1-38-4346

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R E P O R T

on the impact on trees

of proposals for development

at

123 Broadhurst Gardens, London, NW6 3BJ

(1st September 2017)

Registered Consultant of the Arboricultural Association
John Cromar, Dip. Arb. (RFS), F.Arbor A.

AA Registered CONSULTANT trees.org.uk

01
Introduction and Instructions

I am instructed by Marek Wojciechowski Architects Ltd on behalf of clients to make an assessment of tree amenity value and condition of trees at 123 Broadhurst Gardens, London, NW6 3BJ and of the impact of a proposal for development (a basement extension) on such trees. Accordingly, I visited the property on 13th July, 2017 in order to carry out an inspection.

02
Copyright

02.01
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03
Notes

03.01
PLANS

1-38-4346/P1 gives an approximate representation (in plan) of actual crown form, and is intended to indicate the relationship of neighbouring trees to each other, and should be read with the comments on crown shape and tree value in TREE DETAILS appended. The plan gives a quick reference assessment of value as per section 4, table 1, of BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. Assessment of value in the TREE DETAILS table appended is, in accordance with this British Standard related mainly but not exclusively to the criterion of *visual value to the general public*. The Standard recommends a way of classifying trees when assessing their potential value in relation to proposed development. Some surveys may not include any trees of one or more categories. Table 1 suggests categories 'U', 'C', 'B' and 'A' , in ascending merit. 'U' (RED crown outline on plan) category trees are dangerous \ low value trees that could require removal for safety or arboricultural reasons. 'C' (GREY or black/uncoloured crown outline on plan) category trees are of no particular merit, but in adequate condition for retention. 'A' category trees (GREEN crown outline on plan) are trees of high vitality or good form, or of particular visual importance: 'B' (BLUE crown outline on plan) category are good trees but may be of slightly poorer form or be not sited as importantly as 'A' category trees. See TREE DETAILS appended. Category Assessment appears in column 10. This standard also provides a way of determining an area (see TREE DETAILS column 7) – the RPA – root protection area - around the trunk of the tree in which protective measures should be used in order to prevent significant damage to trees. There are various ways of achieving this. A simple way is to use exclusion fencing, but other methods have been shown by established use to be very effective.

03.02
1-38-4346/P2 shows proposed retained trees and is colour-coded to indicate where arboricentric methods are proposed during the construction process.

04
Sources and Documents

Ground level inspection.
Supplied plans :
MOBILE CAD SURVEYING LTD. DRG. NO.: 1628 - 02 Ground Floor
MAREK WOJCIECHOWSKI ARCHS.DRG. NO.: 16009 P_01 and P_02 plans

05
Appraisal

05.01
AMENITY / SCREENING BY TREES AND SHRUBS
The rear garden contains several small ornamental trees (e.g. 1, 4, 5, 6, 7) that are in contrast in form and function to several large and very large trees (2, 3, 10) outside the curtilage. It is the latter (see cover picture) that provide screening mainly in the generously deep rear garden and informal space between Broadfield Gardens and Compayne Gardens to the rear (south). No trees on or adjacent to the site are of any significant general public amenity value, as they are not visible from any truly public viewpoint. There are no trees in the front garden.

05.02
TREES AND LAYOUT - POTENTIAL FOR CONFLICT WITH ROOTS
(Details appear in the tree detail table appended.) The figures in columns 5 and 6 in the Tree data table appended indicate the root protection area ('RPA' below), and typically the basic exclusion fence position. New materials and methods have been developed and continue to be developed that assist in promoting the successful retention of trees in association with constructed features. It should be noted that BS 5837:2012 (section 7.4.2) supports 'up and over' methods of construction where appropriate. The design principle of this method is outlined within Arboricultural Practice Note 12 (Through the Trees to Development, - a revision of APN 1, 1996, published originally by AAIS / Tree Advice Trust). This method has been used for many years on the recommendation of John Cromar's Arboricultural Co. Ltd. and has successfully allowed the retention of mature trees very close to construction activities.

05.03
An assessment as per BS5837:2012 section 4.6.2 has been carried out in connection with all trees to be retained. (This section requires that site conditions such as location of structures, tree mechanics, etc., are taken into account in determining the likely position of roots.)

