

Photo 5



Photo 6

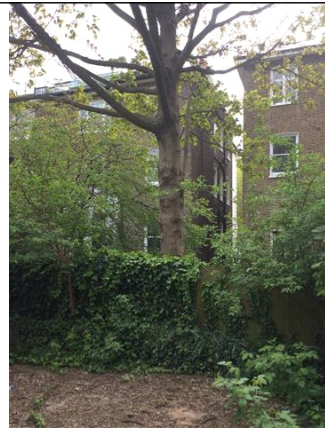


Photo 7

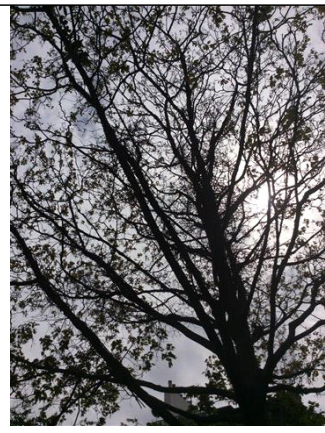


Photo 8

See the accompanying report for more photographs

Drawing No:	CCL 09302 / TCP Rev: 1
Title:	Tree Constraints Plan (Existing Layout)
Site:	32 Glenilla Road NW3 4AN
Scale: 1:200	Paper Size: A2



Tree Retention Categories Stems & canopies shown	
	Category A tree
	Category B tree
	Category C tree
	Category U tree

	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
	Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees
	Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
	Trees unsuitable for retention due to their very poor condition.

## Tree Constraints Plan

	BS 5837 Root Protection Area (radius = 12xstem diameter)
	Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.
	Root Protection Area having been amended to account for site conditions
T1 = Tree No 1	G2 = Group No 2 H3 = Hedge No 3

	Photo 1
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MN = Measured North:  
Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	m²	Square (m)
T1	Lawson Cypress	12	4.7	69	8.3
T2	Cherry	6	1.4	7	2.6
T3	Cherry	9	6.0	113	10.6
T4	Holly	7	2.4	18	4.3
T5	Beech	8	2.3	16	4.0
T6	Sycamore	16	5.4	92	9.6
T7	Elder	9	3.7	43	6.6
T8	Elder	4	3.0	28	5.3
T9	Apple	3.5	0.7	2	1.3
T10	Apple	3.5	0.7	2	1.3



## Tree Constraints Plan

(Existing Layout)



