

To: Alex.Hutson@camden.gov.uk
Subject: Tree Protection and Condition 13 (J39.24)

Alex

The Landscape Architects, Bell Fisher, have submitted a Tree Protection Plan covering the detailing and methodology for the construction of hard surfacing in proximity to retained trees on the site. They have also supplied a cross section of the “no dig construction in SW Courtyard”, drawing no. 862.11A and the “Layout Plan, Sheet 1 and 2”, drawing no. 862.01A which indicates in greater detail the various surfacing to be used and area of no dig construction in proximity to trees.

With regard to the foundation design for the building, in particular in proximity to trees T13-T15, Kier have informed me that the building is to be a pile and beam construction whilst limited excavations, to be undertaken by hand within tree RPAs, will be necessary to construct ground beams for the use of piles, rather than deep strip foundations, will allow roots to remain undisturbed between piles beneath the building footprint. This design principle will accord with section 7.5 “Special engineering for foundations within the RPA” of BS5837:2012.

Given the wording of Condition 13 this only refers to hard surfacing, rather than building foundations, and hopefully the detailing produced by Bell Fisher is sufficient to meet with the requirements of the condition.

I have recommended that a note to be added to the Tree Protection Plan to include monitoring/supervision of all works within indicated root protection areas by an arboriculturally competent person. This will ensure that any excavations and treatment of existing surfaced is controlled by a person who understands the requirements of the trees and can ensure that minimal disturbance occurs to ensure their viable retention.

Commonly on development sites reports and plans are rarely matched together and therefore I would suggest that if all the relevant information is contained on the Tree Protection Plan and detailed Site Layout drawings addressing the landscaping, these could be specifically referred to in any approval of Condition 13.

Regards

Tim

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