



ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE  
DORKING ROAD  
TADWORTH  
SURREY KT20 5SA

Tel: (01737) 813058  
E-mail: [sja@sjatrees.co.uk](mailto:sja@sjatrees.co.uk)

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA.,  
RCArborA. (Managing)  
Frank P. S. Spooner BSc (Hons), MArborA, TechCert  
(ArborA), RCArborA. (Operations)

# ARBORICULTURAL METHOD STATEMENT

## For Protection of Trees

at

## Dorchester Mews

## Twickenham



**August 2024**

SJA ams 24023-01b

## CONTENTS

1. Statement of purpose .....	3
2. Planning and communication .....	5
3. Site clearance and security .....	6
4. Existing wall and foundation demolition .....	7
5. Protective fencing .....	8
6. Construction of wall foundations .....	10
7. Supervision and monitoring.....	11

## APPENDICES

1. Tree survey schedule (SJA tss 24023-01)
2. Tree Protection Plan (SJA TPP 24023-041a)
3. Block Plan BLP-00-PL-A-H & 04-XX-PL-A-I

## 1. Statement of purpose

1.1. The purpose of this method statement is to detail what actions need to be taken to ensure the proposed demolition and re-construction of the existing boundary wall to the north elevation between Dorchester Mews and property numbers 16-32 on St. Stephens Gardens. Also included are strengthening, repair and underpinning of the existing wall running from the gable wall of Dorchester Mews Garage 27 behind 16 St. Stephens Gardens to the boundary wall of No's 10/12 St. Stephens Gardens does not cause any unacceptable damage to the trees to be retained adjacent to the site and in the rear gardens of properties along St. Stephens Gardens.

1.2. This method statement has been drawn up to comply with Condition LT04 of the planning permission granted by the London Borough of Richmond Upon Thames Council, which states: "**LT04 Protective Fencing (Other)-Small Fencing**

**(A) No equipment, machinery or materials are to be brought on the site for the purpose of the development until all trees to be retained shall be protected by fences or other suitable means of enclosure to the recommended distances given in Table 1 of the current British Standard 5837: 2005 Trees in Relation to Construction -**

**Recommendations, or to such distances and by such methods as may be agreed in writing by the Local Planning Authority prior to the commencement of the proposals and with regard to this proposal such protective fencing shall normally be at least 1.2m high comprising a vertical and horizontal framework of scaffolding, well braced to resist impact, supporting either cleft chestnut pale fencing (in accordance with BS 1772: part 4) or chain link fencing (in accordance with BS 1772: part 1) as shown in figure 4 of BS 5837:2005, within which no activities associated with building operations shall take place, such areas also being free of the storage of materials or temporary structures.**

**(B) No fire shall be lit within 10m from the outside of the crown spread of trees to be retained.**

**(C) the ground levels within the protected areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.**

**(D) All means of protection shall be in situ for the duration of the development and distances of such protection should be passed by a person suitably experienced in**

arboriculture.

**(E) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures to be attached to or supported by a retained tree.**

**(F) No mixing of cement or use of other materials or substances to take place within a Root Protection Area ('RPA'), or close enough to a RPA that seepage or displacement of those materials or substances could enter a RPA**

**(G) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the local planning authority.”**

1.3. This method statement has been drawn up to comply with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations*.

1.4. Details of the trees can be found in the tree survey schedule at **Appendix 1**. Their locations are shown on the tree protection plan (SJA TPP 01) at **Appendix 2**. This plan is based on the Block Plan layout drawing, no. BLP-00-PL-A-H Block Plan.

1.5. The key words and phrases used in this statement are defined in **Table 1** below.

Arboricultural consultant	Arboricultural expert instructed by the developer to oversee the retention and protection of trees adjacent to the development site.
Arboricultural monitoring	Regular inspections of retained trees by the arboricultural consultant, to monitor their health and condition; and to inspect the effectiveness of the tree protection measures implemented.
Arboricultural supervision	Pre-arranged attendance on site of appointed arboricultural consultant for the duration of specific construction activities that could otherwise result in unacceptable damage to retained trees. Whilst on site the consultant will control, supervise and where appropriate assist in the undertaking of these activities.
Construction Exclusion Zone ('CEZ')	Area based on the root protection area (RPA), normally surrounded with protective fencing, from which access is prohibited during development works.
Ground boarding	Temporary ground covering, designed to prevent compaction of soil in which significant roots of retained trees are growing.
Protective fencing	Temporary fencing, erected for the duration of demolition and construction activities; designed to prevent access and disturbance to the trunks and root protection areas of trees.
Pruning	The removal of living or dead parts of a tree, especially branches, to reduce size, to maintain shape, health, safety, or to regulate growth.
Root Protection Area ('RPA')	The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Tree Protection Plan ('TPP')	Drawing based upon the finalised proposals; showing trees for retention and illustrating the tree and landscape protection measures.

**Table 1: Key words & phrases**

1.6. This statement is designed to reflect the principles of the proposed layout as far as these relate to the protection of trees to be retained and should **not** be read as a definitive engineering or construction method statement for this development.<sup>1</sup>

## 2. Planning and communication

2.1. Unless otherwise agreed with the Local Planning Authority (LPA), the following actions are to be taken, in the order specified in the Sequence of Works at **Table 2**.

2.2. The developer will appoint an arboricultural consultant to oversee all aspects of tree care and protection for the duration of demolition and construction works.

2.3. Prior to the commencement of works, the project manager will send copies of any demolition or construction method statements that might have implications for existing trees to the arboricultural consultant for his comments. The arboricultural consultant will liaise with the project manager to ensure that there are no conflicts between the demolition or construction method statements and this arboricultural method statement.

2.4. Prior to the start of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-commencement site meeting. This shall be attended by the developer's contract manager or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. At that meeting contact numbers will be exchanged, and the methods of tree protection outlined in this statement shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to this statement required as a result of the meeting shall be circulated to all parties in writing.

---

<sup>1</sup> Reference should be made to the architect or structural engineer over any matters of construction detail, specification, engineering performance standards or regulatory requirements, relating to structures, surfaces or underground services to be constructed. As arboricultural consultants, Simon Jones Associates Ltd. can accept no liability for any matters relating to the structural integrity or engineering performance of structures, surfaces or underground services described, proposed or eventually constructed. The responsibility for satisfying any Health & Safety requirements relating to any operations described in this method statement remains with those commissioning or undertaking the operations concerned.

2.5. On the same occasion, the arboricultural consultant will make a brief re-inspection of the trees to be retained, to identify any risks of tree, stem or branch failure that could cause harm to contractors working on the site. Any such risks will be recorded and passed to the client and to the LPA, to enable appropriate remedial works to be undertaken in a timely manner.

2.6. The developer will immediately inform the arboricultural consultant if at any time during site clearance, demolition or construction the site manager or agent is replaced or transferred. The arboricultural consultant will convene a site meeting with the incoming/replacement site manager, to be held within five working days, to explain all outstanding tree protection measures detailed in this method statement.