05.04
ROOTS and DESIGN
SRP is an acronym for *static root plate*, (after *Mattheck*, 1991, etc.) a radial dimension derived from trunk diameter based on studies of wind-thrown trees and thus a guide to where structurally significant roots are likely to be located. RPA is an acronym used in BS5837:2012 and signifying the *root protection area*. The RPA is a guide to where systemically significant roots are likely to be located.

Minimal encroachment on the RPA of any retained tree is entailed. In the writer's now extensive experience gained over more than a third of a century in arboriculture, controlled, limited-extent, vertical root cutting of this kind is of little or no significance to tree health. The actually damaging operations are those that degrade or compact the ground surface within the RPA, for example by uncontrolled access by mechanical excavators, dumpers, etc.

It should be noted that the very limited root cutting entailed in this proposal is, by an order of magnitude, far less than that entailed in the commercial moving of maturing and even mature trees, which has been practised successfully for centuries.

In view of the above I conclude that no special footings are needed from the arboricultural perspective. In this case all trees to be retained can be adequately protected by exclusion fencing and arboricentric methods as proposed below to reduce impacts on root systems of retained trees.

BS 5837:2012 7.4.2.3 restricts permanent impermeable hard surfacing of any existing unsurfaced ground within the RPA of trees to be retained to 20% of the RPA. Refurbishment of existing hard surfacing only is entailed.

05.05
PERCEPTION OF TREES
The proposed extended dwelling is in a near identical position to the existing structure : the existing structure's position in relation to the existing trees has not generated any obvious or reported requirement to prune trees inappropriately. The proposed basement will be partly artificially lit and a rear lightwell terrace is proposed. In view of the above I conclude that shading by and perception of trees has been considered (as sections 5.3.4 and 5.6.2.6 of BS 5837:2012 recommend) and appear not to be negative factors.

05.06
Processing by the LPA of any due application from future owners for permission to carry out tree work will no doubt be carried out with due regard for good arboricultural practice and according to British Standard 3998:2010 'Tree Work – Recommendations'. In any appeal that might arise against refusal of LPA consent to reduce inappropriately, or fell trees, common arboricultural criteria to those of the LPA would be used by any specialist tree inspectors of the Planning Inspectorate, and thus the trees would in my view be thus protected against inappropriate work. I consider that any such notional issues are very likely to be dealt with appropriately as no doubt in the past they have been within the Borough, as such tree/building juxtapositions are far from rare.

05.07
SUPERSTRUCTURE AND TREE APPRAISAL - TREE PRUNING
I note from the elevation drawings supplied that no encroachment on the crowns of retained trees will occur. Some minor pruning is required to reduce overhang both by a neighbouring tree (10) over the proposal site and to a tree (11) on the site to reduce overhang above neighbouring property. This is of no importance to the health or appearance of the retained items, and can easily be addressed by tree surgery in accordance with BS5837:2012 5.3.4 (c) NOTE 2, 7.7.3, etc., and is within the bounds of good arboricultural practice / British Standard 3998:2010 'Tree work – Recommendations'. A schedule for the use of a contractor appears below.

05.08
TREE REMOVAL
Please see section 08 for comments on the individual trees proposed for removal. In view of the nature of existing tree screening, appropriate replacement planting of hedging will play only a relatively modest role in providing for future local amenity. The British Geological Survey information for the area indicates that the underlying sub-soil is London clay. This places no significant constraint on species selection for tree and other planting. See plan for location:

A= hedging - 1 per linear metre - smooth-leafed holly (*Ilex aquifolium* 'JC van Tol') 1.5-1.85m 55L pot

Submission of a full landscaping plan is typically a matter conditioned within in any grant of consent.

05.09
PUBLISHED GUIDANCE IN RELATION TO TREES AND DEVELOPMENT
In conserving trees on development sites, expected best practice is as in B.S. 5837 : 2012. Section 5.1.1 notes :

"Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification : attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal."

05.10
The above advice appears to have been considered in formulating proposals for development.

05.11
CONCLUSION
I conclude that the construction proposed, subject to precautionary measures as outlined above and as per the recommendations outlined below, will not be injurious to trees to be retained, nor will require any trees of significant public amenity value to be removed. Any losses will be satisfactorily addressed by proposed planting.

06
Tree Protection Proposals

06.01

OVERVIEW

It is highly important to tree health and vitality that construction activities are carried out strictly in accordance with the tree protection methods specified below. It is widely not understood that a single traverse of a root protection area by a mechanical excavator can cause SIGNIFICANT and PERMANENT (albeit temporarily invisible) damage to trees.

Any such machinery, including, for example, tracked piling rigs, shall be kept at ALL times outside the root protection areas (RPAs) as indicated in the Tree data table appended, and/or shall be subject to ARBORICENTRIC METHODS below.

Fences to protect trees shall be respected as TOTAL EXCLUSION fences. Hence, before any site activity, including demolition, the fence lines shall be complete.

Protective fencing and any temporary protection of ground surfaces will have to be removed in due course to allow finishing of landscaping, paving, etc., but this shall not take place until all need for vehicular access to the site has passed, and shall be agreed with arboriculturist / planners on site during progress of works.

Supervision by an arboriculturist appointed directly by the client (not the main contractor) should take place at key points in the construction process, and additionally whenever required by the architect, client, main contractor or LPA. These key stages are :

1) **At site possession by contractor, outline all tree protection measures with site agent and resolve any issues arising.**
2) **Ensure tree work is carried out to specification and sign off. Ensure protective fencing is erected and completed as proposed. Ensure any site cabins, mixing sites for mortars, disposal-to-skip sites, etc., are located appropriately, and sign off.**

3) Attend as required to supervise digging for and the laying of lighting cable ducts or services.
4) Approve any removal or adjustment of protective fencing and sign off.

PREPARATION / DEMOLITION

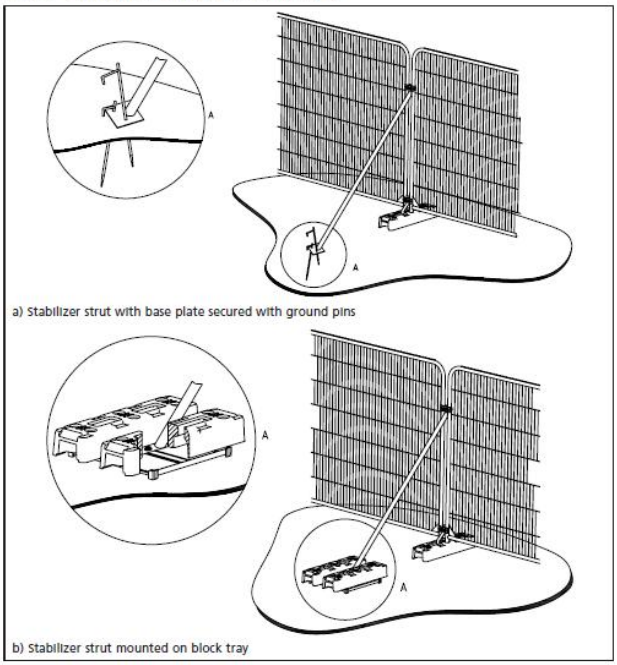
PLEASE READ WITH PLAN REFERENCE 1-38-4346/P2, APPENDED.
The Methods shall be implemented in the order given unless it is stated to the contrary.

ARBORICENTRIC METHODS 1-7 :

Method 1 : TREE WORK
Tree work shall be in accordance with the provided specification and good arboricultural practice, and to BS 3998:2010 'Tree Work - Recommendations', and in accord with spread lines marked on plan. The stumps of certain trees (see SCHEDULE appended) shall be removed by mechanical stump grinder, not by mechanical excavator.

Method 2 : TREE PROTECTION FENCING
Tree protection fencing shall be erected, consisting of 'Heras' type fencing (weld-mesh panels), each section securely attached to uprights driven at least 0.6m into ground, as per the layout as shown on the plan (pink lines). No ground levels reduction or excavation shall take place within (=the tree side of) the fence lines. The standard rubber supports ('elephant's feet') shall if used, be as per BS 5837:2012 section 6, figure 3, left; that is, pinned to the substrate with re-bar. Below the crowns of trees with branches extending to less than 2m above ground level, in order to avoid unnecessary pruning, or where sharp changes of direction in plan are involved, it is permissible to replace sections with manufactured boards at least 11mm thick (hoarding), attached securely to timber uprights driven at least 0.6m into the ground, providing the finished fence stands at least 1.5m above ground level. The fencing shall include, as indicated on plan, the protection of an area where planting is proposed.

Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

Method 3 : GROUND SURFACE HANDLING and PROTECTION
This method shall apply in the zones hatched blue on plan. NO levels reduction shall take place. This includes no 'scraping up' with a mechanical excavator or otherwise. Any existing hard surfacing, any existing surface debris, light vegetation, etc., that lies within the zone shall be removed using hand tools only. A 2D geotextile membrane, such as 'Treetex T300' type shall be laid; 100mm of green-source woodchip; continuously abutted scaffold boards or manufactured boards so as to completely cover this area. This area shall be used for pedestrian access only. Any scaffold erection shall take its bearing directly off the ground surface via spreader plates/scaffold boards.

CONSTRUCTION

Method 4 : SERVICE TRENCHES
N.B. -This applies to ALL services : Electricity, gas, water, etc. Existing services shall be utilised wherever possible.

These methods shall apply generally within any RPA (orange circles).

1) The trench shall be opened with an air-spade to required depth. Services shall be worked under/over/around/ between roots so as not to cut or damage any larger than 20mm diameter. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape.
OR
2) The trench shall be dug with hand tools only. Probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. No roots over 20mm diameter shall be cut. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of trench is dug.
OR
3) Services shall be thrust-bored using trenchless techniques (compressed air-driven 'mole') at a depth of 700mm or more below ground level, entailing no surface excavation. Starter pits for rams shall be outside any RPA, or reception/starter pits shall be opened according to 1) or 2) above.

Method 5 : ROOT PRUNING
This method shall apply in zones of orange fill. The excavation shall be made with hand tools only. Any roots encountered shall be trimmed to the edge of excavation using a sharp edge tool such as handsaw or secateurs; the cuts shall be made at right angles to the long axis of the root, and in accordance with BS3998:2010, 8.6. An HDPE membrane shall be placed between any root-bearing soil and any wet concrete to be poured. Impermeable sheeting (to exclude wet concrete) shall be laid and secured locally by temporary weighting as required. Concrete casting shall take place without disturbing this protective layer.

Method 6 : WALL CONSTRUCTION

This method shall apply in zones of cyan fill on plan. Footings shall be confined to isolated pads, dug initially to trial positions. The trial pits to determine pad locations shall be dug with hand tools only, or opened with an air-spade to required depth. N.B. The precise location of pads is flexible within a dimension to be determined by retained engineer. If hand digging is adopted, probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. THE WORK SHALL PROCEED CAUTIOUSLY. No roots over 20mm diameter shall be cut. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of hole is dug. It shall be borne in mind that the presence of large numbers of roots >20mm in diameter may effectively prevent completion of trial pit, as this would be sufficient reason to terminate the operation and consider its purpose complete or would entail the moving of the trial pit to a different location. If a root > 20mm diameter is inadvertently damaged, it shall be retained *in situ* for appraisal by the arboriculturist. Where roots more than 20mm diameter are unearthed in the pad locations and a pad cannot be re-located, the roots shall be wrapped in bubble wrap. The wrap shall not be wound very tightly against the root. All edges shall be sealed with insulating or gutter tape (not packing tape). (This sleeving both protects the root and forms a compressible layer when wet concrete is poured.) The sleeving shall be chased into the sides of the pit (where the root enters the soil face) for a distance of about 50mm and the entry point ring-sealed with expanding foam. A 25mm minimum thickness of wrap shall be fixed around the roots to be preserved. This protection shall be carried out progressively as the pad pit is dug, so as to protect roots from casual damage during excavation. An impermeable membrane shall line the trial pit and all edges sealed to prevent concrete leachate coming into contact with root-bearing soil. The pads shall be cast and pre-cast lintels or architectural steelwork placed so as to leave a clearance of at least 50mm from retained roots. The wall shall be constructed. Bricks slips may be bonded to any exposed pre-cast lintels or architectural steelwork if desired

Method 7 : TRANSITION TO SOFT LANDSCAPING

This method shall apply in the brown crosses zone. On completion of construction phase or when all need for construction-related access to the zone has ceased, the slab and any underlying sub-base shall be removed using only hand-held tools or hand-held power tools. The exposed soil surface shall be forked over by hand.

Method 8 : EXISTING HARD SURFACES TO BE SUPERCEDED BY REPLACEMENT HARD SURFACING

This method shall apply in the magenta hatch zone on plan. No 'scraping up' with a mechanical excavator shall be carried out. The existing hard surface shall be lifted by hand tools or hand-held power tools only. The underlying sub-base shall be left undisturbed if levels allow and if the sub-base is competent to support the loads envisaged. Otherwise no excavation below the underside of the existing sub-base shall take

place. Any such excavation in the existing sub-base shall be by hand tools or hand-held power tools only. The sub-base shall remain intact during demolition phase.

Method 9 : EXISTING SOFT SURFACES TO BE SUPERCEDED BY REPLACEMENT HARD SURFACING
This method shall apply in zone of yellow fill on plan. No reduction of levels shall take place. No wheeled or tracked machinery shall be used : construction shall be by means of hand tools. NO reduction in existing ground levels shall take place – no 'scraping up' with or without a mechanical excavator. A 2D geotextile such as 'Treetex' type, shall be laid directly on the ground surface. Levels can be corrected by use of granite chippings NO FINES. Paving slabs shall be laid open-jointed and the joints rammed with granite chippings.

Method 10 : GROUND PREPARATION FOR HEDGE PLANTING AREAS
This method shall apply after completion of main build only. Ground preparation for tree planting areas shall entail removal of hard surfacing using hand tools or hand-held power tools only, the removal of degraded or compacted or contaminated soil to a depth of at least 0.45m below finished surrounding ground level. The base and sides of the pit shall be forked over to at least one hand fork's spit in depth. Screened topsoil (to BS3882 : 2015 topsoil) shall be laid to replace soil volume removed and to a minimum depth of 0.45m within 1.3m of the trunk location of each tree to be planted. Soil handling of any kind shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. Tree planting shall be in accordance with British Standard 8545:2014 'Trees : from nursery to independence in the landscape - Recommendations'. This enshrines good arboricultural practice: the tree shall be planted so that the root collar lies at finished ground level, shall be short-staked and tied with proprietary tree tie. Whips shall similarly be planted so that the root collar lies at finished ground level, and shall be protected with proprietary growing tube (staked). The ground surface shall be mulched within 0.75m of the trunk location to a depth of 100mm with composted organic material or proprietary mulch mat.

Method 11 : In addition to the above, careful general operation and site handling shall be observed as outlined at 06.03 below.

06.02
GENERAL TREE PROTECTION METHODS

A) No fires shall be made on any part of the site, or within 20m of any tree to be retained.
B) No spilling or free discharge of wet mortar, concrete, fuels, oils, solvents, or tar shall be made on any part of the site.
C) No storage of wet materials shall be made within the protective fences.
D) No breaching or moving of the protective fences shall take place without the approval of an arboriculturist.

06.03
It is recommended that acceptance of the recommendations in this report is demonstrated by, for example, the architect specifying in writing to the building contractor that tree care conditions apply in execution of the contract, and by an estimate or written undertaking from the contractor to the architect demonstrating that the practical aspects of observation of such recommendations have been priced in.

06.04
Note to LPA : if the Authority is minded to grant consent, it is invited to consider the incorporation of the specific *order of implementation* of the arboricentric methods above into any Conditions applied. Such a measure is likely to maximise tree protection.

07
General

If conflicts between any part of a tree and the building(s) arise in the course of development these can often be resolved quickly and at little cost if a qualified arboriculturist is consulted promptly. Lack of such care is often apparent quickly and decline and death of such trees can spoil design aims and can of course affect saleability, and reflect poorly on the construction and design personnel involved. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of the finished development.

1st September 2017
Signed:

John C. M. Cromar, **Dip.Arb.(RFS) F.Arbor A.** **01582 808020 / 07860 453072**

APPENDICES

08
Tree Data

Tree number	Tree type	Height	Stem diameters	Radius of RPA if circle (mm)	RPA (m^2)	Comments	Life expectancy (years)	Assessed BS5837 value category
1	false acacia	8.5	100	1200	4.5	Some local ornamental contribution: no public views.	40+	C1
2	London plane	18	750	9000	254.5	Some skyline presence and potential. Outside site; no access; trunk ivy infested. Once pollarded to 5m in height	40+	B1
3	English oak	18	675	8100	206.1	Outside site no access. Good form, highly important to screen between properties. Some skyline presence.	40+	A2
4	willow-leafed pears	3	80	960	2.9	Rather dominated by tree 2.	20+	C1
5		3	80	960	2.9	Rather dominated by tree 3.	20+	C1
6	*Hoheria sexstylosa*	7	180	2160	14.7	A little distorted by 7 and adjoining tree to rear. Evergreen; contributor to screen. Attractive locally; in flower in July/August.	20+	B1
7	false acacia	8.5	100	1200	4.5	Little potential for local area contribution: no public views. Distorted, and affecting 6.	40+	C1
8	London plane	7	250	3000	28.3	Pollarded to 5.5m above ground level. Outside site.	40+	C1
9	*Eucalyptus*	10	220	2640	21.9	Externally poor form	<10	U
10	London plane	10	<400	4800	72.4	Contribution to local screen	40+	B1
11	sycamore	11	210	2520	20.0	Etiolated. Some minor contribution to screen between properties. Close to wall.	40+	C1

