

TREE PROJECTS

PROFESSIONAL & TECHNICAL ARBORICULTURE

06/04/2022

Tigg + Coll Architects
G23, The Shepherds Building
Rockley Road, London W140DA

FAO Monika Byra

Dear Monika,

Re: 40 Northumberland Place, London W2 5AS, Tree Support Statement to 22/01703/FULL

1.0) Background and Introduction

1.1) Having been introduced to this property late 2021, I provided a trees planning condition discharge submission dated 15/10/2021 to, 20/07132/ADFULL, itself a response to a pre-commencement planning condition to full plans permission, 19/07849/FULL.

1.2) The trees condition discharge application has been approved and I understand that a further application has been submitted to Westminster City Council seeking amendment to the permitted scheme. This application has been assigned planning reference 22/01703/FULL however I understand this has not been validated.

1.3) It is my understanding that officers at Westminster City Council are seeking confirmation of the potential impacts on trees of the amendments proposed.

2.0) Assessment

2.1) I have reviewed the amended planning set and note alterations to the front light well and, principal steps serving the front door. The front light well is to be narrower and closer to the house and is not relevant.

2.2) As a part of my assessment and as per my report of 15/10/2021, the party wall between no 40 and 41 Northumberland Place extends forward of the front elevation of both properties. I noted that this wall extends at depth and supports the steps to the front door of no 40 and, that the wall comprises the southernmost retaining wall of a vault beneath street level. The assumption is that the vault beneath the steps was once used to store coal.

2.2) The proposed widening of the steps in a northerly direction away from the wall can have no material impact on the adjacent Olive tree within the front garden of no 41 as there would be no additional loss of soil.

3.0) Conclusions and Recommendations

3.1) The proposed amendments are minor and have no tree related implications

3.2) I consider that my previous submission in respect of tree protection stands despite the alterations proposed because they are so minor and therefore, I re-attach my report of 15/10/2021 as a part of this bundle.

Yours sincerely,

Nick Bentley
HNDH, RFS Cert arb.

TREE PROJECTS

PROFESSIONAL & TECHNICAL ARBORICULTURE

15/10/2021

Westminster City Council Development Planning
PO Box 732
Redhill RH1 9FL

FAO Barbara Milne

Dear Ms Milne,

Re: 40 Northumberland Place, London W2 5AS, 20/07132/ADFULL: Application to discharge Pre-Commencement Condition 6, Tree Protection as per planning decision 19/07849/FULL

1.0) Background and Introduction

1.1) I write pursuant to discharge of the above pre commencement planning condition that is in progress and with reference to the statement of GHA Trees (GHA) submitted to this effect dated 25th July 2021.

1.2) My role and appointment is to respond to your query, fed back to the design team during the process of assessing the condition discharge application, that questions the proposed tree protection plan submitted by GHA and in particular, the line of hoarding and proposed treatment of an Olive tree T2 located within the garden of no 41 Northumberland Place.

1.3) In order to conduct my assessment I have reviewed the original permitted scheme 19/07849/FULL and the arboricultural report of ACS Consulting dated 29th July 2019, together with the drawings referenced within the decision notice.

1.4) I visited site on Wednesday 13th October 2021 and with regards to trees themselves and can advise no significant alteration in the situation since the report of ACS was prepared: there are three trees on or adjacent to the premises all located forward of the front elevation:

- A Fig (T1) within a raised planter of no 40 that is permitted for removal and is to be replaced.
- An Olive (T2) also within a raised planter within the front garden of no 41 and that stands adjacent to the boundary with no 40 that is to be retained and protected.
- A Magnolia street tree forward of no 41 that is to be retained and protected.

2.0) Assessment

2.1) The party wall between no 40 and 41 Northumberland Place in proximity to Olive T2 extends forward of the front elevation of both properties. This wall extends at depth and supports the steps to the front door of no 40 and, forward of the steps, constitutes the southernmost retaining wall of a vault beneath street level that in all likelihood was originally used to store coal.

2.2) This wall, to the extent of vault, is founded at depth whilst beyond the vault structure up to the pavement, a length of approximately 1.8m is anticipated to be founded at shallower depth as it serves primarily only to support the railings.

2.3) The party wall between 40 and 41 is to be underpinned by way of traditional hit and miss sequencing and for majority of its length (forward of the front elevation) work will proceed at depth. The final 1.8m of formation will involve underpinning that is assumed to commence at a shallower level.

2.4) I consider it prudent that arboricultural oversight is provided to assess the nature (size and quantity) of any roots of the olive and magnolia that may be encountered and, that any roots found are treated in an appropriate manner (i.e they are cut with sharp hand tools). My view is that given the relatively small size of the olive and fact that it grows within a raised planter, and the street magnolia at further distance, that any roots that may be encountered are likely to be small, the loss of which will have no material impact on the trees. It is assumed that a similar view was reached by officers in assessment of the original application that permits construction up to the boundary line.

2.5) As with all construction sites, the perimeter of the front garden is to be shrouded in hoarding for security purposes for the duration of works. As the existing perimeter wall between 40 and 41 adjacent to the Olive is to be retained and underpinned, the hoarding can be affixed to the existing railings. Herein my view of site set up diverges from that presented by GHA trees where hoarding is shown in-board of the area of work.

2.6) Hoarding will be erected to 2.4m height and in consequence, the crux of the in-planning query for condition discharge is what is to happen to overhanging branches of the olive? I attach two photos that image the current situation for ease of reference. One shows my finger at the point perpendicular to the intended line of hoarding.

2.7) The overhanging branches are with one exception small and wiry. My view is that these small branches can be pushed back when installing hoarding that will be erected to a height of 2.4m against the boundary line

2.8) There is one very short previously pruned branch stub / branch end at 2m height that nominally overhangs the boundary by no more than 120mm. For this the intention is to cut a small hole in hoarding to accommodate it. Subject to this being acceptable, I shall recommend to my client that a S211 Notification of intent should be submitted with regards to pruning this to a suitable reduction point nominally beyond the boundary line

2.9) Further to the considerations at 2.7 and 2.8, additional overhang above 2.4m height is to be gently pushed back by a bespoke solution using 25 x 50mm roofing batten that forms a porous trellis that allows light through and holds remaining small branches out of the way so that contractors carrying materials to and from the site and do not inadvertently bash them. A sketch indicating the proposed system is included within the attached plan.

2.10) As per the advice of GHA, I also recommend that the magnolia street tree T3 is protected by box hoarding to 2.4m

3.0) Conclusions and Recommendations

3.1) There appears to have been a miss-reading of the situation in the placement of hoarding by way of the submission of GHA and therefore this document is presented in succession.

3.2) Some site supervision is required to ensure correct treatment of Olive T2, correct installation of hoarding and timely assessment of pin formation work to the south west corner of the front garden.

3.3) I have prepared a tree protection plan complete with detailed notes that is to be used by the contractor within which schedule of site inspection and attendance is proposed to ensure compliance with the above. For the avoidance of doubt it is proposed that:

- There is a pre-commencement meeting with the arb specialist to clarify the site set up arrangements
- A follow up inspection to confirm tree protection has been correctly installed
- Monthly inspections thereafter to ensure continued compliance with the tree protection requirements
- Specific additional inspections to oversee and supervise pin formation to the SE corner of the garden prior to pouring of concrete.

Yours sincerely,

Nick Bentley
HNDH, RFS Cert arb.

Enc: Tree Projects Tree Protection Plan. Site photos, Sample checklist and schedule for inspections for this site

Site photographs of 40 Northumberland Place W2



View from street: small branches to be pushed back by placement of hoarding and trellis as per tree protection and site set-up plan



Point perpendicular to top of railings aligned with site hoarding position. Hole to be cut in hoarding to accommodate no more than 120mm projection across boundary

Construction Site Trees & Tree Protection Inspection Record – 40 NORTHUMBERLAND PLACE W2 5AS <i>Schedule of Inspections: Inspection 1: Pre-commencement. Inspection 2: Validate tree protection installed. Periodic onthly Inspections: following inspection 2. Ad hoc inspections: Pin formation in SE corner at 1200mm depth prior to concrete being poured (to assess tree roots and tree stability)</i>			
Tree surveyor	Nick Bentley, Tree Projects treeprojects@hotmail.com 07788 726720	Date	
		Job. No.	40NP
Principal Contacts and Circulation. (circulation to be within 5 days of date of inspection)	Architect: Janis Vilcins email j.vilcins@tiggcollarchitects.com Construction Manager, TBC,		
Operation:	WCC Planning Permission 19/07849/FULL		
Inspection of site-set up and tree protection in accordance with planning	WCC Trees Condition 6 as per 20/07132/ADFULL - TBC		
	Tree Protection & Site Set-up Plan of Tree Projects dated 15 th October 2021		
ITEM, Check function & Integrity of:	Integrity of?	Function of?	Action Y/N? Completed
1) Front site set-up arrangements: parking, material handling & storage			
2) Front garden: hoarding to T2			
3) Street hoarding to T3			
4) Tree crown damage?			
NOTES			
Signed			Date

NOTES:

- 1) ALL pre-commencement planning tree conditions to be discharged prior to commencement of any demolition, site clearance or building work and no equipment, machinery or materials for the development will be brought to site.
- 2) ON approval of tree protection details a pre-commencement meeting is to be held between project arboriculturist, project manager and main contractor to review details and requirements for tree protection. Protection measures to then be installed.
- 3) ONCE tree protection measures have been provided the project arboriculturist will return to site to check correct installation of tree protection. Any corrections or making good to be undertaken immediately by the main contractor. Subsequent inspections to be made on a monthly basis except where pins in the SE corner are to be formed: this to assess impact of and ensure stability of trees.
- 4) TREE protection is to be maintained without variation or alteration for the full duration of substantive works and only dismantled following the prior written approval of the project arboriculturist at commencement of landscaping.
- 5) TREE protection is to be maintained without variation or alteration for the full duration of substantive works and only dismantled following the prior written approval of the project arboriculturist at commencement of landscaping.
- 6) in event of any tree related emergencies or, in event that tree protection needs to be altered in any way, the main contractor/ site supervisor is responsible for calling in the project tree specialist Nick Bentley on 07788 726 720, or his successor

ALL LARGE VEHICLES 3.5T AND ABOVE TO BE SUPERVISED WHEN DRAWING UP TO, AND DEPARTING FROM, SITE BY TRAINED BANKSMAN TO ENSURE NO CONTACT MADE WITH STREET TREES

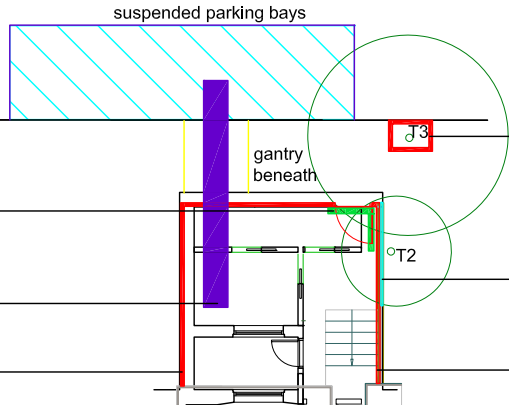
DIRECTION OF APPROACH FOR ALL DELIVERIES WHERE GRAB ARM CRANE DEPLOYED (TO KEEP SWING-ARM RADIUS AWAY FROM TREES)

DIRECTION OF APPROACH FOR ALL DELIVERIES AND MUCK-AWAY WHERE NO GRAB ARM CRANE DEPLOYED

ALL BASEMENT PINS FORMED IN THIS AREA SHOWN GREEN AND 2M NORTH AND WEST OF THE NW CORNER TO BE SUBJECT TO TREE SPECIALISTS INSPECTION TO ASSESS TREE ROOTS ONCE EXCAVATION HAS REACHED -1200MM AND, PRIOR TO CONCRETE IS POURED

CONVEYOR BELT TO MUCK LORRY

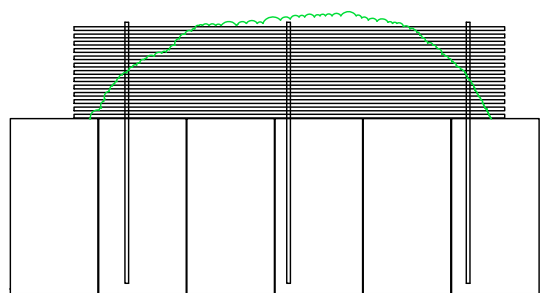
SITE PLY HOARDING TO 2.4M AFFIXED TO EXISTING RAILINGS



FREE STANDING TIMBER STUD FRAME AS TREE STEM PROTECTION SHEATHED WITH PLYWOOD TO 2.4M. FRICTION CLAMP TO TREE STEM WHERE CLAMPING TIMBERS WRAPPED IN THICK WADS OF HESSIAN

SITE HOARDING WITHIN CROWN SPREAD OF TREE TO BE SUPPLEMENTED WITH 2X1 HORIZONTAL LATH TO HOLD BACK TREE BRANCHES ABOVE 2.4M - SEE SKETCH INSERT BELOW

SITE PLY HOARDING TO 2.4M AFFIXED TO EXISTING RAILINGS. A HOLE IS TO BE FORMED IN PLYWOOD TO ACCOMMODATE THE NOMINAL OVERHANG OF ONE SMALL BRANCH STUB OF APPROXIMATELY 100MM DIAMETER.



INDICATIVE SKETCH OF TRELLIS ABOVE HOARDING BY 2X1 BATTEN TO HOLD BACK OVERHANGING BRANCHES OF OLIVE. NOT TO SCALE

TREE PROTECTION & SITE SET-UP PLAN

40 NORTHUMBERLAND PLACE, LONDON W2 5AS

TREE PROJECTS LIMITED,
THE MAISONETTE, 22 OLD PARK AVENUE
LONDON SW12 8RH

15TH OCTOBER 2021 REV A

E: treeprojects@hotmail.com M: 07788 726 720

DO NOT DIRECTLY SCALE- USE PROVIDED MEASUREMENTS / SCALE BAR OR REFER TO ARBORICULTURIST

