

TREE PROJECTS

PROFESSIONAL & TECHNICAL ARBORICULTURE

8th May 2019

BB Partnership
Studios 33-34
10 Hornsey Street
London N7 8EL

FAO Matthew McFerren

Dear Matthew,

Re: Radlett House, Planning App 2019/0266/P: Arboricultural Comment

I write further to the above and current 'live' application and in order to provide arboricultural comment.

From the arboricultural perspective the application seeks permission to amend a previously permitted scheme by altering one door to now become a window and, to make roof level alterations required to facilitate installation of an internal lift and associated gear.

As can be seen within the Design and Access statement accompanying the application, there are several permissions relating to the property address. Of most relevance to the current application is the implemented scheme documented under Camden Council reference 2012/5607/P. Certificate of lawfulness ref 2018/428/P, confirms the commencement.

The amendments particular to the current application 2019/0266, as summarised in paragraph 2, are considered to be of no arboricultural significance.

Looking further into the history of the 2012/0266/P, permission was granted on 24/12/2012 complete with a pre-commencement tree protection condition, condition no 5. Tree Projects prepared documents dated 22nd July 2013 pursuant to discharge of said condition that was subsequently granted under 2013/4736/P.

For the purposes of the current application and for the avoidance of doubt, whilst there are no direct tree implications arising from the amendments, it is clear that the implemented scheme when it re-commences must reinstate tree protection measures.

On such basis and for an otherwise acceptable scheme, it would be prudent to condition tree protection to 2019/0266/P. For this purpose the previously approved details are attached and should be directly referenced within a positive decision notice.

Yours sincerely,

Nick Bentley
HNDH, RFS Cert Arb

Enc/ Tree Projects Tree Condition discharge bundle to 2012/0266/P dated 22nd July 2013
This plus 8 pages

TREE PROJECTS

PROFESSIONAL & TECHNICAL ARBORICULTURE

22nd July 2013

BB Partnership Ltd
The Trafalgar
17 Remington Street
London N1 8DH

FAO Steve Taylor

Dear Steve,

Re: Radlett House, Radlett Place NW8: Letter 1 of 2

LB Camden Planning Reference 2012/5607/P – Condition No 5 – Pre-Commencement Tree Protection

I write with reference to the above planning permission and pursuant to discharge condition 5 therein.

It is my understanding that this one of two planning permissions relating to the pool house which are to be implemented simultaneously and for which I have been asked to address tree conditions individually. For each permission a slightly differently worded condition relating to trees has been applied which I summarise:

- 1) 2012/5607/P, dated 24/12/2013: Condition 5, a Pre-Commencement Planning Condition requiring approval of details demonstrating how retained trees are to be protected prior to commencement of work
- 2) 2010/6316/P, dated 17/01/2010: Condition 3, a Pre-Commencement Planning Condition requiring approval of a method statement for protection of trees and the installation of the protection so approved. No work to commence until council tree officer has then inspected and approved in writing the tree protection installed.

As it is proposed to implement the two planning approvals addressed, I have sought to consolidate and provide one Tree Protection Plan, one Tree Protection Method Statement and details sufficient to discharge the slightly varying criteria of the above conditions. In this respect I attach:

1x Tree Schedule and Protection Plan ref Radlett DB-TPP Rev C dated 22nd July 2013
1x Tree Protection Method Statement dated 22nd July 2013
1x Tree Schedule dated October 2011
1x Copy of a Tree Protective Barrier Detail
Proposed inspection pro-forma

I trust the above and the attached meet with your approval and of course that of the council.

Yours sincerely,

Nick Bentley

HNDH, RFS Cert Arb

Professional Arboriculture: Planning & Tree Surveys. Technical Arboriculture: Planting – Air Spade – Root Protection

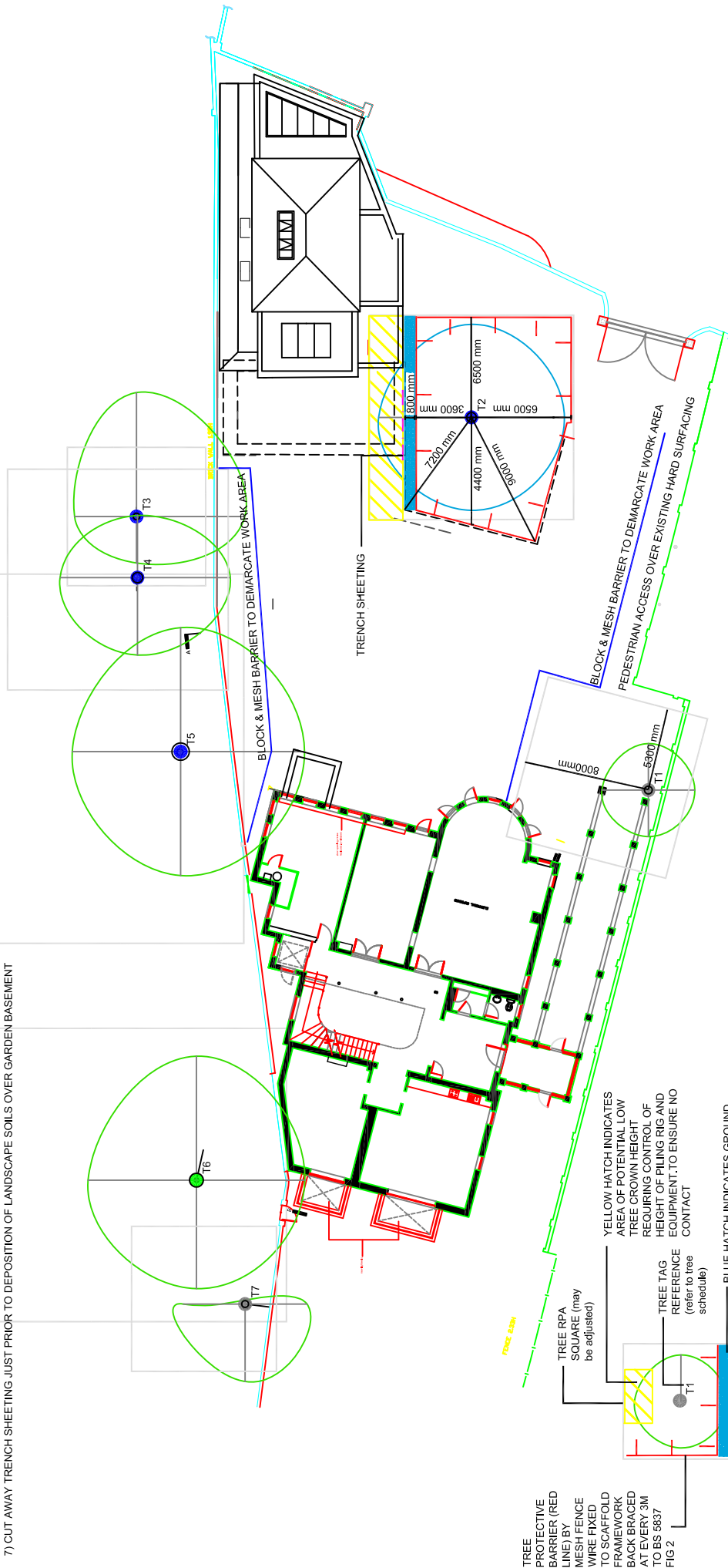
ABRIDGED METHOD STATEMENT

FOR FULL METHOD STATEMENT REFER TO TREE SPECIALISTS DOCUMENTS

- 1) SET OUT PILING LINES AND CREATE FORMWORK FOR CONCRETE GROUND PROTECTION WITH DPM UNDELAID WITH EXCESS FOR UPSTAND ON TREE SIDE.
- 2) CAST MESH REINFORCED CONCRETE TO 150MM DEPTH AND INSTALL PROTECTIVE BARRIER, TURN UP EXCESS DPM AND FIX TO BARRIER AT 500MM HEIGHT BY SANDWICHING BETWEEN 50MM BATTENS SCREW FIXED EACH SIDE OF MESH.
- 3) EXCAVATE ALONGSIDE CONCRETE GROUND PROTECTION WITH TREE SPECIALIST AIR SPADE LINE SPOTTING FOR 1.5 TONNE DIGGER; TREE SPECIALIST TO CUT ANY ROOTS ENCOUNTERED WITH SHARP HAND TOOLS.
- 4) INSERT TRENCH SHEET SOIL EDGE PROTECTION
- 5) MAINTAIN AND REPAIR ALL OF THE ABOVE FOR FULL DURATION OF WORK.
- 6) CONTROL MAST HEIGHT OF AUGERS AND ALL PLANT, EQUIPMENT AND MATERIALS HANDLED BENEATH LOW TREE CROWNS TO ENSURE NO CONTACT.
- 7) CUT AWAY TRENCH SHEETING JUST PRIOR TO DEPOSITION OF LANDSCAPE SOILS OVER GARDEN BASEMENT

