GREENMAN
ENVIRONMENTAL MANAGEMENT
EST. 1994

Arboricultural Constraints
Arboricultural Impact Assessment
Arboricultural Method Statement

For proposed development at:

Highgate and Newtown Community Centre and Fresh Youth Academy Bertram Street
London, N19 5DQ

Inspected and prepared by:

Merlyn Woodhouse *Level 4 Arb*
Jonathon Price *BA (Hons) TechCert (ArborA)*
Arboricultural Consultants

Prepared for:

Carlos Gonzales, McBains

Date of site visit: 6th April 2016

Date of report: 18th April 2016
Revised: 1st October 2016 **Revised** 17th October 2018

Report Reference:
HNCC_AIA_revis_11102018_JP_V3_Arboricultural Assessment.pdf

ADDENDUM

Paragraph **CONTENTS** **Page**

Appendices

1.0 Instructions

1.0.1 This report has been prepared by Greenman Environmental Management (**GEM**) following instructions from Carlos Gonzales of McBains, via email on the 9th October 2018. GEM is instructed to undertake a tree survey and to prepare and provide an arboricultural report and associated plans in accordance with the methodology outlined in BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (**BS5837: 2012** hereafter) to support a Section 73 Submission (See Section 3.0 below for details of the proposal).

1.1 Purpose of the Report

1.1.1 To assess the arboricultural, landscape and cultural (conservation) value of the trees on and adjacent to the site in accordance with the methodology set out in BS5837:2012 in order to ensure the identification of trees worthy of retention and the protection of the retained trees throughout the development process.

1.1.2 Specifically, this report and the accompanying information is supplied in order to**:**

- Present information regarding the above ground constraints (crown spread) and below ground constraints (Root Protection Areas – RPAs) in a Tree Schedule and on a Tree Protection Plan

- Identify trees to be removed, trees to be retained and specify measures necessary to protect the retained trees during the site clearance and construction phase of the project.

- Recommend necessary remedial tree works to be undertaken to trees that will be retained prior to commencement of the site clearance, demolition and construction phases of the project.

- Present information regarding the location of protective barriers or fencing and ground protection on a Tree Protection Plan.

- Identify special engineering, excavation or protection measures intended to minimise the impact on trees to be retained of breaches of Root Protection Areas, (RPAs) where this is required in the site layout design.

- Provide an Arboricultural Method Statement for the recommended works relating to trees to be retained during and after the development.

1.2 Report limitations

1.2.1 This is a preliminary assessment from ground level and observations have been made solely from visual inspection for the purposes of assessment in terms relevant to

planning and development, no decay detection equipment has been used in assessing trunk condition.

1.2.2 The conclusions relate to conditions found at the time of inspection. The recommendations contained within this report (see Appendix 1.0- tree schedule) are valid for a period of 12 months only. Any significant alteration to the site that may affect the trees that are present or have a bearing on the planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will necessitate a re-assessment of the trees.

1.2.3 It should be noted that this survey is not a tree safety inspection. It is carried out in order to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations of the tree schedule (Appendix 1.0). A full assessment of the levels of risk posed by trees would be informed by considering site usage together with hazards present within a tree. Changes in site use are likely to occur, during and as a result of, any proposed development. In the light of these changes, regular tree risk assessments are advised.

1.2.4 This report is solely for the use of the developers and the planning authority. Any other use renders it invalid for that purpose.

1.3 Documents provided to GEM

Documents provided include:

- 2018.09.28_GA Drawings
- E1415-02-GA-099- EXISTING TOPO
- 1802-PL-ST-800- Ground Floor Site Plan

1.4 Site visit and Tree Assessment Methodology

1.4.1 A site visit was undertaken on the 2nd April 2016 by qualified arboriculturalist Merlyn Woodhouse. The inspection took place from ground level and employed the Visual Tree Assessment method (Mattheck and Breloer, 1994).

