

# **Arboricultural impact analysis**

**Trees at and adjacent to**

**Proposed development site  
29-33 Arkwright Road  
London  
NW3 6BJ**

**for**

**Square Feet Architects**

## **Skerratt**

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job no.: 419

document rev. no.

date: 25.10.15

## 1. Introduction

- 1.1 This report contains a detailed appraisal of 30 trees growing in or adjacent to a proposed residential development site at the rear of 29 to 33 Arkwright Road, London NW3 6BJ.
- 1.2 The report considers the health and safety of the trees under their current growing conditions and assesses the likely impact of the proposed development measured against the advice and guidance set out in *BS5837 2012: Trees in relation to design, demolition and construction – Recommendations*.
- 1.3 The site inspection on which this report is based took place on the afternoon of Friday 22 May 2015 in overcast but dry conditions.
- 1.4 The report was commissioned by Square Feet Architects on behalf of the client in an email dated 20 May 2015.
- 1.5 I have been provided with the following drawings and documents in digital format (pdf and dwg):
  - EDI Surveys Drawing No.: 14988/T/01-01 – Topographic Survey (dwg)
  - Square Feet Architects Drawing No. 1514-L-038 & 039 – Existing Sections (pdf)
  - Square Feet Architects Drawing No. 1514-L-041 – Proposed Site Plan (pdf)
  - Square Feet Architects Drawing No. 1514-L-046 & 047 – Proposed GF and FF Plans (pdf)
  - Square Feet Architects Drawing No. 1514-L-048 - 054 – Proposed Sections and Elevations (pdf)
- 1.6 The **Tree survey plan** in **Appendix a** is based on EDI Surveys Drawing No. 14988/T/01-01 and additional on-site measurements. The **Tree constraints and removals plan** in the same appendix is also based on EDI Surveys Drawing No. 14988/T/01-01 with the footprint of the proposed development and its associated external works overlaid.

## 2. Background information

### 2.1 Layout, boundaries and topography

2.1.1 The trees referred to in this report stand in the garden of 25A Frognal (Trees 001 and 005), the rear gardens of 29 and 33 Arkwright Road (Trees 002 – 004 and 006-027 inclusive) and on the side of the access drive to 25B Frognal (Tree 028).

2.1.2 The rear gardens of 29 and 33, in which the proposed development site is located, have a significant downwards slope from north to south and fall more gently from east to west. The level difference between the northern and southern boundaries of the proposed development site is between 1550 and 2000mm. From east to west the level change is about 1000mm

2.1.3 The **Tree survey plan in Appendix a**, which is based upon EDI Surveys' topographic survey of the site (Drawing No. 14988/T/01-01) shows details of the layouts of the different parcels of land with spot levels, giving a clear indication of level changes within the site as a whole.

### 2.2 Geology and soils

2.2.1 According open-source British Geological Survey (BGS) data, the combined site is situated upon deep Palaeogene London Clay bedrock.

2.2.2 No soil sampling was carried out on site.

### 2.3 Planning constraints

2.3.1 The site is within the London Borough of Camden Redington and Frognal Conservation Area

2.3.2 At time of writing, it is not known whether any of the trees referred to in this survey are covered by a Tree preservation Order (TPO).

### 2.4 The trees

2.4.1 The trees referred to in this report are described in detail in the **Tree survey schedule in Appendix a**.

### 2.5 The proposed development

2.5.1 The main components of the proposed development include:

- The construction of 3 new two-storey dwellings
- Associated infrastructure and external works

### 3. Analysis

#### 3.1 General

3.1.1 The **Tree constraints and removals plan** in **Appendix a** shows the recommended Root Protection Area (RPA) for each tree, arranged symmetrically around the main stem and highlights the primary potential area of conflict between proposed development and retention of existing trees, namely conflicting demands for space at and below ground level.

3.1.2 There are no significant, quantifiable existing barriers within the site to the lateral spread of roots.

#### 3.2 Trees to be removed

3.2.1 **Table 1** below summarises the tree removals that will be required if the development is to be carried out as proposed.

