

Athlone House Ltd

Tree quality survey for
Athlone House,
Hampstead Lane, London N6

October 2013

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DRAWING 514/02 REV D: TREE SURVEY

DRAWING 514/07 REV G: TREE PROTECTION PLAN

SUMMARY

A tree quality survey was undertaken in August 2012, and updated previous surveys in the vicinity of Athlone House, Hampstead Heath. Athlone House is included within Highgate Conservation Area. The survey followed recommendations provided in BS 5837:2012 and was undertaken to accompany the planning application for the demolition of the existing building and construction of new.

Of note were three mature oaks, and a yew tree. Some of the mature trees were in sub optimal condition and remedial tree surgery work is required together with further investigation of cavities.

A preliminary tree protection plan has been prepared with recommendations to cover the demolition and construction periods of Athlone House. No dig construction methods would be undertaken to reduce the effects of excavation including for hard surfaces for the drive within the root protection areas of retained trees. Trees scheduled for removal were small individuals of relatively little significance. The grounds are subject to landscape proposals including for planting additional trees.

1 INTRODUCTION

Introduction

- 1.1 A tree quality survey was undertaken in 2012 in the vicinity of Athlone House to inform decisions on tree retention and protection measures relating to proposals for demolition and construction works within the immediate vicinity of Athlone House. The site is located in Highgate Conservation Area. The survey was undertaken to accompany the planning application.

Outline

- 1.2 Section 2 outlines the survey method, with the survey findings and general recommendations presented in section 3. Section 4 provides a summary of general recommendations for tree protection and works with conclusions presented as the final section 5. Illustrations of the trees are included on the photosheet. Appendix I is a schedule of the tree survey.

2 METHOD

Survey

- 2.1 The tree quality survey was undertaken from ground level with a visual inspection of trees from all sides where accessible. A pro forma was completed recording measurements of the physical characteristics, and assessing tree quality and condition following recommendations in BS5837: 2012. This information enabled an assessment of the tree retention category as set out in Table 1 of BS 5837:2012. Sub categories (1,2,3) relate to arboricultural and landscape qualities and cultural values, however the retention value for each sub category has equal weighting. The values inevitably include an element of subjectivity.
- 2.2 To calculate the root protection area the girths were measured using a girth tape and in accordance with the procedures set out in the BS 5873:2012. The survey used the topographical survey for measurements relating to tree location, height and average spread. It is likely that there are minor differences to these original measurements. Where trees have not been included in the topographical survey approximate location and height of trees was estimated by eye.

Assessment

- 2.3 An assessment was made of the implications to the trees of the likely temporary and permanent construction works relating to the redevelopment of Athlone House with recommendations for tree protection measures forming part of the preliminary tree protection plan.
- 2.4 The survey area is contained within the Highgate Conservation Area which means that trees with a trunk diameter of 75mm or greater at a height of 1.5m are protected and require consent to undertake any works.

Constraints

- 2.5 The survey was undertaken from ground level on 8th August 2012, a fine dry sunny day. Survey work was subject to seasonal and access conditions reflecting the conditions on site at the time of the survey.

3 ANALYSIS

Overview

- 3.1 A total of 25 no. trees were included in the survey. Drawing 514/02 rev D shows their arboricultural retention quality and the calculated root protection area. The trees are described in groups with recommendations as to protection measures for below (Drawing 514/07 rev G).
- 3.2 Three trees have been graded a high quality category (A) with an estimated remaining life of at least 40 years on account of arboricultural or landscape qualities.

Trees along eastern boundary

Oak (nos.905/906/912)

- 3.3 Oak trees are one of the characteristic species of the Hampstead Heath. Three mature oaks are located in the north eastern part of the site in the vicinity of the entrance off Hampstead Lane.
- 3.4 Oak 905 and 906 were located either side of the entrance, off Hampstead Lane. However, previous poor maintenance and possibly their location close to previous buildings/hard standing (associated with the former Hospital use) may have affected their condition. Both these oaks were severely lopped over 10 years ago resulting in a poor form, in particular oak 906 with regrowth now forming a pollard (photo P2).
- 3.5 Oak 905 is located to the immediate south side of the Gatehouse with a foot path to the north and hard standing to the south. The trunk itself is outside the application area but within the ownership. The oak included decay in the lower trunk recorded as part of an investigation in 2004. Die back (photo P1) that was recorded in the crown in 2007 was still apparent in 2012. A comparison of photographs from that time with August 2012 also showed a thinner canopy cover in this part of the tree suggesting an on going decline in vigour.
- 3.6 The tree leans to the west (photo P1). Previous recommendations to reduce sail area of the tree through reducing its height by not less than 30 per cent to a minimum of 4.5m have not been undertaken. This tree continues to provide a significant risk to the adjacent Gatehouse building, and the entrance drive to Athlone House. The tree was classed as grade B quality on account of its current condition and life expectancy of over 20 years assuming recommended tree works were undertaken.
- 3.7 Prior to the start of works tree protection barriers should be erected on the southern side of the tree to extend out for 5m to protect the tree canopy from demolition and construction vehicles. This should remain in place for the duration of the demolition and construction works for Athlone House and could be incorporated as a part of the fencing to define the construction area for the contractors. The barrier would need to be removed to enable the landscape works to be undertaken.
- 3.8 The landscape proposals (9135/07 rev J) show the hard standing area to the immediate south side of the tree would be removed to provide a shrubbery with some of the hard standing within the root protection area to form a new access drive. On the north eastern side of the tree 905 a euro bin store is proposed. This would require the demolition of a section of the existing wall.
- 3.9 The removal/breakup of the hard standing and the replacement of the entrance gates/wall foundations should be undertaken following a method statement under supervision of an arboriculturalist. The construction of the drive and euro bin surface within the root protection area should apply a no dig method note: this would result in a slight increase in levels to be accommodated in the detailed design of the drive.
- 3.10 The tree would benefit from the removal of hard standing and associated kerbs to the immediate south and west in the area where new shrub planting and lawn are proposed.
- 3.11 Oak 906 is located along the eastern boundary of Athlone House, and to the south side of a wall constructed recently by the entrance gate as part of the subdivision of Athlone House from

Caenwood Court. Previously there was hard standing along the southern side of the oaks with a building to the north. Now there is a hedge and raised planting bed together with hard standing on the east side with grass and shrubs on the south western side. The dense canopy provides some containment of views of the north western part of Caenwood Court and Athlone House (photo P3). The regrowth from previous lopping appears vigorous however there were significant cavities and decay in the upper trunk and close to ground level (photo P2). The condition of the tree needs to be monitored annually on account of the decay. Re pollarding is recommended on account of likely weak union of branch regrowth. In the absence of re pollarding the continued re growth could result in future structural instability and failure close to vulnerable locations of the main entrances of Caenwood Court and Athlone House. This tree merited a category A retention classification mainly for landscape qualities.

- 3.12 Oak 912 on the eastern boundary with Caenwood Court, retains a reasonable form although the crown is slightly unbalanced (photo P3). At c18m height it is significant in certain restricted views in the immediate vicinity along Hampstead Lane and between Athlone House and the north western side of Caenwood Court. A road was previously located along the western side of the trunk and has since been grassed over and a line of laurel bushes established within the canopy spread. Some hard standing also remains within the vicinity. There are areas of hard standing on its western side.
- 3.13 Minor die back on the eastern side of the crown has been removed on account the potential risk to occupants of Caenwood Court. Wet brown slime mould was previously recorded in a cavity at the base of the trunk with a further cavity recorded at a higher level. The recommendations of 2004 survey to lighten the three main branches by about 2m and to re balance the crown have still to be implemented. Regular inspection of the tree should be undertaken on account of its proximity including overhang to the central drive way of Caenwood Court. The tree provides a significant landscape feature between the two properties with a Category A retention classification.
- 3.14 Prior to the start of works tree protection barriers should be erected along side the root protection area of oak trees 906 and 912. This should remain in place for the duration of the demolition and construction works for Athlone House and could be incorporated as a part of the fencing to define the construction area for the contractors.
- 3.15 Landscape proposals around the two oak trees include areas of grass to the west side, shrubberies to the east and lines of holm oak to the north and south. Areas of remaining hard standing within the root protection area should be broken up/removed following a method statement so as to not damage underlying roots. Outside these areas the preparation of the ground for the landscape works should be undertaken by hand so as not to result in root severance.
- 3.16 Subject to the removal of the existing hard standing the proposals would be an improvement with the replacement of existing hard standing by a grass surface providing an opportunity for feeding and greater infiltration.

Yew (955)

- 3.17 Yew 955 is a mature tree is located on slightly sloping ground with a reasonable form and condition (photo P4). It is classed as category A retention quality. Yew 955 was previously adjacent to the southern side of the single storey accommodation block extension to Athlone House and had the majority of the lower branches removed exposing the lower trunk. These branches have re-grown to provide an indented lower canopy to the ground unsynchronised with the main canopy. Removal of the lower canopy back to expose the main trunk is recommended. The north eastern part of the root protection area has been affected by changes in ground levels as a result of landscape works within Caenwood Court.
- 3.18 The landscape proposals within the root protection area include planting of a band of shrubs under a part of the eastern side of the canopy, with open grassland elsewhere.
- 3.19 Prior to the start of works tree protection barriers should be erected to incorporate the root protection area, and areas for planting to the north and south. Depending on the construction

method, it may be necessary to slightly adjust (reduce by around 1m) the tree protection fencing to enable construction access to the eastern side of the pond.

- 3.20 Preparation of the ground for tree and shrub planting and areas of grassland within the root protection area should be undertaken by hand so as not to result in root severance. As far as possible the planting should avoid areas with a high density of roots.

Flowering cherry (956)

- 3.21 This mature cherry was located in open grass to the south of the yew. It was showing signs of decline including general die back of the crown (photo P9) and was considered to be of no special merit with a Category C retention class.

- 3.22 Its location would be directly be affected by the location of the pond affecting around 40% of the root protection area and it is recommended for removal. On its eastern side planting of trees and shrubs would enable the establishment and long term development of trees along the eastern garden boundary.

Leyland cypress (1-9)

- 3.23 A row of nine Leyland cypress were planted sometime in 2009 along the boundary with Caenwood Court as semi mature trees to provide immediate screening. They are still guyed and establishment has been slow although some trees were showing extension growth was beginning to take place in 2013. The slow establishment may be attributed to the poor ground conditions in this area including the possible remains of a foundation slab (pers. com). The proposals include for their retention as short term screening for the duration of the works. Prior to the start of demolition works tree protection fencing is recommended along the western side of the planting.

- 3.24 Following the completion of the construction works, the cypress would be removed so the eastern boundary area can be replanted ((Dwing 9135/07 rev J). The alleviation of compacted ground and removal/breaking- up of any remaining underlying hard standing is recommended to improve growing conditions for the final planting.

Group 901-904

- 3.25 To the south west of the existing entrance, group no 901-904 comprised three semi mature birch and a Swedish whitebeam (photo P5) in an area of open grass adjacent to hard standing. The whitebeam no 904 in particular is developing into a reasonable tree although still relatively small in height it forms a local feature by the entrance and was allocated a category B retention class. It is to be retained as part of the landscape proposals.

- 3.26 Prior to the start of demolition works tree protection barriers should be erected to extend to beyond the edge of the canopy and along the edge the existing hard standing, and for the duration of the works. The removal/break up of adjacent hard standing within the root protection area should be undertaken following a method statement so as to not damage underlying roots. On the south western side of the tree, within the root protection area, the adjacent area of the proposed drive should be a no dig construction (extending that required for oak 905).

- 3.27 Of the silver birch, no. 903 was the dominant and larger of the group of three birch. It was allocated a category B retention class on this account. The smallest birch no. 901 had lost its leader and was suppressed by the adjacent trees and was making poor growth. It was of limited merit retention and allocated category C. Birch 902 retention category C included die back in the crown and was to some extent suppressed by the larger birch 903. The group would be replaced as part of the landscape proposals by other trees including cedar and magnolia (drawing 9135/07 rev J).

Trees to the south side of Athlone House (nos 958, 957)

- 3.28 Two trees of no special merit were located to the south side of the house. At the southern end of the terrace by the corner of Athlone House no. 958 was a multi stemmed moribund hawthorn (photo P7). One of the main stems had split off and was dead. The main standing

trunk was hollow. It was allocated a U category as unsuitable for retention and would be removed as part of plans for the rebuilding of Athlone House.

- 3.29 Tree no.957, a semi mature purple leaved birch (photo P8), was located in the lawn on the south side of Athlone House. It was a straggly specimen with a poor growth rate and was allocated a Category C retention class of no particular merit to the immediate or wider landscape. Although it would be possible to retain, it is included for removal within the landscape proposals.

Trees along the edge of the northern boundary including the edge of the woodland (nos. 22- 23, 959, 965, 11)

- 3.30 Nos. 22 and 23, an ash and a birch, were located along the boundary wall as semi mature self-set volunteers (photo P10). The ash was growing out of the wall. Neither of the trees was of any merit and was allocated a Category C retention class.
- 3.31 Trees nos 11 cedar, 959 cherry, and 965 false acacia, were located on a bank on the eastern edge of the woodland to the north west side of the house. Cedar no 11 was the tallest tree on the eastern edge of the wooded area (photo 11), however significant branch drop in 2011 have resulted in a lopsided crown and impaired condition. It has been allocated a Category B retention class.
- 3.32 The leaning cherry no 959 had a low fork at 1.5 m and its growth was suffering from being suppressed by neighbouring trees, in addition to heavy ivy cover and die back in the crown. It has a relatively low life expectancy and was allocated a category C retention class. On account of its woodland location consideration could be given to its removal to provide more space for adjacent trees.
- 3.33 The adjacent false acacia no 965 was a reasonable specimen forming part of the eastern edge of the wooded area and growing on a bank, at some 12m in height. It had a significant ivy cover which should be removed from the trunk on account of the weight. It was allocated a Category B retention class. It would benefit from the removal of the adjacent cherry no 959 which could be undertaken as part of the conservation management plan for the grounds. The acacia would be retained as part of the re development proposals.
- 3.34 Prior to the start of the works, and on account of the proximity to the north east corner of the wooded area to the north western part of the works a protective barrier is recommended. The fencing would extend to incorporate the majority of the root protection area of no 965. The barrier would also restrict access by demolition/construction personnel to the wider area of the grounds. The barrier may restrict the extent of the working area for the construction of the terrace. Much would depend on the extent of the earth works in this location and more details would be required.

4 GENERAL RECOMMENDATIONS FOR TREE PROTECTION AND WORKS

- 4.1 The recommendations presented in this report form a preliminary tree protection plan with further details to be incorporated once details of the design and demolition/construction works are available. This should be supported by an arboricultural method statement.
- 4.2 Tree protection should be in accordance with BS 5837:2012. This provides guidance as to the minimum distances of protective barrier fencing and the type of fencing (figure 2): weld mesh panels fixed on to a on a scaffold framework with all-weather exclusion notice. Drawing 514/07 shows the theoretical tree root retention area based on the BS calculation of 12 times the dbh at 1.5m (or otherwise for several stems as per BS 5837: 2012) and the existing tree protection fencing which has accommodated hard surfaces. Tree protection is also required for the false acacia to the north west of the house with no protection required for trees on the southern side of Athlone House as none of these will be retained.
- 4.3 As part of the contract documents it is recommended that a tree protection plan (Drawing 514/07) be included locating the positions of the protective fencing. Fencing should be erected prior to the commencement of demolition works. The fenced off area should only be entered for essential works.
- 4.4 In most instances the trees are located away from areas likely to be affected by the demolition and construction works (Drawing 514/07). In vulnerable locations the extent of the root damage can be minimised by supervision of the excavations by an arboriculturalist including the excavation of the roadways. Kerbs may need to bridge over roots to reduce the need for severance.
- 4.5 No details of service trenches are available. Service trenches should be located away from the canopy spread of the trees but where this is not possible should follow the trenchless solutions as included in BS5837:2012. Any necessary tree works should be undertaken in accordance with BS3998:2010 tree work-recommendations.
- 4.6 No storage of materials should take place under the canopy spread of retained trees.
- 4.7 Surface water drainage from the access roads should be directed towards any adjacent trees.
- 4.8 Some tree works are recommended but these would only be undertaken following approval of the arboricultural officer responsible for the Highgate Conservation area. All pruning should take branches back to a branching point and be in accordance with recommendations given in BS 3998:2010 and be undertaken by a specialist arboriculture contractor.
- 4.9 Planting of trees and shrubs is proposed along the eastern and northern boundaries of the property over land that has been mostly compacted by previous buildings, and construction activities (drawing 9135/07 rev J). To aid successful establishment remediation measures would be necessary to reduce compaction.
- 4.10 The initial maintenance of new planting is of importance particularly in the first five years. This would be addressed in the landscape management plan. The plan would address on-going monitoring of the condition of mature trees including on account of health and safety.

5 CONCLUSION

- 5.1 The demolition and construction of Athlone House retains all significant trees within the vicinity of the House. Further investigation of the extent of the roots of the yew are required in relation to the detailed design of the proposed pond.
- 5.2 For the duration of the demolition and construction period the retained trees would be protected and the application of no dig construction methods applied. More details of these measures would be contained in a tree protection plan/arboricultural method statement submitted prior to the start of the works.
- 5.3 A limited number of small sized, low value trees are recommended for removal and would be replaced with other trees elsewhere as part of the landscape proposals.



P1:Oak no. 905 showing die back in the crown and slight lean



P2:Oak no. 906 showing former lopped and pollarded branches and cavities at height with a relatively vigorous re-growth



P3:Dense low canopy of oak no. 905 next to taller oak no. 912 showing slight lopsided crown



P4: Yew no. 955 with epicormic re growth on the lower trunk creating a lower canopy, with row of Leyland in background on left and Caenwood Court boundary hedge on right.



P5: Swedish whitebeam no. 904 near the entrance between group of birch no. 901-903 and oak no. 905, also showing existing hard standing



P6: Row of nine Leyland cypress along eastern boundary planted as a temporary screen



P7: Moribund hawthorn no. 958 on south western corner of the terrace of Athlone House



P8: Purple leaved birch no. 957 to the south of Athlone House



P 9: Cherry no. 956 near eastern boundary



P10: Trees along and overhanging northern boundary wall



P11: Cedar no 11 on northern edge of woodland belt showing lopsided canopy on account of branch drop.

APPENDIX I: TREE SURVEY SCHEDULE

AGE CLASS
TREE RETENTION CATEGORY SUMMARY (BS 5837:2012) ♦
**Remaining
contribution est.**

A	<10 years	A	Young
B	10+ years	B	Semi-mature
C	20+ years	C	Early mature
D	40+years	D	Mature
		E	Over mature

Category	Criteria (1 = Arboricultural, 2 = landscape, 3 = cultural)
A High quality	Rare/unusual/essential components; screening/softening effect; conservation/cultural value
B Moderate quality	Impaired condition; form distinct landscape features; conservation/cultural benefits
C Low quality	No added landscape value; low screening benefit; limited conservation/cultural benefits
U Unsuitable	Irremediable structural defect/dead/impacts other trees/unviable when U trees removed

Ref.	Species	Size								Indications of Physiological/Structural Condition (S = significant, M=minor)																		Prelim recom.				Notes			
		Diameter (mm) (of each stem at 1.5m)	Estimated height (m)	Crown clearance Height (m)	Height/directn 1 st sig branch	Spread (m) (N)	Spread (m) (S)	Spread (m) (E)	Spread (m) (W)	Dead	Root damage	Suckers	Attachments, ivy etc.	Bark damage	Cavities	Splits	Fungi/canker/decay	Disease/infestation	Lost leader	Stubs	Dead wood	Pollard	Weak forks	Suppressed	Leaning	Age class	Tree retention category	Retention criteria	Remaining contribution	Fell	Remove dangerous branch	Prune	Further investigation	TPO	
901	Silver birch	8	4	1	1W	1	1	1	2										X		M			X		A	C	1	A						Low fork at 1m Remove?
902	Silver birch	18	10	2	2.5 S	1	1	1	2												X			X		B	C	1	B						Die back in crown
903	Silver birch	25	13	1	3.5 N,S ,W	2	2	2	2						M		M D									C	B	1	C						Minor cavity with some decay from lost branch in lower trunk
904	Swedish white beam	22, 28, 21, 19	10	1.5	1.5 S	4	4	4	4																	D	B	1	C						Branches at 1.3m , sediment collecting in lower fork
905	Oak	104	17	2	3W	5	5	5	5						X					X	X				M	D	B	1	D		X			Deadwood in crown(m) larger branches lopped at height, tree work required to reduce sail area	
906	Oak	107	11	3	4N	5	5	5	6		X				X		X			X		X				D	A	2	D		X				Regrowth from major lopping, cavity at height, re pollard
912	Oak	104	18	2	5S W	4	7	5	5												X					D	A	2	D	X	X				Deadwood in crown minor branches, occluded root fork , balance crown
1	Leyland cypress	15	9	0	-	0.5	0.5	1	0.5																	A	C	1	C						Guyed, some extension growth
2	Leyland cypress	15	9	0	-	0.5	0.5	1	0.5																	A	C	1	C						Guyed Fused trunk at base, lower branches dying back

Tree quality survey date: 8/08/12
Job. Ref.: 514 Athlone

Name of Surveyor: CB/MM

AGE CLASS
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3	Leyland cypress	15	9	0	-	0.5	0.5	1	0.5																	A	C	1	C						Guyed
4	Leyland cypress	15	9	0	-	0.5	0.5	1	0.5					M												A	C	1	B						Guyed.
5	Leyland cypress	14	9	0	-	0.5	0.5	1	0.5																	A	C	1	A						Guyed lower branches dying back
6	Leyland cypress	13	9	0	-	0.5	0.5	1	0.5																	A	C	1	A						Guyed lower branches dying back
7	Leyland cypress	13	9	0	-	0.5	0.5	1	0.5																	A	C	1	A						Guyed lower branches dying back
8	Leyland cypress	14	9	0	-	0.5	0.5	1	0.5																	A	C	1	A						Guyed
9	Leyland cypress	15	9	0	-	0.5	0.5	1	0.5																	A	C	1	C						Guyed
955	Yew	40, 40	12	0	3N E	4	4	4	4																	D	A	1	D						Fork at 1 & 1.3m, re growth of lower canopy, ground around been slightly raised, lift crown
956	Cherry	43	6	0.5	1E	5	3	4	4						S	S					S					E	C	1	B						Thin canopy
957	Birch- purple leaved	21	6	0.1	3S	2	3	2	2																	B	C	1	B						Straggly form

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**Remaining
contribution est.**

