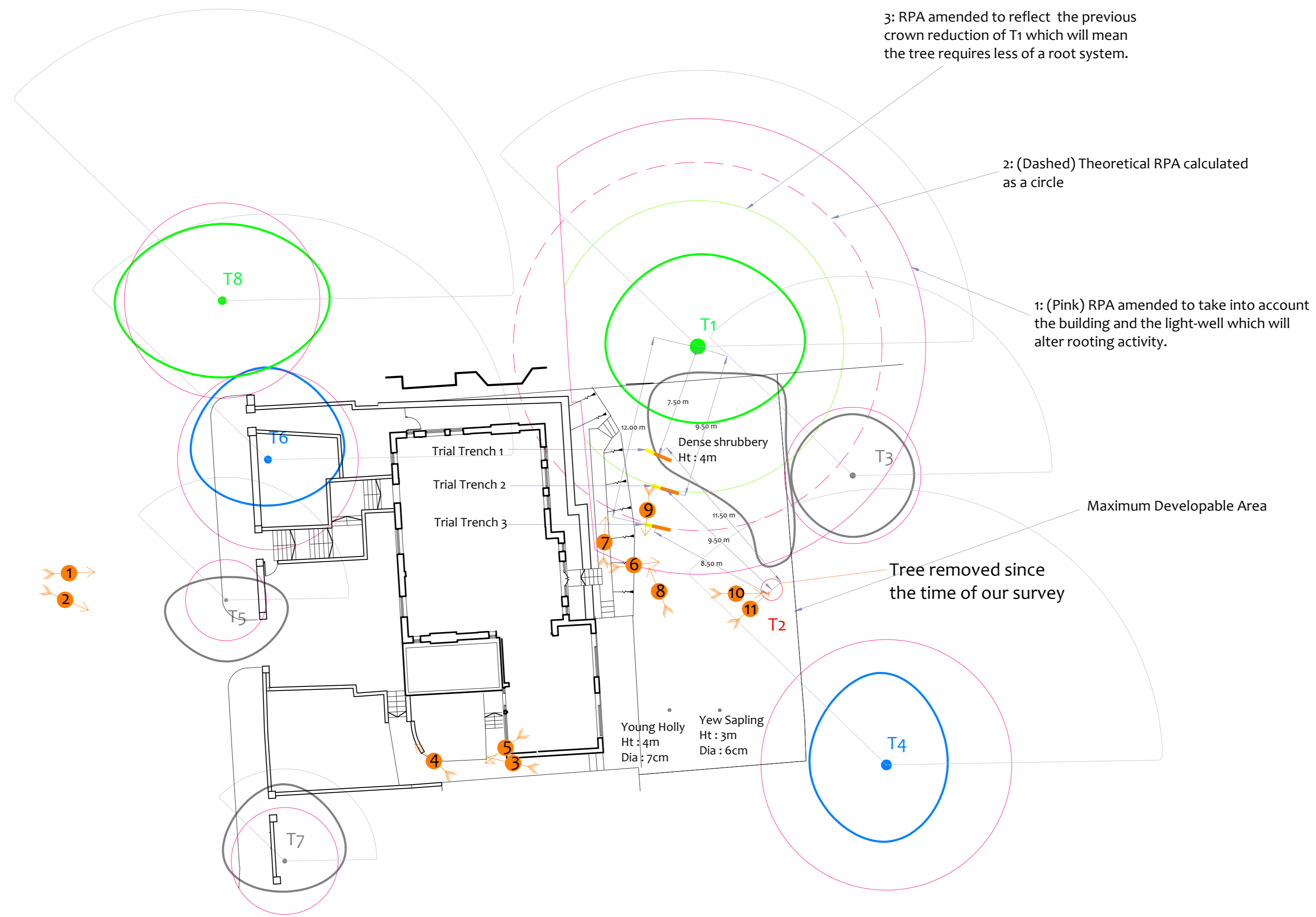




Tree Constraints Plan

(Existing Layout)



Drawing No: CCL 08927 / TCP Rev: 2

Title: Tree Constraints Plan (Existing Layout)

Site: 26 Netherhall Gardens Camden, NW3 5TL

Scale: 1:200 Paper Size: A2



Tree Retention Categories	
Stems & canopies shown	
	Category A tree
	Category B tree
	Category C tree
	Category U tree
	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
	Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees
	Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
	Trees unsuitable for retention due to their very poor condition.

Tree Constraints Plan

	BS 5837 Root Protection Area (radius = 12xstem diameter)
	Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.
	Root Protection Area having been amended to account for site conditions
T1 = Tree No 1	G2 = Group No 2 H3 = Hedge No 3

MN = Measured North:
Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	m ²	Square (m)
T1	Oak	18	12.0	452	21.3
T2	Oak	16	16.8	887	29.8
T3	Sycamore	13	4.4	62	7.9
T4	Lime	18	8.2	209	14.5
T5	Cherry	8	2.6	22	4.7
T6	Lime	16	5.9	109	10.4
T7	Sycamore	6	3.5	38	6.2
T8	Silver Maple	19	6.4	127	11.3



Impact Assessment Plan

(Existing Layout with Proposals Overlaid)

The results of a Trial Pit Investigation into the rooting habit of T1 are presented in our arboricultural report dated 28th May 2013.

The conclusions of that report are reproduced below:

Summary of Conclusions

At a distance of 12m from T1, any proposed development would have no impact on the health or vigour of this tree.

At a distance of 9.5m from T1, any proposed development would have negligible impact on the health or vigour of this tree.

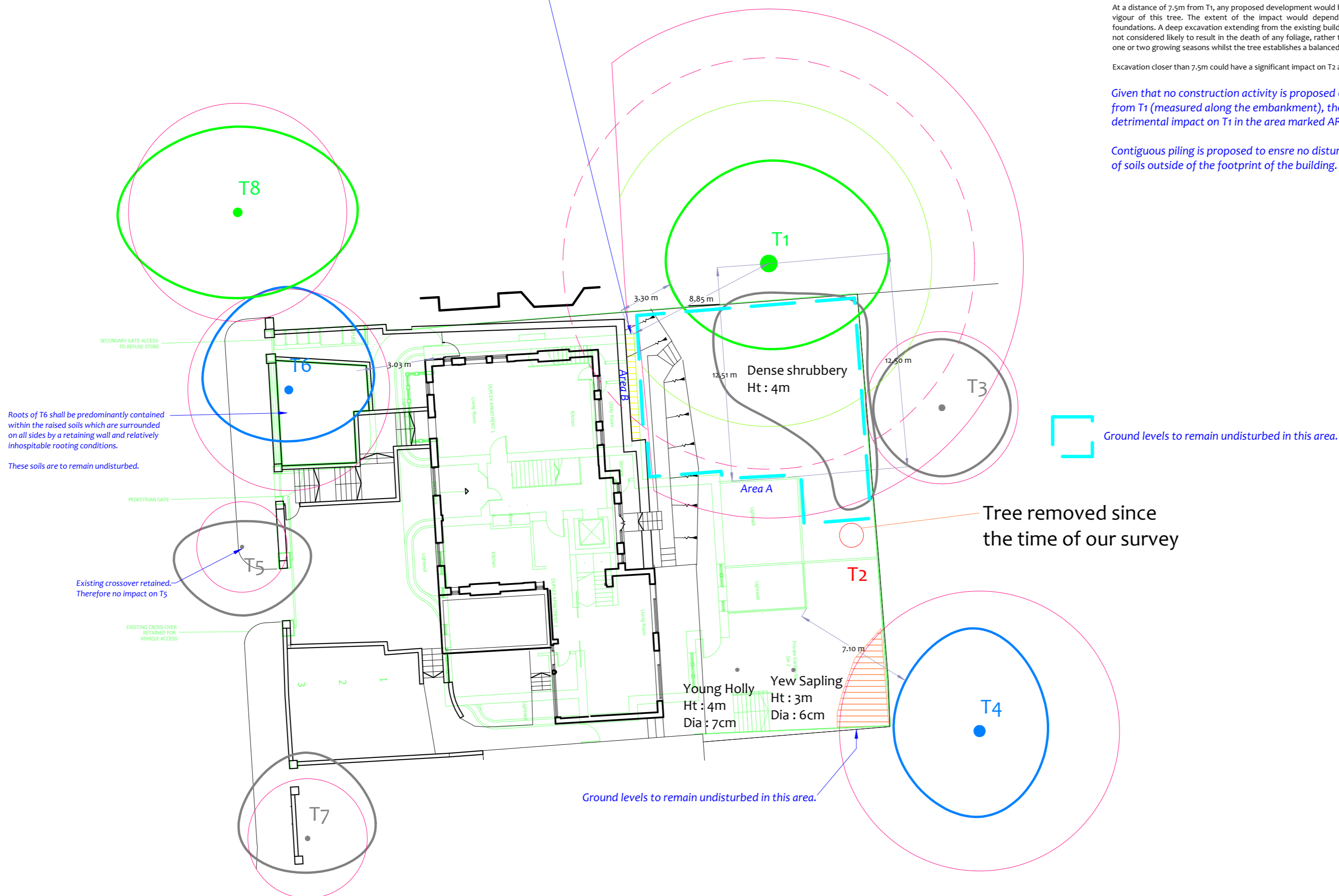
At a distance of 7.5m from T1, any proposed development would have some impact on the health and vigour of this tree. The extent of the impact would depend on the length and depth of the foundations. A deep excavation extending from the existing building half way to the rear boundary is not considered likely to result in the death of any foliage, rather the vigour is likely to be reduced for one or two growing seasons whilst the tree establishes a balanced root:shoot ratio.

