

Tree Constraints Plan

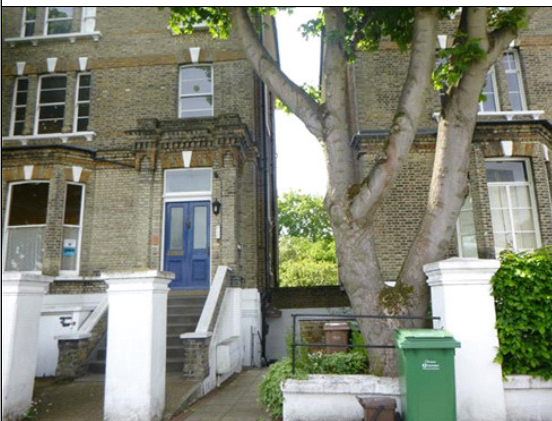


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

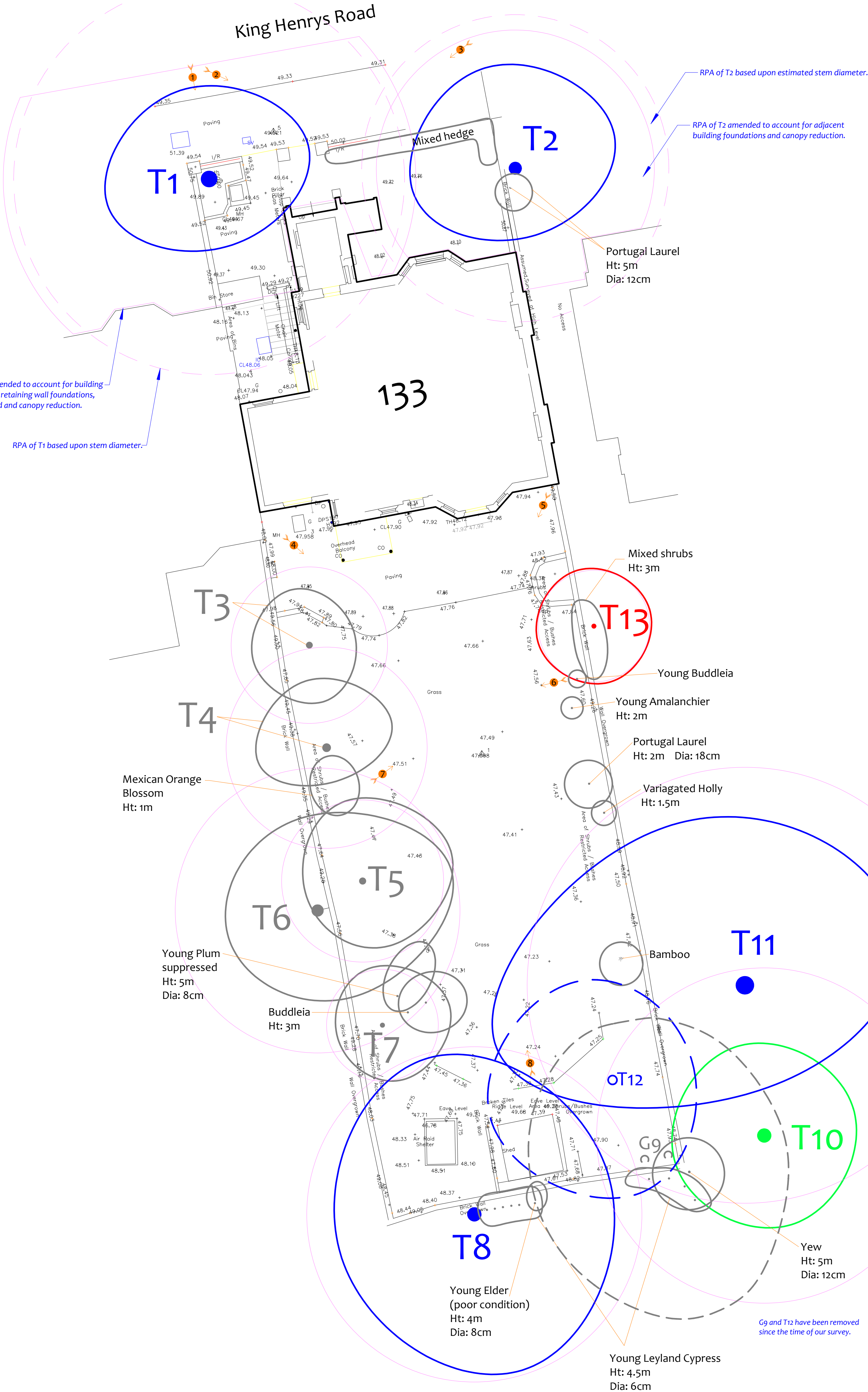


Photo 8



Photo 9

See the accompanying report for more photographs



Drawing No:	CCL 10812 / TCP Rev: 2
Title:	Tree Constraints Plan (Existing Layout)
Site:	133 King Henrys Road, London, NW3 3RD
Scale:	0 5 1:100
Paper Size:	A1






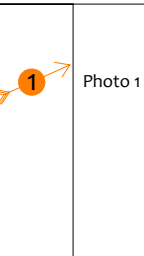
Tree Retention Categories	
Stems & canopies shown	
	Category A tree
	Category B tree
	Category C tree
	Category U tree

	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
	Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees.
	Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
	Trees unsuitable for retention due to their very poor condition.

Tree Constraints Plan

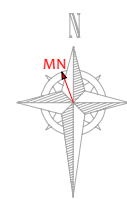
Existing Layout

	BS 5837 Root Protection Area (radius = 12xstem diameter)	
	Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.	
	Root Protection Area having been amended to account for site conditions	
T1 = Tree No 1	G2 = Group No 2	H3 = Hedge No 3

