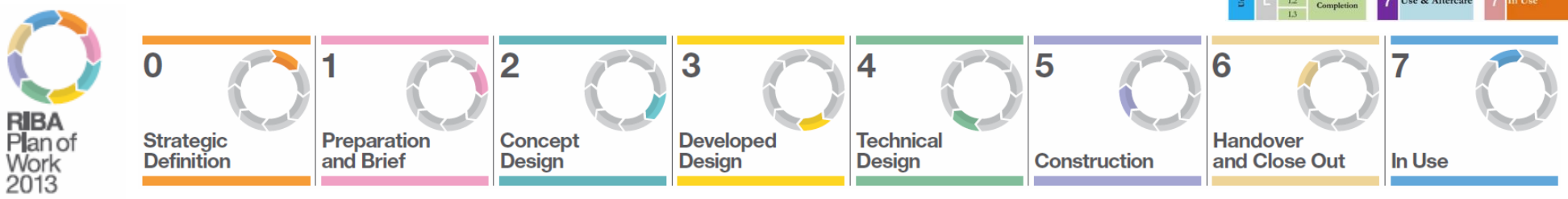


Arboriculture within the RIBA Work Plan / Planning Process.

At Barnes & Associates, we are here to help with the seven-stage process that aligns to the current BIM RIBA work stages that align with the Construction Industry Council's (CIC) proposed work stages. The RIBA work stages have been reduced from 11 to 7. Stages A and B have been incorporated into one initial 'preparation' stage, and stages F – L have been simplified and renumbered. The mapping of the new plan of work and alignment with the current proposed CIC stages is highlighted in the chart opposite.

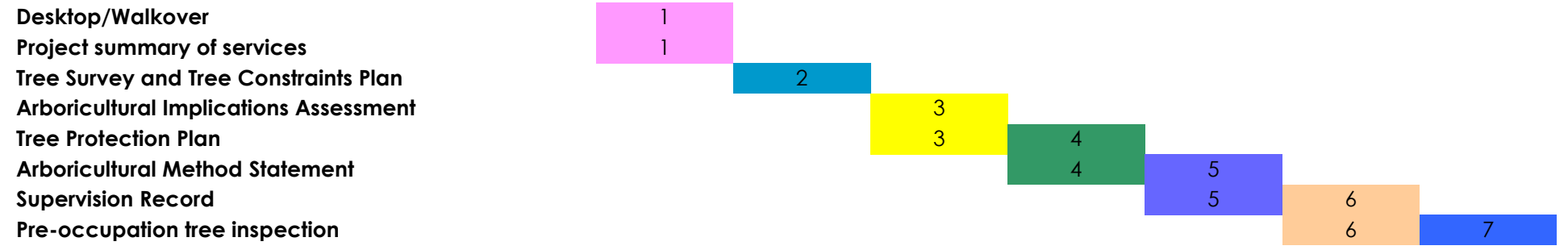
RIBA Work Stage		CIC Work Stage	
Preparation	A Appraisal	1 Preparation	
	B Design Brief		1 Brief
Design	C Concept	2 Concept Design	
	D Design Development	3 Developed Design	
	E Technical Design	4 Technical Design	
Pre-Construction	F1 Production Information	5 Specialist Design	
	F2		5 Installation
	G Tender Documentation		6 Construction (Onsite & Offsite)
	H Tender Action		6 As Constructed
Construction	J Mobilisation	7 Use & Aftercare	
	K Construction to Practical Completion		7 In Use
Use	L1 Post Practical Completion		
	L2		
	L3		

Work stages The RIBA Plan of Work 2013 organises the process of briefing, designing, constructing, maintaining, operating and using building projects into a number of key stages. The content of stages may vary or overlap to suit specific project requirements. The RIBA Plan of Work 2013 should be used solely as guidance for the preparation of detailed professional services contracts and building contracts, details at www.ribaplanofwork.com



The RIBA outline plan of work helps provide a strategic way of organising the process of managing, and designing, building projects and administering building contracts into a number of key work stages. This fits in well with the guidelines for the management of trees within development sites, where trees are a material consideration to the proposals and input from an Arboriculturist is needed at certain stages. With the introduction of **BS5837:2012 Trees in relation to construction – Recommendations**, Local Planning Authorities are requiring key pieces of information to be submitted with an application and other information to be provided to fulfil a planning condition. In addition, Local Planning Authorities will require adherence to the information provided and may require supervision of construction work where it has the propensity to harm retained trees. Using the RIBA Work Plan as its base this information sets out where the Arboriculturist fits within that plan. How they can assist the process and it identifies the key documents that need to be provided to meet these requirements.


