Landmark Trees

Our ref: JNC/16AVR/Lttr/01

Catherine Bailie
Jackson Coles LLP
Morelands
5-23 Old Street
London
EC1V 9HL

14th February 2020

Dear Catherine,

Re: Discharge of Condition 19 of LB Camden planning permission 2016/5375/P

I write in support of your application to discharge the above condition which requires that:

Details of the design of site drainage layouts, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

In terms of background information, I visited the site on the 12th of February 2020 in order to update the tree survey undertaken by Wood Consulting Environmental Limited (WCEL) reference: WCEL/PEW/AIA/0708:16. I can confirm that the findings of that survey remain essentially valid, there has been some increase in tree height but not diameter (which would affect Root Protection Area [RPA] sizes) or condition although I would note that the retained mature trees are all off-site and were thus surveyed remotely only. I can also confirm that Landmark Trees have been appointed to review the enabling works and monitor the construction works on site once commenced as per the scope within the aforementioned WCEL report.

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Registered Office: 15 Abbey Road, Oxford OX2 0AD
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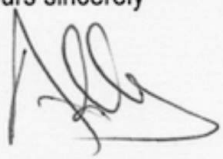
In order to review the enabling works referred to by Condition 19, I have been supplied with the Ross & Partners drawing 11940_S-223 which details the proposed below ground drainage and the Tree Protection Zone Excavations sketch which details areas of proposed excavation for a kerb and its footing. I have enclosed both drawings to this letter for your convenience.

Drawing 11940_S-223 confirms that the proposed below ground drainage has been designed to avoid tree root protection areas and therefore specialist methods are not required.

The Tree Protection Zone Excavations sketch - 001 shows that 300mm wide by 300mm deep trenches will be required to be excavated within the conventional RPA of T1 and the modified RPA of T4. This drawing also details the area of 800mm deep excavation within the modified RPA of T4 to allow the construction of the consented cantilevered slab foundation. I note that these trenches are to be excavated within an area of existing hardstanding and that previous trial pit investigations revealed no significant rooting in this area. The drawing also indicates that the trenches will be manually excavated and I would comment that provided this working methodology is implemented, the impact to the trees will be minimal. I would further recommend that the trenches be excavated under arboricultural supervision with pre-emptive pruning of any roots encountered. In the unlikely event that a root significant to the health and stability of either tree is encountered, it will be necessary to retain it by bridging over it or sleeving it and casting the footing around it.

I trust the above provides you with sufficient information in this matter but please do not hesitate to get in contact if you require further assistance.