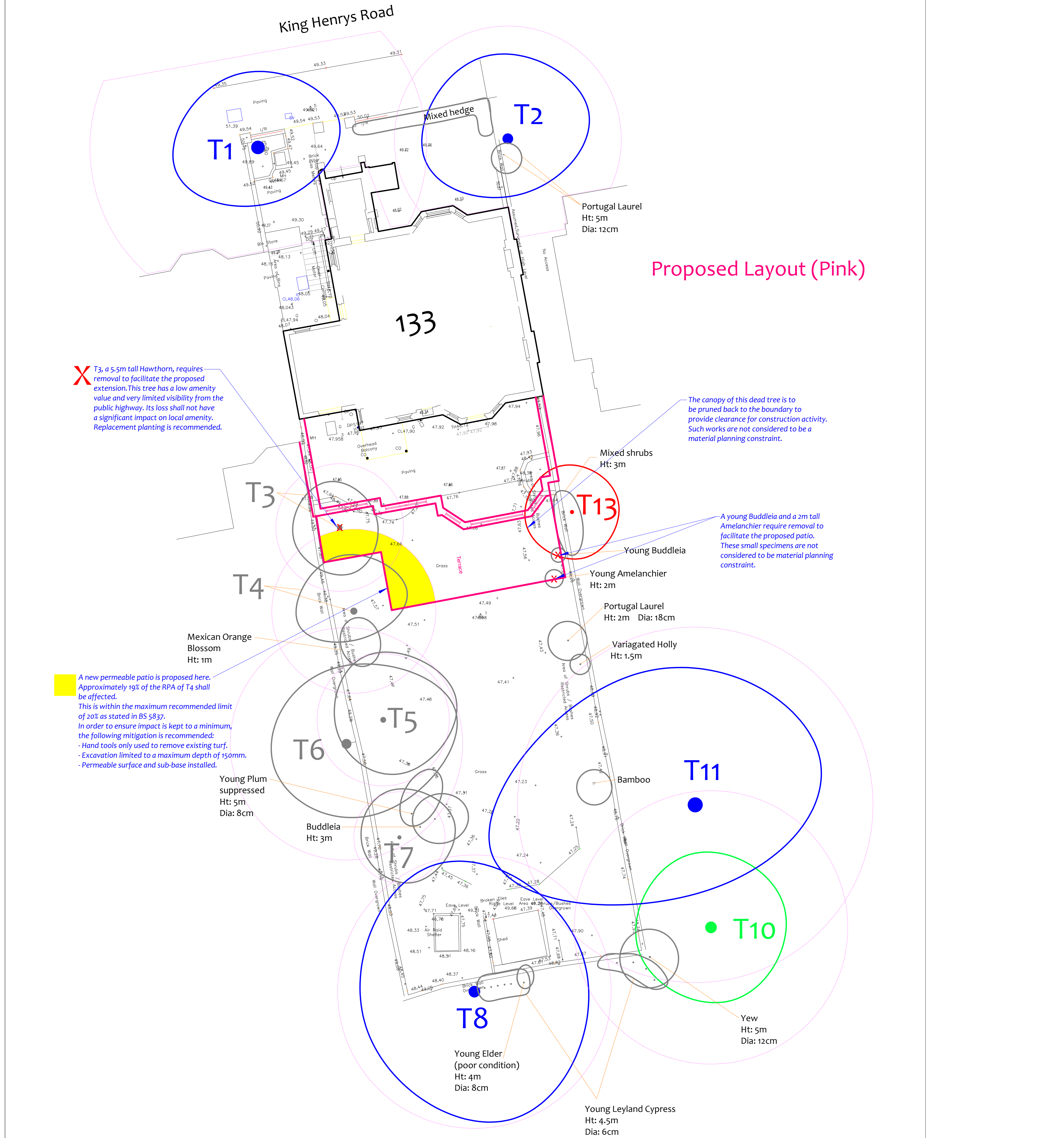


MN = Measured North:
Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Tree Ref.	Species	Height (m)		Root Protection Area	
		Height (m)	Radius (m)	m ²	Square (m)
T1	Sycamore	11	8.4	222	14.9
T2	Horse Chestnut	12	6.6	137	11.7
T3	Hawthorn	5.5	3.4	35	6.0
T4	Pear	5.5	4.3	59	7.7
T5	Hawthorn	7.5	3.5	38	6.2
T6	Plum	7	6.1	118	10.8
T7	Plum	8	2.4	18	4.3
T8	Sycamore	15	7.2	163	12.8
G9	Copper Beech	16	4.0	49	7.0
T10	Oak	16	7.2	163	12.8
T11	Yew	11	9.4	275	16.6
T12	Yew	12	4.5	65	8.1
T13	Dead Tree	6	2.4	18	4.3



Impact Assessment Plan
(Existing Layout with Proposals Overlaid)






Drawing No:	CCL 10812B / IAP Rev: 1
Title:	Impact Assessment Plan (Existing Layout with Proposals Overlaid)
Site:	133 King Henrys Road, London, NW3 3RD
Scale:	0 5 10m Scale: 1:1000 Paper Size: A1



Tree Retention Categories	
Stems & canopies shown	
	Category A tree
	Category B tree
	Category C tree
	Category U tree

	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
	Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees.
	Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
	Trees unsuitable for retention due to their very poor condition.

Impact Assessment Plan

	BS 5837 Root Protection Area (radius = 12xstem diameter)	
	Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.	
	Root Protection Area having been amended to account for site conditions	
T1 = Tree No 1	G2 = Group No 2	H3 = Hedge No 3

	Tree to be removed to facilitate the proposal
	Tree to be removed due to its low quality
	Proposed pruning

MN = Measured North:
Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	m ²	Square (m)
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T3	Hawthorn	5.5	3.4	35	6.0
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T5	Hawthorn	7.5	3.5	38	6.2
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T7	Plum	8	2.4	18	4.3
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T12	Yew	12	4.6	65	8.1
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CROWN

08000 14 13 30

Arboricultural Method Statement

08000 14 13 30

Site: 133 King Henry's Road, London, NW3 3RD

Date: 29/11/2023

Revision: 1

CCL ref No: 10812B

Author: Emma Naylor
TDS: (Arboriculture), ED (Forestry & Arboriculture), M. Arbor. A

Client: Joe Ibbotson

CROWN

Tree Consultancy

08000 14 13 30

Tree Protection Plan

01422 316660

Tree Retention Categories

Stems & canopies shown

Category A tree

Category B tree

Category C tree

Category U tree

Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.

