

This drawing must be viewed in colour

For details of all trees shown on this plan refer to the Tree Survey Report dated 23rd June 2015

ARBORICULTURAL IMPACT PLAN

SITE ADDRESS
10 Nutley Terrace, London, NW3 5SB

CLIENT
Brian Glasser

JOB REF
DS14051501






DRAWING NO
DS14051501.03_A

REV A DATE
22/09/2016





Patrick Stileman Ltd
9 Chestnut Drive, Berkhamsted, Herts,
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KEY

-  Tree / tree group to be retained
-  Tree / tree group for removal
-  Root Protection Area (RPA) for retained tree
-  Southerly extent of proposed above - ground element
-  Southerly extent of proposed basement

BS 5837 Category key

-  Category U tree
-  Category A tree
-  Category B tree
-  Category C tree

SCALE
1:250 @ A3



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

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

Nutley Terrace

SERVICES AND DRAINAGE

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.

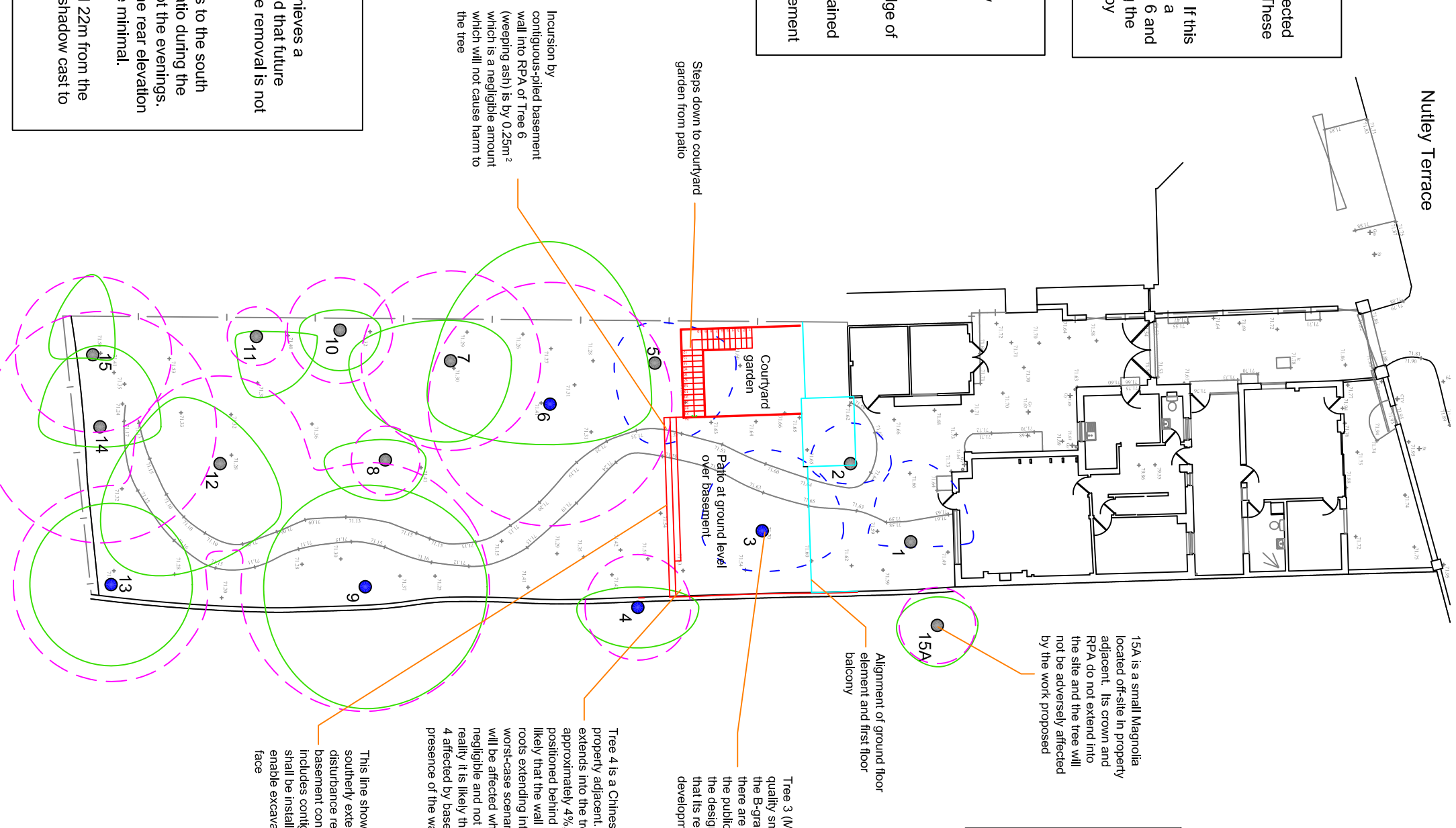
The current intention is for surface run-off to be directed to the storm drains into Nutley Terrace. If this is not acceptable it would be possible to position a soakaway in the rear garden to the east of Tree 6 and to the north of Tree 9 without adversely affecting the RPA of retained trees. Details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

TREE PROTECTION DURING DEVELOPMENT

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

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

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



- Trees for removal**
1. Mount Etna broom. BS5837 Category C
 2. Flowering cherry. BS5837 Category C
 3. Magnolia. BS5837 Category B1
 5. Flowering cherry. BS5837 Category C

POST-DEVELOPMENT PRESSURE TO TREES

It is considered that the development proposed achieves a satisfactory relationship with the retained trees, and that future pressure to undertake unacceptable pruning or tree removal is not foreseeable.

The weeping ash (Tree 6) is the closest tree and is to the south west of the patio. It will cast some shade to the patio during the 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 of the house, so shade it casts to the house will be minimal.

The Eucalyptus (Tree 9) is 15m from the patio and 22m from the rear elevation. This tree has a height of 16m and shadow cast to the house and patio will be minimal

NOTE

This layout has been designed after the trees had been surveyed and the constraints that they impose plotted. The tree constraints subsequently informed the design process and it is considered that the proposed development is acceptable in terms of impact to trees.