Tree No.	Species	Comments	Retention Category
002	Privet ( <i>Ligustrum ovalifolium</i> )	3m high: one-sided shrub	C
003	Elderberry ( <i>Sambucus nigra</i> )	6m high: leaning stem: one-sided	C
004	Holly ( <i>Ilex aquifolium</i> )	Single leaning stem: depends on 003 for visual context	C
007	Lilac ( <i>Syringa vulgaris</i> )	4m high: leaning: advanced decay	U
008	Sycamore ( <i>Acer pseudoplatanus</i> )	Natural seedling origin: high narrow crown	C
009	Laburnum ( <i>Laburnum anagyroides</i> )	6m high: single leaning stem: very one-sided crown	C
010	Sycamore ( <i>Acer pseudoplatanus</i> )	Natural seedling origin	C
011	Lilac ( <i>Syringa vulgaris</i> )	Leaning and very one sided	U
012	Japanese Spindle ( <i>Euonymus japonicus</i> )	Small multi-stemmed shrub	C
018	Pear ( <i>Pyrus communis</i> )	Decayed and slowly disintegrating	C
027	Acacia ( <i>Acacia dealbata</i> )	A 2m high branchless stem	C

**Table 1: Summary of trees to be removed**

3.2.2 Two of these 11 trees and large shrubs (Lilacs 007 and 011) are listed for removal on the basis of their current condition, whether or not the development goes ahead.

3.2.3 The remaining 9 make a small and very local contribution to public visual amenity and, in my opinion, their removal will not have a significant adverse impact upon the character of the Conservation Area in which they stand.

### 3.3 Trees to be retained

- 3.3.1 The remaining 19 trees referred to in this report are to be retained.
- 3.3.2 14 of them – Trees 013, 014, 014A, 014B, 015, 016 and 019-026 inclusive – together with a roughly 4m high section of mixed Hornbeam and Hawthorn hedge, make up a substantial group, separating the proposed development site from the garden areas immediately to the rear of 29 and 33 Arkwright Road.
- 3.3.3 These trees and shrubs are visually important and make a useful contribution to the Conservation Area and to the privacy of the occupants of 29 and 33 Arkwright Road.
- 3.3.4 The other 5 trees to be retained are individual trees, one of which – T001 - stands in the front garden of 25A Frognal and is unaffected by the proposals considered here.
- 3.3.5 **Table 2** overleaf summarises the likely impacts upon retained trees.
- 3.3.6 What is clear from the summary in **Table 2** is that, although individual trees may suffer some adverse effects (T022 and 028 in particular), the integrity of the key group referred to in 3.3.2 is not at risk from the proposed development, provided that *unnecessary* disruption is avoided.

Tree No.	Species	Comments	Retention Category
005	Flowering Cherry ( <i>Prunus serrulata</i> var.)	Proposed footprint overlaps hard standing by 5.5m <sup>2</sup> (10% of the total): minor disruption likely during making good	C
013	Hornbeam ( <i>Carpinus betulus</i> )	No RPA overlap with development footprint or proposed hard landscaping: minor disruption likely in the course of making good	C
014	Apple ( <i>Malus domestica</i> var.)	No RPA overlap with development footprint or proposed hard landscaping	B
014A	Flowering Cherry ( <i>Prunus serrulata</i> var.)	See 014	C
014B	Purple Leaved Plum ( <i>Prunus cerasifera</i> 'Atropupurea')	See 014	C
015	Pear ( <i>Pyrus communis</i> )	See 013	C
016	Flowering Cherry ( <i>Prunus serrulata</i> var.)	Proposed footprint overlaps RPA by 0.5m <sup>2</sup> (3% of total): minor disruption likely during making good	C
017	Holly ( <i>Ilex aquifolium</i> )	See 013	C
019	Purple Leaved Plum ( <i>Prunus cerasifera</i> 'Atropupurea')	See 014	C
020	Wild Cherry ( <i>Prunus avium</i> )	No RPA overlap with development footprint or proposed hard landscaping: minor disruption possible in the course of making good	B
021	Plum ( <i>Prunus domestica</i> var.)	See 020	C+
022	Pear ( <i>Pyrus communis</i> )	Proposed footprint overlaps RPA by 6.5m <sup>2</sup> and proposed patio by 20.5m <sup>2</sup> (a combined total overlap of 27% of total): additional minor disruption likely during making good	B
023	Apple ( <i>Malus domestica</i> var.)	See 014	B
024	Flowering Cherry ( <i>Prunus serrulata</i> var.)	See 014	C
025	Purple Leaved Plum ( <i>Prunus cerasifera</i> 'Atropupurea')	See 013	B
026	Plum ( <i>Prunus domestica</i> var.)	Proposed footprint overlaps RPA by 1m <sup>2</sup> (2% of total): minor disruption likely during making good	B
028	Sycamore ( <i>Acer pseudoplatanus</i> )	Proposed footprint overlaps hard standing by 8m <sup>2</sup> (33% of the total): additional minor disruption likely during making good	C

**Table 2: Summary of impacts on trees to be retained**

## 4. Conclusions

- 4.1 The development considered in this report can be achieved without significant adverse impact upon public visual amenity (resulting from the planned removal of trees and shrubs) or upon the health and future safe life of retained trees, as long as *unnecessary* disruption is avoided.
- 4.2 It is particularly important that the key group referred to in 3.3.2 above is retained intact as it screens the proposed site from adjacent dwellings in Arkwright Road.
- 4.3 If, during construction, unavoidable damage were to be caused to individual trees scheduled for retention – Holly T017 or Sycamore T028 for example – appropriately sized replacement planting could rapidly compensate for the impact of any loss.
- 4.4 The accompanying **Arboricultural Method Statement (AMS)** sets out protective measures and appropriate working practices for avoiding unnecessary disruption to trees that have been scheduled for retention.

## **Appendix a**

**Tree survey schedule**

**Tree survey plan**

**Tree constraints and  
removals plan**



## Explanatory notes

For general information on any entry in the detailed survey text, refer to the notes below which are organised on a column by column basis.

### Tree number

All trees have been numbered in the survey text to correspond to the location numbers shown on the accompanying Tree survey plan. No trees have been marked on site.

### Species

Common English names have been used wherever possible and Latin names are listed (in brackets in *italics*) in all cases.

### Dimensions

**Height** - are recorded in m.

**Stem diameter** – recorded in mm at breast height (1.5m) wherever possible. Where measurement at 1.5m is not possible, one of the alternative methods set out in *Annex C of BS5837:2012* has been used.

If the diameter has been measured at a different height, this has been recorded, e.g. 60 @ 1m = 60mm diameter at 1m height.

Other abbreviations used:

av - average

est/e - estimated

ms - multi-stemmed

max – maximum

gl - ground level

**Crown spread** - radial crown spreads in metres have been recorded at four points on the circumference of the crown (north, east, south and west). The accompanying Tree survey plan shows approximate crown shapes based on these measurements

**Crown height** - the height of the first major branch and the height of the lowest point of the crown are recorded in metres eg 3/3

## Explanatory notes

### Age

Y	Young	SM	Semi-mature
EM	Early mature	M	Mature
OM	Over-mature		

Where the precise age of a tree is known, it has been recorded in brackets adjacent to the general classification i.e. M(7).

### Condition

#### Physiological condition

Gives a measure of biological vigour and of the presence or absence of disease, insect attack or other debilitating factors.

G	Good
F	Fair
P	Poor

#### Structural condition

Gives a measure of each tree's physical form and mechanical stability.

G	Good
F	Fair
P	Poor

### Comments

Additional descriptive notes on the tree's shape, local environment and condition.

## Explanatory notes

### Recommendations

Preliminary management recommendations under existing conditions

### Life expectancy

An approximate estimate for each tree's anticipated future safe life in the following ranges:

- <10 years
- 10-20 years
- 20-40 years
- 40+ years

### Retention category

This grading is based on the recommendations set out in BS 5837:2012 *Trees in relation to design, demolition and construction - Recommendations*. The categories are summarised in the standard as follows:

- A Trees of high quality with an estimated remaining safe life of at least 40 years
- B Trees of moderate quality with an estimated remaining safe life of at least 20 years
- C Trees of low quality with an estimated remaining safe life of at least 10 years, or young trees with a stem diameter below 150mm
- 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