In all cases, in the absence of negative comment on vitality and structure, normal systemic and physiological condition should be considered to apply.

Dependent on time of year of survey, deciduous trees may not have been in leaf at the time of inspection. This may have limited precise identification.

09
Schedule

Trees at 123 Broadhurst Gardens, London, NW6 3BJ

Please read in conjunction with plan 1-38-4346/P2. Trees outside the curtilage of the property may be included. Boundaries where marked should always be treated as notional, and no statement either implied or explicit as to the ownership of trees should be taken as definitive or precise. As applicable, the consent to, or acquiescence to, and communication of the timing of the recommended remedial works, as far as the relevant owner is concerned, should be checked before any such trees are actually treated.

Tree number	Tree type	Height	Stem diameters	Comments
1	false acacia	8.5	100	Remove : grind stumps to below ground level.
4	willow-leafed pear	3	80	
5	willow-leafed pear	3	80	
6	*Hoheria sexstylosa*	7	180	Prune to clear 2.5m over garden. Maximum cut size to be 30mm diameter.
7	false acacia	8.5	100	Remove : grind stump to below ground level.
8	London plane	7	250	Prune back to 2m spread over boundary.
9	*Eucalyptus*	10	220	Remove : grind stump to below ground level.
10	London plane	10	<400	Reduce overhang above no.123 to 2m
11	sycamore	11	210	Prune to pleached hedge form in plan as indicated: reduce overhang to west and to clear no.123 to east

NOTES:
This schedule notifies the LPA, where such notification is required, of intention to prune or remove trees in accordance with TCP Act 1990 Section 211. 42 days after notification should be allowed before proceeding with the work, during which time

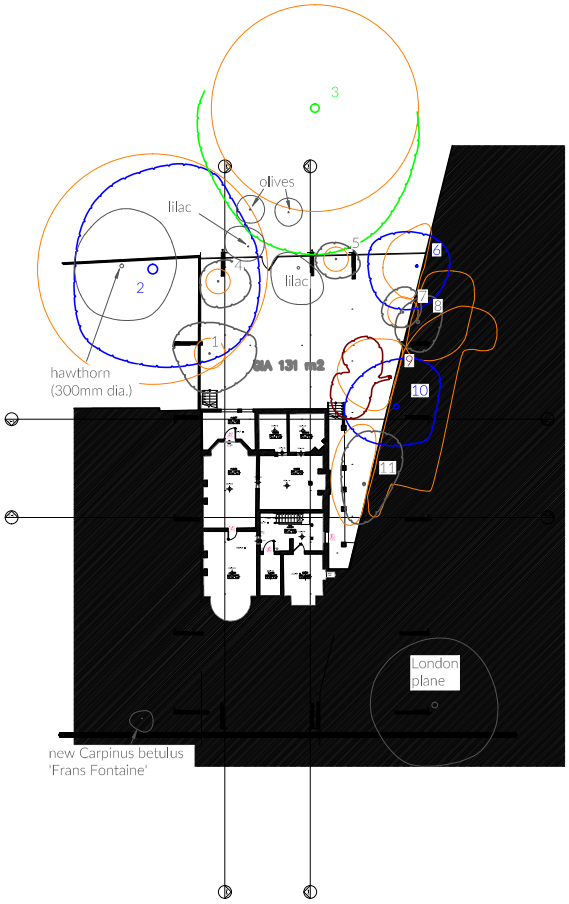
(and after) the LPA may place a Tree Preservation Order on the tree(s), thus requiring a formal application for any works to living wood.

