

To release condition 6 of consent notice 2019/6089/P. July. 2020

111 Frognal. NW3 6XR

6. Prior to the commencement of works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS 5837 2012. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the drawings to be removed, shall be retained and protected from damage in accordance with the approved protection details.

Existing site features and contours and the proximity of building works to retained trees was rehearsed at the planning stage.

This document describes how retained trees are protected during building works.

Site plans show three drive side Limes to the front of the house and one Sycamore (T1) to the rear.

1.Limes

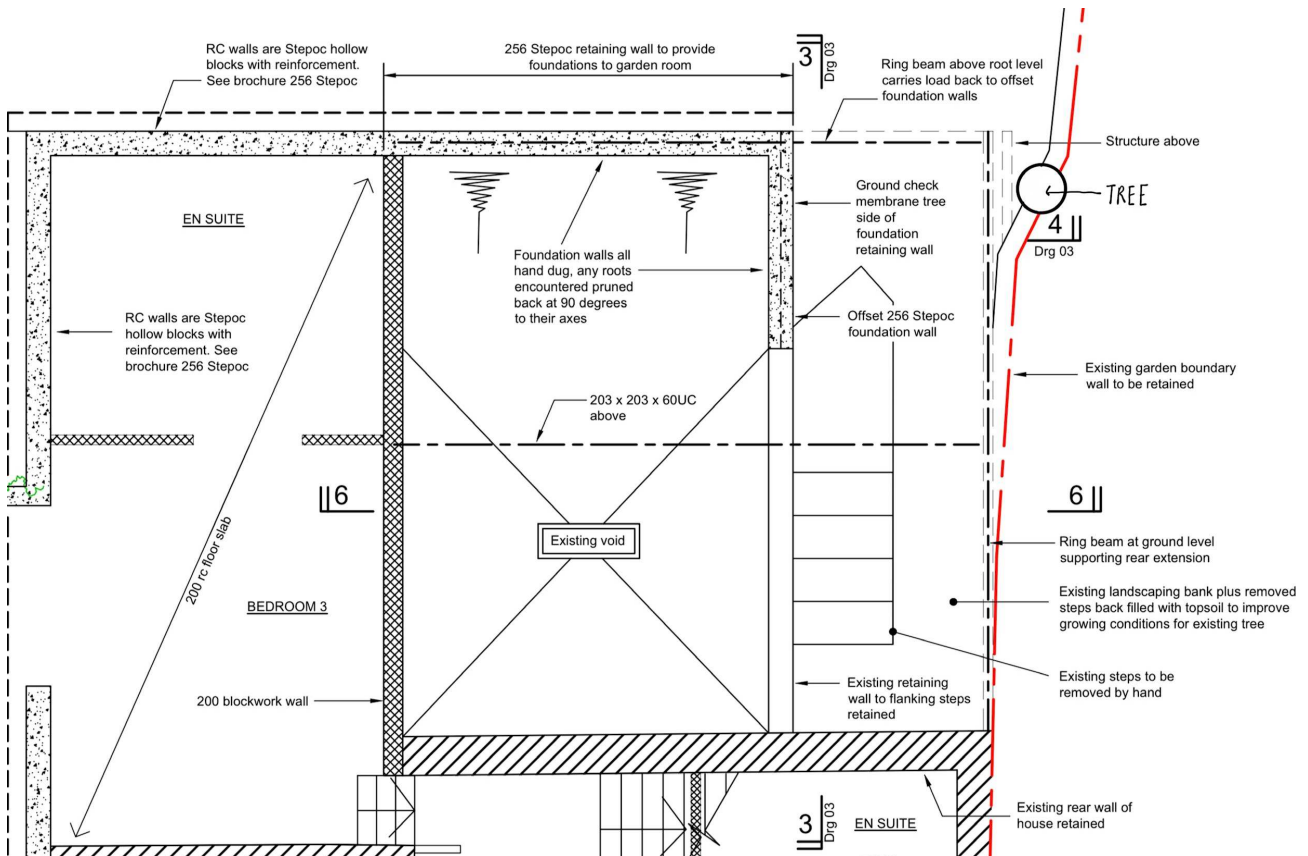
The lower stems of the Limes will be enclosed by standard 1.8 metre high shuttering ply boxes. These will be supported by 75 x 75 mm timber frames.

These will be made on site by contractors prior to any other site deliveries and will be set on the flattest adjacent land.

These will remain in place until all works are complete.

These boxes will prevent any abrasion of stems that could be caused by handling of site materials.

2. Sycamore, T1



The above screen shot shows the position of T1 Sycamore (marked as Tree).

The Sycamore is at a significantly higher contour than the existing ground floor of the house.

There is a garden fence between the tree and number 111.

The elevation of the garden extension adjacent to the tree will render the garden fence unnecessary and it can be removed at the end of building works.

In the meantime the existing fence will be reinforced with shuttering ply during building works.

The text in the top right hand corner of the screenshot describes how the steel ring beam is suspended in the area adjacent to the tree.

It bears on new and existing retaining wall foundations and a crossbeam.

The ring beam will be prefabricated and bolted up on site.

Consented new retaining foundation walls will be hand dug, (it would not be possible to access the site with machinery in any case).

In the unlikely event of Sycamore roots (other than small diameter fibrous roots) being encountered these will be pruned back at 90 degrees to their axis at the edge of digging.

The foundation wall for the garden extension will create a void between the tree and the wall.

This wall will be waterproofed.

The void will be filled with a mixture of fragmented demolition inerts from the site and excavation diggings.

This will bring the benefit of making the void safe and level with the base of the Sycamore stem (no part of the stem will be buried up).

There will be significant pore space in the un compacted inerts to enable fibrous root growth of the Sycamore.

Recycling inerts & diggings in this fashion will also reduce carbon miles from the site.

The elevations and roof of the garden room extension involve virtually no wet trades.

Plywood shuttering will prevent accidental contact of building materials with tree stems.

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