Planning Application for the Aylesbury Estate Regeneration

Plot 18 Reserved Matters Application

Arboricultural Impact Assessment

Tamla Trees

v1

Notting Hill Housing · Southwark Council · hta · DUGGAN MORRIS ARCHITECTS · GL Hearn Part of Capita plc · WSP · AECOM · Tamla Trees consulting arborists

AYLESBURYNOW

BS5837 Arboricultural Impact Assessment

Aylesbury Estate, Plot 18, Southwark, London

Client: **Notting Hill Housing Association**

Job Reference: 02427Rv2

Consultant: Keiron Hart (BSc Hons, C.Env, F.Arbor.A, MICFor, MEWI)

Tamla Trees
consulting arborists

April 2016

Contents

1. Executive Summary

1.1 Tamla Trees ltd has been appointed by Notting Hill Housing Association (via HTA Architects) to provide advice on the arboricultural issues relating to proposed redevelopment of Aylesbury Estate. This report deals with issues associated with Plot 18 located between Thurlow Street and Inville Road. We surveyed the site in August/ September 2014. The survey accorded with BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations". Tree numbering is aligned with a previous site survey which is now superseded. Additional visits and surveys (tree root radar) have been completed in 2016.

1.2 The site is currently occupied by a mix of residential properties/ buildings, a disused crèche. A number of the buildings are currently not occupied.

1.3 Aylesbury Estate was built between 1963 – 1977. Apart from a small number of privately planted or self-set trees the existing tree stock dates from the original development. None of the trees pre-date this original development.

1.4 We have been advised that the underlying soil contains much of the original spoil from land cleared prior to the development. The underlying rooting medium is poor quality and this is evident in the tree growth of a number of the on-site trees, which is below average for the species and age class.

1.5 The arboricultural issues associated with the redevelopment can be summarised as tree loss and associated issues with the development such as: development pressure (demolition and construction), level changes, soil compaction and services implementation.

1.6 Whilst the proposal will result in the loss of the majority of site trees modern arboricultural and landscape techniques will address the poor soil growing medium which should ensure that the replacement trees develop in to a much more effective arboricultural/ amenity resource.

1.7 London Borough of Southwark has confirmed that the site is not affected by a Tree Preservation Order or located within a designated Conservation Area.

1.8 This report is based on HTA Architects Layout Dr No: AES-HTA-A_D18-00-M2-INTERIM SITE PLAN_LANDSCAPE. Service layouts are not yet finalised and it is envisaged that their detail can be provided within a method statement secured by appropriate planning condition.

1.9 5 London Plane trees (T293, 294, 295, 300 & 301) will be retained. All other trees within the site boundary will be removed. The principle of their removal was established within the approved masterplan.

2. Statutory Protection

2.1 The site is known to not be affected by a TPO or Conservation Area at the time of writing.

Conservation Area Status	
Is the site located within a Conservation Area?	No
Notes: All trees larger than 7.5cm diameter at 1.5m above ground level are subject to regulations within a Conservation Area. Exemptions apply for trees which are dead and dangerous but clarification before any tree works is advised. A notification is required in many circumstances.	
Tree Preservation Order Status	
Are inspected trees subject to a TPO?	No
Type of TPO	~~**Area**~~
	~~**Individual**~~
	~~**Group**~~
	~~**Woodland**~~
TPO Reference	-
Date TPO Made	-
Notes: (i) The type and details of any TPO determine which trees are 'protected'. Exemptions apply for trees which are dead and dangerous but clarification before any tree works is advised. An application may be required before undertaking works.	

3. Terms of Reference

3.1 BS5837:2012 'Trees in relation to design, demolition and construction – recommendations'

3.2 BS3998:2010 'Tree work – recommendations'

3.3 NJUG 4 – National Joint Utilities Group "Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Volume 4, issue 2. London: NJUG 2007" To include Operatives Hand-out Guidance

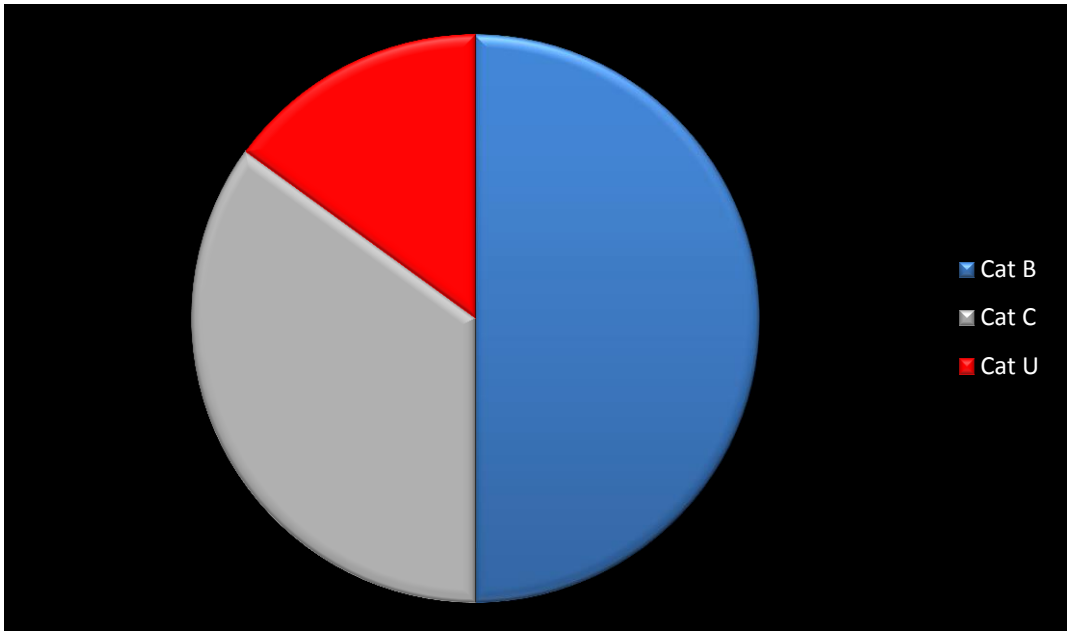
3.4 BGS Open Source Soil Data http://www.bgs.ac.uk/nercsoilportal/maps.html

4. The Trees

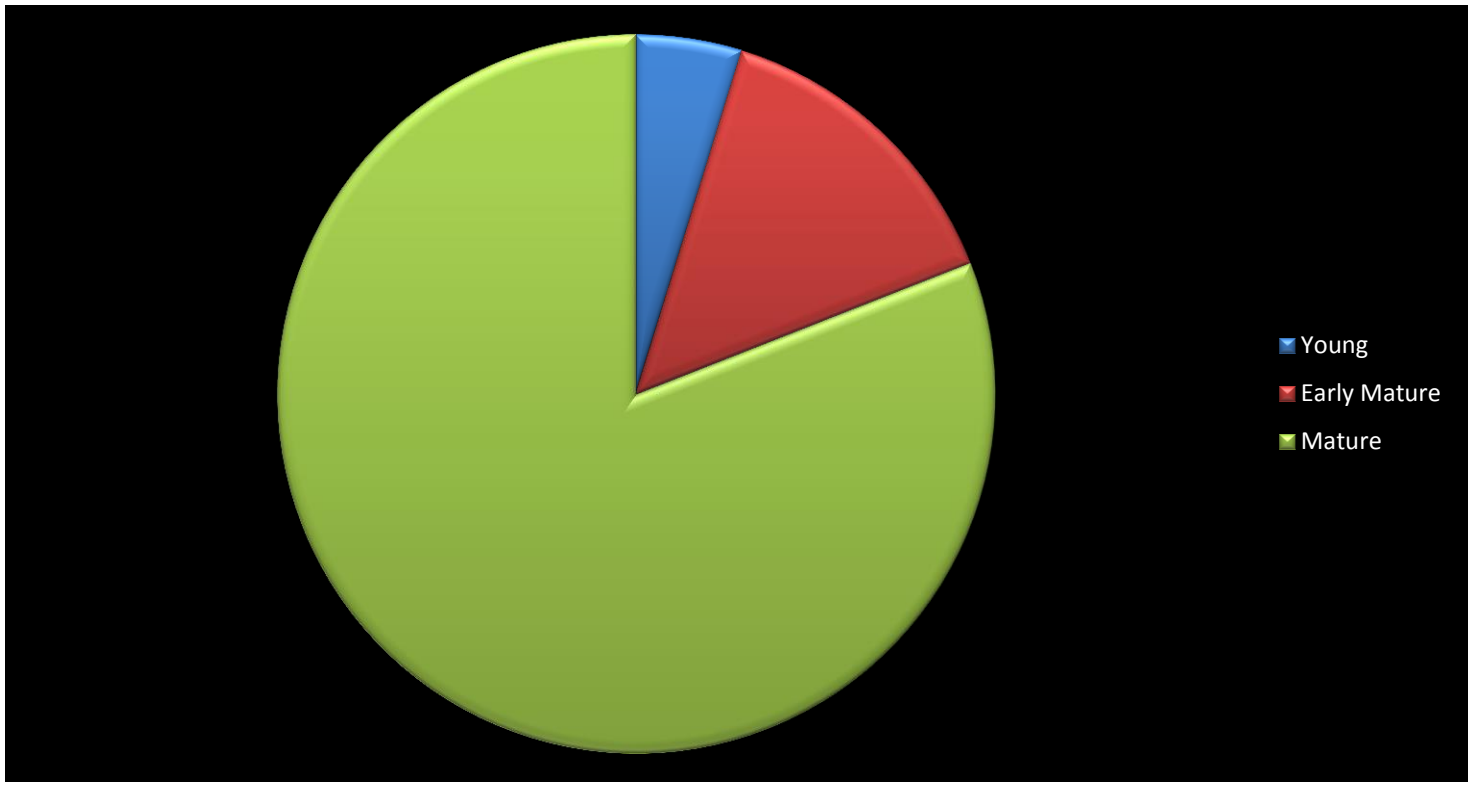
4.1 The trees can be summarised as follows:

BS 5837 Cat	A	B	C	U
Specific Trees & Groups		T293, T294, T295, T300, T301, T302, T303, T306, T307, T312	T296, T297, T298, T299, T305, T310, T313 TG12	T304, T308, T311
Total Number	None	10 Individuals	7 Individuals 1 Group	3 Individuals

4.2 A visual representation of the BS5837 Tree Categories is shown below. This demonstrates that the current tree stock is predominantly BS5837 B & U Cat.



4.3 A visual representation of the Age Class distribution shows that the trees are predominantly mature. A sustainable tree stock should have a much greater mix of Age Class distribution than is currently present and the redevelopment affords a real opportunity to deliver a lasting improvement to class distribution.


Young
Early Mature
Mature

4.4 The main tree locations and a summary of their visual contributions can be summarized as follows:

BS 5837 Cat	A	B	C
Eastern Boundary **Site edge trees with some canopy screening value and street scene amenity to Thurlow Street**	-	T300, T301 & T303	-
Western Boundary **Site edge boundary trees with screening value and street scene amenity to Merrow Street & Inville Road**	-	T293, T294, T307 & T308	

4.3 All other non-listed trees provide an amenity but this is from within the site. That is, their removal will have no discernible impact when viewed from the public highways external to the site.

4.4 No hedgerows are present and as such the Hedgerow Regulations 1997 do not apply to this development.

4.5 Please note if the intention is to complete tree work between the 1st March & the 31st July (inclusive) a due diligence check for nesting birds must be completed before work starts in order to comply with the Wildlife & Countryside Act 1981. This check should be recorded in the Site Specific Risk Assessment. If active nests are found work should not take place until the young have fledged. Further information is available here.

5.0 Arboricultural Impact Assessment

5.1 Site Specific Soils

5.1.1 Soil is an important factor in tree growth and the type of underlying soil can impact on successful integration of new developments.

5.1.2 A free draining sandy soil containing sand/gravel is likely to lead to water being accessible in the upper horizons during the growing season and available at greater depths and trees will generally be forced to explore a larger volume/ depth on such soils. By comparison a clay soil is more easily compressed, particularly when wet and compression can have a greater impact on tree health (by way of root death).

5.1.3 As shown below the site is located within a Lambeth Group (which contains CLAY). Care for all works within the tree RPA's will be required to limit the risk of soil compaction.

Soil Description
Lambeth Group - Sand, Silt And Clay. Sedimentary Bedrock formed approximately 56 to 66 million years ago in the Palaeogene Period. Local environment previously dominated by swamps, estuaries and deltas.

Underlying Soil Material contains Clay	**YES**
Soil Type increased rooting depth profile?	**NO**
Increased risk of soil compaction due to soil type	**YES**

5.1.4 All comments regarding soils should be verified with onsite geotechnical investigations and laboratory testing with foundation depth and design undertaken by a structural engineer in accordance with the requirements of NHBC Chapter 4.2.

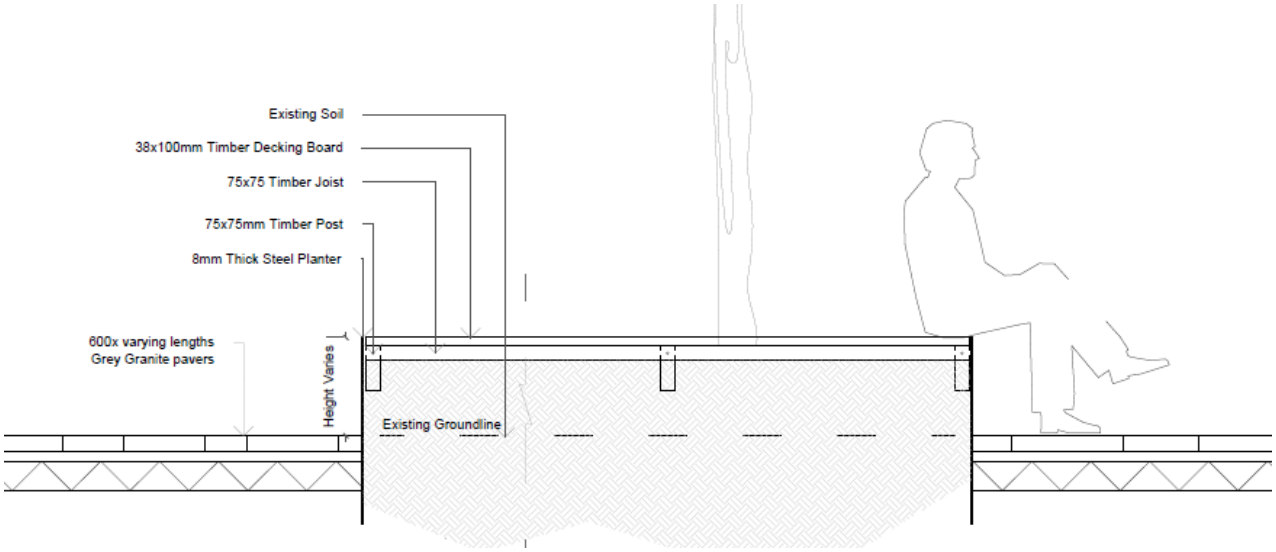
5.1.5 It is likely that much of the upper soil horizons are made of historical fill material.

5.2 Root Protection Area (RPA) Incursions

5.2.1 The proposal will result in RPA incursions for demolition works and we have included a Tree Protection Plan (Demolition). It is envisaged that the trees will be hoarded during this process as this generally offers a more suitable form of protection during demolition works and reflects the existing ground conditions. The buildings will be removed but existing ground coverings within the tree RPA's retained. The hoarding can then remain in place and be supplemented by fully compliant BS fencing with localised excavations to drive the supporting framework in to the ground.

