



Photo 1



Photo 2

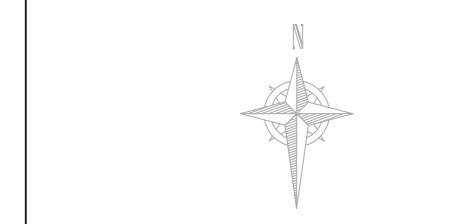


Photo 3



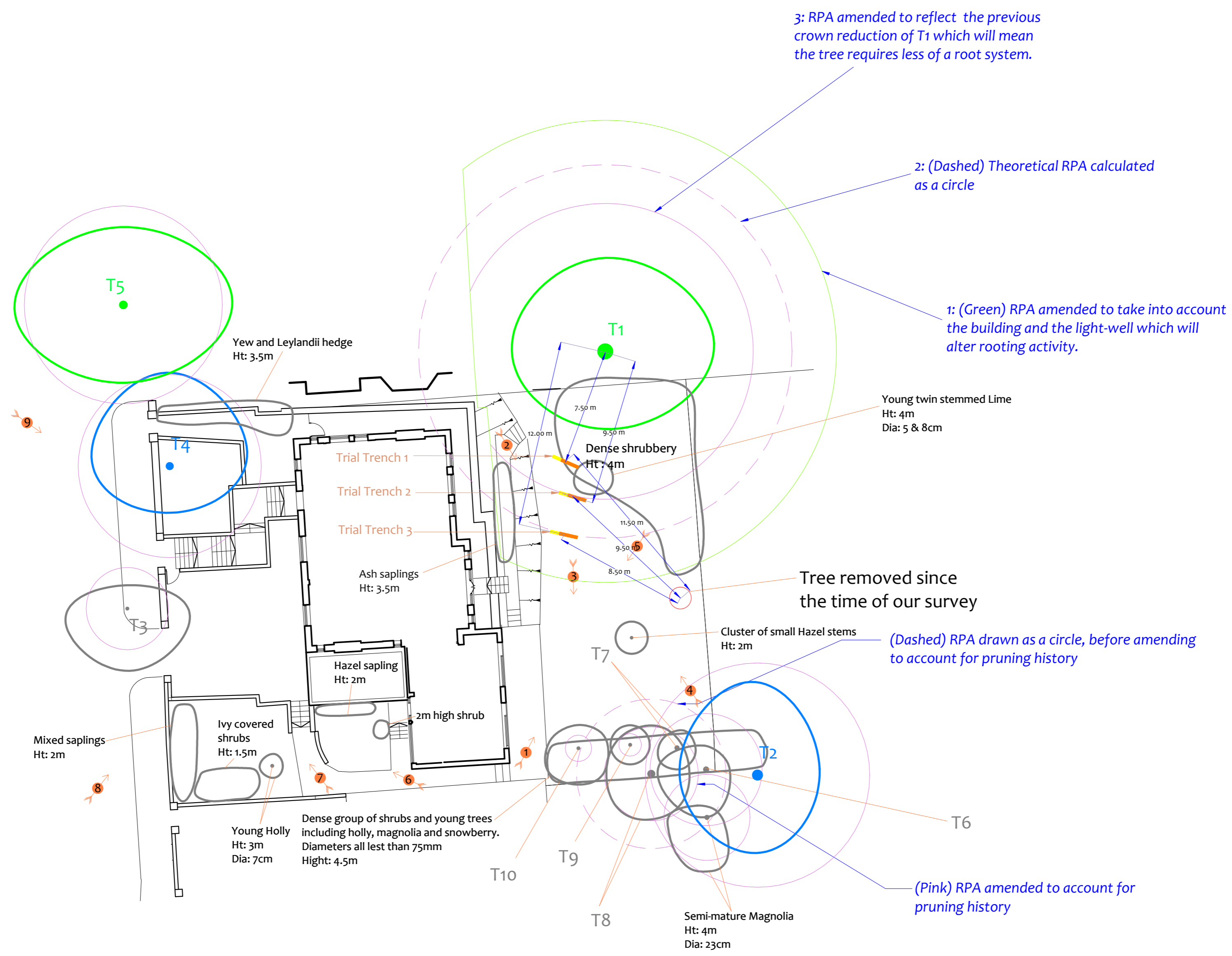
Photo 4

See the accompanying report for more photographs



Tree Constraints Plan

(Existing Layout)



