



Photo 1

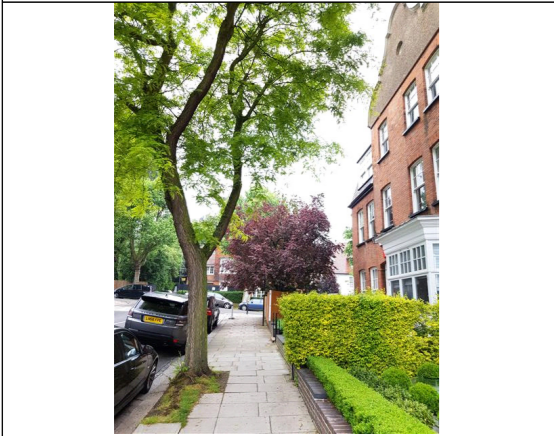


Photo 2



Photo 3



Photo 4

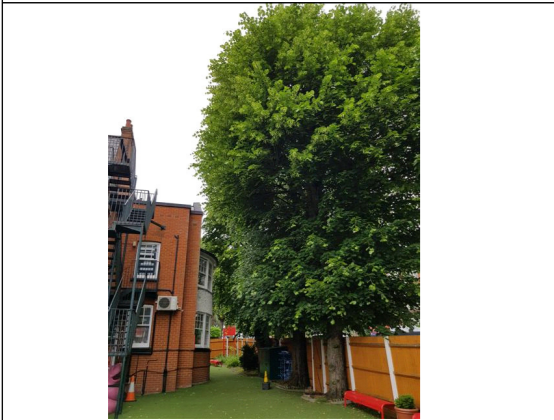
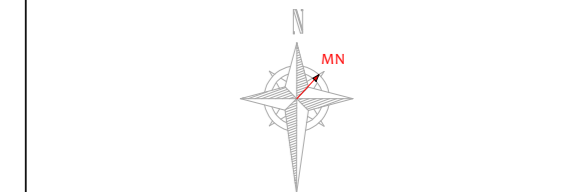
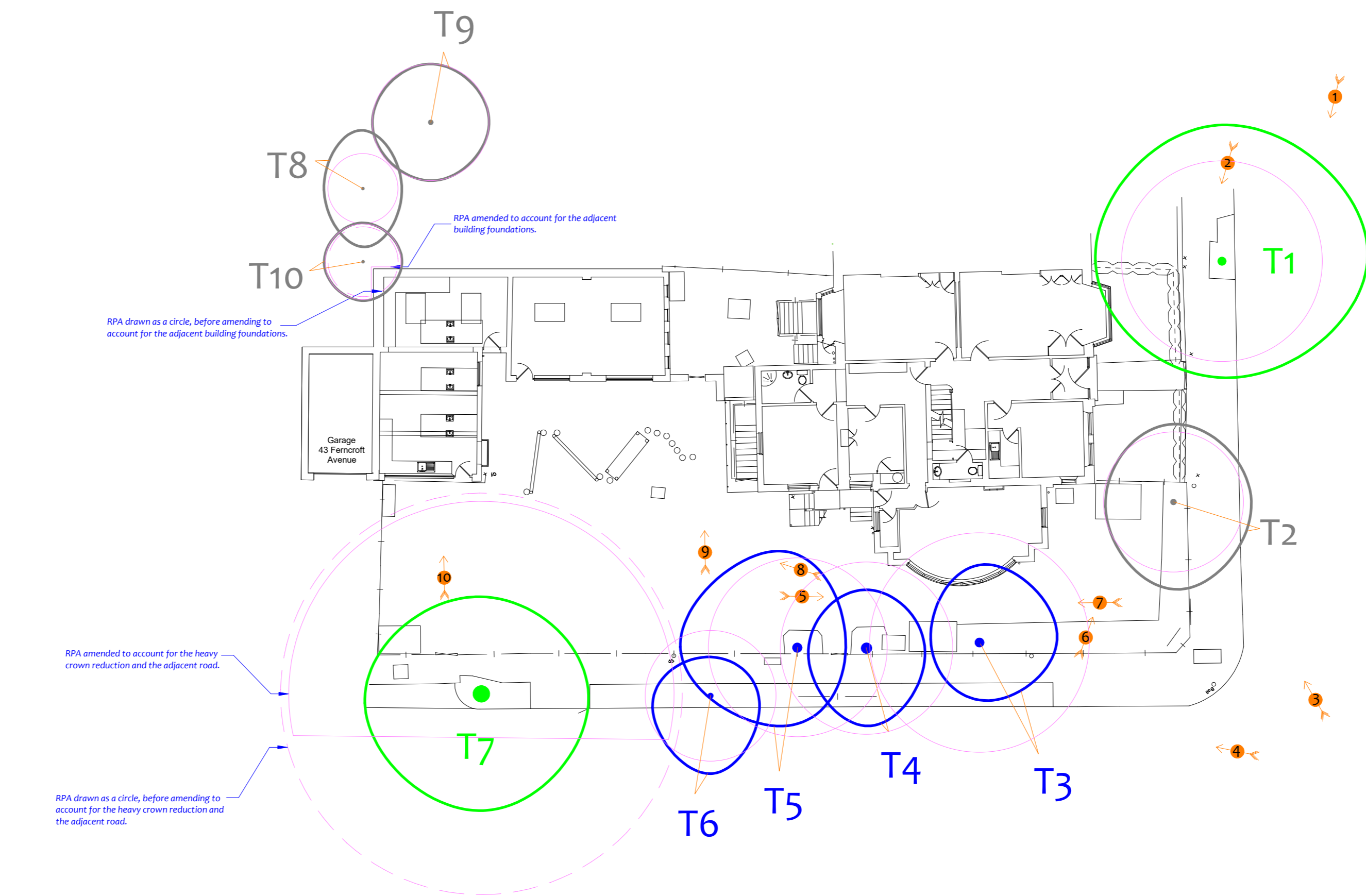