5.2.2 Due to the RPA encroachment of T293, T294, T295, T300 & T301 within the site it is proposed that BS5837 compliant fencing be used to secure the integrity of these trees during construction works. The physical removal and replacement of hard standings within this area will be dealt with by way of detailed **Method Statement** and it is advised this is secured by way of a suitable **Planning Condition**. In summary it is envisaged that all

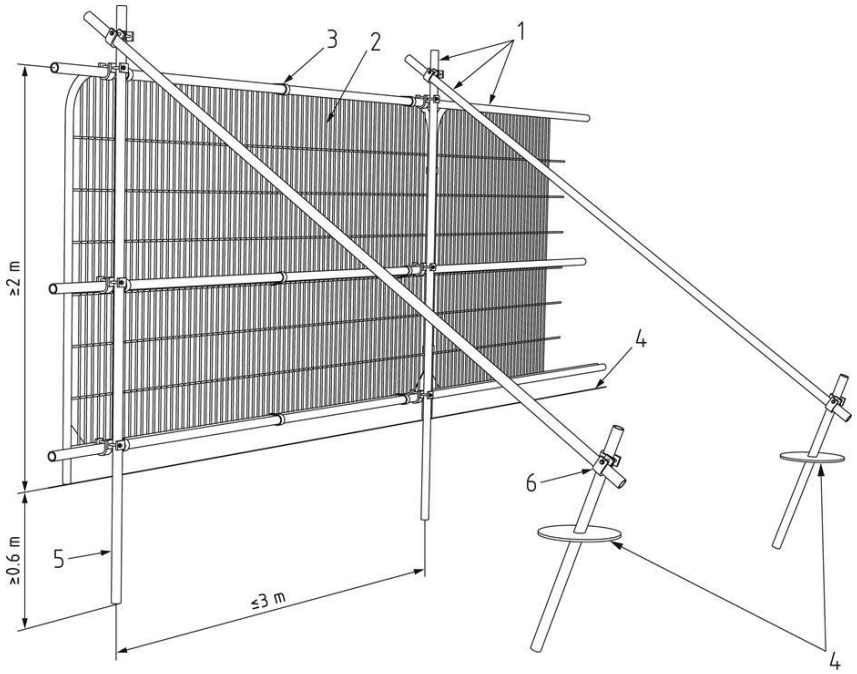
constriction work will be completed and only then will surfacing works be commenced to break out surfaces and existing planters within the tree RPA areas. The installation works can then be completed by hand and under arboricultural supervision.



- **Cross section of replacement planter detail**
- **All works to be undertaken by hand and under Arboricultural Supervision**

Fig 1 – Planter cross section

5.2.3 Internally retained trees T293, T294, T295, T300 & T301 will be specifically fenced prior to any on site demolition with ply shuttering for the existing planting areas (see plan). Once demolition is complete but before any works to existing hard surfacing within tree RPA areas full BS5837 fencing will be used. Its installation will require localised breaking out of hard surfacing for support scaffold framework.



To be effective fencing must be robust and clearly signed

5.2.4 In terms of the proposed development the RPA incursions can be summarised as follows

BS 5837 Cat	A	B	C	Summary
RPA Incursion	-	T293, T294, T295, T300 & T301		There will be a remodeling of the existing hard standing area to accommodate new pedestrian areas and planters. This has been designed to minimize issues associated with ground level changes. We would propose that the final detail, to include an appropriate **site supervision** program be secured by way of **Planning Condition** **Site Supervision** – Site supervision supported with site specific method statements will be a key consideration of the project.
RPA Incursion	-	T293, T294, T295		**Services** – A new central service duct will run to the north of these trees. The exact detail of all services has not yet been finalized. A root radar survey has shown that roots extend to the north of these trees under existing hard standing but that these taper significantly in size by approximately 3m. Subject to suitable detail and supervision of such works installation of the service duct in this area should be achievable without discernable impact on the retained trees. The full detail of these works is proposed to be dealt with by way of detailed **Method Statement** secured by **Planning Condition**.

5.2.5 Sample HTA architect cross section sketch detailing works on Westmoreland Road (shown for T90):

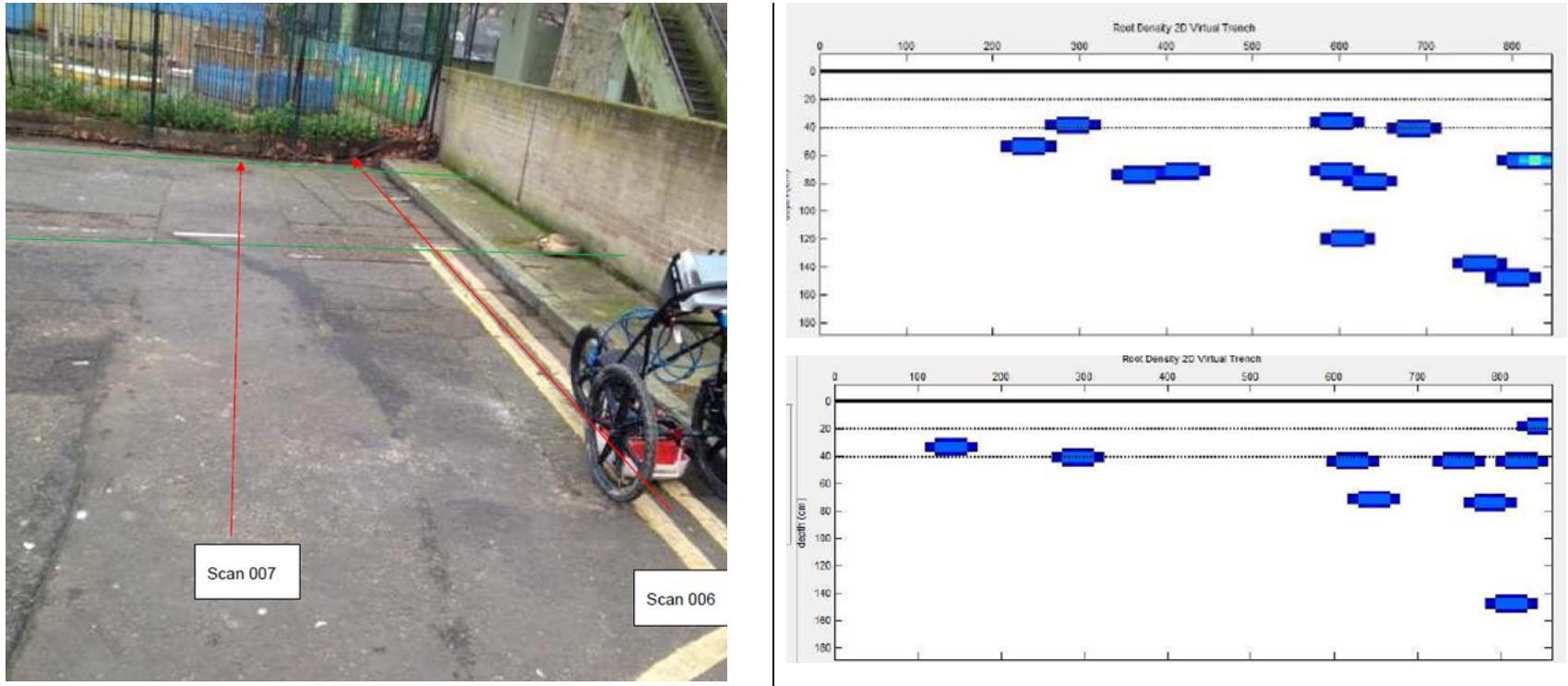


Fig 2 – T293 & T294 are to the right of the wall (left image). The radar scan showed a reduction in rooting within 3m of the trees.

5.2.6 By way of contrast to the scan shown above it can be seen that the majority of rooting is retained within the planter area (which remains).