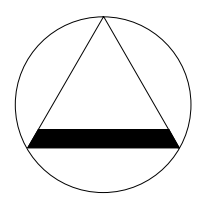
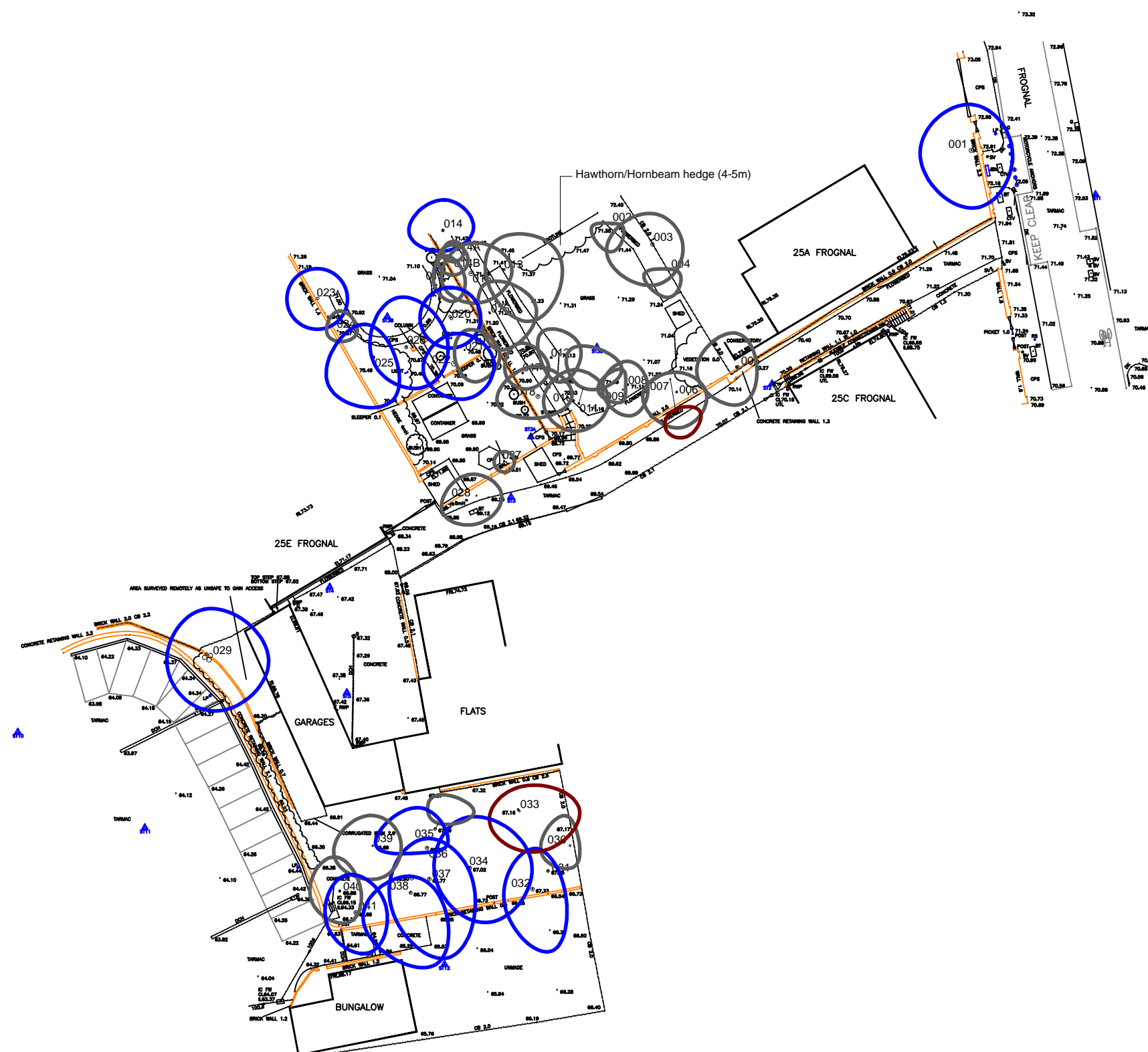
In addition the British Standard requires one or more subcategories to be applied to the main Retention Category. In summary these are as follows:

- 1 Mainly arboricultural qualities (that is individual aesthetic characteristics)
2. Mainly landscape qualities
3. Mainly cultural values, including conservation

