

ARBORICULTURAL REPORT

In relation to development works at:

41 College Road

Dulwich, SE21 7BA

WLA/2223/01 AMS

07/12/2023

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Validation statement

This report describes the impact on trees affected by the proposed driveway amendments. Given the nature and scale of the amendments, the impact and mitigation measures have been described within one report.

The arboricultural method statement details specific actions required to ensure the protection of retained trees throughout the construction of the driveway at 41 College Road. Measures for protection of trees are described based on the best available information at this stage of the process and have been drafted in conjunction with the architect. This report is compliant with the recommendations in British Standard BS5837:2012 Trees in relation to design, demolition and construction – recommendations.

Key Actions

- The client will ensure all site personnel have a copy of and are aware of the requirements set out in this method statement and associated plans.
- No development shall commence until tree protection measures have been set out.
- The area hatched blue will need to be excavated by hand, and within that area the cellular confinement system will be placed.
- The cellular confinement system does not need to be compacted.
- Once this has been installed in the blue hatched areas and the wearing course has been laid, then tree protection measures can be removed from site.



CONTENTS

| Preliminaries | Page |
|---|-------------|
| 1 Copyright | 4 |
| 2 Experience and qualifications | 4 |
| 3 Statutory designations | 5 |
| 4 Caveats | 5 |
| 5 Use of this document | 5 |
| Section 1 – Arboricultural Impact Assessment | |
| 6 Development appraisal | 6 |
| 7 Tree constraints | 6 |
| 8 Below ground constraints | 6 |
| 9 Tree removal and replacement | 7 |
| Section 2 – Arboricultural Method Statement | |
| 10 Construction preliminaries | 8 |
| 11 Construction phase | 9 |
| 12 Landscaping phase | 10 |
| 13 General measures | 10 |

Annexed plans

Annex A Tree constraints and protection plan WLA/2223/01 Rev C



PRELIMINARY MATTERS

1 Copyright

1.1 The copyright of this document and any appendices remain with Wright Landscape and Arboriculture Ltd. The content and format of this report and any appendices are for the exclusive use of the client and their agents for the purposes of their planning application. It may not be sold, lent, hired or divulged to a third party without the written consent of Wright Landscape and Arboriculture Ltd. Wright Landscape and Arboriculture Ltd terms and conditions apply to this report and all associated works in conjunction with this project.

2 Qualifications and experience

2.1 Margaret Wright is director of Wright Landscape and Arboriculture Ltd with over 15 years industry experience both as an arboricultural consultant and Local Authority Principal Tree Officer. Margaret has presented research at a national conference and gained a first class arboricultural MSc with the University of Central Lancashire.

2.2 Margaret is Bond Solon trained, a former executive committee member of the London Tree Officer's Association and a professional member of the Arboricultural Association. Published works, qualifications and details of forthcoming publications provided on request.



3 Statutory designations

3.1 This report considers mature trees on and adjacent to 41 College Road. Trees on and adjacent to the site are protected by the Dulwich Village Conservation Area under the umbrella of the Town and Country Planning (Tree Preservation) (England) 2012 Regulations. Special consideration has been given to the management of these trees within the Dulwich Estate context.

4 Caveats

4.1 With regards to the General Data Protection Regulations [GDPR] (EU) 2016/679 in force as of May 2018, Wright Landscape and Arboriculture's records of the site and the management advice contained within this report will be kept for 12 months. Within this 12-month period, data gathered on behalf of the client will not be shared unless the express consent of the client has been given in writing. After that 12-month period, all records will be deleted.

5 Use of this document

5.1 This report considers the impact on trees against the impact of the approved works. Measures to mitigate harm have been described with respect to the original approved proposal for hand excavation and a cellular confinement system.

5.2 Measures for the protection of retained trees have been designed in accordance with British Standard BS 5837:2012 Trees in relation to design, demolition and construction – recommendations [BS5837]. It is the client's responsibility to ensure all site personnel are given a copy of these documents, prior to the commencement of works. The day to day running of this project will take full account of the tree protection measures.



SECTION 1 – ARBORICULTURAL IMPACT

6 Development appraisal

6.1 This document considers all trees within 12m of the proposed development.

Development consists of a new driveway layout which roughly follows the approved layout (shown as a solid grey line on the tree constraints plan).

7 Tree constraints

7.1 The data collected on trees forms the basis for calculating above and below ground constraints to development. Above ground constraints would include canopy spread and shading whereas below ground constraints are indicated by the RPA calculated in accordance with BS5837 (fig. 1).

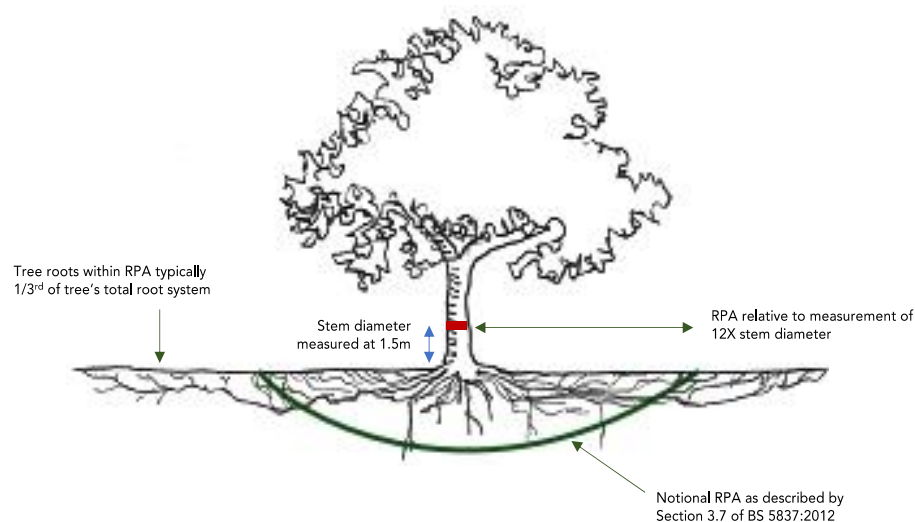


Fig 1; Notional root protection area as described by the British Standard BS 5837:2012

8 Below ground constraints

8.1 The proposed layout shows an additional 3% incursion into the RPA of T4 and an additional incursion of 16% into the RPA of T6. However, the proposed layout offers a decrease in impact for trees T5 (a 29% reduction), T9 (a 15% decrease) and T10 (now totally unaffected by the proposal).

8.2 The original driveway layout utilised a cellular confinement system to mitigate the impact on retained trees. Hand excavation and cellular confinement systems can be used for the layout under consideration, and this should mitigate the impact on trees in the same way. The principle of development is much the same, though



the proposed layout offers a generally better situation for retained trees and, in my view, a better relationship overall. Providing a cellular confinement system can be used alongside hand excavation, there should be no significant impact on retained trees.

9 Tree removal and replacement

9.1 Whilst G1 is unaffected by the proposal, the trees are declining and are generally in poor health. These trees should be removed for reasons of sound arboricultural management and the proposal offers the opportunity to secure a high-quality replacement landscape.

9.2 It is proposed that three *Picea omorika* are planted at approximately 18-20cm circ. These trees will offer a greater degree of long-term amenity value and would be more in keeping with the character of the adjacent listed building. On that basis, there is no impact on the character and appearance of the area resulting from the loss of G1.



SECTION 2 – ARBORICULTURAL METHOD STATEMENT

Tree protection measures and construction methods described within this report have been drafted with the intent of minimising disruption to the soil environment for retained trees. For those measures to be successful, it is essential that construction operations are undertaken in the following order:

- Installation of tree protection fencing (orange line)
- Hand excavation in blue hatched areas
- Installation of cellular confinement system for new driveway and bin store base
- Removal of all waste and materials from site
- Removal of tree protection measures

10 Construction preliminaries

10.1 Removal of G1 should be completed before tree protection measures are installed. Replacement of these trees will wait until completion of development and shall be carried out at the appropriate time of year with the remainder of site landscaping.

10.2 Tree protection fencing shall be installed prior to the commencement of any work on site. Tree protection fencing shall be installed in the position as shown as the orange solid line on the tree protection plan. This specification shall be; 1) scaffold framework 2) Heras or similar weld-mesh panels 1.8-2m x 3m bound to framework with cable ties 3) anti tamper couplers between panes, min 1m apart and two per panel join 4) ground level- fencing shall not allow gaps 5) scaffold support frame driven into ground 6) supporting struts to be impact resistant. Fencing is designed to be impact resistant, as specified within BS 5837 as type 1 fencing.

10.3 Fencing shall be maintained as fit for purpose throughout the construction period and no site materials shall be stored within this area (see fig.1 on the tree protection plan). Fencing shall not be moved or adjusted at any point to allow access for the storage of materials etc. The contracts manager shall satisfy his/herself that the induction process for all site personnel shall include a briefing on tree protection measures and the need to ensure these measures are maintained as fit for purpose throughout the construction period.



10.4 If accidental damage to fencing occurs, works within that area shall stop until tree protection measures are repaired to the original specification. This will be within 24 hours, however if this is not possible then the project arborist will be contacted for advice. At no point will works commence within or adjacent to the RPA of retained trees where tree protection measures are damaged.

10.5 Following installation of fencing, there should be a pre commencement meeting between the site contractor, project manager and project arborist to discuss construction of the cellular confinement system. The Local Planning Authority's tree officer will be informed of this meeting in advance and shall be given enough notice to attend should they so wish. At this meeting, arrangements will be made for the project arborist to revisit the site periodically to check on tree protection measures, monitor compliance and supervise any works as necessary. Details of this meeting shall be sent to the Local Planning Authority for their own records.

10.6 Storage, parking and site welfare should be located on the existing front parking areas only. Materials (particularly hazardous materials) should be stored within this area and outside the RPA of retained trees with spill kits kept on site in case of accidental spillage to ensure no harmful chemicals enter the water table or leach into the RPA of retained trees.

11 Construction phase

11.1 Within the blue hatched area, soil shall be excavated to the required depth (this will vary, depending on site levels). This excavation will include the turf layer and is expected to be a maximum of 150mm if site levels are assumed correct. All excavations shall be carried out by hand, using hand tools only.

11.2 If tree roots are found during excavation, roots less than 50mm in diameter shall be cut with sharp hand tools. Roots larger than 50mm may be cut following consultation with the project arborist. The position and size of large roots will be recorded, and the Local Planning Authority will be advised on the findings, along with the treatment of roots and engineering solutions.

11.3 Once soil has been excavated to the required depth, a geotextile weed barrier will be laid and pegged. On top of this, the cellular confinement system shall be



laid out and pegged to secure it. The confinement system will be filled with aggregates and shall not be compacted/no whacker plate is needed. Another weed geotextile shall be laid on top of this to prevent the bedding course from merging with the confinement system, whereafter the bedding and wearing course for the drive shall be laid. This same method shall be used for the construction of the bin store where it falls within the RPA of T43.

11.4 Edging shall be wooden peg and board, or other material as agreed with the project arborist. Haunching shall not be used as it is considered to be a harmful alternative to trees and tree roots, requiring more excavation.

12 Landscaping phase

12.1 On completion of development, tree protection measures shall be removed following consultation with the project arborist. This will only be when all waste materials and plant have been removed from site.

12.2 Full details of compliance shall be sent to the Local Planning Authority, including photographs and details of site visits throughout the period of development.

13 General measures

13.1 If conflict arises with the tree protection plan, work shall be stopped, and the project arborist contacted for advice on 07400600678. Work shall not proceed until the matter has been resolved with the project arborist and the Local Planning Authority advised of any changes.

Wright Landscape and Arboriculture trust this report and its accompanying plan explains measures for the protection of trees at College Road in sufficient detail for the Local Planning Authority to determine our client's application. If further clarification is needed on any of the points proposed above, please call the project arborist on 01737 516064.

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