

**Kings College Road . NW3 3JG -
Method statement for the release of condition 8 of decision notice
APP/X5210/W/14/3000546.**

8) All trees on the site, or parts of trees growing over the site from adjoining sites, unless shown on the approved plans as being removed, shall be retained and protected from damage. No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority to demonstrate how the trees to be retained and those trees outside but adjoining the site are to be protected during construction works. Such details shall follow the guidelines and standards set out in BS 5837:2012 Trees in Relation to Design, Demolition and Construction. During construction works the trees shall be protected in accordance with the approved details.

There is one pavement Ash adjacent to the site which will be protected by temporary hoarding during building works.

There are four Sycamores close to the boundary in adjacent gardens to the north of the site-these are considered in the method outlined below.

Please refer to "Kings College Road condition 8 release" drawing which is submitted as a separate pdf which can be zoomed to any size to reveal detail.

Method and Sequence of Events

1. Prior to any site works.

Place a 1.8 metre high plywood hoarding around the stem of the pavement Ash to the south of the site entrance. The extent of the enclosure will be determined by agreement with the Highways Authority of the Borough.

The hoarding will stay in place until all site works are complete.

2. Please refer to the Lucking and Clarke structural engineers method prepared by John Mc Granaghan.

This method is prepared with consultation from the site architect and arboriculturalist.

The present ground level of the site is circa 1.5 metres below the ground level adjacent to trees 1-4.

Soil to the north is presently retained by a brick wall. This wall has bellied in places and will have to be replaced. It will be dismantled in stages and replaced with a reinforced concrete retaining wall. Whilst the wall is shown to be an effective root barrier to trees 1-4 it is likely that there will be many fibrous roots in the retained soil adjacent to the northern side. As each section of wall is dismantled the exposed soil will be shored up with shuttering ply which will act as a former for the concrete wall. Joints in the plywood will be taped to prevent concrete leachate reaching retained soil. Any back filling to the north of the shuttering will be non shrinkable washed sand or quality topsoil.

Notes.

- There are no tree stems overhanging the site. There is a new close boarded fence along the northern boundary which was assembled as part of the recently completed new dwelling in the garden of no 53 Eton Terrace. The height of the lowest branch (T2) overhanging the site is circa 7 metres from ground level. This branch is not substantial (diameter circa 50mm) and will not be impacted by piling operations. Piling boom heights are specified in the structural engineers report.
- The 1.7 m brick wall adjacent to the pavement Ash is accepted as a root barrier due to foundation depth and relatively recent construction ie less than ten years.
- Services to cross the pavement at the northern most point of the site entrance outside of the normative root protection area of the pavement Ash (stem diameter 460mm).

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