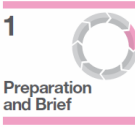




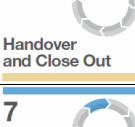
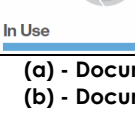
Arboricultural sequence of involvement



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Arboriculture within the RIBA Work Plan / Planning Process.

RIBA Work Stages	Core Objectives	Arboricultural Input	Key Arboricultural Documents
 <p>0 Strategic Definition</p>	Identify client's Business Case and Strategic Brief and other core project requirements.	Initial considerations for assembling the project team. Typically, informal conversation on development potential of likely stages or key Arboricultural constraints and areas of likely involvement.	Typically verbal.
 <p>1 Preparation and Brief</p>	Develop Project Objectives , including Quality Objectives and Project Outcomes , Sustainability Aspirations , Project Budget , other parameters or constraints and develop Initial Project Brief . Undertake Feasibility Studies and review of Site Information .	Early involvement of the Arboriculturist, through provision of a desktop study or walkover survey, can identify significant constraints and present options for overcoming them if appropriate. Often trees are thought of as major constraints, but they need not be and in many situations can enhance a proposal. The Arboriculturist can provide project specific summary of services that will be required through the project timeline.	Desktop study or Walkover study. Project specific summary of services.
 <p>2 Concept Design</p>	Prepare Concept Design , including outline proposals for structural design, building services systems, outline specifications and preliminary Cost Information along with relevant Project Strategies in accordance with Design Programme . Agree alterations to brief and issue Final Project Brief .	Probably one of the most important pieces of information that will influence design is the Tree Survey and resultant Tree Constraints Plan . The survey, based on the topographical survey, records key tree data, such as species, dimensions, condition and treatments, categorising each as to their value. From the dimensions, the area to be protected around each tree is calculated and mapped to reveal the developable window.	Tree Survey (a) Tree Constraints Plan (a)
 <p>3 Developed Design</p>	Prepare Developed Design , including coordinated and updated proposals for structural design, building services systems, outline specifications, Cost Information and Project Strategies in accordance with Design Programme .	Input from the Arboriculturist will explore the suitability and techniques for exploiting opportunities outside the developable window and once a finalised design is agreed, an Arboricultural Implications Assessment and a scheme of protective measures shall be produced and presented in the Tree Protection Plan .	Arboricultural Implications Assessment (a) Tree Protection Plan (a)
 <p>4 Technical Design</p>	Prepare Technical Design in accordance with Design Responsibility Matrix and Project Strategies to include all architectural, structural and building services information, specialist subcontractor design and specifications, in accordance with Design Programme .	Feeding in to technical design will be those elements of protection or specific constraints found necessary within the arboricultural assessment, for instance protective fencing, ground protection, no-dig surfacing. An Arboriculturist can provide an Arboricultural Method Statement to demonstrate how these elements can be achieved in the specific project and is likely to include measures for supervision. The Arboricultural Method Statement that can then be incorporated within the tender package.	Arboricultural Method Statement (b)
 <p>5 Construction</p>	Offsite manufacturing and onsite Construction in accordance with Construction Programme and resolution of Design Queries from site as they arise.	By now the measures for protection and requirement for supervision will be encompassed within the Arboricultural Method Statement. Installation and monitoring of protection needs to be undertaken and reported to interested parties within the Supervision Schedule .	Arboricultural Method Statement (b) (Monitoring and variation) Supervision Schedule(b)
 <p>6 Handover and Close Out</p>	Handover of building and conclusion of Building Contract .	Again, the Arboricultural Method Statement will be key to this section as will the provision of supervision within it.	Arboricultural Method Statement (b) Supervision Schedule (b)
 <p>7 In Use</p>	Undertake In Use services in accordance with Schedule of Services .	If the construction process is of long duration defects within the trees, or requirements due to change of use of underlying/adjacent areas, may give rise for the need for further work. A pre-occupation tree inspection can identify these needs and provide a record of condition post-construction and pre-use.	Pre-occupation tree inspection (b)

