

Twyman House
31 – 39 Camden Road
London
NW1 9LR

2011/2072/P

Date 03-10-12

Report to outline constraints surrounding London Plane Tree
(T1)

Contents

1. Introduction
2. Site Location
3. Site Plan
4. Background
5. Engineering options for man hole
6. Basement Wall
7. Canal Wall and Stairs
8. Arboriculturalist Report
9. Results of trial holes

1 - Introduction

Taylor Wimpey Central London, the Freeholder of the site are developing the site in line with permission 2011/2072/P. The site is a development of 54 residential units and an element of commercial floor space. The development sits in close proximity to a London Plane tree (T1). The tree is protected by a TPO and is listed as to be retained within condition 6 of the planning consent.

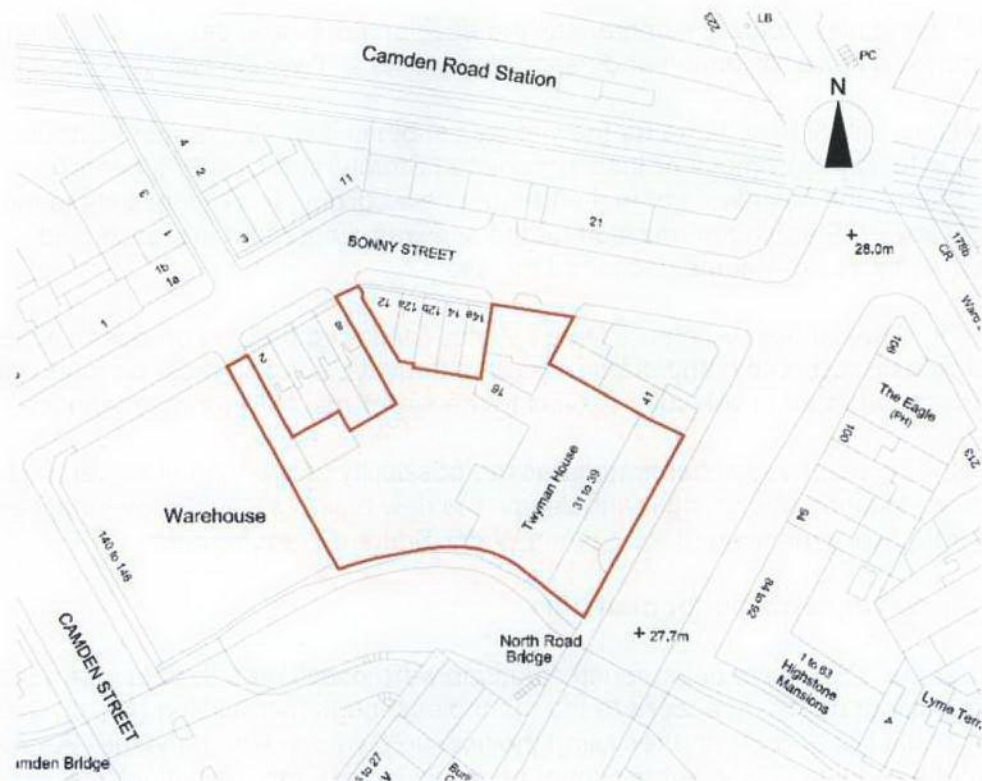
The planning consent was accompanied by Arboriculture report, Dated April 2011. The report stated that the tree could be retained and that neither the development nor any services would not have an adverse affect on it. The report did not take into account services and the necessity to remove the canal wall to comply with the planning consent.

As the original report did not take into account services a second report was commissioned in order to provide an approved method statement for excavating the essential sewer man-hole within the RPZ of T1. The report was submitted to Camden and approved under reference 2012/4537/T.