2.7. A copy of this method statement shall be supplied to all site personnel who have control over works of any nature within the Root Protection Areas (RPAs) of trees to be retained, or within the footprints of their canopies. The contractor will provide adequate instruction on its implementation for all relevant staff. This instruction will be carried out by, or to the approval of, the arboricultural consultant.

Order	Works	Details at Section:	Arb. supervision required:
1	Pre-commencement site meeting	2	Yes
2	Ground preparation and demolition	3,4	Yes
3	Erection of tree protection fencing and site hoarding	5	-
4	Excavation for foundations within RPAs of trees	6	Yes
5	Removal of tree protection fencing	4	-
6	Supervision and monitoring	7	-

**Table 2: Sequence of works (relevant to tree protection)**

### 3. Site clearance and security

3.1. No clearance of trees or other vegetation and no erection of site security fencing or hoarding shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

3.2. If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to undertake this prior to the fencing's erection, under the supervision of the arboricultural

consultant, who will ensure it does not cause any soil compaction or damage to the roots of trees to be retained.

3.3. Five trees (nos. 1, 2 & 5 – 7), to be retained, shall be pruned as set out and specified within the inset panel on the TPP found at **Appendix 2**. Pruning is to provide a 1m clearance from the existing car port root by reduction of pendulous and lower lateral limbs back to the boundary line.

3.4. The trees are within the Cambridge Park conservation area. Any additional pruning requested will require a separate s211 Conservation Area notification for pruning works to be decided by the local authority. Any pruning which may be proposed and could be considered ‘hard’, or a form of pollarding is likely to be met with resistance from the local authority

3.5. The erection of site security fencing or hoarding will be undertaken in a way that causes no harm to trees to be retained and no compaction of the soil in which they are growing. This encompasses:

- holes for uprights (assuming hoarding rather than Heras) to be at least 1.5m from any tree trunk and dug with one- or two-man post hole borers;
- no fence panels or any other part of the fencing or hoarding shall be nailed, screwed or otherwise attached to any part of any of the trees to be retained.

## 4. Existing wall and foundation demolition

4.1. The existing wall and its foundation to be demolished abuts and overlays the RPAs of five trees to be retained. These are listed at **Table 3** below.

Tree no.	Species	Description
1	Olive	Complete demolition of existing wall and foundations – existing wall ties NOT to be removed until wall height has been carefully reduced to avoid uncontrolled collapse of wall
5	False acacia	
6	Weeping willow	
7	Corkscrew willow	
8	Apple	

**Table 3: Demolition works that abut or are within RPAs**

4.2. The base and foundations of the existing wall to be demolished that are within the RPAs of the five trees listed above shall be excavated and removed with care, under the control and supervision of the arboricultural consultant.

4.3. All plant and vehicles engaged in demolition of the existing foundations will operate on top of the existing car port hard surfacing, to be retained, to protect the underlying soil structure. Demolition of the wall, prior to the foundations, will be undertaken inwards from within the footprint of the existing car port ("top down, pull back").

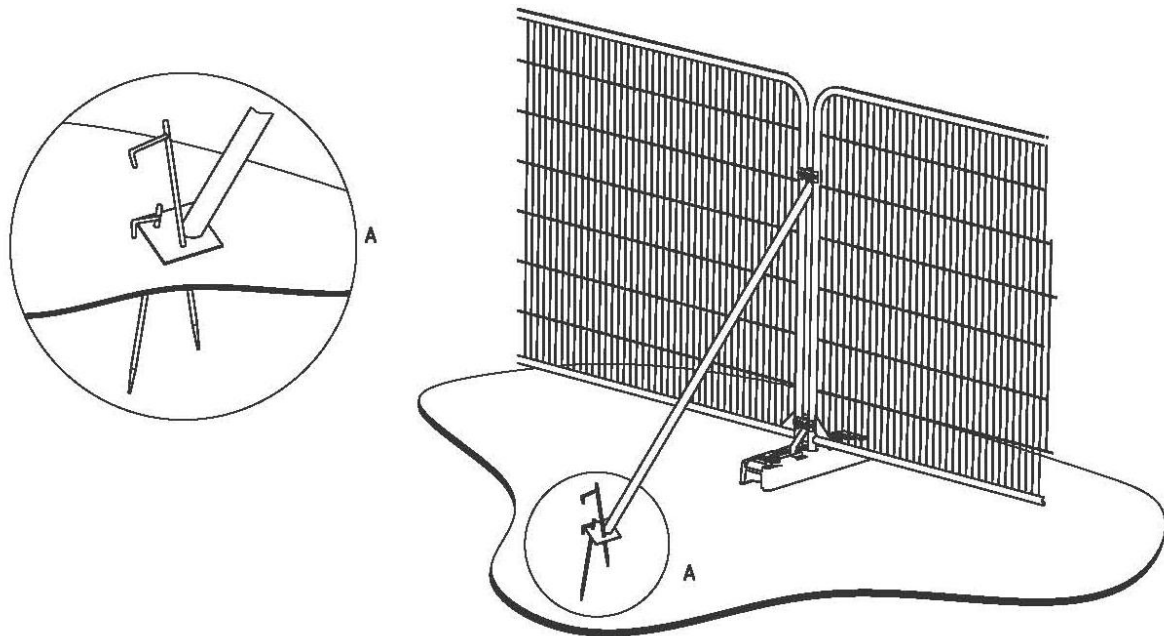
## 5. Protective fencing

5.1. No ground preparation, demolition or construction excavations shall commence on site, until the RPAs of the trees to be retained have been safeguarded by the erection of temporary protective fencing to the specification recommended in BS 5837: 2012, Section 6.2.2, as shown in Figure 3 of that document (see *Figure 1* below).

5.2. The protective fencing will be located in the positions shown by the **continuous bold blue lines** on the TPP and shall be installed as the wall removal progresses, to provide tree protection and continued security and privacy screening of the rear amenity dwellings of properties along St. Stephens Gardens.

5.3. The protective fencing shall be at least 2.1m in height, comprising "Heras" welded mesh panels; every other one braced with a 45 degree strut that is pinned to the ground; and seated in concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm. Individual panels will be fixed to each other with at least two clamps, one of which will be a security clamp. "TREE PROTECTION ZONE - KEEP OUT" or similar notices will be attached to every third panel with cable ties.





**Figure 1 Protective fencing**

*(Based on Figure 3, BS 5837:2012)*

5.4. No activity will take place within the Construction Exclusion Zones (“CEZs”) behind the fencing or within the rear gardens of properties on St. Stephens Gardens.

5.5. Areas for the storage or mixing of such materials shall be agreed at the pre-commencement meeting.

5.6. If the protective fencing or accidentally damaged or knocked over, those sections will immediately be cordoned off with high visibility plastic mesh fencing. The damaged sections then will be repaired or replaced within 48 hours (2 working days). All instances of damage and re-instatement shall be recorded and immediately reported to the arboricultural consultant.

5.7. Once the protective fencing has been erected, the arboricultural consultant will visit the site and inspect it. He will record the position of the fencing and the condition of the retained trees. If it complies with this statement, the arboricultural consultant will ‘sign off’ the fencing to the contractor and copy this (in writing) to the developer. (See also ‘Supervision and Monitoring’ below.)

5.8. The protective fencing will not be moved or re-located without the prior approval of the arboricultural consultant. It will only be removed, in sections if necessary, as reconstruction of the wall proceeds along the north boundary of the site.

## **6. Construction of wall foundations**

6.1. The foundations of the proposed replacement boundary wall shall be of a trench-fill design. The first 750mm of the trench, if required following demolition of the existing foundation, shall be dug by hand, under arboricultural supervision.

6.2. All roots within the depth of the 1m deep foundations shall be cut to the edge of the excavation trench.

6.3. The British Geological Survey (BGS) map of the site identifies it lies upon superficial deposits of Kempton Park Gravel Member (sand and gravel) and a bedrock of London Clay (clay and silt). However, the site also abuts superficial deposits of Langley Silt Member (clay, silt). The significance of this is that the offsite willow and acacia trees (nos. 5, 6 & 7) are of moderate or high-water demand and could lead to direct and indirect damage to the replacement wall's foundations.

6.4. There is evidence of direct damage to the existing carport surface, as such all roots within the proposed replacement wall foundation will be cut and severed to the edge of the excavation.

6.5. The proposed replacement wall foundations are outside of the structural root plates (SRPs) of trees nos. 5, 6 & 7 with the footings being located no closer than 3.6m, 1.9m & 1.4m respectively from the trunks of these off-site trees.

6.6. If any discovered or identified roots greater than 25mm are severed and which may result in a physiological impact to off-site trees a notification will be provided to tree owners and covered with any arboricultural supervision report detailing the extent of the root severance and any long-term effect to the tree's stability or health.

6.7. Once dug, the sides of the trench shall be lined with appropriate materials to prevent the leaching of wet concrete into the soil.

6.8. If back filling is needed a sharp sand and topsoil mix will be used (builders' sand will not be used as it has a high salt content and may be toxic to trees). This will be firmed and consolidated in layers, by hand; no mechanical plant will be used.

## 7. Supervision and monitoring

7.1. Once the protective fencing has been erected, the arboricultural consultant will visit the site and inspect these tree protection measures. If the specification or location of these items does not comply with this method statement, the arboricultural consultant will inform the fencing contractor, and adjustments will be made. Once compliance is achieved, the arboricultural consultant will 'sign off' the tree protection measures to the contractor and copy this (in writing) to the client.

7.2. Throughout the construction process the arboricultural consultant will monitor the condition of the trees, and the integrity and effectiveness of the protective fencing. He will visit the site at appropriate intervals, as agreed with the LPA Tree Officer at the pre-commencement meeting, to ensure that the protection measures outlined in this document are adhered to; and will contact the site manager or agent on a weekly basis whilst ground works are being undertaken, and on a fortnightly basis thereafter, to ascertain what works are planned for the coming week and whether any of these require arboricultural input or supervision. Records of all monitoring and supervisory visits will be made and will be forwarded to the client and copied to the LPA.

7.3. The arboricultural consultant shall directly supervise all works that have to be undertaken within RPAs. These include:

- location of protective fencing
- demolition of existing foundations
- excavation for foundations

7.4. The project or site manager will give the arboricultural consultant at least 48 hours written notice of the date of intended demolition or construction works that are within the RPAs of any of the trees, so that he/she can attend.

7.5. All drawings or revised drawings issued to the site agent or to sub-contractors, that show details of any works within or abutting RPAs or beneath the crowns of trees are to be referred in advance to the arboricultural consultant to enable him to advise

on any changes to the impact on trees that these drawings may cause, and to be able to provide solutions to avoid or minimise any further tree damage. All such drawings will be approved in writing by the arboricultural consultant before works within or abutting RPAs are proceeded with.

7.6. The arboricultural consultant will issue variation orders to the client in the case of any agreed changes to this method statement, and non-compliance notices in any cases of substantial deviation from the statement. These will be recorded in a final completion statement suitable for submission to the LPA if required.

**SJA**trees  
August 2024

## **APPENDIX 1**



ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE  
DORKING ROAD  
TADWORTH  
SURREY KT20 5SA

Tel: (01737) 813058  
E-mail: [sja@sjatrees.co.uk](mailto:sja@sjatrees.co.uk)

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA.,  
RCArborA. (Managing)  
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA)  
(Operations)

## **Tree Survey Schedule**

**Dorchester Mews, St Margrets, Greater London**

**SJA tss 24023-01**

**February 2024**

# Tree Survey Schedule: Explanatory Notes

## Dorchester Mews, St Margrets, Greater London

This schedule is based on a tree inspection undertaken by Tom Southgate of SJA Trees (the trading name of Simon Jones Associates Ltd.), on the 8<sup>th</sup>, 12<sup>th</sup> & 16<sup>th</sup> of February 2024. Weather conditions at the time were clear, dry and bright. Deciduous trees were not in leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

### 1. Tree no.

Given in sequential order, commencing at "1".

### 2. TPO no.

Number assigned to tree in the Richmond Upon Thames Borough Council Tree Preservation Order no. T0933, as shown in the TPO schedule and plan.

### 3. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

### 4. Height.

Estimated with the aid of a hypsometer, given in metres.

### 5. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

### 6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

### 7. Crown break.

Height above ground and direction of growth of first significant live branch.

### 8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

### 9. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

### 10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

### 11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irreparable morphological or pathological defects, with a risk of imminent collapse.

### 12. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

### 13. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

**Category U:** Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

- (1) Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
- (2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- (3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

**Category A:** Trees of high quality with an estimated remaining life expectancy of at least 40 years.

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

**Category B:** Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

- (1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) Trees with material conservation or other cultural value.