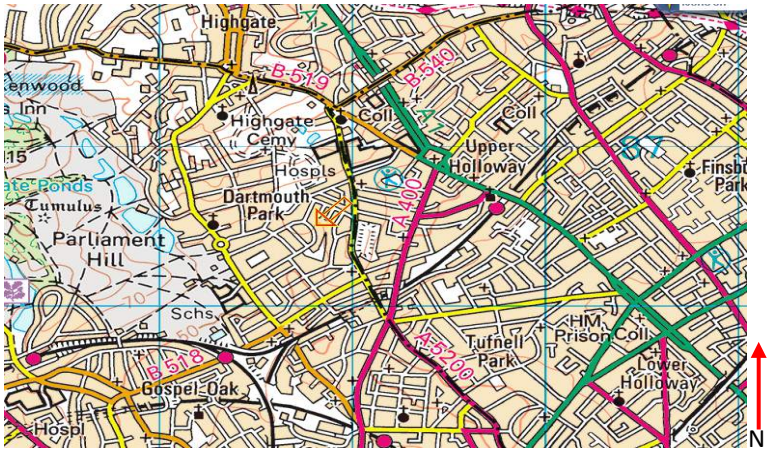
1.4.2 The survey considered trees within the site boundary as well as trees outside the boundary where feasible and considered relevant.

1.4.3 While this appraisal is not a tree risk assessment it nonetheless takes into account observed structural defects of the inspected trees in order to inform conclusions with regard to their retentive worth.

1.4.4 Recommendations that have been provided are intended to address immediate tree hazards and to manage trees within the context of the site becoming a work area and a development site.

1.5 Site description

1.5.1 The site is approximately 0.27 ha in size and is located within the administrative boundary of the London Borough of Camden. The site contains the existing buildings of the Highgate Newtown Community Centre (HNCC), the Fresh Youth Academy (FYA), the People's Gospel Mission Hall, a vacant caretaker's cottage and two residential flats. These buildings are one to three storeys in height and are situated around a centralised courtyard that is used for informal parking and a community garden.



Site Location Plan © www.streetmap.co.uk 2016 Not to Scale

OS X (Eastings)	**528802**
OS Y (Northings)	**186499**
Nearest Post Code	**N19 5DQ**
Nat Grid	**TQ288864 / TQ2880286499**

1.6 Site Access

1.6.1 Pedestrian and vehicular access to the site is via Bertram Street to the north. There is an pedestrian right of way which links Croftdown Road to Bertram Street, running along the western boundary of the site.

1.7 Buildings on site

1.7.1 Structures associated with existing Community Centre.

1.8 Site use

1.8.1 The site contains the existing buildings of the Highgate Newtown Community Centre (HNCC), the Fresh Youth Academy (FYA), the People's Gospel Mission Hall, a vacant caretaker's cottage and two residential flats. These buildings are one to three storeys in height and are situated around a centralised courtyard that is used for informal parking and a community garden.

1.9 Vegetation

1.9.1 The vegetation around the area of interest is predominantly off site garden trees and shrubs in adjacent properties.

2.0 Topography

2.0.1 The area of interest is level.

2.1 Adjacent land use

2.1.1 Residential dwellings and gardens lie to all aspects.

2.2 Data Collection

2.2.1 All measurements are metric, some of which may be estimated. Estimated values are indicated with the symbol **#.** Data collected includes the following information: (further explanations of which are included in the Tree Schedule Key - Appendix 1.0).

- Tree or group number
- Single or group category
- Common and/or scientific name of species
- Height in metres
- Number of stems
- Stem diameter
- Radius of crown in metres
- Age class
- Physiological condition
- Estimated remaining contribution in years
- Structural condition
- Tree categorisation (BS5837-2012)

- RPA – The radius of the **R**oot **P**rotection **A**rea in metres

2.2.2 **Category ratings:** Ratings A, B, C or U are allocated based on the condition of a tree in its current surroundings. No consideration is given to any specific development proposal when allocating category ratings, category definitions are as follows:

A	Those trees which have high quality and value, are in good structural and physiological condition and are expected to have a useful life expectancy of at least another 40 years- indicated in green on the Tree Constraints Plan and Tree Protection Plan
B	Those trees which would be considered as category A trees but which are of lower value, poorer structural condition, or which are expected to have a useful life expectancy of a minimum of 20 years- indicated in blue on the Tree Constraints Plan and Tree Protection Plan
C	Those trees which are of low quality and value, trees currently in adequate condition to remain until new planting is established or are young trees with a stem diameter less than 150mm. Category C trees are expected to have a life expectancy of a minimum of 10 years- indicated in grey on the Tree Constraints Plan and Tree Protection Plan
U	Trees in such a condition that any existing value would be lost within ten years and which should, in the current context, be removed for reasons of sound arboricultural management- indicated in red on the Tree Constraints Plan and Tree Protection Plan

2.2.3 **Sub categories:** Sub categories of 1, 2 or 3 are included in the tree schedule and plans and are defined as follows:

Sub category 1	**Sub category 2**	**Sub category 3**
Trees with arboricultural value	Trees with landscape value	Trees with cultural or conservation (ecological) value

2.3 Data presentation

2.3.1 Data collected regarding the individual trees or groups is presented in the Tree Schedule in Appendix 1.0 in accordance with BS5837: 2012.

2.3.2 Trees have not been tagged, but have been allocated an individual tree number. This number is used to identify a tree or a group of trees throughout the report, within the schedule and on the Tree Constraints Plan.

2.4 Arboricultural Constraints

2.4.1 The identification of the above and below ground constraints posed to the development of the site by the trees is intended to inform the design of the site.

2.4.2 The Tree Constraints Plan (Appendix 2.0) shows the Root Protection Areas (RPAs) for the individual trees identified in the Tree Schedule (Appendix 1.0). This represents the minimum area in m^2 which should be left undisturbed around each retained tree. The Tree Constraints Plan also shows a representation of the crown spread of each tree measured in four cardinal directions. The RPA has been calculated in accordance with BS5837: 2012.

2.4.3 There surveyed trees comprise moderate quality semi mature and mature landscape planted amenity trees scattered about the boundary of the residential gardens and one semi mature London Plane in open space to the south west.

2.5.5 Before any works can be carried out on the trees on/adjacent to site or any works that may affect the health and condition of the trees on site, notification must be given to Camden Council as the site falls within the Dartmouth Park Conservation Area.[1]

2.5 Summary discussion of arboricultural components

2.5.1 The off site trees are of low moderate quality, mostly self set or of incidental design.

2.5.2 The majority of the trees surveyed score a Category C/B under Table 1 of BS5837-2012, which recognises their general good management and undisturbed nature of their location, which has allowed them to mature and develop towards full landscape potential.

[1] http://www.camden.gov.uk

Plate 1: View west at T3 and T4

Plate 2: View west at T5

Plate: View East at T1 Plane, pollarded in 2014/2015. (c) www.google.com 2016)

3.0.1 Proposal

3.0.2 The proposed The London Borough of Camden Development Division (the **Applicant**), as part of their Community Investment Programme (CIP) have been working to realise an ambitious plan to secure the future of the Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ (the **site**) and Fresh Youth Academy (FYA) against a backdrop of financial cuts and increasing maintenance and running costs. An initial high level study of the the site was completed in June 2013, which identified opportunities to pay for new and improved community facilities by including for sale housing as part of any development on the site. The current Section 73 application seeks to modify the extant permission (2016/6088/P) to proposed uses as as community facilities (Use Class D1) and residential housing (Use Class C3).

3.1 Tree removals

3.1.1 Four trees will be required to be removed to facilitate development, T2, T3, T4 and T5.

3.2 Activities proposed in the vicinity of retained trees

3.2.1 The demolition of the existing HNCC structures will take place near off site trees, T2, T3, T4 and T5, all in off-site residential gardens.

3.2.2 In addition it is proposed to construct a temporary haul road into site from the south west off Croftdown Road, adjacent to T1, where special protection measures will be required to ensure its safe retention during demolition and construction. These will include ground protection and/or load-bearing surfaces, stem protection, warning

signs and other measures to be proposed at the Detailed Arboricultural Method Statement stage.

3.3 Below ground constraints.

3.3.1 While the Tree Constraints Plan shown in Appendix A shows nominal Root Protection Areas overlapping into site, it is considered that the relevant trees likely post-date the existing structure.

3.4 Above ground constraints

3.4.1 All works adjacent to the off site trees will be supervised by the ACoW.

3.5 Mitigation

3.4.2 Mitigation planting for tree removals will be negotiated through discussions with adjacent property holders

4.0 Preliminary Arboricultural Method Statement

4.0.1 Introduction

4.0.2 This Arboricultural Method Statement Details the sequence of operations that will be undertaken in order to protect retained trees throughout the development process and the methodology for all proposed works in relation to retained trees. It is intended to be supplied to and agreed by the Site Manager prior to commencement of *any works on site.*

4.0.3 Copies of the Arboricultural Method Statement document will be available for inspection on site and will form the basis of the management of all works relating to the trees on the site for the Site Manager following commencement of the project.

4.0.4 **Site Location**

OS X (Eastings)	528802
OS Y (Northings)	186499
Nearest Post Code	N19 5DQ

4.0.5 **Arboricultural Consultant**

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Greenman Environmental Management
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4.0.6 **Agent**

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4.1 **Tree Protection**

4.1.1 Before the commencement of any demolition works on site protective fencing will be installed in the positions shown on the Tree Protection Plan (Appendix 2.0). The fence shall be installed in accordance with BS5837: 2012 6.2.2.2 figure 2, and consist of a vertical and horizontal framework, well braced to resist impact as illustrated in the protective fencing specification (Appendix 4.0). The vertical tubes should be spaced at a maximum interval of 3 metres and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed. The protective barriers will remain in place until the completion of all works.

4.1.2 Signs similar to that reproduced in Appendix 2.0 will be fixed to the outside of the protective fencing to clearly identify the barriers as being for tree protection.

4.1.3 Other than works detailed within this method statement, no works (including the storage or dumping of materials, or the storage or operation of machinery or plant) shall take place within the Construction Exclusion Zones defined by the protective barriers other than those agreed with the Project Arboriculturalist and ACoW.

4.2 Arboricultural Works

4.2.1 No arboricultural works are proposed to the trees surveyed other than the four removals. It is recommended that an annual inspection for condition and associated risk/hazard is carried out and recorded by a qualified arboriculturalist.

4.3 Works within Root Protection Areas

4.3.1 The key area where works may take place within the RPA of off site trees is adjacent to T2, T3 , T4 and T5. IIt is assessed that due to construction and access requirements, retention is not viable and appropriator mitigation will be proposed as part of ongoing discussions with neighbours and tree owners by the relevant construction and management team members. Regarding T1, which is desired to be retained, exploratory investigations as to the likely rooting architecture, such as

major structural and larger feeding/fibrous roots and root bundles will be carried out. A detailed Arboricultural Method Statement will set out the precise methods for dealing with exposed roots and this will be coordinated with a technical specification for the required depths and performance requirements of the replacement structures.

4.3.2 A further detailed study of the method of constructing the proposed haul road will take place and the performance specifications required to safeguard the offsite Plane T1 will be set out within the Detailed Arboricultural Method Statement. These performance specification are: No/minimal root damage, close-stem protection, no vehicle strikes; minimum intervention.

4.4 Additional precautions outside of the Construction Exclusion Zone

4.4.1 No materials that are likely to have an adverse effect on tree health will be stored or discharged within 10 metres of the trunk of a tree that is to be retained. Consideration will be given to the implications of storing materials upslope of this exclusion zone in order to avoid the risk of potential spillages leaching down-slope and contaminating the Root Protection Area of a tree. Such materials include Oil, Bitumen and Cement.

4.4.2 Fires near trees are prohibited. Where they are unavoidable, they should not be lit in a position where heat could affect the foliage or branches of retained trees. The potential size of a fire and the wind direction should be taken into account when determining its location and it should be attended at all times until safe enough to leave.

4.4.3 Care must be taken when planning site operations to ensure that wide or tall loads or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Any transit or traverse of plant in proximity to retained trees should be conducted under the supervision of a banksman.

4.4.4 No equipment, machinery, structure, notice boards, telephone cables or other services shall be attached to or supported by a retained tree.

4.5 Access for Construction Works – Plant and Machinery

4.5.1 All plant and storage and welfare equipment will be kept on existing hard-surfacing/car-parking and outside the RPA's of retained trees.

4.6 Supervision and monitoring

4.6.1 The project arboriculturalist or ACoW will be responsible for the monitoring of all tree protection measures and compliance with the detailed arboricultural method statement.

4.6.2 Where demolition works occur with close proximity to retained trees, a watching brief will be employed through the supervision by the ACoW.

4.7 Contingency Plans

4.7.1 In the event of unforeseen incidents occurring, that may adversely affect or threaten the welfare or security of the trees, the resident Site Agent/Manager shall inform the project arboriculturalist at the earliest opportunity and not more than one working day following the incident A record of any emergency incidents and works shall be maintained by the project arboriculturalist.

4.7.2 Incidents which may merit such contingency plans include:

- Accidental / unauthorised damage to the limbs, roots or trunk of trees
- The spillage of chemicals within or adjacent to a Root Protection Area
- The un-scheduled breaching of a tree protective barrier or Construction Exclusion Zone

4.8 **Sequence of Works**

4.8.1 The sequence of works shall be as follows:

- Erection of tree protection barriers in the position detailed on the tree protection plan and discussion on site with ACoW
- Site set up including installation of protection measures relating to the proposed Haul Road and T1 relationship
- Removal of T2, T3, T4 and T5 following appropriate discussions and permissions with the tree owners
- Installation of protection fencing (if required)
- Removal of protective fencing
- Mitigation Planting
- Sign off and re-survey

4.8.2 **Legislation and Guidance**

- Town & Country Planning Act 1990
- Town & Country Planning (Trees) Regulations 1999

- Health & Safety at Work Act 1974
- Construction (Design & Management) Regulations 1994
- BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations
- BS3998:2010 Tree Work- Recommendations
- National Joint Utilities Group (NJUG) Guidelines for installing and maintaining services close to trees (NJUG Vol 4)

Appendix A: Tree survey schedule and key

TREE SCHEDULE Highate and Newtown Community Centre, Bertram Street, London

Client: McBains

Surveyors: Jonathon Price, Merlyn Woodhouse

Date of Survey: April_2016_(Recommendations revised October 2018)

Tag Number	Single or Group	Number in Group	Tree Species	Height (m)	Number of Stems	Stem or Base Ø (mm)	Crown Clearance (m)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	Age Class	Physiological Condition	ULE (Years)	Tree Structural Condition Site Notes Long-Term Recommendations	Immediate Recommendations	Category	Root Protection Area (m^2)
1	S		*London Plane*	12	1	700	4	4	4	2	4	M	Good	40+	Good, well historically managed Off site treeLong-term Management:None specified during Tree Survey.	No works recommended at present.	**B1**	221.70
2	S		*Sycamore*	6	1	400	6	1	1	1	1	M	Poor	10+	Fair, tree heavily reduced, v.few leaf bearing branches Off site tree, survey made with no view of lower stem from approx 10mLong-term Management:None specified during Tree Survey.	No works recommended at present.	**C2**	72.39
3	S		*Box Elder*	7	1	360	3	4	3	2	2	SM	Fair	20+	Fair Off site treeLong-term Management:None specified during Tree Survey.	Tree to be removed, appropriate replacements to be agreed and implemented with tree owners' input.	**B1**	58.64
4	S		*Box Elder*	8	1	420	1	2	2	2	1	SM	Fair	10+	Tree topped at 3m, woodpecker holes near top of stem, no significant branches on tree Off site treeLong-term Management:None specified during Tree Survey.	Tree to be removed, appropriate replacements to be agreed and implemented with tree owners' input.	**C2**	79.81
5	S		*Plum*	7	2	170	2	3	3	4	1	SM	Good	20+	Lean to east Off site treeLong-term Management:None specified during Tree Survey.	Tree to be removed, appropriate replacements to be agreed and implemented with tree owners' input.	**B1**	9.08

Explanatory Notes can be found at rear of table.

Tree Schedule - KEY

Tree Number
Trees are tagged with metal tags where feasible. Where this has not been feasible, or desirable tree numbers relate to those marked on the Tree Constraints Plan and Tree Protection Plan drawings.

Single or Group
One tree in a group may be tagged to identify trees of a relatively uniform arboricultural or landscape feature.

Number in Group
Number of trees (irrespective of species) within a group.

Species
Scientific name. Groups – scientific names together with number of this species within group.

Height (metres)
All heights are estimated. Where feasible height estimation is carried out with the aid of a clinometer or similar device.

Number of Stems
1 indicates single stem, >1 indicates multi-stemmed tree.

Stem or base diameter (metres)
Stems are measured in accordance with BS5837:2005. Single stem diameters are measured at 1.5m with a diameter tape or callipers. Multi-stemmed trees are measured at above root flare. All measurements are rounded down to the nearest cm. All measurements in bold are estimates either due to restricted access or climbing plant growth about the stem.

Crown Clearance (metres)
Distance above ground level of crown periphery to inform access beneath crowns.

Crown Spread Radius – N, S, E, W (metres)
The crown radius from bole to crown limit identified at four cardinal points. This will allow presentation of above ground constraints on Tree Constraints Plan. Measurements are approximate and depend on clear access about crown.

Age Class
Young, Semi-Mature, Mature, Ancient, Veteran.

Physiological Condition
Good, Fair, Poor, Dead.

ULE (Years)
Useful Life Expectancy. Anticipated future contribution to amenity.

Notes and Recommendations
Tree structural condition. Site notes/description. Long term management recommendations.

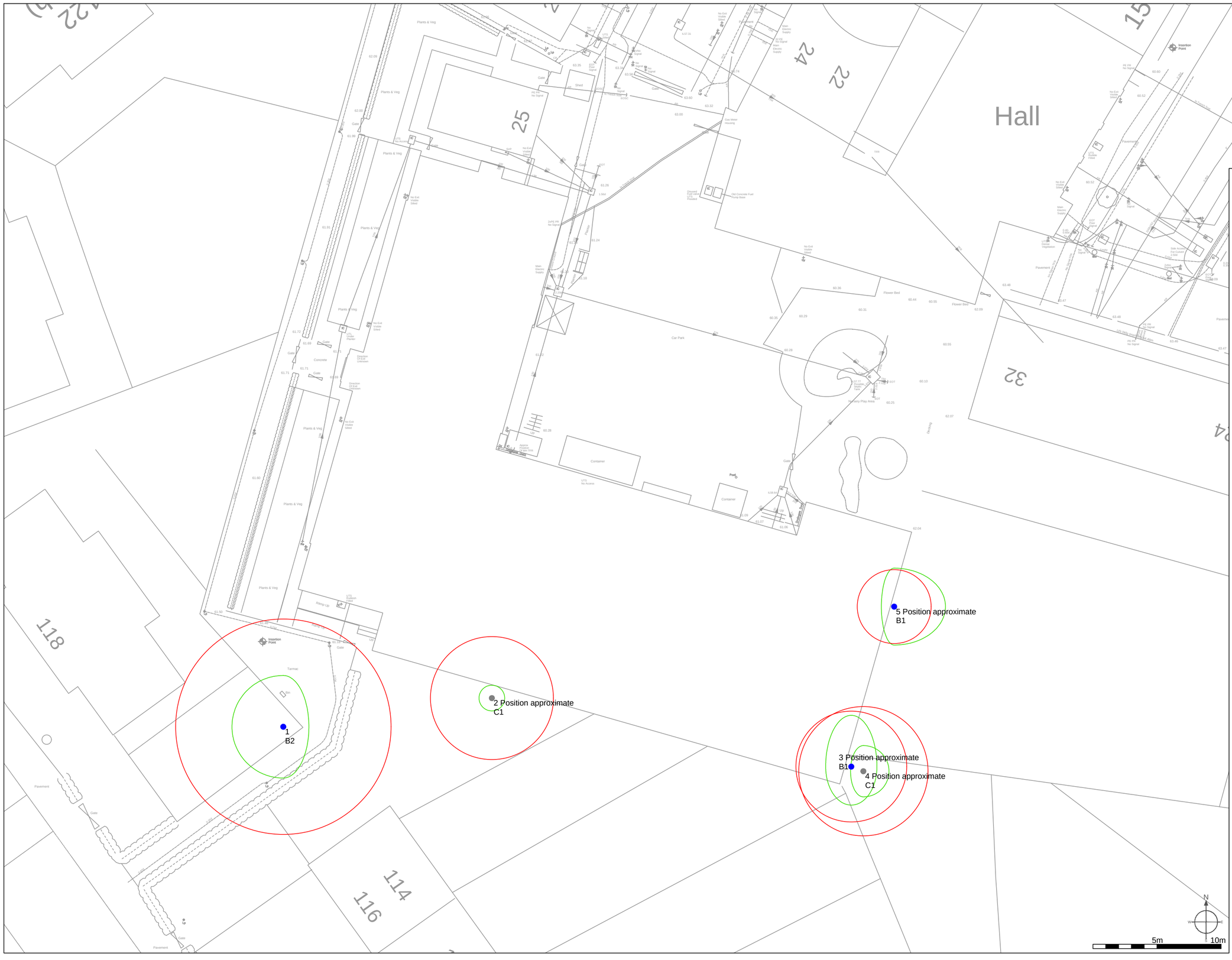
Immediate Recommendations
Remedial tree works required to manage risks requiring attention within six months.

Category
Category as defined within BS5837:2005. Category A-C: trees identified for retention. Category U: trees identified for removal

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those 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	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Appendix B: Tree Constraints Plan and Tree Protection Plan – Fencing Specification – Fencing Signs



Symbol Guide

Category — Crown Spread

Root Protection Area — 13 B — Tree Number / Category

BS5837:2012 - Tree Category

- Category A Trees — High Quality
- Category B Trees — Moderate Quality
- Category C Trees — Low Quality
- Category U Trees — Poor Quality/Remove

NOTE: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

GREENMAN ENVIRONMENTAL MANAGEMENT EST. 1994

Project Name:
Highgate and Newton Community Centre, Camden, London

Drawing Title:
Tree Constraints Plan

Drawing Number:
160411-NHCC-TCP-LI

Client:
RCKa Architects

Agent:
-

Date:
April 2016

Scale:
1:200 @ A2

Winscombe Street

Consented scheme shown in red dashed line

- No ground compaction with the RPA of T1
- No physical damage of the stem of T1 through vehicle strike, whole, part or in load.
- No physical damage to the crown structure of T1 through vehicle strike, Detailed protection and mitigation to be delivered though a Detailed Arboricultural Method Statement (DAMS)

1 B2

2 Position approximate C1

T2 to be removed and appropriate replacement negotiated with the tree owners during the planning and development process.

3 Position approximate B1

4 Position approximate C1

5 Position approximate B1

T3, T4 and T5 to be removed and appropriate replacement negotiated with the tree owners during the planning and development process.

LV Room

Substation

Gas Meter

5m 10m

Symbol Guide

Category — Crown Spread

Root Protection Area — 13 B — Tree Number / Category

BS5837:2012 - Tree Category

- Category A Trees High Quality
- Category B Trees Moderate Quality
- Category C Trees Low Quality
- Category U Trees Poor Quality/Remove

NOTE: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

GREENMAN ENVIRONMENTAL MANAGEMENT EST: 1994

Project Name:
Highgate and Newton Community Centre, Camden, London

Drawing Title:
Arboricultural Impact Assessment

Drawing Number:
181022-HNCC-AIA-Rev C-LI&AM

Client:
McBains

Agent:
-

Date:
October 2018

Scale:
1:200 @ A2

PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

TREE PROTECTION AREA
KEEP OUT !

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY