

Camden Council Planning Service
London Borough of Camden 2nd Floor
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c/o Town Hall, Judd Street
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WC1H 9JE

291020

Re: Application Number P2020/1388/P - Condition 05 - Planning Statement

This statement accompanies the application for the approval of details reserved by condition 05 of application number P2020/1388/P.

This application relates to the Works to external space of West Lodge including new decking and railings at Euston Lodges, 190 Euston Road, London, NW1 2EF.

Condition Requirement

Condition:

"Prior to commencement of any works on site, details of the design of decking foundations and the layout, 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. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017."

1. Design of Decking Foundations

Works Description

New timber decking installed on timber frame supported on ground screws and decking pedestals. The decking foundation screws, frame and finish are to be constructed as independent of the tree within the site.

This method statement will focus on the installation of the ground screws within the soft landscaped area which intersects with the root protection zone of a tree under preservation order. The construction methodology has been developed in consultation with the contractor London Decking Company, and suppliers The Ground Screw Centre. London Decking Company are members of the Timber Decking and Cladding Association.

The construction methodology outlined in this document has been employed by the contractor and others on many projects of a similar nature. The ground screw product and installation method has been tailored to use within the root protection zones of trees with preservation orders.

The nature of the foundations and footings will avoid damage to the tree within the decking area. Great care and attention will be taken throughout the construction process to ensure that there is minimal impact to the trees and surrounding environment.

Method Statement

Sequencing of the construction phase works is summarised as follows:

- Site Preparation
- Implementation of ground and tree protection
- Installation of ground screw foundations
- Installation of pedestals on areas of hardstanding
- Construction of timber deck frame
- Laying of finished deck boards
- Finish works and removal of any protections

Site + Ground Protection

At the outset of works the root protection zone will be clearly marked out. To mitigate possible ground compaction during the construction phase, designated site access routes will be identified and clearly marked to ensure that site traffic (pedestrian) is limited to approved pathways. The site entrance and access route will be located at the south of the site, to ensure compaction of the ground within the root protection zone is kept to a minimum. Ground compaction and protection of tree roots will be addressed by the installation of protective ground mats.

No materials, equipment or debris will be stored within the root protection zone, and no chemicals used within the works will be allowed to spill where they may contaminate the root protection area.

No heavy plant, machinery, cranes or delivery vehicles are required to enter the root protection zone or works area in the course of the works.

Installation of Ground Screw Pile Foundations

Prior to setting out the ground screw locations a visual survey will be carried out to identify any visible tree roots or uneven ground which may indicate roots which are close to the ground surface.

The substructure design has the flexibility to adjust foundation locations if roots are encountered or there are areas of concern identified by the visual survey. The setting out of the ground screws will ensure minimum pile locations within the root protection zone.

Prior to installation a pilot hole is pre-drilled with a 16mm SDS drill bit to a depth of 300mm. This will identify any resistance or tree roots without causing them material damage and allow the ground screw to be repositioned if necessary.

The ground screw is installed by manually turning to full depth by hand. This is a gradual process with each quarter turn achieving an additional depth of 10mm. The operatives will be sensitive to any impact or obstructions which would indicate the location of a tree root. If a root or obstruction is encountered the installation can be stopped immediately and the screw retracted avoiding any damage to the root. The ground screw can then be relocated to a safe location.

Once the ground screw foundations are installed the timber frame will be constructed and become the works area.

Ground Screws Specification:

- Fully galvanised ground screws
- Location: Soft landscaping
- Supplier: The Ground Screw Centre <https://www.groundscrewcentre.co.uk/>
- Spacings: 1.5m grid. Min spacing 1.5m, positions arranged to suit site
- Load capacity: 4.28KN (0.43 Tonne)
- Total length: 750mm
- Internal diameter at top: 68mm
- Helix spacing: 40mm
- Ground screw Coating/Finish: Fully galvanised

Decking Pedestals Specification:

- [Adjustable pedestals](#)
- Location: Existing Hardstanding

- Spacings: 1.5m grid. Min spacing 1.5m, positions arranged to suit site
- Supplier: Wallbarn <https://www.wallbarn.com/pedestals-2/universal/>
- Technical Data Sheet enclosed.

2. Layout of Service Trenches and Other Excavations

Not Applicable. There are to be no new excavations or service trenches.

All plant is to be retained and consolidated within the existing area of hardstanding.

Yours sincerely

Anna Roper

Enclosures:

Drawings:

- 068_PL20_Decking Foundation Plan
- 068_PL21_Proposed Decking Sections

Specifications:

- London Decking Company: Written Specification

Product Literature:

- The Ground Screw Centre Installation Guide
- Wallbarn Adjustable Support Pads Technical Data Sheet