Arboricultural report on trees on and adjacent to a proposed development site at 144 Mill Lane London NW6 1TF

December 2018

Sylvan Resources Ltd. forestry and arboriculture

Dog Field House, Abcott, Clungunford, Craven Arms, Shropshire SY7 0PX tel: 01588 660547 e-mail: jon@sylvanresources.co.uk

1.0 Introduction

1.1 Mr Raphael Skerratt was commissioned to complete a BSS5837 Tree Survey, Arboricultural Impact Assessment, Method Statement and Tree Protection Plan in support of an application to demolish a garage and store and replace these with a studio annex in the rear garden of 144 Mill Lane.

1.2 My instructions are to revise the arboricultural impact assessment and method statements prepared by Mr Skerratt.

1.3 Mr Skerratt produced two reports, a copy of his second report is appended. (Appendix F) It should be read in conjunction with this document.

1.4 This report also addresses an error made in the second of Mr Skerratt's reports.

2.0 Designations

2.1 Mr Skerratt's appended report states that the site does not fall within a Conservation Area. He refers to two trees, identified in his report as Trees 001 and 002 (Limes), as being protected by a Tree Preservation Order.

3.0 Tree survey

3.1 The trees were surveyed by Mr Skerratt in accordance with British Standard Specification 5837 (2012). The Standard applies to trees whose diameters exceed 75mm measured 1.5 metres from the ground. Appendix A of Mr Skerratt's report contains the findings of his survey. These should be read in conjunction with the accompanying tree survey drawing which indicates the locations of the trees, the extent and shape of their crowns, and the BSS 5837 category into which they have been placed. The survey method is described in BSS 5837 (2012) "Trees in Relation to Construction."

4.0 Arboricultural Impact assessment

4.1 Tree removal.

4.1.1 Mr Skerratt produced two reports, the first proposed the removal of Tree 002 and the retention of Tree 001. This report supported a planning application which was refused. The refusal was appealed and overturned. The planning inspector referred to Mr Skerratt's report. He did not object to the removal of Tree 002.

4.1.2 Following appeal, the planning application was resubmitted to the planning authority. In support of the resubmission, Mr Skerratt provided the second report appended to this one. In this report, he erroneously showed Tree 002 as being retained throughout and

beyond development. His error led to the planning authority granting planning permission on the misunderstanding that the tree was to be retained. This misunderstanding requires correction. The planning permission needs to align with the inspector's findings. The error was not made by the planning authority. Mr Skerratt's report makes several conflicting statements about Tree 002. These are highlighted in his appended report.

4.1.3 In my opinion consideration should also be given to the removal of Tree 001. This is a poor-quality specimen which provides little amenity benefit. The tree could be replaced with another species whose mature height is smaller than a Lime tree's and therefore more in scale with the local environment.

4.1.4 A small section of the garden boundary fence must be removed to provide construction access. This fence is heavily clad in ivy which will also be removed. The removal of the fence does not affect any shrubs or trees.

4.15 The appended Tree Removal Plan SR2 shows the locations of the trees to be removed. (Appendix A)

4.2 Root protection

4.2.1 Mr Skerratt's analysis in paragraphs 3.1-3.3.6 of his report is changed by the removal of Tree 002. It is further changed if the planning authority agrees to the removal if Tree 001.

4.2.2 I agree with his analysis that the root protection areas (RPAs) of the Lime trees are more likely to be rectangular in nature rather than circular.

4.2.3 I agree that the RPAs of both trees coalesce to form a single combined RPA.

4.2.4 In my opinion the RPA of Tree 001 is more likely to extend northwards rather than southwards into the RPA of Tree 002 as drawn by Mr Skerratt. The combined RPA south of Tree 001 is smaller than that to the north and east of this tree.

4.2.5 The south part of the combined RPA is occupied by Tree 002. Its roots will be occupying this part of the combined RPA and extending northwards towards and into the RPA of Tree 001.

4.2.6 Because of its restricted nature, there will be heavy competition within the south part of the combined RPA. For this reason, I consider it unlikely that Tree 001 will have rooted into the area occupied by Tree 002.

4.2.3 I agree with Mr Skerratt's opinion that the Birch Tree 003, is unlikely to have rooted beneath the existing garage.

5.0 Arboricultural Method Statement

5.1.1 This method statement sets out measures for the protection of the retained trees in relation to the development proposals.

5.1.2 The locations of the trees are shown on the appended Tree Protection Plan.

5.1.3 The measures contained in the statement are based on the advice and guidance set out in *BS5837: 2012: Trees in relation to design, demolition & construction – Recommendations.*

5.2 Status

5.2.1 This method statement forms part of the building contract and its requirements are an integral part of the contract specification and schedule of works.

5.2.2 A copy of the method statement must be available for inspection on site for the duration of construction works.

5.2.3 All persons working on site should be aware of the importance of avoiding damage to trees and should observe the necessary precautions. Appendix C contains a guidance leaflet for people working on the site.

5.3 Preparatory tree works prior to construction

5.3.1 Tree 001, (subject to consent) and 002, shall be removed before other site work begins. Their locations are shown on the tree removal plan (Appendix A). The work shall accord with BSS 3998:2010 Recommendations for Tree Work. It shall be carried out by an appropriately qualified arboriculturalist. Arisings shall be removed to an approved tip. Stumps may be ground or dug out.

5.4 Protective measures

5.4.1 If permission to remove Tree 001 is not granted it shall be protected in accordance with the following specifications.

5.5. Tree Protection fencing

5.5.1 The extent and location of the tree protection fencing is shown as a solid red line on the appended Tree Protection Plan (Appendix B). Fencing shall be erected before any site work begins. No demolition, soil stripping, breaking out of existing hard surfaces, re-grading or other excavation shall takes place before its installation.

5.5.2 Tree protection fencing shall comply with the advice and guidance

contained in BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations. A diagram reproduced from the Standard is in Appendix D

5.5.3 The British Standard specifies 2000mm high panels with a galvanized tubular frame and welded mesh infill (eg Heras round or square top panels or equivalent), attached to a scaffold framework with braced uprights at no more than 3m intervals. Alternatively, subject to the planning authority's approval, the fencing may be mounted on proprietary concrete or rubber feet and the panels linked together with two anti-tamper couples per panel join.

5.5.4 The area separated from the construction site by this fencing is the **Construction Exclusion Zone (CEZ).** The following shall be excluded from it:

animals;
pedestrians;
vehicles and construction equipment;
materials and equipment storage; and
contamination from materials used outside the CEZ, and
Surface water runoff from outside the CEZ

5.5.5 Clearly legible, weatherproof signs will be fixed to the perimeter fencing of the CEZ clearly setting out the access restrictions set out above. (Appendix E)

5.6 <u>Protective measures: ground protection</u>

5.6.1 Ground protection layers will be installed in the area hatched red on the Tree Protection Plan (Appendix B) at the same time as the protective fencing (see 8.2.2 above) is erected. No demolition, soil stripping, breaking out of existing hard surfaces, re-grading or other excavation shall take place before the ground protection layers have been installed. The ground protection layers shall comprise a layer of interlinked ground protection boards (12mm Portatrak or equivalent) over 150mm of woodchip above a geo-textile membrane.

5.6.2 Existing hard surfacing is acceptable as a ground protection layer without reinforcement. If removed at any stage before completion of development, the exposed ground shall be protected in accordance with paragraph 7.3.1 above.

5.6.3 Ground protection will be laid by persons and machinery working from protected surfaces.

6.0 Works during construction

6.1 Summary

6.1.1 Most of the area referred to in this method statement is located within the Root Protection Area (RPA) of Trees 001 and 002.

6.1.2 Unless otherwise specified below, the working methods set out in this section apply to the complete site

6.2 Storage and use of materials

6.2.3 Phytotoxic materials will be stored at least 10m from the stem of any retained tree.

6.2.4 Phytotoxic liquids (diesel for example) will be stored in a double bunded container to prevent damage from accidental spillage.

6.2.5 Inert materials must be stored on areas of existing hard surfacing or on a ground protection layer.

6.4 Lifting, excavating and handling equipment

6.4.1 Lifting, excavating and handling equipment must be of such a size and be in such a position that, when in use, no part extends into the crown of any retained tree. The crown limits of retained trees (in terms both of spread and height clearance) are provided in the Tree survey schedule (Appendix F of Mr Skerratt's report) If necessary, a banksman shall be employed to direct plant operators.

7.0 Operations

7.1 Demolition

7.1.1 Demolition shall be done by machine or hand and away from the CEZs and into the foot print of the building being demolished. Care shall be taken to avoid dust settling into neighbouring tree canopies. If necessary, it shall be dampened down with water jets.

7.1.2 Excavations shall be completed by rubber tracked machines working off the ground protection layer, their weight shall not exceed that which it is specified to carry.

7.2 Services

7.2.1 Services including power and data cables, foul water and drainage shall be routed away from RPAs.

7.3 Working within CEZs

7.3.1 Levels within the CEZs shall not be reduced. They may be raised by the addition of an inert granular no fines fill or top soil.

7.3.2 The Arboricultural Consultant will be notified in writing at least 48 hours before the start of approved works within any CEZ.

7.3.3 Although none are envisaged, excavations within CEZs shall only be undertaken after they have been approved by the local authority tree officer. Excavations within 500mm of the stem of any tree shall be dug by hand. In other areas, they may be dug by hand or by machinery whose ground bearing pressure does not exceed 0.3kgf/cm^2.

7.3.4 If heavy pedestrian access over a CEZ is unavoidable, the ground shall be protected in accordance with 8.3.2 above.

7.4 Removal of protective fencing

7.4.1 The Arboricultural Consultant will authorise removal of the CEZ boundary fencing.

10.0 Conflicts and remedial actions

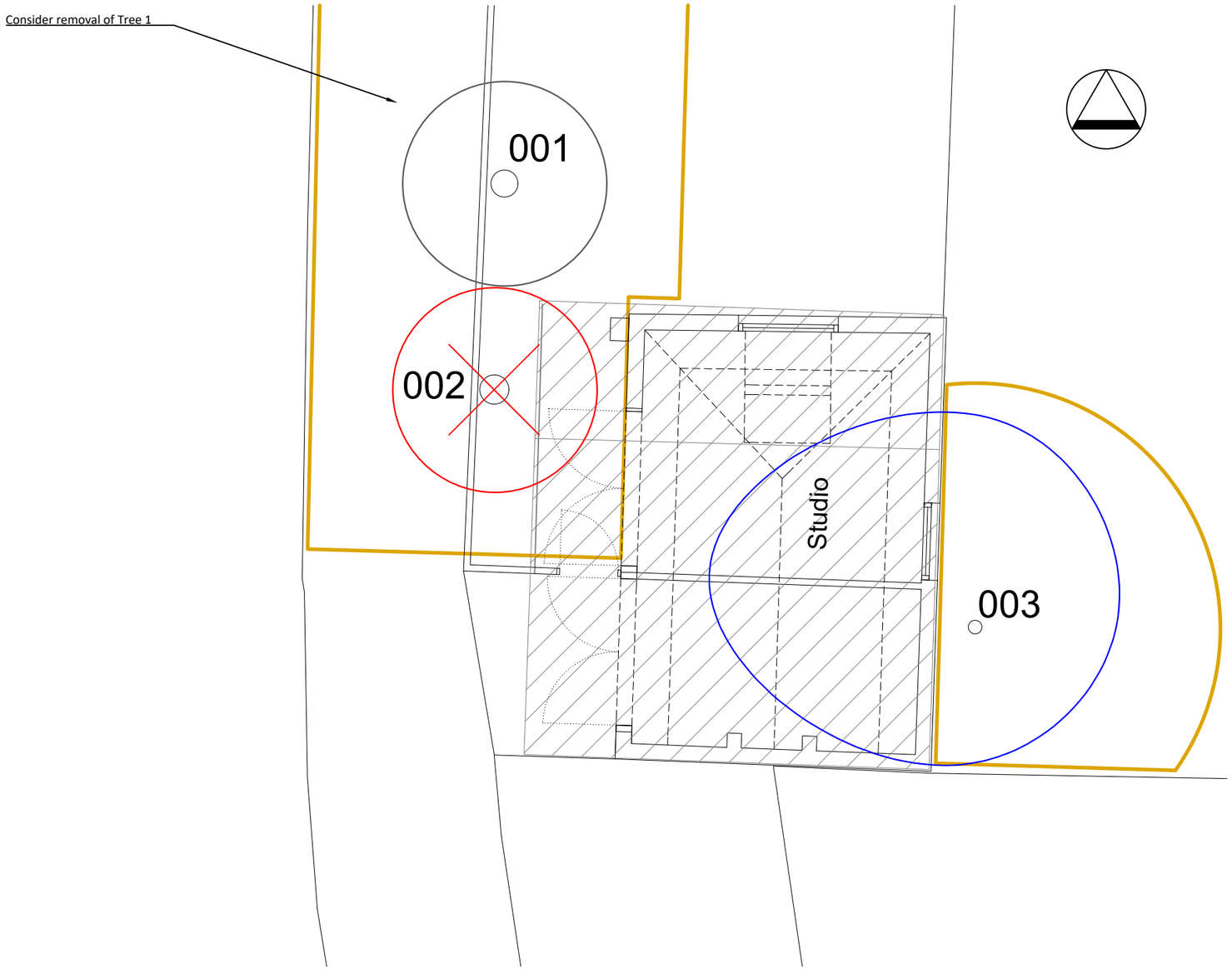
10.1 The main potential sources of damage to trees are listed in Table 1 below together with the remedial measures that should be adopted to minimise or avoid damage.

Table 1: Summary of Potential Damage Sources and Remedial Measures

Damage	**Remedial actions**	**See**	**Trees at risk**
Damage to tree stems and foliage	Erect protective fencing; plan construction activities to avoid damage to overhead branches:	Section s 5.0,6: Tree protection plan	All
Damage by surface compaction from site traffic/storage of materials	Observe restrictions applying to CEZs	Section: 7.0 Tree protection plan	All
Damage from spillage of toxic materials	No phytotoxic materials to be stored within 10m of any CEZ	Section 6.0 Tree protection plan	All
Damage to tree roots	Observe restrictions applying to CEZs; follow sympathetic excavation procedures	Sections: 5,6- Tree protection plan	All

J C Terry MSc, MICFor, MRICS, CEnv
Sylvan Resources Ltd.

Appendix A
Tree Removal Plan



Existing Tree

001

Trees are coloured on plan to correspond to the Retention Categories specified in: *BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations*

Category A - Green

Category B - Blue

Category C - Grey

Category U - Red

Root Protection Area (RPA) as defined in BS5837:2012. *Trees in relation to design, demolition and construction - Recommendations*

Tree to be removed for development purposes

007

N

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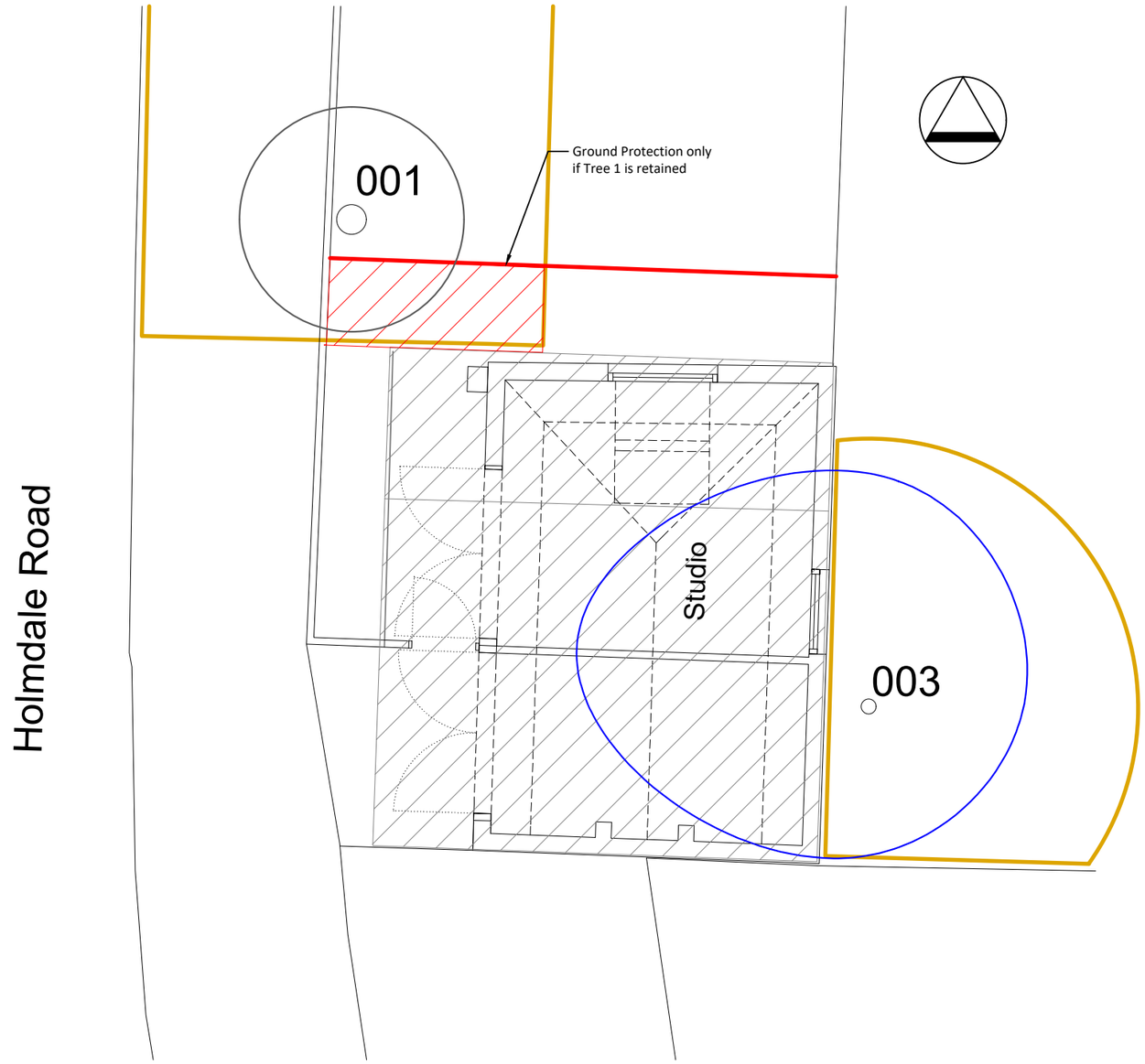
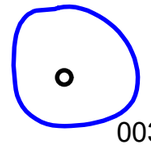
Project/Site: 144 Mill Lane, London			
Drawing Title: SR2 - Tree Removal			
Drawing no	Rev: B	Scale: 1:100 (A3)	Date: 11/01/2019

Appendix B
Tree Protection Plan



KEY



Existing Tree

Trees are coloured on plan to correspond to the Retention Categories specified in: *BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations*

Category A - Green

Category B - Blue

Category C - Grey

Category U - Red

Root Protection Area (RPA) as defined in BS5837:2012. *Trees in relation to design, demolition and construction - Recommendations*

Footprint of Proposed Development

Ground Protection Area

Protective Fencing

N

Sylvan Resources

Project/Site: 144 Mill Lane, London			
Drawing Title: SR3 - Tree Protection			
Drawing no	Rev: B	Scale: 1:100 (A3)	Date: 1/01/2019

Appendix C
Tree Protection Leaflet

TREE PROTECTION NOTES FOR CONTRACTORS

Trees are thin skinned and easily damaged

Their roots spread widely and run close to the ground surface.

All of the following can cause serious damage:

- Heavy traffic over and the storage of heavy materials above tree roots
- Direct damage to stems and branches from badly handled construction equipment,
- Root damage caused by unnecessary excavation
- Leakage of toxic liquids and powders above roots and close to tree stems.

Please keep the trees on site safe by following these simple rules carefully and in full.

There is a protective fence round each retained tree. These fenced-off areas are CONSTRUCTION EXCLUSION ZONES (CEZ). Don't enter any CEZ unless authorised to do so

In Construction Exclusion Zones

- Don't store any materials
- Don't use heavy machinery
- Don't handle toxic materials
- Stick to the planned work programme. Don't undertake unscheduled variations
- Don't light fires
- Report any damage to protective fencing to the Site Manager

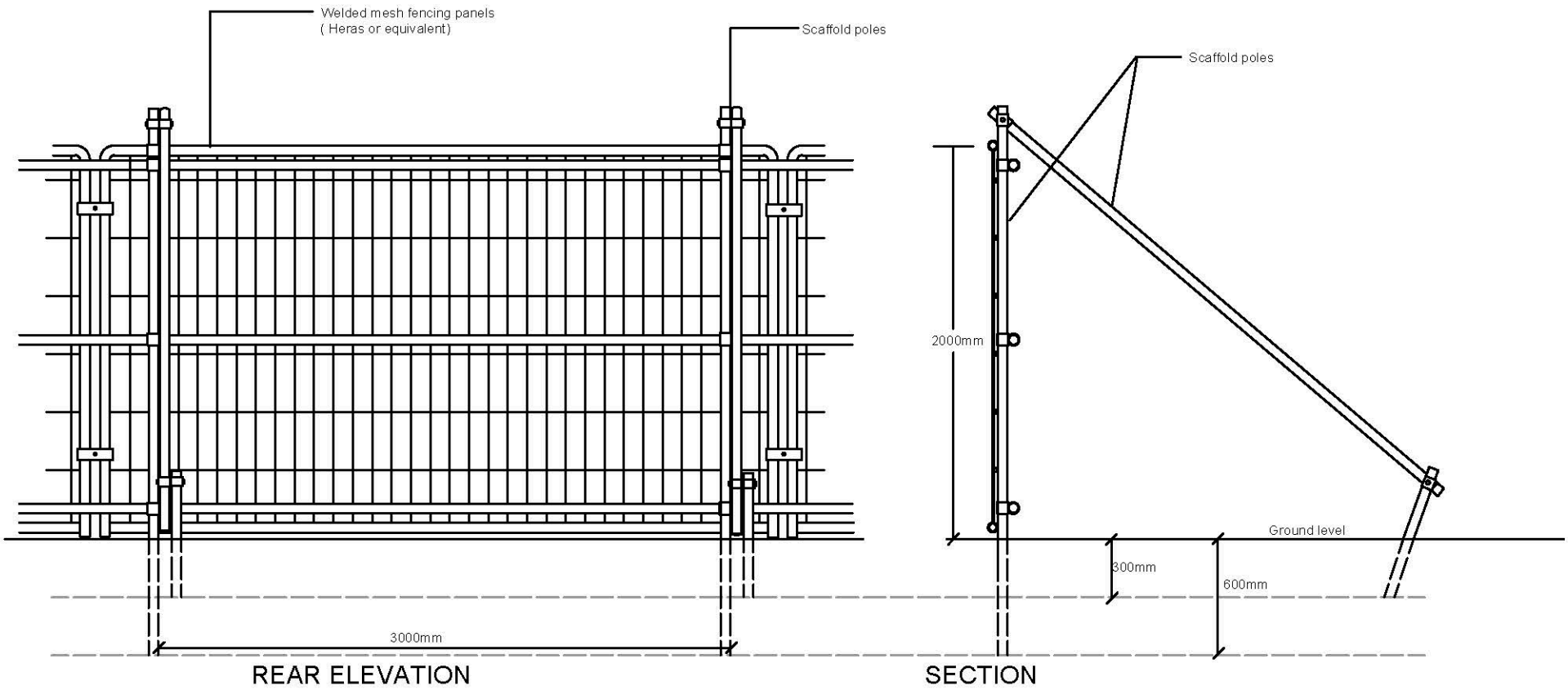
Work Planning

Plan your work so that construction machinery does not come into contact with and cause damage to branches and stems of retained trees.

Appoint someone to supervise movement of machinery and equipment close to CEZs

Tell the Site Manager if tree pruning is needed to get machinery in, out or around the site. Don't do it yourself

Appendix D
Tree Protection Fence



Excerpts from *BS5837:2012 Trees in relation to design, demolition and construction - Recommendations*

(*For barriers*) the default specification should consist of a vertical and horizontal scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m and driven securely into the ground.
Onto this framework, welded mesh panels should be securely fixed. using wire or scaffold clamps.
Care should be exercised when locating the vertical poles to avoid underground services and, in the case of bracing poles, also to avoid contact with o structural roots

NOTE: The above is preferred because it is readily available, resistant to impact, can be re-used and enables inspection of the protected area

BS5837:2012 Protective Fencing Detail
Scale: 1:20 [A4]

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arboricultural advice

158 MALDEN ROAD
LONDON NW5 4BT
07768 398776

Appendix E
Tree Protection Fence Sign

TREE PROTECTION ZONE

KEEP OUT

NO DIGGING OR TRENCHING
NO STORAGE OF PLANT AND MATERIALS
NO VEHICULAR ACCESS
NO FIRES TO BE LIT
NO CHEMICALS TO BE STORED OR HANDLED IN THE VICINTY OF THIS ZONE
AVOID PHYSICAL DAMAGE TO TREES

REPORT DAMAGE TO TREES OR FENCING IMMEDIATELY

Appendix F
Skerratt Report

Arboricultural Impact Analysis

TREES

at and adjacent to

144 Mill Lane
London
NW6 1TF

for

Mr D Feldman

Skerratt
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job no.: 543

document rev. no.:

date: 07.04.17

1. Introduction

1.1 This report contains a detailed appraisal of 3 trees standing within or immediately adjacent to the boundaries of 144 Mill Lane, London NW6 1TF, in relation to proposed residential development.

1.2 The report considers the health and safety of the trees under their current growing conditions and assesses the likely impact of the proposed development measured against the advice and guidance set out in *BS5837 2012: Trees in relation to design, demolition and construction – Recommendations.*

1.3 The original site inspection for the tree survey on which this report is based took place on the afternoon of Friday 12 July 2013 in dry, sunny conditions. Tree survey data in this report have been amended where necessary.

1.4 This report was commissioned verbally by the client.

1.6 I have been provided with the following Steene Associates (Architects) Ltd drawings pdf format:

- DB350-01 – Existing Plan
- DB350-P01 - Site Location Plan
- DB350-P02 – Site Block Plan
- DB350-P03A – Proposed Plan

1.7 The **Tree survey plan** accompanying the detailed report of survey in **Appendix a** is based on Steene Associates (Architects) Drawing No. DB350-01 - Existing Plan together with on-site measurements. The **Tree constraints plan**, also in **Appendix a,** is based on the **Tree survey plan** with the footprint of the proposed development, taken from Steene Associates (Architects) Drawing No. DB380-P03A overlaid.

2. Background information

2.1 Site layout, boundaries and topography

2.1.1 The footprint of the proposed development occupies a rectangular space at the eastern end of the level rear garden of 144 Mill Lane.

2.1.2 The development space is level but about 500mm below that of the adjacent rear garden

2.1.3 Currently a brick-built, single-storey garage and store occupies most of the proposed development site. There is vehicular access to the plot from Mill Lane

2.2 Geology and soils

2.2.1 According to British Geological Survey (BGS) data, the site is situated on deep Palaeogene London Clay bedrock.

2.2.2 No soil sampling was carried out on site.

2.3 Planning constraints

2.3.1 The site is not within a Conservation Area

2.3.2 Trees 001 and 002 (Limes) are covered by a Tree Preservation Order (TPO).

2.4 The trees

2.4.1 The survey schedule in **Appendix a** describes in detail the 3 trees that are the subject of this report.

2.5 The proposed development

2.5.1 The development works to which this analysis refer include:

- Demolition of an existing garage and store and the construction of a detached 2 storey annexe with a larger footprint
- Associated external works

3. Discussion

3.1 General

3.1.1 The **Tree constraints plan** in **Appendix a** shows the Root Protection Areas of all 3 trees configured to take account of partial and complete barriers to root spread

3.1.2 In the case of Limes 001 and 002, the crowns of these trees have been very severely reduced in the past on a regular basis and as a result their stems are disproportionately large in relation to the crowns that they support.

3.1.3 If I use *BS5837:2012* sizing criteria (based on stem diameter) to calculate the RPAs of these trees, the area of 001 is 73m^2 and 84m^2 for 002.

3.1.4 Because existing barriers to lateral root spread make it impossible to fit RPAs of this size into the available space, I have shown a smaller combined RPA for these 2 Limes which, in my view, gives a more realistic picture of the true extent of their root systems.

3.1.5 In the case of T003, a Silver Birch growing in the next door garden, I have assumed that, for the purposes of assessing the impact of the proposed development, the wall and floor slab of the existing garage/store is a total barrier to the spread of roots. The area of the re-configured RPA meets *BS5837* size criteria.

3.2 Trees to be removed

3.2.1 It is not proposed to remove any trees in order to enable the development.

3.3 Trees to be retained

Limes 001 and 002: likely impacts below and above ground level

3.3.1 The extension of the existing garage/store footprint overlaps 4.8m^2 (just over 10%) of the combined RPA of 001 and 002.

3.3.2 Given their species and the management regime to which they have been subjected, I consider that both Limes will tolerate disruption of this magnitude without significant adverse impact upon on their future safe life and general health.

3.3.3 As long as the existing management regime is continued there will be sufficient space for the crowns of both trees and, because of their size, there will be no overhead and minimal lateral overshadowing.

3.3.4 In my opinion, a better long-term solution would be to remove T002 in the course of the proposed development and to replace it with a tree of smaller ultimate size a little further away, so that it can grow to natural full size without the accompanying risk of structural movement.

3.3.5 Such an approach would enhance the visual amenities of the locality in the short-to-medium term.

3.3.6 The successful establishment of a row of young Limes on the Holmdale Road frontage of the adjacent apartments immediately to the east of the proposed development site also renders the continued retention of Trees 001 and 002 less critical than it might at one time have been (see **Photograph 1** in **Appendix b**).

Birch *003: likely impacts below and above ground*

3.3.7 As long as *unnecessary* disruption is avoided I do not anticipate that this tree will suffer.

3.3.8 Above ground, it will be necessary to lift the crown on its southern side in order to create sufficient clear space for the proposed second storey but provided that the work is properly carried out in accordance with *BS3998: 2010 Tree Works*, there should be no adverse impact upon the tree's future prospects or its visual amenity value in its new context.

3.3.9 It will be important to control demolition works to ensure that the tree's stem and branches are not damaged at this early stage of the project.

4. Conclusions

4.1 Taking into account the management regime to which Limes 001 and 002 have been subject, it is my view that the development can be achieved without significant adverse impact upon these 2 small trees.

4.2 Birch 003 is unlikely to be significantly affected because of barriers to the lateral spread of roots (the existing boundary wall and garage floor slab) and the availability, within the plot in which it stands, of ample undeveloped open ground contiguous with its RPA.

4.3 However, the removal and replacement of Lime 002 would simplify construction works and help ensure the long-term continuity of the local tree resource.

4.4 Tree protection measures and appropriate working practices designed to minimise damage to retained trees ahould be set out in a simple **Arboricultural Method Statement (AMS).**

4.5 A draft **Tree protection plan** showing the key protection measures is included in **Appendix a.**

Appendix a

Tree survey schedule
Tree survey plan
Tree constraints plan
Tree protection plan

Explanatory notes

For general information on any entry in the detailed survey text, refer to the notes below which are organised on a column by column basis.

Tree number
All trees have been numbered in the survey text to correspond to the location numbers shown on the accompanying Tree Survey Plan. No trees have been marked on site.

Species
Common English names have been used wherever possible and Latin names are listed (in brackets in *italics*) in all cases.

Dimensions

Height - are recorded in m.

Stem diameter – recorded in cm at breast height (1.5m) wherever possible. Where measurement at 1.5m is not possible, one of the alternative methods set out in *Annex C of BS5837:2012* has been used.
If the diameter has been measured at a different height, this has been recorded, e.g. 60cm @ 1m = 60cm diameter at 1m height.
Other abbreviations used:

av - average	est - estimated	
ms - multi-stemmed	max – maximum	gl - ground level

Crown spread - radial crown spreads in metres have been recorded at four points on the circumference of the crown (north, east, south and west). The Tree Survey Plan enclosed shows approximate crown shapes based on these measurements

Crown height - the height of the first major branch and the height of the lowest point of the crown are recorded in metres eg 3/3

Explanatory notes

Age

Y	Young	SM	Semi-mature
EM	Early mature	M	Mature
OM	Over-mature		

Where the precise age of a tree is known, it has been recorded in brackets adjacent to the general classification i.e. M(7).

Condition

Physiological condition

Gives a measure of biological vigour and of the presence or absence of disease, insect attack or other debilitating factors.

G	Good
F	Fair
P	Poor

Structural condition

Gives a measure of each tree's physical form and mechanical stability.

G	Good
F	Fair
P	Poor

Comments

See also **discussion** and **conclusions** in the accompanying report.

Explanatory notes

Recommendations
Preliminary management recommendations under existing conditions

Life expectancy
An approximate estimate for each tree's anticipated future safe life in the following ranges:

<10 years
10-20 years
20-40 years
40+ years

Retention category
This grading is based on the recommendations set out in BS 5837:2012 *Trees in relation todesign, demolition and construction - Recommendations*. The categories are summarised in the standard as follows:

A	Trees of high quality with an estimated remaining safe life of at least 40 years
B	Trees of moderate quality with an estimated remaining safe life of at least 20 years
C	Trees of low quality with an estimated remaining safe life of at least 10 years, or young trees with a stem diameter below 150mm
U	Trees 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

In addition the British Standard requires one or more subcategories to be applied to the main Retention Category. In summary these are as follows:

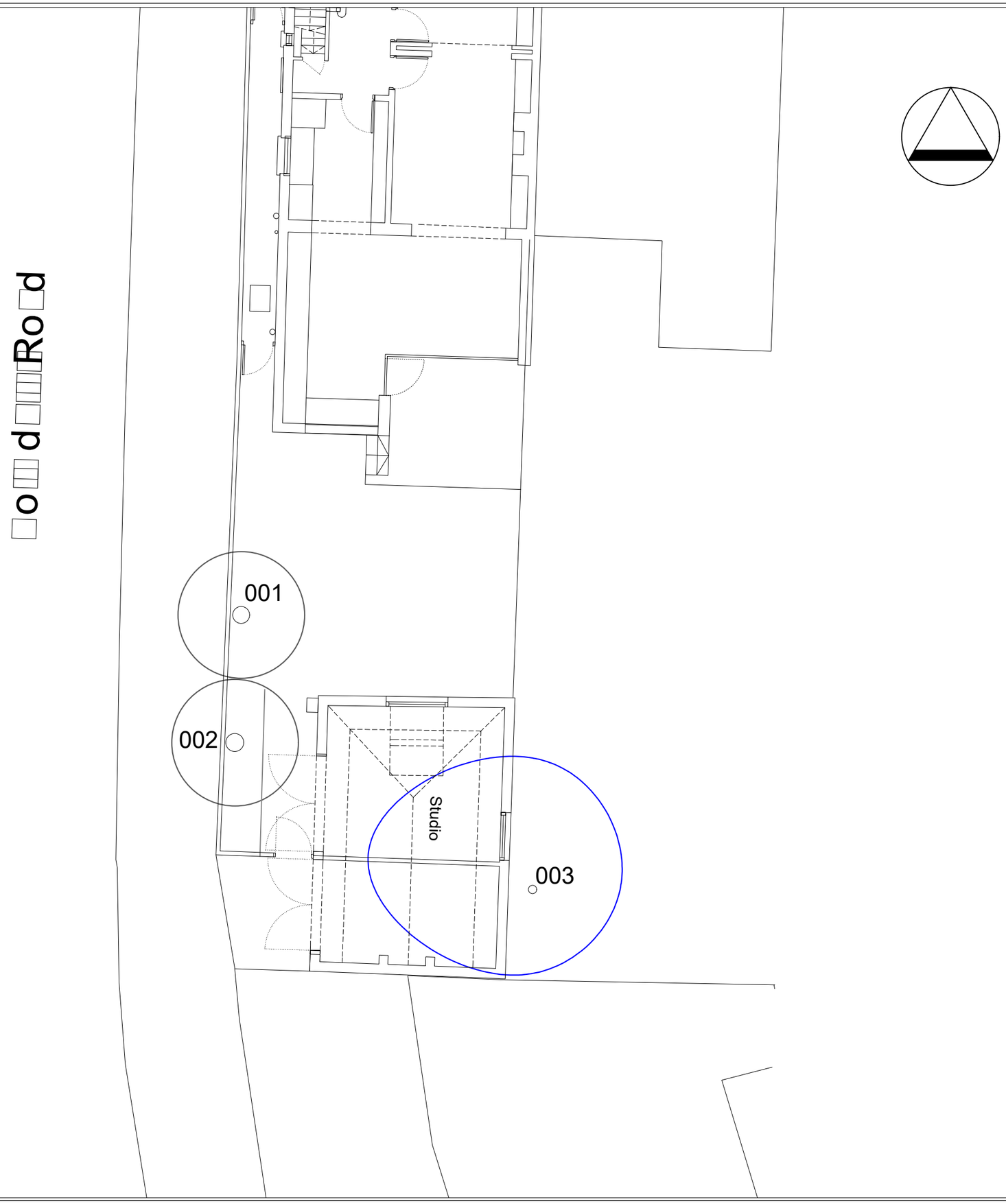
1 Mainly arboricultural qulaities (that is individual aesthetic characteristics)
2. Mainly landscape qualities
3. Mainly cultural values, including conservation

Tree survey schedule

Skerratt

Tree No.	Species	Height (m)	Diam (mm)	Crown Spread (m)				Crown Height (m)	Age	Physiological Condition	Structural Condition	Comments	Recommendations	Life Expectancy	Retention Category	Retention Sub-category
				N	E	S	W									
001	Lime (*Tilia x europaea*)	4	400	2	2	2	2	2/2	M	G	F	Single upright stem: crown pollarded but regrowing vigorously	Continue current maintenance regime	20-40	C	1
002	Lime (*Tilia x europaea*)	4	430	2	2	2	2	2/2	M	G	F	Single upright stem: crown pollarded but regrowing vigorously	Continue current maintenance regime	20-40	C	1
003	Silver Birch (*Betula pendula*)	13	200 est	2	2	4	3	4/4	SM	G	g	A single upright stem with a narrow but quite well balanced crown overall: stands in a neighbouring garden	No action required	40+	B	1/2

Client: Mr D Feldman
Location: 144 Mill Lane NW6 1TF
Date: 07.04.17
Job No.: 543



KEY

EXISTING TREE

003

Trees are coloured on plan to correspond to the Retention Categories specified in: *BS5837:20 12 Trees in relation to design, demolition and construction - Recommendations* as follows:

Category A - GREEN
Category B - BLUE
Category C - GREY
Category U - RED

REVISION		CHCK'D	APP'D	DATE

Client:

MR D FELDMAN

Job Title:

144 MILL LANE
LONDON
NW6 1TF

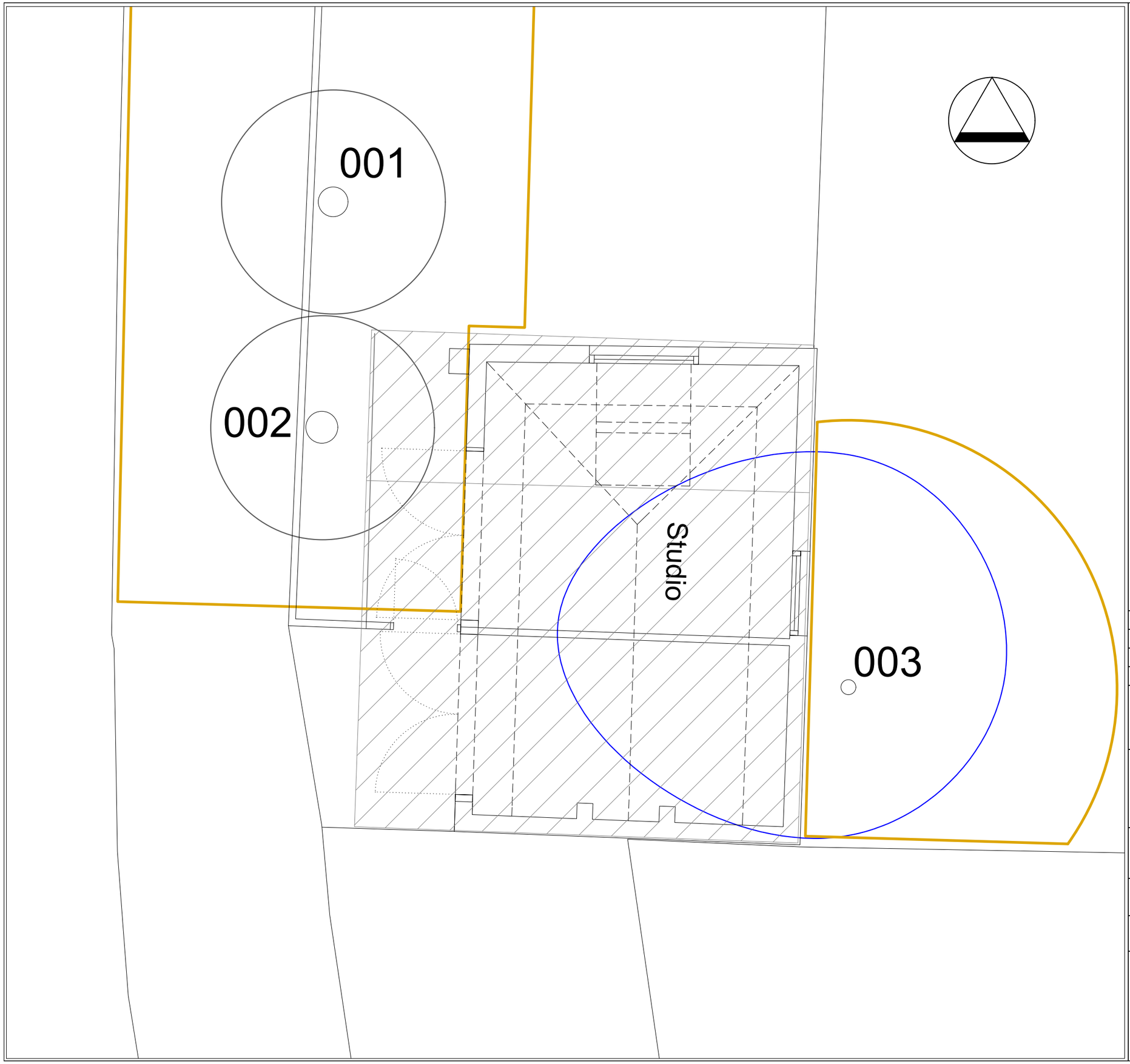
Drawing Title:

TREE SURVEY PLAN

Drawing Number:	Scale:
543.01.00	1:100 (A3)
Date: 07.04.17	Drawn by: RS

Skerratt
arboricultural advice

33 GREENWOOD PLACE, LONDON NW5 1LB
+44 (0)7768 398776



KEY

EXISTING TREE

003

Trees are coloured on plan to correspond to the Retention Categories specified in: *BS5837:20 12 T rees in relation to design, demolition and construction - Recommendations* as follows:

Category A - GREEN
Category B - BLUE
Category C - GREY
Category U - RED

ROOT PROTECTION AREA as defined in *BS5837:2012 Trees in relation to design, demolition and construction - Recommendations*

003

FOOTPRINT OF PROPOSED DEVELOPMENT

REVISION		CHCK'D	APP'D	DATE

Client:

MR D FELDMAN

Job Title:

144 MILL LANE
LONDON
NW6 1TF

Drawing Title:

TREE CONSTRAINTS PLAN

Drawing Number:	Scale:
543.02.00	1:50 (A3)
Date: 07.04.17	Drawn by: RS

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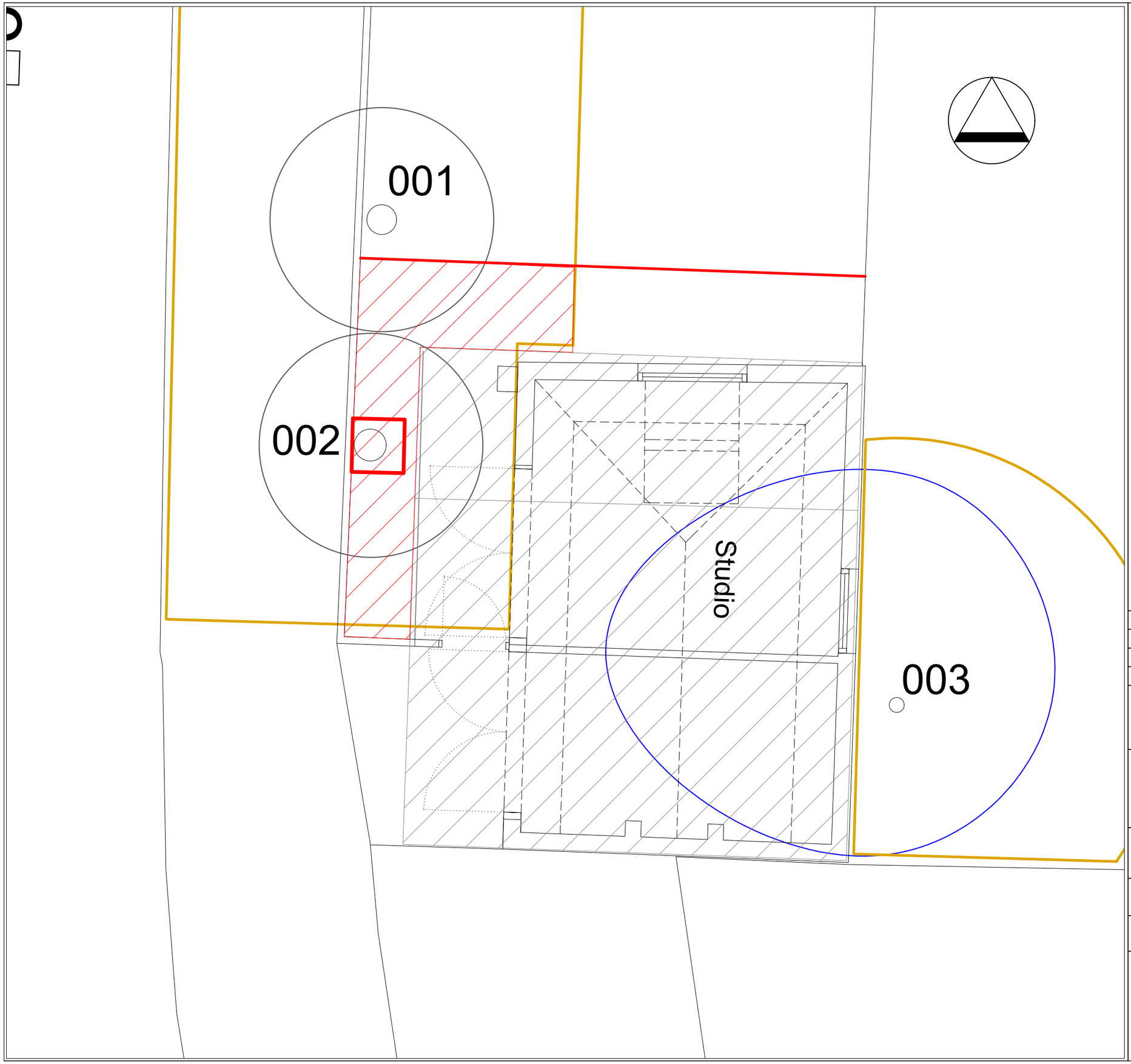

KEY

EXISTING TREE

003

Trees are coloured on plan to correspond to the Retention Categories specified in: *BS5837:20 12 T rees in relation to design, demolition and construction - Recommendations* as follows:

Category A - GREEN
Category B - BLUE
Category C - GREY
Category U - RED

ROOT PROTECTION AREA as defined in *BS5837:2012 Trees in relation to design, demolition and construction - Recommendations*

003

FOOTPRINT OF PROPOSED DEVELOPMENT

GROUND PROTECTION LAYER

TREE PROTECTION FENCING

REVISION		CHCK'D	APP'D	DATE

Client:

MR D FELDMAN

Job Title:

144 MILL LANE
LONDON
NW6 1TF

Drawing Title:

TREE PROTECTION PLAN (DRAFT)

Drawing Number:	Scale:
543.03.00	1:50 (A3)
Date: 07.04.17	Drawn by: RS

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Appendix b

Photographs

Photograph 1: Limes 001 and 002 in foreground, Birch 003 on left edge of image, young Limes in Holmdale Road behind

Photograph 2: Trees 001 and 002 (2013)