

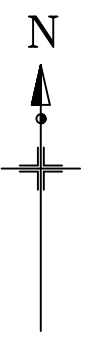
1 Trees whose removal could be justified

Trees whose canopies are shown in light blue are those whose removal would not appear to conflict with national, regional or local planning policies and therefore can be justified in arboricultural terms. These comprise specimens that are either surrounded by other, better quality trees, or those which are situated internally within the site and are not contributing significantly to the local landscape, boundary screening, or public views. Some larger or more visible trees may also be included where it can be demonstrated that removal would neither impair the local landscape significantly, nor open up views into or out of the site.

A tree shown as one whose removal could be justified does not mean that it **has** to be removed, nor that its removal is necessarily desirable in arboricultural or landscape terms; it means simply that in our judgement it should not be considered to be a material constraint on a proposed development layout.

If specimens whose removal could be justified are to be retained, they must be protected from construction damage in the same way as those trees identified as being retained: i.e. there must be no development or disturbance of any kind within their root protection areas, the extents of which are depicted in green, blue or grey. See "Arboricultural Constraints" below.

Consequently, if a proposed layout can be designed to be entirely outside the constraint lines shown on this plan, it is unlikely that the LPA will raise any objections to the scheme on the grounds of loss of or damage to existing trees. If this cannot be achieved, then objections may be expected: these could necessitate direct liaison with council officers, further design work or a recommendation for refusal of a planning application.



Arboricultural Constraints

The bold red line represents the closest to trees to be retained that proposed development can be located without encroaching into root protection areas ('RPAs').

Where the bold red lines are dashed rather than continuous, they represent the constraints of trees whose removal might be justified; but might also be considered by the LPA to conflict with planning policy. Consequently, to ensure the avoidance of a recommendation for refusal based on tree loss and a subsequent refusal of planning permission, it will be best to show such specimens retained and to design around them.

SJA Removal of tree no. 1 likely to be justifiable subject to suitable replacement planting to mitigate loss of screening

SJA Root Protection Areas

SJA No development or disturbance of any kind on tree side of red line

SJA Shape of Root Protection Area modified to reflect restriction to root growth.

SJA Indicative site boundary

Belsize Lane

Daleham Gardens

SJA Trees whose removal could be justified

SJA Site located within Fitzjohns Netherhall Conservation Area

UAbc Tree Categories

Trees are categorised in line with Table 1 of the British Standard 'Trees in relation to design, demolition and construction - Recommendations', BS 5837: 2012, according to their health, condition, quality and value.

Category 'U':- Trees unsuitable for retention
 Category 'A':- Trees of high quality and value
 Category 'B':- Trees of moderate quality and value
 Category 'C':- Trees of low quality and value

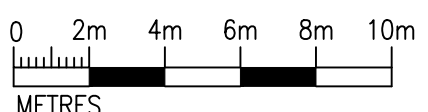
Normally, LPAs will require all Category 'A' trees to be retained, designed around, and be protected from damage. They will require most Category 'B' trees to be retained where possible, especially if they make a positive contribution to the local landscape. Category 'C' trees are not usually required to be retained, unless cumulatively, they form a significant landscape feature.

Root Protection Areas (RPAs)

To assist in the prediction of the likely impact of development on retained trees, a model is used. This model, based on the size of individual specimens, is the central feature of the British Standard 'Trees in relation to design, demolition and construction - Recommendations', BS 5837: 2012. This document provides a useful and consistent starting point for the assessment of likely impacts on trees.

The Standard recommends that an area around each retained tree should be protected from disturbance in order to maintain the tree's viability; within which the protection of the roots and soil structure is treated as a priority.

These root protection areas ('RPAs') have been calculated for all live trees with at least ten years' potential in accordance with Section 4.6 of the Standard; and are shown as areas bordered in green, blue or grey according to tree category. Normally portrayed as a circle of a fixed radius from the centre of the trunk; but where there appear to be barriers to root growth they have been reshaped to more accurately reflect the likely distribution of roots.



1 : 200 @A3

SJA ARBORICULTURAL PLANNING CONSULTANTS	
Project:	2 Daleham Gardens, London
Client:	Studio Dash
Drawing:	TREE CONSTRAINTS PLAN
Drawing no:	SJA TCP 24166-011
Revision no:	n/a
Based on:	Existing demolition floor plan
Drawn by:	APH
Date of issue:	April 2024
Scale:	1: 200 @ A3
Checked by:	FPS
Tel: (01737) 813058	sja@sjatrees.co.uk
Tree nos.:	● 7
Category 'U' trees:	● [6]
Canopies of trees to be retained:	
Category 'B' RPA:	
Category 'C' RPA:	
Trees that could be removed:	
Dev't. area:	
FOR DESIGN GUIDANCE ONLY - NOT FOR SUBMISSION TO THE LPA!	
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