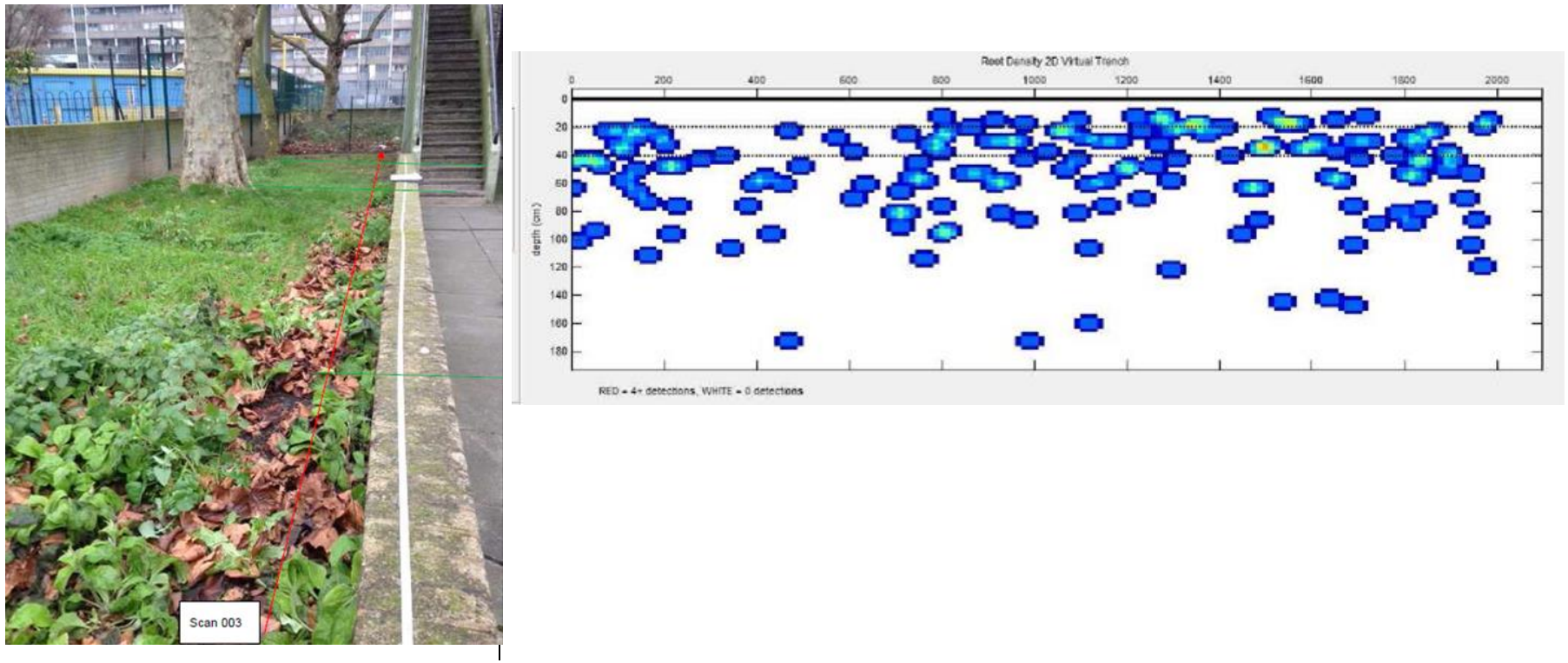


Fig 3 – By contrast scan lines within the planter areas showed significantly higher level of tree roots. This reinforces the need for their protection during all site works (demolition and construction)

5.3 Tree Loss

5.3.1 The proposed layout and report tree schedule shows the identified tree loss.

5.3.2 The design has sought to retain trees to the edge of the site and of higher visual prominence when viewed from the public highways. In addition the London Plane trees are likely to be more tolerant of the proposed site works.

5.3.3 Significant replanting/ landscaping is proposed as part of the development that will utilise a wide palate of amenity species and larger planting sizes to deliver an instant impact. The following page shows an extract from HTA architects draft tree strategy for the site indicating tree species and locations. Detailed comment on this is outside the scope of the report but in summary it shows a greater level of tree planting and more diverse amenity species than currently exist on site.

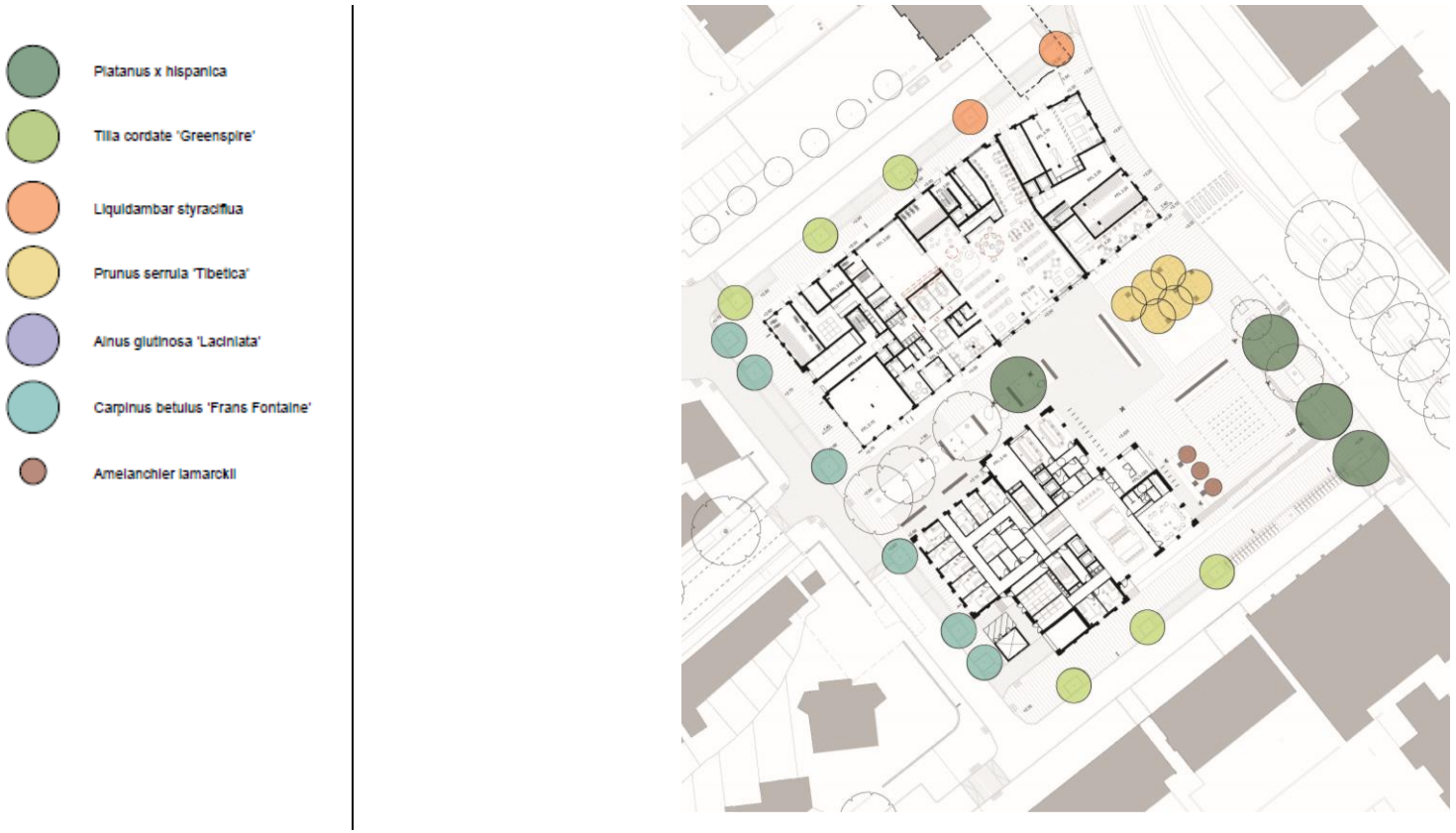


Fig 4 – Extract from HTA Tree Strategy showing indicative species and planting locations

5.3.4 A number of CAT U trees were identified as structural dangerous and regardless of the development timetable these should be removed at the earliest convenient opportunity.

5.4 Foundations

5.4.1 Foundations for the propose development are likely to be delivered by way of piling rig but sufficient space is considered to exist on site to allow the positioning and use of such a rig without the risk of direct or indirect damage. This will be kept under review as part of the proposed supervision program.

5.5 Surfaces near Trees

5.5.1 Proposed revisions to surfaces are proposed and we would suggest this is covered within a site specific **Method Statement** secured by way of appropriate **Planning Condition**.

5.5.2 This approach allows the **Method Statement** to reflect final detail and materials and incorporate appropriate specifications. In summary granite surfacing is proposed and will be installed by hand by specially briefed teams and under appropriate arboricultural supervision.

5.6 Site Service Provision

5.6.1 Redevelopments of this size will require multiple service changes. These will involve making redundant/ safe the existing site services and new service provision.

5.6.2 Exact detail on service removal and installation methods is not yet known but there are likely to be requirements for hand digging within the RPA areas of retained trees T293, T294 & T295.

5.6.3 It is proposed that detail relating to the form and method of this service installation is secured by way of **Planning Condition** and when exact detail on removal/ installation methods is known this can be addressed within a site specific **Method Statement**.

5.7 Ground Level Changes

5.7.1 We have not been provided with detail relating to proposed level changes within existing tree RPA's. Most trees are located to the edge of the proposal and as such levels are likely to remain similar to tie in with external boundary levels.

5.8 Tree Shading of Proposal

5.8.1 The nature of the proposal is such that there should be no shading issues associated with retained trees. However, some cyclical pruning of tree canopies may be required to effectively reshape the trees following the development and reflect their previous pruning (reduction) regime.