Photo 5

Drawing No: CCL 10032 / TCP Rev: 1
 Title: Tree Constraints Plan (Existing Layout)
 Site: St Margaret's School, 18 Kidderpore Gardens, NW3 7SR
 Scale: 1:200 Paper Size: A2

Tree Retention Categories
 Stems & canopies shown

- Category A 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.
- Category B tree: 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.
- Category C tree: Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
- Category U tree: Trees unsuitable for retention due to their very poor condition.



Tree Constraints Plan
 (Existing Layout)



Photo 6

See the accompanying report for more photographs

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	Honey-locust	13	5.2	84	9.1
T2	Purple Plum	6.5	3.6	41	6.4
T3	Lime	12	5.6	100	10.0
T4	Lime	13	6.6	137	11.7
T5	Lime	12	5.9	109	10.4
T6	London Plane	5	3.4	35	6.0
T7	London Plane	16	10.3	335	18.3
T8	Himalayan Birch	8	3.0	28	5.3
T9	Rowan	7	1.8	10	3.2
T10	Privet	7	1.8	10	3.2

Excerpts from the Arboricultural Impact Assessment

Overview

It is proposed to demolish the existing single storey detached building and construct a new single storey building with a larger footprint as indicated on the plans in Appendix 6. The existing layout is indicated in black, the buildings to be demolished are indicated in blue, the footprint of the proposed layout is indicated in pale green.

The table below summarises the potential impact on trees due to various activities.

Activity	Trees Potentially Affected
Tree Removal: Retention Category A	None
Tree Removal: Retention Category B	None
Tree Removal: Retention Category C	None
Tree Removal: Retention Category U	None
Tree Pruning	T10
RPA: House Foundations	None
RPA: Other Foundations	None
RPA: New Hard Surface	None
RPA: Underground Services	None Anticipated
RPA: Change of Ground Levels	None
RPA: Soil Compaction	T6, T7 (preventable by installing tree protection measures)

Other potentially damaging activities often associated with construction sites include demolition or the careless use of plant machinery, hazardous materials, or fires.

