



ARBORICULTURAL
CONSULTANTS



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Chartered Arboriculturist



ARBORICULTURAL METHOD STATEMENT

For:

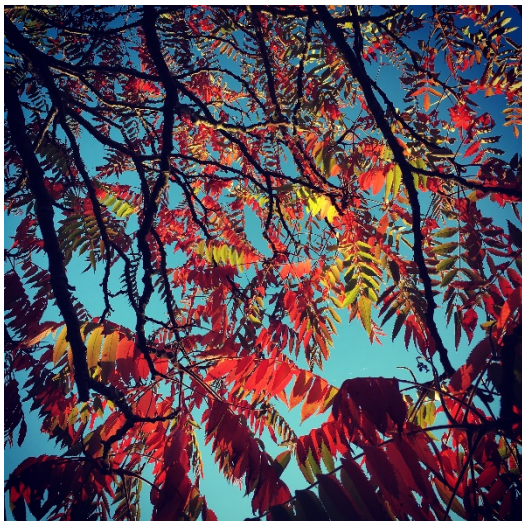
TWO STOREY REAR EXTENSION AND
SINGLE STOREY FRONT, SIDE AND
REAR EXTENSION.

At:

19 SYDENHAM ROAD NORTH,
CHELTENHAM

Instructed by:

MR C MEAKIN



MHP ref: 21280 19 SYDENHAM ROAD NORTH, CHELTENHAM_AMS_V2

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Issue record

Date	Version	Notes
18.10.2021	V1	Initial issue
20.10.2021	V2	Amends to 3.1.1

1 INTRODUCTION

1.1 Background

1.1.1 Planning permission has been granted by Cheltenham Borough Council for a two storey rear extension and single storey front, side and rear extensions at 19 Sydenham Road North Cheltenham.

1.1.2 Planning reference: 21/01359/FUL.

1.2 Planning conditions

1.2.1 Condition 5 states:

Prior to the commencement of development (including demolition and site clearance), a Method Statement will be submitted to and approved in writing by the Local Planning Authority. The MS shall include the excavation and construction in the area of the neighbours Ash tree, detailing how it will avoid damaging the tree's roots. The works shall not be carried out unless in accordance with the approved details, and the protective measures specified within the MS shall remain in place until the completion of the construction process.

Reason: To safeguard the existing tree(s) in the interests of visual amenity, having regard to adopted policies G12 and G13 of the Cheltenham Plan (2020). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

1.2.2 I am instructed by Mr C Meakin to prepare relevant arboricultural information to enable compliance with the above planning condition.

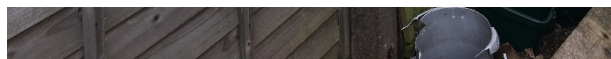
2 THE TREE AND THE PROPOSALS

2.1 The tree

- 2.1.1 The tree is common ash (*Fraxinus excelsior*). It is situated in the neighbouring property directly next to the wooden boundary panel fence which has been damaged by the incremental growth of the tree's twin stems.
- 2.1.2 The tree is situated well back from the road. It is not visually prominent.
- 2.1.3 The tree is relatively young, being 'early mature' (ie having not yet achieved 2/3 mature height). Notwithstanding that it is likely to die eventually because of ash-dieback disease, the tree has potential to become very much larger. In other words, even if the tree does not die then further damage to the fence (and potentially the house) is reasonably foreseeable.
- 2.1.4 On this basis, I respectfully query that the tree is "important" as stated in the reason for Condition 5.



Photoview 1 - note displacement of fence panel.





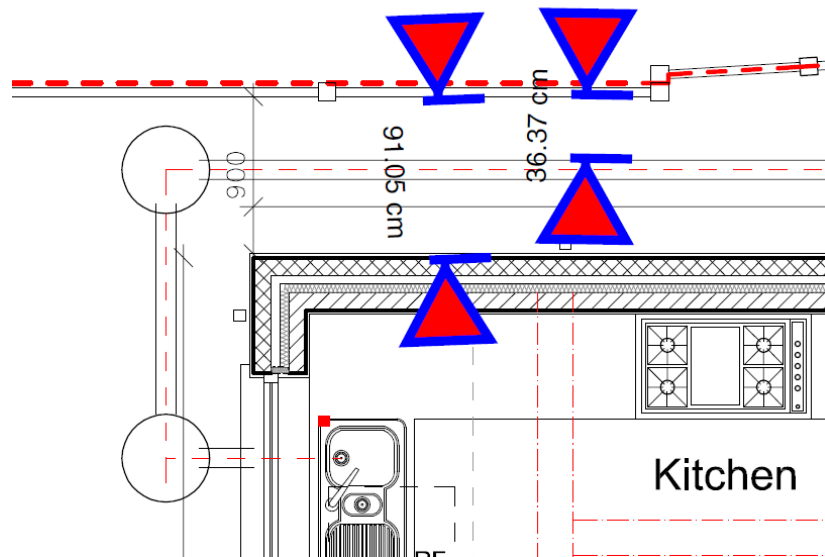
Photoview 2 - the tree in its setting.

I estimate that the tree has a trunk diameter at 1.5m height of 250mm. This equates to a radial Root Protection Area (RPA) of 3 metres (m). This means that the tree's RPA is likely to extent up to the foundations of 19 Sydenham Road North.

2.2 The proposals

2.2.1 The approved layout is at **Appendix 1**.

2.2.2 The approved side extension will encroach into the RPA of the ash tree and leave a gap between the edge of the new extension and the trunk of approximately 90 centimetres (cm). Within this gap, approximately 35cm from the trunk of the tree, the installation of a below ground foul water drain has been approved.



2.3 Potential impacts and implications

- 2.3.1 Excavations for foundations will inevitably damage some roots. Excavations for the installation of the foul water pipework also have potential to harm the tree. Realistically, arboricultural working methods can only seek to minimise the extent of damage to the tree.
- 2.3.2 A common law right exists to prune encroaching roots back to the boundary line. However, if the tree is destabilised or killed because of this, it is potentially a civil matter between the parties.

3 ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 Sequence of operations

3.1.1 Work on site must be carried out in accordance with the following sequence of operations.

Sequence of site operations and Tree Protection Monitoring			
Work stage	Task	Description	Tree Protection Monitoring
1	Facilitation tree pruning	<ul style="list-style-type: none"> Advise tree owner of the extent of the pruning and offer to return all arisings if required (in accordance with Common Law). Laterally reduce overhanging branches to give 1m clearance from the approved structure. Shape cuts into the remainder of the tree crown to leave a rounded form. 	<ul style="list-style-type: none"> Photograph completed works and email to Cheltenham Borough Council for inclusion on the planning file.
2	Install temporary ground protection	<ul style="list-style-type: none"> To protect soil conditions and prevent soil compaction, cover an area of 3m radial distance from the trunk (the Root Protection Area - RPA) with 20cm depth of woodchip mulch. Arrange 2cm thick ply sheeting on top of the woodchip but leave the area where drainage excavations are to take place exposed. Ground protection must remain in place until Work Stage 4. 	<ul style="list-style-type: none"> Photograph completed works and email to Cheltenham Borough Council for inclusion on the planning file.
3	Hand dig to install drain within RPA	<ul style="list-style-type: none"> Excavate to required depth to either side of the RPA. Machine may be used if required. Using hand tools only, excavate to required depth within the RPA. Ensure that all roots of 2cm and greater are retained. Retained roots must be loosely wrapped in hessian cloth. Smaller roots must be pruned back to the edge of the excavation using a sharp tool eg secateurs (all arising must be offered back to the tree owner in accordance with Common Law). If possible, 'bore through' beneath roots (majority of the tree roots are located in the upper 60cm soil horizon). Install drainage pipe. When not in use, cover the open excavation with sheeting to maintain damp conditions. Remove hessian from around retained roots prior to backfilling. Backfill around retained roots with sharp (not builders') sand or other inert granular fill. 	<ul style="list-style-type: none"> Photograph the excavation and retained roots at key stages of the work stage and email to Cheltenham Borough Council for inclusion on the planning file.

Sequence of site operations and Tree Protection Monitoring			
Work stage	Task	Description	Tree Protection Monitoring
4	Adjust temporary ground protection	<ul style="list-style-type: none"> Add additional woodchip and ply sheeting to cover the area of retained roots above the drain. 	<ul style="list-style-type: none"> Photograph completed works and email to Cheltenham Borough Council for inclusion on the planning file.
5	Excavations for foundations	<ul style="list-style-type: none"> Maintain ground protection. Carry out excavations by machine to required depth. Prune any exposed roots back to the edge of the excavation using a sharp tool (secateurs/pruning saw). 	<ul style="list-style-type: none"> Photograph works in progress and email to Cheltenham Borough Council for inclusion on the planning file.
6	Main construction phase	<ul style="list-style-type: none"> Maintain ground protection to a suitable standard. 	<ul style="list-style-type: none"> Photograph works in progress at monthly intervals and email to Cheltenham Borough Council for inclusion on the planning file.
7	Remove ground protection	<ul style="list-style-type: none"> Ground protection must not be removed until the end of the main construction phase. 	<ul style="list-style-type: none"> Photograph completed works and email to Cheltenham Borough Council for inclusion on the planning file.

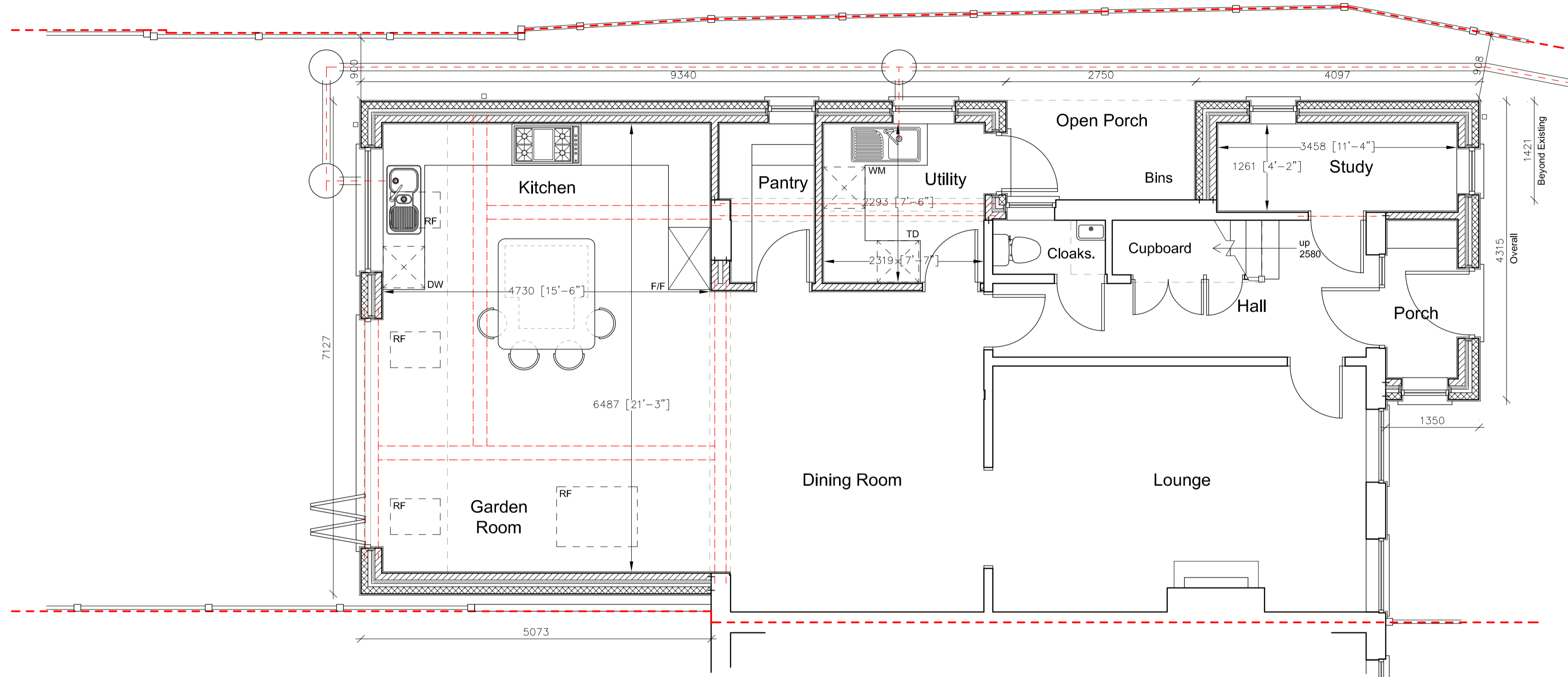
3.2 General rules for tree protection

- 3.2.1 In addition to the above. The following general rules for tree protection must be adhered to.