Fig 5 – T295 (left), T294 (center) and T293 (right). These trees have been the subject of cyclical pruning in the past and some formative/ reduction work is likely following the development. This will be kept under review

5.9 Demolition & Arboricultural Project Supervision

5.9.1 Most damage to trees on developments sites is caused inadvertently and to ensure continued protection during development a system of site monitoring is normal. Prior to this, and in the event any demolition works are to be undertaken we would advise that hoarding/ tree protective fencing is installed prior to any demolition activities.

5.9.2 Basic checks will be required following planning being achieved to ensure that protective fencing remains intact and ensure the proposed works close to trees are completed in accordance with the finalized report. Any unforeseen issues can also be identified and discussed before damage to the trees occurs. It is likely this approach will be secured by way of **Planning Condition**.

5.9.3 Following each visit a formal record is sent to the Local Authority to allow formal discharge of the planning condition. The scale of tree retention on this development is such that 5 visits are likely. One at the start to check fencing is of the correct specification and is in place, further checks for the duration of works before a final 'sign off' visit.

Visit Detail	Date	Status
Pre-commencement Inspection **Attend site to inspect type and location of tree protection prior to demolition works commencing and discuss any issues associated with enabling works/ proposal with site manager**	**TBC**	**Incomplete**
Construction Phase Inspection **Attend site to inspect type and location of tree protection (construction phase) and verify it remains in place. Tool box talk with operatives who will undertake any landscaping/ surfacing or service installation works within RPA's. Discuss any issues and provide interim update to planning file/ tree officer.**	**TBC**	**Incomplete**
Construction Phase Inspection **Attend site to inspect type and location of tree protection and verify it remains in place. Tool box talk with operatives who will undertake any landscaping/ surfacing or service installation works within RPA's. Discuss any issues and provide interim update to planning file/ tree officer.**	**TBC**	**Incomplete**
Construction Phase Inspection **Attend site to inspect type and location of tree protection and verify it remains in place. Tool box talk with operatives who will undertake any landscaping/ surfacing or service installation works within RPA's. Discuss any issues and provide interim update to planning file/ tree officer.**	**TBC**	**Incomplete**

Site Inspection **Final site visit to confirm that no damage has been done to retained trees/ identify any remedial actions in the event damage has occurred. Assess any required tree surgery following construction.**	**TBC**	**Incomplete**

Appendix 1 – BS5837 Survey Key

BS 5837 Cat	Description
A	Those of high quality and value: in such a condition as to be able to make a substantial contribution (> 40 years)
B	Those trees of moderate quality and value: those in such a condition as to make a significant contribution (> 20 years)
C	Those trees of low quality and value: currently in an adequate condition to remain until new planting could be established (> 10 years)
U	Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed regardless of development (< 10 years)

Note: Sub categories are denoted in the tree survey data (A1, B1, C2 etc.). You are referred to BS5837 for further detail if required.

Tree No.	T (tree), G (group), H (hedge), W (woodland) + Ref No.
Species	Common Name
Ht (m)	Measured height in metres
DBH (m)	Diameter at 1.5m above ground level
No of stems	An indication of the trees form @1.5m (1 = single stem, m/s = multi-stemmed)
Branch Spread	In m to cardinal points
Cr Ht Clearance (m)	Overall height of lowest branches from the ground level on side of proposed development
Life Stage	Young, Semi-Mature, Early-Mature, Mature, Over-Mature
General Observations	Observations on the condition of the tree(s)
Tree Work Specification	Proposed tree works in accordance with BS3998
BS Cat	See above
Life Exp	Estimated remaining contribution in years.
RPA Radius(m)	Radius of the trees Root Protection Area measured from the trunk to the edge of the RPA circle in metres

Appendix 2 – BS5837 Survey Data (including tree removal info)

Tree No.	Species	DBH (m)	No of Stems	Ht (m)	Crown Spread				BS Cat	Age Class	Life Expect	Cr Ht (m)	Observation	Recommendations	RPR (m)
					N	E	S	W							
T293	Plane (London)	0.77	1	14	3.8	4.3	6	5.2	B2	Mature	> 40	4.5	Managed as pollard and will need cyclical pruning.	No works/ possible reduction following development	9.2
T294	Plane (London)	0.35	1	12	3.4	2.8	1.2	1.9	B2	Mature	> 40	4.5	Managed as pollard and will need cyclical pruning.	No works/ possible reduction following development	4.2
T295	Plane (London)	0.6	1	12	3.8	3.4	3	4	B2	Mature	> 40	4.5	Location means unable to inspect.	No works/ possible reduction following development	7.2
T296	Hornbeam	0.25	1	8.5	4	4	4	4	C2	Early-mature	20 to 40	2	Location meant unable to inspect.	Removal agreed within approved masterplan	3
T297	Hornbeam	0.25	1	8.5	4	4	4	4	C2	Early-mature	20 to 40	2	Location meant unable to inspect.	Removal agreed within approved masterplan	3

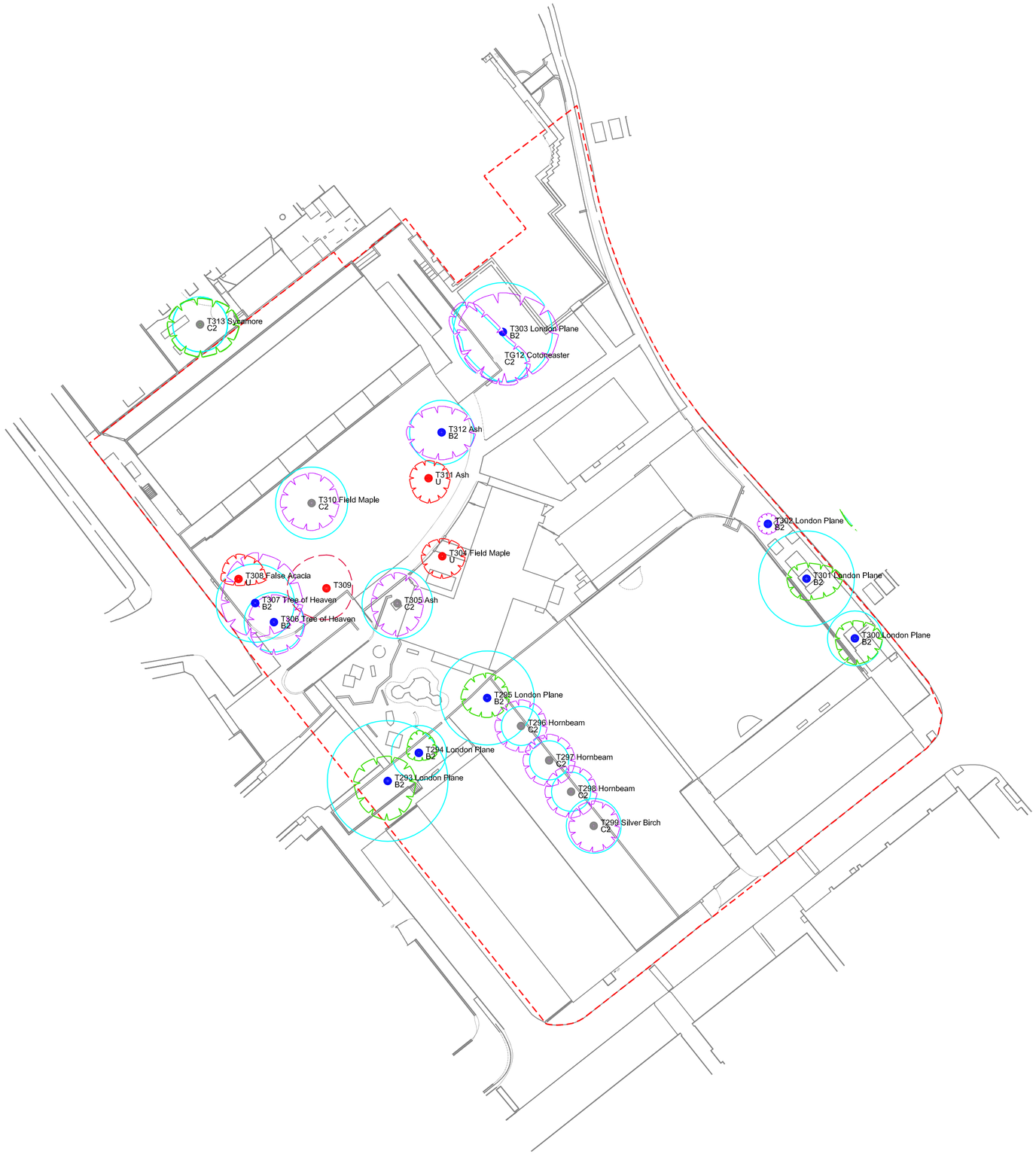
Tree No.	Species	DBH (m)	No of Stems	Ht (m)	Crown Spread				BS Cat	Age Class	Life Expect	Cr Ht (m)	Observation	Recommendations	RPR (m)
					N	E	S	W							
T298	Hornbeam	0.25	1	8.5	4	4	4	4	C2	Early-mature	20 to 40	2	Location meant unable to inspect.	Removal agreed within approved masterplan	3
T299	Birch (Silver)	0.35	1	12	3.8	4	4	3.8	C2	Mature	20 to 40	2	Location meant unable to inspect.	Removal agreed within approved masterplan	4.2
T300	Plane (London)	0.72	1	13	2.7	4.2	4	3	B2	Mature	> 40	3	Managed as pollard and will need cyclical pruning.	No works	8.6
T301	Plane (London)	0.61	1	13	2.4	5.5	3.3	3	B2	Mature	> 40	3	Leans and has stem cavity. Managed as pollard and will need cyclical pruning.	No works	7.3
T302	Plane (London)	0.01	1	4	1.6	1.6	1.6	1.6	B2	Young	> 40	2	Establishing tree.	Removal agreed within approved masterplan	0.1