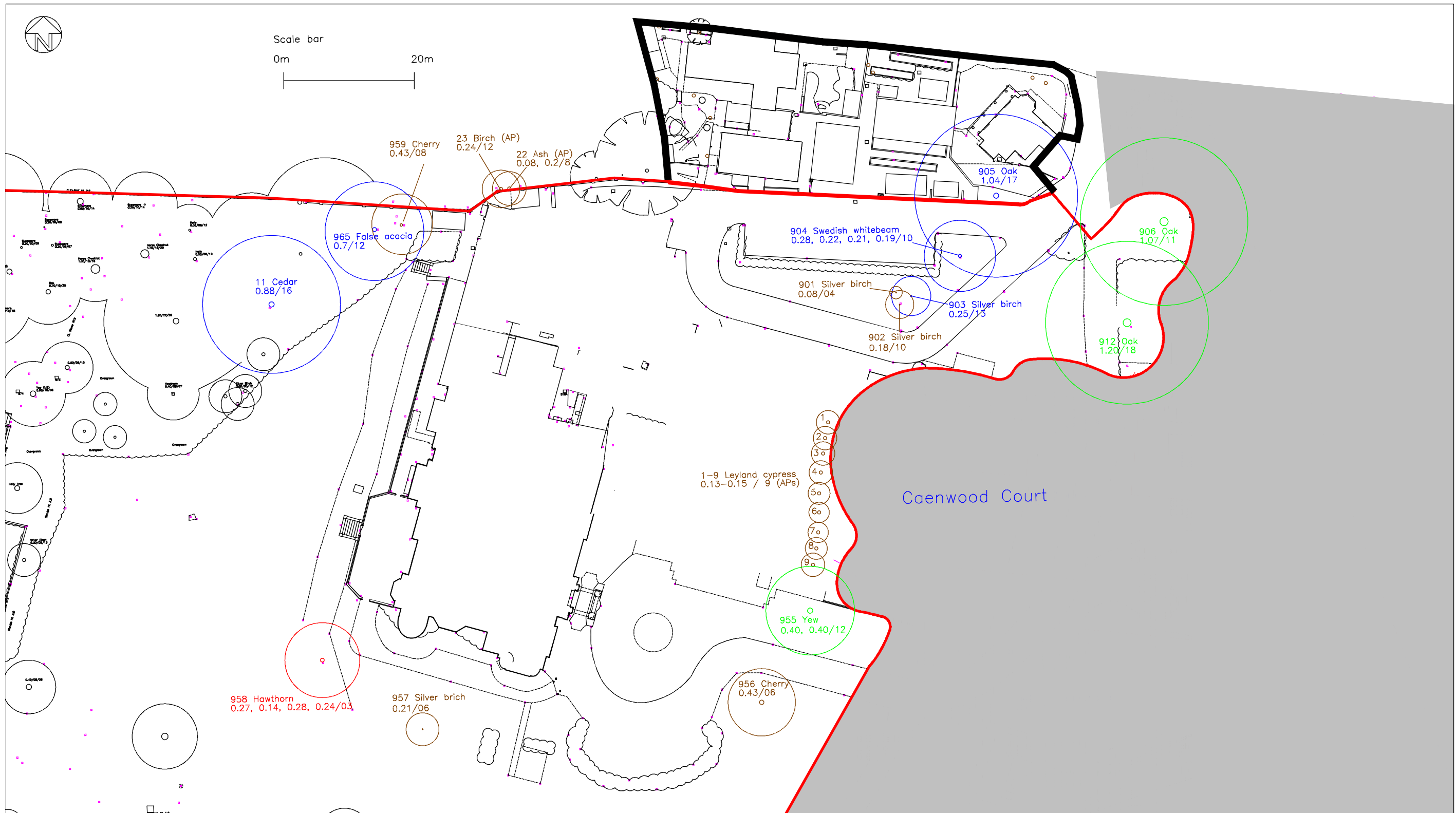
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958	Hawthorn	27, 14, 28, 24	3	0.2	2S	5	3	4	2					S	S						S				S	E	U	1	A						Morribund .with main branch dead. Part on ground from split branch	
959	Cherry	43	8	1.5	3S	0#	7	6	2				IS								X				X	D	C	1	C						Die back in crown, heavy ivy cover	
965	False acacia	70	12	1	3S	6#	9	6	1				IS												X	D	B	1	C						Heavy ivy cover, main branches at 3m	
11	Cedar	88	16	2	8S	4	5	10	7																	D	B	1	C						Lop sided form former branch drop	
22	Ash	8, 20	8	1.5	-	2#	4	3	0				I													B	C	1	B						Growing from wall	
23	Birch	24	12	4	3W	1#	3	2	2																	B	C	1	B							

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Root protection area coloured by tree retention category (BS5837:2012)

- **A** Trees of high quality
- **B** Trees of moderate quality
- **C** Trees of low quality
- **U** Unsuitable trees

0.5/08 = Diameter at breast height / Height (m)
(AP) Approximate position

- Trees excluded from survey
- Site boundary for application

Ordnance Survey Licence No. AL100036425

Rev D: extent altered 03/10/13
Rev C: updated 08/08/12
Rev B: updated 08/02/11

Athlone House, Hampstead Lane N6

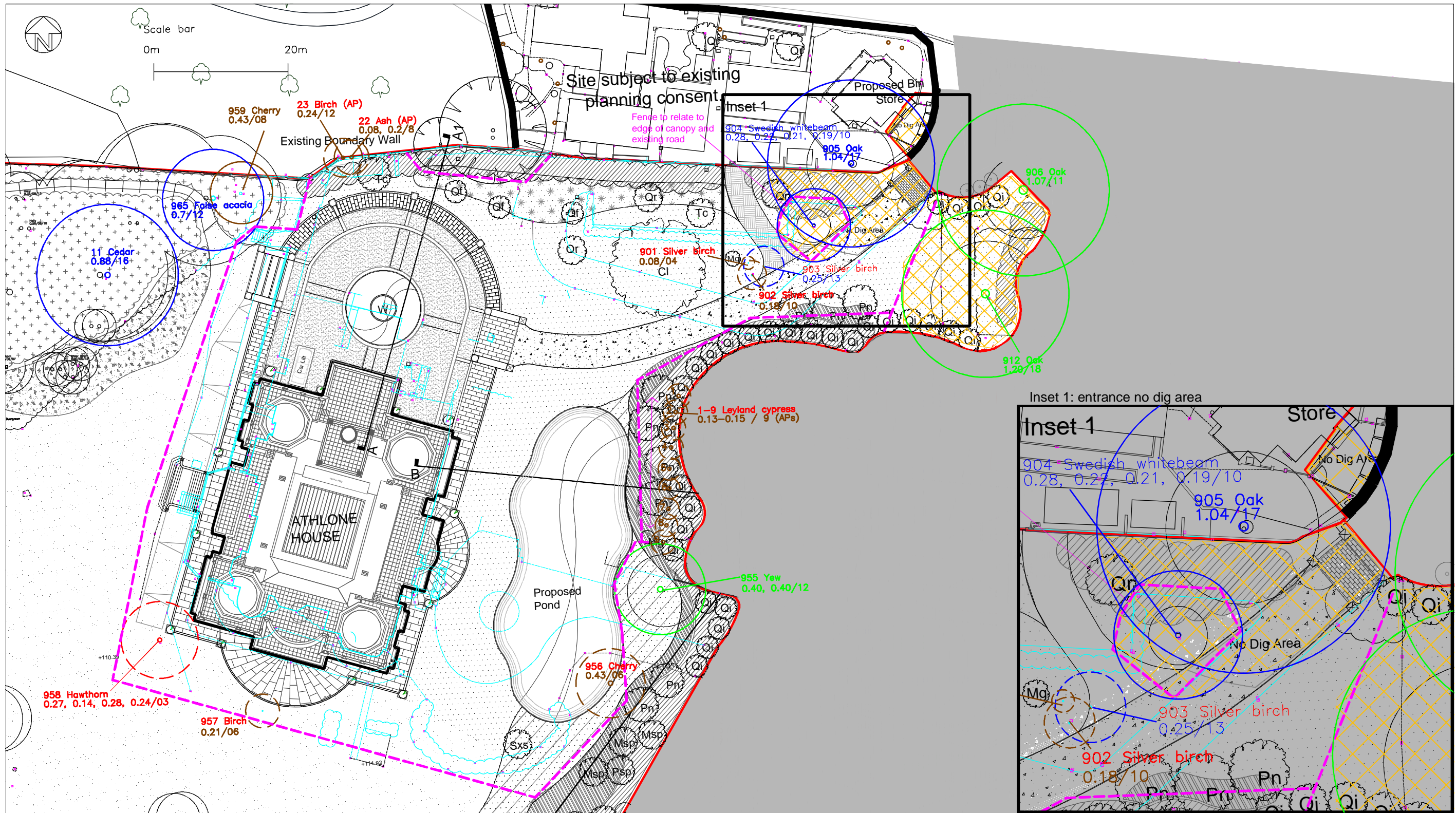
Tree survey

Drawn by MM	Check by CJB	Date Oct 2007	Scale See bar
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Drawing number
514/02 Rev D



Root protection area coloured by tree retention category (BS5837:2012)

- | | | |
|--|----------|---------------------------|
| | A | Trees of high quality |
| | B | Trees of moderate quality |
| | C | Trees of low quality |
| | U | Unsuitable trees |

- | | | |
|-------------|--|--|
| | | Trees to be removed for development |
| ref no./spp | | |
| 0.5/08 = | | Diameter at breast height / Height (m) |
| (AP) | | Approximate position |
| | | Protective barrier (BS 5837:2012:) |
| | | No dig zone |
| | | Site boundary for application |

- | | |
|--|----------------------|
| | Existing layout |
| | Proposed layout/tree |

(see landscape plan SK 9135-07 Rev J for details of planting)
Rev G: layout updated 23.10.13
Rev F: layout updated 03.10.13
Rev E: layout updated 24.06.13
Rev D: updated 09.11.12
Rev C: updated 2011
Rev B: updated 08/02/11

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Athlone House, Hampstead Lane N6

Tree protection plan
(overlaid on landscape plan
SK 9135-07 Rev J)

Drawn by
MM

Check by
CJB

Date
Oct 2007

Scale
See bar

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