Tree No.	Species	Height (m)	Diam (mm)	Crown Spread (m)				Crown Height (m)	Age	Physiological Condition	Structural Condition	Comments	Recommendations	Life Expectancy	Retention Category	Retention Sub-category
				N	E	S	W									
001	Golden False Acacia ( <i>Robinia pseudoacacia</i> 'Frisia')	15	400 est	5	4	6	5	3/2	EM	G	G	Single upright stem: well balanced crown: significant minor dead wood: still not fully in leaf at time of inspection	Review (general condition)	?	B	1
002	Privet ( <i>Ligustrum ovalifolium</i> )	3	50/ 50/ 75	0	1	3	2	0/0	SM	G	F	Single stem forks near ground level into 3: one sided crown	No action required	10-20	C	2
003	Elderberry ( <i>Sambucus nigra</i> )	6	380 @ gl	3	3	4	5	0/2	OM	F	P	Single very leaning stem forks near ground level into 4: very open rather one sided crown	No action required	10-20	C	2
004	Holly ( <i>Ilex aquifolium</i> )	7	180	0	1	2.5	2.5	2/1	SM	G	F	Single leaning stem: one sided crown (to S and W): depends on 003 for visual context: a female plant with developing berries	No action required	20-40	C	2
005	Flowering Cherry ( <i>Prunus serrulata</i> var.)	8	180/ 200/ 200	3.5	2	3.5	4	0/2	M	F	F	Three stemmed: rather one sided (to S and W)	No action required	10-20	C	1/2
006	Norway Maple ( <i>Acer platanoides</i> )	9	210	2	3	3.5	3.5	3/2	SM	G	F	Single upright stem: quite well balanced overall: dead branch stubs at 1.8m: rope around main stem	Remove rope round main stem	20-40	C	1/2
007	Lilac ( <i>Syringa vulgaris</i> var.)	4	120	-3	3	5.5	1	2/2	OM	F	P	Very leaning stem: very one sided crown (to S): advanced decay	Remove	<10	U	2
008	Sycamore ( <i>Acer pseudoplatanus</i> )	12	170	2.5	2	3	2.5	2/2	SM	G	G	Single upright stem with slight sweep (localised curvature) at base: stem forks at 4m into 2: quite well balanced rather narrow crown: of natural seedling origin	No action required	40+	C	1/2
009	Laburnum ( <i>Laburnum anagyroides</i> )	6	90	2	0	1	2.5	1/2	SM	F	P	Single leaning stem: very one sided crown (to N and W)	No action required	10-20	C	2
010	Sycamore ( <i>Acer pseudoplatanus</i> )	12	220	3	3.5	3.5	3	3/2	SM	G	G	Single upright stem: kink at 2m: narrow quite well balanced crown: of natural seedling origin	No action required	20-40	C	2
011	Lilac ( <i>Syringa vulgaris</i> var.)	6	170	6	4	-2.5	0	1/1	M	F	P	Single very leaning stem forks at 1m into 2: very one sided (to N)	Remove	<10	U	2
012	Japanese Spindle ( <i>Euonymus japonicus</i> )	3	120/ 120/ 120	2.5	3	2.5	1	0/1	M	G	G	Multi-stemmed shrub originating from a single point: one sided (away from N)	No action required	10-20	C	2
013	Hornbeam ( <i>Carpinus betulus</i> )	12	120/ 180	3	5.5	5.5	2	2/2	SM	G	F	2 stems: the larger has a deep vertical cleft in the main stem (but not decayed): very one sided crown (needs 014 and 015 for visual context)	No action required	20-40	C	1/2

Tree No.	Species	Height (m)	Diam (mm)	Crown Spread (m)				Crown Height (m)	Age	Physiological Condition	Structural Condition	Comments	Recommendations	Life Expectancy	Retention Category	Retention Sub-category
				N	E	S	W									
014	Apple ( <i>Malus domestica</i> variety)	7	290	3	3	2	3.5	1/2	M	G	G	Single slightly leaning stem: main branch fork at 1m: well balanced crown	No action required	20-40	B	1/2
014A	Flowering Cherry ( <i>Prunus serrulata</i> var.)	7	50	1	1	1	1	2/2	Y	G	G	Single upright stem: still staked	Young tree maintenance	40+	C	2
014B	Myrobalan Plum ( <i>Prunus cerasifera</i> )	5	50	1.5	1.5	1.5	1.5	1/1	Y	G	G	Single upright stem: well balanced narrow crown	Young tree maintenance	20-40	C	2
015	Pear ( <i>Pyrus communis</i> )	12	430	3	4	3	3	1/3	M	G	F	Single leaning stem: main branch fork at 1.5m with 5 main crown limbs above, 4 of which are significantly decayed	Review (future safe life)	40+	C	2
016	Flowering Cherry ( <i>Prunus serrulata</i> var.)	10	120/150	3	4.5	3.5	1	0/2	EM	F	P	Single leaning stem forks at 0.5m into 2: very one sided crown (to E): cavity at base (adjacent decayed stem): surface rooting habit	No action required	10-20	C	2
017	Holly ( <i>Ilex aquifolium</i> )	9	190	3	2.5	1.5	1.5	3/2	SM	G	F	Single leaning stem (sweep at 1m): quite well balanced narrow crown: a female plant	No action required	20-40	C	1/2
018	Pear ( <i>Pyrus communis</i> )	12	400	3	3.5	2	4	1/2	OM	G	P	Single upright stem forks at 1m into 3: large pocket of decay and one split limb above main branch fork: further collapse likely: height and spread reduced in the past	Reduce to 3m and allow to regrow	10-20	C	1/2
019	Purple Leaved Plum ( <i>Prunus cerasifera</i> 'Atropurpurea')	5	85	2.5	2	2	1	2/2	SM	G	G	Single slightly leaning stem: quite well balanced crown: first lateral limb at 1.5m: epicormic growths (growths from dormant buds on branch surface)	Remove epicormic growths	20-40	C	2
020	Wild Cherry ( <i>Prunus avium</i> )	12	230/280	3	3	3	3	0/4	M	G	G	Two stemmed: high rather narrow crown, recently lifted	No action required	20-40	B	1/2
021	Plum ( <i>Prunus domestica</i> variety)	6	100 @ 1m	2	3.5	3	1	1/1	SM	G	G	Single leaning stem: main branch fork at 1m: quite well balanced crown	No action required	20-40	C+	1/2
022	Pear ( <i>Pyrus communis</i> )	13	470 @ 1m	3	4	3.5	3	2/3	M	G	F	Single upright stem: main branch fork at 2m: rather open but well balanced crown: branch stubs (from previous incomplete pruning) and dead wood	Remove dead wood	20-40	B	1/2
023	Apple ( <i>Malus domestica</i> variety)	6	230	3	3	3	3	2/1	M	G	G	Single slightly leaning stem: main branch fork at 1.5m but 2 lateral limbs originate below this point: well balanced crown: ivy	Remove ivy and 2 lowest lateral limbs	20-40	B	1/2
024	Flowering Cherry ( <i>Prunus serrulata</i> var.)	4	80	2	2	1	1	0/1	SM	G	F	Single upright stem forks at 0.3m into 2: rather one sided crown	No action required	20-40	C	2
025	Purple Leaved Plum ( <i>Prunus cerasifera</i> 'Atropurpurea')	8	140/130	3.5	2	4.5	5	0/2	EM	G	G	Single leaning stem forks at 0.5m into 2: rather one sided crown: makes a group with 026	No action required	20-40	B	1/2
026	Plum ( <i>Prunus domestica</i> variety)	9	320	5	4	4	3.5	2/2	M	G	G	Single leaning stem: ivy to 2m: see 025	Remove ivy	20-40	B	1/2
027	Acacia ( <i>Acacia dealbata</i> )	3	130	1	1	1	1	2/2	SM	G	P	Single upright stem recently pollarded at 2m: regrowths are vigorous	No action required	20-40	C	2

Tree No.	Species	Height (m)	Diam (mm)	Crown Spread (m)				Crown Height (m)	Age	Physiological Condition	Structural Condition	Comments	Recommendations	Life Expectancy	Retention Category	Retention Sub-category
				N	E	S	W									
028	Sycamore/ Goat Willow ( <i>Acer pseudoplatanus</i> / <i>Salix caprea</i> )	7	80/ 120/ 180	2.5	3	2.5	3	0/2	Y	G	G	Two stemmed Sycamore ( one sided to E) and a single Goat Willow with a single leaning stem forks at 0.5m into 2: one sided (to N)	No action required	20-40	C	1/2
029	London Plane ( <i>Platanus x hispanica</i> )	17	250/ 450/ 450/ 450	5	6	5	4	1/2	OM	G	G	Massive single upright stem forks at 1m into 4: well balanced crown - height and spread reduced in the past: stands close to the top of a 3m retaining wall	No action required	40+	B	1
030	Norway Maple ( <i>Acer platanoides</i> )	16	170	3	1	2	3	6/8	SM	G	F	Single upright stem with kink at 1m: high narrow one sided crown: 030-041 inclusive make up a loose group with woodland characteristics	No action required	20-40	C	2
031	Norway Maple ( <i>Acer platanoides</i> )	18	270 est	3	2	7	4	5/7	SM	G	F	0310 and 032 make up an interdependent group: 031 has a leaning stem and ivy to 10m+: minor dead wood: crown spread values are for the group as a whole	Remove ivy	20-40	B (Group)	2
032	Norway Maple ( <i>Acer platanoides</i> )	18	360 est	3	2	7	4	3/4	SM	G	F	Single leaning stem: ivy to 10m+: see 031	Remove ivy	20-40	B (Group)	2
033	Norway Maple ( <i>Acer platanoides</i> )	17	170/ 210	2	6	4	3	0/6	SM	G	F	Single leaning stem forks at 0.5m into 2: one sided (to E): decaying	Remove	<10	U	2
034	Pedunculate Oak ( <i>Quercus robur</i> )	19	360	5	6	5.5	3.5	5/6	EM	G	G	Single leaning stem: quite well balanced high narrow crown: ivy to 6m+: relies on 037 for visual impact and stability	Remove ivy	20-40	B (Group)	2
035	Norway Maple ( <i>Acer platanoides</i> )	19	290	3	4	-1	0	3/10	SM	G	F	Single upright stem forks into 2 at 2m leaning above that point: high narrow crown (one sided to E): light ivy to 4m	Remove ivy	20-40	C	2
036	Sycamore ( <i>Acer pseudoplatanus</i> )	19	380	4	2	0	5	6/6	SM	G	F	Single slightly leaning stem: high narrow crown one sided (to NW): ivy to 10m+	Remove ivy	20-40	B (Group)	2
037	Norway Maple ( <i>Acer platanoides</i> )	19	380	4	4	8	4	3/6	SM	G	F	Single very slightly leaning stem forks at 3m into 2: decaying pruning wound at 3m: high narrow one sided crown (to S)	No action required	20-40	B (Group)	2
038	Norway Maple ( <i>Acer platanoides</i> )	19	320/ 360	1	2	8	5	4/4	EM	G	F	Two leaning stems: ivy to 10m+: one sided crown (to S and W)	Remove ivy	20-40	B (Group)	2
039	Norway Maple ( <i>Acer platanoides</i> )	9	160	3	3	3	4	2/2	SM	G	G	Single upright stem (sweep at base): quite well balanced crown	No action required	40+	C	1/2
040	Norway Maple ( <i>Acer platanoides</i> )	7	240	3.5	2	3	3	2/2	SM	G	F	Single very slightly leaning stem: ivy to 4m+: crown very one sided (to N)	Remove ivy	40+	C	2
041	London Plane ( <i>Platanus x hispanica</i> )	12	400	4	3	4	3	4/2	SM	G	F	Single upright stem: one side crown (to W): ivy to 10m+: basal growths	Remove ivy and basal growths	40+	B	1/2



**KEY**



Trees are coloured on plan to correspond to the Retention Categories specified in: *BS5837:20 12 Trees in relation to design, demolition and construction - Recommendations* as follows:

- Category A - GREEN
- Category B - BLUE
- Category C - GREY
- Category U - RED


REVISION	CHK'D	APP'D	DATE
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Client:  
**SQUARE FEET ARCHITECTS**

Job Title:  
29-33 ARKWRIGHT ROAD  
LONDON  
NW3 6BJ

Drawing Title:  
**TREE SURVEY PLAN**

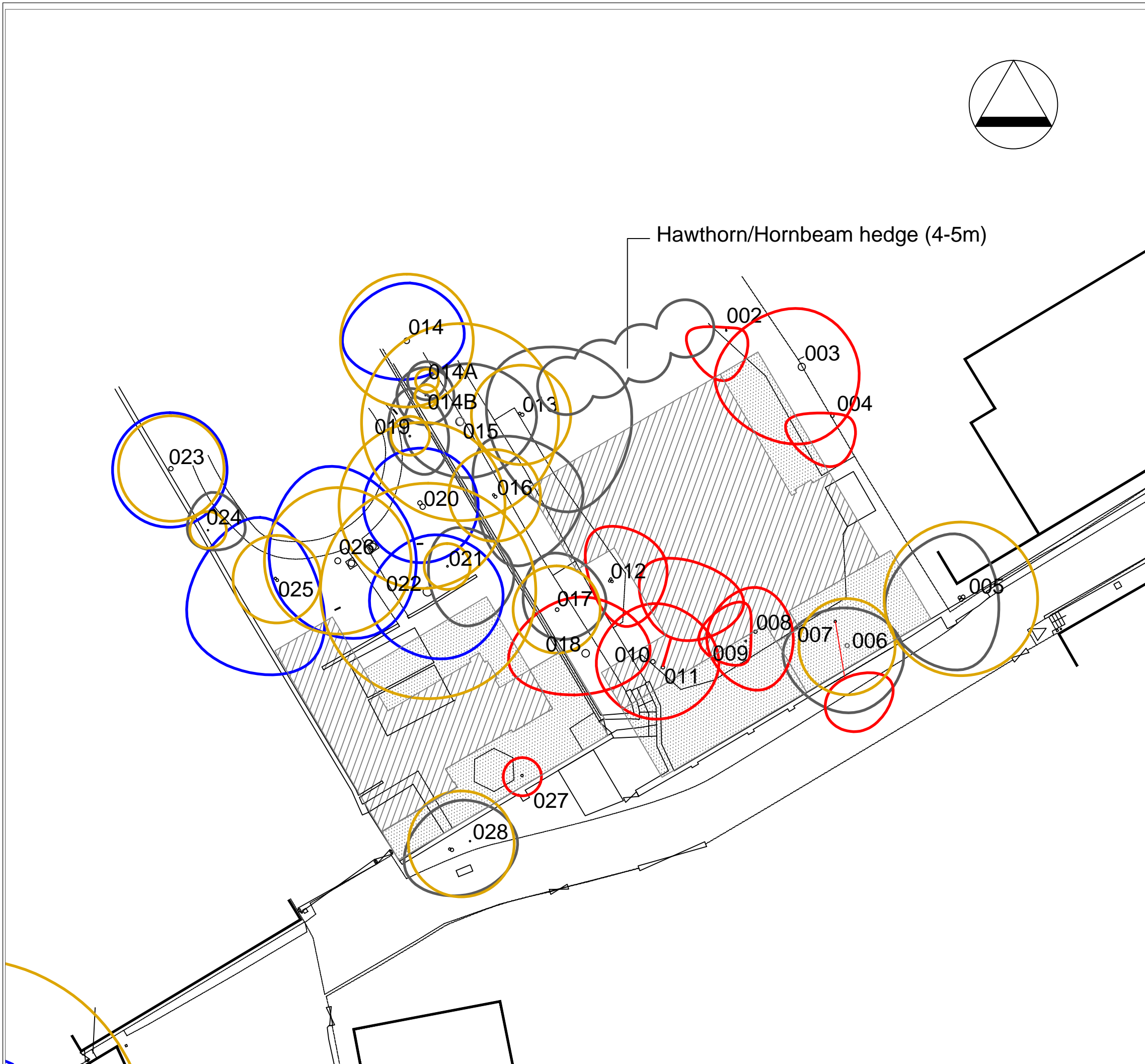
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Date: 12.06.15	Drawn by: RS
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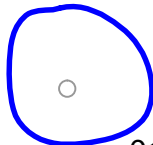
**Skerratt**  
arboricultural advice

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158 MALDEN ROAD, LONDON NW5 4BT  
01274 566539

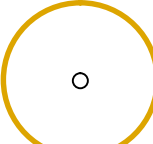


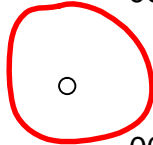
**KEY**

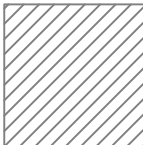
 EXISTING TREE  
 014

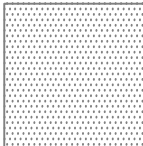
Trees are coloured on plan to correspond to the Retention Categories specified in: *BS5837:2012 Trees in relation to design, demolition and construction - Recommendations* as follows:

Category A - GREEN  
 Category B - BLUE  
 Category C - GREY  
 Category U - RED

 ROOT PROTECTION AREA as defined in *BS5837:2012 Trees in relation to design, demolition and construction - Recommendations*  
 005

 TREE TO BE REMOVED FOR DEVELOPMENT PURPOSES  
 004

 FOOTPRINT OF PROPOSED DWELLINGS

 PROPOSED EXTERNAL WORKS


REVISION	CHK'D	APP'D	DATE
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Client:  
 SQUARE FEET ARCHITECTS

Job Title:  
 29-33 ARKWRIGHT ROAD  
 LONDON  
 NW3 6BJ

Drawing Title:  
 TREE CONSTRAINTS & REMOVALS PLAN

Drawing Number: 419.02.00      Scale: 1:200 (A3)

Date: 25.10.15      Drawn by: RS

**Skerratt**  
 arboricultural advice

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158 MALDEN ROAD, LONDON NW5 4BT  
 01274 566539