Drawing No: CCL 09552 / 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

Photo 1

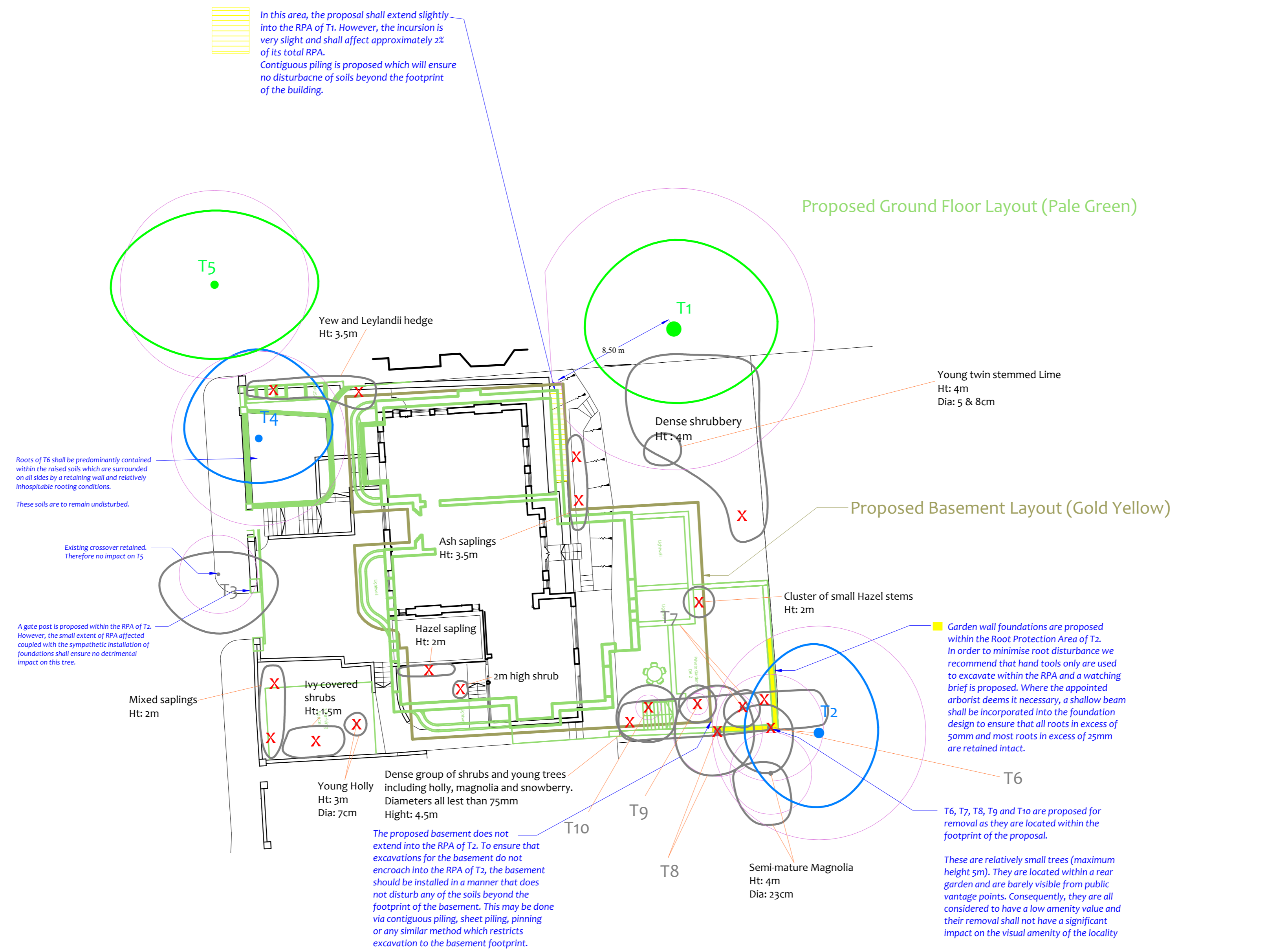
MN = Measured North:
Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	m ²	Square (m)
T1	Oak	18	12.0	452	21.3
T2	Lime	18	8.2	209	14.5
T3	Cherry	8	2.6	22	4.7
T4	Lime	16	5.9	109	10.4
T5	Silver Maple	19	6.4	127	11.3
T6	Lime	5	3.6	41	6.4
T7	Holly	3.5	0.8	2	1.4
T8	Lime	3	4.8	72	8.5
T9	Yew	3.5	1.6	8	2.8
T10	Holly	4	0.8	2	1.5

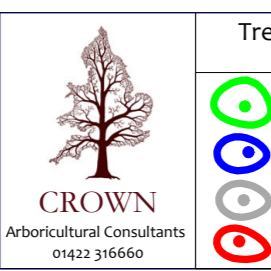


Impact Assessment Plan

(Existing Layout with Proposals Overlaid)



Drawing No: CCL 09552 / IAP Rev: 2
 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

Photo 1
 Tree to be removed to facilitate the proposal

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	Lime	18	8.2	209	14.5
T3	Cherry	8	2.6	22	4.7
T4	Lime	16	5.9	109	10.4
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T7	Holly	3.5	0.8	2	1.4
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T10	Holly	4	0.8	2	1.5

Section B: Restrictions on Activities – Specific Zones

Construction Exclusion Zones

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 9 - 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 wastings permitted.
- No excavation whatsoever shall occur.
- No temporary structures.
- No spoil shall be stored.
- No fires shall be permitted.
- All hazardous materials (including non-essential cement products) shall be forbidden.

