PLANNING SUPPORT STATEMENT

2 New Classrooms with Ancillary Facilities and Hall Extension

at

Wollaston Community Primary School
College Street, Wollaston, Northamptonshire, NN29 7SF

for

Northamptonshire County Council (c/o Lend Lease)

prepared by

Peter Haddon and Partners Architects

December 2012

REVISION P2: Updated following comments from Planning Authority – 14.12.2012
**Planning Policy Framework**

The purpose of this section is to outline the local, regional and national planning policy context for the planning application site. A summary of the relevant policy and guidance is provided below.

**Regional and Local Plan Policy**

Localised policy and guidance is provided in the North Northamptonshire Core Spatial Strategy. We have taken reference from those we believe are relevant to the proposed development and the design of the building extensions and site works take this into account, which is outlined in greater detail further on in this document.

The proposed scheme and development, albeit in a small but significant way, meets some of the key criteria that have been highlighted within the Core Spatial Strategy. The vision for North Northamptonshire within the strategy expresses a number of objectives, which this scheme targets:

- **Objective One – Green living.** By enabling the school to have more pupils enrolling, the number of local residents who would be forced to drive their children to another school will be reduced. In addition, the new buildings will be constructed to meet and in many cases exceed the recommended standards for thermal elements, use of energy and construction methods. These approaches meet the criteria of Policy 5.
- **Objective Three – Networks of Settlements.** By upgrading the village based Primary School we are enriching the established village centre and community setting. The scheme also enables the public to use the facilities provided by the development, maintaining the position within the village and the wider area as a whole. This meets the targets set out in Policy 1 and Policy 9 and to some degree Policy 11.
- **Objective Four – Town Centre Focus.** Having the increased local facility for the community will make Wollaston more self sufficient and the heart of the community, as outlined in Policies 1 and 8.
- **Objective six – Infrastructure and services.** The additional facilities at the school will sustain and enhance the existing community.

**National Policy Guidance**

The Communities and Local Government National Planning Policy Framework and supporting guidance document sets out criteria for effective and appropriate developments which can be supported by the Local Planning Authority. We highlight some key aspects of the proposed scheme relative to the objectives and aims of the Framework noted above, in support of the proposed application.

- We believe the proposal is to a high standard of architectural design, maximising the benefits of natural light and ventilation whilst respecting the scale, form and materials of the existing buildings. In particular, following extensive debate with the school, local residents and school governors, we have proposed a design utilising similar materials and principles as the existing to maintain the current aesthetic.
- The extension to the Hall in particular, improves the provision for possible extended community use, maintaining the role of the school as a focus of the local area. This has been designed to enable it to become a stand-alone unit, securely segregated from the rest of the school for evening and weekend events.
• The extensions are a result of a specific requirement from increasing pupil numbers (as explained in more detail in a later section) and therefore is critical to maintaining adequate school provision in the surrounding area.
• We have engaged with the local community by way of a public consultation and feedback process to ensure that the project moves forward to satisfy the needs of all, as far as practicable, and the submitted design takes account of all this previous development and refinement (refer to later section for further explanation).
• The location of the extensions have been carefully considered to minimise the impact on any loss of external playground space (refer to later section for further explanation). No loss of external soft play (grass) space is necessary. The proposed new Hall is situated on the site of the existing Mobile Classroom, which is to the removed as part of the scheme.
• The new Classrooms are to be located between the existing Infants and Primary School buildings, proving an indoor link between the two. This location is favourable too as it minimises the loss of the existing areas of hard play.
• We believe the design/location of the building extensions will not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reasons of noise, vibration, smell, light or other pollution, loss of light or overlooking.
• We have also included for increased security throughout the site in terms of new controlled access points, secure windows and doors, low level external lighting to the exterior and to design the building in such a way as to reduce the numbers of recesses. This is in response to the need to design out anti-social behaviour, crime and reduce the fear of crime by applying the principles of the ‘Secured by Design’ scheme.
• The proposed external materials will conserve and enhance the built environment landscape character of this local village setting, maintaining the strong historic landscape and built environment assets of Wollaston.
Design Background

Wollaston Community Primary School is situated centrally with Wollaston Village, which is located 3.5 miles from Wellingborough Town Centre. The school was originally built in the Victorian era of traditional red brick walls and pitched slate roofs.

The community school is characterised by the existing Infants and Primary school buildings, sharing the site with the Caretakers house (located along the front edge of the site), along College Street.

The area is characterised by the central core of a traditional English Village, with the more modern housing elements added over the subsequent decades. The perimeter of the site is surrounded by traditional red brick terraced housing streets and some traditional red brick factory units. There is excellent access to this area and the school in particular due to the close proximity to the A509 and A45.

The site of the Primary School is not within a Conservation area and the current buildings are not Listed, as indicated by the map image below (extracted from the In My Area facility on the Wellingborough Council Website).
Although the site itself is not listed it is located adjacent to the Wollaston Conservation area (shown with yellow hatch on extract of NCC on-line map below). It is also adjacent to a Scheduled Ancient Monument (shown with red hatch) of the Beacon Hill Motte Castle, approximately 100 metres north of the site.
The school is formed of two clusters facing on to College Street, separated by a series of small courtyards, storage areas and the Caretakers House to the front. The original building was centred around the now undersized Hall, with a series of smaller classrooms attached. There have been a number of extensions, the most recent being a new classroom ten years ago. The current form has moved away from the original balanced red brick and pitched slate roof form to one with areas of flat roof, new hipped roofs and red brick extensions over the site as the school has grown, resulting in the complicated form of today.

Much of the site is taken up by the existing school buildings and hard standing play areas. The Soft play area predominantly consists of a grassed playing field to the east of the site, with an area to the north of staff/visitor car parking accessed directly from College Street.

**Environment Agency**
The site is not located within an area of potential flood risk, as illustrated on the attached map extract taken from the Environment Agency website.

Further to this we submitted the proposals to the Environment Agency for their comments. They replied to state that the proposed development site is less than 1 hectare in size and can be classed as ‘operational development of less than 1 hectare’ located in Flood Zone 1 (low probability of river and sea flooding as defined in Table 1 of Technical Guidance to the National Planning Policy Framework (NPPF)). Therefore, in this situation a Flood Risk Assessment is not usually required.
Statement of Planning Need (provided by Northamptonshire County Council)

The County Council is currently considering building an extension at Wollaston Community Primary School as part of a proposal to expand the school from 280 pupils to 315 pupils. Public Notices were published on 8th November 2012 following an initial 4 week consultation on the principle of expansion. Three comments were received, as reported in the Cabinet Member Decision report of 29th October 2012.

Wollaston Primary has been organised as 9 classes for its published admission number (PAN) of 40. This has meant a classroom organisation sometimes across key stages and occasionally with classes above 30 children. The proposed expansion to a PAN of 45 has the benefit of dealing with this issue, so that the school can organise as 2 x reception classes, 3 x year 1 / 2 classes, and 3 x Year 3 / 4 and 3 x 5 / 6 classes. A total of 11 classes would be required and it is proposed to include two new ones in the extension, with removal of the current mobile.

There is a demand for increasing numbers at this school and 45 children were admitted to Reception in September 2012. The school has managed this by bringing the mobile, formerly used for dining, back in to classroom use as a tenth classroom.

As analysis of the addresses of these 45 children demonstrates that 73% are living in the village, a further 5 are from other villages with NN29 7** postcodes, and there are 7 from the environs of Wellingborough. Some of these children may have sibling links. There is currently no spare capacity for any new families moving to Wollaston in two of the year groups.

There is a need to provide additional primary places in many parts of the county due to the rising birth rate, high levels of in-migration and new housing developments. There has been some new housing in Wollaston itself in Eastfield Road and the County Council received a small amount of developer contribution towards expansion at the school.

The table below also indicates that the other nearest primary schools do not have spare capacity.

<table>
<thead>
<tr>
<th>School</th>
<th>PAN</th>
<th>Oct 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bozeat</td>
<td>25</td>
<td>20</td>
</tr>
<tr>
<td>Grendon</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Great Doddington</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Irchester</td>
<td>50</td>
<td>54</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>110</strong></td>
<td><strong>109</strong></td>
</tr>
</tbody>
</table>

It is not the case that if a further 5 reception places are provided at Wollaston they will pull children from other local schools. There is a need for extra capacity in the wider area. The Council has already made plans to increase capacity for Wellingborough Town (Victoria, Ruskin, Oakway etc), Cogenhoe and will shortly be looking at other parts of the area e.g. Earls Barton and Irchester.

The feasibility study that has been undertaken is expected to result in a £2.1 m investment in the primary school at Wollaston:
- the 2 new classrooms and removal of the mobile
- a new hall and kitchen, toilets and stores that will be an improved asset for both school and community use
- a linkage between the 2 buildings so that pupils can circulate throughout the whole school
- Improvements to the current outdoor covered play for reception classes.

It is hoped that construction can start during the school summer holidays 2013, so that works can be completed for the start of the new academic year in September 2014.

Pre-planning public consultation was held on 12th November and the plans were viewed by parents and governors. Complimentary comments included the improved hall facilities, the fact that playing fields had been protected, and the opportunity to link the two buildings to create a more integrated school.
Design Considerations

The primary brief and *raison d’etre* for the scheme is to provide the school with 2 new classrooms with associated storage, to BB99 standards, to allow the school to become a full 1½ form entry Primary school. A new Hall with kitchen facilities will enable the school to provide hot school meals for the pupils, and also allow the lunchtimes to be organised more efficiently. The new Hall will also facilitate space for sports/drama/assemblies to suit the expanded size of the school.

Following site visits and discussions with the school, we have explored various options for siting and arrangement of the required new building elements, taking account of the need to reduce the impact of building on the existing playing areas, which is a very important principle of the design. The proposed developments were separated into 2 main elements; the New Hall and the 2 required classrooms.

These classrooms are proposed within the existing gap between the Infants and Primary schools forming a link between the two buildings, benefiting the management of the school as they are now both run by the Headteacher of the Primary. The location of the classrooms reduces the impact on the existing hard play area as it fills space that is primarily redundant.

The new Hall, with the attached Kitchen, stores and ancillary facilities, requires a significant area for the new plan. It was decided to locate this at the rear of the site, taking certain factors into account. Firstly, this location minimises the loss of hard play as much as is practicable, ensuring that the existing multi use games area is retained. The area of hard play used by the Infants school is also maintained, with the Hall providing a partition between the two. This also enables the school to manage play times more easily. The areas of grassed play are not affected at all by this location, which was a fundamental criterion.

During the initial feasibility stages two approaches to the external façade materials and style were investigated. The first looked at utilising the traditional materials and style of the existing school, being the Victorian aesthetic common with schools of this age. The second looked at using a modern palette incorporating timber and render facades with reduced pitch roofs finished with a single ply membrane.

Refer to the images below for the alternative schemes that were developed for the new areas of the school.

The two alternative schemes were put forward to the school, governing planning authority and local Conservation Officer for comments prior to establishing the preferred option. Although the Conservation Officer, Alex Stephenson, would prefer for the modern material option to be adopted the school and Governors were adamant that the traditional style should be put forward. Therefore, we adopted the traditional style with the task to improve the rear façade as there were concerns that it was not attractive enough and would appear overbearing in the current form.
Above is the proposed and adopted scheme, although the rear wall of the Hall has changed to include additional windows and gable elements.

The above three images are of the alternative scheme which is not to be adopted for the proposed extensions.
Proposed view toward the new classroom and side of the new Hall.

The above preferred scheme was revised (see below) and was reviewed both at a Public Consultation (see section below for further details) and by the school and key stakeholders, to modify/enhance and ‘fine-tune’ to best suit their requirements. The Planning drawings submitted represent the culmination of this process.

The New Hall has had a series of windows and gables added to the rear façade to give it more design quality.
The proposal retains the existing school external play facilities as much as practicable without impacting on the most used areas of these elements, therefore maximising the benefit of any new build space. The New Hall and associated facilities sit to the rear of the site, with a new linking corridor which is designed to provide a multitude of break-out spaces for the school. This area will be generously lit with a new linear formed rooflight within the new flat roof. The new Hall is formed with a large pitched roof to maximise the volume internally. With rooflights to the western facing slope and windowed gables to east the hall will have a generous level of natural light flooding in throughout the day. Although the Hall has a large massing, its impact is reduced due to the ground levels increasing to the east, resulting in a significant proportion of the building being submerged.

Of the two new classrooms, only one is visible on the exterior which faces to the east. It is proposed with a gabled end wall, punctuated with a series of three large new sash style windows to provide high levels of natural light, whilst maintaining the chosen traditional style. The other classroom is centrally located, with external windows looking out on to a secure courtyard area. Both classrooms will have a series of rooflights added to the structure to provide both natural light and ventilation.

As part of the scheme, it is required to refurbish the existing classroom that is sandwiched between the new Hall and Classrooms developments. Part of the classroom has been removed to form the new linking corridor, resulting in a loss of some of the existing windows which are to be replaced with the addition of 4 new rooflights in the existing roof. This classroom will also be provided with a new store and practical area as these existing areas are lost by the proposed link.

The building construction will be designed to exceed the requirements of the Building Regulations in terms of thermal performance and incorporate such environmentally sustainable elements as low energy light fittings and dual flush low water use toilets/taps.

The elevation design has been developed to be sympathetic to the style of the existing buildings using a palette of robust and durable matching materials in-keeping with the school.

The scale of the proposed extensions takes reference from the existing school. The Hall roof pitch has been lessened than the existing to reduce the impact on the school and surrounding housing. The new classroom extensions uses the same roof pitch as the existing classrooms and maintains the same low eaves level to respond to a human scale and that of the Primary school pupils.
Statement of Community Involvement and Consultations

A Public Consultation was held at the School on 12th December 2012. Invitations were issued to school parents, pupils, local residents and parish councillors.

Questionnaire and feedback forms were available to allow comments and possible concerns to be expressed, together with representatives from Northamptonshire County Council, Lend Lease, the School and pHp Architects being present to respond to queries raised and provide accurate information and clarification.

The response received both at the event and on the feedback forms was very positive, with no negative comments received at all, notably:

- The scheme was highly praised for not reducing the level of green space within the site, and doing the best to retain as much hardstanding as possible.
- Generally, the proposed development was felt to be long over due with many parents expressing that they were thrilled that this development was happening.
- The position of the new classrooms was deemed to be the correct and most appropriate to avoid negative impact on the existing facilities, when all factors were taken into account. The provision of the link connecting the two buildings was very welcome by the staff in particular.
- The creation of additional shared teaching and break out spaces, created through the stepped design of the new linked corridor, was positively received by the parents and in particular the students and school staff who were excited with the possibility of these additional learning areas.
- The proposed Hall extension was seen as a very positive addition for the school. The extra space and possibility to be used by local inhabitants was commented very positively by parents, teacher and students who attended the consultation.

Sport England
We have consulted with Sport England on the proposed scheme who have reviewed and commented:

“The proposal appears only to impact on hard play areas. Not more formal hard court areas and in addition does not impact on the existing playing field area. The proposal does not impact on sports facilities in particular the playing field area; therefore Sport England is unlikely to raise an objection to this proposal”.

Although the above was not a formal statement, we believe that we have undertaken all measures possible to reduce the impact on sports and play at Wollaston Primary.

The Highway Authority
We have consulted with the Highways Authority who have stated that there are no local Highway requirements associated with this scheme.
DESIGN & ACCESS STATEMENT

2 New Classrooms with Ancillary Facilities and Hall Extension

at

Wollaston Community Primary School
College Street, Wollaston, Northamptonshire, NN29 7SF

for

Northamptonshire County Council (c/o Lend Lease)

prepared by

Peter Haddon and Partners Architects

December 2012
DESIGN BASIS

pHp Philosophy Statement:

Peter Haddon and Partners Architects are committed to a policy of equality, inclusion and accessibility achievable through good design. The basic right for access to and use of buildings for all is recognised as the most fundamental basis upon which the design should be established. The design process offers an opportunity to maximise individuals’ abilities to enjoy a safe and, wherever possible, independent participation. It is recognised that all individuals have a range of abilities which vary greatly and some of which may be impaired requiring consideration upon the Designer’s part to ensure that as wide a range of abilities as possible are accommodated. The design process is unique for each development as the distinctive requirements for a Client/End User will be specific to that project. For this reason we view the Client/End User as a part of the Design Team to ensure that the ‘inclusive design for all’ philosophy is adopted from the inception stage.

As Designers, we endeavour to work to the latest legislation and good practice guidance available at the time, also taking into account advice and comments received as a result of consultations with Access Consultants and Local Groups. It is the aim of the practice to adopt the guidance from these sources so far as is reasonably practical for the type and nature of the building, the restrictions of the site and the intended occupiers.

In accordance with advice published by the Commission for Architecture and the Built Environment (CABE) in connection with Design and Access Statements, the process has been fully informed by a consideration of issues, including:

- Use: what buildings and spaces will be used for;
- Amount: how much would be built on the site;
- Layout: how the buildings and spaces will be arranged on the site and the relationship between them and the buildings and spaces around the site;
- Scale: how big the buildings and spaces would be;
- Landscaping: how open spaces will be treated to enhance and protect the character of a place;
- Appearance: what the buildings and spaces will look like;
- Vehicular and Transport Links;
- Inclusive Access: how everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.
**USE / AMOUNT**

This proposal is to construct two new elements for the school; A new Hall with kitchen, stores, Multi-Use space and ancillary facilities. The second is a double classroom extension with stores and a linking corridor between the Infants and Primary Schools. These works coincide with internal alterations that will provide a new Library space in the now redundant Hall and reconfigured cloakrooms where the library is currently positioned. Also, the existing classroom sandwiched between the two areas of new build will undergo some refurbishment as its store and practical area will be opened up for the new corridor.

To form the new Hall the existing mobile classroom will be demolished. This will require the new classroom block to be built and complete before the mobile can be demolished to enable the school to continue without too much disruption to the pupils.

The Hall block is to be constructed at the rear of the existing school site, making use of the existing links at the rear. Due to the rising gradient of the land from front to back, the Hall floor level will be higher than the existing level at the front of the school. However, the floor level does match that of the existing classroom and corridor at the rear of the school which directly abuts the proposed new Hall. Due to the continuous rising land levels, the Hall structure will be submerged within the landscape, helping it to be less imposing on the playing areas surrounding it.

The Hall is linked to the existing school with a flat roof corridor space. This has been designed with generous proportions to allow the school to use it as an alternative teaching space or break-out space during school times. In addition this corridor has new access points at either end, creating a connection with the infants play area and to the primary school play area at alternative ends. In addition, the Hall, Corridor and other connected new facilities can be separated from the rest of the school with the new access control systems, enabling it to be used by the local community for a variety of functions managed by the school.

The two classrooms have been positioned in the existing space between the infants and Primary schools, behind the Caretakers House. Internal alterations allow for a new linking corridor to be formed between the two schools, aiding the management of them as a single community school. The corridor will require stepping to meet the two differing floor levels at either end.

The locations of the new extensions have been carefully considered so as not to reduce the area of soft playground and to minimise the reduction in hard playground for the school.

**LAYOUT**

We have carefully considered the location of the new extensions on the site, respecting the existing levels, retaining functional external areas and the arrangement of existing buildings. In particular, the design takes account significant level difference across the site, siting the new extension adjacent to the existing school to ensure a level transition between the new and existing areas as much as is practicable whilst ensuring a good degree of level access at the new external thresholds.

As part of the design process, several options were explored to create the additional classrooms and Hall facilities that were required by the school. These included siting the new buildings all along the Northern extent of the site – but this would reduce the hard play area significantly and affect the existing car parking arrangements. As the scheme developed, it became clear that placing the classrooms between the infants and primary buildings would reduce the impact on the school and would provide the opportunity to link the two parts.

The location of the new Hall was seen as the best option as it could be built as a stand alone element on the footprint of the existing mobile and some hard play area. Having the new corridor space to
access the Hall benefits the school in many ways including safe secure access and as an extra break-out teaching facility. The addition of a Multi-Use space will give the school a greater resource for teaching in smaller class sizes. The kitchen is positioned close to the existing car park, easing the delivery of goods required for the new hot school meals that can now be provided. The provision of new toilets, access points and the stores will enable the Hall block to be segregated from the school during out of hours functions.

We believe that the layout serves to improve facilities for both the school and the wider community. The additional facilities for the school will enable them to increase their intake of students to the required levels and maintain their location within the community of Wollaston.
**SCALE**

The scale of the new extensions has been designed to reflect the existing Red brick and pitched slate roof of the existing original Victorian style used for many of the schools built during this era. The new classrooms will be constructed with gable walls and roof pitches to match the existing original buildings as the ridge heights will not be overwhelmingly high. Between these classrooms we have proposed a series of flat roofs over the circulation spaces to keep the mass of the extension to a minimum.

Due to the large footprint of the new Hall it is not viable to construct this with a roof pitch to match the existing as the ridge level would be unjustifiably high. Therefore we have proposed a reduced pitch gradient. The use of 3 new gable elements along the rear wall with windows not only breaks up the façade of the rear wall, but gives a sense of proportion that matches the existing school aesthetic. With the side portions of the Hall block having a hipped roof to further reduce the impact and massing.

The scale and height of the buildings satisfy the requirements for each space within and the building elements are designed using plan widths/roof pitches appropriate with the scale and form of the existing building on the site.

**LANDSCAPE**

There are several mature trees on the site which are respected by the design proposal; and the proposal will not affect any tree on or adjacent to the site.

**VEHICULAR AND TRANSPORT LINKS**

The existing car park is accessed from College Street and has no proposed changes in terms of size.

**INCLUSIVE ACCESS**

All building extensions are located and designed to achieve mostly level approach from existing adjoining pathways with maximum 1:20 gradients to localised areas. External lighting will be provided at 10-50 lux to all approach paths.

The entrances will be fully DDA compliant with level threshold. The entrance area flooring will be carpet style barrier matting which is inherently slip resistant.

The internal corridors and passageways are generally 1.8m wide. All internal floors are level. Collision hazards are avoided and passing places provided by utilising corridors of these widths.

Colour contrast of at least 20 points Light Reflectance Value (LRV) will be provided between walls and floors, floors and ceilings. Colour contrast of at least 20 points Light Reflectance Value (LRV) is to be provided between door/door frames and surrounding walls, door face and leading edge of non self closing doors and between ironmongery and doors.

Ironmongery door handles will be selected to meet the requirements of BS8300 to be operable with one hand using closed fist. All doors are designed to provide minimum clear opening widths, measured to the face of any protruding Ironmongery, to comply with Building Regulations AD part M table 2. Doors on access routes are fitted with vision panels towards the leading edge to provide minimum zone of vision between 500mm and 1500mm from floor level.
ARBORICULTURAL SURVEY
AND
METHOD STATEMENT

WOLLASTON COMMUNITY PRIMARY SCHOOL
COLLEGE STREET
WOLLASTON

CONTROLLED COPY
1 OF 2

01 NORTHAMPTONSHIRE COUNTY COUNCIL
02 MIDDLEMARCH ENVIRONMENTAL LTD

This study was conducted and compiled by
Ed Lusk HND, Arb, PTI

This report is the responsibility of Middlemarch Environmental Ltd.
It should be noted that whilst every effort is made to meet the client’s brief,
no site investigation can ensure complete assessment
or prediction of the natural environment.

Contract Number C113667

March 2013
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1. INTRODUCTION

1.1 PROJECT BRIEF
In March 2013 Middlemarch Environmental Ltd were commissioned by Northamptonshire County Council to undertake an Arboricultural Survey of trees growing on land at Wollaston Community Primary School, College Street, Wollaston, Northamptonshire.

It is understood that the proposed development of the site is the construction of a new access track and establishment of a site compound upon the site of an existing hard surfaced play ground.

In addition to undertaking the Arboricultural Survey Middlemarch Environmental were instructed to prepare a Method Statement to set out the specific working practices, and protective measures, to be adhered to during the construction of the proposed access road so that harm to the trees within the site is avoided.

1.2 SITE DESCRIPTION
Wollaston Community Primary School is located within the village of Wollaston in Northamptonshire. The school site is centred on Ordnance Survey Grid Reference SP 908 627.

The section of the site considered in this assessment, hereinafter referred to as the study area, is a small parcel of land of approximately 0.08ha which is located in the central section of the school site.

The study area comprises a hard surfaced playground enclosed by brick walls and fencing and it extends to include a larger hard surfaced play area and a section of amenity grassland. The trees surveyed are all located to the periphery of the study area.

The location of the trees surveyed can be found on Middlemarch Environmental Ltd Drawing Number C113667-01.
2. ARBORICULTURAL SURVEY METHODOLOGY

2.1 Desk Study
A desk study was undertaken to identify if any of the trees present within or in close proximity to the site are covered by Tree Preservation Orders (TPOs) or if the site is situated within a Conservation Area. This involved consultation with the Local Planning Authority.

2.2 Condition Status
To determine the status of the trees within the site a full arboricultural survey has been undertaken, assessing the species and status of all trees present. This survey has been carried out in accordance with British Standard 5837: 2012 ‘Trees in Relation to design, demolition and construction – Recommendations’.

All trees have been given a unique reference number. Individual trees above 75 mm (diameter at 1.5 m above ground level) have had their position plotted to a survey drawing. The trees were visually assessed and a schedule prepared listing tree number, species, trunk diameter at 1.5 m above ground level (or in accordance with Annex C of BS5837:2012), tree height, crown spread (cardinal points), crown clearance (cardinal points), height of first branch and growth direction, age class and estimated remaining years. Any specific observations or recommendations with regard to management were also noted. All these observations and measurements are summarised in Section 3.3.

Each tree was assessed and assigned to one of the following categories:

- **Category A**: Those trees of high quality and value with an estimated remaining life expectancy of at least 40 years.
- **Category B**: Those trees of moderate quality and value with an estimated remaining life expectancy of at least 20 years.
- **Category C**: Those trees of low quality and value with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150 mm.
- **Category U**: Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Categories A, B and C have further sub-categories with regards to the reasons for tree retention:

1. Mainly arboricultural qualities
2. Mainly landscape qualities
3. Mainly cultural values, including conservation.
2.3 **ROOT PROTECTION AREA (RPA)**

In order to avoid damage to the roots or rooting environment of retained trees, the RPA has been calculated for each of the Category A, B and C trees. This is a minimum area around a tree which is deemed to contain sufficient roots and rooting volume to maintain the trees viability. Protection of the roots and soil structure in this area should be treated as a priority.

These figures have been calculated utilising the formulas within Section 4.6 and Annex D of British Standard 5837:2012.
3. RESULTS

3.1 DESK STUDY
A search undertaken on the 22\textsuperscript{nd} March 2013 using the ‘In My Area’ mapping service provided by the Borough Council of Wellingborough (http://lvfusion.wellingborough.gov.uk/LocalViewWeb/Sites/inmyarea/) did not identify any Tree Preservation Orders on the site and established that the site is not situated within a Conservation Area.

3.2 WEATHER CONDITIONS AND PERSONNEL
The survey was completed on 20\textsuperscript{th} March 2013 by Edmund Lusk, Senior Arboricultural Consultant. The weather conditions at the time of the survey are shown in Table 3.1.

<table>
<thead>
<tr>
<th>Conditions</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temperature (°C)</td>
<td>4</td>
</tr>
<tr>
<td>Cloud Cover (%)</td>
<td>100</td>
</tr>
<tr>
<td>Precipitation</td>
<td>Light Rain</td>
</tr>
<tr>
<td>Wind Speed (Beaufort)</td>
<td>F1</td>
</tr>
</tbody>
</table>

Table 3.1: Weather Conditions at Time of Survey

3.3 SURVEY RESULTS
Tree species recorded during the survey are listed in Table 3.2.

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apple</td>
<td>Malus sp.</td>
</tr>
<tr>
<td>Holly</td>
<td>Ilex aquifolium</td>
</tr>
<tr>
<td>Horse Chestnut</td>
<td>Aesculus hippocastanum</td>
</tr>
<tr>
<td>Norway Maple</td>
<td>Acer platanoides</td>
</tr>
<tr>
<td>Silver Birch</td>
<td>Betula pendula</td>
</tr>
<tr>
<td>Sycamore</td>
<td>Acer pseudoplatanus</td>
</tr>
</tbody>
</table>

Table 3.2: Tree Species Recorded During Survey

The full results of the Arboricultural Assessment are detailed in Table 3.3.
## Table 3.3: Results of Arboricultural Survey

<table>
<thead>
<tr>
<th>Tree No.</th>
<th>Species</th>
<th>No. Stems</th>
<th>Diam (mm)</th>
<th>H't (m)</th>
<th>H't 1st Branch (m)</th>
<th>Branch Spread (m)</th>
<th>Crown Clearance (m)</th>
<th>Age Phys Cond</th>
<th>Struc Cond</th>
<th>Est. Remain Contrib (Years)</th>
<th>Cat</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Holly</td>
<td>1</td>
<td>170</td>
<td>7.0</td>
<td>3.0</td>
<td>N</td>
<td>2.5</td>
<td>2.0</td>
<td>1.5</td>
<td>2.0</td>
<td>Y</td>
<td>F</td>
</tr>
<tr>
<td>2~</td>
<td>Apple</td>
<td>1</td>
<td>350</td>
<td>8.0</td>
<td>3.0</td>
<td>E</td>
<td>3.0</td>
<td>2.0</td>
<td>1.5</td>
<td>3.0</td>
<td>M</td>
<td>F</td>
</tr>
<tr>
<td>3~</td>
<td>Sycamore</td>
<td>3</td>
<td>340</td>
<td>10.0</td>
<td>4.0</td>
<td>N</td>
<td>4.0</td>
<td>2.0</td>
<td>2.5</td>
<td>3.0</td>
<td>Y</td>
<td>F</td>
</tr>
<tr>
<td>4</td>
<td>Sycamore</td>
<td>1</td>
<td>140</td>
<td>10.0</td>
<td>5.0</td>
<td>N</td>
<td>3.0</td>
<td>2.0</td>
<td>2.0</td>
<td>1.5</td>
<td>Y</td>
<td>F</td>
</tr>
<tr>
<td>5</td>
<td>Holly</td>
<td>1</td>
<td>120</td>
<td>6.0</td>
<td>3.0</td>
<td>N</td>
<td>2.0</td>
<td>2.0</td>
<td>2.5</td>
<td>2.0</td>
<td>Y</td>
<td>F</td>
</tr>
<tr>
<td>6</td>
<td>Horse Chestnut</td>
<td>1</td>
<td>720</td>
<td>14.0</td>
<td>2.5</td>
<td>S</td>
<td>6.5</td>
<td>5.5</td>
<td>5.0</td>
<td>6.0</td>
<td>M</td>
<td>G</td>
</tr>
<tr>
<td>7</td>
<td>Silver Birch</td>
<td>1</td>
<td>210</td>
<td>10.0</td>
<td>3.5</td>
<td>S</td>
<td>2.0</td>
<td>2.5</td>
<td>2.5</td>
<td>2.0</td>
<td>EM</td>
<td>G</td>
</tr>
<tr>
<td>8</td>
<td>Norway Maple</td>
<td>1</td>
<td>670</td>
<td>15.0</td>
<td>2.5</td>
<td>S</td>
<td>7.0</td>
<td>7.0</td>
<td>6.0</td>
<td>7.0</td>
<td>M</td>
<td>G</td>
</tr>
</tbody>
</table>

### Key

- **Age Class**
  - Y: Young = tree within first third of average life expectancy
  - EM: Early mature = tree within second third of average life expectancy
  - M: Mature = tree within final third of average life expectancy
  - OM: Over mature = tree beyond average life expectancy

- **Physiological Condition**
  - G: Good = no health problems
  - F: Fair = symptoms of ill health that may be remedied
  - P: Poor = poor health

- **Structural Condition**
  - G: Good = no structural defects
  - F: Fair = remedial structural defects
  - P: Poor = significant structural defects

- **Preliminary Management Recommendations**
  - C1
    - Hard Surfaces and wall in RPA.
    - Thin crown.
  - C1
    - Previously crown lifted.
    - Ivy on stem to 6.0m.
    - Minor deadwood in crown.
    - Hard surfaces and wall in RPA.
  - C1
    - Trifurcate at base.
    - Ivy clad stem to 6.0m.
    - Hard surfaces and wall in RPA.
    - Suppressed specimen of poor form.
    - Self set tree.
    - Hard surfaces and wall in RPA.
    - Thin crown.
    - Hard surfaces and wall in RPA.
  - B1
    - Trifurcate at 2.0m with included bark at stem union.
    - Hard surfaces and wall in RPA.
    - Bark wounds at stem base.
    - Small bleeding lesions of Horse Chestnut Bleeding Canker (*Pseudomonas syringae* var. *Aesculi*) on stem.
    - Soil compaction in RPA.
    - Hard surfaces in RPA.
  - B1
    - Hard surfaces in RPA.
    - Cavity at 1.5m on southern side of stem. Cavity is approximately 80mm x150mm x 100mm deep.

- **000:** Estimated measurement due to access restrictions
- **~:** Ivy precludes detailed assessment
- **Minor deadwood:** branches/twigs less than 50 mm diameter
3.4 ROOT PROTECTION AREA (RPA)

Table 3.4 provides details of the Root Protection Area (RPA) of all trees surveyed which were classified as Category A, B or C specimens. This table also gives an approximate root protection radius for these trees.

<table>
<thead>
<tr>
<th>Tree No.</th>
<th>Species</th>
<th>Diam (mm)</th>
<th>Approximate Root Protection Radius (m)</th>
<th>Root Protection Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Holly</td>
<td>170</td>
<td>2.1</td>
<td>14</td>
</tr>
<tr>
<td>2</td>
<td>Apple</td>
<td>350</td>
<td>4.2</td>
<td>55</td>
</tr>
<tr>
<td>3</td>
<td>Sycamore</td>
<td>340</td>
<td>4.2</td>
<td>55</td>
</tr>
<tr>
<td>4</td>
<td>Sycamore</td>
<td>140</td>
<td>1.8</td>
<td>10</td>
</tr>
<tr>
<td>5</td>
<td>Holly</td>
<td>120</td>
<td>1.5</td>
<td>7</td>
</tr>
<tr>
<td>6</td>
<td>Horse Chestnut</td>
<td>720</td>
<td>8.7</td>
<td>238</td>
</tr>
<tr>
<td>7</td>
<td>Silver Birch</td>
<td>210</td>
<td>2.7</td>
<td>23</td>
</tr>
<tr>
<td>8</td>
<td>Norway Maple</td>
<td>670</td>
<td>8.1</td>
<td>206</td>
</tr>
</tbody>
</table>

Table 3.4: RPA and Approximate Root Protection Radius of Category A, B and C Trees and Groups Surveyed
4. DISCUSSION

4.1 DESK STUDY
The desk study did not reveal the presence of any Tree Preservation Orders within the study area and it has been established that the overall school site is not within a Conservation Area.

4.2 TREE QUALITY
Eight trees have been inspected in accordance with BS5837:2012 ‘Trees in Relation to design, demolition and construction – Recommendations’.

- None of the trees present were considered to be Category A – Trees of high quality and value
- Three of the trees present were considered to be Category B – Trees of moderate quality and value
- Five of the trees present were considered to be Category C – Trees of low quality and value
- None of the trees present were considered to be Category U – Trees whose immediate removal is advised

A summary of the trees in each of the four categories is given in Table 4.1.

<table>
<thead>
<tr>
<th>BS 5837:2012 Category</th>
<th>Tree Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>-</td>
</tr>
<tr>
<td>B</td>
<td>6, 7, 8</td>
</tr>
<tr>
<td>C</td>
<td>1, 2, 3, 4, 5</td>
</tr>
<tr>
<td>U</td>
<td>-</td>
</tr>
</tbody>
</table>

Table 4.1: Summary of Trees in BS5837:2012 Categories
5. METHOD STATEMENT

The following section of this report details the specific measures to be adopted to ensure the protection of retained trees.

The site contractor must ensure that they read and understand all of the following sections prior to commencement of any onsite works.

5.1 CONSTRUCTION EXCLUSION ZONE

The construction exclusion zone is the area considered necessary to ensure that the tree roots and canopy are protected from damage during the construction processes. The extent of the exclusion zone is based upon guidance within BS5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’ in particular the diameter of the stem of each tree (when measured at a height of 1.5m from ground level) in combination with the canopy spread of the tree is considered.

The exclusion zones are to be defined by the use of protective barriers. The location of the tree protection barriers are marked on the Tree Protection Plan, Drawing Number C113667-02.

The Construction Exclusion Zones are to be afforded protection at all times. No works that cause compaction of the soil or severance of tree roots, except where undertaken in accordance with the guidance provided within this document, will be undertaken within any exclusion zone.

5.2 PROTECTIVE BARRIERS

The protective barriers will be erected prior to the commencement of any site works e.g. before any materials or machinery are brought on site or the stripping of soil commences. Signs will be installed on the protective barriers to inform site staff of responsibilities and these will include the headings listed in Appendix 1.

The protective barriers are to be constructed in accordance with the specification detailed in BS5837:2012 (Figure 2; Appendix 2). Any variation to the specification of the protective barrier will be agreed with the Local Planning Authority Arboricultural Officer. The Local Planning Authority will be notified in writing once the barrier is in place.

The barriers will remain in place until completion of the development.

Other than works detailed within this method statement or approved in writing by the Local Planning Authority no works, including storage or dumping of materials, shall take place within the Construction Exclusion Zone as defined by the protective barrier.
5.3 **GROUND PROTECTION**
The proposed development will not require the additional installation of ground protection measures as no access to un-surfaced ground within the RPA of any retained tree is required.

Where there are hard surfaced areas within the RPAs of existing trees these are to be maintained in place to provide protection of the underlying ground. Should these surfaces require removal and replacement the guidance at Sections 5.7 and 5.8 will be followed.

5.4 **ACCESS DETAILS**

*Construction Vehicles*

It is proposed to construct a new road from South Street to provide access to the proposed site compound. Where this is to pass through the RPA of tree number 8 it will be constructed in accordance with a no-dig methodology as set out at Section 5.8.

5.5 **CONTRACTORS CAR PARKING**

Some limited contractors car parking can be accommodated within the site upon the existing hardstanding.

Where the demand for car parking exceeds the available hard surfaced area within the site then additional car parking will be provided in off site locations.

5.6 **SITE COMPOUND AND MATERIALS STORAGE**

The site compound will be located on the existing hard surfaced playground area. Should it be proposed to modify or replace the tarmac area the works will proceed in accordance with the guidance set out in Sections 5.7 and 5.8.

5.7 **DEMOLITION & HARD SURFACE REMOVAL**

*Walls*

Demolition of one of the brick walls forming the boundary of the playground is proposed. This will require work within the RPA of tree number 8. To protect this tree during demolition works the tree protection barriers shall be installed in the locations shown on the Tree Protection Plan, Drawing Number C113667-02.

Also to minimise the risk of demolition debris falling into the protected area, or for plant movements to cause branch damage to retained trees, the wall will be demolished using hand tools.

Should any debris fall within the protected area wheelbarrows will be used to remove it from the exclusion zone.
Removal of Hard Surfaces
Where existing hard surfaces require removal from within the RPA of a retained tree the following method will be utilised to remove the hard surface:

The initial ‘breaking up’ of any hard surface within the RPA of the retained trees will be done with low impact pneumatic tools (not breakers attached to diggers or JCBs) or by hand if possible.

Removal of the surface will occur in 2.0m bands working from the undisturbed hard surfaced playground. Any exposed roots will be covered with good quality topsoil or high grade compost to avoid desiccation and make the levels good.

The removal of debris will be carried out by hand. Should mechanical means be required due to the size of the debris then a small (<1.5 ton) digger may be used providing the bucket does not cause any damage to the underlying soil surface. The vehicle will only travel on undisturbed hard surface, clearing debris as it progresses out of the exclusion zone.

No reduction in levels of the underlying soil will occur.

If any roots are damaged during the removal of hard surfaces then they will be cut using a sharp knife or secateurs to leave a clean wound with as small a surface area as possible.

Work will not be carried out if the ambient air temperature is below +4°C.

5.8 HARD SURFACE CONSTRUCTION WITHIN RPAS
The proposed access road will require construction to be undertaken within the RPA of tree number 8.

To minimise the impact that the works will have upon the tree the scheme has been designed so that the new access road can be constructed in accordance with the no-dig methodology as set out below:

1. Any depressions in the area to be surfaced will be filled in with sharp sand.
2. A geo-textile membrane will be laid out over the area where the proposed access road will be constructed within RPA of the tree.
3. A three-dimensional cellular confinement system will be laid over the geo-textile membrane e.g. Geo-web 150 cellular confinement matting.
4. The cellular confinement matting will be pinned in place using steel road pins and a suitable edge support will be installed.
5. The cells will be hand filled with granular material that allows air and water flow such as 10mm (no fines) washed gravel. Works will be completed from the existing hard surfaced playground area and will progress past the tree along the alignment of the proposed access track.

6. A second layer of geo-textile membrane will be laid across the gravel to prevent intrusion of fines into the gravel chippings.

7. A layer of ‘no fines’ sharp sand (if required) will be added and a surface treatment installed such as block paving or tarmac.

8. The edge of the no-dig area will be banked up to the edging with topsoil, which can be grass seeded in spring/autumn. This will form a gentle slope from the edging to the surrounding ground level.

The works involved in construction of the new hard surfaces will be completed under the supervision of the project Arboriculturist.

5.9 On Site Monitoring Regime & Contact Details
All operations will be monitored by the main contractor. The main contractor will ensure that all works within this document are followed (this will be built into the contract specification).

If any issues arise in relation to the retained trees the Project Arboriculturist will be contacted for advice.

The Project Arboriculturist for the development is:

Name: Ed Lusk  
Position: Senior Arboricultural Consultant  
Company: Middlemarch Environmental Ltd  
Address: Triumph House, Birmingham Road, Coventry, CV5 9AZ  
Telephone: 01676 525 880  
Mobile: 07827 850 972

Induction and Personnel Awareness
Details of tree protection and methods of working around trees will be included within site inductions to new members of site staff.

A copy of this document and the related Tree Protection Plan will be kept on site and accessible to staff.

5.10 Use of Subcontractors
The main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.
5.11 CONTINGENCY PLAN
Water will be readily available on site and will be used to flush spilt materials through the soil and avoid contamination to tree roots. At the time of any spillage the main contractor will contact the Project Arboriculturist for advice.

5.12 RESPONSIBILITIES
It will be the responsibility of the main contractor to ensure that the planning conditions attached to the planning consent are adhered to at all times and that a monitoring regime in regards to tree protection is adopted on site. The main contractor will be responsible for contacting the Local Planning Authority should any issues are raised related to the trees on site.

If pruning works are required at any time then permission must be sought from the Local Planning Authority first and then works are to be carried out in accordance with BS3998:2010 – ‘Recommendations for Tree Works’.

The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective fences will remain in position until completion of all construction works on the site. The fencing and signs will be maintained in position at all times and checked on a regular basis by a designated person on site.

5.13 GENERAL PRECAUTIONS
No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10.0m of the trunk of any tree that is to be retained.

No fires will be lit within 20.0m of the trunk of any tree that is to be retained.
REFERENCES AND BIBLIOGRAPHY


DRAWINGS

Middlemarch Environmental Ltd Drawing Number C113667-01: Arboricultural Survey

Middlemarch Environmental Ltd Drawing Number C113667-02: Tree Protection Plan
Legend
- Category B tree
- Category C tree
- Current canopy extent
- Root Protection Area
- Study area

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Wollaston Community Primary School
Arboricultural Survey

Client:
Northamptonshire County Council

Drawing Number:
C113667-01

Scale 1:300
Date: March 2013

Approved By: EL
Drawn By: SKS

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Licence Number: 100040519
Legend
- Category B tree
- Category C tree
- Protective fencing to BS5837(2012) standard
- Hardstanding using 'no dig' construction technique
- Existing hardstanding to be retained to provide ground protection within RPAs
- Current canopy extent
- Root Protection Area
- Study area

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
APPENDICES

APPENDIX 1: Headings for Construction Exclusion Zone Notices

APPENDIX 2: Details of Protective Fencing
APPENDIX 1

Headings for Construction Exclusion Zone Notices & Example Sign
Root Protection Area (RPA) Model Notice

DON’T excavate within this area
DON’T use any form of mechanical plant with this area
DON’T store materials, plant or equipment within this area
DON’T move plant or vehicles within this area

DO contact the Local Authority Arboricultural Officer or owner of the tree if excavation within this area is unavoidable
DO protect any exposed roots uncovered within this area with dry sacking
DO backfill with a suitable inert granular and top soil material mix as soon as possible on completion of work

ANY WORK in this area requires a permit from the Local Authority Arboricultural Officer
PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

TREE PROTECTION AREA
KEEP OUT!
(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY
APPENDIX 2

Details of Protective Fencing
Figure 2  Default specification for protective barrier

Key
1  Standard scaffold poles
2  Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3  Panels secured to uprights and cross-members with wire ties
4  Ground level
5  Uprights driven into the ground until secure (minimum depth 0.6 m)
6  Standard scaffold clamps
MIDDLEMARCH ENVIRONMENTAL LTD

QUALITY ASSURANCE

TITLE: ARBORICULTURAL SURVEY AND METHOD STATEMENT

WOLLASTON COMMUNITY PRIMARY SCHOOL
COLLEGE STREET
WOLLASTON

A Report to Northampton County Council

Contract Number: C113667
Report Number: RT-MME-113667
Revision Number: 00
Description: Final
Date: March 2013

Checked by:

Lucy Philpott
Arboricultural Manager

Approved by:

Dr Philip Fermor
Managing Director