



## Condition 5 - Tree Protection Plan (TPP)

for the

Extension to 10B Wavel Mews, London NW6 3AB

Planning reference – 2020/1627/P

Prepared by CMP Construct Limited

Rev No.	Revision Description	Updated by	Date
1	Updated further to client review	DFK	26 Mar 24
2	Updated further to comments from LB of Camden	DFK	2 July 24
3			
4			

## Introduction to CMP Construct Limited

CMP Construct Limited was established to provide professional Construction Management Plans and associated documents, to Clients, Developers, Contractors, Project Managers and Architects to support their Planning Applications and Discharge of Conditions. We have completed CMPs for the majority of London and South-East England Councils over the past 6 years.

CMP Construct Limited is led by Damien Kenny – Technical Director (BSc in Construction, MCIQB), who has over 30 years' experience in the delivery of Construction Projects across the UK. He has worked for a number of major contractors including Sir Robert McAlpine, Bovis Lendlease and has been a main board director at Mace Limited and at Morgan Sindall plc subsidiary – Overbury plc.

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## Section 1. Introduction

The following Tree Protection Plan (TPP) has been produced for, the site owner Arthur Enikeev, to explain the proposed programming and construction logistics methodology for the redevelopment at 10b Wavel Mews, London NW6 3AB for the construction of rear and side extensions at first floor, the lowering of the internal ground floor level and associated amenity space, without damage to adjacent trees. As required to discharge Condition 5 of the Planning Approval Reference - [2020/1627/P](#).

### Condition 5 – Protection of Trees

*Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing.*

*Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".*

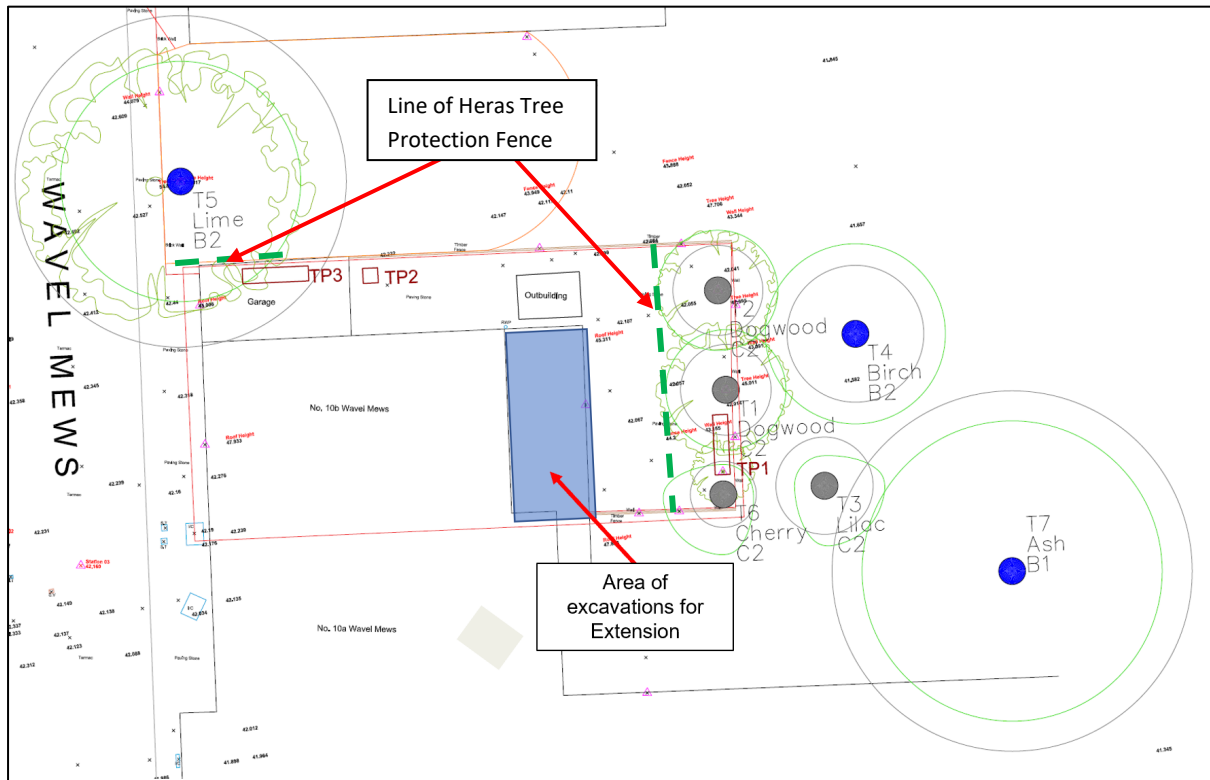
*All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.*

*Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species.*

**Reason:** *To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.*

## Section 2. Tree Protection Plan

The extract below from the Arboricultural Impact Assessment Report dated 15 July 2016, shows that the proposed rear extension works do not impinge on the root ball or canopy of the surrounding trees at 10B Wavel Mews.

