND

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Scale

APPENDIX 7: SITE MONITORING FORM

Arboriculture site monitoring report

Client and site name:		ref:
Date:	Inspector:	Site manager:
Tree protection barriers and ground protection in locations as shown on approved details? Yes / No		
Notes:		
Tree protection barriers constructed in accordance with approved details? Yes / No		
Notes:		
Details of any incursions into Root Protection Areas (RPAs)? Yes / No		
Notes:		
Condition of retained trees?		
Notes:		
Actions. Details of any remedial action required?		
Other comments		
Next inspection due date	Email copies to Tree Officer, Site manager?	