

General Precautions

All trees which are being retained on site will be protected by protective fencing and/or ground protection as detailed in the following sections. Protective fencing will be erected before any materials or machinery is brought onto the site and before any demolition, development or stripping of soil commences. Once erected fencing will be regarded as sacrosanct and will not be removed or altered without prior recommendation by the project arboriculturist and approval of the Local Planning Authority (LPA).

Care will be taken to avoid damage in the following ways:-

- Oil, bitumen, cement or other material likely to be injurious to a tree will not be stored or mixed within 10m of any trunk unless contained within a bunded structure.
- Concrete mixing will not be carried out within 10m of a tree unless undertaken within a bunded container. Any spillage shall be immediately reported to the project arboriculturist who will determine what mitigation is required.
- Fires will not be lit nearer than 5m to the limit of the crown spread, will be down-wind of the tree and will be prevented from becoming so large as to affect the tree.
- Notice boards, telephone cables or other services will not be attached to any part of the tree. Trees to be retained will not be used as anchors for equipment used to remove stumps, roots, other trees or for any other purposes.
- Care will be exercised when using cranes or similar equipment near the spread of the canopy of a tree.
- It is essential that allowance be made for the slope of the ground so that damaging materials such as concrete washings, mortar and/or diesel cannot run toward the trees.
- Stumps within the RPA will not be dug or pulled out but are to be ground out. Where possible, and with the agreement of all parties involved, standing stumps and debris should be left as a habitat for wildlife if circumstances allow. (British Standards Institute, 2012) (National House Building Council, 2010) (Anon., 1981).

Tree Protection Fencing

Tree protection fencing will be used to prevent access to the RPAs of retained trees and will be erected within the location shown on the TPP. Unless agreed in writing by the project arboriculturist and/or the London Borough of Camden Council the following shall apply:

- Protective fencing (shown as a magenta line on the TPP) will be erected prior to any works on-site including demolition, ground work or the importation of plant and materials.
- Once erected protective fencing shall remain in-situ until all construction activities are complete and shall only be varied with the written consent of the project arboriculturist and/or the London Borough of Camden Council.
- The area to the rear of the protective fencing shall be considered to form a Construction Exclusion Zone (CEZ). No construction activities, storage of materials, pedestrian or vehicular access shall take place within the CEZ without the written consent of the project arboriculturist and/or the London Borough of Camden Council.
- Confirmation that the protective fencing has been correctly installed will be sought from the project arboriculturist prior to the start of any demolition works, construction activities, or the importation of any plant or materials.
- Protective fencing will comply fully with BS 5837 and will be erected to the standard shown on the tree protection plan. All weather notices will be attached to the protective fencing at suitable intervals an example of which is also shown on the tree protection plan.

Regular daily checks will be carried out by the site manager to ensure that the protective fencing remains in the location identified on the TPP and at the specification signed off. Any deviation/damage will be rectified without delay.

Arboricultural Monitoring and Supervision

A pre-commencement site meeting will be held between the site manager, LPA Tree Officer and the project arboriculturist. The purpose of this meeting will be to ensure that all aspects of the tree protection measures are clear and understood and that any future sequencing and supervisory arrangements are agreed. The details of this meeting will be recorded and will be circulated to all parties in writing. The pre-commencement meeting also provides the opportunity for discussion between all parties as to the practical implications/challenges that may arise in facilitating the proposals in line with the TPP/AMS. Should the meeting identify additional constraints, or a sounder arboricultural approach, a variation encompassing these factors will be submitted to the LPA.

Once works commence, the project arboriculturist will undertake a programme of monitoring and supervision. This may include phone and email contact with the site manager, regular site visits and direct supervision of sensitive works. The frequency of any monitoring and supervision will be determined by the intensity and proximity of works to trees and will be flexible enough to accommodate changes in the scheduling of tasks as they occur on the site.

The project arboriculturist will maintain a record of all arboricultural monitoring and supervision undertaken. Following each stage of supervision, a copy of the supervision log book will be sent to the London Borough of Camden Council for sign off and a copy made available to all other relevant parties. This will provide a record of compliance with any agreed tree protection measures and will assist in the efficient discharge of any relevant planning conditions.

The recommended programme of works detailing the necessary arboricultural inputs at certain stages is included below:

- Pre-commencement meeting between site manager, project arboriculturist and LPA Tree Officer. To discuss the precise location and timing of all tree protection measures.
- Installation of tree protective fencing for T9.
- Demolition within RPA of T9.
- Supervised excavation within RPA of T9.
- During any unplanned external works which occur within, or immediately adjacent to, the RPA of T9.
- Removal of tree protective fencing.
- Practical sign off by project arboriculturist.

Arboricultural Implications Assessment

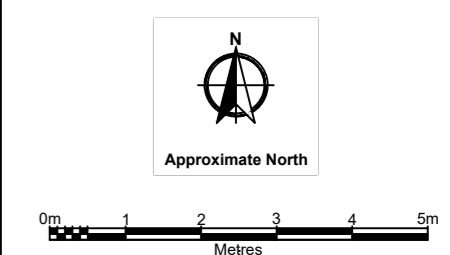
A brief summary of the arboricultural implications associated with this development are provided below:-

- All trees are of low arboricultural value and low landscape significance. They have generally been badly pruned, have poor form, and the canopies are competing with each other so as to diminish their value as individual trees.
- Only one tree on the subject property is greater than 150mm in diameter (T4 Crab Apple at 160mm) and most are less than 75mm diameter.
- They can therefore all be easily replaced with trees planted specifically to suit the new development providing a treescape more appropriate with longevity, as specified on our landscape plan.

