

**Southwell House, 39 Fitzjohns Avenue , NW3 5JY**

**Tree Constraints Plan. September 2017**

39 Fitzjohns Avenue Ltd are drawing up plans to redevelop number 39.

Trees on site have been catalogued and a tree constraints plan has been drawn up to inform the design.

In the absence of adopted local supplementary planning guidance specific to trees

British Standard 5837 (2012)

"Trees in relation to design, demolition and construction – recommendations" is used as the bench mark for submissions to the Local Planning Authority, the LB of Camden.

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- Spot levels
- Grid squares at 10 metre intervals.
- Existing tarmac drives.
- Existing house.
- Existing boundary walls.
- Existing drainage and overhead services.
- Catalogued trees.
- The normative root protection areas (RPA) (as described in the BS) of trees.
- Shrubbery

## **Tree catalogue**

No.	the number corresponds with the location of the tree shown on the constraints plan
Species.	Species is the common name of the tree.
Ht.	The height of each tree is estimated to the nearest metre.
Stem Diam	Is the stem diameter measured with a girthing tape in millimetres at 1.5metres from ground level.
MS	denotes a multi-stemmed tree – the measurement is the average of all of the stems or the girth measurement above the root flare. (C. circa or around)
BS	Is the branch spread to the nearest metre estimated from the centre of the tree towards four compass points.
HCC	Height of crown clearance is the estimated height in metres of the lowest branch.
Age	Y = Young, the bias of growth is to gaining height. MA = Mid Aged, the bias of growth is towards expanding the crown M = Mature, the tree is approaching its maximum dimensions and produces abundant seed.
Structural Condition	G = Good, no indicators that would prompt remedial works at the present time  F = Fair, the tree has structural or physiological indicators which would respond to remedial works  P = Poor, the structural integrity of the tree is compromised.
ERC	Estimated Remaining Contribution in years
CG	Category Grading as per table 1 of BS5837

No	Species	Ht	Stem Diam	BS	HCC	Age	Structural Condition	ERC	CG
1	London Plane	18	1000	N 4 E 4 S 4 W 4	2	M	G Polled at 18m height	40	B
2	London Plane	18	730	N 2 E 2 S 2 W 2	3	M	F Polled at 18m height Recommend inspection of lower forks	40	B
3	Poplar	18	1170	N 4 E 4 S 4 W 4	10	M	F Polled at 18m	40	B
4	Silver Birch	9	350	N 2 E 2 S 2 W 2	2	M	G Polled at 9m	40	C
5	Pear	12	380	N 2 E 2 S 2 W 2	2	M	G Ivy covered	40	C
6	Cherry	14	600 est	N 5 E 3 S 4 W 3	3	M	F Topped in past	20	C
7	Cherry	7	C 150	N 2 E 2 S 1 W 2	1	Y		20	C
8	Cherry	18	MS 2 x C500	N 3 E 3 S 3 W 3	1	M	G Ivy covered	40	C
9	Horse Chestnut	15	860	N 3 E 8 S 6 W 8	2	M	G Pruned back in the past, Small area of exposed wood at base	20	C
10	Purple Plum	7	MS 2 x 150	N 1 E 1 S 3 W 1	0	MA		20	C

11	Purple Plum	8	MS C150	N 3 E 3 S 3 W 3	2	M	F	20	C
12	Ash	7	130	N 1 E 1 S 1 W 1	3	Y	G	20	C
13	Plum	5	C 150	N 1 E 1 S 1 W 1	3	Y	G	20	C
14	Ash	22	620	N 5 E 6 S 3 W 6	3	M	G	40	B
15	Horse Chestnut	14	740	N 2 E 4 S 4 W 4	2	M	F Topped	40	C
16	Ash	18	280	N 3 E 1 S 2 W 1	3	M	G	15	C
17	Ash	15	200	N 3 E 1 S 1 W 1	3	M	G	15	C
18	Ash	20	420	N 4 E 4 S 0 W 3	2	M	G	40	B
19	Ash	20	440	N 0 E 4 S 4 W 2	2	M	G	40	B
20	Ash	15	200	N 1 E 1 S 3 W 1	3	M	G Ash nos, 16, 17 and 20 are suppressed by neighbouring trees.	15	C

21	Ash	20	420	N 4 E 4 S 4 W 2	2	M	G	40	B
22	Cherry	12	270	N 2 E 2 S 2 W 2	2	MA	G	40	B
23	Pear	14	240	N 1 E 1 S 1 W 1	2	MA	G	40	C
23	Apples x 7	Av 5	100 to 200	Av 2	1	MA	F	40	C
24	Purple Plum	8	420	N 0 E 3 S 3 W 3	2	M	F Topped	20	C
25	Purple Plum	8	440	N 1 E 3 S 4 W 2	2	M	F Lean to south	20	C
26	Norway Maple	17	C600	N 4 E 2 S 5 W 4	3	M	Reduced and reshaped in past	30	B
27	Norway Maple	17	640	N 4 E 3 S 5 W 2	3	M	Reduced and reshaped in past. Some deadwood in crown	20	B
28	Ornamental	4	250	N 3 E 2 S 2 W 0	1	M	G	10	C
29	Ornamental	11	C480	N 2 E 2 S 2 W 2	2	M	Ivy covered Decay at first fork	10	C
30	Holly	10	260	N 2 E 3 S 1 W 1	0	M	Exposed wood on northern side. Leaning to east	40	C

31	Horse Chestnut	16	710	N 3 E 5 S 4 W 5	2	M	Pushing wall on street over.	30	B
32	Silver Birch	20	C430	N 2 E 2 S 4 W 3	2	M	Ivy covered	20	C
33	Silver Birch	20	C400	N 4 E 3 S 6 W 4	3	M	Ivy covered	20	C
34	Silver Birch	20	C360	N 2 E 3 S 6 W 3	2	M	Ivy covered	20	C
35	Silver Birch	20	2 x Stems 320 280	N 3 E 7 S 3 W 3	3	M	Ivy covered	20	C
36	Silver Birch	20	C320	N 2 E 1 S 2 W 1	2	M	Ivy covered	20	C
37	Silver Birch	20	2 x stems 170 170	N 1 E 3 S 4 W 1	2	M	Ivy covered	20	C
38	Silver Birch	20	260	N 3 E 4 S 2 W 3	3	M	Caused extensive damage to hard tennis court	20	C
39	Cherry	14	260	N 2 E 3 S 3 W 3	2	MA	Suppressed by adjacent Ash	40	C
40	Lawsons	5	200	N 2 E 2 S 2 W 2	2	MA	G	40	C

41	Beech	14	160	N 2 E 1 S 3 W 2	2	MA		40	C
42	Ash	20	C940 at base	N 5 E 6 S 6 W 5	7	M	Recent root damage to north due to new building. Bark inclusion from 1.5m from ground level to base Blackener on southern part of stem Bark death and exposed wood on northern side	less than 10	U
43	Sycamore	12	230	N 2 E 2 S 2 W 2		MA	Serious damage on northern side of stem due to recent building next door	5	U
44	Sycamore	18	C400	N 3 E 1 S 1 W 1	10	M	Ivy covered. Remove ivy to facilitate closer inspection	20	C
45	Ash	18	440	N 4 E 4 S 7 W 8	6	MA	Exposed roots on southern side	40	B
46	Holly	4	200	N 2 E 1 S 1 W 1	1	Y	Pruning wound at 1m Exposed wood on western stem	10	C
47	False Acacia	6	190	N 2 E 2 S 2 W 4	2	Y	Pruning scar at 1.5m	10	C
48	London Plane	16	900	N 7 E 7 S 7 W 7	7	M	Street tree Reduced and reshaped.	40	A
49	London Plane	22	1080	N 5 E 5 S 5 W 5	8	M	Street tree Reduced and reshaped	40	A
50	Holly	11	330	N 2 E 4 S 4 W 4	1	M	G	40	B

51	Cotoneaster	5	C150	N 4 E 1 S 0 W 1	0	M	Covered in ivy Shrubby	10	C
52	Silver Birch	12	400 est	N 3 E 4 S 3 W 2	2	M	Ivy covered lower stem prevents close inspection	10	C
53	Silver Birch	12	330	N 3 E 2 S 3 W 3	2	M	F	10	C





1. Neighbours extension on northern boundary has adversely affected trees.
2. Large trees roadside and in northern part of front garden preclude a basement extension to the east.
3. Row of Silver Birch have damaged tennis court. In the normal course of householder maintenance the tennis court could be resurfaced. It would be preferable to remove these trees.
4. Trees on rear terrace do not present a building constraint.
5. Chestnut T31 is a building constraint except where there is an existing footprint.
6. It should be possible to extend the existing footprint rearwards.
7. Old pollarded Horse Chestnut is reaching the end of its useful life and could be removed to construct a basement underneath the front garden.
8. Cherry T8 represents a building constraint.
9. Planes T1 & T2 represent a building constraint although adjacent retaining walls may be root barrier.
10. Silver Birch T52 & 53 could possibly be removed to build.
11. & 12 Trees will prevent building basements within root protection areas but will provide useful screen to any new above ground structure.

The site is flat- could build above ground close to trees on piles and cantilevers.

Basement excavations but would need to be out side "root protection areas" unless of course it can be demonstrated that there are significant root barriers.

Basement lids should be circa 1 metre below any area where it is hoped to plant replacement trees.

Tim Price. M.arbor.A





10 metres

A B C U root protection area as described in BS 5837

Southwell House Fitzjohns Avenue  
Tree constraints plan  
September 2017



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No. 39

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## PROPOSED SITE PLAN

1 : 250