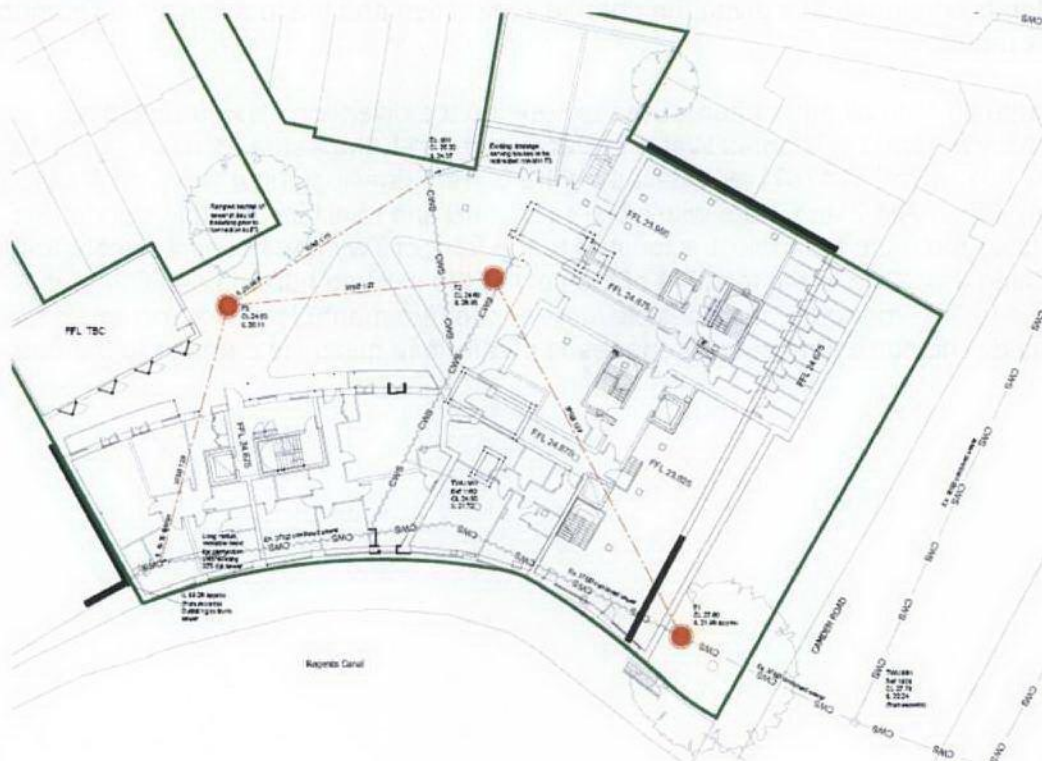
The intention of Taylor Wimpey has been to retain the tree in line with legislation and the consent, as the site progressed and in consultation with Arboricultural experts it has become evident that the original report and consequent report are inadequate and that extraordinary measures may need to be adopted in order to comply with the permission and safeguard the surrounding area.

This report will high-light the reasons for works within the RPZ and will illustrate the lengths taken to avoid any unnecessary work near the tree.

2 - Site Location



3 - Site Plan



4 - Background

The following commentary summarises the developments and decisions relating to the proposed sewer diversion and associated works at Twyman House, Camden.

The original planning scheme for the site was submitted by Squire and Partners (previous to Taylor Wimpey or Iesis (Appointed Structural & Civil Engineers)) involvement) and included a tunnel under the new building to allow access to the existing sewer. Planning permission for the site was granted on this basis and subsequently Taylor Wimpey acquired the site.

Following detailed discussions, Thames Water confirmed that the proposed access tunnel was unacceptable and stated that an alternative solution must be found which will provide permanent vehicular access to the sewer manhole for maintenance.

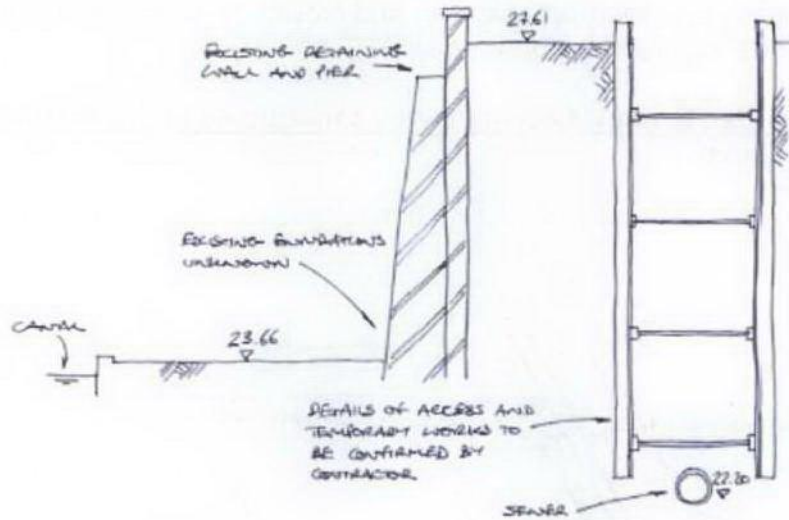
The planning approved scheme negates the possibility of leaving the sewer in place due to the location of existing manholes as the new building would prevent access to these from being maintained, a Thames Water Statutory requirement.

5 – Engineering options for man hole

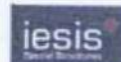
At this stage, alternative engineering solutions were considered to safe guard the tree, including: providing access to the manholes though the building (which Thames Water would not accept) and rerouting the flow up Camden Road and into Bonny Street (the existing sewer levels cannot be made to work for this option). As an alternative engineering solution Thames Water were consulted on the possibility of forming the new connection as a slow radius bend to limit the required excavations but they confirmed that given the change in direction and the location a new manhole was required.

Eventually with all other alternatives exhausted the diversion was proposed and verbally agreed by Thames Water in December 2011, then agreed in writing on 16th May 2012 (Ref: 514787) as detailed on the current drawings (see site plan & drawing one). Manholes 2 and 3 are within the court yard and minimise the flows under the building footprint. Manhole 1 is located to the front of Twyman house adjacent to the existing tree. Due to the location of the sewer, the existing building and Camden Road (a TFL red route) the possible locations for the manhole were extremely limited. The current proposal is the result of efforts to minimise damage to the tree.

Drawing One - Cross section showing relationship of man hole to canal wall



TOTTENHAM HOUSE
SECTION B-B
SE/1041/34/030712/01

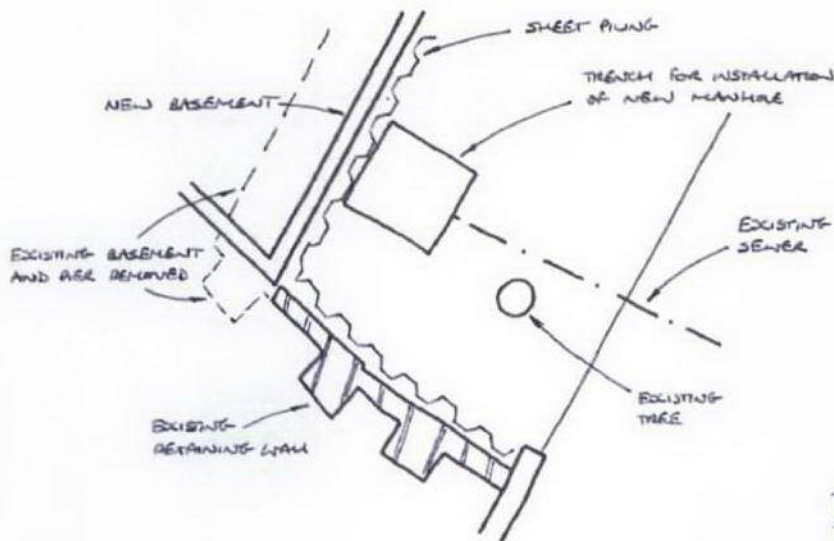


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6 - Basement Wall

In an attempt to reduce disruption to the tree it is possible to leave a section of the existing basement wall in place and construct the new basement inside this line with significant transfer over. However the preferred option is to form the basement on the line of the planning approved scheme over and provide temporary works along Camden Road as required (see drawing two).

Drawing two - Plan to show basement wall constructed in accordance with the building line above



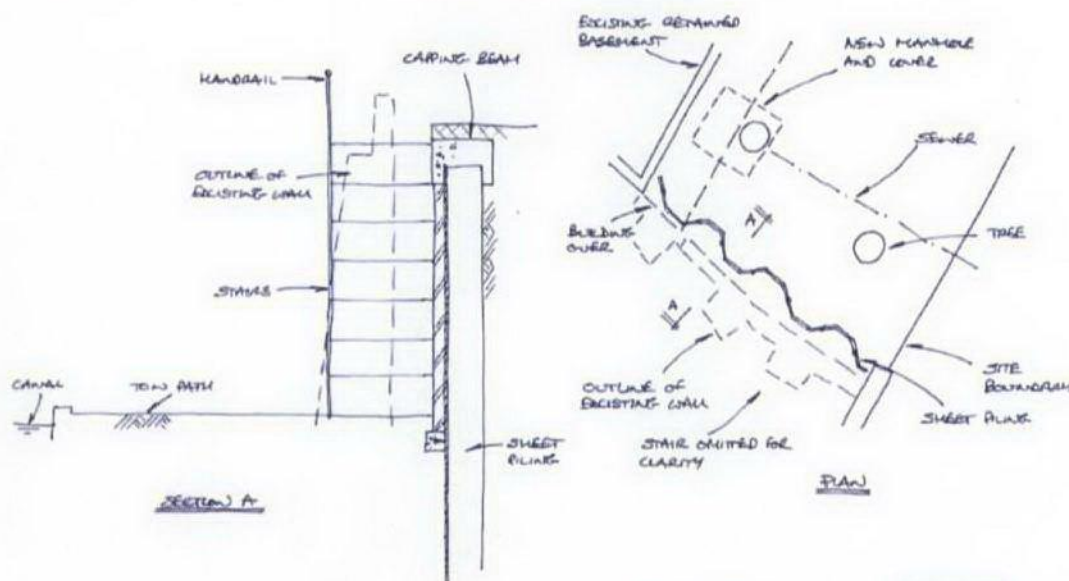
TIVOLAN HOUSE
EXISTING RETAINING WALL
OPTION A - SHEET PILING

SE1041/SK/150312/A

7 - Canal Wall & Stair

The existing brick retaining wall between the tree and the canal shows signs of movement and previous repairs (including additional brick piers built on the tow path side). The planning approved scheme include a staircase from the site down to the tow path, restrictions on the tow path width dictate that this is constructed in the footprint of the existing wall. Options to retain sections of the wall or prop the wall from the tow path have all been discounted due to restrictions on the canal side and currently the scheme involves sheet piling down the back of the wall (see drawing three). Once the piling is installed the wall can be removed and the stairs installed along with new cladding to the piles in line with the consented drawings. The effect of the proposed works on the tree will need to be accessed by the Arboriculturalist.

Drawing Three - Plan showing proposed works required to comply with consented scheme – installation of canal stairs



TAYLOR WIMPEY
CANAL STAIRS PROPOSAL

SHD/1/26/01/02/00



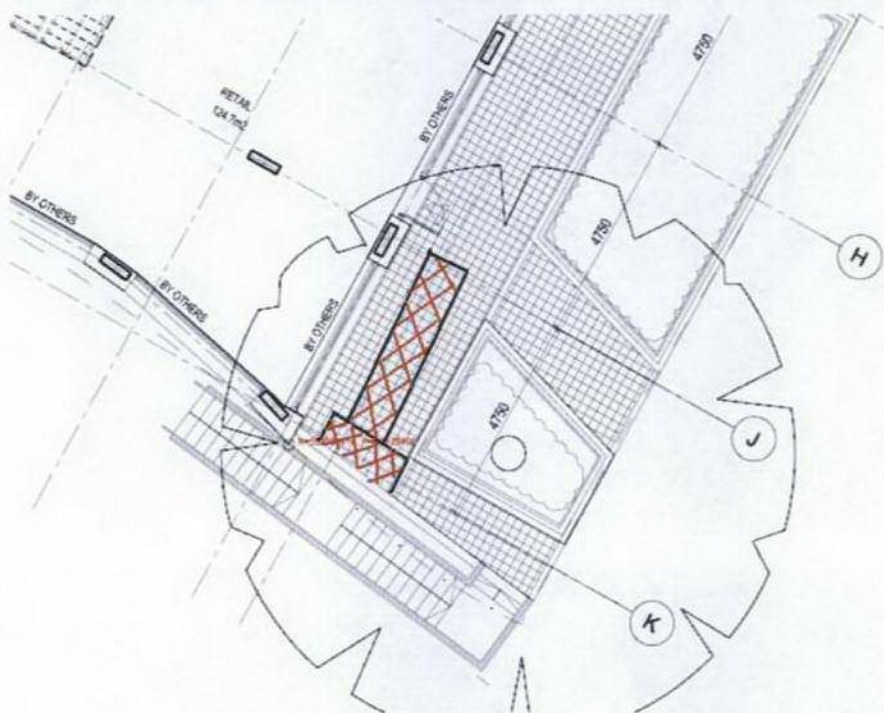
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8 – Arboriculturalist Report

See attached report from Ashmore Trees Dated 1st October 2012

9 – Evidence from trial pits as agreed and recommended on site 1st October

Due to extremely poor ground conditions trenches were not feasible as the ground collapsed. As such an area running through the man hole zone has been exposed and the tree-side face of the canal wall has been exposed. The area is illustrated on the below diagram. Note, the bricks are not builder's rubble as a result of our works; they are all taken from the made-ground that is present along Camden road.



Photographic evidence of trial pits excavated by hand on 2nd October 2012





