

1-38-3917/4

REPORT

on the impact on trees

of proposals for development

at

26 Rosecroft Avenue, London NW3 7QB

(28th June 2019)



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



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01

Introduction and Instructions

I am instructed by City Planning Ltd on behalf of clients to make an assessment of tree amenity value and condition of trees at 26 Rosecroft Avenue, London NW3 7QB and of the impact of a proposal for development (front garden grading and landscaping works, removal of one tree, and a minor window change) on such trees. Accordingly, I visited the property on 4th January 2016 in order to carry out an inspection.

02

Copyright

02.01

Copyright is retained by the writer. This is a report for the sole use of the client(s) named above. It may be copied and used by the client in connection with the above instruction only. Its reproduction or use in whole or in part by anyone else without the written consent of the writer is expressly forbidden. The appended schedule of tree work, and the plan, may, without the written consent of the writer, be reproduced to contractors for the sole purpose of tendering.

03

Notes

03.01

PLANS

1-38-3917/4/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

1-38-3917/4/P2 is colour-coded to indicate where arboricentric methods are proposed during the demolition and construction processes.

04

Sources and Documents

Ground level inspection.

Supplied plans :

SGD Site Engineering & Surveys Ltd. drg. ref.: 14053-S1

Adatto Ltd. drg refs.: PL101 Rev B

05

Appraisal

05.01

AMENITY / SCREENING BY TREES AND SHRUBS

Certain trees in the front garden are of some limited general public amenity value, as they are visible from Rosecroft Avenue. Several trees at the side of the property are only visible as 'glimpse' or 'skyline' features, if at all. One tree (a holly) at the rear is of strictly local amenity value to owners / users of the site, and to those of one adjoining property.

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. Some encroachment on the RPA of retained trees is entailed, as analysed in the table below :

No.	Tree	RPA in sq.m.	Area sq.m affected	% affected	Notes
6	London plane	222.30	23.63	10.63	Proposed front garden grading works
7	London plane	247.73	3.26	1.32	Proposed front garden grading works

In the writer's now extensive experience gained over more than a third of a century in arboriculture, controlled, limited-extent, vertical root cutting is of limited 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 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 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.

05.05

PERCEPTION OF TREES

The proposal is predominantly concerned with landscaping works, and as such, no new habited structure lies within the scope of this proposal. 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 drawings supplied that no encroachment on the crowns of retained trees will occur.

05.08

TREE REMOVAL APPRAISAL and REPLACEMENT PLANTING

Please see section 08 for comments on the individual trees proposed for removal. The removal of five bay trees in the front garden and replacement planting (A = *Magnolia grandiflora* 'Galissoniere' 14-16cm girth 85 L pots) has been approved as part of previous planning applications (LPA refs: 2016/0231/P, 2018/0084/P).

In the rear garden, the loss of one tree (13) is proposed – a commensurate replacement tree is proposed.

See plan for location :

B = Japanese maple (*Acer palmatum* 'Osakazuki') 2-2.5m 45L pot

05.09

SUPERVISION

Supervision by and regular communication with an arboriculturist is a nigh-essential element of site management where trees are present and to be retained. I propose that this takes place at key points in the construction process, and additionally whenever required by the architect or LPA. These key stages are as per section 06.01 below.

05.10

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.”

05.11

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

05.12

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. The proposed planting addresses public and local amenity satisfactorily.

05.13

SUPERVISION

Supervision by and regular communication with an arboriculturist is typically an essential element of site management where trees are present and to be retained. I propose that this takes place at key points in the construction

process, and additionally whenever required by the architect or LPA. These key stages are as per **OVERVIEW** below.

05.14

Note to LPA : if the Authority is minded to grant consent, it is invited to consider:

a) the incorporation of the specific *order of implementation* of the arboricentric methods below into any Conditions applied.

b) to specify in a Condition that any Construction Management Plan incorporates all the arboricentric methods herein.

Such measures are likely to maximise tree protection.

06

TREE PROTECTION

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 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) Supervise methods designated 'Supervised' below, and sign off.