Excavation closer than 7.5m could have a significant impact on T2 and should be kept to a minimum.

Given that no construction activity is proposed closer than 12m from T1 (measured along the embankment), there shall be no detrimental impact on T1 in the area marked AREA A.

Contiguous piling is proposed to ensure no disturbance of soils outside of the footprint of the building.

In this area, the proposal shall extend slightly into the RPA of T1. However, the incursion is very slight and shall affect approximately 2% of its total RPA. Contiguous piling is proposed which will ensure no disturbance of soils beyond the footprint of the building.



Drawing No:	CCL 08927 / IAP Rev: 1
Title:	Impact Assessment Plan (Existing Layout with Proposals Overlaid)
Site:	26 Netherhall Gardens Camden, NW3 5TL
Scale:	1:200
Paper Size:	A2



Tree Retention Categories	
Stems & canopies shown	
	Category A tree
	Category B tree
	Category C tree
	Category U tree

Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.

Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees.

Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.

Trees unsuitable for retention due to their very poor condition.

Impact Assessment Plan

	BS 5837 Root Protection Area (radius = 12xstem diameter)
	Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.
	Root Protection Area having been amended to account for site conditions
T1 = Tree No 1	G2 = Group No 2 H3 = Hedge No 3

	BS 5837 Shade Pattern
	Photo 1
	Tree to be removed to facilitate the proposal
	Tree to be removed due to its low quality
	Proposed pruning

MN = Measured North:

Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Tree Ref.	Species	Height (m)	Root Protection Area	
			Radius (m)	Area (m ²)
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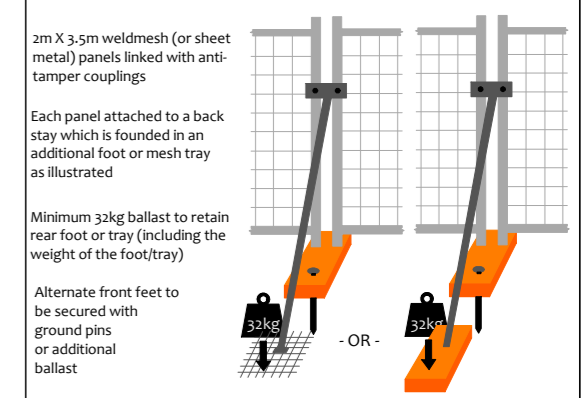


Tree Protection Plan

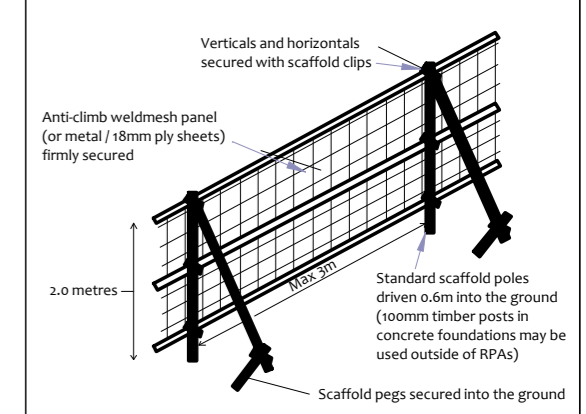
Tree Protection Barriers:

	Fixed protective barrier: The 'In-Ground System' or the 'Backstay System'. To remain in place for all construction activity		Construction Exclusion Zone Stem protected to a height of 2.5m with thick cloth & wire Tree Protection Boxing 1.2 x 1.2 x 2.4m high 25mm plywood
	Moveable protective barrier: The 'Backstay System'. To remain in place except when approved works are being undertaken in the Restricted Zone		Orange Barrier Mesh Fencing. Ht 1m, on steel fencing pins and wooden posts To remain in place throughout all construction activity

The 'Back Stay System'



The 'In-Ground' System



Construction Exclusion Zone

Within this area the following restrictions shall apply:

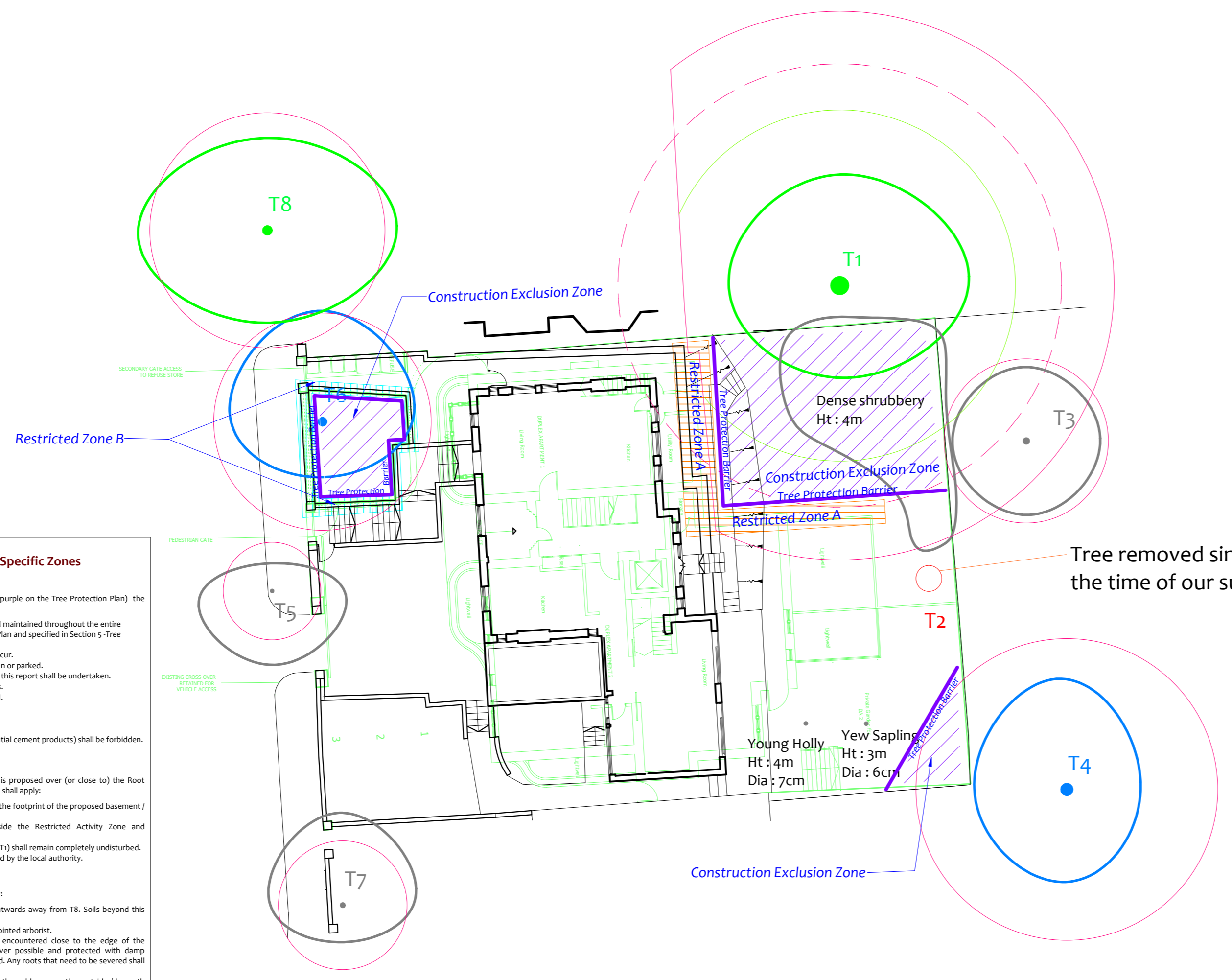
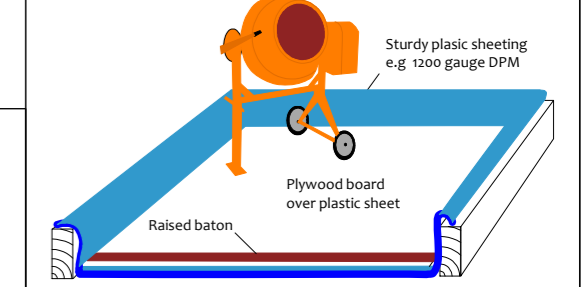
- No excavation or land regrading whatsoever.
- No storage of materials, rubble, soil or spoil.
- No fires within the exclusion zone or within 10m of any tree canopy.
- No site cabins or other temporary structures.
- No discharge of polluted water, cement or chemicals of any kind.
- No use of any machinery, or passage or parking of vehicles.
- No tree works without council consent.

Restricted Activity Zones

Restrictions are detailed within the accompanying Method Statement

	Restricted Zone A		Restricted Zone B
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Dedicated Mixing and Cleaning Area



Section B: Restrictions on Activities – Specific Zones

- 3.7- Construction Exclusion Zones**
- 3.7.1. Within Construction Exclusion Zones (shaded purple on the Tree Protection Plan) the following restrictions shall apply:
- Tree Protection Barriers shall be erected and maintained throughout the entire project as indicated on the Tree Protection Plan and specified in Section 5 -Tree Protection Barriers.
 - No construction activity whatsoever shall occur.
 - No vehicles or plant machinery shall be driven or parked.
 - No tree works, other than those specified in this report shall be undertaken.
 - No alterations of ground levels or conditions.
 - No chemicals or cement washings permitted.
 - No excavation whatsoever shall occur.
 - No temporary structures.
 - No fires shall be permitted.
 - All hazardous materials (including non-essential cement products) shall be forbidden.
- 3.8. Restricted Activity Zone A**
- 3.8.1. In this zone, contiguous piling or sheet piling is proposed over (or close to) the Root Protection Area of T1. The following restrictions shall apply:
- The piles shall be located along the edge of the footprint of the proposed basement / building.
 - The pile driver shall operate from outside the Restricted Activity Zone and Construction Exclusion Zone.
 - The ground between the piles and the tree (T1) shall remain completely undisturbed.
 - Any variation from this shall first be approved by the local authority.
- 3.9. Restricted Zone B**
- 3.9.1. Around T6, the following restrictions shall apply:
- Existing wall to be carefully demolished outwards away from T8. Soils beyond this wall to remain undisturbed.
 - This shall be done in the presence of an appointed arborist.
 - If roots in excess of 25mm diameter are encountered close to the edge of the excavation, they shall be retained wherever possible and protected with damp sacking during times that they are unearthed. Any roots that need to be severed shall be pruned with secateurs.
 - Existing foundations to be reused or strengthened by excavating outside / beneath them.
 - The existing foundations shall not be removed if the appointed arborist deems that this would overly impact on the soils beyond the retaining wall.
 - New wall to be installed and any back-filling shall use fertile top-soil.
 - No fires shall be permitted.
 - All hazardous materials (including non-essential cement products) shall be forbidden.
 - All machinery in excess of 2m tall shall be carefully marshalled through this zone.

Drawing No: **CCL 08927** / TPP Rev: 1

Title: **Tree Protection Plan**

Site: **26 Netherhall Gardens Camden, NW3 5TL**

Scale: 1:200 Paper Size: A2

CROWN Arboricultural Consultants 01422 316660

Tree Retention Categories
Stems & canopies shown

	Category A tree		Category C tree
	Category B tree		Category U tree

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Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.

Trees unsuitable for retention due to their very poor condition.

Tree Protection Plan

T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

BS 5837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.

Root Protection Area having been amended to account for site conditions

BS 5837 Shade Pattern

Tree to be removed to facilitate the proposal

Tree to be removed due to its low quality

Proposed pruning

BS 5837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.

Root Protection Area having been amended to account for site conditions

BS 5837 Shade Pattern

Tree to be removed to facilitate the proposal

Tree to be removed due to its low quality

Proposed pruning