SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE & MANAGEMENT CONSULTANTS

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Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

Basement Development

At:-

28 Canfield Gardens
London
NW6 3EE

On behalf of:-

Shimshon Torn-Hibler
c/o Doyle Design LLP
86-90 Paul Street
London
EC2A 4NE

Prepared by:

Simon Stephens MA Oxon, Dip Arb(RFS), MArborA, C Env. MICFor
Email: simon@sjstephens.co.uk

Survey Date: 7th March 2025
Report Date: 21st March 2025
Project no: 2436

CONTENTS

1 BACKGROUND

1.1 This Arboricultural Impact Assessment has been instructed by Doyle Design LLP, on behalf of Shimshon Torn-Hibler to specify tree protection measures and assess the arboricultural impact of the proposed basement development at 28 Cranfield Gardens.

1.2 Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.

1.3 The tree survey was undertaken, and this report has been prepared, by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.

1.4 This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.5 Documentation supplied:

- Topographical Survey
- The Treatment Architecture Ltd, Proposed Basement Floor Plan: drawing 08-proposed basement floor plan rev00

2 SURVEY DETAILS AND SCOPE

2.1 The site survey included trees and shrubs, within and immediately adjacent to the red line boundary, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.

2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.

2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule as eg “est 300”.

2.4 At the time of the survey, the weather was fine with no restrictions to visibility. Broadleaf trees were not in leaf. There were no limitations to access around the trees.

2.5 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:

- **Number:** an identity number for each tree, prefixed with a “T”, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a “G”.
- **Species**: common name.
- **Tree height**: approximate height in metres.
- **Stem diameter**: diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
- **Branch spread**: approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
- **Canopy clearance**: approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
- **Age class**: Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
- **Condition**: features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
- **Management Recommendations**: recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution**: <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.

- **Category grading**: tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
    - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
    - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
    - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
    - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
    - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

  For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:
    - Subcategory 1: mainly arboricultural values.
    - Subcategory 2: mainly landscape values.
    - Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m^2, as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.

3.2 No soil excavation or root inspection was carried out.

3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.

3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

4.1 The site is within the South Hampstead Conservation Area.

4.2 The presence of Planning Conditions currently attached to the site, was not checked.

4.3 Since the site is covered by a Conservation Area, six weeks notification must be given to the Local Planning Authority of any intended tree surgery works, to allow them the option of placing a Tree Preservation Order.

4.4 Once planning permission has been granted, provided the application clearly shows any trees to be removed or pruned, this overrides protection provided by Tree Preservation Orders or Conservation Areas, provided the work is necessary to implement the approved development. If not essential, a separate tree work application will need to be submitted for trees protected by a Tree Preservation Order.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

5.1.1 The proposal is for a basement development with additional light wells to the front and rear and re-landscaping of the front garden. The proposed site plan is included as Appendix F and the location of the three proposed lightwells have been added to the survey drawing, along with tree details, to create the Tree Protection Plan attached as Appendix A.

5.1.2 There is an early mature Silver birch, T3, in the front garden and two pollarded lime just outside the rear garden boundary that must be protected in any proposals.

5.2 Tree Work

5.2.1 Details of proposed tree works are included in the Tree Schedule included as Appendix B.

5.2.2 Two elder, T5 and T6, are proposed for removal, as detailed in section 6.1 below.

5.2.3 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.3 Root Protection Areas

5.3.1 Root Protection Areas are shown for all trees in the tree schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

5.4 Tree Protection Fencing

5.4.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, included as Appendix A. This will provide protection of the Root Protection Areas of all retained trees, other than for:

- areas hatched in blue on the Tree Protection Plan, where No-Dig Construction must be used, as described in section 5.5 below, to protect underlying roots.

- areas shaded cyan on the Tree Protection Plan, indicating Ground Protection Areas, where roots must be protected, as described in section 5.6 below.

5.4.2 Tree works can be completed before Tree Protection Fencing is erected, however no contractors plant or vehicles must be allowed to track within the Root Protection Areas unless ground protection panels are laid.

5.4.3 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS5837:2012, which is reproduced in Appendix D. Alternatively, weldmesh panels can be supported on blocks, providing the blocks are pinned to the ground with road pins, or similar, and the panels are braced, as per Figure 3 of BS5837:2012, which is also reproduced in Appendix D.

5.4.4 After erection of Tree Protection Fencing and installation of ground protection, 2 days notice must be given to the Local Planning Authority before demolition or construction, including any ground work, starts on site.

5.4.5 Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the Local Planning Authority.

5.4.6 Weatherproof notices must be fixed to the Tree Protection Fencing, and maintained, stating:-

TREE PROTECTION AREA
KEEP OUT
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND CONSERVATION AREA STATUS
CONTRAVENTION MAY LEAD TO CRIMINAL PROSECUTION
THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

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

5.5 No-Dig Construction Areas

5.5.1 Rubber grass matting is to be laid for bin and bicycle storage within the areas marked for No-Dig construction on the Tree Protection Plan.

5.5.2 The No-Dig areas, shown hatched blue on the Tree Protection Plan included as Appendix A, must be constructed without excavation apart from the removal of existing hard surfacing and any organic matter, which must be carried out by hand. Excavators, dumpers and other site traffic must not be allowed to track on the No-Dig areas until roots are protected by the No-Dig surfacing or by ground protection.

5.5.3 Engineering details must avoid localised compaction, using a three dimensional cellular confinement system as an integral component of the sub-base. A typical section is shown on the Tree Protection Plan included as Appendix A. As well as being fit for purpose, the design and methodology must protect tree roots, by ensuring the following:-

- topsoil can be removed carefully by hand to a maximum of 50mm, but less if roots are found nearer the surface.
- following leveling with soil or sand, a permeable, non-woven geotextile membrane, must be laid.
- pressure treated timber edging boards, supported by driven stakes must be used.
- a suitable cellular confinement system must then be laid to manufacturers instructions. Products that might be considered include Geoweb, supplied by Greenfix (www.greenfix.co.uk) or Cellweb, supplied by Geosynthetics Ltd (www.geosyn.co.uk).
- the cellular confinement system must be filled with clean (no fines), washed angular, 20/40mm, stone to provide load support, while allowing air and moisture to permeate to the root zone.
- a further permeable, non-woven geotextile membrane, such as TreetexT300, must be laid over the cellular confinement system.
- a porous, surfacing material, free from contaminants, must then be laid. Sand bedding and rubber grass matting would be suitable, provided the matting is permeable.

5.5.4 Site traffic, including pedestrians, must not be allowed on the No-Dig areas unless roots are protected by existing hard surfacing, new No-Dig surfacing or unless suitable ground protection panels are laid. Either Maxitrack mats, as supplied by the Marwood Group, (www.marwoodgroup.co.uk) or Euro Mat or Pro Mat panels, from Ground Guards (www.ground-guards.co.uk), or a similar approved product, must be used, laid on top of a compressible layer of sand or woodchips, laid onto a geotextile. If access is only required for pedestrians, 25mm plywood or side butting scaffold boards can be laid, on top of a compressible layer of sand or woodchips, laid onto a geotextile.

5.5.5 No-Dig construction will result in an increase in levels. This must be fully taken account of in all other aspects of the design.

5.6 Ground Protection Areas

5.6.1 The Ground Protection Areas, which are shaded cyan on the Tree Protection Plan, contain hard surfacing which is protecting any underlying roots. If any of this is removed during the construction period, ground protection panels must be laid, as detailed in 5.5.4 above.

5.6.2 At the end of the construction period, Ground Protection Areas in the front garden are to be converted to soft landscape. This must be carried out by hand carefully digging over the soil and retaining any tree roots found.

5.7 General measures

5.7.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.

5.7.2 No mixing or storage of cement, concrete, oil, fuel, bitumen or other chemicals must be permitted within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.

5.7.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.

5.7.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.

5.7.5 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.

5.7.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.8 Bat roosts

5.8.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. However, neither of the trees recommended for felling are considered suitable for bats to use either for hibernation or temporary roost sites. The lack of cavities, cracks, loose bark or slab ivy makes it unlikely that bats will use the trees, except possibly for foraging for food. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

5.9 Birds

5.9.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

5.10 Arboricultural Supervision

5.10.1 A qualified Arboricultural Consultant must be retained during the period of construction to carry out the following:

- to liaise with the contractor, prior to construction starting on site, to ensure this Arboricultural Method Statement is fully understood and can be complied with in full. If any revisions are required, a revised Arboricultural Method Statement must be approved by the Local Planning Authority, prior to construction or demolition starting on site.

- to inspect Tree Protection Fencing and ground protection, prior to construction or demolition starting on site.

- as necessary, to advise on any issues at the request of the local planning authority, the developer, architect or contractor.

The details of each site visit must be recorded using a site visit proforma, with copies circulated to the contractor, developer and the local authority Tree Officer within 3 working days of the visit.

6 ARBORICULTURAL IMPACT ASSESSMENT

6.1 The following trees, categorized as per BS 5837 (see Appendix C for details), are proposed for removal:

- Category C – low quality: two elder, 3-3.5m in height[

6.2 No trees of any significance are proposed for removal and excavation for lightwells has been kept back from retained trees to provide adequate separation distances to ensure their future sustainability.

6.3 Tree protection measures and arboricultural supervision has been specified.

6.4 Provided the recommendations in this report are followed, the arboricultural impact of this development on existing trees is considered acceptable.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *The use of Cellular Confinement systems near Trees: a guide to good practice Arboricultural Association Guidance Note 12.*

BS 5837: TREE CATEGORY GUIDE

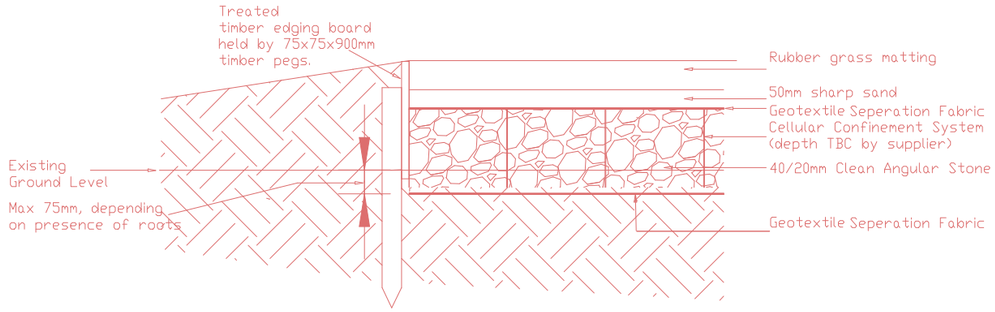
Category U: Unsuitable for retention, trees with less than 10 years life expectancy.

Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation.

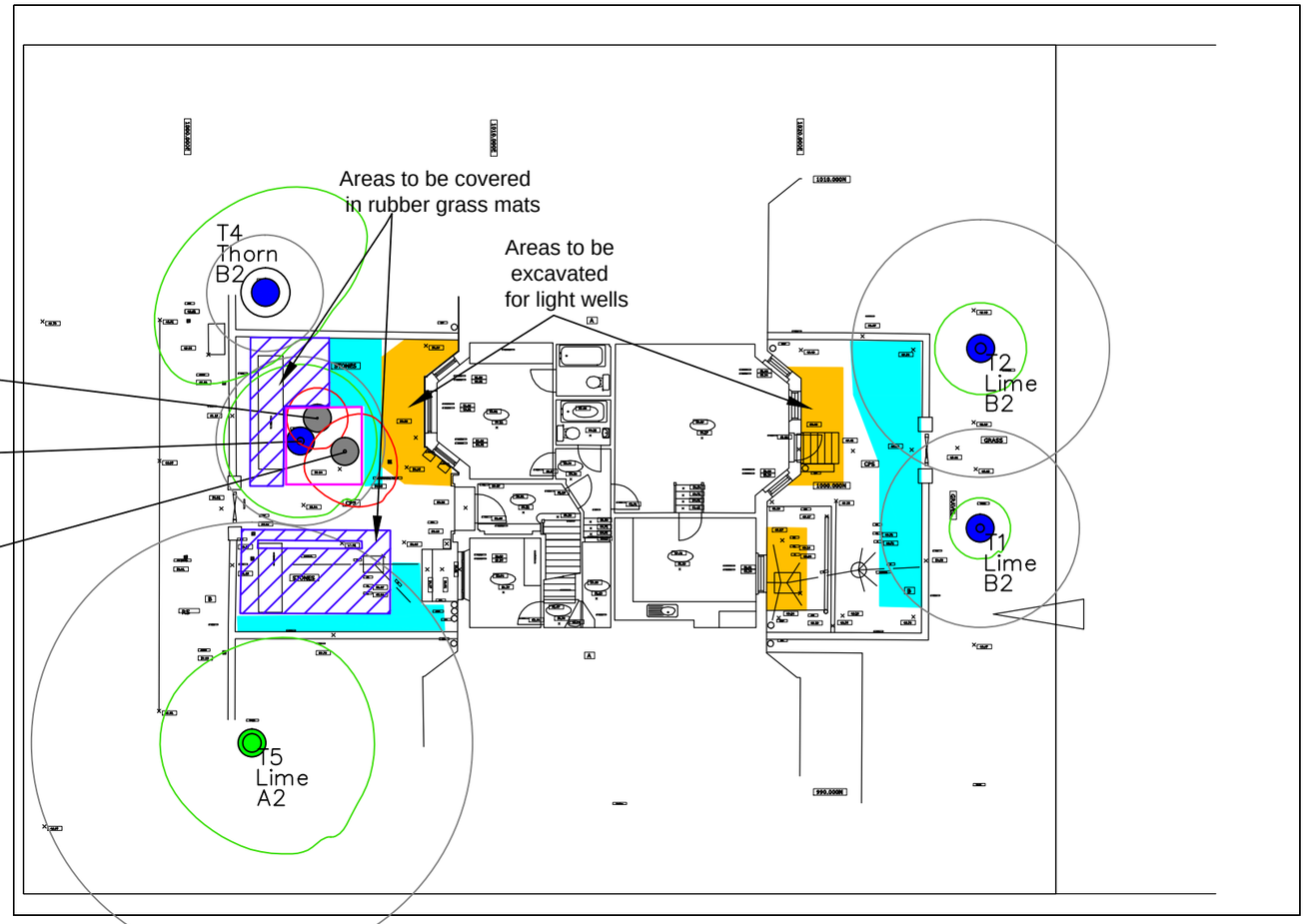
Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained.