- 3.2.2 All contractors must be made aware of the content and the requirements of the AMS and must agree to conform with them before starting work on site.
- 3.2.3 The requirements of the AMS must be implemented in full to enable suitable compliance with the planning condition.

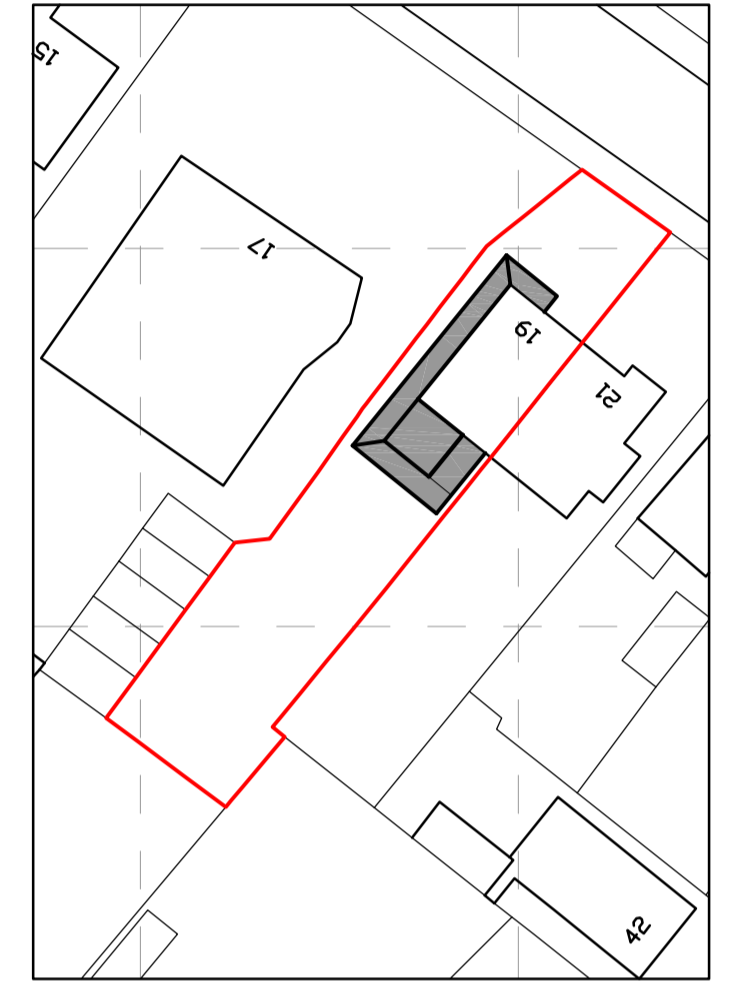
Arboricultural Method Statement (AMS) - General Rules	
	Description
Access	Site access shall be via the existing site entrance
General Precautions	<ul style="list-style-type: none"> • No storage of materials that could be harmful to trees (eg cement, builders' sand) within RPA of the ash tree. • No fires • No notices, cables, other services to be attached to the tree. • No discharge of materials within 5m of the tree. • Mixing of cement must not be carried out within 5m of the tree.
Use of Herbicides	<ul style="list-style-type: none"> • No herbicides shall be used without prior confirmation in writing from the local planning authority.
Contingencies	<ul style="list-style-type: none"> • In the event of damage to the tree, cease work, photograph damage and inform the LPA. • Spillages must be thoroughly flushed through using clean water and the LPA informed.
Remedial Tree Works	<ul style="list-style-type: none"> • Do not carry out any unspecified tree works without confirmation that this is acceptable from the LPA.
Responsibilities	<ul style="list-style-type: none"> • Project site manager 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 the AMS.

APPENDIX 1 – APPROVED LAYOUT

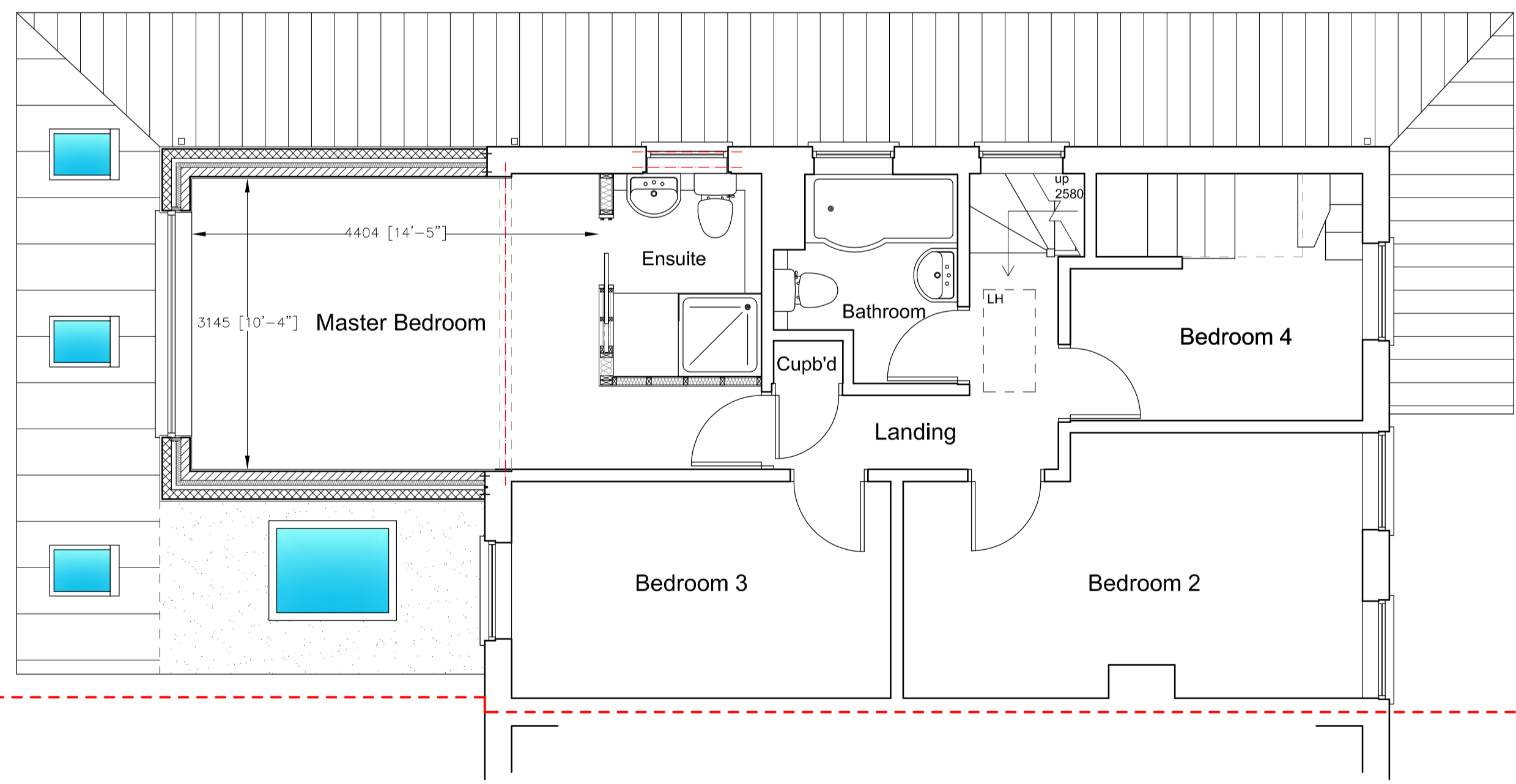
This drawing is copyright and should not be reproduced without permission. Do not scale from drawing for construction. If in doubt contact main contractor before proceeding. The contractor is responsible for checking all information before any orders are placed or construction commences. All drawings to be read in conjunction with Structural Engineers' report, which takes precedence over all other specifications. Main contractor responsible for site safety.



