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14th February 2018

Camden Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Dear Sir/Madam,

Your ref: Planning Application 2017/6341/P
FAO: Sofie Fieldsend
Site Address: Flat Ground and 1st Floor 102 Mansfield Road London NW3 2HX
Decision: Granted 16-01-2018
Applicant: Mr Nick Midgley & Ms Yukie Fukuzumi
Agent: AR Architecture Ltd

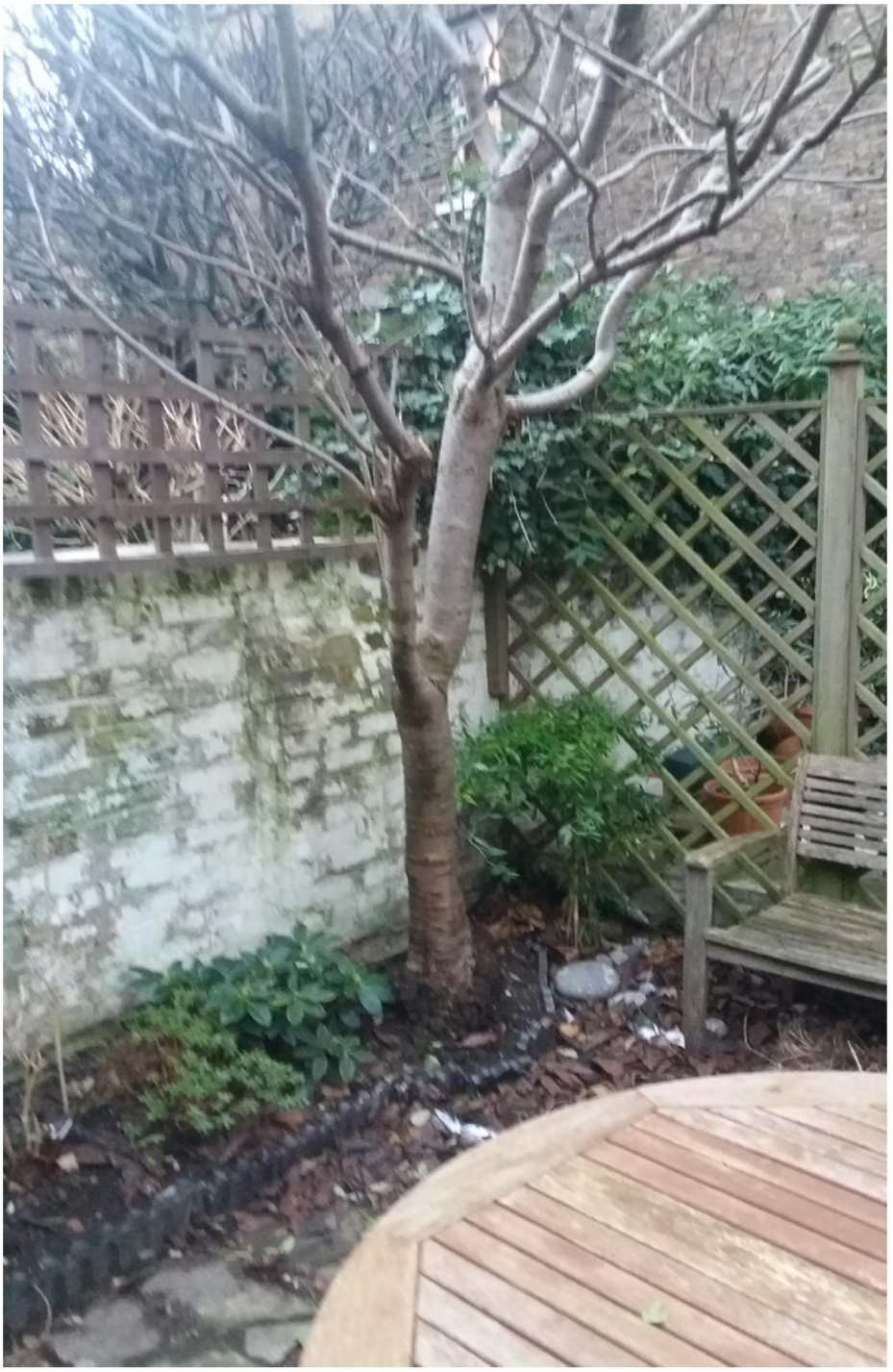
With respect to the Decision Notice you issued on 16th January, concerning Condition 4, I set out below details demonstrating how trees to be retained shall be protected during the construction phase. We are the main building contractors for the proposed works, due to commence on site 1st March 2018.

