

TREE PROJECTS

PROFESSIONAL & TECHNICAL ARBORICULTURE

8th October 2024

Spink Partners
4, Syon Gate Way
Brentford TW8 9DD

FAO Ed Ashby

Dear Ed,

Re: 35 Elsworthy Road, London NW3 3BT: new front garden fence

I write with reference to the drawing set provided by Burwell Architects and in support of a planning application for the above premises, seeking permission to install a new, low, front garden wall combined with a timber fence, posts and gates.

1.0. Background.

1.1. The current application is a revision of 2024/0357/P that was refused, it is understood, on grounds of design and character of the street scene. It is further understood that Conservation Officers requested incorporation of a masonry element to the boundary treatment as this was felt to be more in keeping. The key material distinction between the two applications, from the arboricultural perspective is provision of a low masonry wall, of between two to three courses height (plus brick on edge coping), to be located beneath the timber elements. Please refer to the drawings of Burwell Architects. The masonry is expected to be primarily of cast reinforced concrete construction onto which brick slips will be placed.. RC Concrete is considered necessary to help provide longevity to the structure by way of resistance to the potential forces that tree roots can exert and, to span screw piles that help minimize invasive excavations.

1.2. Tree Projects provided an earlier version of this statement dated 27th July 2023. Despite its refusal, that statement met with approval of arboricultural officers and the principles outlined before are retained here and have been adapted to match the revision. I confirm my continued contribution to the revised scheme design and reference one tree, a London Plane Street tree, shown as T1 on the attached tree schedule. A tree protection plan is attached that summarises the following methodology:

2.0. Description and Proposed Method Statement.

2.1. In order to provide resilience to the structure, minimize root and ground disturbance, and avoid the use of a strip foundation, it is proposed that the 'plinth wall' is supported on sections of cast in situ reinforced concrete beams supported on screw piles that incorporate posts and support the fence above. Screw piles were proposed within the earlier application and should help provide a structure capable of resisting the potential lifting and lateral forces that could be exerted by tree roots. Screw piles are expected to be 1550mm long and 68mm diameter.

2.2. So as to manage the risk of a screw pile being placed above a tree root, it is proposed that prior investigations are undertaken at each location within tree RPA. The sequence will entail excavation of

Nick Bentley t/a Tree Projects, The Maisonette, 22d Old Park Avenue, London SW12 8RH
email: treeprojects@hotmail.com - mob: 07788 726 720

a 600mm deep hole to be dug using a hand operated [Roughneck brand] post hole digger. Once formed, a small diameter pilot hole is then to be opened in the center of this excavation using a 40mm diameter iron bar to a further 600mm. The bar is to be worked progressively into the ground and it is expected that any substantial roots would be 'felt' by the resistance and nature of resistance felt by the operative.

2.3. Should any roots be encountered that are above 25mm within the first excavated hole, or otherwise provide an impediment in the pilot hole, the position of the screw pile will be adjusted until a location clear of obstruction is identified.

2.4. It is recommended that trial excavations are undertaken under direct arboricultural supervision and prior to the screw-pile insertion crew's arrival on site. Following this, insertion of each pile must be undertaken using equipment located within the front garden only and once existing site cabins have been dismantled. With prior testing of each pile location with arboricultural oversight, no adverse impacts are anticipated to occur to what is acknowledged to be a hardy species of tree.

2.5. Once screw piles have been located and installed, excavation by hand is to be undertaken that is of 275mm (one brick) width (front to back) along the lines of the proposed boundary wall, that will be no more than 120mm depth below pavement level. A 50mm compressible layer such as clay board, will be used to line the base of the excavation. Onto the compressible layer, timber form-work will be carefully constructed and reinforcement installed such that steel head of the screw piles are intimately linked to steel reinforcing. The formwork should incorporate two supporting lips at the base that will provide support to brick slips and give a 225mm wide wall once slips and bricks-on-edge coping has been constructed. Concrete to be to the specification of the project engineer.

2.6. Brick slips are to be glued to the beams, coping bricks laid in the traditional way and then pointed to finish. Timber posts are to be secured to the cast beams by stainless steel dowels and resin-anchored bolts as appropriate.

3.0. Conclusion

3.1. The current proposal closely matches the previous scheme in that ground works are to be minimized and where screw piles provide the bulk of support.

3.2. Formwork needs to be carefully constructed such that supporting corbel for slips is provided and allow for brick coping, and be provided with a compressible layer beneath. Excavations are to be minimized and no greater than 120mm depth below paving level and need only be of sufficient depth to ensure concrete out of sight below the first lines of slips

3.3. The cast structure will provide sufficient means to anchor and support the timber posts, fence and gates.

3.4. Arboricultural oversight to establish screw pile locations and, inspection of the nominal ground works prior to formation of shutter will, together with the design principles described, help ensure provision of a robust yet aesthetically pleasing structure.

Yours sincerely,

Nick Bentley, HNDH, RFS Cert Arb.

Enc: Tree Schedule extract pertaining to T1. Front Garden Tree Protection Plan.

	Tree Projects BS 5837 Survey to 35 Elsworthy Road: Update to schedule of Tim Moya, August 2014, 140229-PD-10																		
	Date May 2022																		
	CURRENT STATUS:																		
	no longer present																		
	present and scheduled to be removed under authority of 2014/5436/P and reference to arb report of (Tim Moya) August 2014. Requires pre-commencement meeting.																		
	to be retained with full protection																		
Status	Common Name	Latin Name	DBH	Stem Cnt	Height	Low Crown	Nth	Sth	East	West	Age	Life Exp	Condition	BS Cat	Comments	Prelim Mgt Reconn	RPA M2	RPA radius	
	London Plane	Platanus X hispanica	1040	1	16		5	5	5	5	5	20+	Good	B2	Street Tree forward of premises. Maintained by repeat crown reduction	Stem and branch protection required	479.9	12.36	

ELSWORTHY ROAD