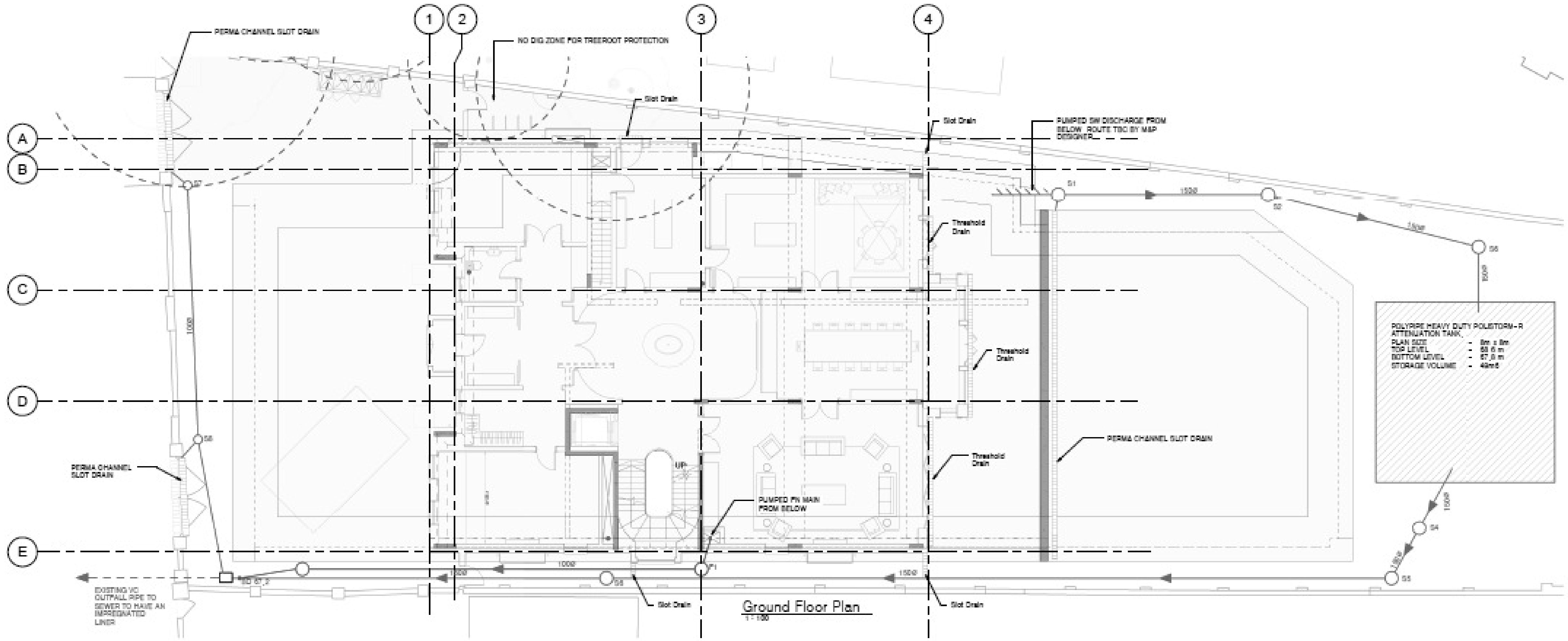
Yours sincerely



Adam Hollis
MSc Arb MRICS FArborA MICFor C ENV
Registered Consultant
Chartered Surveyor, Forester & Envrionmentalist

Encs:
Ross & Partners drawing 11940_S-223
Tree Protection Zone Excavations - Sketch 001

17/02/2020 12:11:46



Ground Floor Plan
1 : 100

GENERAL NOTES:

1. Do not scale this drawing in either paper or digital form. Use figured dimensions only.
2. All 'Ross & Partners' drawings to be read in conjunction with all relevant Architect's drawings and any discrepancies reported to all relevant parties.
3. This drawing is to be read in conjunction with other 'Ross & Partners' drawings and 'Ross & Partners' Structural Specification documents and any discrepancies reported to all relevant parties.
4. Setting out will be in accordance with the Architect's dimensions and as discussed and agreed between Client, Contractor and the Architects and any discrepancies reported to all relevant parties.
5. For General Notes refer to drawing No. 11940/SN/S-000

DRAINAGE LEGEND

Symbol	Description
—→—	New SW Drain
—→—	New FW Drain
—·→·—	New Combined Drain
— → —	Existing SW Drain
— → —	Existing FW Drain
⁄⁄⁄→	Proposed SW Rising Main
⁄⁄⁄→	Proposed FW Rising Main
⊏⊏⊏	Slotted Drain
▨	Proposed Geocellular Storage Tank
⊕▷	Proposed SW Pump
⊕▷	Proposed FW Pump

All RWPs TO CONVEY SURFACE WATER RUNOFF INTERNALLY TO THE BASEMENT SW PUMPING CHAMBER

MANHOLE SCHEDULE

Manhole Reference	Cover Level	Invert Level	Internal Chamber Size (mm)	Cover Size	Cover Reference	Comments
CMH1	38.77	34.650	800X600	610X450		EXISTING MANHOLE TO BE RETAINED. CDM RISK: CONTRACTOR T0 EXERCISE CONFINED ACCESS WORKING AND BREATHING APPARATUS FOR PERSONNEL ENTERING THIS MANHOLE.
S1	39.40	38.80	1000 DIA	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	
S2		38.70	1000 DIA	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	
S3		38.60	1000 DIA	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	
S4		37.78	1200 DIA	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	
S5		37.75	1200 DIA	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	
S6		37.39	1200 DIA	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	
S7	38.60	37.70	1000 DIA	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	
S8	38.50	37.50	1000 DIA	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	
F1	39.25	38.60	1000 DIA	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	
F2	38.70	38.20	1000 DIA	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	
F3	34.845	34.14	1500X750	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	
F4	tbc	34.00	1500X750	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	
F5	tbc	tbc	1500X750	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	
F6	tbc	tbc	1500X750	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	
F7	tbc	tbc	1500X750	600x600	BROADSTEL SEALED AND LOCKING INTERNAL RECESSED	

No.	Rev.	By	Description	Date
4	[illegible]	AA	Updated to architects	17-02-2020
3	[illegible]	AA	Revised and issued for architects	[illegible]
2	T1	AA	Issued For [illegible]	[illegible]
1	[illegible]	AA	[illegible]	[illegible]

CLIENT

PROJECT MANAGER: Jackson Coles LLP

ARCHITECT

M&E ENGINEER

ROSS & PARTNERS
Consulting Civil & Structural Engineers
1 Baldwick Street, Clerkenwell, London, EC1V 8NU
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ross-partners.co.uk

