

Jevan Shutler  
Metropolitan Development Consultancy Ltd  
66 Bickenhall Mansions  
Bickenhall Street  
London  
W1U 6BX

Your ref:

Our ref: 1-38-3544/D

12<sup>th</sup> July, 2017

Dear Mr. Shutler ,

Re: Flat 1, 27 Aberdare Gardens, London, NW6 3AJ

This document is intended to invite discharge of the planning conditions attached to a grant of consent ref: 2015/0483/P in respect of the above property.

10) Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

1) The plan 1-38-3544/P2 attached is colour-coded to indicate, when read with this report, where arboricentric methods of construction are to be used.

3) The standard also provides a way of determining an area (the root protection area or RPA) around the trunk of the tree in which protective measures should be used in order to prevent significant damage to trees. (There are various ways of achieving this. A simple way is to use exclusion fencing, but other methods have been shown by established use to be very effective.) Please see below.

Registered Consultant of the Arboricultural Association  
John Cromar, Dip. Arb. (RFS), F.Arbor A.



Company Registration No. 5195523. Registered in England and Wales. Registered Office: The Old School, Titley, HR5 3RN.



JOHN CROMAR'S  
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#### 4) TREE PROTECTION

##### OVERVIEW

Supervision by an arboriculturist shall take place at key points in the construction process, and additionally whenever required by the architect, client or LPA. These key stages are :

- A) At site possession by contractor, outline all tree protection measures with site agent and resolve any issues arising.
- B) Ensure remedial tree work including any minor accommodatory tree work required for erection of scaffolding near trees is carried out to specification and sign off. Ensure protective fencing is erected and completed as proposed. Ensure any site cabins, mixing sites for mortars, disposal-to-skip sites, etc., are located appropriately, and sign off.
- C) Supervise laying of temporary ground protection and sign off.
- D) Attend as required to supervise digging for and the laying of lighting cable ducts or services.
- E) Approve any removal or adjustment of protective fencing and sign off.

##### ARBORICENTRIC METHODS 1-7

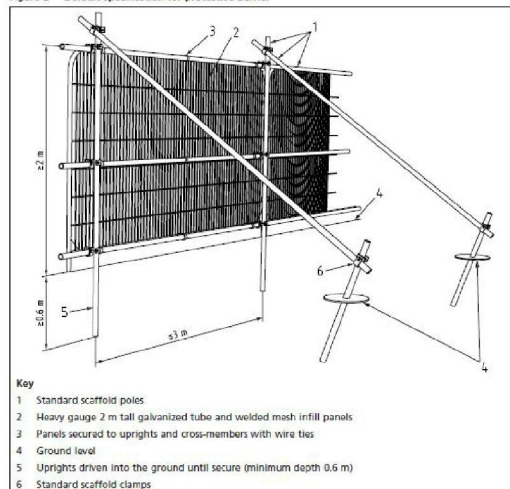
PLEASE READ WITH PLAN REFERENCE 1-38-3544/P2, APPENDED.

The Methods shall be **implemented in the order given** unless it is stated to the contrary.

##### Method 1 : TREE WORK

**Tree work shall be in accordance with the attached schedule of tree works and good arboricultural practice, and to BS 3998:2010 'Tree Work - Recommendations'.**

Figure 2 Default specification for protective barrier



##### Method 2 : TREE PROTECTION FENCING

**This method shall apply where indicated by pink lines. Tree protection fencing shall be erected, in accordance with the heavy-duty specification - BS5837:2012 section 6.2.2.2., Figure 2 : No ground levels reduction or excavation shall take place within (=the tree side of) the fence lines.**

**The fencing shall include, as indicated on plan, the protection of an area where tree planting is proposed.**

##### Method 3 : GROUND SURFACE HANDLING and PROTECTION

**This method shall apply in the zone hatched blue on plan. NO levels reduction shall take place. This includes no 'scraping up' with a mechanical excavator or otherwise. Any existing hard surfacing, any existing surface**

debris, light vegetation, etc., that lies within the zone shall be removed using hand tools only. A 2D geotextile membrane, such as 'Treetex T300' type shall be laid; 100mm of green-source woodchip; continuously abutted scaffold boards or manufactured boards so as to completely cover this area. This area shall be used for pedestrian access only.

**OR**

if access for pedestrian-operated plant up to 2 tonnes in weight is required, a 2D geotextile membrane, such as 'Treetex T300' type shall be laid; 150mm of green-source woodchip; continuously abutted scaffold boards and a layer of manufactured board at least 25mm thick screwed to the underlying scaffold board so as to completely cover this area.

Any scaffold erection shall take its bearing directly off the ground surface via spreader plates/scaffold boards.

These protective layers shall not be modified without reference to an arboriculturist.

#### **Method 4 : CONTIGUOUS PILE WALL -/ FACILITATION TRENCH**

This method shall apply in the zone solid cyan on plan. An access trench shall be opened with hand tools only to a depth of 600mm below ground level. Roots shall be trimmed to the side of the trench closest to the tree with a sharp edge tool or sharp hand saw. Chainsaws shall not be used. The roots shall be trimmed at right angles to the long axis of the root. No paint or other treatment shall be applied to the cut ends. An HDPE membrane shall be applied vertically to the exposed soil face closest to the tree, retained in position by vertically placed manufactured board extending the full depth and width of the vertical face of the trench. The boards shall be 22mm thickness and shall be retained in position during the piling operations by timber pegs or held with wing nuts on tie rods passed diagonally through the sheeting into the soil face.

#### **Method 5 : SERVICE TRENCHES**

N.B. -This applies to ALL services : Electricity, gas, water, etc. Existing services shall be utilised wherever possible.

These methods shall apply generally within any RPA (orange circles).