Trees of moderate quality with a life expectancy of 20+ years. Usually mature trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees.

Unremarkable trees of low quality and more. Individual specimens are not considered to be a material planning consideration.

Trees unsuitable for retention due to their very poor condition.

Drawing No: CCL 10812B / TPP Rev: 1

Title: Tree Protection Plan
(Existing Layout with Proposals Overlaid)

Site: 133 King Henry's Road, London, NW3 3RD

0

5

Scale: 1:100

Page Size: A1

Tree Protection Barriers

The purpose of tree protection barriers is to keep construction activity away from Restricted Activity Zones or Construction Exclusion Zones. The barriers are appropriate to the nature and proximity of activity within the site. The barriers must be erected prior to the commencement of all activity including demolition, soil stripping and delivery of materials and demolition (except where existing structures require demolition to enable the barriers to be installed). Barrier systems are specified below and are to be installed according to the legend on the Tree Protection Plan.

The In-Ground System

This system will be installed where indicated by a solid purple line on the Tree Protection Plan. It will be robust enough to withstand occasional knocks by plant machinery and, once installed, will remain in place throughout the entire construction phase.

Vertical scaffold poles are driven into the ground, onto which are affixed horizontal scaffold poles and diagonal bracing struts. Weldmesh panels (or similar – e.g. Heras type fencing panels, or 18mm plywood boards) are secured to this scaffold framework using sturdy clips (e.g. standard scaffold clips). The system is illustrated in the diagram below and is based on BS 5837 guidelines.

The Back-Stay System

This system will be installed where indicated by a dashed purple line on the Tree Protection Plan. It is more practical over existing hard surfaces or where the fencing needs to be moved to enable permitted activities within a Restricted Activity Zone. This system is able to withstand occasional knocks by machinery and must not be relocated except with the consent of the site manager and the approval of the local authority.

Within this system, weldmesh fencing panels (minimum height 2m) are affixed into rubber or concrete feet and clipped together with anti-tamper couplers. Two couplers should be used, spaced at least 1m apart. Alternate panels will be attached to a diagonal back stay connected to an additional foot or baseplate secured with ground pins or additional ballast. Where ground pins are not used, the total weight of the footplate plus ballast must total no less than 3kN. Where it is not possible to install diagonal struts (such as very close to a hedge) then the front feet will be secured using ground pins or ballast.

Notices

Suitable weather-proof notices are to be displayed to identify tree protection zones. They must state the purpose of the fencing and that it will not be moved, or traversed, other than by authorised personnel.

Restrictions in Specific Zones

Restricted Activity Zone A

Within this zone, tree roots are likely to be present where access will be required to facilitate construction. The following restrictions shall apply:

- No vehicles or plant machinery will park or operate unless a suitable load-spreading surface is in place. The load-spreading surface will be installed specified under the heading **Ground Protection Measures**. This will remain in place throughout the entire demolition and construction phase.
- Removal of any existing surfaces will be lifted and removed using hand tools only.
- No excavation will occur in this zone without consulting the project arborist and obtaining approval from the local authority.
- Existing ground levels will remain undisturbed.
- No new permanent or temporary structures will be erected.
- Underground services will not be installed in this area.
- Storage of materials and spoil will be avoided in this zone unless it has been agreed with the project arborist that the ground protection measures are adequate to ensure no soil compaction or contamination occurs.
- All hazardous materials (including non-essential cement products) will be forbidden.
- No fires will be permitted.
- Vehicles or plant machinery in excess of 2 tonnes will not be permitted in this area.

Restricted Activity Zone B

When installing the new surface over the Root Protection Area of T4, the following restrictions will apply:

- Prior to the new surface being installed, no vehicles or plant machinery will drive, operate or park until unless ground protection measures are implemented as specified under the heading **Ground Protection Measures**.
- Excavation will be undertaken using hand tools only.
- Excavation depth will be limited to 50mm.
- The new surface and sub-base will be permeable.

Timing of Operations

Activity within the site shall be phased according to the following chronology

Order	Phase	Activity
1st.		Planning conditions relating to trees to be identified and discussed with the Project arborist and site manager.
2nd.		All specified tree removal and pruning to be undertaken (see Header -Tree Works Schedule).
3rd.		Install the tree protection barriers (fencing and ground protection boards - see Headers -Tree Protection Barriers and Ground Protection Measures).
4th.	Pre-Construction Phase	Pre-Commencement site meeting: Tree protection barriers inspected. Additional protection measures to be agreed. Variances to be agreed. Location of underground services to be agreed. Boundary treatments to be agreed. Extents of excavation to be agreed. Scaffold restrictions to be agreed. Exact specification for foundations to be agreed. Exact specification for new surfaces to be agreed. Scope of future inspections / monitoring to be agreed.
5th.		Arboricultural Method Statement to be revised and approved (if necessary).
		Protection measures confirmed acceptable by the local authority
6th.		Demolish existing structures and remove existing surfaces where applicable.
7th.	Construction Phase	Install new buildings, hard surfaces and services taking into account restricted activities as specified in this Arboricultural Method Statement.
8th.		Site meeting with project arborist. Landscaping restrictions to be agreed. Condition of retained trees to be assessed and mitigation agreed. Ground conditions to be assessed and ground remediation to be agreed.
9th.	Post-Construction Phase	Remove protective barriers (fencing and ground protection measures as applicable).
10th.		Undertake restricted landscaping operations within Root Protection Areas, including (where applicable) boundary treatments, pedestrian surface and proposed tree planting.

Removal of Tree Protection Barriers

Removal of protective fencing or ground protection measures will only be done after all major construction work is complete and their removal has been approved by the appointed arborist.

Ground Protection Measures

Within Restricted Activity Zones, soils containing roots may be subject to compaction due to general construction activity (including pedestrian activity and use of plant machinery). In order to minimise compaction, it is proposed to ensure that a suitable load-spreading surface is in place at all times.

Any existing hard surfacing may be retained where engineers consider it adequate to spread the load of construction traffic. Otherwise, it will be reinforced or replaced with adequate ground protection measures.

Unless specified otherwise, ground protection will consist of 30mm OSB boards laid at double thickness and screwed together to prevent slipping. The ground will be made even by raking, and by adding a 100mm of sand or woodchip, wherever vehicular access is proposed. Where only pedestrian traffic will occur, boards or planks may be laid directly onto the ground, laid at double thickness and screwed together to prevent slipping.

If engineers consider OSB boards to be inadequate (e.g. for large plant machinery where the tracks may chew up the timber) sturdier ground protection measures will be installed such as road plates, or 100mm x 75mm angular gravel installed to 50 cellular confinement system (e.g. CelluGrid®). If a piling mat is required, specifications will be agreed between engineers and the project arborist.

The ground protection measures will be installed and approved before the commencement of demolition and construction activity and before the arrival of plant machinery or materials. They shall remain in place until all heavy construction activity is complete or until they are due to be replaced with a new hard surface.

Construction Exclusion Zones

Within Construction Exclusion Zones the following restrictions apply:

- Tree Protection Barriers will be erected and maintained throughout the entire project as indicated on the Tree Protection Plan and under the header 'Tree Protection Barriers'.
- These will remain in place at all times except when any authorised landscaping works are being undertaken. At such times, adequate ground protection measures will be installed, and excavation shall be limited to that required for new planting. Furthermore, the project arborist will be consulted prior to any works being undertaken in these zones.
- No construction activity or excavation will occur unless agreed otherwise by the project arborist and local authority.
- No vehicles or plant machinery will be driven or parked.
- No tree works, other than those specified on this document will be undertaken.
- No alterations of ground levels or conditions will occur.
- No chemicals or cement washings will be permitted.
- No temporary structures will be installed.
- No spoil will be stored.
- No fires will be permitted.
- All hazardous materials (including non-essential cement products) will be forbidden.

Tree Works Specification

The following table specifies the tree works which will be required prior to the commencement of construction activity:

Tree Reference	Action Required	Notes
T3	Remove.	n/a
T13	Prune the canopy overhanging the garden back to the boundary.	Pruning not to exceed the boundary.

Inspection	Site Attendees	Comments
Pre-Start Desk top To occur prior to any works taking place on the site.	N/A	Project Manager and Site manager to study this Method Statement & contact the Project Arborist to agree all protection measures.
Pre-Start Meeting After tree works are completed & tree protection barriers/ground protection measures are installed. Prior to any other activity, inc. demolition & soil stripping.	Site manager, project arborist. Tree Officer invited.	Tree protection fencing locations & specifications checked. Ground protection measures checked. Contractors are to be inducted to all relevant aspects of the Arboricultural Method Statement. Responsibilities checked and acknowledged. Adherence to the Arboricultural Method Statement is to be discussed and agreed. Report on findings to be sent to the local authority tree officer.
Monthly Inspection and Reporting To occur once per calendar month throughout the entirety of the project until the local authority agrees that tree protection measures may be removed.	Site manager and project arborist	Tree protection fencing locations & specifications checked. Ground protection measures checked. First month, present and future month - activities and adherence to Arboricultural Method Statement discussed and checked. Report on findings to be sent to the local authority tree officer within 5 working days.
Any other ground disturbance in Restricted Zones & Construction Exclusion Zones Including demolition, soil stripping, removal of hard surfaces, excavation for new surfacing, foundations, service trenches etc.	Site manager, project arborist.	Two weeks' notice is to be given prior to commencement. Excavation is to be as specified in this Method Statement. Excavations are to be recorded and photographed. Mitigation measures to be employed as specified by the project arborist.
Post-Construction Meeting Post external construction activity but prior to removal of fencing & landscaping operations.	Site manager, project arborist. Tree Officer invited.	Retained trees inspected. Ground conditions assessed and mitigation measures agreed upon where appropriate. Further landscaping operations and restrictions to be agreed.

* Where agreed with the L.A. it may be acceptable to supply photographs of the fencing to avoid the necessity for a site visit.

Personnel and Accountability

This table should be completed at the Pre-Start Meeting or earlier

Position	Name	Contact Phone & email	Roles
Project Manager	Insert Details	Insert Details	Liaising with site manager & project arborist regarding any potential issues relating to trees. Scheduling of meeting, excavations and inspections. Overseeing this monitoring schedule. Instructing the project arborist and arranging access. Liaising with local authority regarding discharge of planning conditions and variances to the Arboricultural Method Statement.
Site Manager	Insert Details	Insert Details	Day to day monitoring of tree protection measures. Fortnightly supply of site photographs showing all tree protection measures. Induction of all contractors. Reporting to the Appointed Arborist of any incidents or potential variations to the agreed tree protection measures.
Project Arborist	Crown Tree Consultancy	08000 14 13 30 0203 797 7449 info@crowntrees.co.uk	Liaising with LPA Tree Officer over all arboricultural matters. Initial inspection and signing off of tree protection barriers including ground protection measures. Monthly site visits and inspections. Reporting to the local authority following site inspections and any variation or incidents.
Local Authority	London Borough of Camden	Mr Nick Bell - HS	Liaising with the appointed arborist to agree suitability of tree protection measures and any variations. Enforcement. Advice and assistance with the discharge of planning conditions relating to trees.
Additional Contact	Insert Details	Insert Details	Insert Details
Additional Contact	Insert Details	Insert Details	Insert Details

Reference to table in main report	Age & Species	Height (m)	Crown Spread (m)	Canopy Height (m)	W	N	E	S	Notes	Recommendations	Upriser	Assess
T1	Early-Mature Sycamore Acer pseudoplatanus.	11	4	29	4.5	4	4.5	4.5	Position: Form: History: Defects: Other: Sited within the front garden in a small retained planter. Twin-stemmed at 1m with a compact crown. Previously crown reduced. No significant defects observed. Recorded stem diameter is equivalent for 3 stems (40cm & 30cm).	No action required.	Moderate	High
T2	Early-Mature Horse Chestnut Aesculus hippocastanum.	12	4.5	55	4.5	4.5	4.5	4.5	Position: Form: History: Defects: Other: Sited on third party land. Twin-stemmed at 1m with a slightly unbalanced crown. Previously crown reduced. No significant defects observed. Limited inspection, dimensions estimated.	No action required.	Moderate	High
T4	Early-Mature Pear Pyrus sp.	5-5	2	35	3	3	3	3	Position: Form: History: Defects: Other: Sited within the rear garden. Triple-stemmed at 1m with a slightly unbalanced crown. Occasional pruning wounds due to crown lifting and previously crown reduced. Dead branch to upper crown, significant cavity developing to north-east base at an above ground level (unacceptable condition at ground). Recorded stem diameter is equivalent for 3 stems (100cm, 100cm, 120cm).	No action required.	Moderate	Low
T5	Early-Mature Hawthorn Crataegus monogyna.	7-5	3	39	3.5	3.5	3.5	3.5	Position: Form: History: Defects: Other: Sited within the rear garden. Single stemmed and vertical with an unbalanced crown with a co-dominant stem at 6.5m. Occasional pruning wounds due to crown reduction. No significant defects observed. Recorded stem diameter is equivalent for 3 stems (10cm and 22cm).	No action required.	Good	Good
T6	Early-Mature Plum Prunus sp.	7	3.5	51	4	4	4	4	Position: Form: History: Defects: Other: Sited on third party land. Triple-stemmed specimen. History: Occasional pruning wounds due to crown reduction. No significant defects observed. Recorded stem diameter is equivalent for 3 stems at 20cm, 30cm, 30cm. Limited inspection, dimensions estimated.	No action required.	Good	Low
T7	Semi-Mature Plum Prunus sp.	8	1.5	20	2	2	2	2	Position: Form: History: Defects: Other: Sited within the rear garden. Single stemmed at 1m with a slightly unbalanced crown. No evidence of significant pruning. No significant defects observed.	No action required.	Good	Low
T8	Mature Sycamore Acer pseudoplatanus.	15	4.5	60	6	6	6	6	Position: Form: History: Defects: Other: Sited on third party land. Multi-stemmed at 1m with a slightly unbalanced crown. Occasional pruning wounds due to crown lifting. No significant defects observed. Limited inspection, dimensions estimated, by growing up stem.	No action required.	Good	Moderate
T10	Early-Mature Copper Beech Fagus sylvatica 'purpurea'.	16	5	60	4	4	4	4	Position: Form: History: Defects: Other: Sited on third party land. Twin-stemmed at 1m with a balanced crown. No evidence of significant pruning. No significant defects observed. Limited inspection, dimensions estimated.	No action required.	Moderate	Moderate
T11	Mature Oak Quercus robur.	11	3	28	11	25	7	4.5	Position: Form: History: Defects: Other: Sited on third party land. Twin-stemmed at 1m with a slightly unbalanced crown. Multiple pruning wounds due to crown reduction. Cavity developing at old pruning wounds, small scattered deadwood throughout significant dead branch overhanging garden of 100cm x 10cm. Two stems retained, one at 2m, and the other 6m. Limited inspection, dimensions estimated.	Remove deadwood.	Moderate	Moderate
T13	Dead Tree Dead tree.	6	3	20	3.5	3.5	3.5	3.5	Position: Form: History: Defects: Sited on third party land. Dead.	Remove.	Dead	Dead