JOB TITLE: 16 Avenue Road, London, NW8 6BP

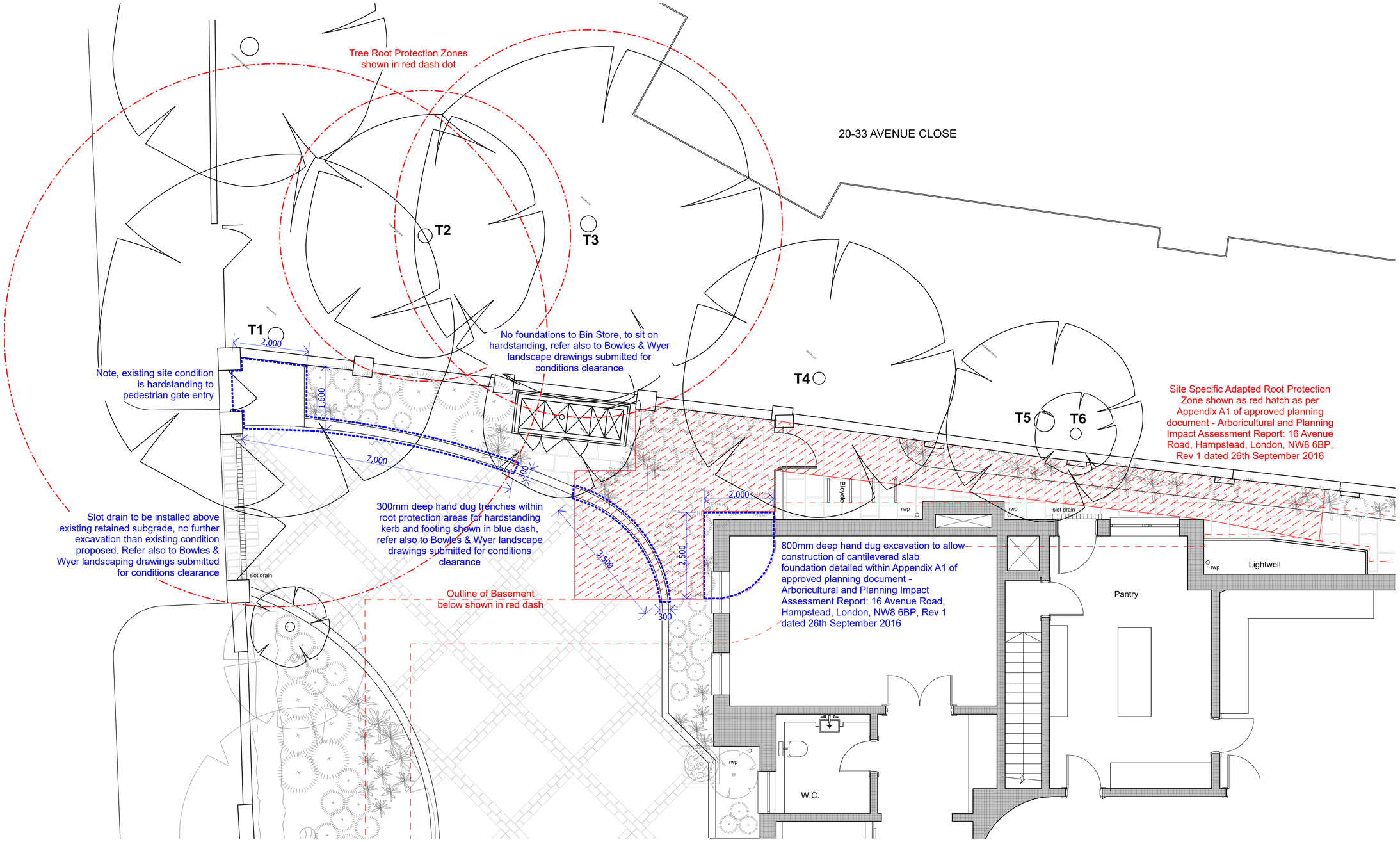
DRG TITLE: GROUND FLOOR PLAN DRAINAGE

DRN	CHKD	DATE
AA	MO'R	OCTOBER 2019

STATUS: For Pricing | SCALE: 1 : 100 @ A1

Project/DRG No.: 11940/DR/GF/S-223 | Rev.: P3

FILE NAME: C:\Users\CAD3\Documents\11940_Central_contonikMXG36.rvt



DO NOT SCALE FROM THIS DRAWING

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.
If in doubt, ask.

Legends & Notes:

Rev	Date	Descriptor	Athr.

Project:

16 Avenue Road

St John's Wood
NW8 6BP

Client:

Jackson Coles

Drawing Title:

Tree Protection Zone Excavations

(Project number)DWG number_Revision:

Sketch 001

Checked: