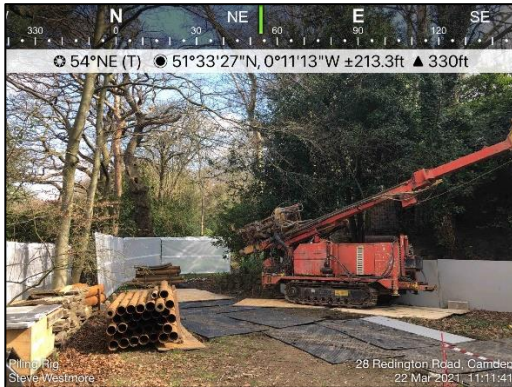
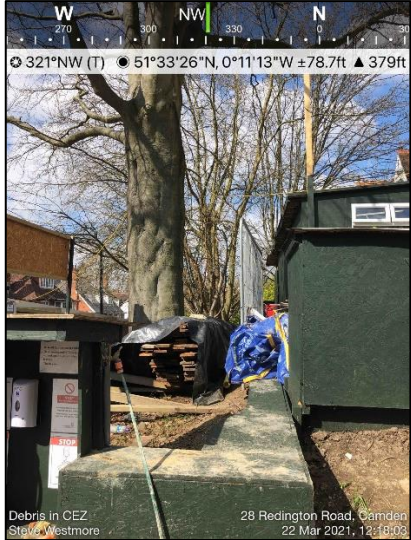


SITE VISIT/MEETING NOTE

Ref: 20-5356
Client/Site: Seacon Ltd/28 Redington Road, Hampstead
Date: 22nd March 2021
Venue: 28 Redington Road, Camden
Attendees:

Name	Company	(Initials)
Tom Weller	Seacon Ltd	TW
Steve Westmore	Lockhart Garratt	SW

Ref	Description
1.0	<p>Purpose of Meeting</p> <p>The meeting was a site visit for the consented construction and demolition of 28 Redington Road in Hampstead (Camden Borough Council Ref: 2019/6407/P) and to confirm that works were being undertaken in accordance with the approved Arboricultural Method Statement (AMS) (Ref: 20-3573).</p> <p>It should be noted that demolition and construction works have commenced on site.</p>
2.0	<p>Tree Protection Measures</p> <p>Tree Protective Fencing (TPF) has been erected around the majority of the trees on site. However, there is evidence of gaps in fencing or material storage within the Construction Exclusion Zones (CEZ). There are several gaps in TPF adjacent T1, T13 and T14 (see plates 1 and 2 below). SW advised that the fencing should be tied into a secure point to avoid egress into the RPAs beyond. TW confirmed that the fencing would be corrected.</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p><i>Plate 1 - TPF erected around T13 and T14 but with gap (lightweight materials stored on loadbearing system)</i></p> </div> <div style="text-align: center;">  <p><i>Plate 2 - TPF erected around T1 but with gap and lightweight materials in CEZ</i></p> </div> </div>

SW further advised that lightweight materials would need to be removed from CEZs and TPF installed in accordance with the approved documents. SW also advised that should the fencing require setting back due to limited working space then he should be made aware before such changes occur and that the Root Protection Areas (RPAs) and canopies of trees would still require protection.

TW stated that the site cabins had been installed on top of a combination of the existing hardstanding and a cellular confinement system where the TPF needed to be set-back. SW confirmed that these measures would be satisfactory for protecting the RPAs of retained trees.

In addition to the above, there was evidence of soil and vehicular movements adjacent to T7-T11 (see Plates 3 and 4 below). SW highlighted that the majority of these trees are subject to a Tree Preservation Order (TPO) and protection is of paramount importance as part of the development programme. SW also confirmed that while there is an existing subbase over the RPAs of these trees, that any vehicle movements in this area would need to be undertaken from on top of a rolling system of temporary ground protection (i.e. TrakMat/DuraDeck). Furthermore, SW advised that the area should be temporarily fenced off to avoid the area being utilised during the development process. TW confirmed that these recommendations would be actioned.

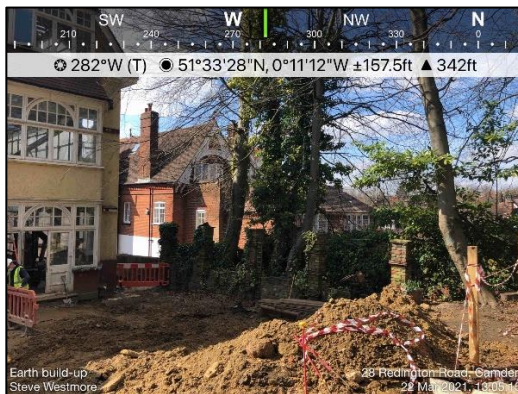


Plate 3 – Soil introduction adjacent T7-T11 (boundary wall acting as physical barrier to retained trees)



Plate 4 - Soil introduction adjacent T7-T11 with evidence of existing subbase (red arrow)

SW highlighted that the low wall adjacent T7-T11 would provide physical protection. However, when the wall is demolished that TPF would need to be installed to ensure that the trees remain free from harm. TW confirmed that the TPF would be erected prior to the wall being demolished.

3.0 Supervision of Ground Source Heat Pump (GSHP) Piling Works

A GSHP is required to the rear of the existing property. Several of the borehole locations are within the RPAs of retained trees (T12 and T42). As such, SW supervised the excavation of trial

holes to determine whether the presence of structural tree roots would prevent the piling process.

A total of two holes within the RPAs of retained trees were excavated using hand tools (see Plates 5 and 6 below). These holes were approximately 600mm wide and to a depth of 1-1.5m. Only one minor tree root (<25mm) was uncovered during the excavation process. This was severed by SW to enable the piling works.

Temporary ground protection in the form of load bearing matting was in place to facilitate the movement of the piling rig to the rear of the property. This system was used as a rolling system under SW's guidance to ensure that while the machinery moved into position that the underlying soil was free from compaction (see Plates 7 and 8 below).



Plate 5 – Hand-dug trial pit in RPA of T42



Plate 6 -Hand-dug trial pit in RPA of T12



Plate 7 - Piling rig working from on top of temporary ground protection



Plate 8 - Piling rig working from on top of temporary ground protection

An additional three boreholes are required within the RPAs of retained trees but will not be completed until early April. SW advised that he should attend site to supervise the process

	<p>and advise if the borehole location should be adjusted. TW confirmed that SW would be invited to attend site before these holes were excavated.</p> <p>TW advised that the trenching routes between the boreholes would be undertaken using an airspade and/or hand-digging. Down to Earth Trees Ltd (DTET) have been instructed to undertake this process. SW confirmed that he would not need to attend site during this process given the expertise of DTET, but be informed of any issues with underground utility installation.</p>
<p>4.0</p>	<p>Additional Information</p> <p>SW requested that TW signed the Statement of Undertaking (SoU), confirming that the tree protection measures required throughout the development programme were understood and would be implemented.</p> <p>A copy of the signed SoU is attached to this File Note for reference.</p> <p>TW queried the replacement of the boundary walls on both south west and northwest elevations. SW confirmed that this would likely require ACoW input due to the proximity to both on and offsite trees. TW confirmed that any structural design and onsite works would be undertaken with SW input.</p>
<p>5.0</p>	<p>Actions</p> <ul style="list-style-type: none"> • TW to advise when additional three trial pits are required for further piling works and SW to attend site to supervise works. • SW to liaise with DTET (where required) regarding trenching routes. • SW to review tree protection measures on next site visit. • TW to contact SW with any tree related queries during demolition/construction.

Attachments: Signed Statement of Undertaking

Circulation: As attendees plus:

Name	Company
David Peres-Costa	Camden Borough Council
Fabio GonzaleCalzada	Thomas Croft Architects
Daniel Ridgeway	Jinny Blom

Prepared By: Stephen Westmore 25th March 2021

Checked By: Freddy McCreery 25th March 2021

Appendix 2: Statement of Undertaking**STATEMENT OF UNDERTAKING**

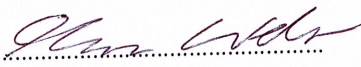
I confirm that I have read and fully understood the tree protection measures that have been detailed in the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) that have been provided for 28 Redington Road. These documents have been provided to ensure that retained trees on the site are protected at all times during the construction process, and to assist the MWC/construction company maintain compliance with the planning conditions.

I will ensure that tree protection measures are in accordance with the AMS and TPP throughout the construction process. I will also ensure that all site personnel are aware of the tree protection measures that are required throughout the site.

Where issues arise from tree related matters I will consult the retained Arboricultural Clerk of Works (ACoW) before undertaking any activities that may cause damage to the protected trees.

Position: Contracts Manager

Name: Thomas Weller

Signature: 

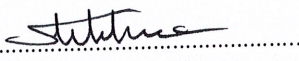
Company: Seacon

Date: 22/03/2021

Approved by:

Position: ARBORICULTURAL CONSULTANT

Name: STONE WESTMORE

Signature: 

Company: CC

Date: 22/03/21