ESSENTIAL NOTES:

- ALL TREE PROTECTION TO BE INSTALLED BEFORE ANY OTHER WORK ON SITE COMMENCES.
- ANY ESSENTIAL VARIATION TO APPROVED TREE PROTECTION SCHEME TO BE NOTIFIED TO PROJECT ARBORICULTURIST BEFORE PROCEEDING.
- ONCE INSTALLED, TREE PROTECTION TO BE INSPECTED AND SIGNED OFF IN WRITING BY CAMDEN TREE OFFICER PRIOR TO COMMENCEMENT OF ANY SITE WORK.
- TREE PROTECTION TO BE RETAINED AND MAINTAINED AND INSPECTED FOR DEFECTS WITH DEFECTS MADE GOOD WITHOUT DELAY, ALL AS PER APPROVED SCHEME FOR FULL DURATION OF WORK.
- ALL TREE PROTECTION TO REMAIN IN SITU FOR FULL DURATION OF WORK, NO ALTERATION OR DISMANTLING WITHOUT PRIOR APPROVAL OF PROJECT TREE SPECIALIST



- TREE PROTECTIVE BARRIER (RED LINE) BY MESH FENCE WIRE FIXED TO SCAFFOLD FRAMEWORK BACK BRACED AT EVERY 3M TO BS 5837
- YELLOW HATCH INDICATES AREA OF POTENTIAL LOW TREE CROWN HEIGHT REQUIRING CONTROL OF HEIGHT OF PILING RIG AND REFERENCE EQUIPMENT TO ENSURE NO CONTACT
- TREE TAG REFERENCE EQUIPMENT TO ENSURE NO CONTACT (refer to tree schedule)
- TREE RPA SQUARE (may be adjusted)
- BLUE HATCH INDICATES GROUND PROTECTION BY 150MM THK REINFORCED CONCRETE OVER UPSTAND FIXED BY SCREW CLAMPING BATTEN THROUGH MESH BARRIER
- MAGENTA DOTTED LINE DENOTES TRENCH SHEETING INSTALLED AND BACK SPIKED AT EDGE OF GROUND PROTECTION TO PREVENT SOIL COLLAPSING, WHERE ABOVE BASEMENT ROOF SLAB TO RECEIVE NEW GARDEN SOIL, SHEET TO BE CUT OR BURNED OFF PRIOR TO DEPOSITION OF SOIL TO AID DRAINAGE AND ENSURE AN INTERFACE BETWEEN NEW AND VIRGIN SOILS

<p>RADLETT HOUSE 2 STOREY BASEMENT SCHEME Radlett House, Radlett Place, London NW8 8BD</p>		<p>Date: 22-JULY-2013</p>	<p>Drawing Ref: Radlett DB-TTP RevC</p>
<p>TREE PROTECTION PLAN</p>		<p>Revision: C: Condition Discharge apps</p>	<p>Scale: use scale bar / provided measurements</p>
<p>Radlett House, Radlett Place, London NW8 8BD</p>		<p>TREE PROJECTS LTD The Maresnetts, 22 Old Park Avenue London SW12 8RH</p>	<p>M: 07788 726 720 E: treeprojects@hotmail.com</p>

TREE PROJECTS

PROFESSIONAL & TECHNICAL ARBORICULTURE

TREE PROTECTION METHOD STATEMENT TO RADLETT HOUSE, RADLETT PLACE, NW8 6BD

INTRODUCTION

Successful tree protection on this site is to be a combination of management oversight and the provision of protective measures. The Installation and retention of protective measures is the principal way to control site activity at the interface with trees and is subject to the control and possible sanction of Camden Council where approved plans are not adhered to.

No work can commence on this site until: Tree Protection Conditions have been discharged and, the written approval of Camden Tree Officers has been received following its installation.

Protection installed is to be the subject of on going monitoring and maintenance.

1 This method statement:

- Introduces a **Tree Schedule and Protection Plan, Radlett DB-TPP Rev C dated 22 July 2013**
- Describes **Physical Tree Protection Measures**
- Outlines the **Management of Tree Protection**

2 **Tree Schedule and Protection Plan** is based on the site topographical survey and scheme design. It has been prepared by Tree Projects and should be read in conjunction with the tree schedule and this document.

2.1 **Physical Tree Protection Measures:** Three installations are required to meet the needs of protection within the scheme and are shown on the Tree Protection Plan:

2.1.1 **Tree Protection Barrier.** Tree protective barrier is to be installed in accordance with BS 5837 figure 2 and comprise Weldmesh or herras panels fixed to a back braced scaffold framework as illustrated by the attached detail. The barrier is to be installed in locations indicated in the Tree Protection Plan.

2.1.2 **Tree Ground Protection.** Ground protection is required in places forward of the tree protective barrier to facilitate site work. It is to be 800mm wide is to be designed to enable general construction access, for foot traffic and for cleaning away auger spoil without damage and whilst protecting soil and roots beneath. It is proposed to install a Damp Proof Membrane with a 500mm upstand to be clamped with 50mm battens each side of the barrier mesh. Formwork is to be constructed so that a suggested minimum 150mm thick reinforced concrete can be poured.

2.1.3 **Trench Sheeting.** To be installed between concrete ground protection and the back of piles. Purpose is to retain RPA soil beneath concrete ground protection whilst the adjacent basement roof slab is formed at depth pending overlay of landscape soils. To install this sheeting a trench will be dug by a 1.5tonne digger with tree specialist line spotting with an air spade to cut roots to 1.5m depth. Sheeting is to be pressed in and back-pinned into RPA soil. Sheeting to be cut or burnt away prior to deposition of landscape soils.

2.1.4 **Tree Crown Protection.** Where basement and lightwells are to be constructed beneath the canopy of trees a low access piling rig must be used which does not require pruning over and above what is arboriculturally acceptable (see tree schedule)

2.1.5 **Tree Pruning.** Tree pruning is proposed as per the preliminary management recommendations within the tree schedule. Work only to be undertaken by a competent arborist under the direction of the project tree specialist.

3.0 **Management of Tree Protection**

3.1 **General Principles** of the management of tree protection will be provided as follows:

3.1.1 A project tree specialist, currently Nick Bentley of Tree Projects Ltd, or another equivalent suitably experienced person, will remain on the project design team for the full duration of works up to practical completion.

3.1.2 Prior to implementing the planning permission and subject to discharge of applicable conditions, the site will be accurately set out and then all tree ground protection and barriers will be installed to the satisfaction of the project tree specialist and, the satisfaction of Camden Tree officers to be confirmed in writing. No site works or clearance to proceed (other than that required to install protection i.e. careful removal of plants) prior to receipt of Camdens written approval.

3.1.3 Land set aside for tree protection will be excluded from the operational area released to the main contractor for the purpose of construction.

3.1.4 The project tree specialist will maintain a watching brief, provide notes of regular site inspections and circulate those notes to the contractors site agent/ foreman and the contract administrator. See attached proforma proposed as the template for site monitoring. Monitoring will be monthly following an initial period of more intensive attendance to establish protective measures.

3.2 **Pre-commencement meeting.** A pre-commencement meeting will take place at which the architect, tree specialist, main contractor, ground worker and contract administrator will be present. Items for discussion to include:

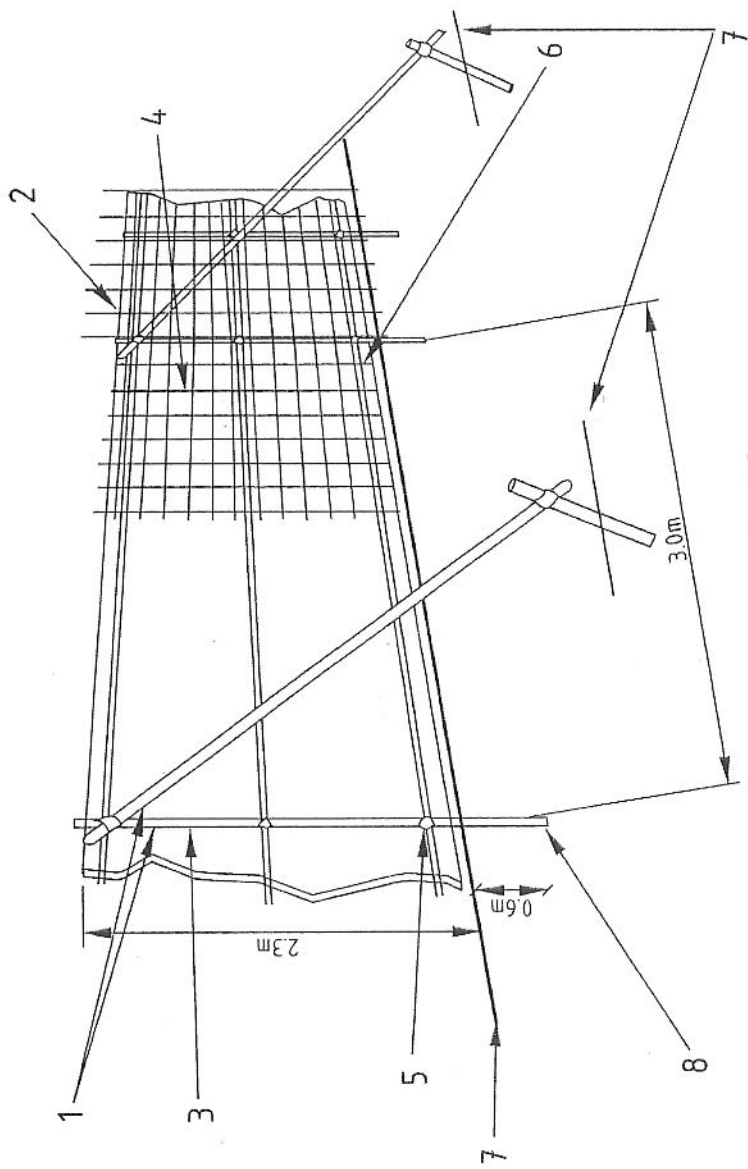
- Tree protection, roles, responsibilities and communication.
- Construction process; discuss, general access, size and range of construction machinery, (NB mast height of augers in proximity to trees) lifting equipment, material handling and material storage. Reconciling any apparent conflicts with tree protection as planned.
- Procedures for laying on services, handling liquids, liquid wastes and spills, concrete pumping, cement mixing, mortar production and disposing of washings etc. Reconciling conflicts with tree protection.
- Establish timetable for design team and progress meetings.
- Establish a programme of site safety induction for visitors and sub-contractors, incorporated into which tree protection measures will be identified, and tree precautions explained.

3.3 **During Construction up to practical completion.** Following satisfactory installation of tree protective measures the project tree specialist will make monthly inspections and monitor throughout the term of the project up to practical completion. Extending this interval only on agreement with the borough arboriculturist.

- 3.4 From Practical Completion of construction.** Tree protective measures are to remain in place prior to the commencement of landscaping except, trench sheeting is to be cut or burn away prior to deposition of new soil over relevant parts of the garden basement.
- 3.5** Prior to removal of tree protection at commencement of landscaping, matters such as proposed cultivations and application of new soil to landscape areas, planting and general excavations and proposals in respect of soil levels will be discussed and agreed between landscaper and tree specialist with the latter recording what is agreed at handover