All of the above potential impacts are considered in detail throughout this section. Section 5 specifies the measures proposed to minimise all possible potential risks of damage to the retained trees.

Tree Removal

All trees within the site are to be retained.

Impact on Tree Canopies

It is proposed to trim the overhanging foliage of T10, back to the boundary in order to prevent accidental breakage during construction works. This shall require the removal of relatively small secondary branches which should be pruned back to a secondary growth point. Such minimal pruning of a Retention Category C tree is not considered to be a material planning consideration.

All other tree canopies shall be unaffected by the proposals.

Impact on Tree Roots

No building works or ground disturbance is proposed within the Root Protection Area of any retained tree.

New Surfaces:

No new surfaces are proposed within the Root Protection Areas of any trees.

Underground Services:

No underground services should be installed through any Root Protection Area without consulting the appointed arborist and if necessary, gaining approval from the local authority.

Changes in Ground Levels:

No changes to ground levels are proposed over Root Protection Areas.

Demolition Activities

The tree protection measures specified within Section 5 should be installed prior to the commencement of all demolition activities (including soil stripping) to prevent any detrimental impact on tree health. Where this is not practicable, demolition of structures within Construction Exclusion Zones shall be undertaken very early on in the demolition phase and the protective barriers installed immediately thereafter.

Hazardous Materials

All hazardous materials (including cement and petrochemical products) will need to be controlled according to COSHH regulations in order to ensure there is no detrimental impact on tree health. Provision shall need to be made to ensure that cement and cement run-off are contained outside of all Root Protection Areas.

Boundary Treatments

We are not aware of any changes are proposed to the existing boundary features that

Summary

The proposal seeks to retain all of the vegetation surveyed.

One tree (T10) requires pruning back to the site boundary to create a clearance from the proposal. Such minimal pruning of a Retention Category C tree is not considered to be a material planning consideration.

No foundations are proposed within Root Protection Areas.