TREE NO	TYPE	SPECIES	HEIGHT	DIAMETER AT 1.5m or 4ft (mm)	ESTIMATED?	NO. OF STEMS	N	E	S	W	LOWEST CROWN HEIGHT	LCH ORIENTATION	LOWEST BRANCH HEIGHT	LOWEST BRANCH ORIENTATION	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	PRELIMINARY MANAGEMENT RECOMMENDATIONS	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	NOTES
1	G	Mixed Species	5	<75	N	5	2	1	1.5	2	2	N	1.5	N	Young	Fair	Poor	No works	10+	C2	A small tree group with limited landscape value / Poorly formed replaceable low quality trees / Species include: Ash, Cherry, Bay Laurel & Leyland Cypress
2	G	Yucca	2.5	<75	N	5	0.5	0.5	0.5	0.5	1.5	S	1.5	S	Mature	Fair	Fair	No works	10+	C2	A small tree group with limited landscape value / Poorly formed replaceable low quality trees
3	T	Yucca	2	<75	N	2	0.5	0.5	0.5	0.5	0.5	W	0.5	W	Mature	Fair	Fair	No works	10+	C1	A small tree with limited landscape value / Poorly formed replaceable low quality tree
4	T	Crab Apple	5	160	N	1	0.5	2.5	3	3	2	E	2	N	Semi-Mature	Fair	Fair	No works	10+	C1	A small tree with limited landscape value / Asymmetric, poorly formed replaceable low quality tree
5	T	Leyland Cypress	5	110	N	1	0.5	0.5	0.5	0.5	2	S	2	S	Young	Fair	Fair	No works	10+	C1	A small tree with limited landscape value / Asymmetric, poorly formed replaceable low quality tree
6	T	Leyland Cypress	5	130	N	1	0.5	2.5	2	0.5	2	E	1.5	E	Young	Fair	Fair	No works	10+	C1	A small tree with limited landscape value / Asymmetric, very poor form, replaceable low quality tree
7	T	Plum	6	90	N	1	1.5	1.5	1.5	1.5	2.5	W	2.5	W	Semi-Mature	Fair	Fair	No works	10+	C1	A small tree with limited landscape value / Asymmetric, very poor form, replaceable low quality tree
8	T	Pyracantha	4	<75	N	4	1.5	1.5	0.5	1	2	S	2	S	Mature	Fair	Fair	No works	10+	C1	A small tree with limited landscape value / Asymmetric, very poor form, replaceable low quality tree
9	T	Pear	8	400	Y	1	3.5	3.5	3.5	3.5	2	S	2	S	Mature	Good	Good	No works	20+	C1	A tree with some future potential / Full VTA impeded by limited access

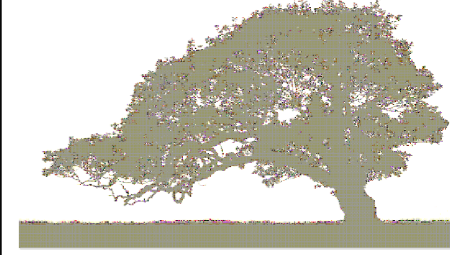
KEY

- CATEGORY 'A' TREE
- CATEGORY 'B' TREE
- CATEGORY 'C' TREE
- CATEGORY 'Y' TREE
- ROOT PROTECTION AREA
- RETAINED/EXISTING TREE
- PROPOSED TREE REMOVAL
- PROPOSED TREE GROUP REMOVAL
- BASE PLANTOPOGRAPHICAL SURVEY DETAIL
- EXISTING BUILDING/HARD FEATURE TO BE RETAINED
- EXISTING BUILDING/HARD FEATURE TO BE DEMOLISHED
- PROPOSED BUILDING/STRUCTURE FOOTPRINT
- PROPOSED INTERNAL/EXTERNAL FEATURES
- PROPOSED HARD FEATURE/HARD STANDING
- AREA OF SUPERVISED EXCAVATION
- TREE PROTECTION FENCING



Notes:
 Drawing is based upon Site Survey.dwg
 Proposed drawing detail taken from Proposed Basement and Ground Floor.dwg
 AP = Approximate Position

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Site
 57 Camden Mews, London, NW1 9BY

Drawing Title
 Tree Protection Plan

Rev. Details Date

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Project No 20 1837 Surveyed by KM
 Drawn by KM/JP Checked by KM
 Date 16/07/2020 Scale 1:100@A2

Drawing Number 20 1837 TPP 001 Rev -

Excavation within RPA to be supervised by acting project arboriculturist at all times to minimise potential impact on roots.

Areas to be landscaped with suitable tree species, creating screening with shrub beds below.

Tree protective fencing to be installed & signed off prior to any on-site works.