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

PREPARATION / DEMOLITION

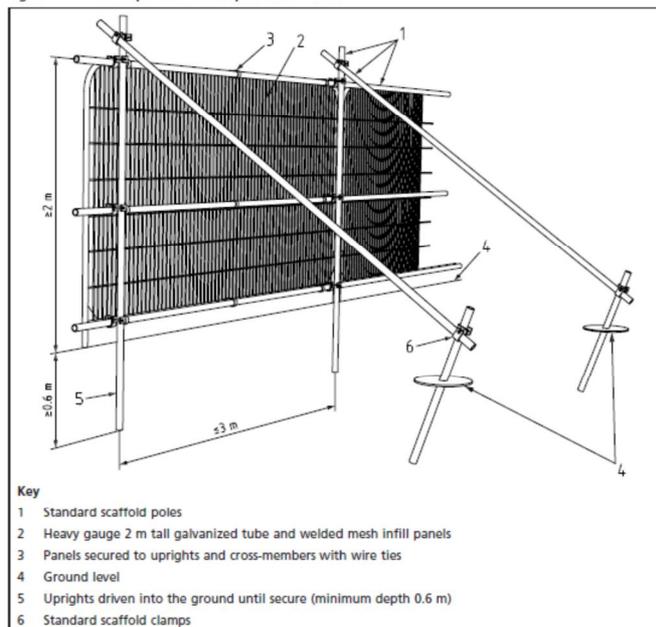
PLEASE READ WITH PLAN REFERENCE 1-38-3917/4/P2, APPENDED.

The Methods shall be implemented **in the order given** unless it is stated to the contrary.

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'. Any dead wood shall be removed where overhanging the site. The stumps of certain trees (2, 3 & 5 - see SCHEDULE appended) shall be removed by mechanical stump grinder, not by mechanical excavator.

Figure 2 Default specification for protective barrier



Method 2 : TREE PROTECTION FENCING

This method shall apply where indicated by pink lines. Tree protection fencing shall be erected, in accordance with the heavy-duty specification - BS5837:2012 section 6.2.2.2., Figure 2 :

No ground levels reduction or excavation shall take place within (=the tree side of) the fence lines.

No fires shall be made on any part of the site, or within 20m of any tree to be retained. No storage of materials shall be made within the protective fences.

The fencing shall include, as indicated on plan, the protection of an area where planting is proposed.

Method 3 : TREE PROTECTION

Tree protection fencing 2.5m high (or to first branch, whichever is lower) placed around the trunks of trees 6 and 7 (pink boxes) shall be erected, consisting of hoarding of manufactured board and uprights, no part of which is to be attached to the tree.

Method 4 : GROUND SURFACE HANDLING and PROTECTION

This method shall apply in the zone 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 'Ekotex' 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.

OR

If loads exceed that of pedestrians, a 2D geotextile membrane, such as 'Ekotex' shall be laid; 150mm of green-source woodchip; continuously abutted scaffold boards and a layer of manufactured board at least 25mm thick screwed to the underlying scaffold board so as to completely cover this area. This area may be used for pedestrian-operated plant up to 2 tonnes in weight.

OR

To handle loads exceeding 2 tonnes the ground surface shall be covered (in sequence) by a 2D geotextile membrane, such as 'Ekotex'; 100mm of green-source woodchip ; TuffTrak^R Euromat ground guards or similar **appropriate** temporary trackway sections. The temporary trackways shall be fixed together with manufacturers' approved fixings. On completion of build phase the ground guards shall be lifted by hand or by plant standing outside the zone. Any scaffold erection shall take its bearing directly off the ground surface via spreader plates/scaffold boards.

LANDSCAPING

Method 5 : (Supervised) GRADING and ROOT CARE

This method shall apply in the zone of **yellow fill** on plan. No 'scraping up' with a mechanical excavator shall be carried out. The grading (in the order of 230mm) shall be made with hand tools only. Any roots encountered shall be trimmed to the limit of the 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. No paint shall be applied. Holes in the ground shall be made on a 1m x 1m spacing with a pinch bar to a depth of 20 cm and width of 40mm. 40g (exactly) of sucrose (sugar) shall be dissolved in 1 litre of water and poured into each hole. Treatments should be applied as soon as possible after root cutting but only once in one growing season (March to October). The solution shall be applied gradually to prevent overflow.

Method 6 : GROUND PREPARATION FOR TREE 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) with biochar (such as <https://www.soilfixer.co.uk/biochar-article>) - 5% of the topsoil volume. This equates to about 20 kgs of product per cubic metre of topsoil (to BS3882 : 2015 topsoil) to a maximum 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. 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.

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.

Date: 28th June 2019

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	bay	6.5	434	5208	85	Clipped to ball / mop form, with clean stem.	20+	C1
2	bay	6.5	288	3456	38	Clipped to ball / mop form, with clean stem. Extensively decayed trunk.	20+	C1
3	bay	6.5	432	5184	84	Clipped to ball / mop form, with clean stem.	20+	C1
4	bay	6.5	359	4308	58	Clipped to ball / mop form, with clean stem.	20+	C1
5	bay	6.5	259	3108	30	Clipped to ball / mop form, with clean stem. Large dead spur.	10+	C1
6	London plane	16	701	8412	222	Pollarded, regularly maintained; last pruned 2015.	40+	C1
7	London plane	14	740	8880	248	Pollarded, regularly maintained; last pruned 2015.	40+	C1
8	yew	5	100, 100, 80, 80	2173	15	Shrub form; some local screening value	40+	C1
9	Leyland cypress	6	325	3900	48	Very poor form; some local screening value	20+	C1
H10	yew	4	<150	1800	10	Growing immediately behind retaining wall. No RPA on site. Some local screening value.	40+	C2

Tree number	Tree type	Height	Stem diameters	Radius of RPA if circle (mm)	RPA (m ²)	Comments	Life expectancy (years)	Assessed BS5837 value category
11	Leyland cypress	5	325	3900	48	Very poor form; some local screening value. No RPA on site.	20+	C1
12	holly	8	150, 150	2545	20	No access. Local screening value.	40+	B1
13	Japanese maple	4.5	100, 150, 120	2598	21	Shrub form	20+	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 26 Rosecroft Avenue, London NW3 7QB

Please read in conjunction with plan 1-38-3917/4/P2.

Tree number	Tree type	Height	Stem diameters	Comments
13	Japanese maple	4.5	100, 150, 120	Remove including stump.

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.

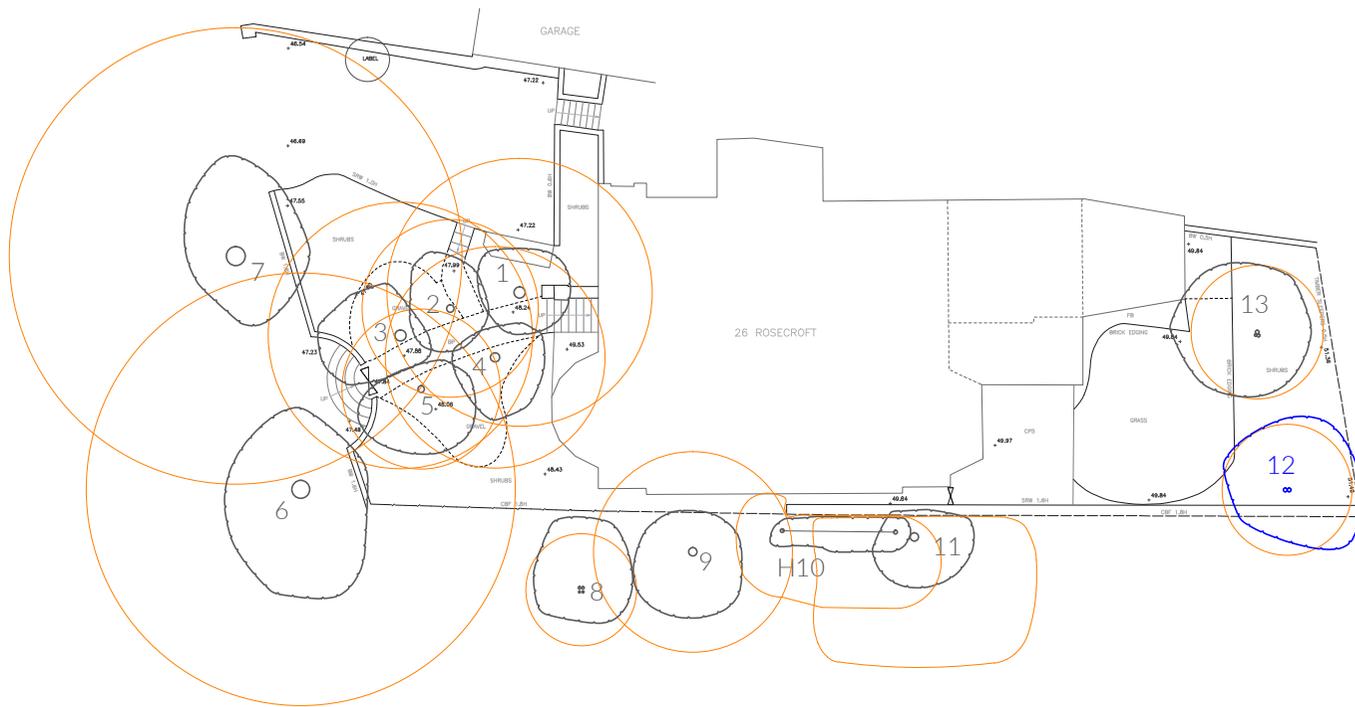
All tree work should be carried out to BS 3998 : 2010 'Tree Work - Recommendations'. The Wildlife and Countryside Act 1981 protects with certain exceptions all birds and their nests. It is an offence to destroy such nests or take or injure such birds in the course of tree works operations. If a tree 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.

10

Plans

1-38-3917/4/P1 v1

1-38-3917/4/P2 v1



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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 - SHARP'S Root Protection Areas

TOOTHED LINE: Tree spread line

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

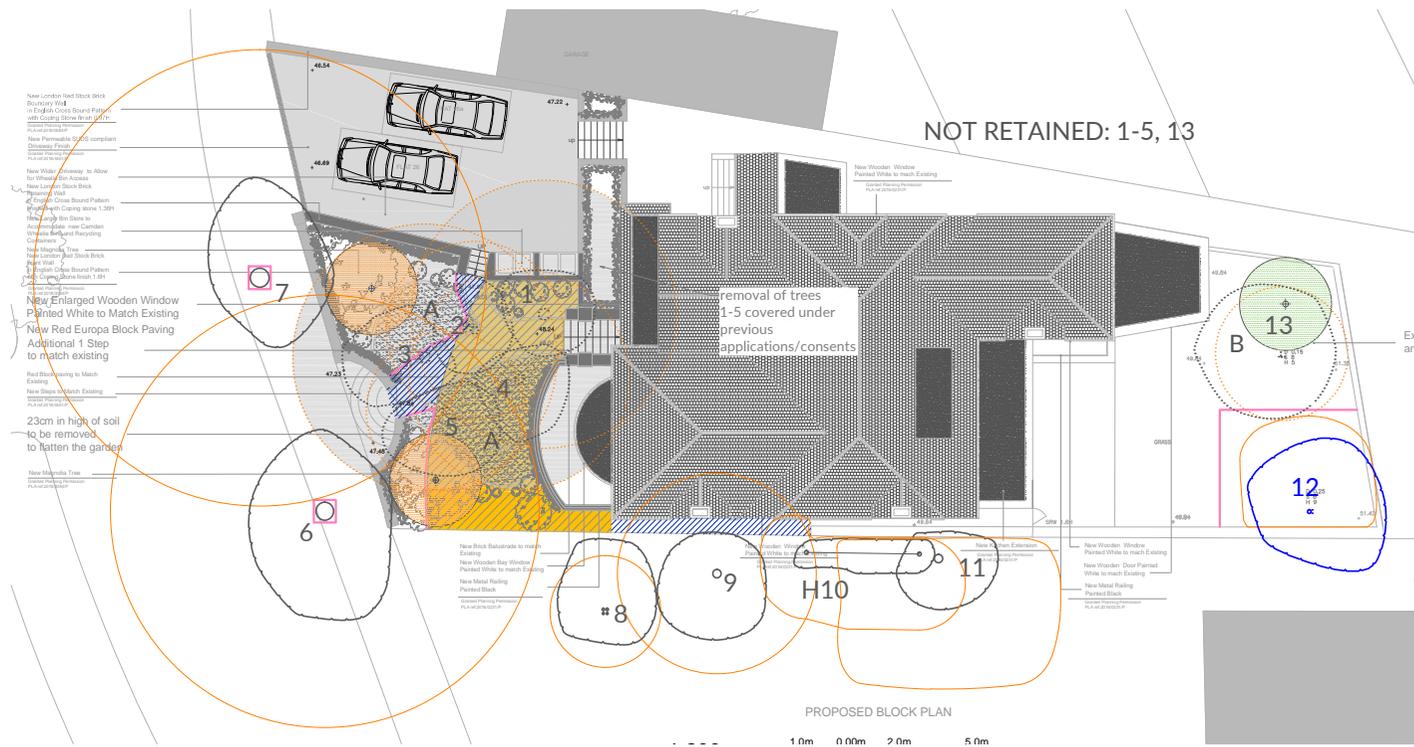
BASED ON
SGD SITE ENGINEERING & SURVEYS
LTD. DRG. 14053-S1 SUPPLIED

SITE ADDRESS
26 Rosecroft Avenue, London NW3
7QB

DRG. REF.
138-3719/A/P1 v1

SCALE & SIZE **DATE**
1:100 @ A1 28 Jun 19

0 5



NOT RETAINED: 1-5, 13

removal of trees
1-5 covered under
previous
applications/consents

PROPOSED BLOCK PLAN

1.0m 0.00m 2.0m 5.0m

PREPARATION / DEMOLITION

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OR

If loads exceed that of pedestrians, a 2D geotextile membrane, such as 'Ekotex' shall be laid; 150mm of green-source woodchip; continuously abutted scaffold boards and a layer of manufactured board at least 25mm thick screwed to the underlying scaffold board so as to completely cover this area. This area may be used for pedestrian-operated plant up to 2 tonnes in weight.

OR

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(approx)

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

BASED ON
ADATTO LTD. DRG. PL101 rev. B
SUPPLIED

SITE ADDRESS
26 Rosecroft Avenue, London,
NW3 7QB

DRG. REF.
1-38-3719/A/P2 v1
SCALE & SIZE
1:100 @ A1
DATE
28-Jun-19
0 5