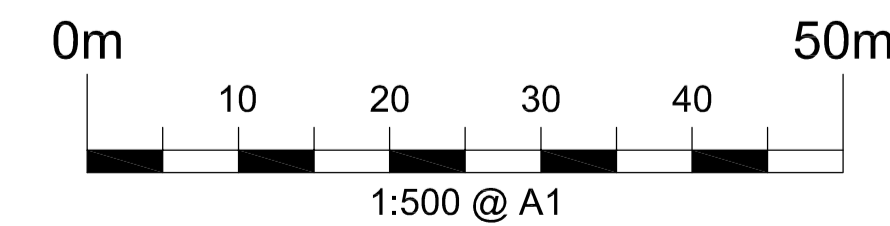
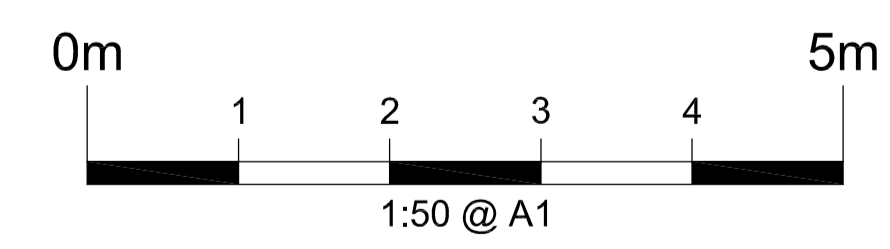
GROUND FLOOR LAYOUT
Scale 1:50 @ A1



PROPOSED BLOCK PLAN
Scale 1:500 @ A1



FIRST FLOOR LAYOUT
Scale 1:50 @ A1



F	09/08/21	Client revisions
E	06/08/21	Planning revisions
D	27/05/21	Client revisions
C	14/05/21	Client revisions
B	13/05/21	Client revisions. Block Plan
A	16/04/21	Minor revisions

Rev.	Date	Revisions
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TITLE
Mr. & Mrs. Meakin,
19, Sydenham Road North,
Cheltenham,
Gloucestershire,
GL52 6ED.

DESCRIPTION
Proposed Extension
Layouts As Proposed

DATE Mar. 2021	SCALE 1:50 @ A1
DRAWN MCH	CHECKED ---

A73P/68 - 03 Rev. F



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