

New dwelling - to the rear of no.1 Frognal. London. NW3
New application on same footprint as consented.

Tree care proposals. November 2013.



site for new dwelling

T1

T2

The site is presently a row of lock up garages. There are two Lime trees (T1 & T2) in the neighbouring garden of no. 1 Frognal.

T1 is circa (c.) 18 metres tall with a radial crown spread of c. 5metres. The stem diameter is c. 500mm (at 1.5m from the base).

T2 is c. 16metres tall. The crown spread is c. 1 metre (to the) north, 4m east, 4m south & 5m west. The stem diameter is c. 400mm.

The height of the lowest branch on both trees is c.3metres. Both trees are former pollards but have no significant structural defects visible from ground level

This document demonstrates how re-development will protect and improve the environment for the roots of these trees that maybe within the site.



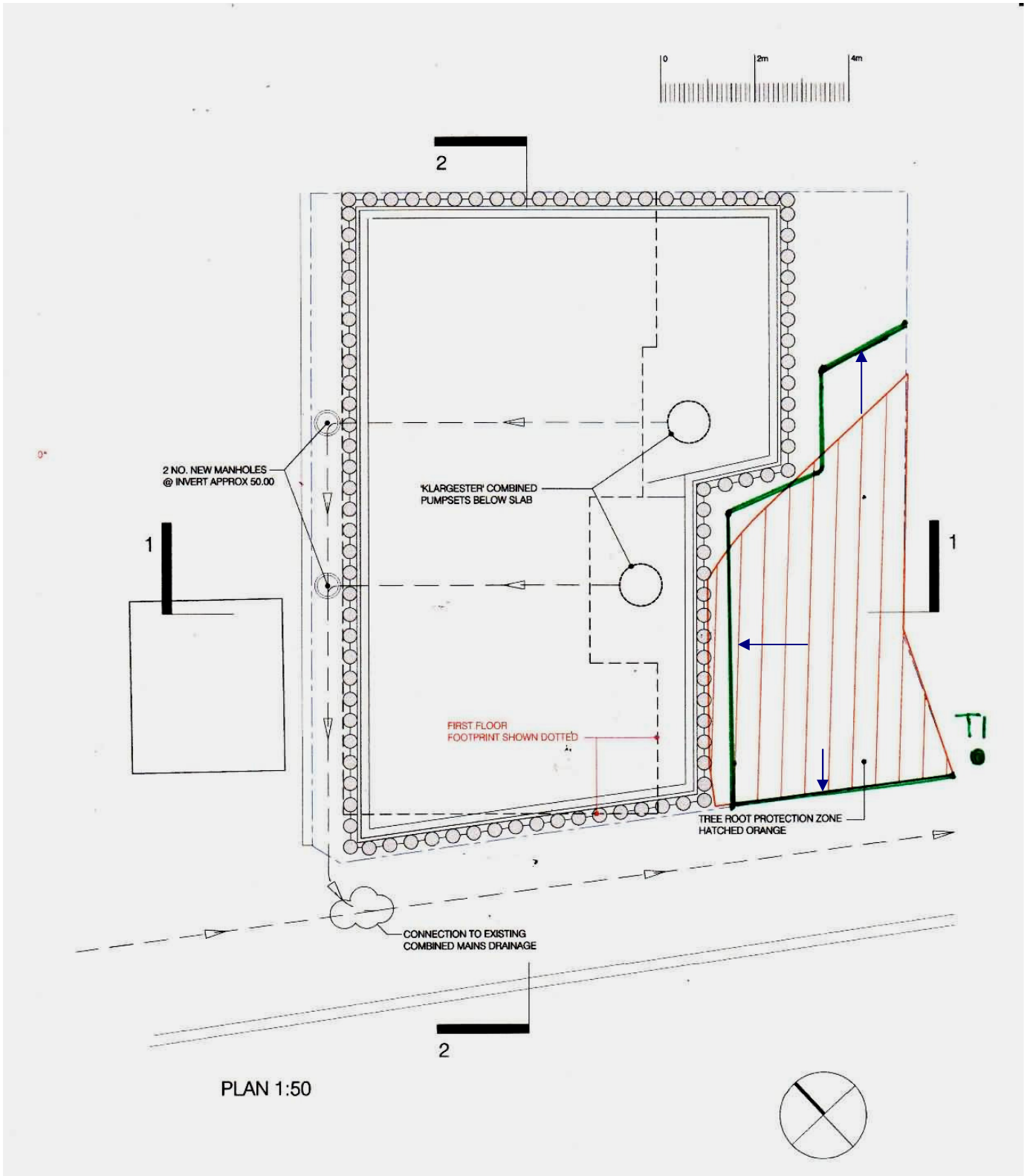
The entire site is concreted or built over.



Part of the rooting system of T1 is visible at the present entrance to the site.



The above is part of a levelled land survey showing the existing garages and yard. The shaded area is where the proposal will consider the possibility of Lime roots being present or in the future able to exploit.



The above piling diagram shows the proposed subterranean extent of the new dwelling.

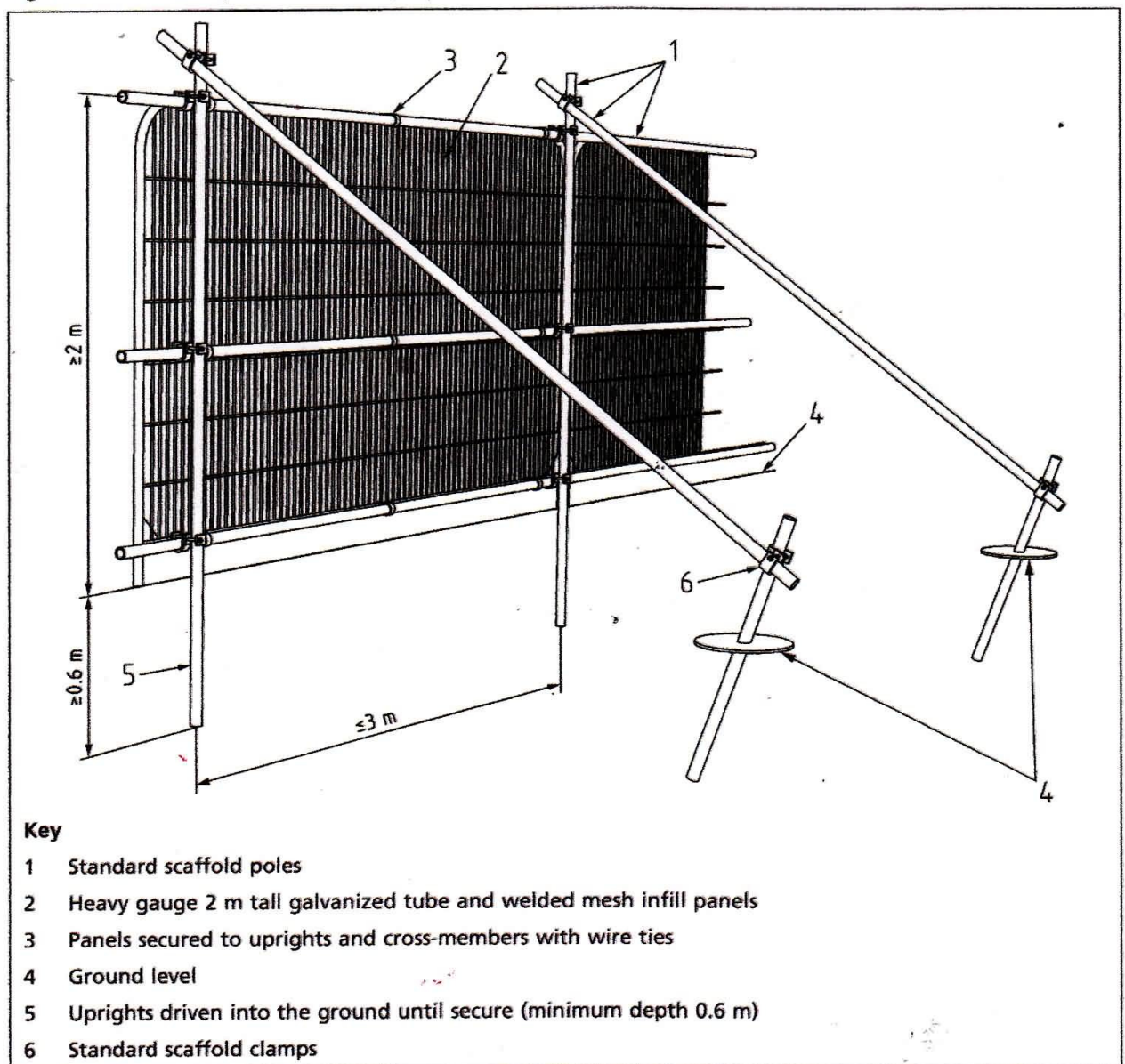
The arrowed line is the position of a temporary fence to be assembled prior to any work on site. This fence will stay in place as will the existing concrete in this area until all other work on site is completed.

The eastern most corner of the site will contain a rainwater holding/ dispersal tank. Foul water drainage is on the western boundary as will be other service trenches.

The temporary fence is known as the tree protection fence (TPF) the area enclosed is known as the construction exclusion zone (CEZ). There will be no building activity in the construction exclusion zone with the possible exception (with written permission from the Local Planning Authority (LPA)) of a temporary site hut being placed on the existing concrete.

A specification for the TPF is found in British Standard 5837 (2012) "Trees in relation to design, demolition and construction"

Figure 2 Default specification for protective barrier



When major building work is complete the fence will be dismantled. Concrete within the CEZ can be fragmented using a road drill and removed by hand. The existing sub-base will remain undisturbed in the areas to be paved. Any new paving will be porous.

New Application

All of the above was included in the document "Tree Care Proposals 0612" which was part of the previous planning application which gained consent.

The trees were re-inspected on the 14th of October 2013 and there is no material change.

The new owners of the site wish to submit a new application with an additional basement level.

Plans have been drawn up by Matthew Cumming of Etch Design (ref ED/1F/ 401 & 402. ED/1F/ 301- 303).

There is no change to the footprint with these proposals.
Piling will be extended to the lower level.

Tim Price. M.Arbor.A November 2013