

Camling Ref: LONDON GENERAL/LL434-TYBALDS ESTATE/Camling Work/Drawings/LL434-300-TENDER [Ref: LL434REF-300-PUBLIC REALM BASES; LL434REF-300-OS BASE; LL434REF-300-TOPO SURVEY]



Existing young oak tree adjacent to Barton Close to be lifted and reinstated within Orde Hall Street Play Area. This tree is nominal 2.5m in height and was planted by a local resident. Contractor to ensure sufficient root-ball is retained for future re-establishment of young oak tree in relocated position within Play Area. Exact details to be agreed on site with Employer.

Alternative arrangements to be made with Great Ormond Street hospital prior to the obstruction of existing Ambulance Parking. Exact details to be confirmed with Employer

Access to Play Area to be maintained throughout Contract period

Existing Liriodendron tree to be retained. Tree not surveyed within Arboricultural Method Statement

Location of proposed relocated oak tree from Barton Close

- NOTES:**
1. All dimensions in millimetres unless otherwise shown.
 2. All levels in metres above Ordnance Datum (mAOD) unless otherwise shown.
 3. All dimensions to be checked on site and any discrepancies reported to Employer before pricing / work starts.
 4. Any ambiguities or discrepancies within this drawing or between this drawing and any other information given elsewhere must be reported to Camlins and the Employer for clarification before pricing / work proceeds.
 5. All drawings to be read in conjunction with other Camlins drawings and specification and with relevant Engineer's and Architect's work packages as appropriate.
 6. All works carried out in accordance with the latest British Standards and appropriate codes of practice as a minimum.
 7. For confirmation of architectural details refer to Architects drawings.

- KEY:**
- Scope Of Works Boundary
 - Service Exclusion Zone
 - No services permitted at location of tree root ball planting
 - Nominal 2m x 2m zone around tree trunk
 - Service Restriction Zone - Tree Planting
 - Services installed within new tree pit construction to be resistant to future tree root growth.
 - Note: any new services installed within areas of existing trees to be retained must be installed according to BS 5837 'Trees in relation to design, demolition and construction. Recommendations'
 - Service Restriction Zone - Shrub Beds & Areas Of Grass
 - Services installed within topsoil areas to be of sufficient depth to allow shrub planting (minimum 450mm).
 - Services to be protected by suitable Warning Tape.
 - Existing areas of planting to be reinstated where affected by the works.
 - Root Protection Area (Of Retained Trees)
 - All works within Root Protection Areas to be undertaken in accordance with BS 5837 and methodology outlined within Arboricultural Report produced by Middlemarch Environmental Ltd in June 2012; 'Tybalds Estate, Tree Survey, Implications Assessment & Constraints Report'. Existing trees are to be protected by suitable fencing throughout the demolition and construction phases as detailed within the Arboricultural Report and in compliance with BS 5837.
 - Exact extent of Root Protection Areas (of retained trees), location of root protection fencing and working methods within Root Protection Areas (e.g. hand digging) to be determined by a construction phase Arboricultural Method Statement and to be in accordance with BS 5837 'Trees in relation to design, demolition and construction - Recommendations'. Contractor to appoint qualified Arboricultural Consultant to prepare construction phase Arboricultural Method Statement in accordance with BS 5837. Any crown reduction works required will be determined by the appointed Arboricultural Consultant and are to be in accordance with BS 5837.
 - Arboricultural Consultant to be retained throughout the construction phase to supervise the works and ensure that all construction activities that will impact upon existing trees (including those located outside the site boundary) are undertaken in accordance with BS 5837.
 - Existing Tree To Be Removed
 - Access
 - Contractor to maintain pedestrian and maintenance access to existing Tybalds Estate properties and facilities throughout the works.

Revisions

Rev	Date	Description	Revised by	Checked by
A	11.11.2015	- 4 no. trees omitted to east and west footpaths next to Tybalds Square. - 1 no. tree omitted from Dombey Street Garden. - GA updated to correspond with latest landscape arrangement.	JS	DWJ
B	09.12.2015	- Site Constraints updated to correspond with latest bin stores.	JS	DWJ
C	13.01.2016	- Details of Root Protection Areas updated to correspond with latest Arboricultural Method Statement.	JS	DWJ



TENDER
 TYBALDS ESTATE, LONDON
 LONDON BOROUGH OF CAMDEN

Detailed Arrangement - Site Constraints Plan North

Drawing No.	Revision	Scale	Date
LL434-300-0014	C	1:250@A1	25.08.2015

Drawn by DWJ
 Checked by PSS

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