# SERVICES AND DRAINAGE

Nutley Terrace

All utilities, including foul drainage shall be connected to the house from the front via Nutley Terrace. These shall not impact on retained trees in the rear.

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RPA of retained trees. Details can be provided by soakaway in the rear garden to the east of Tree 6 and is not acceptable it would be possible to position a planning condition if required. to the north of Tree 9 without adversely affecting the directed to the storm drains into Nutley Terrace. If this The current intention is for surface run-off to be

# TREE PROTECTION DURING DEVELOPMENT

construction process. retained trees shall be protected during the This plan does not provide details setting out how

the basement alignment. construction of a robust barrier along the outer edge of Trees can be suitably protected, primarily by the

planning condition. provided to the local authority as a pre-commencement It is recommended that details setting out how retained trees shall be protected during development are

### viewed in colour This drawing must

this plan refer to the Tree Su For details of all trees shown rvey 9 N

> Brian Glasser CLIENT

NW3 5SB

- Flowering cherry. BS5837 Category

### the site and the tree will not be adversely affected by the work proposed 15A is a small Magnolia located off-site in property adjacent. Its crown and RPA do not extend into 1. Mount Etna broom. BS5837 Category C Trees for removal Flowering cherry. BS5837 Category

# Alignment of ground floor element and first floor

Tree / tree group for removal

Root Protection Area (RPA) for

retained tree

retained

Tree / tree group to be

召

2

balcony

 $^{\circ}$ 

0

15A

## BS 5837 Category key Category U tree

basement

Southerly extent of proposed

above - ground element Southerly extent of proposed

- Category A tree

Category B tree

 $\bigcirc$ Category C tree

#### :250 @ A3 **SCALE** 10m

scale. See schedule for dimensions Stem diameters are not drawn to

rmed

This drawing is based on the topographic survey supplied to us by the client. The following trees were excluded from the topo survey and their positions shown are indicative only: 4, 5, 13, 15A

the house and patio will be minimal

of the house, so shade it casts to the house will be minimal.

foreseeable.

The weeping ash (Tree 6) is the closest tree and is to the south

satisfactory relationship with the retained trees, and that future It is considered that the development proposed achieves POST- DEVELOPMENT PRESSURE TO TREES

#### afternoons (which is likely to be welcomed), but not the evenings. This tree has a height of 13m and is 13.5m from the rear elevation pressure to undertake unacceptable pruning or tree removal is not rear elevation. This tree has a height of 16m and shadow cast to west of the patio. It will cast some shade to the patio during the The Eucalyptus (Tree 9) is 15m from the patio and 22m from the Incursion by contiguous-piled basement wall into RPA of Tree 6 (weeping ash) is by 0.25m<sup>2</sup> which is a negligible amount which will not cause harm to Steps down to courtyard garden from patio 10 50 garden 0~ <u></u>6 014 -<sub>©</sub>O 12 Patro at ground level over basement ω<sup>©</sup> <u></u> negligible and not harmful to the tree, though in reality it is likely that there will be no roots of Tre Tree 4 is a Chinese privet located off-site in the property adjacent. The proposed basement extends into the tree's theoretical RPA by 0.9m<sup>2</sup>, approximately 4%, which is minimal. The tree is presence of the wall will be affected which is considered to be oots extending into the site at all. positioned behind a brick boundary wall and it is worst-case scenario is that 4% of the tree's RPA ikely that the wall acts as a barrier l affected by basement excavation given the basement construction. This includes contiguous piling which shall be installed initially to enable excavation with a vertical southerly extent of ground disturbance required for This line shows the most there are no views of this tree from the public domain and from the outset the design team has been informed that its removal to facilitate Tree 3 (Magnolia) is a reasonable quality small tree which just crosses the B-grade threshold. However, development is defensible and the constraints that they impose plotted. The tree preventing constraints subsequently info after the trees had been surveyed terms of impact to trees. development is acceptable in considered that the proposed the design process and it is This layout has been designed

### be ARBORICULTURAL IMPACT PLAN SITE ADDRESS 10 Nutley Terrace, London,

Report dated 23rd June 2015

- Magnolia. BS5837 Category B1

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Patrick Stileman Ltd

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