

Appendix 5 Schedule of Habitable Rooms

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CAMPDEN HILL REDEVELOPMENT					
AUBREY WALK					
ACCOMMODATION SCHEDULE				Revision : May 1999	
HOUSES					
TYPE	NO	BEDS	H/ROOMS	TOTAL	
A	1	5+STAFF	11	11	
B	3	5+STAFF	13	39	
C	1	5+STAFF	11	11	
D	4	5+STAFF	13	52	
E	3	5	10	30	
F	2	5	10	20	
G					
H	1	5+STAFF	11	11	
J	2	5+STAFF	11	22	
K	1	5+STAFF	11	11	
L	1	5+STAFF	11	11	
SUB TOTAL				19	218
FLATS					
M/ FLAT	1	3	5	5	
N/ FLAT	1	3	6	6	
SUB TOTAL				2	11
AUBREY WALK - AFFORDABLE HOUSING					
1	1	3 BED	4	4	All flats redesigned to provide affordable housing.
2	1	3 BED	3	3	
3	1	2 BED	3	3	
4	1	2 BED	3	3	
5	1	2 BED	3	3	
6	1	3 BED	4	4	
7	1	3 BED	4	4	
8	1	2 BED	3	3	
9	1	2 BED	3	3	
10	1	2 BED	3	3	
11	1	3 BED	4	4	
12	1	3 BED	4	4	
13	1	3 BED	4	4	
14	1	2 BED	3	3	
15	1	2 BED	3	3	
16	1	2 BED	3	3	
17	1	3 BED	4	4	
SUB TOTAL				17	58
CAMPDEN HILL ROAD FLATS					
	21	2	3	63	
	4	2	4	16	
	4	P/HSE 2	3	12	
SUB TOTAL				29	91
TOTAL				62	378

Appendix 6 Gross floor areas of existing buildings

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Appendix 7 'Holland Park Avenue News' Winter 1998

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Holland Park Avenue News

1597 Winter 1998 Issue No 2

£10 million Thames Water project starts

Preparatory work started in early October on the Holland Park Mains Integrity Project. The project allows for the disconnection and the replacement of water mains in Holland Park Avenue, Uxbridge Road, Ladbroke Grove, and Hansard Mews and the laying of two new water mains in a deep tunnel which will run from Shepherd's Bush Roundabout to Campden Hill. Upon completion, the likelihood of further bursts along Holland Park Avenue and throughout the surrounding area will be greatly reduced, water-pressures in certain areas will be improved, and water will be saved from leaking pipes.

Minimising disruption

Throughout the planning stages and since we last contacted you, the potential disturbance to local people, businesses, and road users has been taken into account. We have worked closely with your local authority and statutory utilities to determine the best way of carrying out the work and the measures required to reduce disruption. We appreciate that your overwhelming concern is for Thames Water to keep disruption to a minimum during the work and this is our main aim.

Deep tunnel

We will soon begin work by the Shepherd's Bush Roundabout. Our contractor will sink a shaft there which we will use to launch our Tunnel Boring Machine that will dig the deep tunnel. When the tunnel has been completed and the machine has been removed at Campden Hill Reservoir through another deep shaft, two new pipes will be laid within the tunnel. Once these have been tested, and connected to our existing pipes, it will enable us to disconnect eight of the 12 pipes under Holland Park Avenue.

The works to disconnect and replace our old pipes will soon begin. As with all works in the public highways,



Timetable

By choosing the more expensive tunnelling option, rather than re-lining all of our mains, we are already reducing the project's impact in the area. Since the last newsletter was distributed, many of you have raised concerns about work being carried out during the area's busiest times. A schedule of work is in place which takes into account events such as Christmas and the Notting Hill Carnival and we will do everything we can to ensure that our presence causes minimum inconvenience. Overleaf is a timetable showing where and when we are proposing to carry out this work.

Prior notification

Before we start working in your road, our site manager will write to you to give you some more information. This letter will explain how you can get in touch with him so that you can speak to him directly should you have any concerns or points you would like addressed. Road traffic

Anyone with general queries or for more information should contact Thames Water's 24 hour Customer Centre on 0645 200 800. Calls are



Holland Park Avenue News

Will your road be affected?

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Although Thames Water will try to avoid unnecessary disruption in the Holland Park area during the work, unfortunately diversions and partial road closures are unavoidable. When and where the main activities will be happening is outlined in the bar chart opposite.

However, as it is a major engineering project, timings and traffic management plans are dependent upon a number of factors and can therefore only be approximate at this stage.

Traffic notices will be published in the local press by the Council. In addition, Thames Water will write to those concerned to give as much early notice as possible. We hope this helps you plan around the work.

To find out more, call Thames Water's Customer Centre: 0645 200 500. Please quote reference: BB 327 568. Calls will be charged at the local rate.

Site Establishment

Campden Hill Reservoir

Shepherd's Bush Roundabout

Commissioning

Tunnelling Works

Campden Hill Reservoir Shaft

Shepherd's Bush Roundabout Shaft

Tunnel Construction

Tunnel Pipe Installation

Streetworks

Aubrey Walk/Aubrey Road

Ladbroke Grove

Ladbroke Road

Holland Park Avenue

Hansard Mews

Shepherd's Bush Roundabout

Uxbridge Road

Goldhawk Road

Shepherd's Bush Green

Chiswick High Road

A Community Liaison Group
is being set up to enable residents and business representatives close to the works to discuss progress and forthcoming construction activity.

The group will form a communications link between Thames Water and the community during construction and will also provide the opportunity for any problems and issues of concern to be aired and resolved.





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Establishment

-  Shaft & Tunnel Excavation
-  Shaft & Tunnel Fit Out
-  Exploratory Trial Holes
-  Pipework

This programme has been produced with the best available information at the time of publishing and may be subject to change due to:

- *Traffic management to be agreed with Highways Authority and Police*
- *Maintaining water supply to customers*
- *Construction programming*
- *Adverse weather conditions*

Thames Water will give local residents and businesses notification in writing prior to commencement of streetworks at each location.

Your questions answered about the scheme

Why has this tunnel route been chosen?

Many factors have contributed to the selected tunnel route. The results of our ground investigations and the locations of existing underground obstructions and constraints (such as piled building foundations, Tube lines, sewers, gas and electric plant, and the Thames Water Ring Main) have led to the route we will be using.

How noisy will it be during construction?

One of the reasons why Thames Water has chosen the tunnelling option is that it keeps disruption due to noise to a minimum. Noise limits stipulated in local bylaws will be strictly adhered to and we will be working with your local authority to achieve this.

What disruption will the work cause?

Limiting disruption has been one of our major concerns. We are not expecting any full road closures along Holland Park Avenue, however some disturbance is unavoidable. We will give you as much advance warning as possible and will deliver letters to properties most affected by parking restrictions and lane closures. We are working with your local authority and keeping the police and traffic monitoring services informed to ensure every effort is made to keep disruption to a minimum.

Will there be a build up of lorries or heavy machinery in any areas?

Regular lorry deliveries will be required at each end of the tunnel in order to supply materials and to take away soil while we are constructing the tunnel and access shafts. Generally, major deliveries will be restricted to between the hours of 10am and 4pm.

Will my water supply be affected during construction?

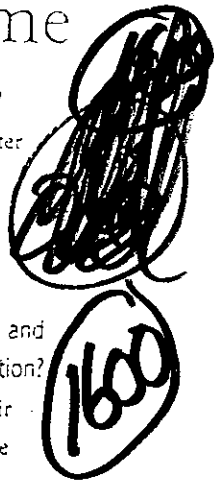
In isolated incidents some properties may have their water supply suspended for up to a few hours while new pipe connections are made. Very few people will be affected and advance warning will be given.

Why can't the development of Campden Hill Reservoir and tunnelling projects be co-ordinated to minimise disruption?

Both projects are handled by separate teams because their objectives are separate and neither is dependent upon the other. The tunnel project is to minimise the risk of burst mains in the Holland Park Avenue area. The redevelopment of Campden Hill Reservoir is driven by the need to remove it from operation. However, the teams have worked together to ensure that they can proceed independently with as little disruption as possible or, where safe to do so, share the Campden Hill site when and if planning permission is granted.

Is there any danger that the tunnelling will cause subsidence in my property?

We, along with other service providers, frequently tunnel beneath property. We will be using the same methods and tunnelling machine that we used for the Thames Water Ring Main, which was completed without detriment to any property. All property above or near the tunnel will be surveyed before we start digging, as per normal working practice. Appropriate measures will be taken in those instances where the building is considered to be distressed. We have already contacted all property owners near or above the tunnel, so if you have not received a letter on this subject, you are not affected.



Schools' Involvement

Poster 2090s competition

Local school children entered Thames Water's poster competition to show what Holland Park will be like 100 years from now. The competition is the first part of the programme to draw school children's attention to the project. Later, there will be a time capsule competition.



First prize went to Nadine Sasha Chin, aged 9, of Addison Primary School, in Addison Gardens, W14. The poster designed by Zi Jun Xu, aged 9, was highly commended.

Time capsule 2090s

Local children are invited to think of what should go into the time capsule that will be sunk in the new tunnel next year. The items should show local residents in the 2090s what life in Holland Park was like in the 1990s.

By further information on the competition, visit

Nadine Sasha Chin (left) and Zi Jun Xu (right), seen here holding their posters, were presented with watercolour sets by Jennie Gillmore, Thames Water's Community Partner.

The Time capsule competition is open to all local schools and children living in W11 and W12 areas. The deadline for entry is July 1999. So please, put your thinking caps on now.

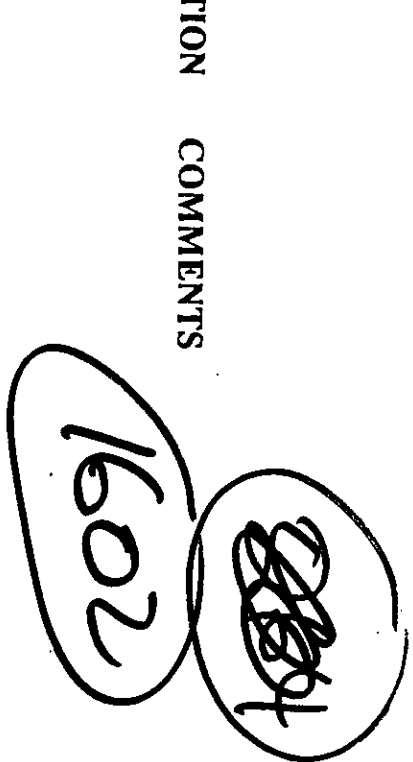
Appendix 8 Eachus Huckson Tree Survey

1601

1603

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CAMPDEN HILL RESERVOIR
TREE SURVEY - to be read in conjunction with drawing no 9742. 01


1602


NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
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1 STREET TREES
1a South and East of Water Tower House, Campden Hill Road

1	Ailanthus altissima (Tree of Heaven)	12	90	5	Growing from base of Water Tower House.	Large tree growing immediately at the base of Water Tower House and leaning heavily away from the building. Seek Engineers advice regarding proximity to building.
2	Ginkgo biloba (Maidenhair Tree)	8-10	35	1.5	Good	Young tree in paving.
3	Ginkgo biloba (Maidenhair Tree)	8	35	1.5	Good	Young tree in paving.
4	Ginkgo biloba (Maidenhair Tree)	8-10	35	1.5	Good	Young tree in paving.
5	Ginkgo biloba (Maidenhair Tree)	8-10	45	1.5	Good	Young tree in paving.

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
6	Ginkgo biloba (Maidenhair Tree)	6-8	30	1.5	Good	Young tree in paving.
7	Betula pendula (Birch)	10-12	90	3	Good	Tree set in paving.
1b Street trees to Aubrey Walk						
8	Corylus colurna (Turkish hazel)	7-8	40	1.5	Good	Street tree in edge of pavement to Aubrey Walk.
9	Corylus colurna (Turkish hazel)	7-8	48	2	Good	Street tree in edge of pavement to Aubrey Walk.
10	Corylus colurna (Turkish hazel)	7-8	45	2	Good	Street tree in edge of pavement to Aubrey Walk.
11	Fraxinus excelsior (ash)	12-15	260	6.5	Good	Large tree with 2 stems from 2m above ground level. Tree stands on elevated ground behind 1m high retaining wall. Large limbed tree which has had branches lopped in the past leading to regrowth from stems. Requires removal of any dead or dying branches together with inspection for any cavities in fork of tree (too high to be visible from ground).

1683


1604


NO SPECIES ESTIMATED HEIGHT (m) GIRTH (cm) SPREAD (m) CONDITION COMMENTS

2 SITE TREES

Individual trees marked on site with tree tag (numbers given below)

2a Trees on a steep embankment between the existing Pump House and Aubrey Walk

1913 *Betula pendula* (silver birch) 8-10 max 80cm (3 stems) 2.5 Poor Old multi stemmed tree covered in ivy and in poor condition at eastern end of Group 1.

Gr.1 *Acer pseudoplatanus* (sycamore) 7+ Varies Varies Good A linear group of young self set sycamore - single and multi-stemmed from ground level. The trees stand on a steep bank above a retaining wall, backed by the remains of an overgrown privet hedge.

2b Trees to eastern side of site


The trees in this area form two distinct groups

- i) young self set sycamore at the top of an existing retaining wall, forming the boundary with Kensington Heights. The embankment has grass cover with areas of shrubs comprising *Pyracantha*, *Viburnum tinus*, *Forsythia* and *Cotoneaster*.
- ii) larger mature trees on an existing embankment at the southern corner of the site

1914 *Acer pseudoplatanus* (sycamore) 7.5 50 2 Good Young self set tree very near boundary retaining wall.

1915 *Acer pseudoplatanus* (sycamore) 6 40 2 Good Young self set tree very near boundary retaining wall.

1605



NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1916	Acer pseudoplatanus (sycamore)	6	25	2	Good	Young tree splits at 0.5m above ground level.
1917	Acer pseudoplatanus (sycamore)	9	40	2	Good	2 young trees adjacent to retaining wall.
1918	Acer pseudoplatanus (sycamore)	9	40 (3 stems)	3	Good	Multi stem - 3 stems from base.
1919	Acer pseudoplatanus (sycamore)	6	35	1.5	Good	Young tree at top of embankment.
1920	Ulmus procera (elm)	12	50	7	Dead	Tree affected by Dutch Elm Disease. Remove.
1921	Acer pseudoplatanus (sycamore)	8	70	4	Good	Branches out from 2m above ground level.
1922	Tilia europaea (lime)	12	180-200	3	Good	Suckering from base with some dead/damaged wood in canopy. Chestnut paling fence wrapped around bole of tree. Remove suckers and fence from around base. Remove dead/dying wood from the canopy having regard for the shape of the tree.

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NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1923	Ulmus procera (elm)	10	55	3	Affected by Dutch Elm Disease.	Although the tree shows apparently live bud at higher level, affected by Dutch Elm Disease. Remove.
1924	Ulmus procera (elm)	9	50	2.5	Affected by Dutch Elm Disease.	Near to boundary wall, and affected by Dutch Elm Disease. Remove.
1925	Acer pseudoplatanus (sycamore)	12	multi-stem	3	Good	Stand of trees multi stemmed from ground level standing at base of existing bank and covering area of 1.5-2m.
	Ulmus procera (elm)				Leaning badly	One major trunk of elm leaning over boundary wall should be removed.
1926	Ulmus procera (elm)	6-8	60 (2 stems)	2	Dead	Twin stemmed tree close to boundary wall. Remove.
1927	Ulmus procera (elm)	6-8	25	2	Dead	Tree has died from Dutch Elm Disease. Remove.
1928	Acer pseudoplatanus (sycamore)	9-10	90	3.5	Good	Tree is sound but stands close to 1.5m high boundary brick wall which has a crack in it. The tree needs to be removed to avoid further damage to the wall or the boundary wall reconstructed in this area to accommodate the tree.

229 1607

NO SPECIES

ESTIMATED HEIGHT (m)

GIRTH (cm)

SPREAD (m)

CONDITION

COMMENTS

1929 Acer pseudoplatanus (sycamore) 8 80 2.5 Good Single main stem which splits at 1.5m above ground level. Standing at top of the existing bank. The tree is leaning slightly towards the southern corner of the site. Remove any dead or damaged branches.

1930 Acer pseudoplatanus (sycamore) 7-8 55 3 Good Single stem tree near internal fence.

2c Trees along the southern side of the site

These comprise mostly self set sycamore, some reasonably large, set on a shrub and grass covered embankment. At the western end the embankment has areas of dense shrub cover comprising mostly Forsythia and Viburnum tinus. Small areas of Japanese Knotweed evident at western end of site.

1931 Acer pseudoplatanus (sycamore) 8 45 2.5 Good Coppiced sycamore with 6 major stems from base. Remove dead or damaged shoots.

1932 Acer pseudoplatanus (sycamore) 12-13 75 (2 stems) 4.5 Good Multi stemmed tree (2 stems from ground level)

1933 Acer pseudoplatanus (sycamore) 12 55 2 Poor Very young tree splits at 2m above ground level, suppressed by trees on adjacent site. Remove.

1608



NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1934	Acer pseudoplatanus (sycamore)	12	40-50 (3 stems)	3	Good	Multi stemmed tree (3 stems from base) growing on top of a low concrete retaining wall. May need to be removed to avoid future problems of stability.
1935	Acer pseudoplatanus (sycamore)	12	65	2.5	Good	Single stem tree with suckers from base which should be removed.
1936	Acer pseudoplatanus (sycamore)	8-9	40 (2 stems)	2	Good	Multi stemmed tree (2 stems) growing at base of existing brick wall on perimeter of site. May need to be removed to avoid future damage to boundary wall.
1937	Acer pseudoplatanus (sycamore)	5-6	25	2	Fair	Multi stemmed self set tree growing at edge of existing steps.
1938	Acer pseudoplatanus (sycamore)	8-9	4	2-3	Good	Multi stemmed tree (4 stems from ground level) growing at the edge of concrete retaining wall. May need to be removed to avoid future problems of stability.
1939	Acer pseudoplatanus (sycamore)	6-7	multi-stem	2-3	Good	Multi stemmed tree (8-10 stems all small girth) growing at the edge of a concrete retaining wall. May need to be removed to avoid future problems of stability.

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1943	Fraxinus excelsior (ash)	12	170	3.5	Poor	Badly pruned with dead wood in a badly congested canopy. Near boundary wall. Remove. Young oak adjacent.
1944	Quercus robur (oak)	10-12	140	2	Good	Very good condition clear stemmed oak leaning slightly towards tennis courts. Minor removal of dead or damaged shoots.
1945	Crataegus monogyna (thorn)	5-6	110	2-3	Poor	Decay is evident to the main tree stem and the canopy is showing signs of stress with dead branches and bark loss. Remove.
1946	Crataegus monogyna (thorn)	5-6	80 (2 stems)	4	Fair	2 stems from ground level with reasonable shaped crown. Some congestion and dead wood. Requires selective pruning to remove dead wood and tidying crown.
1947	Laburnum anagyroides (laburnum)	6	50 (multi-stem)	2	Good	Multi-stemmed from ground level.
1948	Acer pseudoplatanus (sycamore)	9-10	60	2	Good	Young sycamore.

1609





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NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1943	Fraxinus excelsior (ash)	12	170	3.5	Poor	Badly pruned with dead wood in a badly congested canopy. Near boundary wall. Remove. Young oak adjacent.
1944	Quercus robur (oak)	10-12	140	2	Good	Very good condition clear stemmed oak leaning slightly towards tennis courts. Minor removal of dead or damaged shoots.
1945	Crataegus monogyna (thorn)	5-6	110	2-3	Poor	Decay is evident to the main tree stem and the canopy is showing signs of stress with dead branches and bark loss. Remove.
1946	Crataegus monogyna (thorn)	5-6	80 (2 stems)	4	Fair	2 stems from ground level with reasonable shaped crown. Some congestion and dead wood. Requires selective pruning to remove dead wood and tidying crown.
1947	Laburnum anagyroides (laburnum)	6	50 (multi-stem)	2	Good	Multi-stemmed from ground level.
1948	Acer pseudoplatanus (sycamore)	9-10	60	2	Good	Young sycamore.



1611

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1949	Acer pseudoplatanus (sycamore)	9	60	2	Poor	Covered with ivy throughout its height. Remove to encourage growth of adjacent trees.
1950	Crataegus monogyna (thorn)	6-7	120	2.5	Poor	Covered with ivy throughout its height. Remove ivy and tidy crown.
1951	Acer pseudoplatanus (sycamore)	9	100	3.5	Good	Single straight stem tree with ivy to 2m above ground level.
1952	Ilex aquifolium (holly)	6	35	1.5	Good	Young tree leaning slightly towards the west. No works required but removal of surrounding dense shrub growth would aid establishment.
1953	Acer pseudoplatanus (sycamore)	10-12	150	5	Good	Single stem tree with ivy to half its height. Remove ivy before it becomes established.
1954	Ilex aquifolium (holly)	5-6	50	1	Good	Nice young holly requires the removal of surrounding privet.
1955	Crataegus monogyna (thorn)	6-7	110	2	Fair	Ivy covered to half its height. Branches out at 2m above ground level and leaning slightly towards the west. Selective pruning to release congestion in canopy and removal of ivy.

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NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1956	Crataegus monogyna (thorn)	5-6	110	2-3	Fair	Single main stem with some badly pruned side branches. Extensively ivy covered. Prune out dead wood and remove ivy.
1957	Acer pseudoplatanus (sycamore)	5	3 stems	1.5	Good	Young self set tree with 3 stems from previously coppiced base, lying close to existing boundary wall. Remove to avoid any future structural problems with wall.
1958	Acer pseudoplatanus (sycamore)	12-15	190	7	Good	Lying at the bottom of sloping ground. Previously pollarded to give 8+ shoots at 4.5m above ground level (mostly on Aubrey Walk side of tree). Some branches crossing and rubbing, with some dead wood. Ivy covering to break point. Selective pruning required to remove dead wood and congestion from canopy and to help balance crown.

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1959	Acer pseudoplatanus (sycamore)	12-15	155	6.5	Good	<p>2 main branches at 3.0m above ground level with some crossing branches within canopy and some dead wood. Not such a full shape as adjacent trees. Ivy cover to just above break point.</p> <p>Minor works to remove dead wood or congestion in canopy and removal of ivy from main trunk.</p>
1960	Acer pseudoplatanus (sycamore)	13-14	190	6.5	Good	<p>Previously pollarded to give 5 main branches at 3.5-4m above ground level. Some branches crossing and rubbing, with some dead wood.</p> <p>Selective pruning to remove dead wood and congestion within canopy having regard for the shape of the tree.</p>



Appendix 9



Copies of Planning History & Chronology of Appointment Correspondence, etc

1614

AUBREY WALK
CAMPDEN HILL RESERVOIR REDEVELOPMENT

MEETING WITH PLANNING OFFICERS AT
ROYAL BOROUGH OF KENSINGTON
9 June 1998

227
16/5



Present: T Farrow - St James
M Simms - St James
W Pope - Thames Water Property
M French - RBK Planning Officers
D Taylor - RBK Planning Officers
P Crossley - Broadway Malyan
G Binmore - Broadway Malyan

Distribution: Those present + Gavin Hinton-Cook

- 1.0 P Crossley explained the principles of the new scheme which created a two tier tennis court structure with six courts at deck level above six indoor courts below. PC explained the creation of new open space off Aubrey Walk as a visual improvement to the current situation where the open space is elevated and not appreciated from street level along Aubrey Walk. PC explained the design was not intended to be modernist in style. Parking arrangements in undercroft were explained and the reaction from RBK was that there was an over-provision of parking spaces for the houses.
- 2.0 TF explained the problems regarding vehicular access to the site and the concerns of the CHRA voiced at the earlier meeting, that access would be preferred off Campden Hill Road. TF also explained that discussions were ongoing with Kensington Heights to consider the provision of access at the existing crossover. M French confirmed again that a central access to the site off Campden Hill Road was too close to the Aubrey Walk turning and would not be possible. MF asked for confirmation regarding the degree of enclosure to the proposed new open space and it was explained that railings would be constructed, but these could be set back if required to offer public access to part of this space.
- 3.0 General reaction of M French / D Taylor was as follows :-
- i. RBK welcomed the setback at Campden Hill Road on the corner of Aubrey Walk and the retention of the Silver Birch tree.
 - ii. RBK welcomed the design proposal of the 'carriage-court' as the single entrance point to the whole scheme.
 - iii. RBK welcomed the introduction of the open space off Aubrey Walk.
 - iv. RBK requested that surface treatment is considered and that provision of macadam roads to be kept to a minimum.

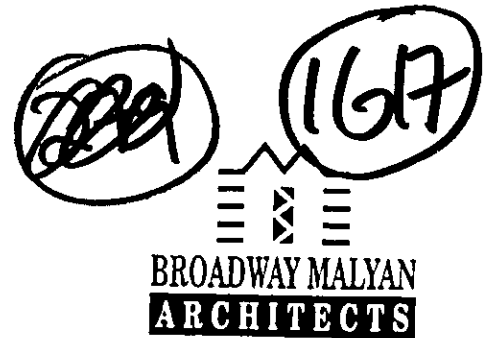
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- v. RBK consider that the provision of railings around the landscaped green in front of the houses might be worth considering for security when the space is used by parents and young children.
- vi. RBK would welcome the control of parking at deck level to ensure vehicular drop offs only.
- vii. RBK requested that the Belvedere block be kept lower than the adjacent flats. It was confirmed this would be no more than three storeys.
- viii. RBK questioned the outlook of the new block opposite Kensington Heights and said that thought needs to be given to the provision of windows and overlooking.
- ix. RBK considered the current scheme to be a definite improvement on the previous one and it was moving in the right direction.
- x. RBK considered that the heights of the buildings at mainly four storeys was probably acceptable. RBK supported the stepping down of the flats along Campden Hill Road.
RBK suggested that the flats adjacent to the street at Aubrey Walk should possibly be set down to three storeys rising to four storeys behind.
- xi. RBK confirmed the usual UDP Standard of 18m frontage to frontage dimension and asked this to be considered in the design.
- xii. TF asked whether RBK had a preference between houses and flats, and RBK commented that flats along Aubrey Walk would not be unacceptable.
- xiii. Design Team agreed to submit drawings to RBK for informal consideration when amendments were incorporated following meetings held today.

MF confirmed that the Planning Services Committee met three weekly, and that applications were only referred to the Executive Committee in very few instances.

AUBREY WALK
CAMPDEN HILL RESERVOIR REDEVELOPMENT

NOTES TAKEN DURING MEETING WITH
CAMPDEN HILL RESIDENTS ASSOCIATION



Date : 9 June 1998
Location: No. 12 Aubrey Walk

Present: T Farrow - St James
M Simms - St James
W Pope - Thames Water Property
P Crossley - Broadway Malyan
G Binmore - Broadway Malyan

Distribution: Those present + Gavin Hinton-Cook

Members of the CHRA Committee were present, list of attendees to be confirmed by CHRA.

-
- 1.0 The presentation of the current revised design proposals was introduced by Wayland Pope of Thames Water, who introduced the other members of the development team and explained the involvement of Broadway Malyan who have been appointed to design a new scheme with fresh ideas following previous consultations with residents and representatives of the Local Planning Authority.
 - 2.0 P Crossley presented the revised design proposals and the following comments were made by various members of the Residents Association and a general discussion ensued.
 - 3.0 General comments :-
 - The number of cars in the underground car park was clarified as being 48 for the flats and 56 for the houses. There was a general discussion regarding the advantages and disadvantages of providing additional car parking above and beyond the usual standards of the RBK Planning Guidelines.

1618

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CHRA expressed concern regarding the loss of the tree-lined bank to the south of Aubrey Walk adjacent the Pump House. There was a request to put any new development behind the bank and retain the trees. CHRA considered that the overriding impression of Aubrey Walk when viewed from Campden Hill Road was a vista of the church with Georgian houses beyond opposite a bank of trees on the left, and this should be retained in the new scheme.

Concern was raised regarding the location of the Thames Water flood relief access shaft. CHRA voiced the opinion that the shaft had been located to suit the current design scheme and that the shaft could be moved to an alternative location within the site.

WP confirmed that this was not the case, and that the location of the shaft was dictated by a statutory requirements of Thames Water, and not the design or development requirements of St James Homes and this particular project. T Farrow again stressed that the development did not dictate the location of the shaft.

Nevertheless there was great concern on the part of the CHRA that the construction timetable of the shaft should be coordinated with the construction timetable of the proposed residential development.

There was also concern regarding the access for construction traffic during the contract period of the shaft's construction.

There was reference to the proposal to widen Aubrey Walk on a temporary basis to provide access for construction traffic.

Some residents were concerned that they had not been consulted about this project in the past. WP confirmed that there had been previous discussions and that a dialogue had been ongoing with members of the CHRA, the local planners, and the members of the tennis club. TF stated that the previous scheme had been discussed in some detail and comments made by various interested parties had resulted in the new scheme tabled today in which St James had tried to consider all of the previous comments made during past meetings.

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TF confirmed the drawings tabled at the meeting were not forming part of a planning application and that further design work would be undertaken and comments and further comments would be considered during the design process.

- There was discussion regarding the provision of off street parking for the tennis club. The CHRA stated that there was a parking problem created by visitors to the tennis club, which differed from the advice previously given by the club that very few club members arrived by car. There was further discussion regarding the consideration of car parking provision for the tennis club, but it was explained that to provide spaces may encourage additional traffic generation.

With regard to parking the comment was made that the flats had too few parking spaces, which would encourage parking on the street.

- There was generally a positive reaction to the principle of designing a square off of new residential accommodation off Aubrey Walk, but there was concern regarding the provision of a number of flats instead of houses. Again parking provision for the flats was referred to.

CHRA requested that further consideration be given to providing an access to the site off Campden Hill Road, not Aubrey Walk. TF confirmed that discussions had taken place with the planners and the traffic engineers who had confirmed that this would not be possible due to the limitations of minimum dimensions between access roads.

TF referred to ongoing discussions with Kensington Heights which may offer a possibility of site access, but this was not currently agreed.

CHRA questioned the possibility of construction traffic being taken off Campden Hill Road and said that they would write to the RBK planning authority voicing their concerns.

- With regard to the coordination of the shaft construction work and the residential development, WP agreed to have further discussions with the Thames Water engineers regarding the shaft construction contract.

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There was reference made to the styles of architecture and there was consensus that the buildings should have a variety in the elevational treatment, and not be a series of regular terraces.

- CHRA confirmed that they were considering the appointment of a Consultant Architect who would be interested to discuss the architectural treatment of the project and suggested that a meeting be arranged to discuss the architectural aspects of the scheme.
- WP accepted CHRA's offer to write to the Council regarding access from Campden Hill Road.
- CHRA reacted positively to the creation of the square and the approach to the design of the houses, although were more concerned by the design of the flats. They stated that it would be wrong to say this is not an improvement on the last scheme.

The meeting closed with an agreement that further discussions would take place to be arranged on a mutually convenient date.



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Director of Planning & Transportation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

Your refs: 98/02126

Our ref: LRS/3120/0

Contact: David Stabb

Direct Dial: 0171-973-3775

For the attention of Derek Taylor

Date : 8 April 1999

Dear Sir

**FORMER THAMES WATER RESERVOIR & WATER TOWER HOUSE, 97
CAMPDEN HILL ROAD, W8**

DEVELOPMENT PROPOSAL: Residential Redevelopment

I refer to your letter of 29th March 1999 notifying English Heritage of the application for Conservation Area Consent detailed above. We have considered the development proposals and have the following observations to make on the scheme:

1. The scheme is a massive improvement to that on which you invited comments on 23.11.1998.
2. The current scheme is however very weak on boundary treatments to both Aubrey Walk and Campden Hill. It is essential that further consideration be given to both the nature of the site enclosure and to the detail.
in conclusion.
3. The central garden at its junction with Aubrey Walk should be treated less formally. The village scale of Aubrey Walk is disturbed by the layout as currently proposed. The gates should also be omitted from both entrances. Preferred would be the planting of one or two informally planted specimen trees rather than miniature ornamentals (7m canopies indicated).
in conclusion.

Yours faithfully

DAVID STABB
London Region

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BroadwayMalyan
Landscape



**Landscape Design Statement
in Support of Design Evidence**

Aubrey Walk

**The Redevelopment of Water Tower House
and the Former Campden Hill Reservoir Site**

**Prepared by:
Broadway Malyan Landscape**

Job No: 10337

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Aubrey Walk - Extract from Landscape Design Statement in Support of Design Evidence

1.00 Introduction

2.00 Existing Site

3.00 Site Context

4.00 The New Development

5.00 Entrances / Access

6.00 Key Spaces / General Landscape Proposals

7.00 Existing Trees

8.00 Landscape Proposals in Detail

9.00 Maintenance

Appendices:

Appendix E: Method Statement for Existing Tree Protection

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1.00 INTRODUCTION

- 1.01 This landscape design statement has been prepared to support the detailed planning application and application for conservation area consent for a new residential development with re-arranged existing tennis facilities on the Campden Hill reservoir site.
- 1.02 Refer Broadway Malyan Landscape drawing no. 10337/100 and Eachus Huckson Tree Survey.

2.00 EXISTING SITE

- 2.01 The existing site (1.54Ha) accommodates a covered reservoir with tennis courts on the cover level, an existing pump house building and the Thames Water offices known as "Water Tower House". Vehicle access into the site is gained from Aubrey Walk along its northern boundary with separate access into the rear of Water Tower House from Aubrey Walk and the access to Kensington Heights.
- 2.02 Pedestrian entry to the tennis courts is from an external stairway from Aubrey Walk alongside the tennis club building.
- 2.03 Existing landscape is confined to the boundaries and consists mostly of self seeded trees with a shrub understorey. Some of these trees are mature and significant (See 7.00).

3.00 SITE CONTEXT

- 3.01 The site is within the Royal Borough of Kensington in a generally residential area. Holland Park lies to the west, Aubrey House immediately to the west boundary, Holland Park School and West London College of Commerce are to the south. Campden Hill Road including Kensington Heights is located on the eastern boundary and residences along Aubrey Walk are along the northern boundary. The site is at present screened by existing trees and shrubs on its western and southern boundary, and by housing and trees on its northern boundary but with views in from the east from upper floors of the Kensington Heights block of flats and clear views from Campden Hill Road onto Water Tower House.

4.00 THE NEW DEVELOPMENT

- 4.01 The Part of the new housing scheme takes advantage of the existing level arrangements using the floor of the existing reservoir as a new basement level. A new structure over the reservoir will act as a new level for the tennis courts set at the existing cover level. The general new street level for the housing is set close to the existing level of Aubrey Walk approximately 3m below existing covered reservoir level. The basement area accommodates a

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lower level of tennis courts and car parking, leaving the upper street deck level as a pedestrianised arrangement with drop-off/delivery access and emergency vehicles only.

5.00 ENTRANCES/ACCESS

- 5.01 The main entrance into the scheme is off Aubrey Walk into a paved courtyard space. From here vehicles can enter the basement level via a ramp backing onto the access to Kensington Heights or follow the narrow access route provided for deliveries/drop off and emergency vehicles.
- 5.02 Other pedestrian entries are provided off Aubrey Walk from a small public space and entry to the tennis courts up steps adjacent to the tennis court. Pedestrian entrances are also provided to the flats on Aubrey Walk and Campden Hill Road.

6.00 KEY SPACES/GENERAL LANDSCAPE PROPOSALS

The scheme divides into 4 main internal site areas:

- The entrance courtyard
- The main pedestrian axis off Aubrey Walk
- The tennis courts
- The turning area south of Aubrey Walk flats

6.01 Entrance courtyard

This is a predominantly hard space formed by the blocks of flats fronting onto Aubrey Walk and Campden Hill Road access into Aubrey Walk. It will be paved with high quality materials - granite setts with Yorkstone patterning and softened at its edges by shrub planting around the blocks of flats in raised planters.

6.02 Main pedestrian axis off Aubrey Walk

A substantial avenue of trees running at right angles to Aubrey Walk is proposed terminating at Aubrey Walk. This will give two pedestrian entries into the site and forms a "green" in the centre of the square of houses. This will be detailed to a high standard with granite setts and Yorkstone patterning around the central green providing a surface for pedestrians and occasional vehicles. The public view will be of a green space off Aubrey Walk with large street trees directing views into the "green". Railings will define the edge of the public space.

6.03 Tennis courts

Two decks of tennis courts are located on the western side of the development screened from outside views by existing trees and shrubs which are retained and enhanced by some further tree planting.

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6.04 Turning area south of Aubrey Walk flats

This is a feature allowing set-down of residents by car or taxi and forming a focal point within the scheme. Again this will be detailed with granite setts in a circular pattern with radial and concentric strips of Yorkstone. It will be planted on its perimeter with shrubs in raised planters.

7.00 EXISTING TREES

7.01 There are a number of existing mature and semi-mature trees on the boundary of the site. A tree survey has been carried out by Eachus Huckson and its findings are endorsed by this report. The survey is attached in Appendix A. The great majority of the trees are retained. Generally, there will be a great deal more new trees planted than lost but 5 trees will be removed as a direct result of the development: Existing trees, their importance in the street scene, their retention or loss in the new development and replacement proposals are dealt with below. Description is given going around the boundary in clockwise direction. A full method statement for protection of existing trees is given in Appendix E.

7.02 Trees along Aubrey Walk

The most significant trees in terms of the character of the area are the large trees along Aubrey Walk:

- Tree no. 11 a mature ash tree immediately east of the tennis club.
 - Tree nos. 1958, 1959, 1960, a group of 3 sycamores immediately west of the existing access into the site.
- These are all retained and details of their protection during construction are given in Appendix E of this statement.

7.03 Further west along Aubrey Walk are 3 young Turkish Hazel trees (tree nos: 8,9,10) in the footpath which are not currently of great value but which will mature to provide good street trees. These are retained.

7.04 The block of self-seeded vegetation to the north of the existing Pump House are not individually of great value but collectively form a block of greenery which softens the street frontage and screens views into the site. These are a group of self seeded young sycamores with one birch and an understorey of ivy and spindle. These will be lost in the new development. To compensate for this loss, there will be new shrub planting to the front of the proposed flat units along Aubrey Walk.

7.05 Trees along Campden Hill Road

There are 6 Gingko trees (tree nos. 2,3, 4, 5, 6) and one birch tree (tree no. 7) along the boundary with Campden Hill Road. The Gingkos are unusual trees not frequently planted in urban areas and these semi-mature specimens will grow to form valuable street trees. The birch is semi-mature and has medium value in townscape terms. The birch is to be retained in situ, the Gingkos are to be lifted prior to construction works and kept in a holding nursery to be replanted at completion of the development.

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7.06 Tree along the access to Kensington Heights

There was a large specimen of *Ailanthus altissima* (tree no. 1) growing from the base of Water Tower House and leaning heavily away from the building. **This tree has recently been removed as part of the Thames Water works on site.** The Eachus Huckson survey recommended Engineer's advice regarding the proximity of this tree to the building. New tree planting with an understorey of shrub planting in this location will be provided as part of the development.

7.07 Trees along eastern boundary of site adjacent to Kensington Heights

Along the eastern boundary adjacent to Kensington Heights there is a strip of existing trees and shrubs on a shallow embankment. With the exception of one tree these are generally in good condition and screen views from the ground floor of Kensington Heights into the site. This strip of land is not in the ownership of the development site and these trees are all retained. (Tree nos 1914, 1915, 1916, 1917, 1918, 1919, 1921, 1922).

7.08 Trees along the southern boundary

At the southern boundary the site borders Holland Park School and the West London College of Commerce. The trees along this embankment are large, self set sycamore in good condition and represent a valuable screen between the College and the site.

At the western end of the site these trees are retained. (Tree nos 1937, 1938, 1939, 1940 and 1941). Tree no. 1936 will be removed to make way for practice tennis courts. Several trees are very close to the existing boundary wall and a structural engineer's advice should be sought to establish if they need to be removed (tree nos. 1938, 1939 and 1940). Along the eastern end of the southern boundary the new private gardens to the southern terrace of housing are located. Three of the six existing Sycamore trees can be retained (tree nos. 1930, 1931 and 1932) but new level arrangements will mean that three have to be removed (tree nos. 1933, 1934 and 1935).

New tree planting will be carried out along this boundary and some shrub planting as an initial provision.

Some Japanese Knotweed is recorded at the western end of this boundary which will need to be eradicated by persistent herbicidal treatment over a 3 year period.

7.09 Trees on Western boundary

The trees along the western boundary between the tennis courts and Aubrey House occur along the embankment with a dense understorey of shrubs comprising Hawthorn, Holly and laburnum. This belt of vegetation represents a valuable screen between Aubrey House and the site. Tree

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species are quite varied including Sycamore, Ash, Oak, generally in good or fair condition.

This block of vegetation is retained. The vegetation will be protected as a block with protective fencing.

Some new tree planting will be provided to enhance this boundary.

7.10 A summary of existing trees to be removed is given at Appendix B.

8.00 LANDSCAPE PROPOSALS IN DETAIL

The landscape proposals have three main objectives:

- to provide a substantial green boundary to the development.
- to provide a green core to the housing
- to generally soften and furnish the development with new trees and shrubs.

8.01 Green boundary

In addition to the retention or replacement of existing trees to the boundary of the site described in 7.00 above, extensive tree and shrub planting is proposed along the Aubrey Walk and Camden Hill Road frontages. Typically, a low wall and railings will define the edge of the site at the rear of the public footpaths. Between this and the residential buildings a varied mix of shrub planting and occasional tree planting will be provided commensurate with allowing views from and light into ground floor windows.

Other boundary conditions along the southern, western and eastern edges of the development comprise existing vegetation retained and enhanced and new private gardens (see 9.04 below).

8.02 Green Core

The provision of an avenue of trees perpendicular to Aubrey Walk and public seating area, described in 6.02 above.

8.03 General softening of development

All of the incidental spaces between hard circulation routes and walls or buildings will be planted to maximise the presence of greenery in the development.

8.04 Private & communal gardens

All of the green space around the new residences will be grassed with some tree and shrub planting. New residents will probably wish to personalise their private gardens. Communal garden areas and areas not in any specific ownership will be the subject of a maintenance and management regime.



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8.05 Irrigation & soil depths

As some of the planted and grass areas will be on topsoil contained by planter walls on the concrete deck over the basement car park, it will be necessary to provide an irrigation system to ensure adequate water and nutrients are available to be plants. Where this occurs as private garden space, irrigation systems will be individually provided to each residence. A general irrigation system will serve other green areas over the basement. Considerable care has been taken to provide adequate topsoil depths for trees, shrubs and grass and where possible trees will be planted into vertical concrete shafts rising through the basement, filled with suitable topsoil and fill materials.

Generally, planted areas over basements will be 1500mm deep although the shrub areas immediately around the terraced houses will be shallower (between 500 to 1000mm depth).

8.06 Tree and shrub species

A full planting schedule is given in Appendix C. The intention is to use a single tree species for the main avenue of trees and semi-public space off Aubrey Walk to provide a unified, formal appearance to this space. Elsewhere a diverse mix of tree and shrub species is proposed to give variety and individuality to garden and incidental spaces. The use of ground cover species is included to reduce maintenance. Climbers are proposed to soften new boundary walls.

9.00 MAINTENANCE

All green space outside of private ownership will be the subject of a maintenance contract which will ensure that grass areas are regularly mown, shrubs are pruned when necessary and tree health is monitored. Replacement planting will be carried out to deal with any plant failures.

10.00 SUMMARY

The proposed development will be built within a site with significant boundary tree cover which will be largely retained. Whilst five trees will be removed as a direct remit of the development their loss will be more than compensated for by new planting and the new tree planted "green".

New tree and shrub planting will enhance and replace where necessary the green boundary to the development and soften and furnish the spaces between new buildings.

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EXISTING TREE PROTECTION METHOD STATEMENT

APPENDIX E

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4.0 Protection of Specific Trees

- West Boundary
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- East Boundary with Kensington Heights
- East Boundary – Campden Hill Road, Tree nos: 2, 3, 4, 5, 6 and 7
- North Boundary – Aubrey Walk, Tree nos: 8, 9, 10, 11, 1958, 1959, 1960.

5.0 Guidance on Operations within Protected Areas

References

Drawings: 10337.100 Landscape Proposals
10337.101 Existing Tree Protection

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1.0 INTRODUCTION

- 1.01 This detailed Method Statement follows the submission of the Landscape Design Statement for Aubrey Walk as part of a planning application for development on the Camden Hill Reservoir site, and describes the protection to existing trees to be retained during demolition and construction works for the new development.
- 1.02 BS 5837 is taken as a minimum standard for guidance on operations on site.
- 1.03 Trees are to be protected by fencing as shown on drawing No 10337.101 prior to any other works on site. Fencing will be marine ply hoardings 2.4m high mounted on scaffold poles as specified in Section 2. It is to be maintained in good condition throughout the contract period.
- 1.04 Areas within protective fencing are "no go" areas. No entry into these areas will be available without authorisation and any works to be carried out in these areas must be in full accordance with this specification. Generally, no disturbance to the ground below tree canopies is acceptable. The fence position makes allowance for necessary works near trees.
- 1.05 No damage to tree branches or trunks above the protected areas or where branches extend beyond the protected areas will be allowed. The contractor must be fully aware of the extent of trees and vegetation to be retained and make allowance for no damage at all to any part of them.
- 1.06 Trees damaged or lost as a result of the works will be subject to financial penalty as set out in Section 3.

2.0 PROTECTION OF EXISTING TREES TO BE RETAINED SPECIFICATION

2.01 **Protective Fencing** to existing vegetation to be erected to positions as shown on drawings before all other site work commences.

- Maintain in good condition throughout the whole contract period.
- Repair any accidental damage to fencing immediately it happens.
- Take down and remove off site at end of the contract.

2.02 **Protective Fencing to Existing Trees and Vegetation to be Retained:**

To be 2.4m high marine ply hoardings supplied on vertical and horizontal scaffolding, all in accordance with BS 5837 Section 8, Clause 2.3:

- Marine ply – 20mm exterior grade, 2.4m high.
- Scaffolding – vertical and horizontal framework, well braced to resist impacts. Verticals at 1.8m min centres driven 900mm into ground. Ref.

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Fig 5 from BS5837. (If preferred, a timber framework may be used for trees numbered 8, 9 and 10.)

2.03 **No-Go Areas:** Areas within protective fencing are "no-go" areas. Do not enter or encroach on these for any reason.

2.04 **Works Under Tree Canopies and in Fenced-off Areas:** Follow the following guidelines, unless specifically instructed otherwise:

- All work within the canopy spread of existing vegetation to be carried out with care by hand including excavation. Do not use machinery.
- Do not store materials within the canopy spread of existing vegetation.
- Do not vary ground level within the canopy spread of existing vegetation.
- Do not cut or remove existing vegetation without written permission of Landscape Architect.
- Do not sever roots over 25mm diameter.
- Do not strip or remove topsoil unless instructed by Landscape Architect.
- Do not light fires or burn any materials within 20m of any protected area.
- Do not store oil, bitumen or cement or mix concrete within 10m of any protected area.

2.05 **Works on Site** will be monitored and inspected on a regular basis.

3.0 FINANCIAL PENALTIES

3.01 If retained vegetation is cut or damaged on site without permission, including roots, the contractor shall be liable for payment of damages as set out below:

£5,000 for trees numbered 11, 1958, 1959, 1960
£3,000 for any other tree on site.

4.0 PROTECTION OF SPECIFIC TREES

4.01 West Boundary

Trees and vegetation along the western boundary are to be fenced off with protective fencing as shown on drawing No 10337.101.

All restrictions of the specification will apply.

4.02 South Boundary

Trees and vegetation along the western end of the south boundary will be fenced off with protective fencing as shown on drawing No 10337.101.

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The existing boundary wall will be retained.

All restrictions of the specification will apply.

4.03 **East Boundary with Kensington Heights**

Trees and vegetation along this boundary will be fenced off with protective fencing as shown on drawing No 10337.101.

All restrictions of the specification will apply. This area is outside the site ownership.

4.04 **East Boundary with Campden Hill Road**

The 5 Gingko trees numbers 2, 3, 4, 5 and 6, will be lifted by specialist contractors prior to demolition and held at a nursery until completion of the building works. They will then be replanted along this boundary in positions sympathetic to the new building elevation.

Tree No 7 (Silver Birch) will be protected in situ with protective fencing as shown on drawing No 10337.101. The existing walls around the tree will be carefully removed to just below the new ground level. In this way disturbance to the existing roots system will be minimised. Existing paving under the tree will be carefully removed and topsoil replaced. The new boundary railings will be installed carefully to the back of the existing footpath using the existing brick wall foundation.

Apart from the works above, all restrictions of the specification will apply.

4.05 **North Boundary – Aubrey Walk**

Trees numbered 8, 9 10 (Turkish Hazel):

These three young street trees are to be fenced off with protective fencing as shown on drawing No 10337.101, subject to receiving approval from the relevant authorities. As the fenced off area will be quite small (approx 1m² per tree), hoardings may be mounted on a timber frame if preferred by the contractor, rather than on a scaffold frame.

All restrictions of the specification will apply.

Trees numbered 1958, 1959 and 1960 (Sycamores)

This group of Sycamores is located on an embankment 2m in height and their root systems are confined by existing retaining walls on their northern, western and eastern sides and the reservoir wall on their southern side.

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It is proposed to retain the existing walls except on the western side and the existing landform will be unaltered beneath the tree canopies. The existing electricity substation to the east is to be demolished and a new retaining wall will be built between the boundary and the new block of flats. Some improvements to the existing walls will be made: refacing with brick, lowering to ground level, and installing railings.

On the western side of the trees, the existing retaining wall will be demolished and a new wall with railings will be built on an alignment slightly within one of the tree canopies. This work will be done with care without the use of mechanical excavators.

The portion of the existing reservoir wall south of the trees is to be retained.

These works will minimise disturbance of the trees' root systems. Protective fencing will be installed as shown on drawing No 10337.101. All restrictions of the specification will apply.

Tree No 11 (Ash)

This tree is located on an embankment 2m in height. The existing retaining wall and steps to the north and west of the tree will be retained with some improvement to copings and the installation of railings.

No other works are proposed around this tree, some regrading of the soil is necessary to the west of the tree canopy.

The existing close-boarded fence to the south of the tree will be retained as protection and new fencing will be installed as shown on drawing No 10337.101.

All restrictions of the specification will apply.

5.0 GUIDANCE ON OPERATIONS WITHIN PROTECTED AREAS

Once the development works are nearing completion, certain landscape works are to be carried out beneath tree canopies within protected areas. At this stage, protective fencing is to be removed and planting and turfing works can be carried out. All work is to be done by hand with no cultivation works. Top dressing of topsoil and the use of fertilisers will only be carried out if instructed.

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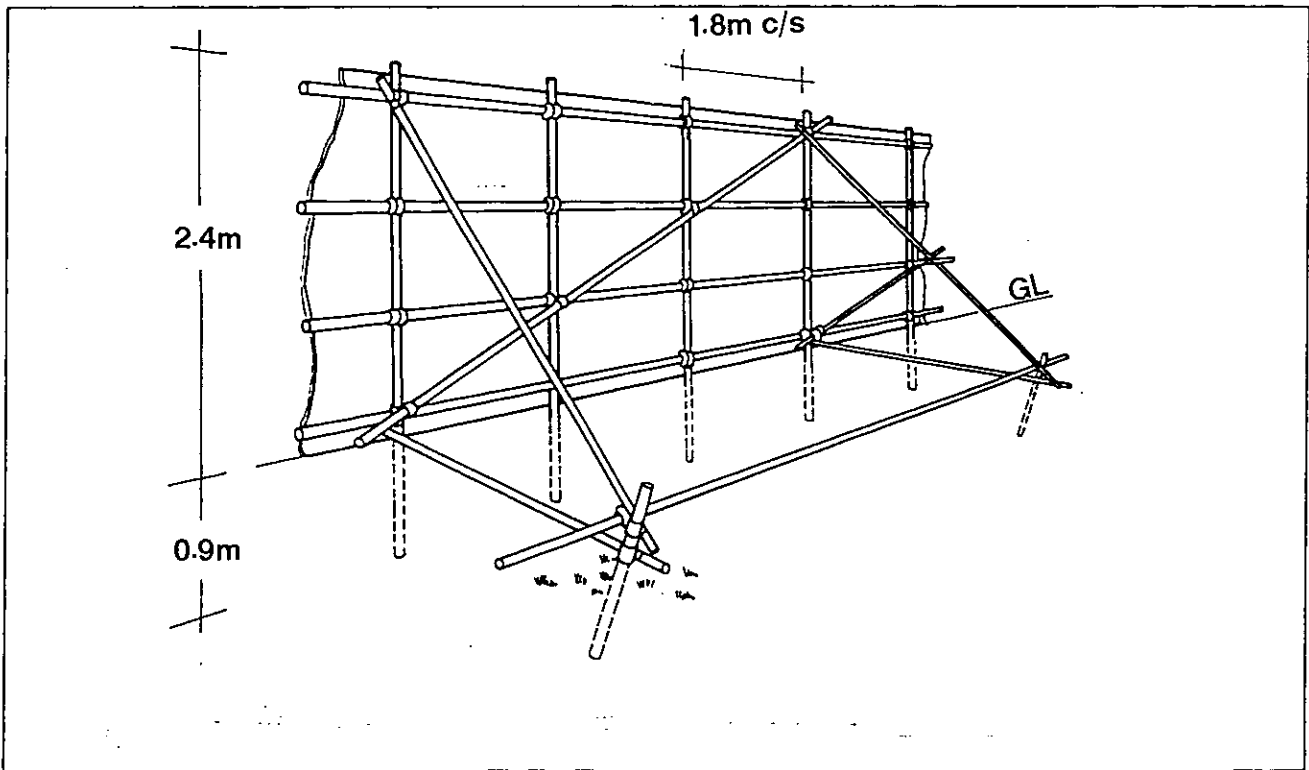
REFERENCES:

BS 5837.1991. Trees in Relation to Construction,
Arboricultural Association Leaflets Nos:

- 6 Tree Roots
- 9 Protection of Trees on Development Sites, Part 1
- 10 Protection of Trees on Development Sites, Part 2
- 11 Trees: Excavations and Highway Maintenance

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PROTECTIVE FENCING TO EXISTING TREES