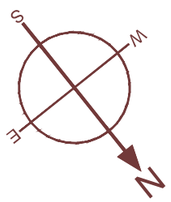
Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not significantly constrain the layout.

Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting.



CONSTRUCTION BUILDS UP IN NO DIG AREA





Scale

0 5m 10m

Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Root Protection Area
- Tree Protection Fence
- No Dig Construction
- Ground Protection Area

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JOB TITLE
28 CRANFIELD GARDENS

DRAWING TITLE
TREE PROTECTION PLAN

DRAWING NUMBER	REV
2436-01	

REVISIONS

SCALE	DATE	DRAWN BY
1:200 at A3	MAR 25	sjss

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara -nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect -ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T1	Lime	3.5	270	1	1	1	1	0.0	Early mature	Regularly pollarded - now with upto 1m fresh growth.		20-40	B2	3.2	33
T2	Lime	4	350	1.5	1.5	1.5	1.5	1.7	Early mature	Regularly pollarded - now with upto 1.5m fresh growth.		20-40	B2	4.2	55
T3	Birch	15.5	230	2.5	2.5	2.5	2.5	3.5	Early mature	Attractive tree.		20-40	B2	2.8	24
T4	Thorn	5.5	est 160	2	3	4	4	1.8	Mature	Growing in adjacent garden - base not inspected. Good vigour.		20-40	B2	1.9	12
T5	Lime	11.5	600	4	3	3	4	3.5	Mature	Growing in garden of no.26. Regularly pollarded - now with up to 6m fresh growth.		>40	A2	7.2	163
T6	Elder	3	40	1	1	1	1	1.4	Early mature	3 stems from cut stump - avg 25mm.	Remove	10-20	C2	0.5	1
T7	Elder	3.5	90	2	1	1.5	1.5	1.6	Early mature	3 stems from cut stump - avg 50mm.	Remove	10-20	C2	1.1	4

BS 5837:2012, Table 1 Cascade chart for tree quality assessment

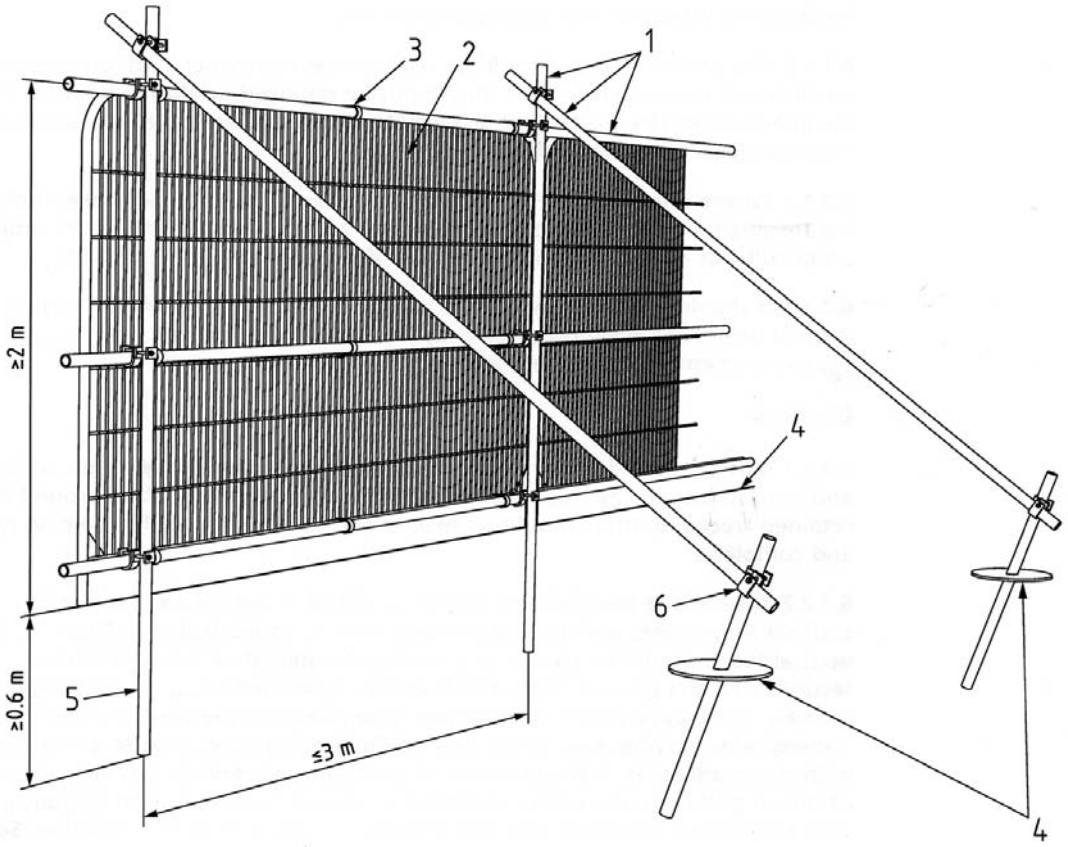
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Default specification for protective barrier

Figure 2

Key

1. Standard scaffold poles
2. Heavy gauge 2 m galvanised 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



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

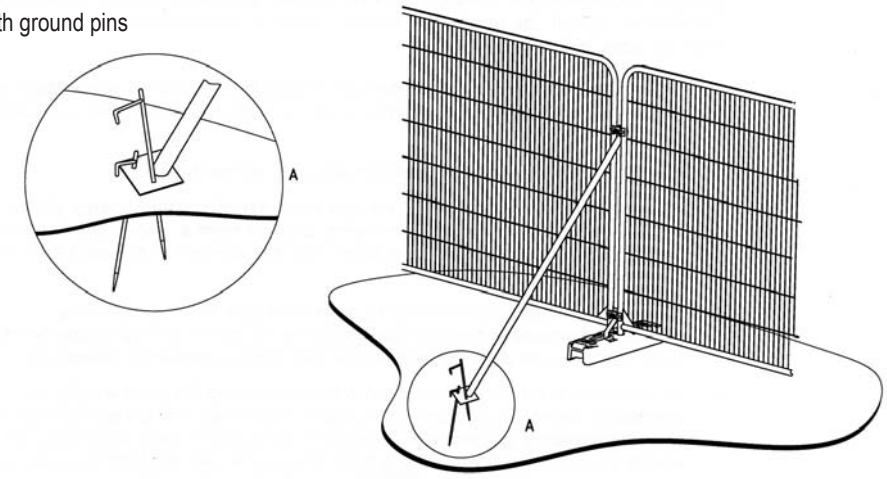
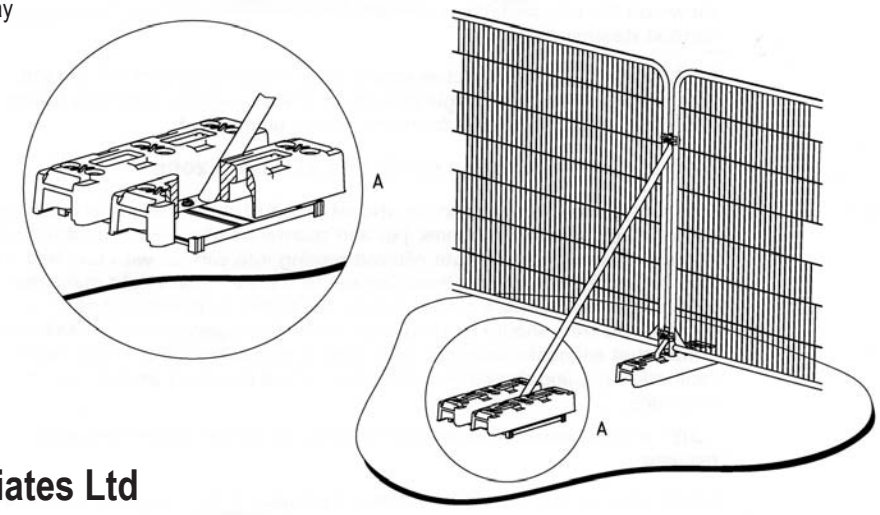


Figure 3b

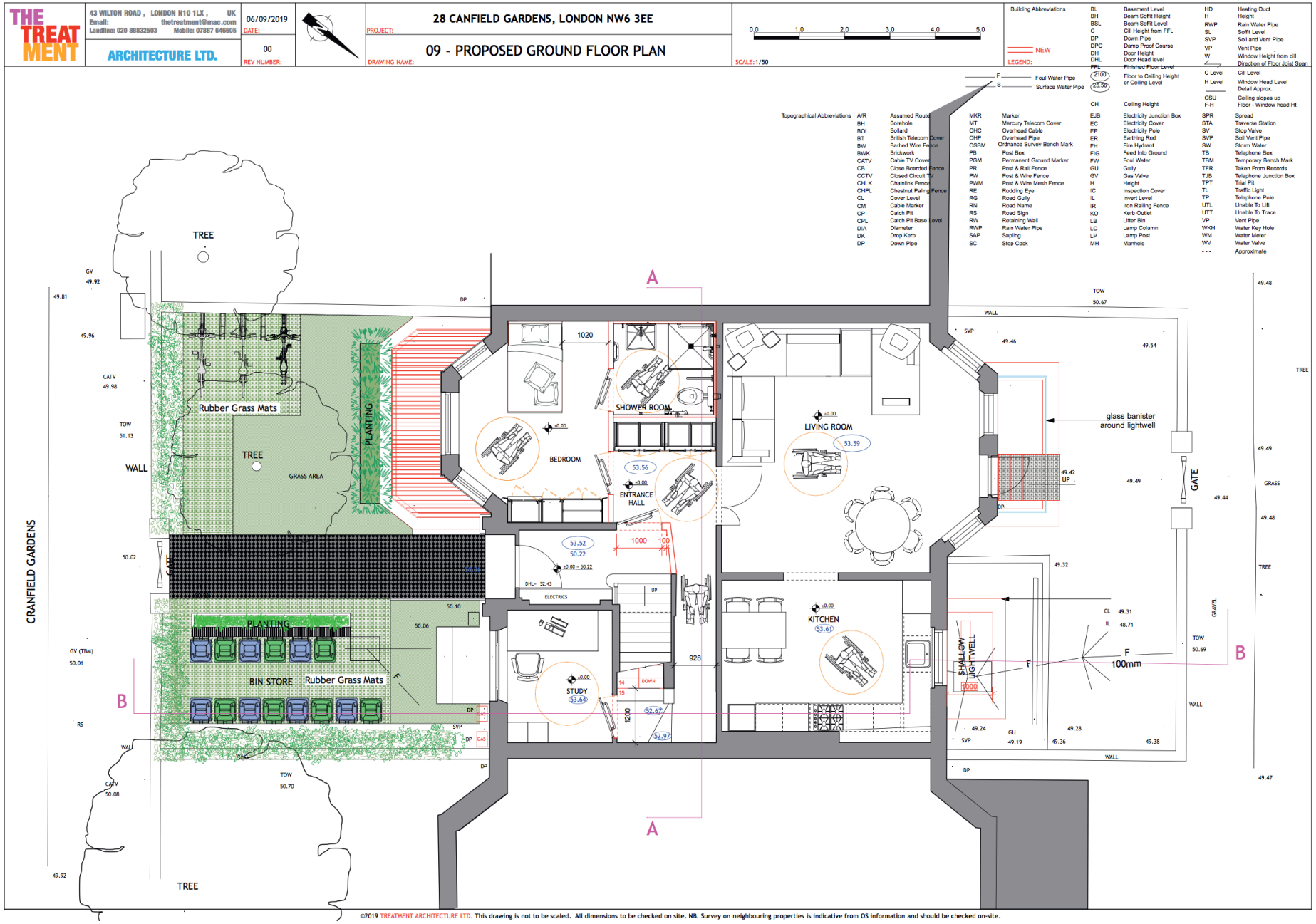
Stabiliser strut mounted on block tray



Appendix Ei)

Appendix Eii)

Appendix F


THE TREAT MENT
ARCHITECTURE LTD.
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Email: thetreatment@mac.com
Landline: 020 88832503 Mobile: 07887 646505
06/09/2019
DATE:
00
REV NUMBER:
PROJECT:
28 CANFIELD GARDENS, LONDON NW6 3EE
DRAWING NAME:
09 - PROPOSED GROUND FLOOR PLAN
SCALE:1/50
0.0 1.0 2.0 3.0 4.0 5.0
Building Abbreviations
LEGEND:
NEW
Foul Water Pipe
Surface Water Pipe
Floor to Ceiling Height or Ceiling Level
Direction of Floor Joist Span
Topographical Abbreviations
AIR Assumed Route
BH Borehole
BOL Bollard
BT British Telecom Cover
BW Barbed Wire Fence
BWK Brickwork
CATV Cable TV Cover
CB Close Boarded Fence
CCTV Closed Circuit TV
CHLK Chainlink Fence
CHPL Chestnut Paling Fence
CL Cover Level
CM Cable Marker
CP Catch Pit
CPL Catch Pit Base Level
DIA Diameter
DK Drop Kerb
DP Down Pipe
MKR Marker
MT Mercury Telecom Cover
OHC Overhead Cable
OHP Overhead Pipe
OSBM Ordnance Survey Bench Mark
PB Post Box
PGM Permanent Ground Marker
PR Post & Rail Fence
PW Post & Wire Fence
PWM Post & Wire Mesh Fence
RE Rodding Eye
RG Road Gully
RN Road Name
RS Road Sign
RW Retaining Wall
RWP Rain Water Pipe
SAP Sapling
SC Stop Cock
EJB Electricity Junction Box
EC Electricity Cover
EP Electricity Pole
ER Earthing Rod
FH Fire Hydrant
FIG Feed Into Ground
FW Foul Water
GU Gully
GV Gas Valve
H Height
IC Inspection Cover
IL Invert Level
IR Iron Railing Fence
KO Kerb Outlet
LB Litter Bin
LC Lamp Column
LP Lamp Post
MH Manhole
HD Heating Duct
H Height
RWP Rain Water Pipe
SL Soffit Level
SVP Soil and Vent Pipe
VP Vent Pipe
W Window Height from cill
C Level Cill Level
H Level Window Head Level
Detail Approx.
Ceiling slopes up
F-H Floor - Window head Ht
SPR Spread
STA Traverse Station
SV Stop Valve
SVP Soil Vent Pipe
SW Storm Water
TB Telephone Box
TBM Temporary Bench Mark
TFR Taken From Records
TJB Telephone Junction Box
TPT Trial Pit
TL Traffic Light
TP Telephone Pole
UTL Unable To Lift
UTT Unable To Trace
VP Vent Pipe
WKH Water Key Hole
WM Water Meter
WV Water Valve
Approximate
CRANFIELD GARDENS
TREE
Rubber Grass Mats
PLANTING
GRASS AREA
WALL
GATE
BIN STORE
Rubber Grass Mats
BEDROOM
SHOWER ROOM
ENTRANCE HALL
LIVING ROOM
KITCHEN
STUDY
ELECTRICS
glass banister around lightwell
SHALLOW LIGHTWELL
GRAVEL
100mm
A
B
©2019 TREATMENT ARCHITECTURE LTD. This drawing is not to be scaled. All dimensions to be checked on site. NB. Survey on neighbouring properties is indicative from OS information and should be checked on-site.