**Category C:** Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

## TREE SURVEY SCHEDULE

### Dorchester Mews, St Margrets, Greater London

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1		Olive	9.5m	110mm 145mm	N 1m E 2.5m S 3.5m W 2.5m	1m	S 2m	Semi-mature	Average	Indifferent	Off-site tree; bulbous root, consistent with grafted stock; trunk bifurcation at 1m; pruning wounds on lower trunk consistent with crown raising; tensile main unions; foliage touching garage roof; upper crown visible from Sandycombe Road.	C (2)
2		Olive	8m	115mm 70mm	N 1.5m E 1.5m S 3m W 2m	0.9m	W 2.5m	Semi-mature	Average	Indifferent	Off-site tree; bulbous root, consistent with grafted stock; two stems removed at 0.9m, leaving wounds up to 90mm wide; tensile unions throughout crown; upper crown visible from Sandycombe Road.	C (2)
3		Olive	10m	65mm 140mm 90mm 110mm	N 3m E 5m S 3m W 3m	1m	S2.5m	Semi-mature	Average	Moderate	Off-site tree; four-stemmed from 1m; pruning wounds on lower trunk consistent with crown raising; tensile unions throughout crown; upper crown visible from Sandycombe Road.	C (2)
4		Jacquemonts birch	10m	70mm 110mm 90mm 90mm	N 4m E 2.6m S 2.5m W 2.5m	0m	S2m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base; small ornamental tree; obscured from public view.	C (1)
5	T0933	False acacia	16m	550mm	N 3.7m E 5m S 6.5m W 3.7m	2.5m	S 2.5m	Mature	Average	Indifferent	Off-site tree; no significant defects at base; deadwood up to 100mm diameter in lower crown; acute main unions with bark to bark contact, characteristic of species; canopy visible in narrow views from St Stephens Gardens and Sandycombe Road.	B (2)
6		Weeping willow	14m	595mm	7m	3m	S 1.5m	Mature	Average	Indifferent	Off-site tree; prominent buttress roots; minor areas of flaking bark at base on S side; young fungal fruiting body on trunk consistent with <i>Ganoderma adspersum</i> ; historic pruning wounds on lower trunk, up to 230mm dia. displaying decay cavity 110mm in depth; differences in tone when lower trunk tapped with acoustic hammer suggest internal defects; tensile main unions; maintained as a pollard; canopy visible in narrow views from St Stephens Gardens and Sandycombe Road.	C (1)
7		Corkscrew willow	13m	405mm	N 4m E 2.6m S 5m W 6m	2m	2m	Semi-mature	Average	Indifferent	Off-site tree; prominent buttress roots; up to 300mm long sections of surface roots to S; no significant differences in tone were detected when tested with acoustic hammer; tensile main unions; minor bark damage in crown consistent with squirrel damage; maintained as a pollard; upper canopy visible in narrow, long views from St Stephens Gardens and Sandycombe Lane.	C (1)



No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
8		Apple	5m	275mm	N 2.2m E 2m S 2.2m W 3m	1m	S 1m	Semi-mature	Average	Indifferent	Off-site tree; significant trunk lean to W; prominent buttress roots to E; former pruning wound at 1.5m with surrounding area of exposed sapwood up to 300mm wide; pruning wounds on lower trunk and in lower crown consistent with crown raising; historically reduced in height to 4m.	C (1)
9		Sycamore	16m	565mm ivy	N 4.5m E 3.9m S 3.4m W 4m	4m	S 5m	Semi-mature	Average	Indifferent	Off-site tree; located on boundary line between gardens; slightly curved lower trunk; heavily ivy-covered; unions appear tensile, but ivy cover prevents full inspection; heavily crown reduced within last three years; wounds up to 80mm dia. est.; dense regrowth up to 1.5m est. in length.	C (1)
10		Pittosporum	5m	5 stems @ 50mm est. 80mm	1.5m	0m	1.4m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base; small ornamental specimen.	C (1)
11		Bay	4.5m	100mm	2.5m	1.8m	1.4m	Young	Average	Moderate	Off-site tree; slightly leaning trunk; of low landscape value, due to small size.	C (1)
12		Apple	6m	120mm est.	N 2m E 3m W 3m S 3m	0.4	0.5	Young	Average	Indifferent	Off-site tree; domestic fruit specimen; surveyed from a distance, due to a lack of access to private garden.	C (1)
13		Silver birch	14m	300mm est.	2.8m	2.2m	2.5	Semi-mature	Average	Moderate	Off-site tree; tensile main unions; obscured from public view; surveyed from a distance, due to a lack of access to private garden.	C (1)

## **Root Protection Areas (RPAs)**

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<b><i>Tree No.</i></b>	<b><i>Species</i></b>	<b><i>RPA</i></b>	<b><i>RPA Radius</i></b>
1	European olive	15.0m <sup>2</sup>	2.2m
2	European olive	8.2m <sup>2</sup>	1.6m
3	European olive	19.9m <sup>2</sup>	2.5m
4	Jacquemonts Birch	15.0m <sup>2</sup>	2.2m
5	False acacia	136.8m <sup>2</sup>	6.6m
6	Weeping willow	160.2m <sup>2</sup>	7.1m
7	Corkscrew Willow	74.2m <sup>2</sup>	4.9m
8	Apple	34.2m <sup>2</sup>	3.3m
9	Sycamore	144.4m <sup>2</sup>	6.8m
10	Pittosporum	8.2m <sup>2</sup>	1.6m
11	Bay	4.5m <sup>2</sup>	1.2m
12	Apple	4.5m <sup>2</sup>	1.2m

## **APPENDIX 2**

**Arboricultural Impacts: Summary**  
(For details, see below)

Impact	No. of Trees
Trees to be removed	0
Groups of trees to be removed	0
TPO trees to be removed	0
Trees to be pruned	5
Trees where supervised demolition needed within RPAs	5
Trees where manual excavation needed within RPAs	5
Trees where above soil surfacing needed within RPAs	0
Trees with proposed underground services within RPAs	0

**Trees to be pruned**

No.	Species	Works (Outline only)
1	Olive	Crown reduce pendulous and lower southern lateral limbs, up to 5m above ground, back to boundary line to provide a minimum 1m clearance from the existing car port roof. Apical canopy extends above 5m not to be reduced.
2	Olive	
5	False acacia	
6	Weeping willow	
7	Corkscrew willow	

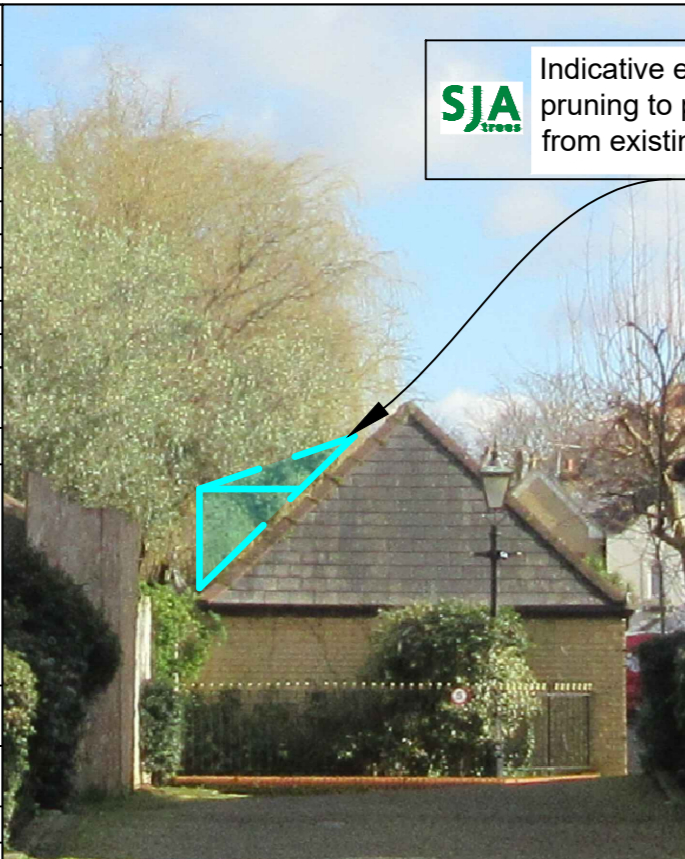
Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010.  
Climbing irons or spikes are not to be used whilst pruning trees.

**Trees that require supervised demolition within RPAs**

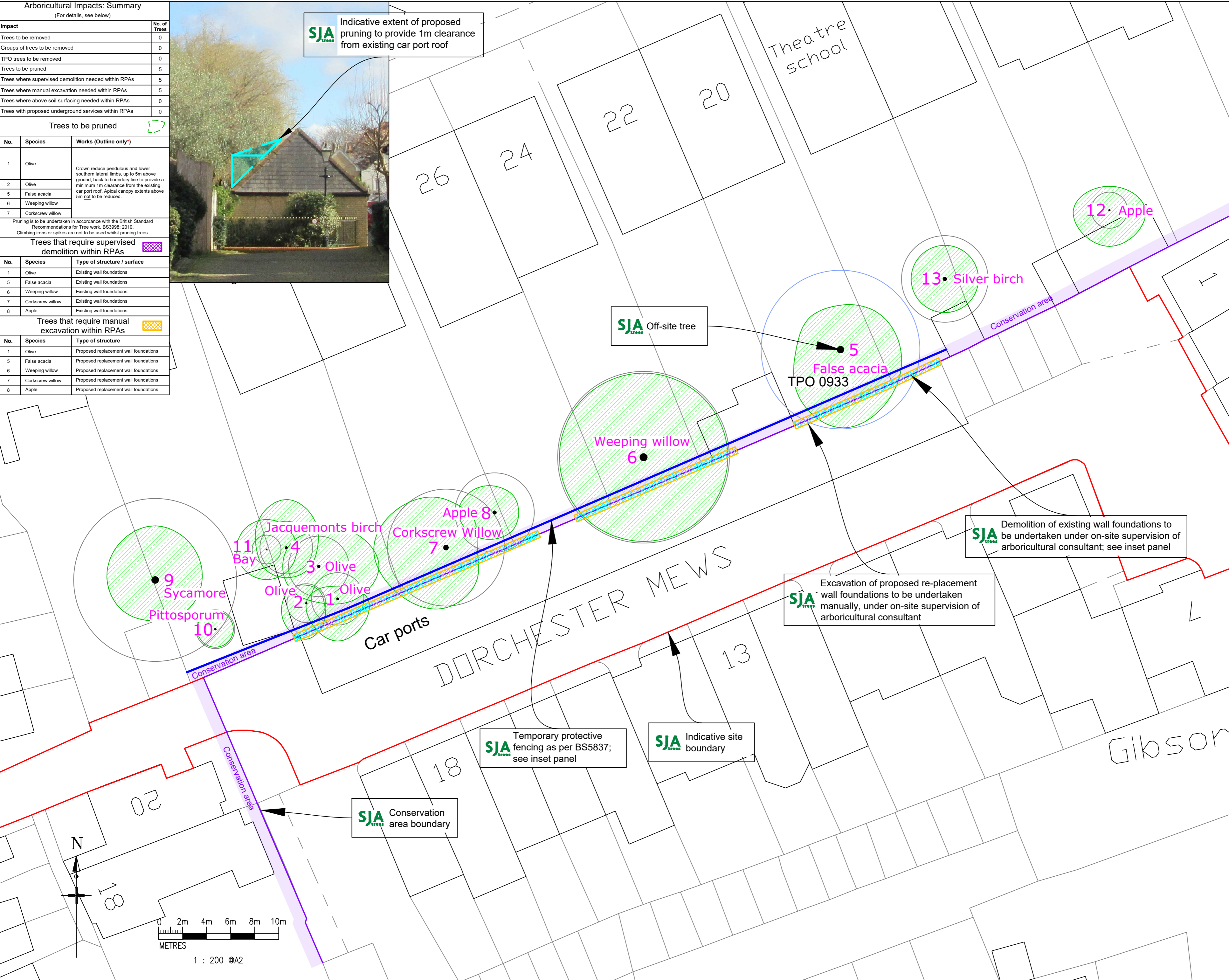
No.	Species	Type of structure / surface
1	Olive	Existing wall foundations
5	False acacia	Existing wall foundations
6	Weeping willow	Existing wall foundations
7	Corkscrew willow	Existing wall foundations
8	Apple	Existing wall foundations

**Trees that require manual excavation within RPAs**

No.	Species	Type of structure
1	Olive	Proposed replacement wall foundations
5	False acacia	Proposed replacement wall foundations
6	Weeping willow	Proposed replacement wall foundations
7	Corkscrew willow	Proposed replacement wall foundations
8	Apple	Proposed replacement wall foundations



**SJA** Indicative extent of proposed pruning to provide 1m clearance from existing car port roof



**Protective Fencing**

To be erected post removal of above ground wall to provide tree protection and privacy within rear gardens of dwellings on St. Stephens Gardens, and shall be removed in sections, as replacement wall is rebuilt. To comprise 2m tall 'Heras' welded mesh panels on rubber feet. The panels shall be joined together with two anti-tamper couplers, installed so that they can only be removed from inside the fence. Distance between the couplers should be at least 1m and should be uniform throughout the fence. Panels should be supported (where possible) on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (see Figure 3a below). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts shall be mounted on a block tray (see Figure 3b). "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

Figure 3 Examples of above-ground stabilizing systems

**Supervised demolition**

Within root protection areas (RPAs) existing foundations shall be removed with care, under the direct supervision of the arboricultural consultant. Foundations will be broken up with handheld breakers, and then removed by hand, wheelbarrow, or in the bucket of an excavator standing outside the RPA. At the discretion of the arboricultural consultant, an excavator positioned outside the RPA and using an appropriately sized toothless bucket may be used in some instances. Once completed, the base of the excavation and/or the edge closest to the trees will be covered immediately with hessian sacking to prevent drying out of the soil, and where necessary be shuttered to prevent soil collapse.

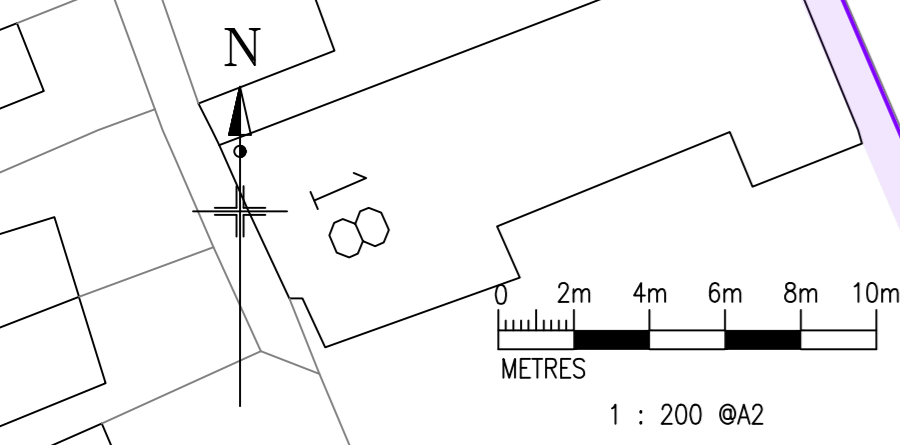
**Manual Excavation**

Within root protection areas the first 750mm depth of any excavation, whether for proposed foundations, hard surfacing, or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled; and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

**Arboricultural Supervision**

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:

- Excavation/demolition of existing foundations.
- All excavations, whether for proposed foundations, hard surfacing, or underground services.



**SJA** Temporary protective fencing as per BS5837; see inset panel

**SJA** Indicative site boundary

**SJA** Conservation area boundary

**SJA** Excavation of proposed re-placement wall foundations to be undertaken manually, under on-site supervision of arboricultural consultant

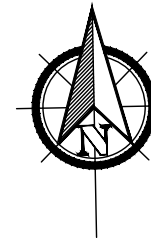
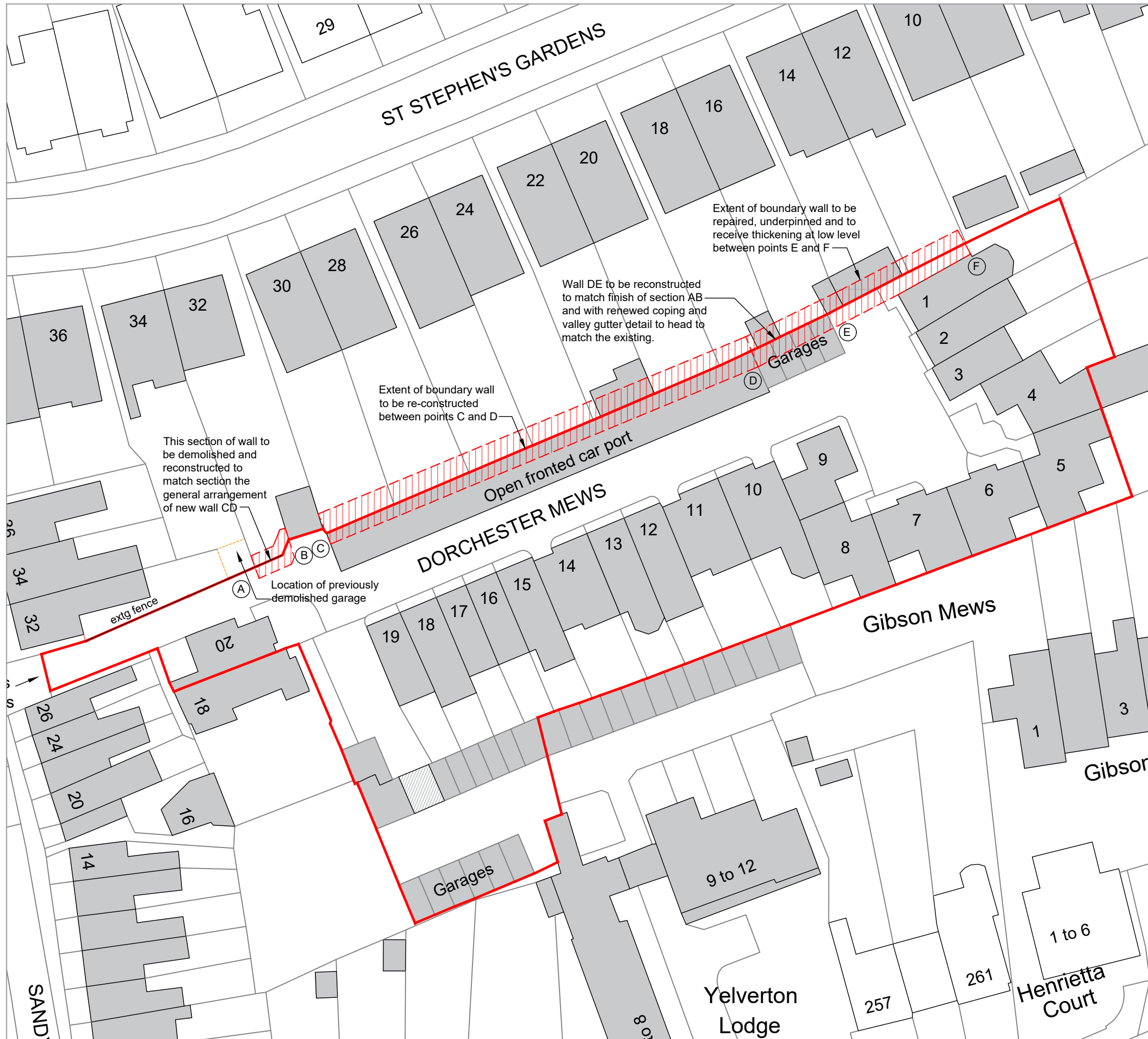
**SJA** Demolition of existing wall foundations to be undertaken under on-site supervision of arboricultural consultant; see inset panel

**SJA trees ARBORICULTURAL PLANNING CONSULTANTS**

Project: Dorchester Mews  
Client: St. George plc  
Drawing: TREE PROTECTION PLAN  
Drawing No: SJA TPP 24023-041a Revision No:  
Based On: BLP-00-PL-A-H Block Plan  
Drawn By: NHK Date: March 2024 Scale: 1:200 @ A2  
Checked by: NHK Tel: (01737) 813058 sja@sjatrees.co.uk  
Tree nos.: 12 Canopies of trees to be retained: Category 'B' RPA:  
Category 'C' RPA: Supervised demolition: Manual excavation:

For further information refer to the SJATrees Tree Survey Schedule. Do not scale from this drawing please check all dimensions on site, and notify us of any discrepancies. SJATrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2024. This drawing is copyright and may not be used or changed without the written consent of SJATrees. This drawing is based on the proposed layout plan shown and referred to above. SJATrees authorises its reproduction, without amendment, by the Local Planning Authority (LPA), and to its posting on the LPA website, to assist in consideration of this application only. This drawing is designed to reflect only the principles of layout and/or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.

## **APPENDIX 3**



**GENERAL NOTES**

- THIS DOCUMENT MUST NOT BE ALTERED, REPRODUCED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT OF THE ORIGINATOR
- THIS DOCUMENT MUST NOT BE ALTERED - THE ORIGINATOR ACCEPTS NO RESPONSIBILITY FOR ANY DISCREPANCIES ARISING AS A RESULT OF THE ORIGINATOR'S INFORMATION BEING ALTERED BY OTHERS
- THIS DOCUMENT IS COPYRIGHT OF THE ORIGINATOR AND MUST BE TREATED AS CONFIDENTIAL
- THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH ALL SUPPORTING DOCUMENTS PRODUCED BY THE ORIGINATOR AND OTHER PROJECT DISCIPLINES
- THE ORIGINATOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BACKGROUND INFORMATION PRODUCED BY THIRD PARTIES - THIS MUST BE TREATED AS INDICATIVE ONLY
- ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY RELATED WORK
- ANY DISCREPANCY MUST BE REPORTED TO THE ORIGINATOR
- USERS OF THIS DOCUMENT ARE RESPONSIBLE FOR CHECKING WHICH REVISION IS CURRENT
- THE DOCUMENT STATUS "INFORMATION" OR "PRELIMINARY", INDICATES THAT THIS DRAWING IS FOR REFERENCE PURPOSES ONLY - THE ORIGINATOR WILL ACCEPT NO RESPONSIBILITY FOR THE COMPLETENESS OF INFORMATION UNDER THIS STATUS

**DRAWING NOTES:**

H	Planning Issue	11-11-23	KK	EK
REV	DESCRIPTION	DATE	BY	CHKD

**STATUS:**  
**PLANNING**

**CLIENT:**  
ST. GEORGE PLC

**PROJECT:**  
REPLACEMENT BOUNDARIES AT  
DORCHESTER MEWS  
TWICKENHAM, TW1 2LE

**DRAWING TITLE:**  
BLOCK PLAN

**ORIGINATOR:**



T: 01666 331614 www.earlkendrick.com

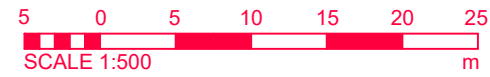
<b>DRAWN BY:</b> KK	<b>CHECKED BY:</b> EK
------------------------	--------------------------

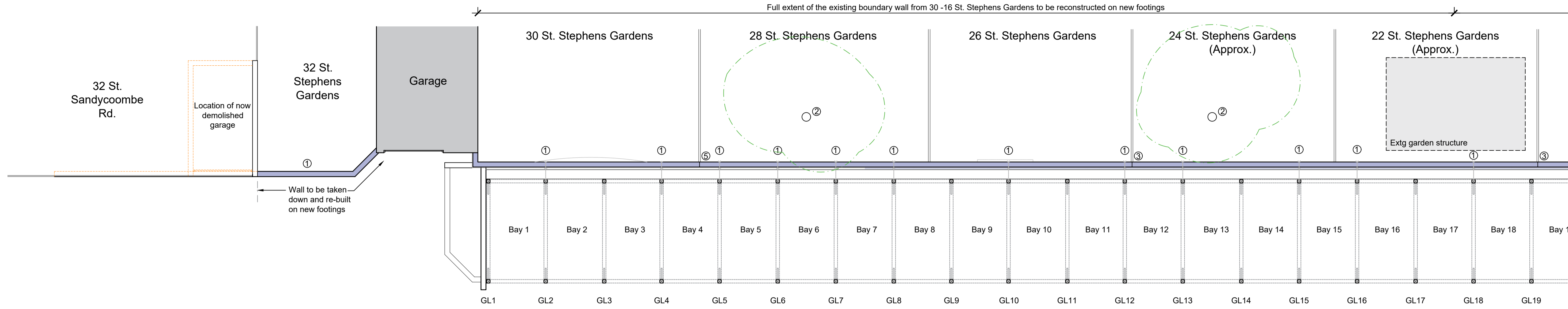
<b>SCALE:</b> 1:500	<b>SHEET SIZE:</b> A3	<b>PROJECT NO:</b> EKA-221362
------------------------	--------------------------	----------------------------------

<b>DATE:</b> 01/03/2023	<b>DRAWING NO:</b> BLP
----------------------------	---------------------------

<b>LEVEL:</b> 00	<b>TYPE:</b> PL	<b>ROLE:</b> A	<b>REVISION:</b> H
---------------------	--------------------	-------------------	-----------------------

**BLOCK PLAN - INDICATING LOCATIONS OF PROPOSED WORKS**





**PART GROUND FLOOR PLAN - PROPOSED (1 / 2)**  
SCALE @ 1:100

**NOTES:**

① Existing wall to be demolished complete including existing footings. As demolition of the wall proceeds, allow to carefully remove the existing ties and make good any surfaces to be retained. Ties are NOT to be removed until wall height has been carefully reduced to avoid uncontrolled collapse of wall.

② Existing trees - works in close proximity to the existing trees are to be undertaken by hand. Any root protection measures to protected trees are to be observed throughout the works. Final foundation detail in vicinity of trees to be agreed with the Structural Engineer

**GENERALLY**

Allow to excavate for and pour new concrete foundations to wall and vehicle barriers as per the Structural Engineers design and detail

Allow to construct new brickwork boundary wall as per Structural Engineers design and detail.  
Wall to be 327mm thick to 1000mm above G/L and constructed in type F2 frost resistant brickwork (samples to be approved).  
Reduce wall thickness at 1m above G/L with 1 or two courses of plinth bricks (samples to be approved) to Dorchester Mews side of wall.  
Wall above 1m above G/L to be 215mm thick.

Wall height to be constructed to be approx. 2.1m above Dorchester Mews Parking bay cobble level.  
Wall to be finished with brick on edge on two courses of creased tiles detail to match the general boundary wall detail elsewhere (adjacent to #1 Dorchester Mews).

Capping brick to 12-16 St. Stephens Gardens to be square edged.

Capping brick to 16-30 St. Stephens Gardens and 32 Sandycroft Rd to be bull nosed.

Capping brickwork to be bedded on 2 courses of creased tiles.

Brickwork coursing to provisionally be in English bond - final bond detail to be agreed.

Samples of all brickwork to be approved prior to ordering.

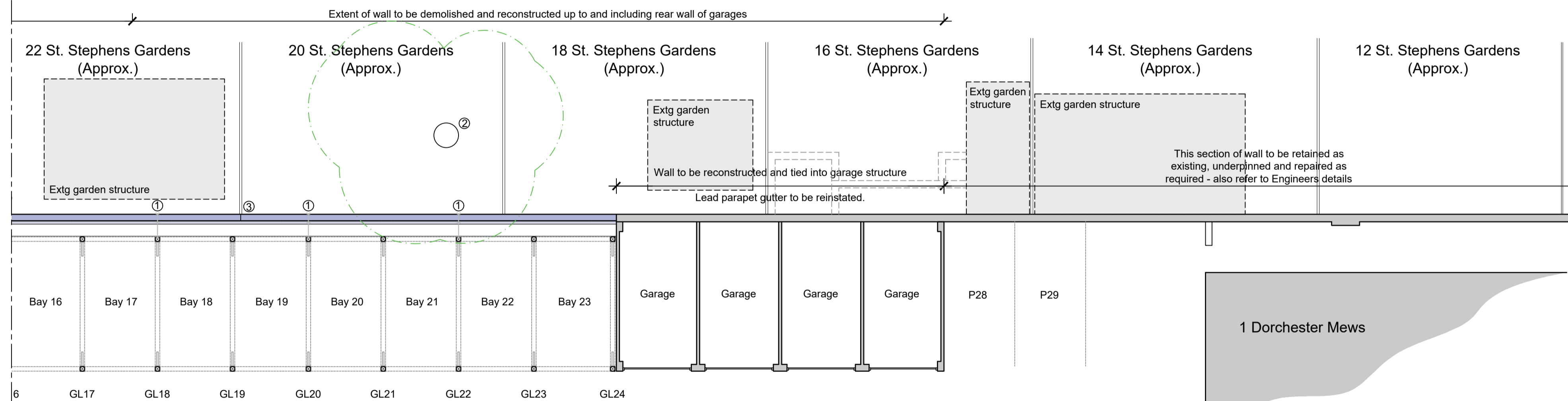
The contractor is to prepare sample panels measuring 1m x 1m sample panels of all brick types and mortar colour, finish and pointing and these are to be retained on site until completion of the works.

REFER TO ENGINEERS DRAWINGS 1600-100, 101 AND 102 FOR WALL CONSTRUCTION AND DETAIL.

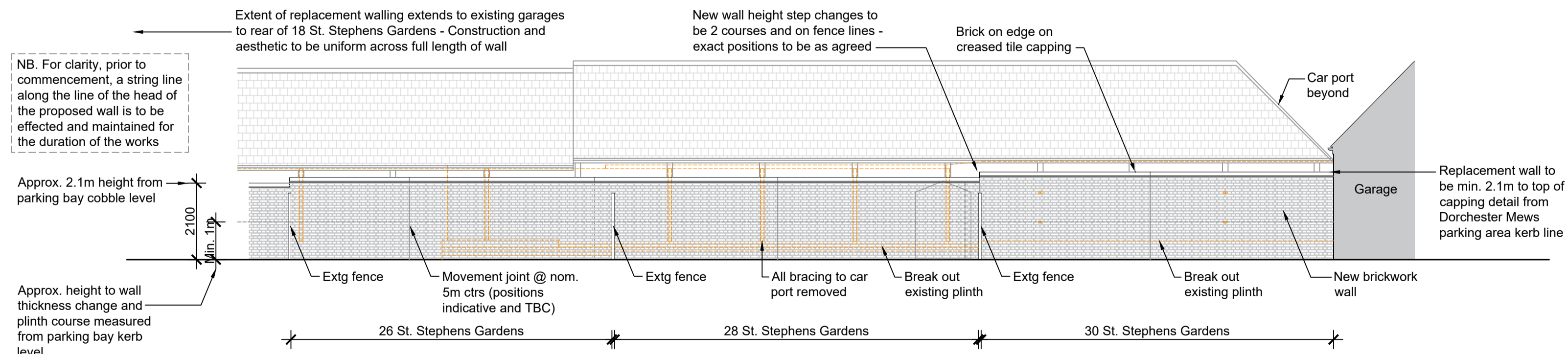
③ Wall Height. Replacement wall between numbers and 16 and 30 St. Stephens Gardens to be set at nom. 2.1m high to top of capping from cobble level to the rear of the parking bays beneath the covered car port. The new wall is to step up by two courses at all positions indicated. Steps in wall height are to be aligned with the existing garden boundary fence positions.

The proposed wall height to the rear of garages G24-G27 to align with the wall height alongside 1 Dorchester Mews. The parapet gutter is to be reinstated with a minimum 150mm upstand and is to be effected in new leadwork in accordance with Sheet Lead Association standards and details.

NB. For clarity and agreement, a stringline running the length of the replacement wall is to be effected at the outset of the works. This line shall include agreed step positions and be maintained for the duration of the works.

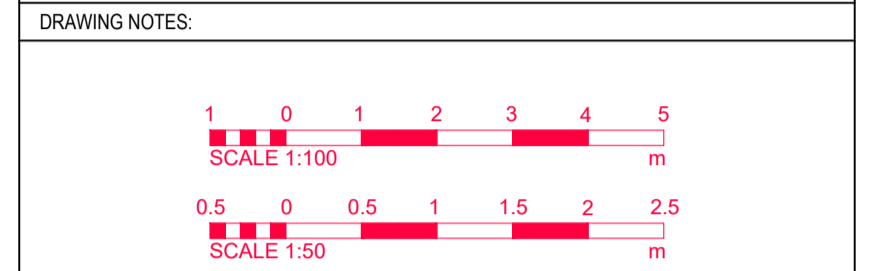


**PART GROUND FLOOR PLAN - PROPOSED (2 / 2)**  
SCALE @ 1:100



**INDICATIVE PART GARDENS ELEVATION - PROPOSED**  
SCALE @ 1:100

- GENERAL NOTES**
- THIS DOCUMENT MUST NOT BE ALTERED, REPRODUCED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT OF THE ORIGINATOR
  - THIS DOCUMENT MUST NOT BE ALTERED - THE ORIGINATOR ACCEPTS NO RESPONSIBILITY FOR ANY DISCREPANCIES ARISING AS A RESULT OF THE ORIGINATOR'S INFORMATION BEING ALTERED BY OTHERS
  - THIS DOCUMENT IS COPYRIGHT OF THE ORIGINATOR AND MUST BE TREATED AS CONFIDENTIAL
  - THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH ALL SUPPORTING DOCUMENTS PRODUCED BY THE ORIGINATOR AND OTHER PROJECT DISCIPLINES
  - THE ORIGINATOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BACKGROUND INFORMATION PRODUCED BY THIRD PARTIES - THIS MUST BE TREATED AS INDICATIVE ONLY
  - ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY RELATED WORK
  - ANY DISCREPANCY MUST BE REPORTED TO THE ORIGINATOR
  - USERS OF THIS DOCUMENT ARE RESPONSIBLE FOR CHECKING WHICH REVISION IS CURRENT
  - THE DOCUMENT STATUS 'INFORMATION' OR 'PRELIMINARY', INDICATES THAT THIS DRAWING IS FOR REFERENCE PURPOSES ONLY - THE ORIGINATOR WILL ACCEPT NO RESPONSIBILITY FOR THE COMPLETENESS OF INFORMATION UNDER THIS STATUS



1	Minor amendment	03-01-24	KK	EK
REV	DESCRIPTION	DATE	BY	CHKD

STATUS:  
**PLANNING**

CLIENT:  
**ST. GEORGE PLC**

PROJECT:  
**REPLACEMENT BOUNDARY WALL TO DORCHESTER MEWS TWICKENHAM, TW1 2LE**

DRAWING TITLE:  
**PLANS & ELEVATIONS AS PROPOSED**



T: 01666 331614 www.earlkendrick.com

DRAWN BY:	KK	CHECKED BY:	EK
SCALE:	1:100	SHEET SIZE:	A1
PROJECT NO:	EKA-221362	DATE:	19/05/23
DRAWING NO:	04	LEVEL:	XX
REVISION:	I	TYPE:	PL
		ROLE:	A