Arboricultural Impact Assessment

relating to proposals at

Hampton Pre-Prep School
41-43 Wensleydale Road
Hampton

Client

Hampton School

Hanworth Road
Hampton
Middlesex
TW12 3HD

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1543-KC-XX-YTREE-Impact Assessment-RevB

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Document history

Revision	Issue Status	Details	Approved/Date
Rev0	Final	Initial report	JK / 18 November 2020
RevA	Final	Updated Impact Assessment	JK / 26 November 2020
RevB	Final	Updated Impact Assessment	JK / 27 January 2021

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1.0 Introduction

1.1 This assessment will consider the impact upon trees of implementing the proposals shown on the drawings listed below

Table 1 - List of drawings referred to in this assessment

Originator	Drg No	Title	Scale
Mackenzie Wheeler	1443/P/102 Rev B	Block Plan as Proposed	As shown
Keen Consultants	1543-KC-XX-YTREE-TCP01Rev0	Tree Constraints Plan	1:250@A3
Keen Consultants	1543-KC-XX-YTREE-TPP02RevA	Tree Protection Plan	1:250@A3

1.2 Site proposals considered in this application include:

1.2.1 Demolition of existing pre-fabricated building and two storage buildings

1.2.2 New modular building

1.2.3 Extension to existing building

1.2.4 Hard surfaces

1.2.5 Utilities and services

1.2.6 New and replacement tree planting

1.3 In summary, the proposals seek to retain all trees and are designed to avoid harm to those retained trees.

2.0 Assessment of impact upon trees

Impact of new modular building

2.1 The existing pre-fabricated building and two external storage buildings are to be demolished and removed from site. These works are located remote from trees and therefore result in no impact.

2.2 The proposed modular school hall is located in a different location (as shown on the tree protection plan) and is proximate to two holly trees.

2.3 The two small holly trees (number 1 in the schedule of trees) are located to the north of the school grounds, within the curtilage of 45 Wensleydale Road (also under the ownership of the School).

2.4 The two hollies are of such small stature that they offer little to the amenity of the area. It is therefore proposed to remove and replace these two trees with two trees that will attain larger proportions over time and so offer greater amenity as provided by trees.

Impact of proposed extension

2.5 The proposed extension is remote from trees and therefore can be achieved without harm.

Impact of hard surfaces

2.6 There are no proposed hard surfaces within the vicinity of trees. Consequently there is no harm to the retained trees.

Impact of drainage and services

2.7 The proposed drainage and services are not shown on the proposed site layout however there is ample scope to locate them outside of root protection areas and require no specialist measures for their installation.

2.8 If services do need to be installed within root protection areas then specialist techniques for their installation will be needed. Such specialist techniques include moling, thrust-boring, broken trench or excavation by AirSpade.

2.9 No other installations, including mechanical and electrical equipment, are proposed in an area that would be of detriment to trees.

3.0 New and replacement tree planting

3.1 The development proposals bring forward opportunity to plant two replacement trees in lieu of the two hollies proposed for removal.

3.2 The two replacement trees, Japanese hornbeam, have been selected to attain greater proportions than the hollies. The trees are of moderate crown size at maturity and provide year round interest. They have a heavily corrugated leaf, small (non-messy and as low maintenance as trees get) fruits that resemble hops, smooth pink/grey bark and are robust, needing little tree maintenance in future years.

3.3 Retaining existing trees and introducing new trees ensures a resource of trees in places where pupils, visitors and adjoining residents alike will enjoy multiple benefits provided by the tree stock. In so doing the tree stock will be able to withstand climate change, protecting and enhancing the resources of soil, air, water, landscape, amenity value, culture and biodiversity, and increasing the contribution that trees make to the quality of life. In that respect the proposals are in line with the very latest guidance, in terms of integrating trees with built form, contained in *Trees in the townscape: A guide for decision makers* produced by the Trees and Design Action Group.

3.4 Those multiple benefits of this new tree planting, as part of the site's green infrastructure, include contribution to open space, enhancement of sustainable drainage systems, and enhancement of biodiversity. In addition, as those new trees develop, so they will further contribute to local climatic regulation and, where they stand within the sun path of proposed buildings or surfaces within the re-development, they will minimise solar gain during summer months, and provide an accessible choice of shade and shelter.

4.0 Protection of trees during construction

4.1 Whilst the two hollies are proposed for removal other trees outside the site are retained. To ensure these retained trees are safeguarded a tree protection plan has been prepared to show the location of protective measures. These measures need to be implemented in advance of construction and maintained until such time as soft landscape proposals require their removal.

4.2 In some instances specialist construction techniques or approaches are indicated on the protection plan. These shall be implemented in accordance with site progress.

4.3 The protection measures for the two plane trees (numbers 2 and 3) that stand within the footpath adjoining Wensleydale Road are shown as the forecourt to the school needs to be used to site the crane used for the installation of the modular classroom. Shrubs will be removed, portable trackway laid and additional steel plate sheets laid as required to protect the front garden and provide a working platform. The crane will lift the units from the lorry and place them in position. The protection measures have been designed to ensure the trunks of the two plane trees are protected from vehicles whilst operations are in progress. These operations are described more fully in the *Delivery & Installation Access Requirements* document prepared by the installers, Portakabin, attached at Appendix 1.

5.0 Summary of impact assessment

5.1 The proposed development results in the loss of two diminutive hollies but no material harm to retained trees.

5.2 No new hard surfaces are proposed within root protection areas.

5.3 Services and utility installation can be sited remote from trees but if they do need to be located within root protection areas specialist measures can be deployed for their installation to minimise harm to retained trees.

5.4 Tree protection measures are to be deployed during the works.

5.5 Replacement tree planting is proposed to secure a valuable contribution to amenity and tree diversity.

Appendix 1

Delivery & Installation Access Requirements

Delivery & Installation Access Requirements

Hampton Pre School - London - June 2020

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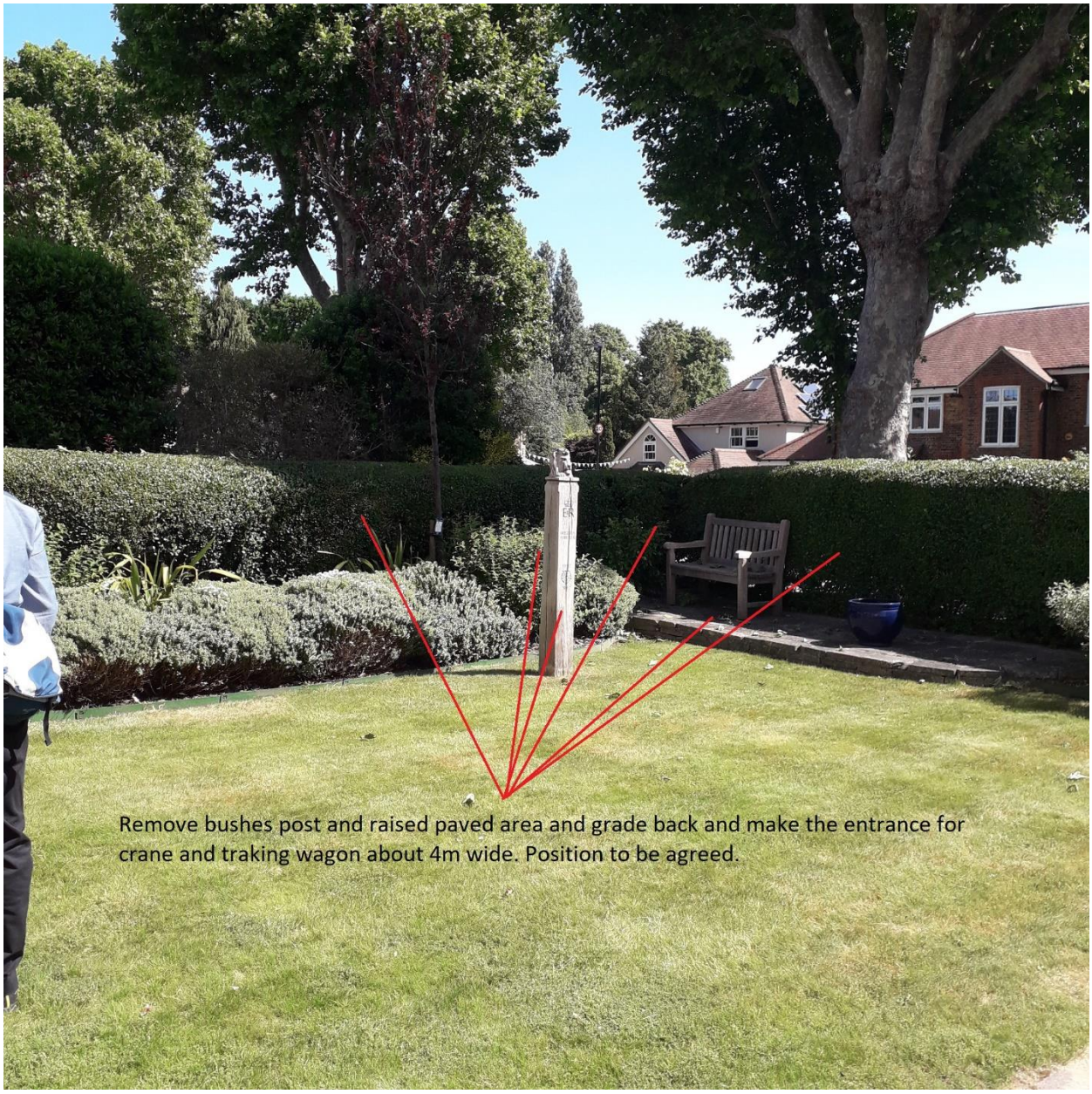
1. Module Installation

1.1 Module Delivery Information

The modules to be delivered will be five number UK093 Ultima modules 3.2m high internal ceilings. These works are looking to be carried out during the summer of 2021.
The site is within a residential area and the Pre-school is a converted house. The modules are to be sited at the rear of the school along the boundary fence line. They will have to be craned over the main school building and then some modules will have to be skated into position. Due to the overhanging trees we can't set a crane up on Wensleydale Road, as they would clash with the boom of the crane. Because of the positions of these trees and their overhanging branches the crane will have to be set up in the front garden of the school, which will need protecting with double cross laid portable alloy traking.
The modules will be craned from school garden with the delivery transport sited on Wensleydale Rd and traffic management will be required to assist with the traking installation and recovery and the module installation. (Picture 3)
There are some enabling works required to allow for the traking and crane to gain access into the school garden site. Bushes, posts and some raised paving will be required to be removed prior to the dates for installation. The paving is at a different level to the school garden and will need grading back to the pavement level. The pavement area, which the crane and traking vehicle will travel across, will need protecting with steel non slip plates. These are normally supplied by the appointed groundworkers. (Pictures 1 & 2)
Due to site constraints for the crane set up position all the five number modules will not be able to be positioned directly into place. This is due to the size of the only crane we can use in the garden. Atlas Industrial will have to assist with siting at least 2-3 modules. The module installation works will be carried out within one day and there will be two days for the traking installation and the recovery. Traffic management will assist with deliveries and vehicle movements on all three days.


Remove bushes post and raised paved area and grade back and make the entrance for crane and traking wagon about 4m wide. Position to be agreed.


KG
REC
YR1
Some bushes and posts to be removed for portable alloy traking

Hampton Pre School

Costs for Installation

130 tonne Crane:- £TBC

Traffic Management:- £TBC

Portable Alloy Tracking:- £TBC

Atlas Industrial:- £TBC

Please note all costs are for normal weekday working hours and please note that these are current 2020 prices.