Restricted Activity Zone B

In this zone, contiguous piling or sheet piling is proposed over (or close to) the Root Protection Areas of T1 and T2. The following restrictions shall apply:

- The piles shall be located along the edge of the footprint of the proposed basement.
- Tree officer or an appointed arborist invited to oversee the works adjacent to T1.
- The pile driver shall operate from outside the Restricted Activity Zone and Construction Exclusion Zone.
- The ground between the piles and the RPAs of T1 and T2 shall remain completely undisturbed.
- Any variation from this shall first be approved by the local authority.

Restricted Zone C

Around T4, the following restrictions shall apply:

- Existing wall to be carefully demolished outwards away from T4. 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.

Restricted Activity Zone D

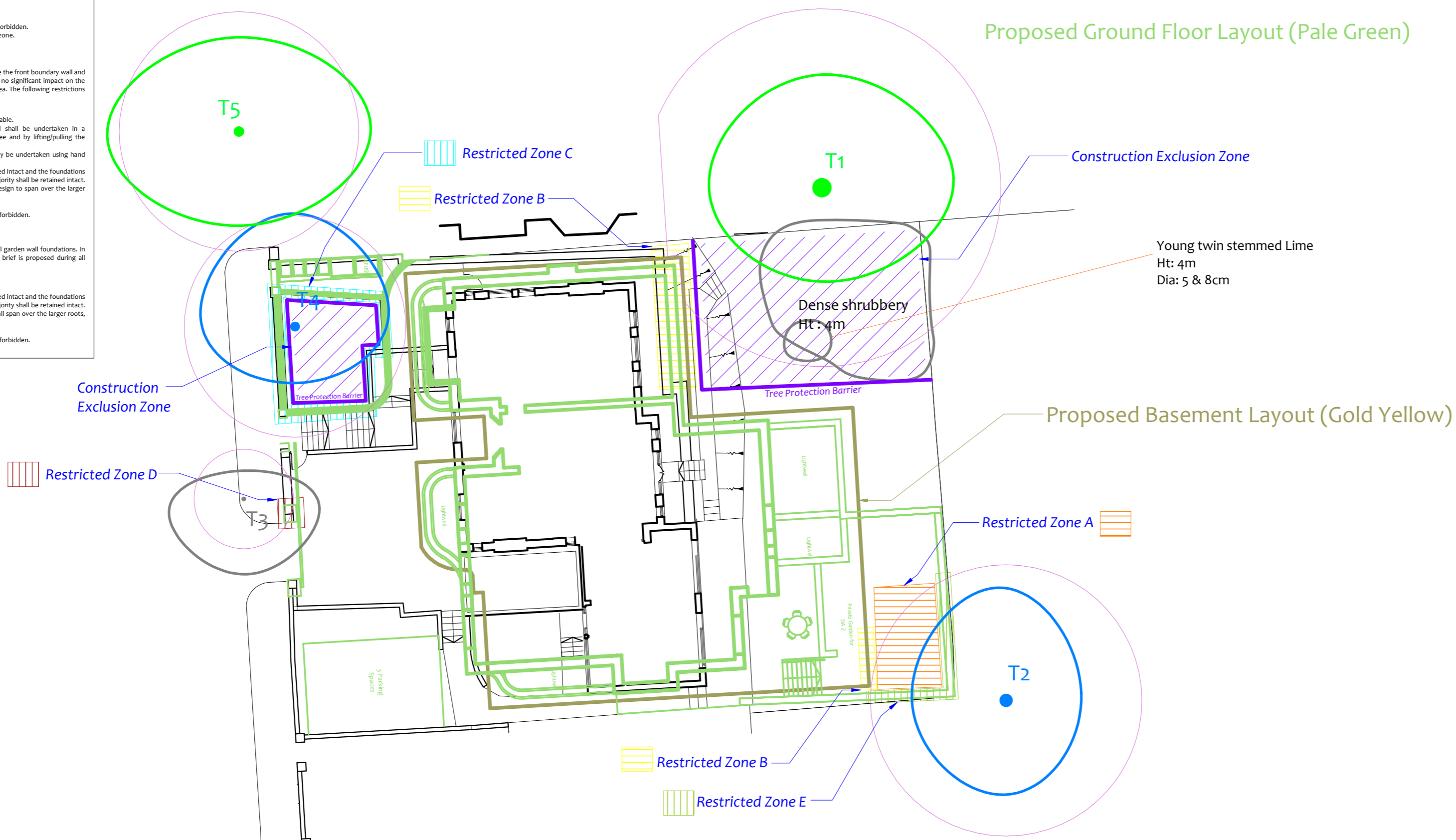
Within this zone (indicated on the Tree Protection Plan) it is proposed to replace the front boundary wall and to install new pillars which may require larger foundations. In order to ensure no significant impact on the root system of T3 a watching brief is proposed during all excavation in this area. The following restrictions shall apply:

- The wall shall be demolished using hand tools only.
- The existing foundations shall be left in place and re-used wherever practicable.
- Where the existing foundations need to be removed, their removal shall be undertaken in a sympathetic manner by excavating only on the side away from the tree and by lifting/pulling the foundations away from the tree.
- Any excavation shall be overseen by an appointed arborist and shall only be undertaken using hand tools.
- If roots in excess of 50mm diameter are encountered, they shall be retained intact and the foundations designed accordingly. If roots in excess of 25mm are encountered, the majority shall be retained intact. If necessary, a shallow beam shall be incorporated into the foundation design to span over the larger roots, enabling them to be retained.
- No fires shall be permitted.
- All hazardous materials (including non-essential cement products) shall be forbidden.

Restricted Activity Zone E

Within this zone (indicated on the Tree Protection Plan) it is proposed to install garden wall foundations. In order to ensure no significant impact on the root systems of T2 a watching brief is proposed during all excavation in this area. The following restrictions shall apply:

- Excavation shall be overseen by an appointed arborist.
- Only hand tools shall be used during the excavation.
- If roots in excess of 50mm diameter are encountered, they shall be retained intact and the foundations designed accordingly. If roots in excess of 25mm are encountered, the majority shall be retained intact. A shallow beam shall be incorporated into the foundation design. This shall span over the larger roots, enabling them to be retained.
- No fires shall be permitted.
- All hazardous materials (including non-essential cement products) shall be forbidden.

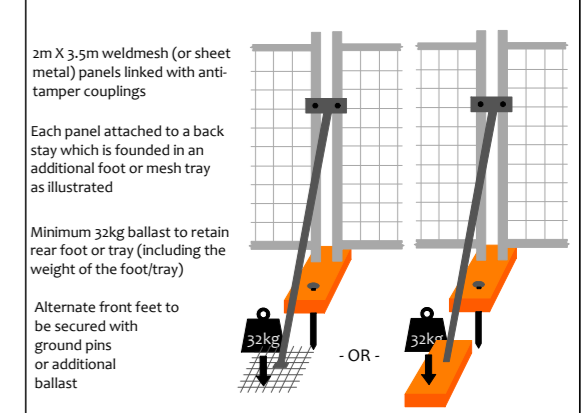


Tree Protection Plan

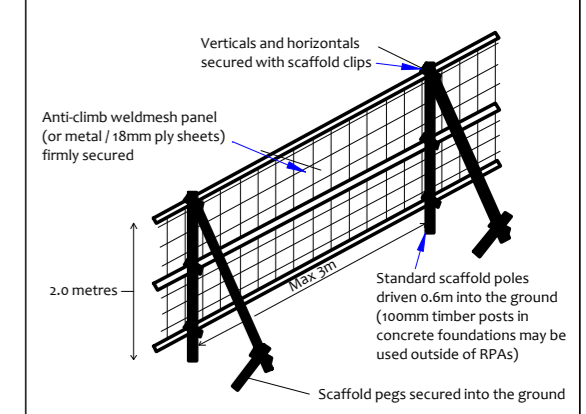
Tree Protection Barriers:

	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



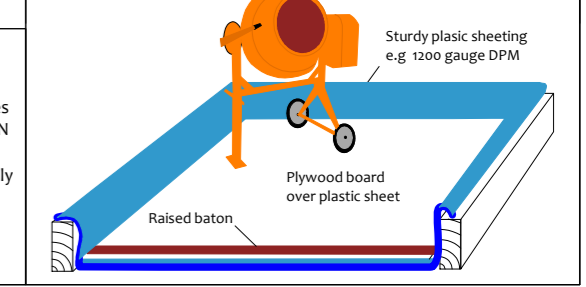
Construction Exclusion Zone
Within this area the following restrictions shall apply:
No excavation or land regrading whatsoever.
No storage of materials, rubble, soil or spoil.
No fires within the exclusion zone or within 10m of any tree canopy.
No site cabins or other temporary structures.
No discharge 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
	Restricted Zone C		Restricted Zone D
	Restricted Zone E		

Dedicated Mixing and Cleaning Area



Drawing No: **CCL 09552** / TPP Rev: 2
 Title: **Tree Protection Plan**
 Site: **26 Netherhall Gardens Camden, NW3 5TL**
 Scale: 1:200 Paper Size: A2



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Stems & canopies shown

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	Category U tree		Trees unsuitable for retention due to their very poor condition.

Tree Protection Plan

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