Photo 1



Photo 2



Photo 3

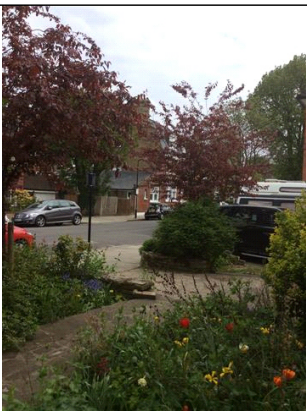
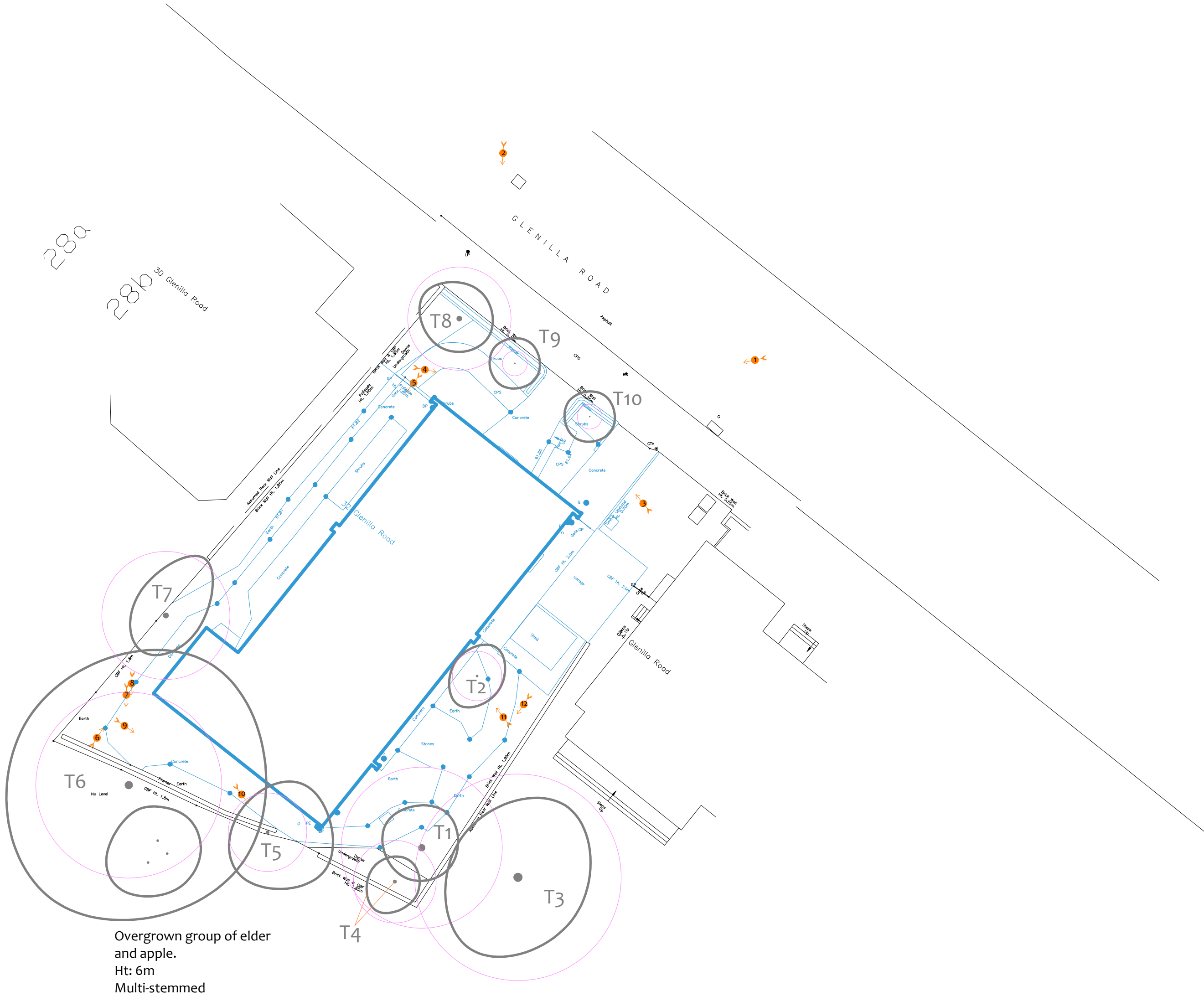


Photo 4





Excerpts from the Arboricultural Impact Assessment

Overview

It is proposed to demolish the existing buildings and construct a pair of semi-detached residences. These shall occupy four floors including a basement and rooms within the roof space. A sunken garden shall provide light to the basement.

The table below summarises the potential impact on trees due to various activities.

Activity	Trees Potentially Affected
Tree Removal: Retention Category A	None
Tree Removal: Retention Category B	None
Tree Removal: Retention Category C	T1, T2, T5, T7, T8, T9, T10
Tree Removal: Retention Category U	None
Tree Pruning	T6
RPA: Foundations	T3
RPA: New Surface	None
RPA: Underground Services	None
RPA: Change of Ground Levels	None
RPA: Soil Compaction	T3, T4 and T6 (preventable by installing tree protection measures)

Summary

In order to facilitate the development, it is proposed to remove seven Retention Category C trees which are located throughout the site. These are all relatively small trees and most are hidden from public vantage points. Consequently the impact of tree removal on local amenity shall be minimal.

Minor pruning works are recommended to the overhanging branches of T6 to increase lighting levels in the rear garden.

No hard surfacing is proposed in RPAs.

Foundations are proposed within the Root Protection Area of T3. However, the small extent of RPA affected coupled with the sympathetic foundation design shall ensure no detrimental impact on this tree. A suitable load spreading surface shall need to be maintained throughout the Restricted Activity Zone.

Tree protection measures are specified throughout Section 6 that will ensure no negative impact on retained trees due to construction activity.

Adequate space has been allowed between the proposal and all trees such that no future pressure to overly-prune or remove trees shall occur as a consequence of the proposal.

See Section 5 of the accompanying report for a more detailed assessment

Suggested pruning of T6 of branches overhanging the boundary to increase lighting levels within the rear garden.

Proposed build no closer to T6 than existing. Therefore no impact.

Existing Layout (Blue)  
Proposed Layout (Pale Green)




Drawing No:	CCL 09302 / IAP Rev: 4
Title:	Impact Assessment Plan (Existing Layout with Proposals Overlaid)
Site:	32 Glenilla Road NW3 4AN
Scale: 1:200	Paper Size: A2



Tree Retention Categories	
Stems & canopies shown	
	Category A tree
	Category B tree
	Category C tree
	Category U tree

	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
	Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees
	Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
	Trees unsuitable for retention due to their very poor condition.

Impact Assessment Plan

	BS 5837 Root Protection Area (radius = 12xstem diameter)	
	Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.	
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T1 = Tree No 1	G2 = Group No 2	H3 = Hedge No 3

	Tree to be removed to facilitate the proposal
	Tree to be removed due to its low quality
	Proposed pruning

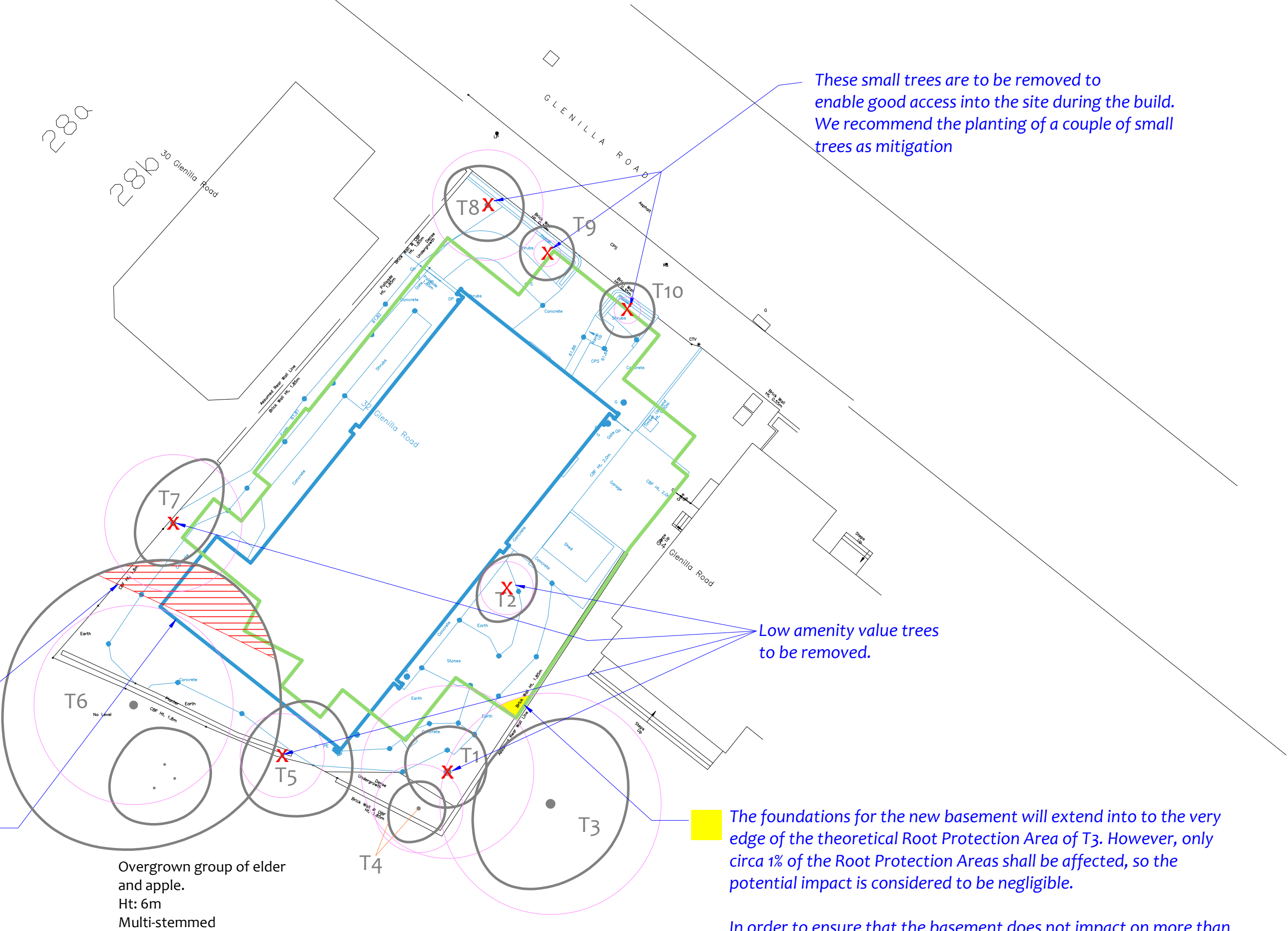
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Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

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Impact Assessment Plan

(Existing Layout with Proposals Overlaid)



In order to ensure that the basement does not impact on more than the RPA than is necessary, is it proposed to install the basement in a manner that does not disturb any of the soils beyond the footprint of the basement. This may be done via contiguous piling, sheet piling, pinning or any similar method which restricts excavation to the basement footprint.

Excerpts from the Arboricultural Method Statement

Construction Exclusion Zones

Within Construction Exclusion Zones (shaded purple on the Tree Protection Plan) the following restrictions shall apply:

- Fencing shall be erected and maintained throughout the entire project as indicated on the Tree Protection Plan and specified in Section 9 -Tree Protection Barriers.
- No construction activity whatsoever shall occur.
- No tree works, other than those specified in this report shall be undertaken.
- No alterations of ground levels or conditions.
- No chemicals or cement washings permitted.
- No excavation whatsoever.
- No temporary structures.
- No spoil shall be stored.
- No fires shall be permitted.
- All hazardous materials (including non-essential cement products) shall be forbidden.

Any hard surfaces that require removal shall be removed prior to the installation of the protective fencing or following all other major construction activity and the removal of the fencing. Surfaces shall be removed using hand tools or mechanical excavators operating from outside the Construction Exclusion Zone and marshalled by the appointed arborist.

Ground disturbance shall be limited to a depth of 100mm or the depth of any hard surfacing and the associated sub-base.

Restricted Activity Zone A

Within this zone (indicated on the Tree Protection Plan) trees roots are likely to be present and access will be required to facilitate construction. The following restrictions shall apply:

- Removal of existing structures such as, walls, steps and hard surfaces shall be undertaken using hand tools or a mechanical excavator operating from outside the Restricted Activity Zone and carefully marshalled by an appointed arborist.
- No new permanent or temporary structures shall be erected without written approval from the local authority.
- A suitable load spreading surface shall be installed and/or maintained as specified in Section 10 –Ground Protection Measures. This shall remain in place throughout the entire construction phase.
- Existing ground levels shall be retained undisturbed or raised by no more than 150mm. Ground levels may only be raised using granular topsoil (not rich in clay) or where new surfacing is proposed.
- No excavation shall occur in this zone without consulting the appointed arborist and obtaining approval from the local authority.
- Storage of materials shall be limited to that which is required for the task in hand. Heavy materials that require storage for more than two days shall be stored outside the Restricted Zone.
- No machinery in excess of 2.5m tall shall pass through or operate in this zone unless carefully marshalled in order to avoid damage to branches.