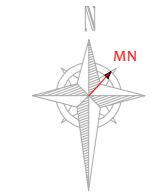
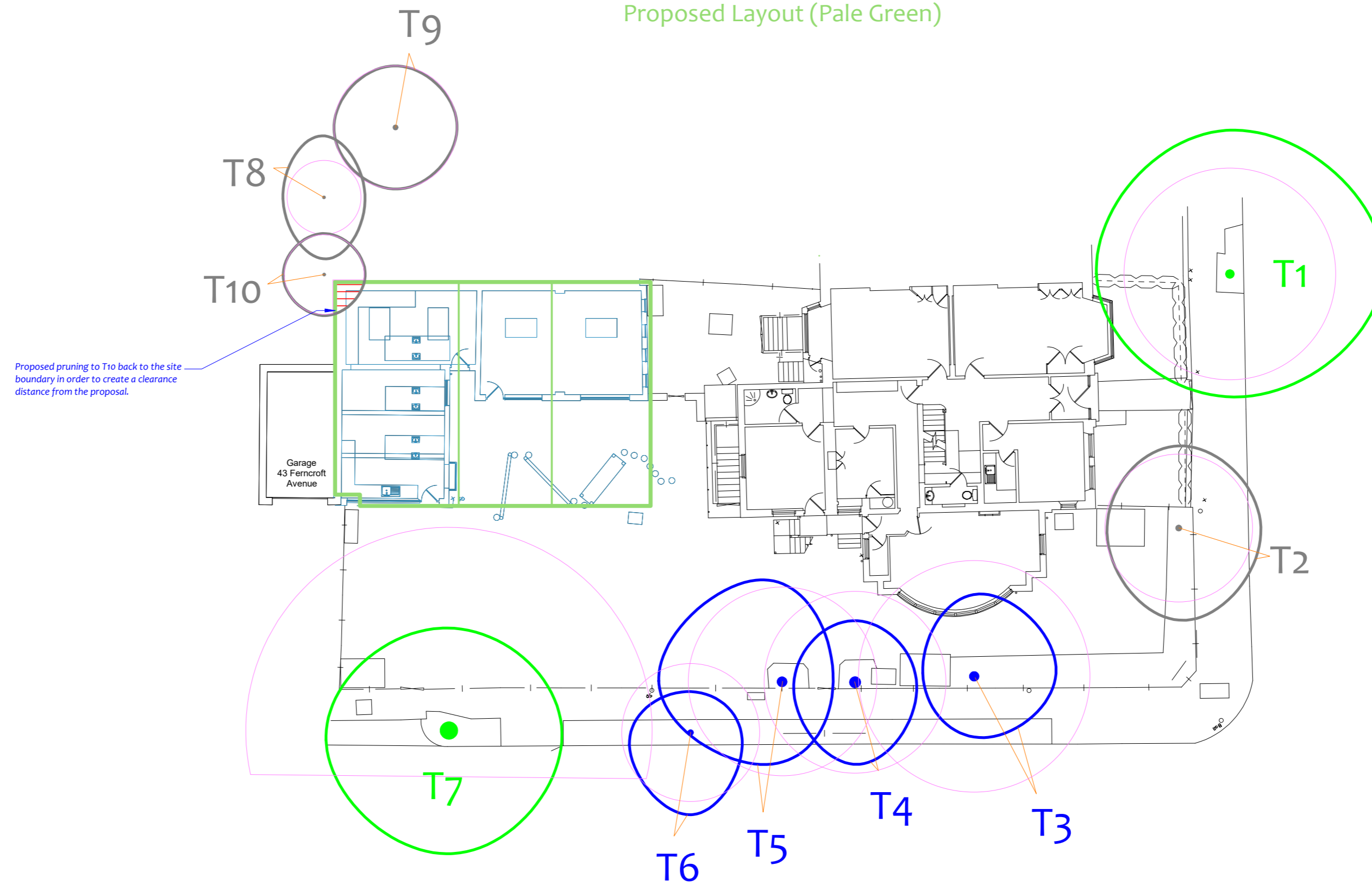
No hard surfacing is proposed in RPAs.

A suitable load spreading surface shall need to be maintained throughout the Restricted Activity Zone.

Tree protection measures are specified throughout Section 5 that will ensure no negative impact on retained trees due to construction activity.

Demolition Layout (Blue)

Proposed Layout (Pale Green)



Impact Assessment Plan

(Existing Layout with Proposals Overlaid)

See Section 4 for a more detailed assessment

Drawing No:	CCL 10032 / IAP Rev: 1
Title:	Impact Assessment Plan (Existing Layout with Proposals Overlaid)
Site:	St Margaret's School 18 Kidderpore Gardens, NW3 7SR
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

	Tree to be removed to facilitate the proposal
	Tree to be removed due to its low quality
	Proposed pruning

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		
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Excerpts from the Arboricultural Method Statement

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 8 - 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.
1
- No chemicals or cement washings 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.

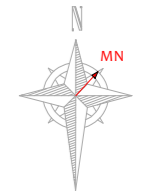
Further restrictions specific to each zone are specified below:

Restricted Activity Zone

Within this zone (indicated on the Tree Protection Plan) trees roots are likely to be present. Access will be required to facilitate construction and some resurfacing works may be required. The following restrictions shall apply:

- A suitable load spreading surface shall be installed and/or maintained as specified in Section 9 - Ground Protection Measures. This shall remain in place throughout the entire construction phase.
- Any resurfacing or installation of new hard surfaces shall be done strictly in accordance with the Guidelines in Section 10 - New Surfaces.
- No new permanent or temporary structures shall be erected without written approval from the local authority.
- Existing ground levels shall be retained undisturbed or raised by no more than 150mm. Ground levels may only be raised using granular topsoil (not rich in clay) or where new surfacing is proposed.
- Storage of materials shall be limited to that which is required for the task in hand. Heavy materials that require storage for more than two days shall be stored outside the Restricted Zone.
- No spoil shall be stored.
- No fires shall be permitted.
- All hazardous materials (including non-essential cement products) shall be forbidden.
- No machinery in excess of 4m tall shall pass through or operate in this zone unless carefully marshalled in order to avoid damage to branches.

See Section 5 for more restrictions that apply throughout the site

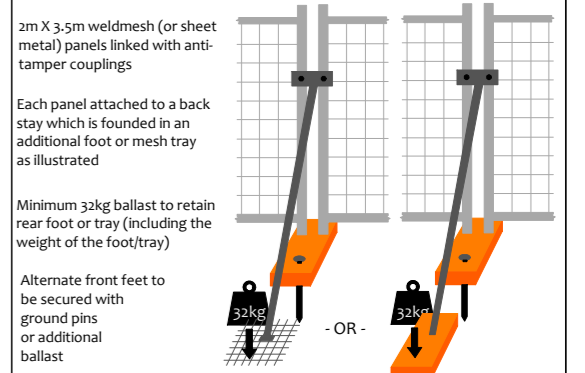


Tree Protection Plan

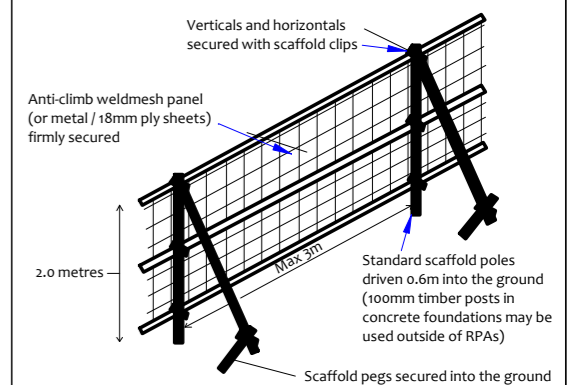
Tree Protection Barriers:

	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

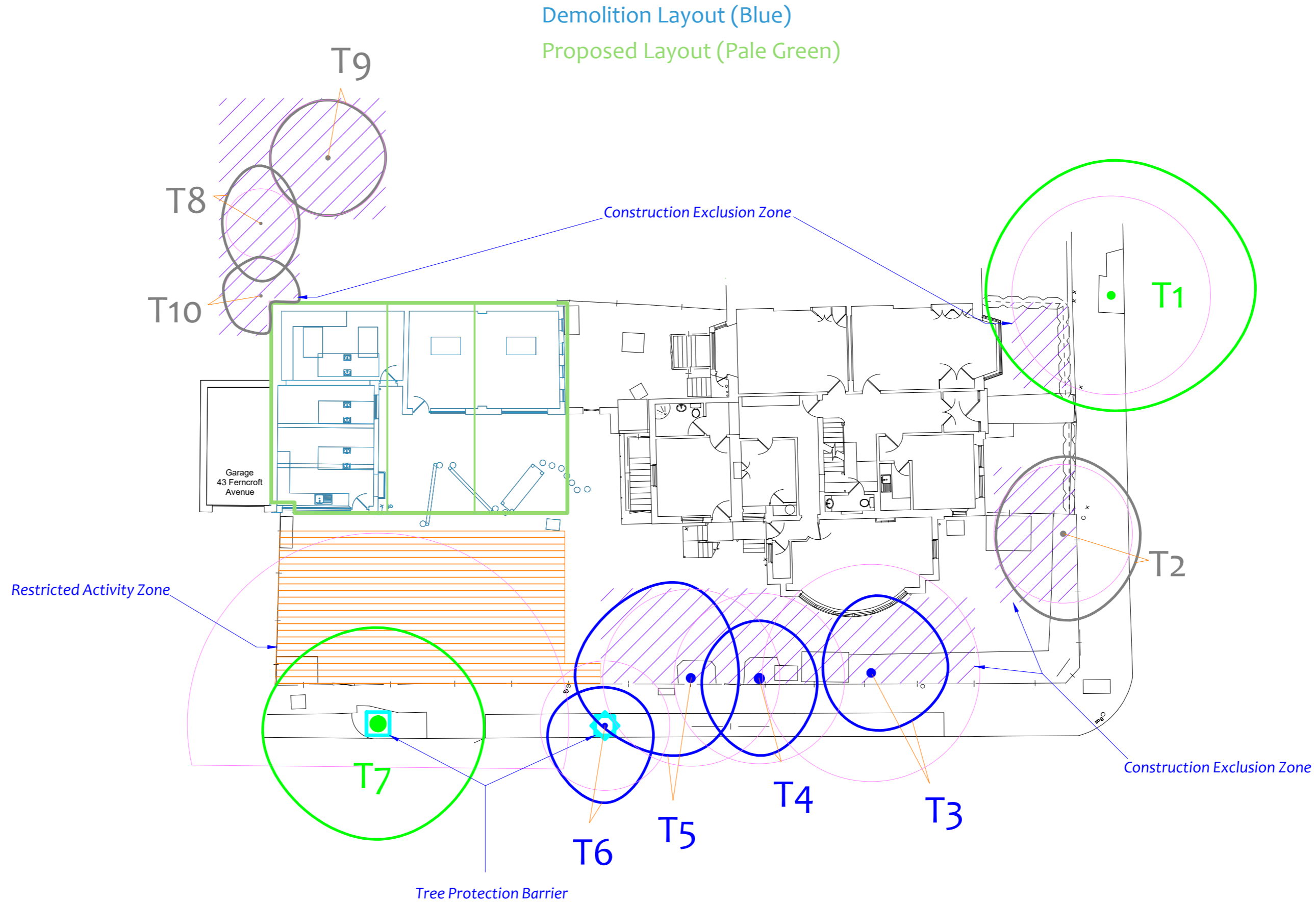
- Within this area the following restrictions shall apply:
- No excavation or land regrading whatsoever.
 - No storage of materials, rubble, soil or spoil.
 - No fires within the exclusion zone or within 10m of any tree canopy.
 - No site cabins or other temporary structures.
 - No discharge of polluted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

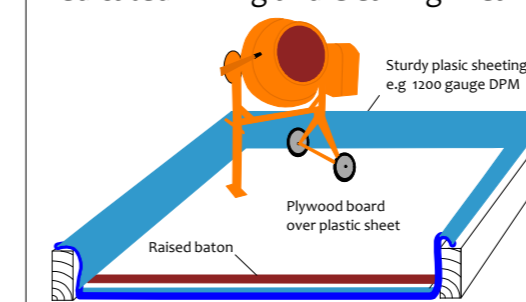
Restrictions are detailed within the accompanying Method Statement

Restricted Activity Zone

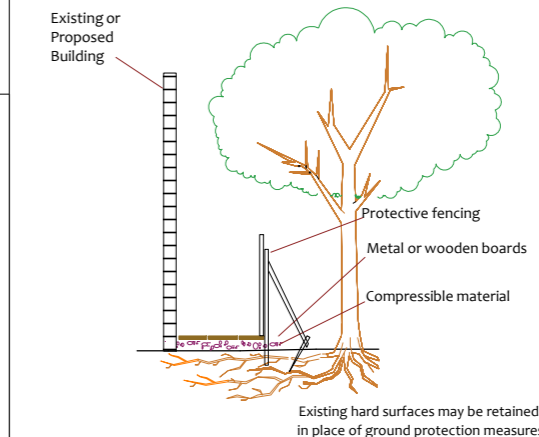
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Dedicated Mixing and Cleaning Area



Ground Protection where specified in Restricted Zones



Tree Protection Plan

Drawing No:	CCL 10032 / TPP Rev: 3
Title:	Tree Protection Plan
Site:	St Margaret's School 18 Kidderpore Gardens, NW3 7SR
Scale:	1:200
Paper Size:	A2



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