Nick Bentley
07788 726 720
22nd July 2013

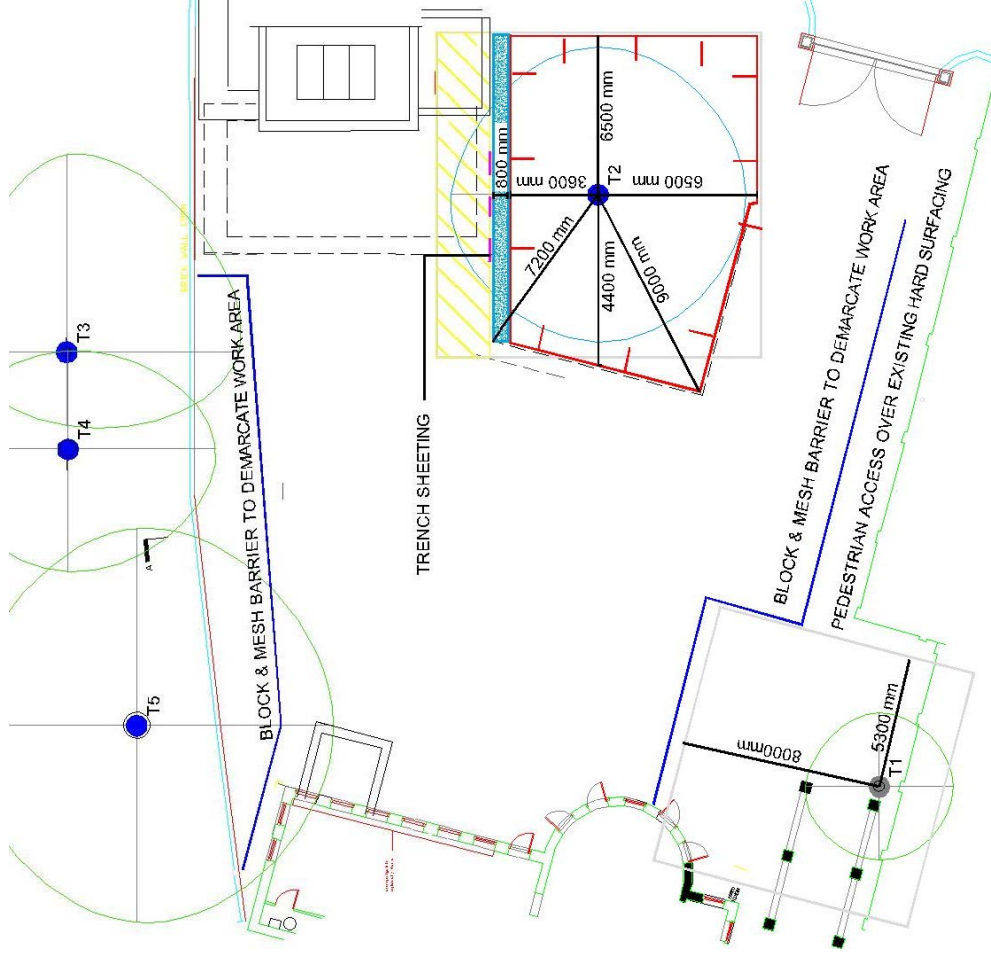
Tree Projects BS 5837 Survey. Schedule of trees at: Radlett House																	
Date: October 2011																	
Weather: Dry and bright																	
last filter column																	
Tag Name	Latin	DBH	Stem Cnt	Height	Low C/Hgt	Nth	East	Sth	West	Age	Life Phys. Exp Cond	BS Cat.	Comments	Prelim. Mgt Recom.	RPA m2	RPA radius	RPA square
T1	Pear	500	1	8	4	3	3	3	3	M	20-40 F	C2		Crown clean	113.1	6.0	10.6
T2	Cappadocian Maple	620	1	17	3	6	6	6	6	M	>40 G	B2		Crown clean and lift to 4.5m	173.9	7.4	13.2
T3	Sycamore	420	1	17	0	4	8	7	3	MA	>40 G	B2	Tree in Primrose Hill. Canopy dimension estimated. single stem with developed basal suckers (coppice growth from previous fell?)		79.8	5.0	8.9
T4	Ash	670	1	18	3	5	4	6	5	MA	>40 G	B2	Tree in Primrose Hill. Ivy on stem. previously reduced	Crown reduce 20%	203.1	8.0	14.3
T5	London Plane	1120	1	20	4	7	8	8	8	M	>40 G	B2	Tree in Primrose Hill aprox 3.5m from boundary wall,	Crown lift over garden to 5m and to clear property by up to 3m.	567.6	13.4	23.8
T6	London Plane	890	1	26	4	7	8	7	7	M	>40 G	A2	Tree in Primrose Hill. 7m from boundary wall.	Prune to clear property by up to 3m.	358.4	10.7	18.9
T7	Ash	440	1	15	3	4	0	4	5	MA	10-20 P	C2	Tree in Primrose Hill. Canopy dimension estimated. Decay present on stem. Major bark wounding on stem.	Crown reduce 20%	87.6	5.3	9.4



- 1 Standard scaffold poles
- 2 Uprights to be driven into the ground
- 3 Panels secured to uprights with wire ties and where necessary standard scaffold clamps
- 4 Weldmesh wired to the uprights and horizontals
- 5 Standard clamps
- 6 Wire twisted and secured on inside face of fencing to avoid easy dismantling
- 7 Ground level
- 8 Approx. 0.6 m driven into the ground

Figure 2 — Protective barrier

TREE PROTECTION MONITORING RADLETT HOUSE, RADLETT PLACE, LONDON NW8 6BD		DATE: CHECKED BY: CIRCULATE TO:	
GENERAL STATUS ON SITE:			
CHECK ITEM	ACCEPTABLE?		ACTION REQUIRED
	✓	✗	
TREE PROTECTIVE BARRIER IN CORRECT POSITION		✗	
TREE PROTECTIVE BARRIER INTACT AND FIT FOR PURPOSE?			
CONCRETE GROUND PROTECTION INTACT & FUNCTIONING			
DPM UPSTAND TO PROTECTIVE BARRIER PREVENTING RUNOFF TO RPA			
TRENCH SHEETING INTACT AND RETAINING SOIL			
STORED TOXIC MATERIALS AT RISK OF CONTAMINATING RPA			
SIGNS OF DAMAGE TO CROWN OF TREES			



EXTRACT OF TREE PROTECTION PLAN

NOTES: