

**2 Elsworthy Terrace. NW3 3DR**

**Tree Protection - Technical Note relating to 2023/5350/P. April 2024.**

Please refer to Elsworthy 2. 2037.PL3.200pl1. TPP. April 2024. This drawing shows the position of plywood boxes to be assembled prior to any building works at number 2. The new application does not change the front garden arrangement from 2023/5350/P. The rear garden plywood box stays in the same place as in 2023/5350/P. This technical note states that there is no material change from 2023/5350/P with regard to trees in the application accompanied by Elsworthy 2. 2037.PL3.200pl1. TPP. April 2024.

Rehearsed Method.



Ts 1 & 2 are London Planes managed on behalf of the public by the Borough. These can be described as high pollards.

The front garden wall of number 2 is well out of plumb and is cracking. The retaining wall adjacent to the front elevation is cracking and leaning towards the house.

The vast majority of the front garden is paved.

The proposal looks to solve potential as well as existing structural problems. Structural engineers have specified a deep foundation to the proposed new light well retaining wall. This acts as a modern root barrier to the London Planes and prevents roots getting near the front elevation. Modern foundations will also help prevent new retaining walls from getting out of plumb. The new retaining wall is 1.4 metres closer to T1 (circa 8 sq metres of area). The normative root protection area of T1 is 215 square metres.

Trial pits have shown small diameter roots to 30mm diameter at depth and there is slight desiccation of the clay layer. (gw). From what is known of Plane rooting it is a safe assumption that the tree will have rooting offset into the subbase of the road. It is well known that shallow roots do not preclude deep roots.

Looking at recent neighbour excavation at number 1 (rehearsed at preapp) and historic light well extension along the road it is a safe assumption that the root barrier proposed will not affect the cyclically pruned street Planes.

The light well retaining wall is at depth to be a root barrier and should remove any future householder claims of actionable nuisance with regard to the Planes

The new planting bed is wider and would replace the orange clay component with topsoil.

New paving will be porous.

The front wall will be rebuilt on new foundations.

### Arboricultural method statement - AMS

This AMS is to guide constructors towards avoiding any unnecessary damage to trees which will lead to LPA enforcement and consequently cause significant delays and loss to householders.

Please refer the tree protection plan Elsworthy 2. 2037.PL3.200pl1. TPP. April 2024.

- Scale bar & north point.
- Existing plan.
- Proposed lower ground floor and garden.
- The position of catalogued trees with normative root protection area as described in the BS.
- Pavement tree plywood boxes.

Prior to any building works the pavement London Planes T1 & T2 will be protected. Contractors will be responsible for any necessary pavement licences.

The majority of the trees normative root protection area (as described in the BS) is protected by pavers, granite kerbs and road tarmac.

The pavement trees will be enclosed with plywood boxes fixed to the pavement and kerbs.

The boxes will be made from 18mm shuttering ply fixed to an 80 x 80 mm timber frame.

The frame will be fixed to the pavement and kerb using expansion bolts.

They will be 1.8 metres high. When disassembled the expansion bolt holes will be blinded with epoxy cement.

**The plywood boxes will remain in place until all building and landscaping works are complete.**

Front light well - sequence of events after plywood boxes have been assembled.

Remove shrubbery. Place steel road plates over the existing planters.

All paved surfaces will be retained and used as a working platform.

Demolish front wall to ground level.

**Carry out all other building and landscaping works.**

Excavate light well extension using rubber tracked micro digger.

Arborist to prune back cleanly any exposed roots at 90 degrees to their axis at the edge of excavation.

Construct lightwell foundation and build retaining wall.

Fragment and lift front wall foundations by hand.

It is likely that there will be a track of fibrous roots running parallel with the subterranean part of the wall. Fibrous roots street side will be preserved.

The subterranean part of the wall can be fragmented from the house side outwards.

The fibrous roots can be covered with Hessian sacking to prevent drying out.

This sacking can be pinned to the side of the excavation.

It is likely that foundations for the wall are a simple brick corbel. In the unlikely event that foundations are massed concrete this will be fragmented by a hand held road drill or blunt bar only.

It is likely given that the wall is cracked that there are roots with a diameter greater than 25mm under it. It is also possible that there are roots now growing through the cracks. Constructors will consult with their arborist when roots are uncovered.

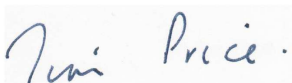
Roots growing through the wall will be wrapped in stiff wool felt and bridged through the new foundation. Bridging will be via upvc half pipes prior to pouring concrete.

Visible roots deeper than new foundation depth will be covered with dpc membrane prior to pouring concrete.

Remove road plates and lay porous paving between the new front and light well walls.

Build new front wall.

Ameliorate topsoil in planters and carry out planting.



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