Restricted Activity Zone B

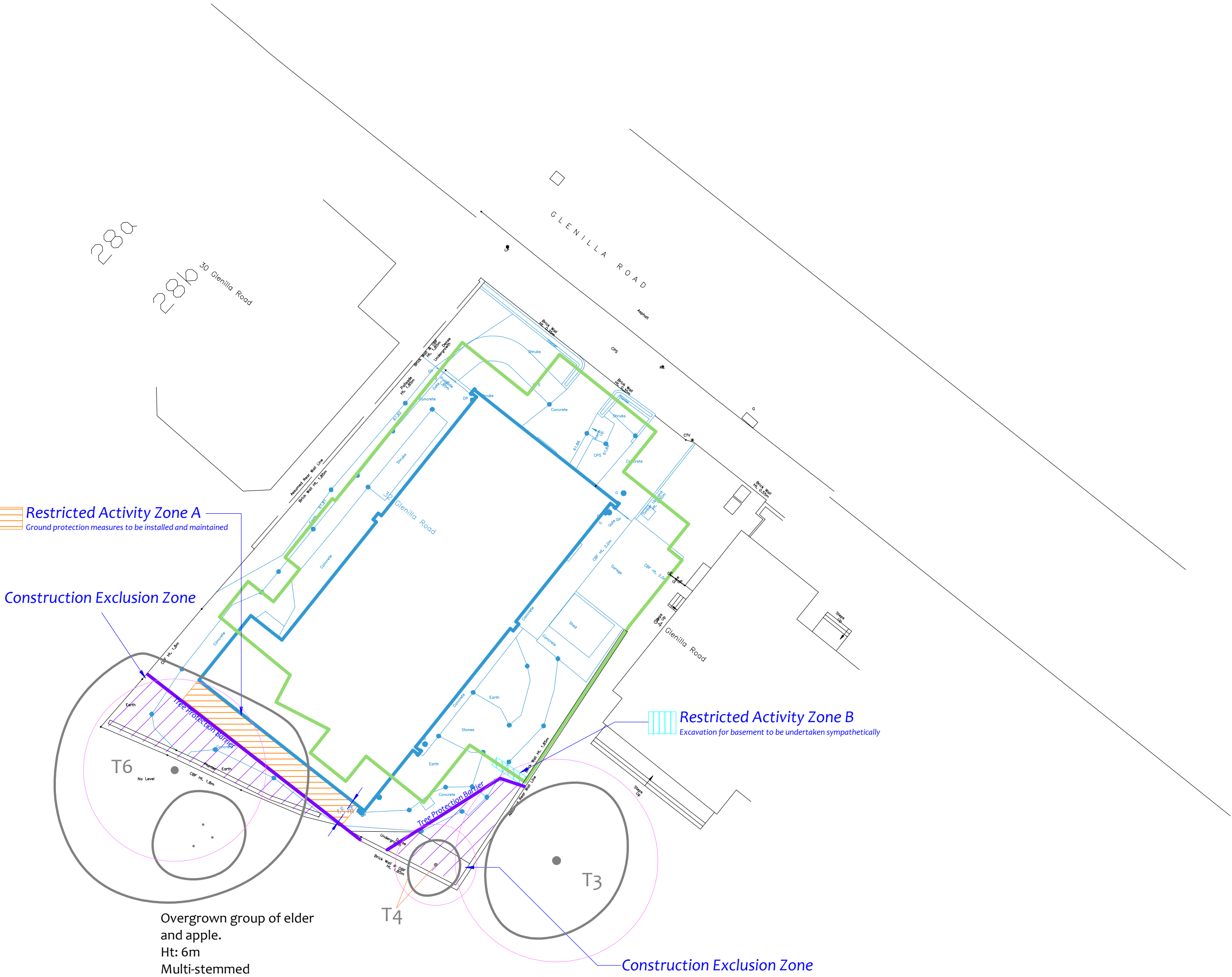
Within this zone (indicated on the Tree Protection Plan) it is proposed to excavate for the basement. Either contiguous piling (or sheet piling) shall be installed along the edge of the basement, or an alternative method shall be adopted which does not disturb soils beyond the footprint of the basement (e.g. pinning). A typical method of pinning would be to excavate to a specified depth (e.g. 1m), install shuttering and then cast the concrete basement walls. Then to excavate short sections beneath this wall and cast deeper concrete. Then to excavate in between these deeper sections and infill with concrete. In this manner excavation may continue to any specified depth without disturbing soils beyond the footprint of the build.

The specific method adopted will vary between contractors. However, the following restrictions will apply and must be adhered to:

- No excavation or ground disturbance shall occur beyond the footprint of the basement.
- Where a small excavator is used, it shall operate from within the footprint of the basement.

See Section 6 for more restrictions that apply throughout the site

Existing Layout (Blue)  
Proposed Layout (Pale Green)

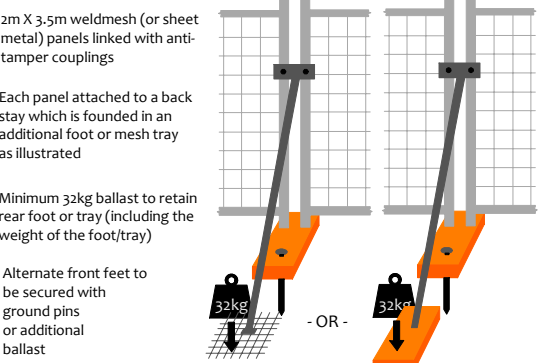


Tree Protection Plan

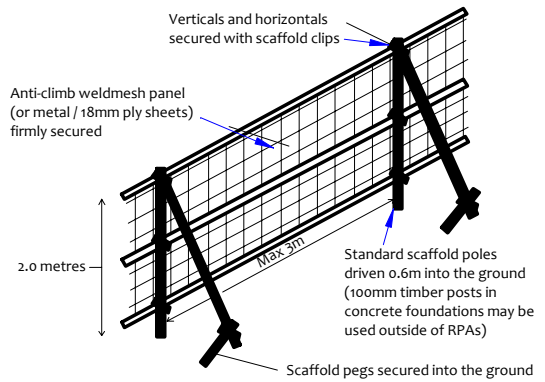
Tree Protection Barriers:

	Fixed protective barrier: The 'In-Ground System' or the 'Backstay System'. To remain in place for all construction activity		Construction Exclusion Zone Stem protected to a height of 2.5m with thick cloth & wire Tree Protection Boxing 1.2 x 1.2 x 2.4m high 25mm plywood
	Moveable protective barrier: The 'Backstay System'. To remain in place except when approved works are being undertaken in the Restricted Zone		Orange Barrier Mesh Fencing. Ht 1m, on steel fencing pins and wooden posts To remain in place throughout all construction activity

The 'Back Stay System'



The 'In-Ground' System



Construction Exclusion Zone

Within this area the following restrictions shall apply:

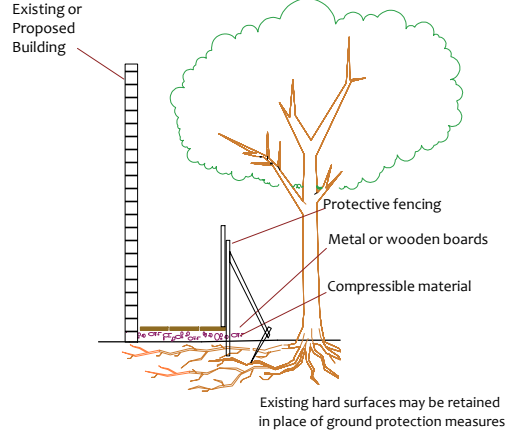
- No excavation or land regrading whatsoever.
- No storage of materials, rubble, soil or spoil.
- No fires within the exclusion zone or within 10m of any tree canopy.
- No site cabins or other temporary structures.
- No discharge of polluted water, cement or chemicals of any kind.
- No use of any machinery, or passage or parking of vehicles.
- No tree works without council consent.













Restricted Activity Zones

Restrictions are detailed within the accompanying Method Statement

	Restricted Zone A		Restricted Zone B
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Ground Protection in Restricted Activity Zone



Drawing No:	CCL 09302 / TPP Rev: 4	 <div>CROWN Arboricultural Consultants 01422 316660</div>	Tree Retention Categories Stems & canopies shown		 <p>Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.</p>  <p>Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees</p>  <p>Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.</p>  <p>Trees unsuitable for retention due to their very poor condition.</p>	<h1>Tree Protection Plan</h1>		 <p>BS 5837 Root Protection Area (radius = 12xstem diameter)</p>  <p>Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.</p>  <p>Root Protection Area having been amended to account for site conditions</p>	<p>MN = Measured North:</p> <p>Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.</p>
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