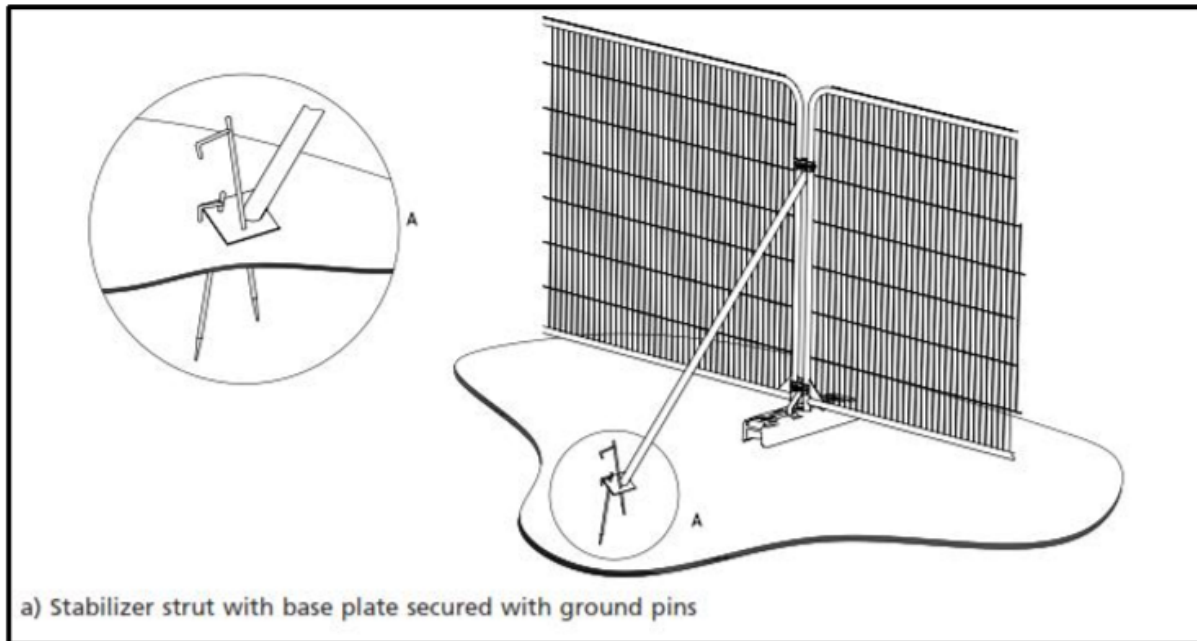


If it is required to work in the proximity of any of the trees around the vicinity of the house, the following tree protection procedures will be adopted.

To avoid encroachment during the development phase, a temporary boundary fence, using HERAS fencing or similar, will be installed for the duration of the development phase. This will be installed beyond the recognised distance when working near woodlands of  $\geq 15\text{m}$  from the woodland edge, the installation of the barrier will reduce the potential for development creep and will ensure the trees are protected from root damage/compaction in accordance with BS 5837 and national standards.

The method statement will be implemented by the use of physical barriers around the trees and by highlighting the Tree Protection requirements in the Site Induction given to all operatives prior to commencing work on the site, so they understand the constraints of working adjacent to the trees.

It is considered that HERAS-type fencing will be most appropriate form of tree protection. the fencing will comprise of continuously joined panels and will be secured utilising an 'above ground stabilizing system', with the fencing base stabilizer strut secured with ground pins with a base plate, as illustrated overleaf.



**Tree protective fencing construction.**

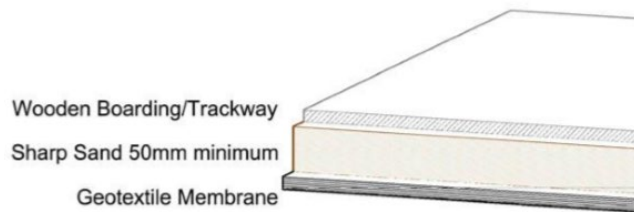
Fencing will be positioned as far as possible on the perimeter of the Root Protection Area (RPA) to define a Construction Exclusion Zone and will be further identified by 'Tree Protection' warning signs (see images below).



If it is required to complete works over the root ball to retained trees in the area of the new house, ground protection will be laid directly onto the existing ground level with no excavation, prior to the commencement of any development, and in accordance with the details outlined below.

Ground protection will be installed as follows:

- A geotextile membrane is laid directly on the soil surface.
- Onto this is laid a minimum depth of 50mm sharp sand, or 100mm bark; and
- Boards or protective trackways are then laid onto the sand/bark layer.



[Example Ground Protection Build up.](#)

All ground protection shall remain in place for the duration of all development activities, or until replaced by new permanent surfaces using reduced-dig construction techniques.