(a) - Documents to be submitted with application for detailed planning permission

(b) - Documents to be submitted to discharge a condition (occasionally required with application)

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Arboricultural sequence of involvement

Report Type	Description
Desktop / Walkover	Using maps, photographs, aerial photographs and other information to evaluate the principal arboricultural issues, initial appraisals are presented as a short report and notated plan highlighting the key findings and recommendations.
Project summary.	Based on our understanding of the project we can provide a project specific summary of services that will be required through the project timeline.
Tree Survey and Tree Constraints Plan	<p>A survey of the site and surrounding area-assessing trees in line with BS5837 to provide a full understanding of the trees this includes; categorization, dimensions, vitality, life span, complete with general observations and recommendations. In addition to this more general site, information is collected to provide a brief insight into the site and its land use, history and its relationship to the trees locally allowing the site to be viewed in context.</p> <p>The results of the tree survey, including material constraints arising from existing trees that merit retention, should be used (along with any other relevant baseline data) to inform feasibility studies and design options. For this reason, the Tree Survey should be completed and made available to designers prior to and/or independently of any specific proposals for development. If required, this can include identifying the extent of current legislative protection, to ascertain whether the site and its trees are either covered by a Tree Preservation Order (TPO) or located within a Conservation Area. In addition to general background checks, we can review local policies and their implications for planning where relevant and as required, with relevant information being presented on a Constraints Plan.</p>
Arboricultural Implications Assessment	Following receipt of the scheme an Arboricultural Impact Assessment and plans addresses all tree protection issues relevant to the application, by providing a detailed appraisal of the potential risks offered by the proposal and the mitigation measures to be adopted. Within this report, we differentiate between trees lost due to current poor condition or by being inappropriately located, in addition to trees lost and tree pruning works required to provide space to undertake the proposal.
Tree Protection Plan	Protection methodologies and differentiate between design changes, materials substitution and the changes to installation methods. This information is presented in a formal report & Tree Protection Plan or can if required be appended to the Arboricultural Impact Assessment , accompanied by site plans to support the agreed scheme to demonstrate the robust nature of the application.
Arboricultural Method Statement	<p>This may be required as part of a conditional approval or increasingly as part of the pre planning submission where the risk to retained trees and the Local planning Authority require additional information in relation to Tree Protection. Arboricultural Method Statements are highly site specific and can only be prepared with input from both the Arborist and other members of the design team.</p> <p>The Arboricultural Method Statement aims to discharge planning conditions and to ensure the best chance of retained trees of value, surviving the development process. The method statement aims to clearly define the areas of free access during the development phase and the areas of none or restricted access; in addition to defining areas of the site for storage or deliveries. Please Note - some companies may try to pass on generic documents, though these are rarely accepted by the Planning Authority.</p>
Supervision Record	A written record of the site visit, protection methods and or agreed changes as the scheme progresses, distributed to all interested parties to confirm the protection remains appropriate and robust.
Pre-occupation tree inspection	Undertake a level 2 walk by condition assessment to identify the condition of trees and potential risks to site users whilst assessing the response of the trees to the site alterations to enable improved husbandry and identify remedial works to maintain retained trees.

Additional – Related Reports & Services

Arboricultural Planning Support. To support the design team in amendments and development of design in response to Planner's comments and co-ordinating tree-related responses. Post-planning - Review implications of issues as they arise and amendments to the scheme.

Arboricultural Representation at Appeal. Attend meetings with appeal team. Prepare proof of evidence / arboricultural statement. Prepare and negotiate Statement of Common Ground.

Landscape design and detail. The design and detailing of soft landscapes in situations including the individual garden, housing development, hospital complexes and college campuses. The key areas of input are:

- Development of informative, realistic, contributory and cost effective landscape master planning of land, both small and large.
- Preparation of detailed soft landscape schemes to support planning applications and/or discharge conditions.
- Tree planting schemes for townscapes, parkland, arboretum, schools and public grounds.
- Woodland design for recreation, visual attraction and biodiversity.

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