The existing Cherry tree in the rear garden is to be protected in accordance with guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

A sturdy hoarding shall be constructed, prior to the commencement of any other works to the rear garden of the property, from 18mm WBP plywood on ex 100mm x ex 50mm untreated softwood framing to be erected around three sides of the tree to a height of 1500mm, which is the approximate height of the garden wall adjacent (see photo below).

The hoarding shall be mechanically fixed only to the garden wall. No posts to be set below existing ground level. Throughout the duration of the construction works, the condition and satisfactory

performance of the hoarding shall be monitored. The site foreman will be responsible for checking its condition and required to complete an entry into a log book kept permanently on site every morning on arrival and at the end of each working day. In the event any damage is noticed either to the hoarding or the tree during the works, the site foreman will be required to notify a Company Director immediately and appropriate steps will be put in place without delay. Photographs to be taken at regular stages throughout the construction phase and stored with the log book.



One of the purposes of the hoarding shall be to protect from physical injury the trunk or the crown of the tree. A height of 1500mm is deemed sufficient as no heavy plant will be used for the construction works to be carried out locally, including excavations which shall be done by hand.

The existing garden wall provides a convenient structure onto which the hoarding shall be fixed, thus eliminating the need for posts to be fixed into the ground to support the hoarding, which in turn eliminates risk of root damage that may otherwise result.

The rear garden is quite small (approx. 40msq in total) and the proposed rear single storey extension will be (at its closest point) less than 3m from the tree trunk. Nevertheless, the hoarding shall be erected to cover an area as close as is practically possible to the area of the crown of the tree.

Site operatives shall be instructed to keep the hoarding intact at all times and the enclosed area around the tree clear of building materials, waste and excess soil. Signs to be posted at appropriately visible places in the house and in the rear garden to remind personnel and any site visitors of these requirements.

**Soil compaction inhibits root growth, limits water penetration, and decreases oxygen needed for root survival*. Within the area of the hoarding surrounding the tree, soil compaction as a result of the proposed builders works will be entirely avoided as the area will be prohibited from entry by site personnel. Excavation will be carried out by hand (not mechanically) in respect of the foundations of the proposed rear extension and all spoil arising from this type of work shall be carted away from site through the house immediately.

**The majority of fine water-and-mineral-absorbing roots are in the upper 6 to 12 inches (15 to 30 cm) of soil where oxygen and moisture levels tend to be best suited for growth. Even a few inches of soil piled over the root system to change the grade can smother fine roots and eventually lead to larger root death*. The danger of adding soil that may smother roots shall be avoided by the erection of the protective hoarding, the carting away of spoil immediately which results from the excavation work associated with the construction of the rear extension outside of the area of the hoarding and by providing clear instruction (and reminders by way of site notices) to site operatives.

**Digging, grading, and trenching associated with construction and underground utility installation can be quite damaging to roots. A tree's root system can extend horizontally a distance 1 to 3 times greater than the height of a tree. It is important to cut as far away from a tree as possible to prevent damage that can compromise tree health and stability. Cutting under a tree's crown can reduce tree vitality. Cutting roots close to the trunk can severely damage a tree and limit its ability to stay upright in storms.* The proposed construction works shall be set out carefully so that the new structure complies with the Application Granted but also, in its practical execution on site, minimises potential damage and disturbance to existing tree roots.

Areas to be designated for the storage of builder's equipment, construction materials, cement wash-out pits and construction work zones are to be on the opposite side of the garden (or generally as far away as is practically possible) to the tree.

We trust you will find this in order and hope to receive your approval in due course.

Yours faithfully,

Richard Taylor

Project Manager

[redacted]

*Source: *http://www.treesaregood.com/portals/0/docs/treecare/AvoidingTreeDamage.pdf*