1) The trench shall be opened with an air-spade to required depth.

**OR**

2) The trench shall be dug with hand tools only. Probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. No roots over 20mm diameter shall be cut. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of trench is dug.

**OR**

3) Services shall be thrust-bored using trenchless techniques (compressed air-driven 'mole') at a depth of 700mm or more below ground level, entailing no surface excavation. Starter pits for rams shall be outside any RPA, or reception/starter pits shall be opened according to 1) or 2) above.

#### **Method 6 : GROUND PREPARATION FOR TREE PLANTING AREAS**

**This method shall apply after completion of main build only. Ground preparation for tree planting areas shall entail removal of hard surfacing using hand tools or hand-held power tools only, the removal of degraded or compacted or contaminated soil to a depth of at least 0.45m below finished surrounding ground level. The base and sides of the pit shall be forked over to at least one hand fork's spit in depth. Screened topsoil (to BS3882 : 2015 topsoil) shall be laid to replace soil volume removed and to a minimum depth of 0.45m within 1.3m of the trunk location of each tree to be planted. Soil handling of any kind shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. Tree planting shall be in accordance with British Standard 8545:2014 'Trees : from nursery to independence in the landscape - Recommendations'. This enshrines good arboricultural practice: the tree shall be planted so that the root collar lies at finished ground level, shall be short-staked and tied with proprietary tree tie. Whips shall similarly be planted so that the root collar lies at finished ground level, and shall be protected with proprietary growing tube (staked). The ground surface shall be mulched within 0.75m of the trunk location to a depth of 100mm with composted organic material or proprietary mulch mat.**

**Method 7 : In addition to the above, careful general operation and site handling shall be observed as outlined below.**

#### GENERAL TREE PROTECTION METHODS

- A) No fires shall be made on any part of the site, or within 20m of any tree to be retained.
- B) No spilling or free discharge of wet mortar, concrete, fuels, oils, solvents, or tar shall be made on any part of the site.
- C) No storage of wet materials shall be made within the protective fences.
- D) No breaching or moving of the protective fences shall take place without the approval of an arboriculturist.

#### 5) CONCLUSION

The methods proposed will adequately protect the trees to be retained, both inside and outside the site, and I accordingly invite the LPA to discharge the relevant condition.

If I can be of further assistance, or any point needs clarification, please do not hesitate to contact me. For a brief overview of our small company please visit [www.treescan.co.uk](http://www.treescan.co.uk)

Yours sincerely,



**John C. M. Cromar**

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John Cromar's Arboricultural Company Limited

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enc Schedule + Plan

## Schedule

### **Tree works at 27 Aberdare Gardens, London, NW6 3AJ**

Please read in conjunction with plan 1-38-3544/P2

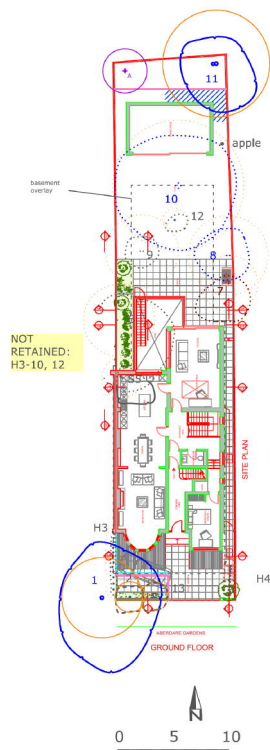
Tree number	Tree type	Height	Stem diameters	Comments
H3	Thuja hedge	2	<60	Remove including stumps
H4	privet hedge	1.7	<50	
S5	<i>Pyracantha</i>	3.5	130, 80	
6	apple	5	270	
7	apple	4	140, 160	
8	Lawson cypress	8	300	
9	Lawson cypress 'Ellwoodii'	8	275	
10	deodar	18	495	
12	<i>Yucca</i>	3	90	

#### NOTES:

All tree work should be carried out to BS 3998 : 2010 'Tree Work - Recommendations'. The Wildlife and Countryside Act 1981 protects with certain exceptions all birds and their nests. It is an offence to destroy such nests or take or injure such birds in the course of tree works operations. If a tree is a bat-roost, a licence to work on the tree must first be obtained from the relevant Statutory Nature Conservation Organization (in England : Natural England 0845 601 4523.) Acting without a licence is likely to be justifiable only in acute emergencies threatening human life and where all other legally available option such as footpath diversion, fencing and warning signs cannot be applied.

Ivy and dead wood can be important ecological features. Ivy where specified in the work schedule should be treated as per BS3998 section 7.12. In summary this means trimming back (e.g. with a hedge cutter or secateurs) to near the line of the trunk or branches, and/or removing selected stems so that the structure of the tree can be inspected. In practice this may need to be done outside the bird-nesting season. Treatment of dead wood shall be as per section 7.3.2 – essentially shorten if possible, thus retaining some resource for invertebrates, etc.

**Plan**  
1-38-3544/P2



NOT  
RETAINED:  
H3-10, 12

**KEY TO PLAN SYMBOLS**  
 PINK LINES: Tree Protection Fencing  
 ORANGE SHAPES: Root Protection Areas  
 DARK BLUE HATCH: 'boarding out' method - see report ref. 1-38-3544  
 CYAN FILL: method applies - see report ref. 1-38-3544  
 'A' - Proposed replacement planting - see report ref. 1-38-3544



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**TREE RETENTION  
 and  
 TREE PROTECTION  
 MEASURES**

for fuller details of  
 protection measures  
 see report reference  
 1-38-3544

27, Aberdare Gardens,  
 London, NW6 3AJ

Based on MDC drg.  
 7393/22A supplied

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 1:250 @ A3 scale