Tree No.	Species	DBH (m)	No of Stems	Ht (m)	Crown Spread				BS Cat	Age Class	Life Expect	Cr Ht (m)	Observation	Recommendations	RPR (m)
					N	E	S	W							
T303	Plane (London)	0.63	1	18	6	8.5	7.8	7	B2	Mature	20 to 40	3	Leans to the south.	Removal agreed within approved masterplan	7.6
T304	Maple (Field)	0.4	1	11	2.7	3.5	3.4	3.2	U	Mature	<10	2.5	1.7m stem lesion with decay. Location meant full inspection not possible.	Remove	4.8
T305	Ash	0.45	1	11	4.7	4	5	4	C2	Mature	20 to 40	2	Wound at base. Subject to cyclical reduction work.	Removal agreed within approved masterplan	5.4
T306	Tree of Heaven	0.38	1	14	4.2	4.8	5	4	B2	Mature	20 to 40	3	Minor fibre buckling on lower stem.	Removal agreed within approved masterplan	4.6
T307	Tree of Heaven	0.5	1	17	7.7	7.3	5.2	5.2	B2	Mature	20 to 40	3	Large surface roots	Removal agreed within approved masterplan	6

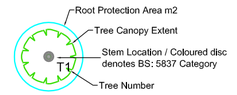
Tree No.	Species	DBH (m)	No of Stems	Ht (m)	Crown Spread				BS Cat	Age Class	Life Expect	Cr Ht (m)	Observation	Recommendations	RPR (m)
					N	E	S	W							
T308	False Acacia	0.47	1	11	3.8	4.3	1	2.7	U	Mature	<10	0	Epicormic, poor form, extensive dieback.	Remove	5.6
T309	Ash												Removed	Removed	0
T310	Maple (Field)	0.46	1	8.5	4.6	4.2	4.2	4.8	C2	Mature	<10	2	Poor form with included unions and some stem damage.	Removal agreed within approved masterplan	5.5
T311	Ash	0.26	1	10	2.7	3.3	3.8	2.9	U	Mature	<10	2.5	Major lower stem damage with decay.	Remove	3.1
T312	Ash	0.41	1	10	4	5.2	4.2	5.4	B2	Mature	20 to 40	2.5	Minor historical crack on lower stem.	Removal agreed within approved masterplan	4.9

Tree No.	Species	DBH (m)	No of Stems	Ht (m)	Crown Spread				BS Cat	Age Class	Life Expect	Cr Ht (m)	Observation	Recommendations	RPR (m)
					N	E	S	W							
T313	Sycamore	0.35	1	12	4	6	5	5	C2	Mature	20 to 40	2	No access to inspect.	No works located off site	4.2
TG12	Cotoneaster	0.21	1	4.8	4	4.8	4.3	4	C2	Mature	10 to 20	0.5	Low quality suppressed group.	Removal agreed within approved masterplan	2.5

Appendix 3 - Tree Constraints Plan



Tree Survey Drawing Key



See Tamla Trees, Tree Survey for Individual Tree Details

KEY

Please refer to Tamla Trees report for details

- Category A - Trees of high quality
- Category B - moderate quality
- Category C - low quality
- Category U - Dead, Dying or Defect trees with <10 years retention value

RPA - root protection area as defined by Table 2 BS 5837:2012

Approved Masterplan Tree Removal

REV	AMENDMENTS	DRAWN	DATE	AUTHD

PROJECT
Aylesbury Plot 18

CLIENT
Notting Hill Housing

TITLE
Tree Constraint Plan (TCP)

Job	Scale	DRG NO	Revision
02472R	1:500 @ A2	02472P_TCP_01	-
Date 14/04/2016	Type a		

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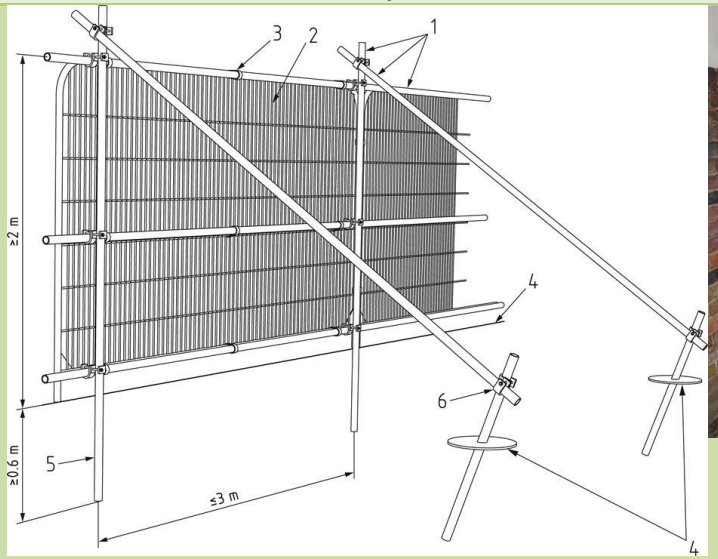
Appendix 4 - Tree Protection Plans

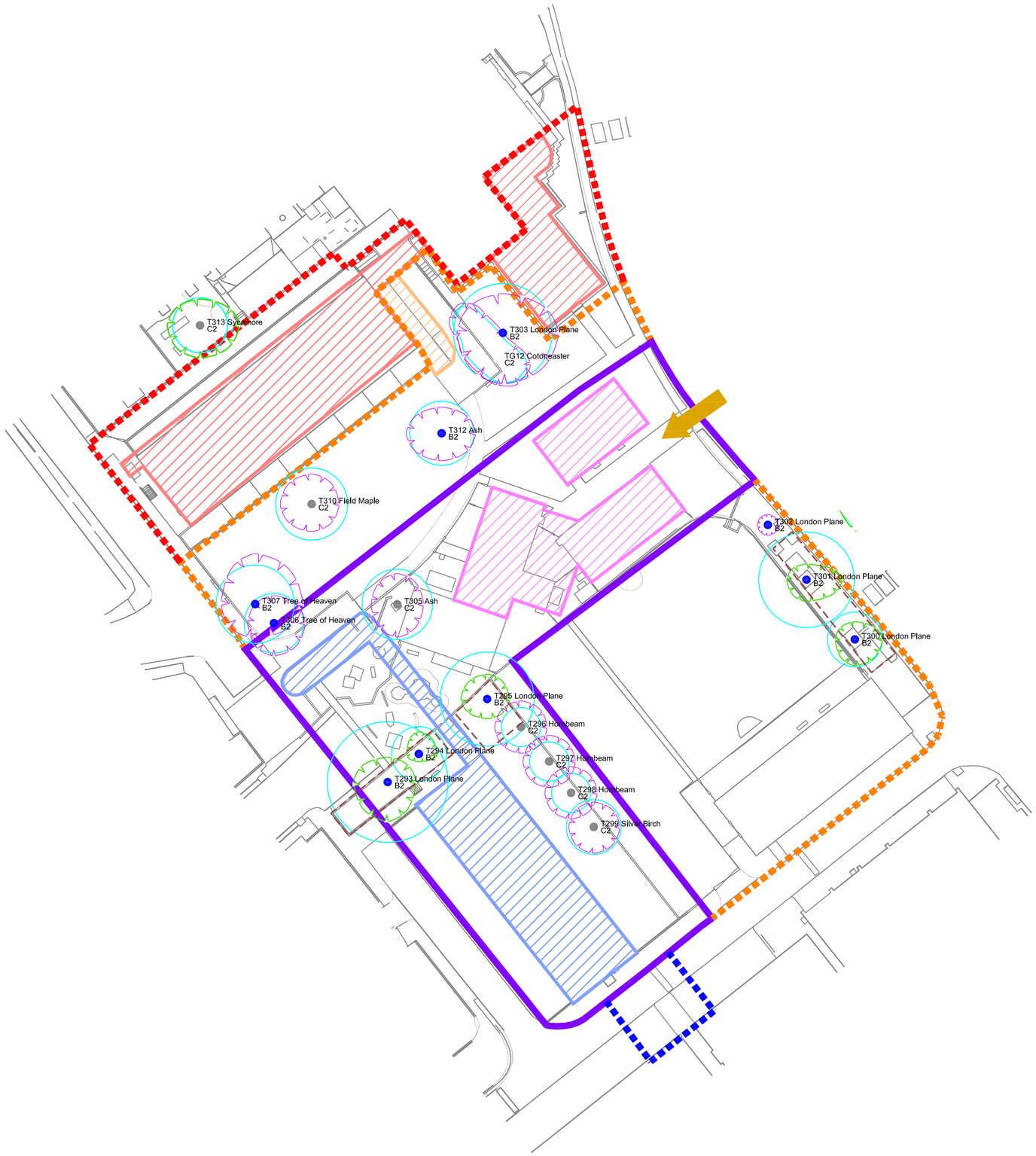
Tree protection is essential to successfully integrate the proposal into the surrounding trees. It is designed to manage the impact on the underlying soil and rooting environment. It must therefore be installed prior to any further site activity. Even apparently minimal tracking of the soil near trees has the capacity to irretrievably modify the soil environment to the detriment of tree health and stability.

All our fencing specifications accord with advice and guidance within BS 5837. Modifications to fence types are possible but should be discussed prior to implementation. In all other instances the form detailed below should be shown. This offers the best protection to retained trees.

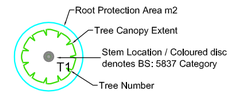
- **All tree protection must be in place prior to any site activities. It is recommended that this fencing is installed prior to any site works (including demolition).**
- **To be effective Tree Protection must remain in place for the duration of the development and form part of the site induction process.**
- **The location of internal fencing is shown as the full BS spec (right) with external site hoarding used to offer additional protection to those trees which can be fenced outside the development area.**
- **The warning signs (provided separately to A3 size with this report) should be fixed at 6/10m m intervals to raise awareness of the fencing and its desired function.**
- **Following plans show demolition and construction protection**




At Start
TPP Fencing
For Duration
TPP Signage in Place?
For Duration
TPP Remains
For Duration
Tree Protection Part of Induction Process
For Duration
Evidence of regular review?
TREE PROTECTION AREA
If you require access contact Site Manager
Keep out
THESE TREES ARE PROTECTED BY PLANNING CONDITIONS AND/OR IS THE SUBJECT OF A TREE PRESERVATION ORDER
GROUND COMPACTION KILLS TREE ROOTS · BREACHING A TPO IS A CRIMINAL OFFENCE · HELP RETAIN HEALTHY TREES BY RESPECTING THIS FENCING



Tree Survey Drawing Key



See Tamla Trees, Tree Survey for Individual Tree Details

KEY

Please refer to Tamla Trees report for details

- Category A - Trees of high quality
- Category B - moderate quality
- Category C - low quality
- Category U - Dead, Dying or Defect trees with <10 years retention value

RPA - root protection area as defined by Table 2 BS 5837:2012

Approved Masterplan Tree Removal

Phase 1 demolition

Phase 2 demolition

Phase 3 demolition

Phase 4 demolition

Line of initial hoarding

Line of tempoary hoarding during Phase 2 demolition

Line of Phase 3 hoarding

Line of Phase 4 hoarding

1.8m ply hoarding erected prior to any on site demolition works

Construction access

REV	AMENDMENTS	DRAWN	DATE	AUTH'D

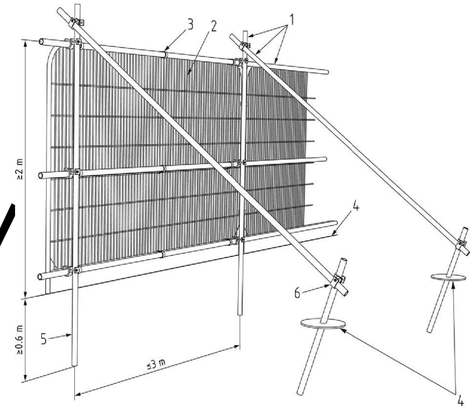
PROJECT
Aylesbury Plot 18

CLIENT
Notting Hill Housing

TITLE
Site Phasing Plan (SPP)

Job	Scale	DRG NO	Revision
02472R	1:500 @ A2	02472P_SPP_01	-
Date 14/04/2016	Type a		

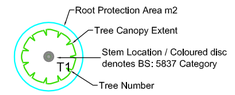
Tamla Trees
consulting arborists



BS Protective Fence

Shuttered Tree

Tree Survey Drawing Key



See Tamla Trees, Tree Survey for Individual Tree Details

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RPA - root protection area as defined by Table 2 BS 5837:2012

Approved Masterplan Tree Removal

1.8m tall plywood hoarding

Location of protective fencing

REV	AMENDMENTS	DRAWN	DATE	AUTH'D

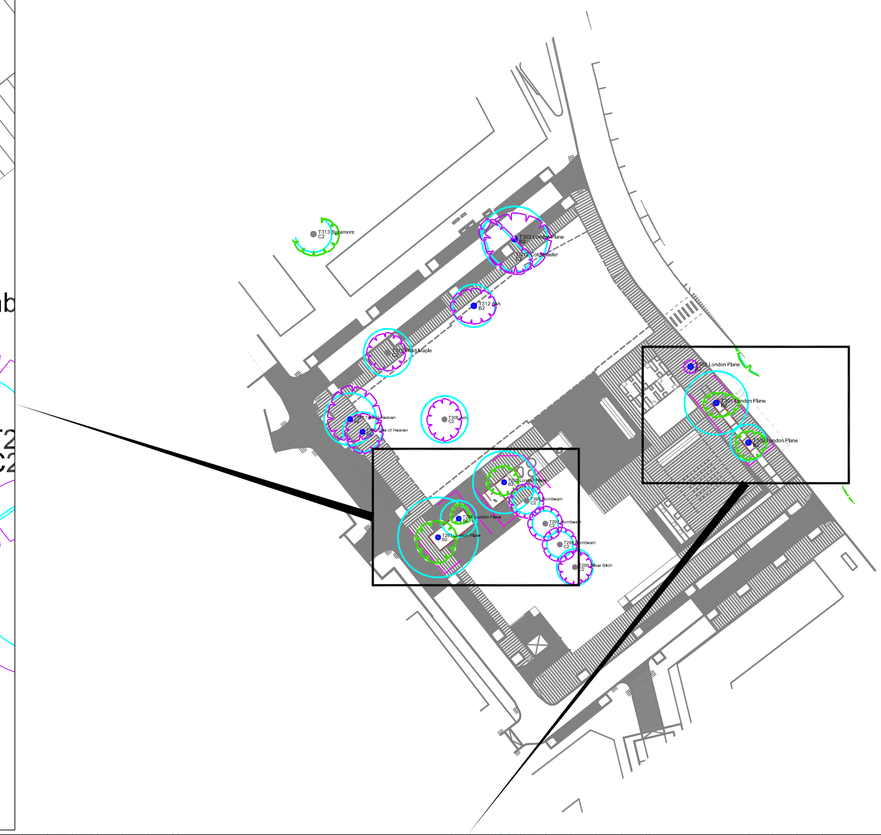
PROJECT
Aylesbury Plot 18

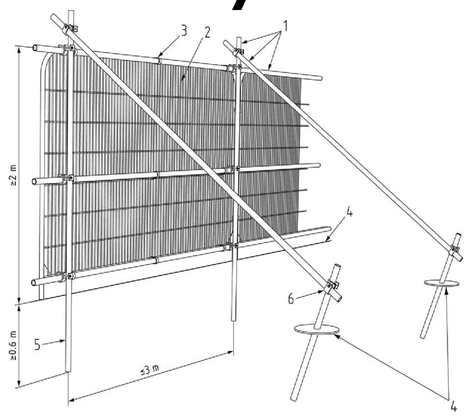
CLIENT
Notting Hill Housing

TITLE
Tree Protection Plan (TPP)
Phase 1

Job	Scale	DRG NO	Revision
02472R	1:500 @ A2	02472P_TPP_01	-
Date 14/04/2016	Type a		

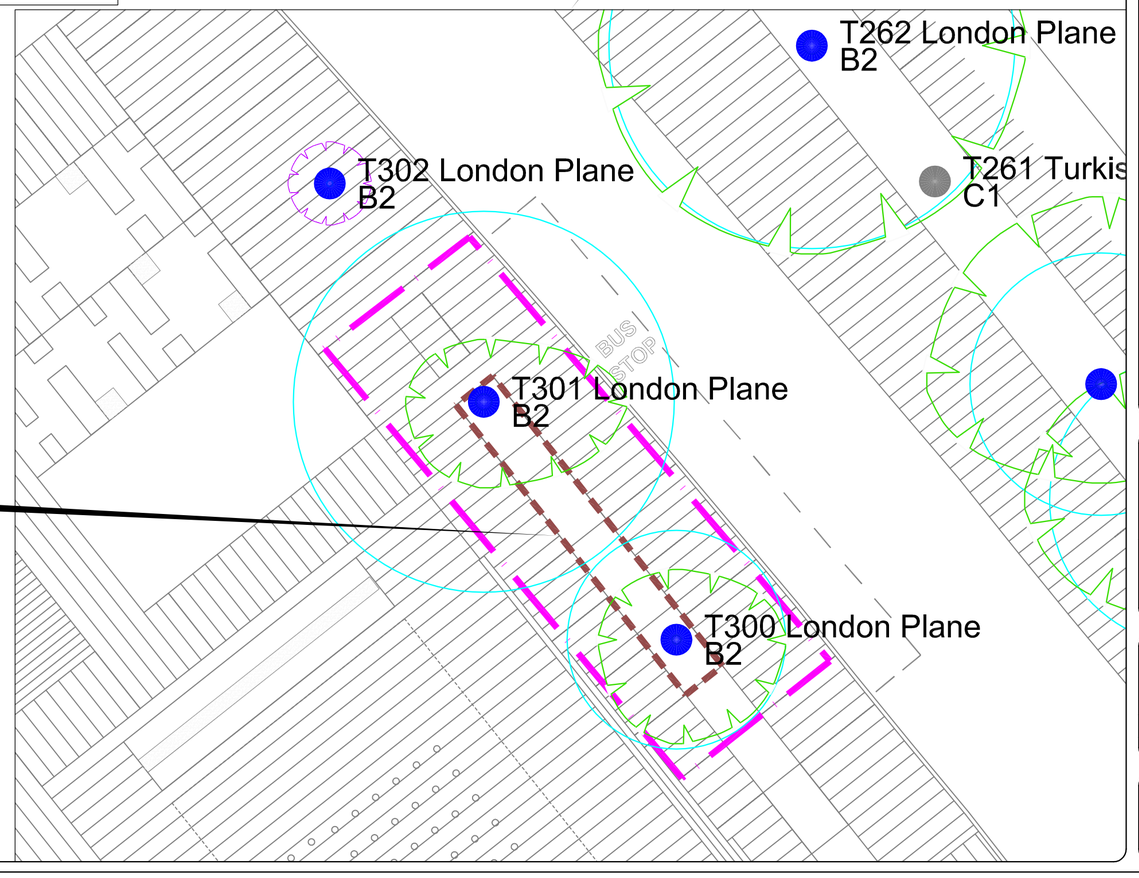
Tamla Trees
consulting arborists



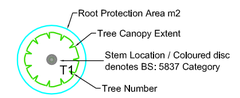


BS Protective Fence

Shuttered Tree



Tree Survey Drawing Key



See Tamla Trees, Tree Survey for Individual Tree Details

KEY

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Approved Masterplan Tree Removal

1.8m tall plywood hoarding

Location of protective fencing

REV	AMENDMENTS	DRAWN	DATE	AUTH'D

PROJECT
Aylesbury Plot 18

CLIENT
Notting Hill Housing

TITLE
Tree Protection Plan (TPP)
Detail

Job	Scale	DRG NO	Revision
02472R	1:500 @ A2	02472P_TPP_04	-
Date 14/04/2016	Type a		

Tamla Trees
consulting arborists

Appendix 5 – Site Photographs

Image 1 – Demolition and replacement surfacing works to be undertaken by hand and under supervision within tree RPA areas

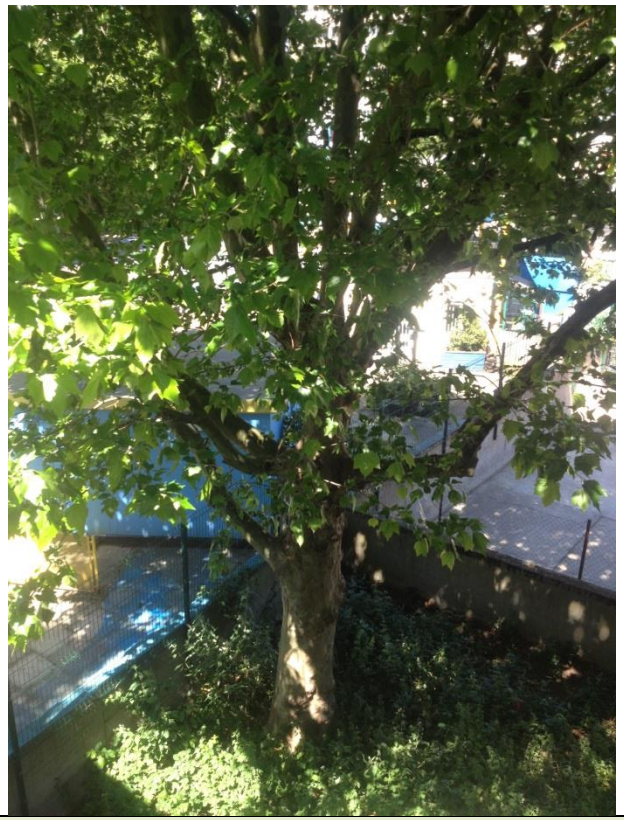

Image 2 – Shuttering and fencing to secure existing ‘soft’ ground areas where tree root radar work shows significant rooting

Image 3 – Shuttering and fencing to secure existing ‘soft’ ground areas where tree root radar work shows significant rooting

Image 4 – Existing sky walkway to be removed by crane operating from outside RPA areas.

Appendix 6 – Limitations

Full Legal Disclaimer

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Specific - Trees

All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur, but is not limited to biological and non-biological factors as well as mechanical/ physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to risk/ target areas and in accordance with relevant HSE guidance. Tamla Trees ltd can provide further information on this matter if required. Where full access to trees (Ivy, materials at base, location on 3rd party land) was not possible Tamla Trees ltd accept no liability for issues that arise. Please note that this report should not be considered a full health and safety inspection of surveyed trees.

Please note no statutory control checks have been undertaken (unless specified). Where tree surgery works have been identified these works are based on the assumption that planning is approved, no tree works should be undertaken prior to determination of this application without up to date confirmation of the Tree Preservation Order / Conservation Area Status of the vegetation. All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species.

Any comment/ measurements relating to 3rd party trees have been made without full access to the tree(s). Should these trees have any impact on the proposed development we would advise you to instruct us to contact the 3rd party and undertake further detailed inspection work.

A legal Duty of Care requires that any tree works specified in this report should be performed by qualified, arboricultural contractors who have been competency tested to determine their suitability for such works in line with Health & Safety Executive Guidelines. Additionally all works should be carried out according to British Standard 3998 (2010) Recommendations for Tree Work.