All tree work should be carried out to BS 3998 : 2010 'Tree Work - Recommendations'. The Wildlife and Countryside Act 1981 protects with certain exceptions all birds and their nests. It is an offence to destroy such nests or take or injure such birds in the course of tree works operations. If a tree is a bat-roost, a licence to work on the tree must first be obtained from the relevant Statutory Nature Conservation Organization (in England : Natural England 0845 601 4523.) Acting without a licence is likely to be justifiable only in acute emergencies threatening human life and where all other legally available option such as footpath diversion, fencing and warning signs cannot be applied.

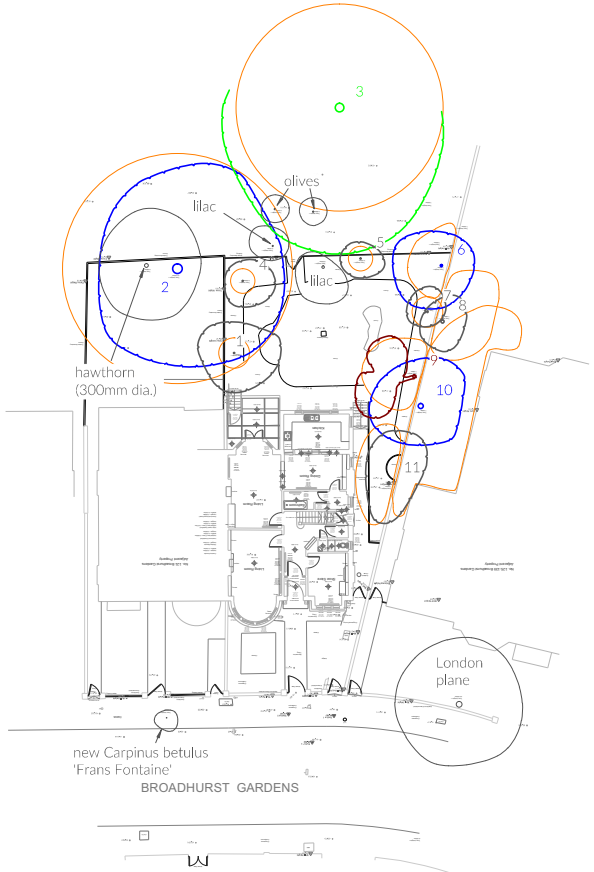
Ivy and dead wood can be important ecological features. Ivy where specified in the work schedule should be treated as per BS3998 section 7.12. In summary this means trimming back (e.g. with a hedge cutter or secateurs) to near the line of the trunk or branches, and/or removing selected stems so that the structure of the tree can be inspected. In practice this may need to be done outside the bird-nesting season. Treatment of dead wood shall be as per section 7.3.2 – essentially shorten if possible, thus retaining some resource for invertebrates, etc.

10
Plans

1-38-4346/P1 v5
1-38-4346/P2 v5



(LGF)



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KEY TO COLOURS/LINETYPES USED IN RELATION TO TREES

GREEN - High Value
BLUE - Moderate Value
BLACK - Low Value
RED - Remove/Very short life expectancy
ORANGE SHAPES: Root Protection Areas

TOOTHED LINE: Tree spread line

DASHED LINE: Understorey spread line

DOTTED LINE: Removed tree spread

NOTES

Do not use for setting out purposes.
All dimensions to be checked on site.

DRG. NAME
TREE VALUE ASSESSMENT AS PER BS 5837:2012 & ROOT PROTECTION AREAS

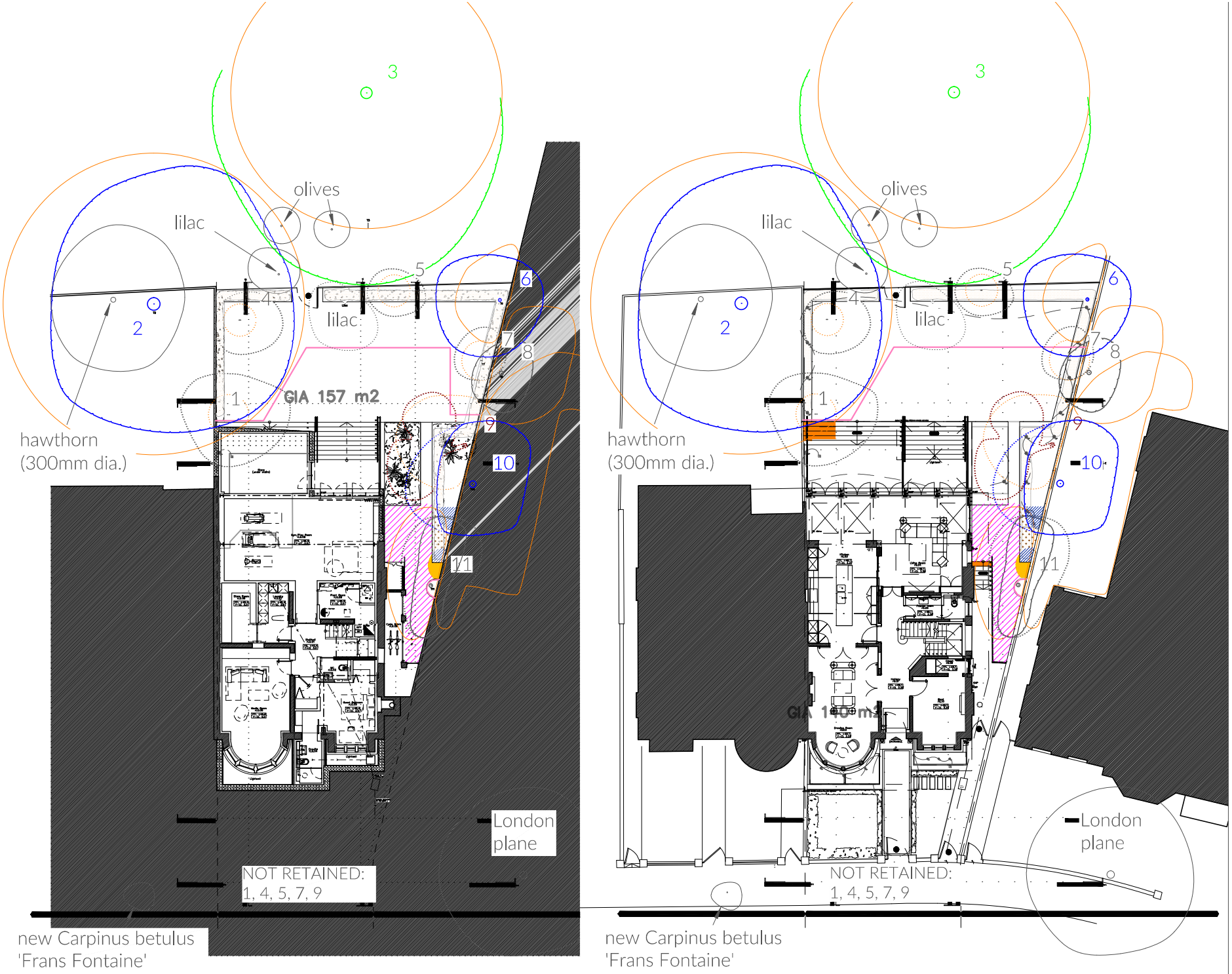
TEXT
FOR FULL DETAILS OF TREE VALUE PLEASE SEE REPORT REF. 1-38-4346

BASED ON
MOBILE CAD SURVEYING LTD. DRG. NO.: 1628 - 02 Ground Floor SUPPLIED

SITE ADDRESS
123 Broadhurst Gardens, London, NW6 3BJ

DRG. REF.	REV. NO.
1-38-4346/P1	v5
SCALE & SIZE	**DATE**
1:100 @ A1	8-Aug-17

0 5



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KEY TO PLAN SYMBOLS/COLOURS USED IN RELATION TO TREES

- PINK LINES: Tree Protection Fencing
- ORANGE SHAPES: Root Protection Areas
- ORANGE FILL: method applies
- MAGENTA HATCH: method applies
- DARK BLUE HATCH: method applies
- CYAN FILL: method applies
- BROWN CROSSES: method applies
- YELLOW FILL: method applies
- A: Proposed replacement planting

NOTES
Do not use for setting out purposes.
All dimensions to be checked on site.

DRG. NAME
TREE RETENTION & TREE PROTECTION MEASURES

TEXT
FOR FULL METHOD DETAILS PLEASE SEE REPORT REF. 1-38-4346

BASED ON
MAREK WOJCIECHOWSKI ARCHS. DRG. NO.: 16009 P_01 and P_02 plans SUPPLIED

SITE ADDRESS
123 Broadhurst Gardens, London, NW6 3BJ

DRG. REF.	REV. NO.
1-38-4346/P2	v5
SCALE & SIZE	**DATE**
1:100 @ A1	1-Sep-17

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